

Enclosures



Furniture

4 Materials and Planting Palette

Hard Materials

These are as per the previously consented 2007 scheme; using a range of good quality, textured precast concrete flags in main circulation spaces, small unit pavers to building surrounds and patio/ terraces. Timber decking is used in static, viewing spaces and is complemented with weatherboarding to up-stands.

Flexible paving materials such as Cedec / Fibredec will be used in secluded spaces to provide a softer-feel to the finishes. All play surfacing will be constructed using natural products such as play-bark to BS-EN standard.

All materials will be agreed in detail with the planning authority prior to installation.

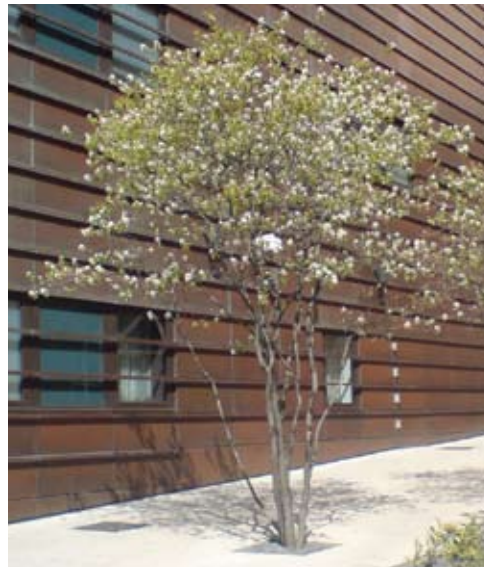


Figure 12: Planting Palette

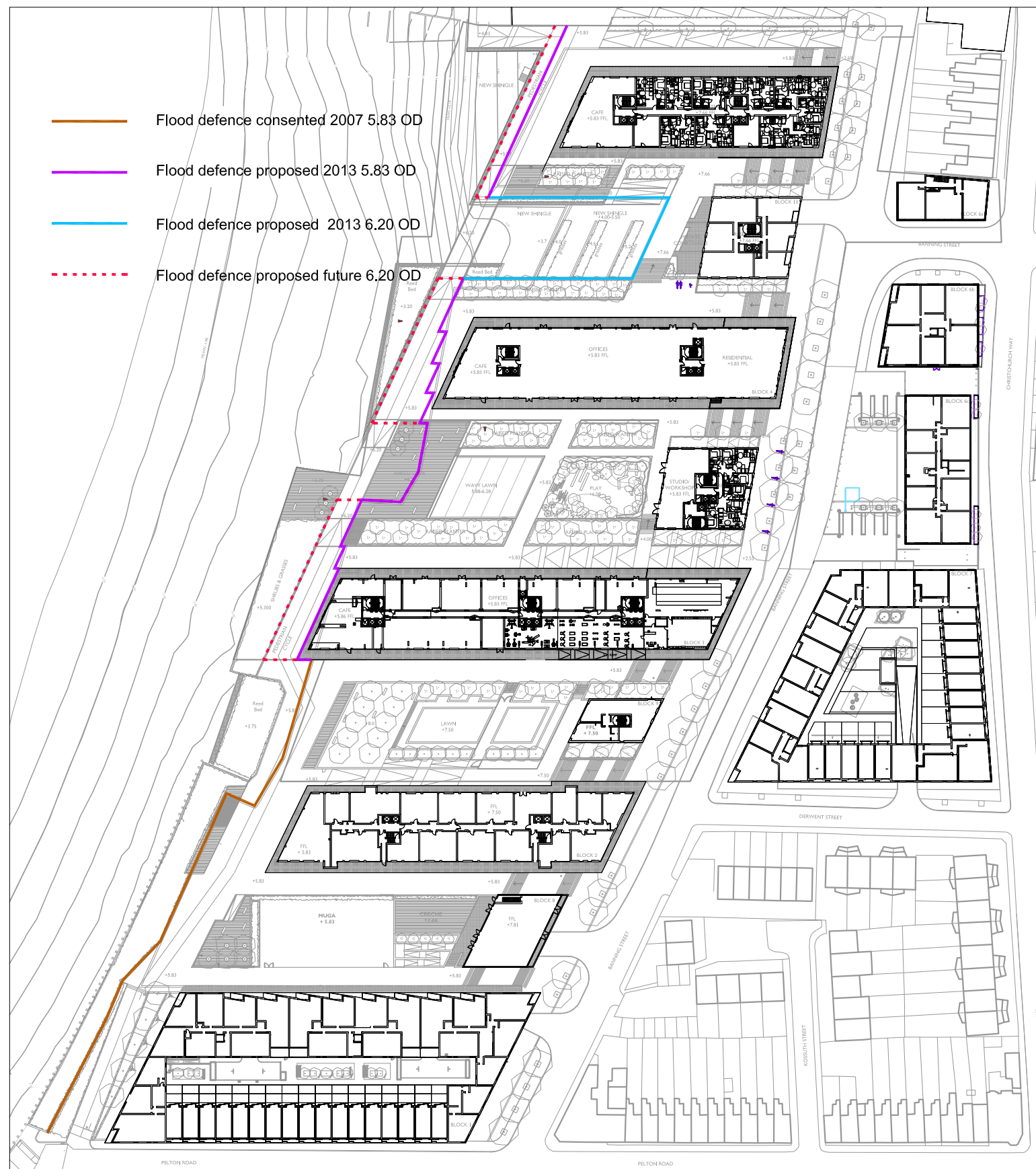


Planting Palette

This is considered in the following 3 zones:

- **Street trees:** these will be small to medium height ornamental varieties such as *Sorbus aucuparia* and will be agreed with the authority prior to installation.
- **Courtyard planting:** Planting will have a distinctively native feel, with birch / alder groves providing the principal cover, with colourful, seasonal under-planting. Accents will be provided using non-native specimen trees, such as Japanese varieties of flowering cherry (small), amelanchier (medium) and black locust tree (large).
- **Riverside and Inlet (Piper's Wharf Court):** The vegetation here will comprise slow, low-growing shrub willows, dogwoods sea and alder buckthorn with native evergreen groundcover. Interstitial terraces are planted with *Phragmites australis*, and in the corresponding shingle inlet complemented with shingle-loving native plants.

All planting and softworks proposals will be agreed in detail with the planning authority prior to installation.



5 Flood Defence Coordination with Landscape

This section to be read in conjunction with Expedition's Flood Risk Analysis report.

Fig. 13 opposite and the corresponding cross sections (Figs. 14-18) show the proposals for integrating the landscape design with the new flood defence (+5.83 OD) formed by the basement sheet pile wall and upstand to the podium edge drain.

It goes further to show both how a future flood defence level of +6.20 OD could be installed without compromising the landscape finishes.

The river wall adjacent to Block 3 and southwards does not change visually and will be independent of the new flood defence, whereas northwards of and including Block 4 the river wall is replaced and its alignment changes. These changes can be seen in Figures 14-15.

