



**MY PERSONAL JOURNEY  
TO ELEPHANT PARK**

**Chris Baines**



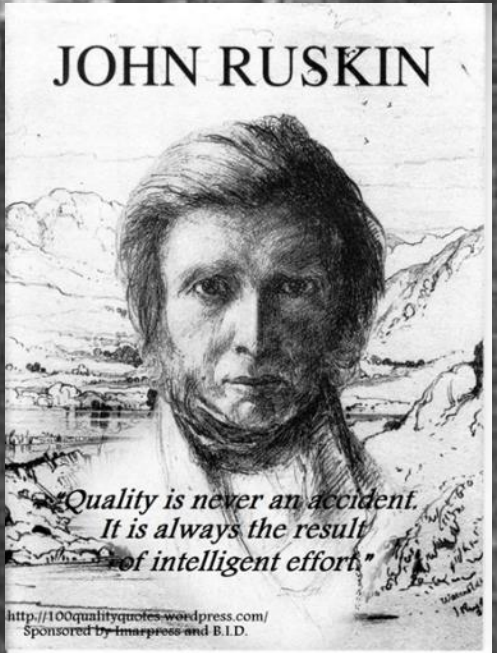




  
**Trees of Time and Place**



**J C LOUDON**



**JOHN RUSKIN**

*"Quality is never an accident.  
It is always the result  
of intelligent effort."*

<http://100qualityquotes.wordpress.com/>  
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**measurable  
stress relief  
within  
four minutes**





# CABLE TRENCHING AND STREET TREES

One way to install and maintain cable without killing trees



**1 THE LIFE OF THE TREE IS IN YOUR HANDS**  
Even the biggest trees have nearly all their roots just below the surface: they're the tree's life support system. If the roots get chopped, the tree will be damaged and may die!



**2 PLAN WELL AHEAD**  
Street trees need special treatment: cable trenching should be planned well ahead.



**3 NO MACHINERY**  
Mechanical diggers, power drills and slab cutters all damage roots without you noticing. Don't use machines where there are branches overhead.



**4 DIG CAREFULLY BY HAND**  
Take care with roots thicker than your thumb. Don't break or scuff the roots. Don't let the roots dry out: cover them with damp/soaking or spray with water.



**5 SLIDE THE DUCT UNDERNEATH THE ROOTS**  
Shallow cables may need to be buried deeper than normal.



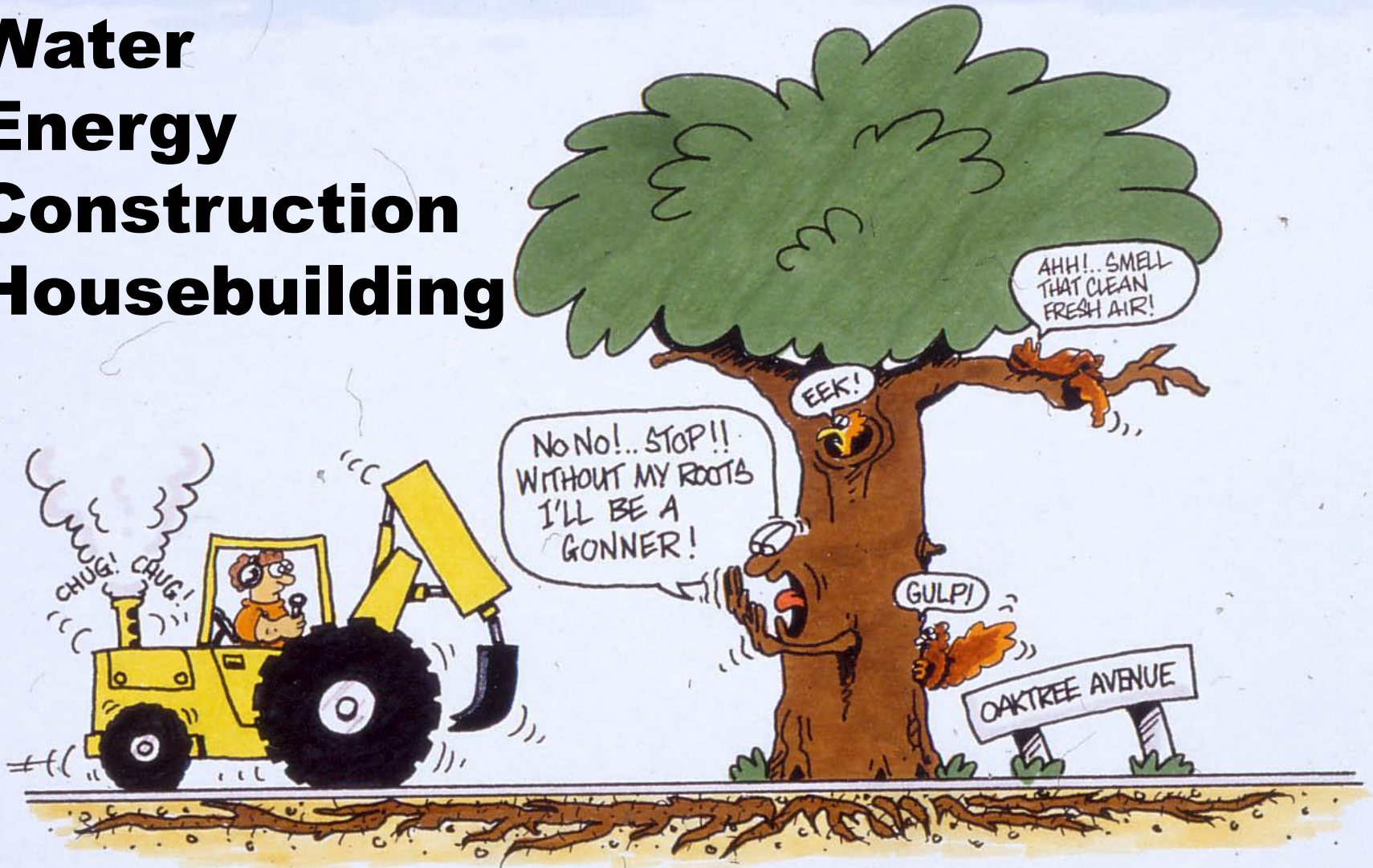
**6 BACKFILL CAREFULLY**  
Use sand as backfill around the roots. Hand tamp around and between the roots. Don't use a wacker, except on the very top layer of tarmac. If you're not sure what to do, ask the boss!

