

Phase 1 Franklin Close interface

In response to RBK Highways comments, amendments are proposed to the Phase 1 landscaping interface with the retained Franklin Close. In the long term, Franklin Close will be removed as part of works associated with Plot F of the Masterplan.

Temporary soft landscaping, a grass verge, is proposed to the north of the turning head within Franklin Close, allowing for the full retention of the existing pavement.

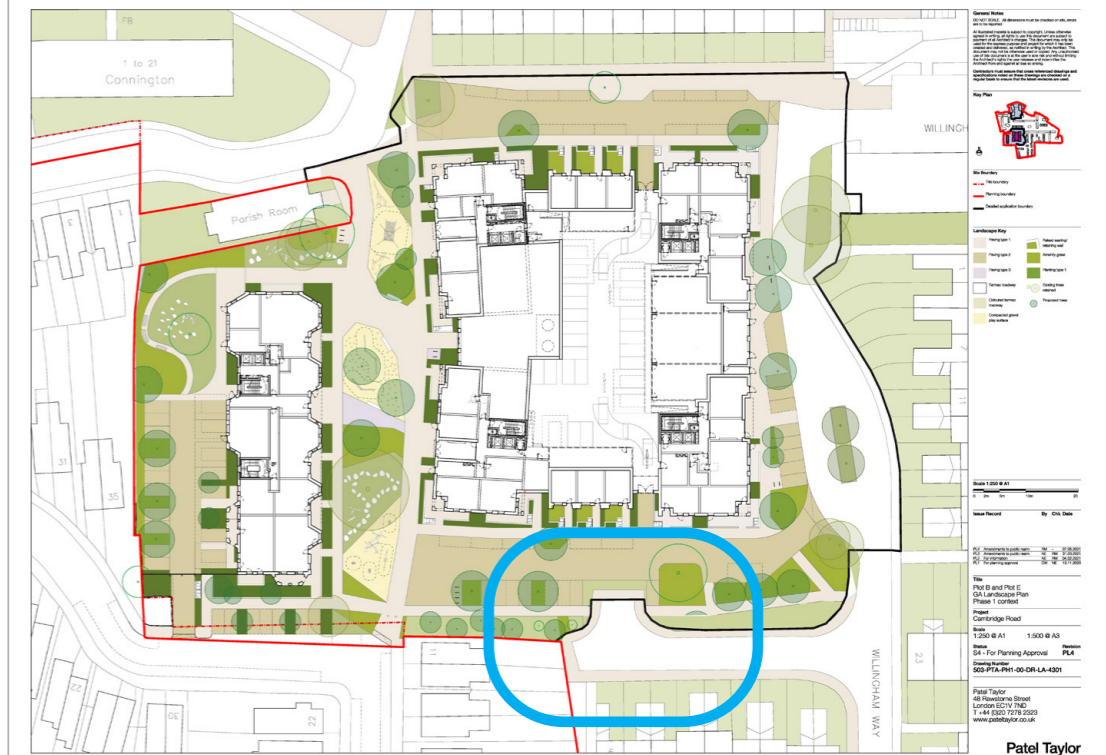
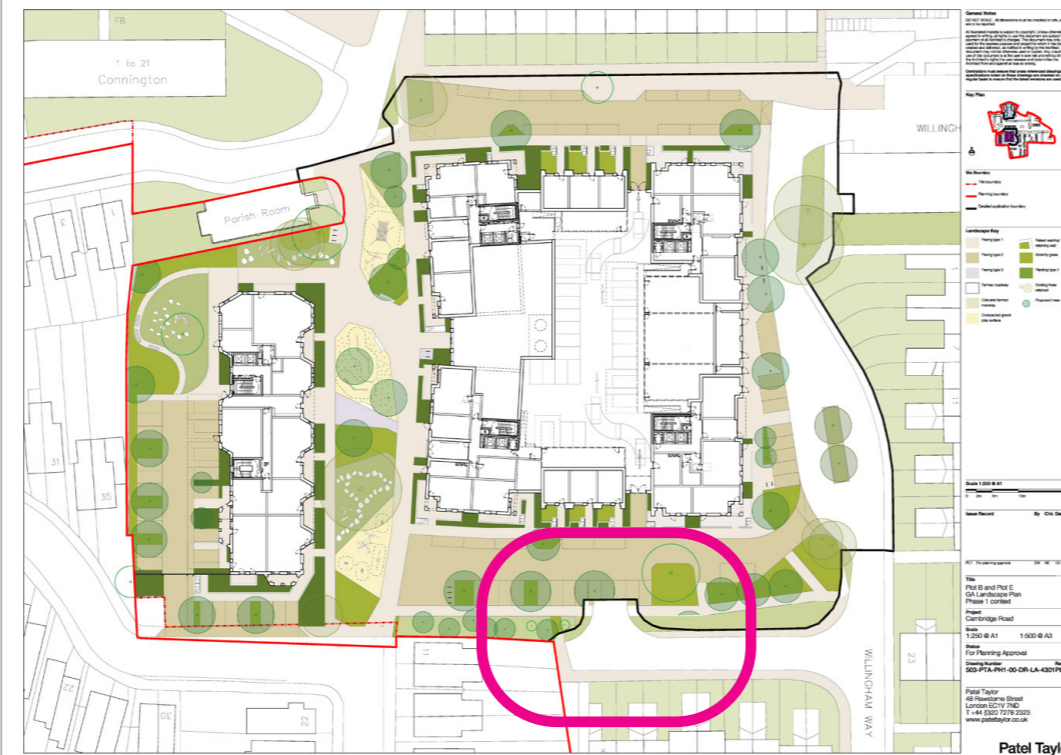
The tree proposed to be planted in this location will be held back until later phase works.