Figure 13: Flood Defence Plan

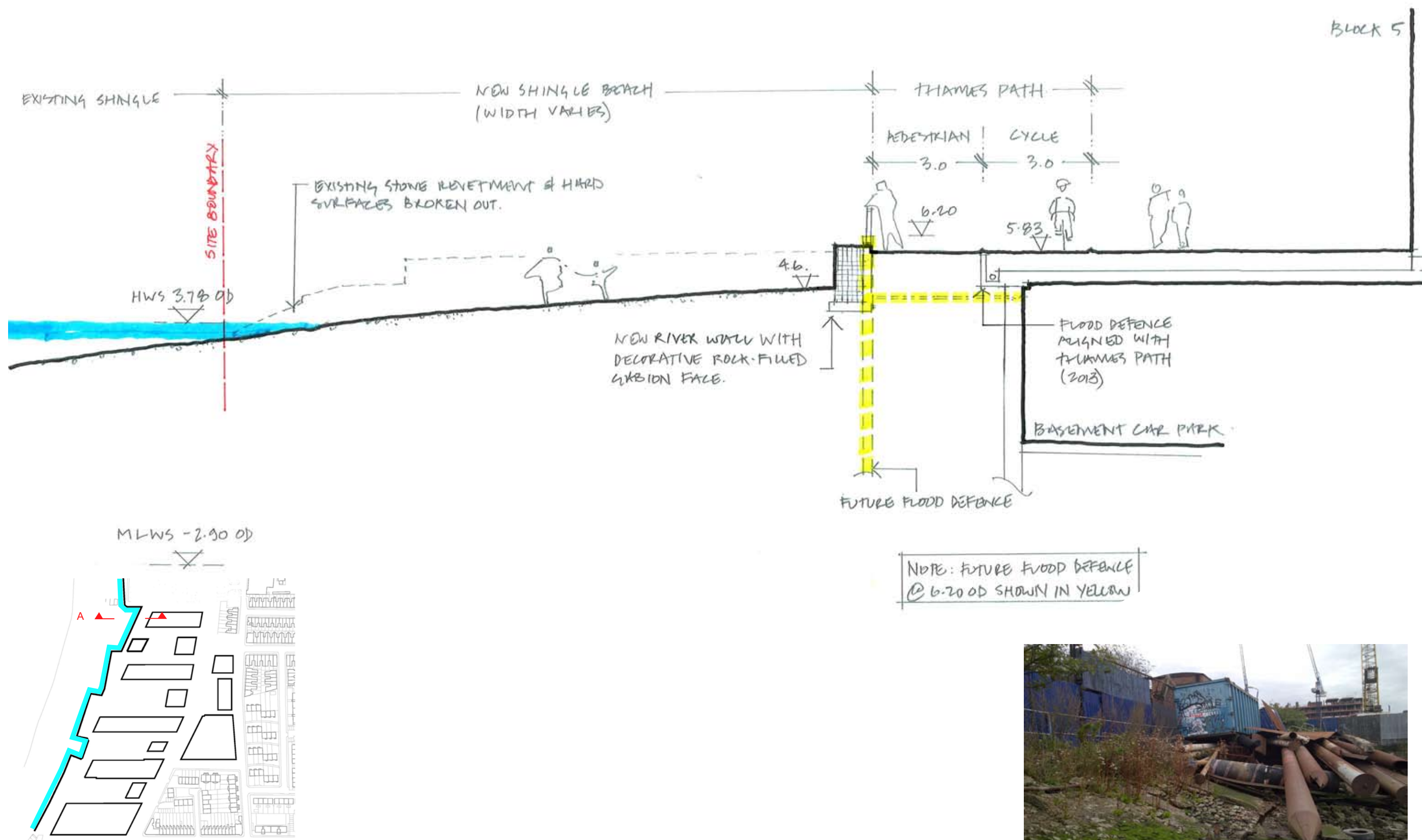
