

**Narrative supporting documentation submitted to discharge the landscaping condition over the Taxi House project.**

Hard and soft landscape proposals have been developed in line with previously approved landscape designs for the various areas. Design development has ensured that all areas are appropriately designed with hard and soft landscaping, including paving and street furniture. Site levels, access points and surrounding sites and buildings have been taken into consideration as well as the proximity to the water. Further development has been carried out based on secure by design recommendations, including update to planted areas and ensuring plan materials are selected to keep views and sightlines open as required. Coordination has been completed and incorporated, including coordination with architecture and engineering consultants such as Lighting, Structural and Civils. Boundary treatments have been coordinated with the architectural design and secure by design requirements.

Planting is designed to create a quality landscape for the development that will complement the development, soften facades and hard spaces and create filtered views to and from the surrounding areas. The planting design includes a variety of shrubs and herbaceous species, some with wildlife friendly properties. It will also partly serve to break clear views to the development from surrounding streets. The planting would in the long term add to the visual interest and the biodiversity of the area. A number of specimen trees will provide some height and visual relief in key areas where space and site conditions allow. New tree planting will assist with mitigating tree losses along the canal side, however there are limited opportunities for replacement planting due to architectural and engineering elements such as steps, concrete steps under ground attenuation areas and steel rods to canal wall. The planting scheme has included as many trees as possible, where space and surrounding conditions allow. Other areas including the podium steps will include areas of planting, which have been maximised as much as possible to soften hard areas and provide feeding opportunities for wildlife. These include mixed shrub and herbaceous planting of colourful and visually attractive nature with wildlife friendly properties in accordance with the project ecologist requirements. The soft landscaping will provide opportunities for local wildlife, soften the hard elements and provide a seasonally changing colourful setting for the development.

A range of green roofs will be provided as part of the development, gravel ballast and some wildflower areas. This should be monitored by installers / designers to ensure that the specification is met and construction methods are to appropriate standards. The green roofs should be allowed to become mostly self-sustaining with an appropriate amount of maintenance visits to ensure that invasive and unwanted species (butterfly bush, thistle and fleabane, tree saplings) are removed. Any fertilizers and herbicides on the green roofs should be organic based and applied outside the winter season. Raised planters will be fitted with irrigation system to ensure planting establishes and thrives as intended.

A number of planters will be attached to the facade facing the canal. These have been designed to include hardy plants that can cope with the adverse conditions. A number of roof terrace

areas also contain raised planters, including a number of planters complemented with a metal wire climbing support, which will be used to grow climbers in order to soften a section of the east facade.