As submitted

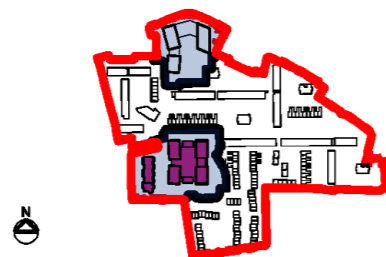
503-PTA-PH1-00-DR-LA-4301_S4-PL1

As proposed

503-PTA-PH1-00-DR-LA-4301_S4-PL4



Key Plan

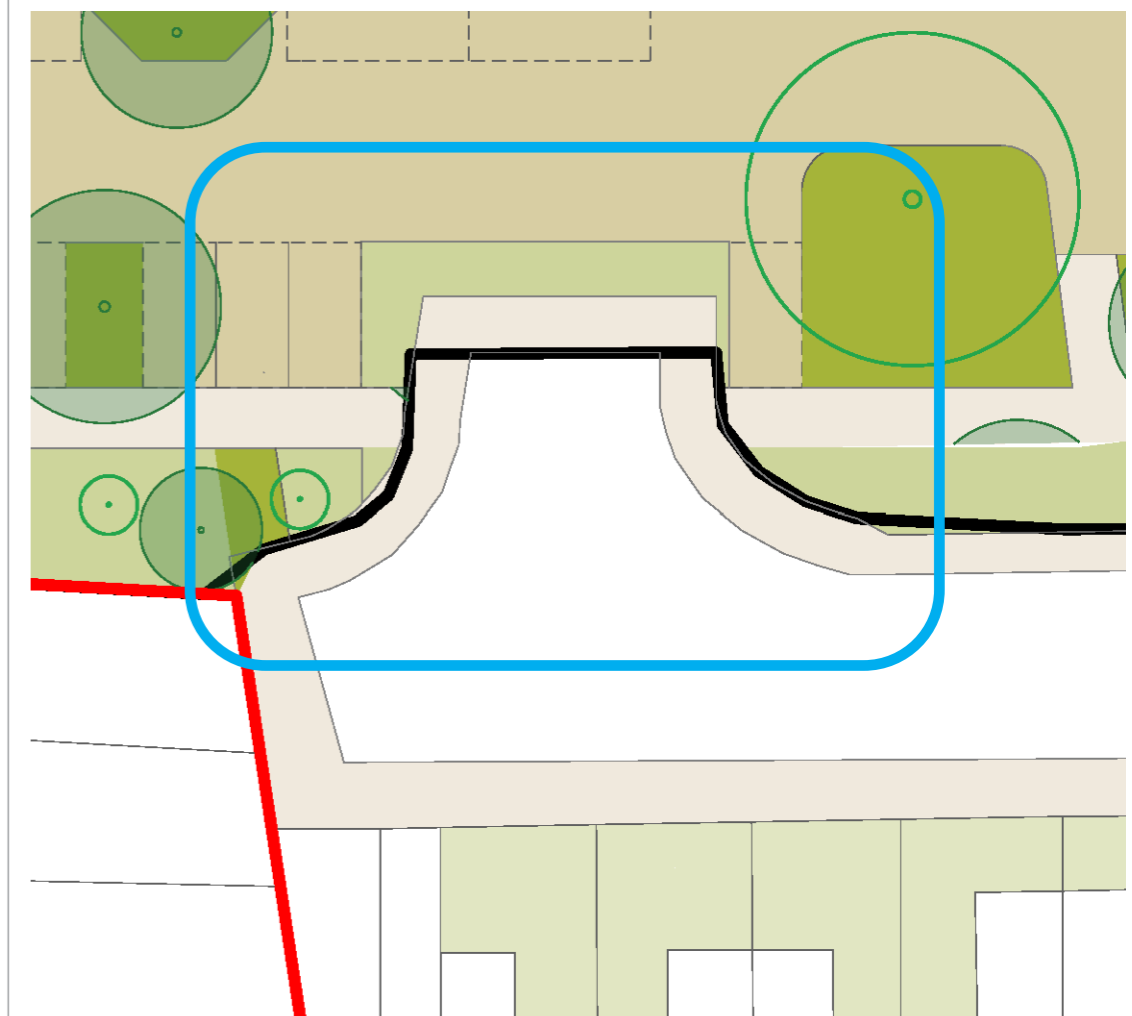
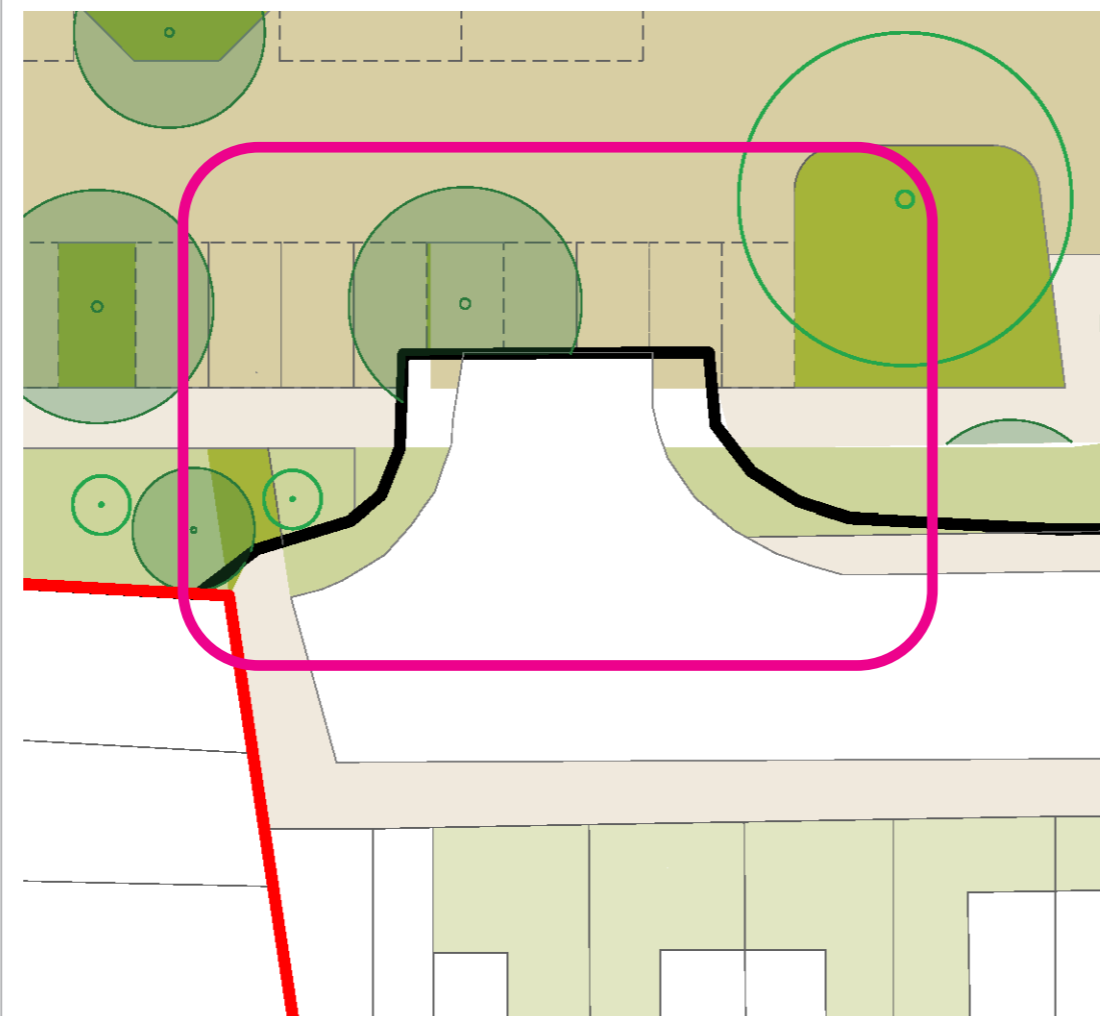