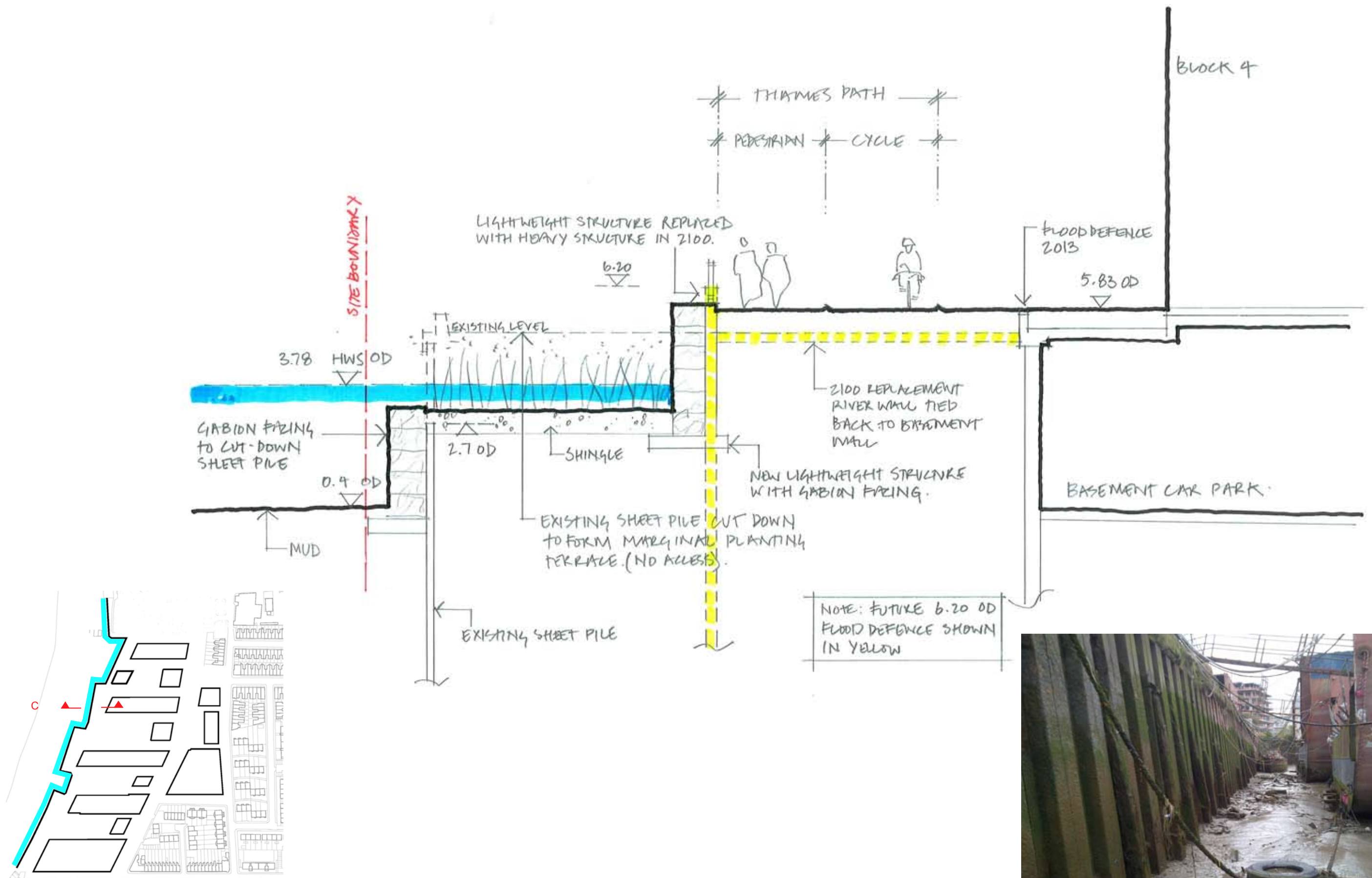