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**Minerals**  
**Water**  
**Energy**  
**Construction**  
**Housebuilding**



# 2012 London Olympics



# HEYGATE ESTATE



# ▣ Lend Lease development strategy

- ▣ redesigned layout
- phasing
- skilled site management
- use of removed trees



# Initial building block layout

## Planning for a Tree Legacy

*'loving our trees'*



### KEY











-  Tree(s) of particular value/importance
-  Tree to be retained if possible/appropriate
-  Tree value/retention to be reviewed/assessed further
-  Tree to be removed
-  Tree omitted from Lend Lease appraisal

414 Trees on Site - Existing Condition  
(based on Lend Lease's tree study)

# Revised building block layout



## KEY

-  Existing Trees to be retained (including those requiring further testing)
-  Signature Trees
-  Avenue Trees (Framework)
-  Street Trees (Framework)
-  Ornamental Feature Trees
-  Belts/Groups
-  Flowering/Fruiting Trees
-  Existing Trees Offsite
-  Trees to be Removed
-  Site Boundary

Our technical and landscape assessment of the trees is ongoing as part of continuing design development to determine which trees can be retained from those currently identified.



0 25 50 100m

# TREES and UTILITIES

- Besöksparkering
- Boendeparkering

Stadsplanering

Trafikanordning

- Förbudsmärken

Konst-  
byggnader



- Stadsmiljö, ex:
- Bänkar
  - Konst

- Parkering:
- Parkeringsautomat

- Renhållning, ex:
- Papperskorg
  - Återvinningsstationer

- Stadsmiljö, trygghet, ex:
- Belysning

Postlådor

- Tillgänglighet, ex:
- Kontrastmarkering
  - Taktila ytor
  - Nivåreglering

Dagvatten med utkast på gångbana

- Teknikskåp, ex:
- El

Grundmur fastighet

Belysningsel och belysningsfundament

Tele-data ledningar

- Avfallshantering, ex:
- Sopsug med anslutning i gång



Parkträd

- Renhållning, ex:
- Papperskorgar
  - Återvinningsstationer

- Parkering:
- Cykelparkering

- Upplätelser, ex:
- Kiosk
  - Uteservering
  - Gatuförsäljning
  - Torghandel

- Stadsmiljö, trygghet, ex:
- Belysning



Vattenområde

- Konst-  
byggnader:
- Broar
  - Kajer
  - Tunnelar

Per Magnus 2007

- Fjärrkyla
- Fjärrvärme
- Gas
- Avlopp

- Körbana uppbyggnad, ex:
- Slitlager, 4-5 cm
  - Bundet bärlager, 15-20 cm
  - Obundet bärlager, 20-80 cm
  - Underbyggnad

Dagvattenledning  
och rensbrunn

Spillvattenledning  
och rensbrunn

Signal el  
och datanät

Signal  
detektor

tunnel

Dagvatten-  
brunn med  
sandfång

- ad, ex:
- Betongplattor, 35x35 cm
  - Sättsand
  - Bundet bärlager, 5 cm
  - Obundet bärlager, 20-80 cm
  - Underbyggnad