Site Boundary

- Title boundary
- Planning boundary
- Detailed application boundary

Landscape Key

- | | |
|---|---|
| Paving type 1 | Raised seating/retaining wall |
| Paving type 2 | Amenity grass |
| Paving type 3 | Planting type 1 |
| Tarmac roadway | Existing trees retained |
| Coloured tarmac roadway | Proposed trees |
| Compacted gravel play surface | |



The Detailed Component

Planning Application amendments

Podium terrace to Building C3

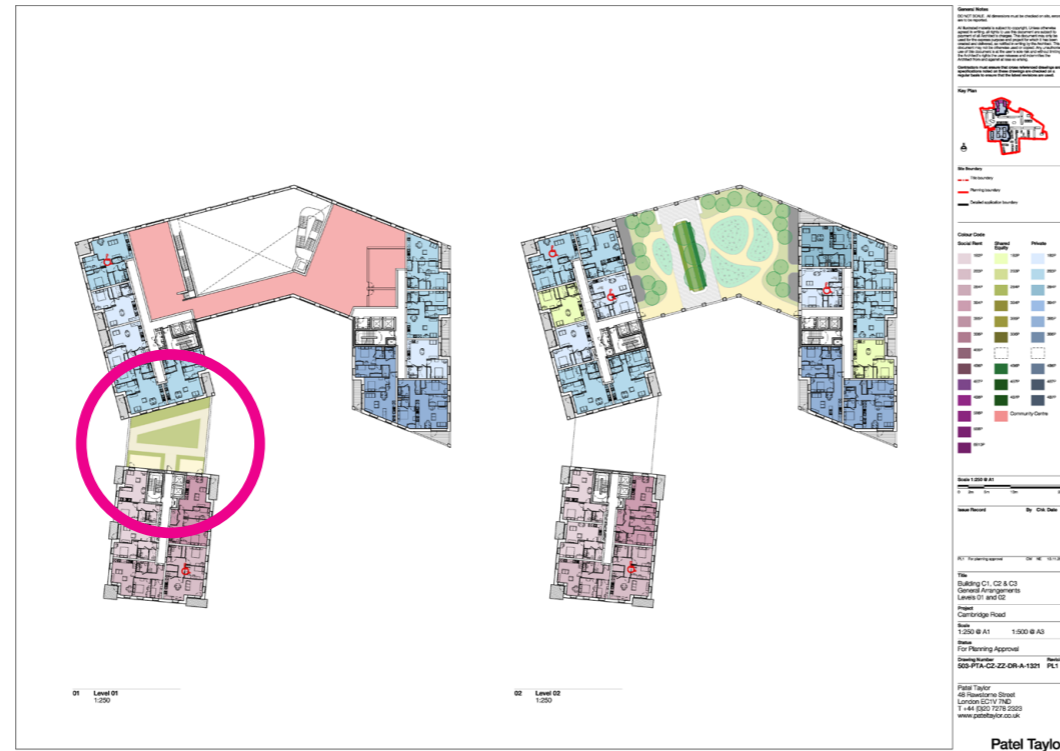
In response to queries from RBK Urban Design, more detail has been provided for the design of landscaping to the Level 01 roof terrace serving Building C3, located above the entrance building which connects C3 with C1.

Design of this terrace now shows an equivalent level of detail to the podium gardens at Level 02 between Buildings C1 and C2, and to the podium gardens at Level 01 within Plot E.

The final design of all landscaping will be subject to more detailed submissions during the discharge of Planning Conditions relating to hard and soft landscaping, lighting and street furniture.