Figure 14: Section A-A'



Existing view north with stone revetment in foreground



Existing view of sheet pile wall to south. This will be cutdown to form reed bed margin with new flood defence wall to rear

Figure 16: Section C-C'

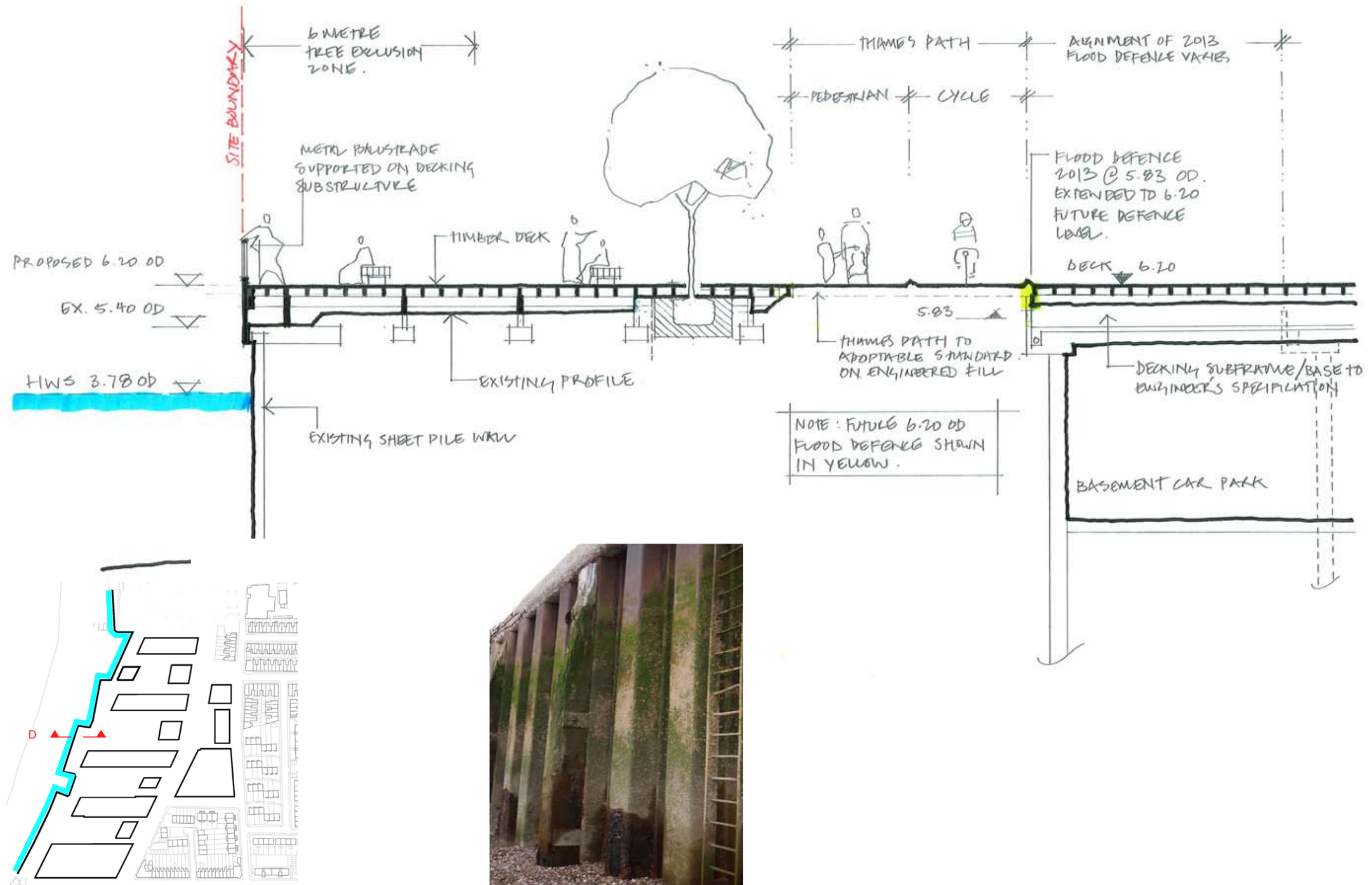


Figure 17: Section C-C'