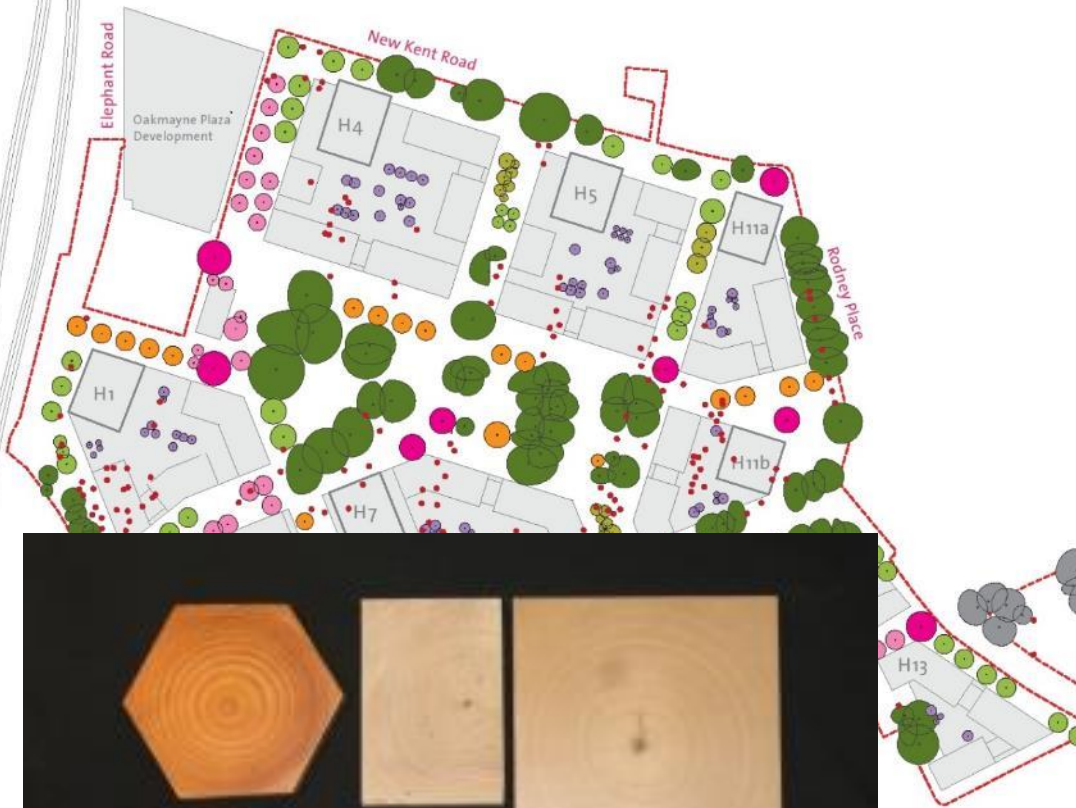
Belysningsel  
och belysnings-  
fundament

(From Stal, 2007)

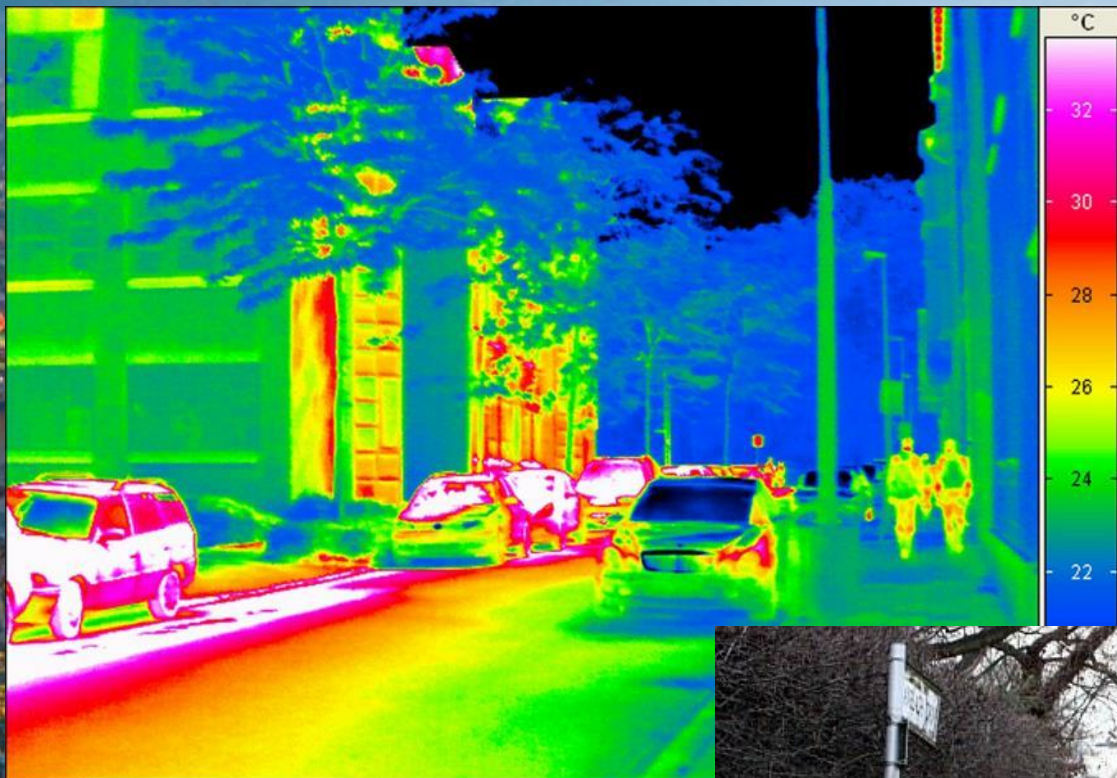








0 25 50 100m



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