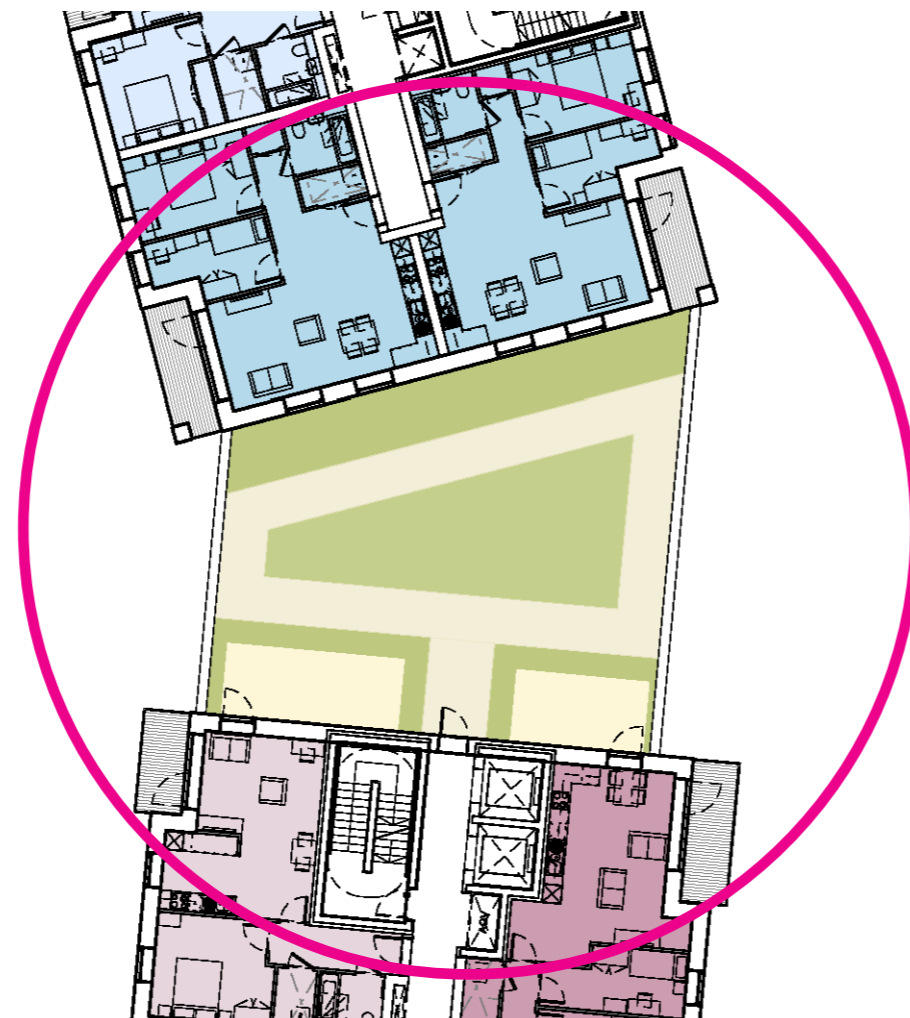
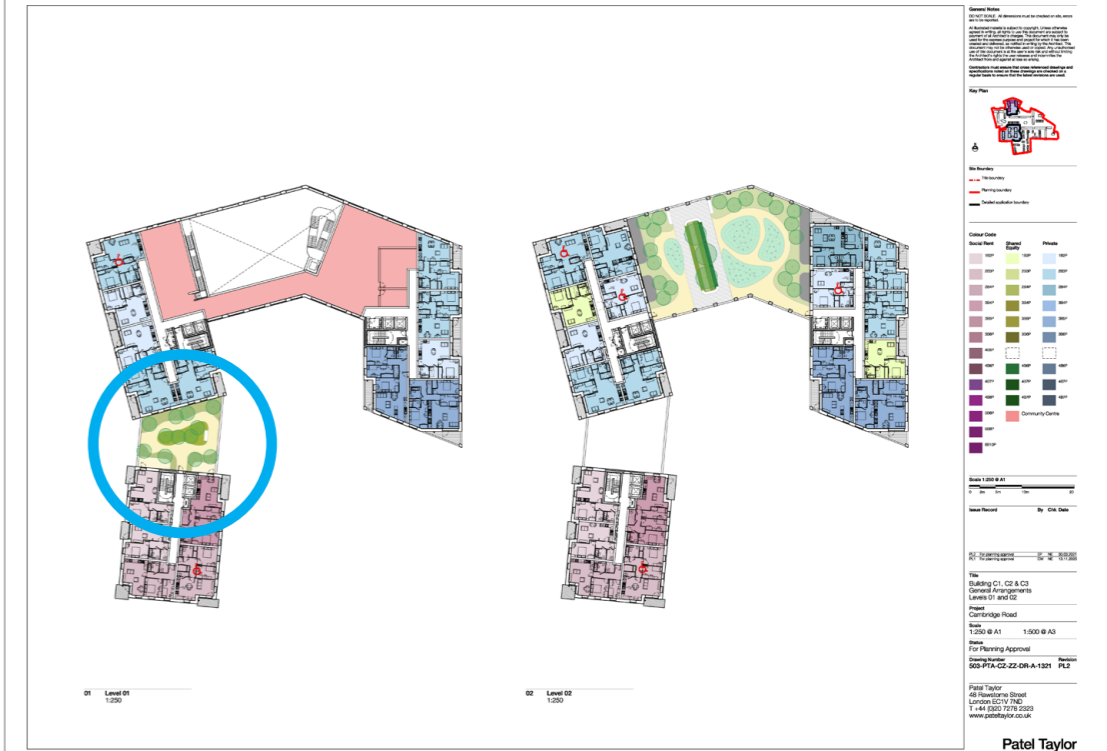
As submitted

503-PTA-CZ-ZZ-DR-A-1321_S4-PL1



As proposed

503-PTA-CZ-ZZ-DR-A-1321_S4-PL2



Balcony soffits to Building C1

In response to comments from RBK Urban Design, the colour of balcony soffits to Building C1 has been changed from grey to white to create a lighter expression on this prominent corner site.