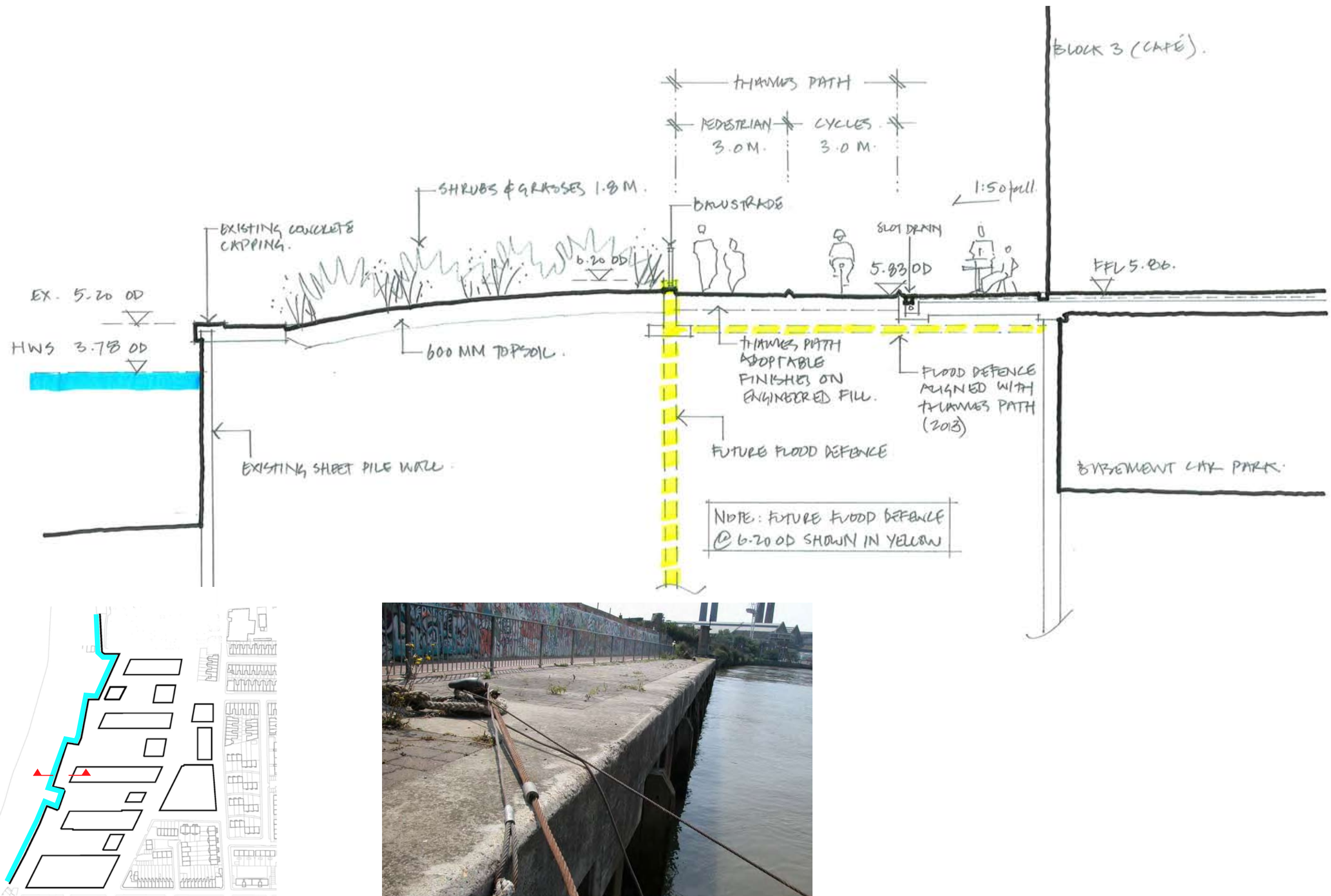


Figure 18: Section E-E'

Appendix

Appendix 1:

Environment Agency Correspondence

Ms Louise Thayre
London Borough of Greenwich
Development Planning
Woolwich Centre, 35 Wellington Street
London
SE18 6HQ

Our ref: SL/2012/109845/01-L01
Your ref: 12/0969/SD
Date: 6 July 2012

Dear Ms Thayre

Submission of details pursuant to part discharge condition 35 (Tree Root Containment) in regards to Blocks 2, 8 and 9 and discharge condition 43 (Lifetime Homes Standard - Wheelchair Access) in regards to Blocks 2 and 3 of planning permission dated the 30/03/2012 (ref: 11/2959/V) and discharge Clause 9.1.2 (Use of River Thames) in regards to Blocks 2, 8 and 9 of legal agreement dated 30/03/2012 (ref: 11/2959/V).

Lovell's, Granite, Baldcock's and Pipers Wharves, Pelton Road, Banning Street/Christchurch Way, Greenwich, SE10

Thank you for consulting the Environment Agency on the above planning application which we received on 3 May 2012. We apologise for the delay in replying which was due to resourcing difficulties.

We have set out our comments below on the details submitted with respect to Condition 35 and Clause 9.1.2. We haven't commented on the details relating to Condition 43 as that wasn't a condition we asked to be imposed.

Condition 35 (Tree Root Containment)

Based on the details submitted, we are unable to recommend discharge of Condition 35 at this time.

The details provided to discharge Condition 35 consist of two indicative cross sections through the proposed planters. A flexible root barrier is detailed in the cross section. There is no indication as to the type of planting.

Sections 14 and 13 indicate that the back of the flood defence wall will form the upstand of the riverward side of the planter. The flexible root barrier along this edge is unlikely to offer adequate protection to the flood defence from root penetration.

To ensure that the risk of root penetration to the flood defences is minimal we ask that the applicant consider one or more of the following options:

- off set of the tree planting from the back of the flood defence;
- an alternative form of root barrier; or
- a specific tree planting schedule.

Environment Agency
30-34 Albert Embankment, London, SE1 7TL.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk



We would not wish to see any trees within 5 metres of the river wall.

We would prefer the riverside to be planted in separate areas with individual root containment.

In previous instances we have specified the type of tree species to minimise the risk of damage to the flood defences from root penetration. Species previously approved under our flood defence consent have included slow-growing species, such as *Carpinus betulus*, that will not spread and obstruct access for our inspection.

The repairs to the river wall agreed under this planning permission should be completed before tree planting takes place to allow access for repair equipment.

We ask that the proposals for tree planting and root containment on the river wall be revisited taking our comments into account. Once we have agreed the principle the details can be addressed under our Flood Defence Consent.

Clause 9.1.2 (Use of River Thames)

Clause 9.1.2 of the Section 106 agreement requires the applicant to 'submit a strategy to maximise the use of the River Thames where reasonably appropriate for the delivery of construction materials to the Land and removal of construction waste from the Land during the construction of the Development'.

We note that the applicant proposes to utilise the existing loading bay from the original Thames Warehouse adjacent to Lovell's Wharf Boatyard following the completion of archaeological excavation works of the mediaeval water mill and the piling of Block 3.

In principle we have no major concerns relating to provision of a crane adjacent to Block 3. As part of the Flood Defence Consent associated with works within 16m of the Tidal River Thames we would expect the applicant to confirm via calculations that the surcharge on the flood defences due to imposed loads associated with the crane can be accommodated.

Flood defence consent

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures either affecting or within 16 metres of the tidal flood defence structure. Contact Robert Williams on 0207 091 4016 for further details.

We hope our response is clear. Please don't hesitate to contact me if you need further information.

Yours sincerely

Miss Judith Cooke
Planning Liaison Officer

Direct dial 020 7091 4002
Direct fax 020 7091 4090
Direct e-mail judith.cooke@environment-agency.gov.uk

Environment Agency
30-34 Albert Embankment, London, SE1 7TL.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Appendix 2:

Temporary River Walk - Proposals drawings

Appendix 3:

Planning Conditions relating to consented
Landscape Proposals (2007).

