

## Friends of Burgess Park working with Southwark Nature Action

### Comments 6 March 2022 on Aylesbury consultation Plot 2B - Thurlow St to Bagshott St

#### Background - [Have Your Say Today – Aylesbury Phase 2B – Commonplace](#)

Consultation feedback so far has made changes to the design including responding to concerns about the impact on Burgess Park: the 25 storey block opposite the park on the corner of Thurlow is slimmer, moved back and kept the existing trees on Albany Rd.

Architects are considering the lighting impact of the blocks opposite park. Bird boxes are included, and bat boxes being considered. Planning permission will be needed.

FOBP has already provided our “Mitigation” paper listing considerations for developments beside the park. Following a meeting with Nottingham Genesis, architects and landscape designers February 2022 FOBP is making the following further comments.

#### FOBP Comments

1. Existing trees need to be conserved and consultation information should include proposals to remove trees and explanation and proposals for replacement.
2. A key strategy for the Aylesbury redevelopment included the “green-fingers” since then the emphasis on climate change and the impact on biodiversity make this an imperative. FOBP would expect to see meaningful green space stepping-stones every 50meters to create green corridors. The planned developments and associated green space can achieve green corridors for nature, as well as cycling and walking, linking through to Surrey Square. This principle applies to other sites on Aylesbury.
3. FOBP support the retention of the trees along Thurlow St and Albany Road and enhancing the tree pits and increasing the size. Does the ground level fall towards the park? Should these also be acting as SUDS?
4. FOBP support the proposed increased set-back and planting along Albany Road. (NB we are also calling for a Burgess Park orbital cycling route.)
5. The woodlands on Albany Road facing the new development is used by bats. Large numbers of bats seen along that pathway beside the lake. There is the potential to establish a bat corridor from the north/Walworth to the lake.
6. The lake is also home to a changing seasonal waterfowl population. A good record of birds is on eBird – which has zones across the park [Explore Hotspots - eBird](#) . Plus read the 2021 report by ornithologist Dave Clarke [Winter bird highlights on the lake | Friends of Burgess Park](#) .
7. We support the bird box and bat boxes incorporated into buildings. Swifts do come to the lake every summer, and this style of bird box “swift bricks” built into the building would be desirable, as suitable for swifts and other birds. Similar also available for bats.
8. The woodlands reports completed to understand the impact of cumulative development along the southside of the park identify the following issues:
  - Impact during development
  - Impact of lighting from the developments, including balcony design
  - Impact of increased use; pressure on paths, understorey, litter due to recreational pressure

London Wildlife Trust report for FOBP

[https://drive.google.com/file/d/1joEGZfjwdmYtcRw7x6\\_k1xop9WjcHBd4/view?usp=sharing](https://drive.google.com/file/d/1joEGZfjwdmYtcRw7x6_k1xop9WjcHBd4/view?usp=sharing)

9. Routes and entryways and cycle routes to, into and across the park are part of the wider urban fabric. The park has seen increased pressure from cycling, pedestrian conflict and this is particularly the case along that lake pathway parallel to Albany Road.
10. Lighting design requirements - lighting should be minimal, and downward-facing, multiple/distributed not floodlit, soft-yellow or amber not blue-white, on motion sensors and timers not always on -- to minimise effects on moths, bats and birds foraging outward from Burgess Park woodlands.
11. Planting on the development and on the public areas can contribute to the wider offer for wildlife.
12. Sunlight essential to the ambience and useability, wind factors detract. We would hope communal amenity space, play space and other gardens and public squares are attractive spaces for example with 6 hours per day minimum sunlight at the March spring equinox as called for by the Garden Museum.
13. Management and maintenance will be critical and ensuring that the plans and landscape team have wildlife maintenance knowledge. This would be an opportunity to support green jobs and apprenticeships. This greatly affects planting design success and effect on biodiversity.
14. Planting suggestions:
  - ☐ reed-planted swale in Bagshot Park include an area of permanent water (planted water feature) as dragonfly/damselfly habitat to improve resilience for burgess park populations.
  - ☐ minimum 50% native species (including trees) and include night-scented herbaceous species for bat hunting grounds,
  - ☐ include hedgerows
15. We would hope that a scheme immediately opposite a park in an area of high density and low canopy cover, with residents relying on shared and public green space that the scheme would be exceeding minimum standards like the Urban Greening Factor and achieving 35% canopy cover.