This change is not evident on any submission drawings, but would potentially be visible in the Townscape Visual Impact Assessment.

As submitted

Illustrative material



As proposed

Illustrative material



The Detailed Component

Planning Application amendments

Insets to upper storeys of E2/E3

In response to RBK Urban Design Officer comments, the corner balconies on the upper two storeys of Buildings E2/ E3 have been amended to create a lighter expression on the corners of the building.

The upper roof level has been removed to create a brick 'pergola' frame which maintains the form of the building. The areas of external wall within the recesses have been changed from red to white brick to amplify this effect, and to echo a similar detail proposed for Building C1.

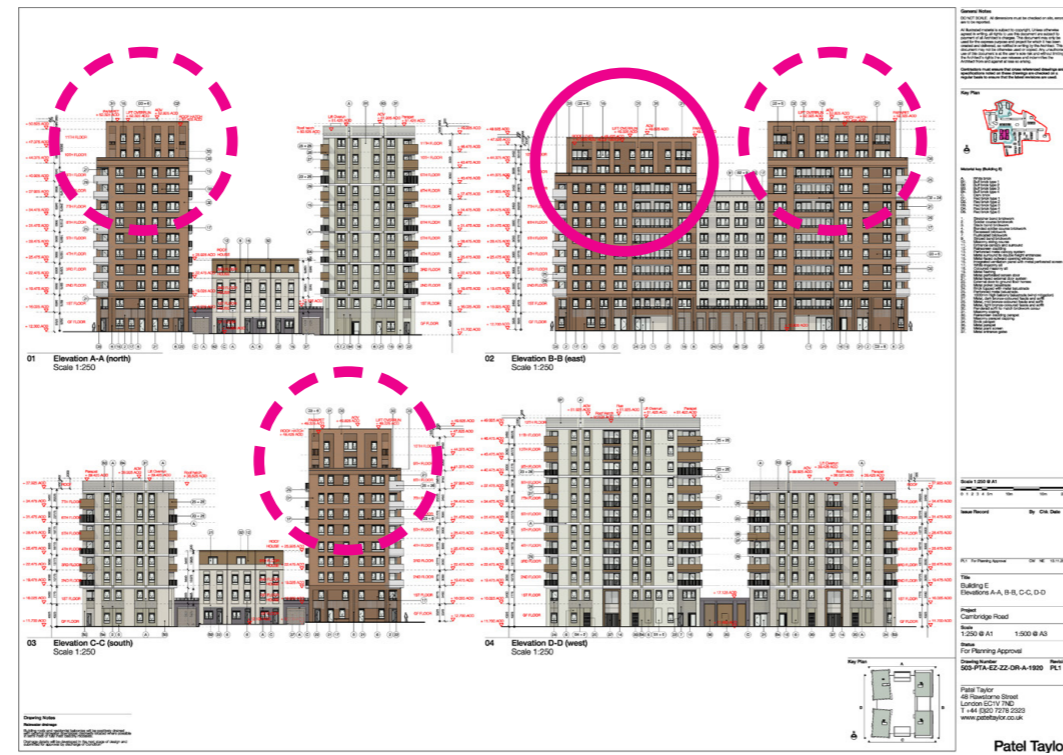
The change is demonstrated using the General Arrangement Elevation drawing 503-PTA-EZ-ZZ-DR-A-1920, and can also be seen on the following elevation drawings:

- 503-PTA-EZ-ZZ-DR-A-1921
Courtyard (West) Elevation of E2/E3
- 503-PTA-EZ-ZZ-DR-A-1922
Courtyard gable elevations of E2/E3
- 503-PTA-EZ-ZZ-DR-A-1930
Sections through E2/E3