Granite Wharf – Conditions (New Section 73 Application) 01-04-12

Condit ion No.	Details	Description	Date Discharged	LPA Ref Number	Proposal	Submission	Phase
10 Partial	Landscaping	Full details of the open space, the design and landscaping of all un-built areas in the development, including all pedestrian and cycle linkages, hard and soft surfacing and means of enclosure, lighting and street furniture and river life saving equipment (with the exception of Phase 1 which was approved on the 25.2.11 under reference 09/2812/SD) shall be submitted to, and approved by, the Local Planning Authority prior to the relevant part of the development commencing. Such a landscaping scheme shall be completed within one year of the completion of the development.	25 February 2011	09/2812/SD	Revised submission of details pursuant to partial discharge of Condition 10 (Landscaping) of planning permission 20/07/07 (Ref:06/1749/F) including amendments to landscaping details approved under Ref: 07/2358/SD relating to Phase 1 of the mixed use development.	1b/103 Rev P, 1b/100a Rev M, 1b/100b Rev M, 1b/101 Rev P, Supplementary Landscaping Statement, Letter dated 11/11/2010, SK550 Christchurch Way Planting Proposal and Soft Landscape Specification prepared by Land Use Consultants dated 18/11/2009.	Phase 1
			04 December 2007	07/2358/SD	Submission of details pursuant to part of condition 10 (landscaping) of planning permission dated 0.2.01 (Ref: 06/1749) for a mixed use development. (Details relating to Phase 1b of the development).	1b/001, 100, 101, 200, 201 and Letter dated 20.08.07	Phase 1B
11	Replacement of trees	Any trees or plants which die within a period of 5 years from the completion of the development, are removed or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.					
12	Lighting Overspill onto River	No lighting should over-spill onto the watercourses or adjacent river corridor habitat. To achieve this, and to comply with sustainability objectives, artificial lighting should be directional and focused with cowlings to light sources in close proximity to the river corridor.					
13	Ecological monitoring scheme for tidal terraces	The development shall be carried out in accordance with the Ecological Monitoring Methodology for Riverwall Terracing and letter dated 28.3.07 approved on the 10 th September 2007 under reference 07/0842/SD unless otherwise agreed in writing by the Local Planning Authority.	10 September 2007	07/0842/SD	Submission of details pursuant to Condition 13 (ecological monitoring scheme for the inter-tidal terrace) of planning permission dated 20.02.07 (Ref: 06/1749/F) for a mixed use development.	Ecological Monitoring Methodology for River Wall Terracing and letter dated 28.3.07	Whole Scheme
15	Disabled Access	Full details of access arrangements throughout the development (with the exception of Phase 1B which was approved on the 16.11.07 under reference 07/1994/SD) for people with mobility difficulties shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of the relevant part of the development and such development shall be completed in accordance with such details.	16 November 2007	07/1994/SD	Submission of details pursuant to condition 15 (disabled access) of planning permission dated 20.2.2007 (Ref: 06/1749) for a mixed use development. Details relating to Phase 1B (Blocks 1a, 1b, 6b, 6c and 7).	Disabled Access – Affordable Housing Package 1B June 2007.	Phase 1B
16	Thames Buffer Zone	A16m Buffer Zone alongside the Thames shall be established in accordance with the drawing numbers 3180 01 SK001, 3180 01 SK003, Allocated Drawing number 01 approved document Greenwich Wharf Condition 16 Thames buffer Zones and letter dated 06.08.07 approved 24 October 2008 under reference 07/1382/SD unless otherwise agreed in writing by, the Local Planning Authority before the development commences.	24 October 2008	07/1382/SD	Submission of details pursuant to condition 16 (16m Thames Buffer Zone) of planning permission dated 20/2/07 (Ref: 06/1749/F) for a mixed use redevelopment.	3180 01 SK001; 3180 01 SK003; Allocated DDrawing no. 01; Doc 1 titled Greenwich Wharf; Condition 16, Thames buffer Zone and letter dated 23.05.07.	Whole Scheme
17	Landscape Management Plan	A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens (with the exception of Phase 1B which was approved on the 30.11.07 under reference 07/2214/SD) shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the development commences. The landscape management plan shall be carried out as approved.	30 November 2007	07/2214/SD	Submission of details for part discharge of Condition 17 (landscape management Plan – details relating to phase 1b) of planning permission dated 20/02/07 (Ref: 06/1749/F) for a mixed use development.	Landscape Management Plan dated 31 July 2007 and letter dated 6.8.07.	Phase 1B

25	Developing Outside Flood Defence Line	All development, including the provision of the Thames Path should be undertaken landward of the existing flood defence line and incorporated within a landscaped buffer zone.					
26	Riverside / Tidal Inlet Planting Scheme	The relevant part of the development approved by this permission shall not be commenced until a detailed scheme for riverside planting, including sections of the tidal inlet, has been submitted to, and approved by, the Local Planning Authority Development shall be carried out in accordance with the approved details.	Phase 2				
34	EA Access to River	Planters and street furniture shall be positioned so as to allow a continuous 4m wide vehicular access route close to the riverside perimeter.					
35 Partial	Tree Root Containment	Prior to the commencement of the relevant part of the development a scheme for planting and containment of tree roots shall be submitted to, and approved in writing by, the Local Planning Authority (with the exception of Blocks 1A/B. 6c and 7 which was approved on the 22.10.10 under reference 09/2811/SD). The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.	22 October 2010	09/2811/SD	Submission of details pursuant to condition 35 (tree root containment) of planning permission dated 20/2/07 (Ref: 06/1749/F) with regards to blocks 1A, 1B, 6C and 7 of a mixed use development.	1B, SK 100a (Rev A), 1B/SK 100b (Rev A), 1B/SK101 (dated Jan 2010) 1B/SK103 (dated Jan 2010), 1B – 210 (Rev A) 1B – EXT-HD-3002 (Rev D), 318001.200 (Rev B), Additional Plant Schedule and letter from DPG dated 22.9.2010	Blocks 1A, 1B, 6C and 7
37	Traffic Calming Measures	The development shall be carried out in accordance with the traffic calming measures shown on drawing number 2007-104/TC/01 Rev A and the Statement prepared by Royal Haskoning (dated 23.09.07) approved under reference :09/2806/SD unless otherwise agreed in writing with the Local Planning Authority.	20 August 2010	09/2806/SD	Submission of details pursuant to condition 37 (Traffic Calming Measures) of planning permission dated 20/02/07 (Ref: 06/1749?F) for a mixed use development	2007 – 104/TC/01 Rev A and Statement prepared by Royal Haskoning dated 23/9.09	Whole Scheme
42	Cycle parking scheme	Full details of facilities for parking of cycles within the relevant part of the site shall be submitted to, and approved in writing by, the Local Planning Authority and once approved shall be fully implemented before the premises in each section of the development are first occupied.	8 April 2010	09/2805/SD	Submission of details pursuant to the partial discharge of Condition 42 (cycle parking) of planning permission dated 20/2/07 (Ref: 06/1749/F) for buildings 1A, 1B, 6B, 6C & 7 of a mixed use development.	07-006 L (81) 1000 Rev C1, 4000 rev C1, 4001 Rev C1, 1B-EXT-WC-0600 Rev 2, 1B-103 Info, Cycle-Works Bicycle Parking JOSTA 2 Tier Rack and Summary Sheet	Buildings 1A, 1B, 6B, 6C and 7.
45	Historical Buildings	The development shall be carried out in accordance with Doc 1, letter dated 07.05.07 and amendment letter dated 12.07.07 approved under reference 07/1137/SD unless otherwise agreed in writing with the Local Planning Authority.	1 August 2007	07/1137/SD	Submission of details pursuant to condition 45 (brick structures of historical importance) of planning permission dated 20.2.07 (ref 06/1749) for a mixed use development.	Doc 1, letter dated 7.5.2007 and amendment letter dated 12.7.2007.	Whole Scheme
47		The developments hereby permitted shall be carried out in accordance with the following approved plans: (15-01) PC001C, 002D, 003D, 004E, 005D, 006D, 007D, 008D, 010A, 016D, P910D, P1004D, P021D, 022D, 023F, 024F, 025E, 026E, 027E, 028E, (15-02) P001D, P002D, P003D, P004D, P005D, P006D, P007D, P008D, P020F, P021F, P022F, P023F, P030F, P030F, P031D, P032F, P033D, P040D, P041D, P042D, P043D, P044D, P050D, P051D, P052D, P053D, P080D, 082D, 083D, 090D, 091D, P0100D, 101D, P0201D, P0205D, P206F, P207F, (00)01D, 02D, 03D, 04D, 40B, 05D, 06C, 07D, 08C, 09D, 10D, 11C, 12B, 13D, 14F, 15F, 16F, 17F, 18D, 19B, 20B, 21C, 22B, 23B, 24F, 25B, 26B, 27C, 28C, 29B, 30B, 31C, 32B, 33B, 34F, 35A, 36A, 37C, (15-03) P100D, P002D (15 – 20) P111D, P112D, (20-00) P200D, P201F, P202F, P203AF, P203BF, P203CF, P203DF, P203EF, P204F, P205F, P300D, P301D, 400D, 401D, 402D, 403D, 404AD, 404BD, 404CD, 404DD, 405D, 406D, 407-2D, 407D, P500D, P501D, P502D, 503AD, 503BD, 503CD, 503DD, 503E, 504D, 505D, 3180 01 MP 001F, (15-04) P002B, (15-10) P001D, (90-01) P002D, J04.188/D-(00)3-Rev F and Land Use Drawing – Extract of External Works Plan					