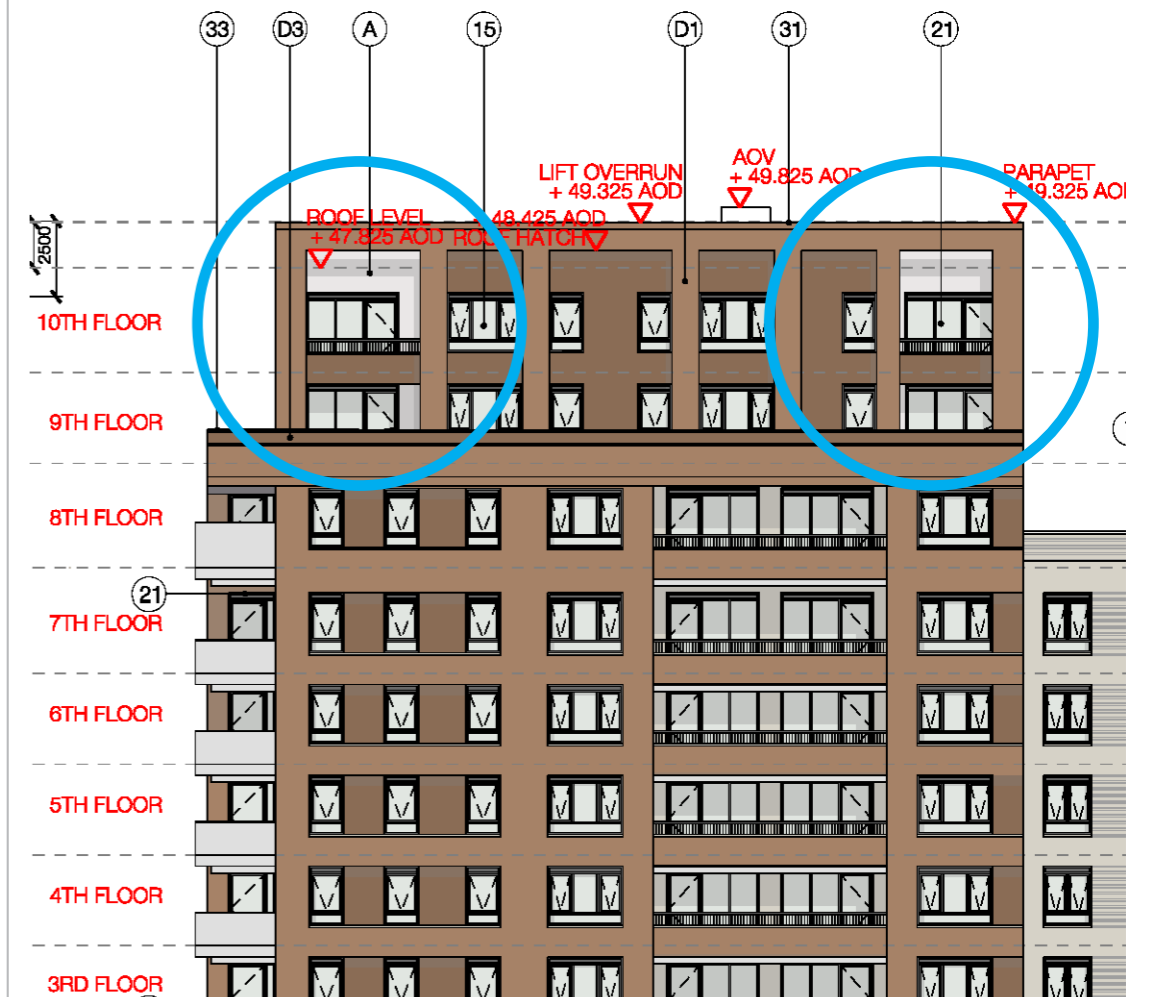
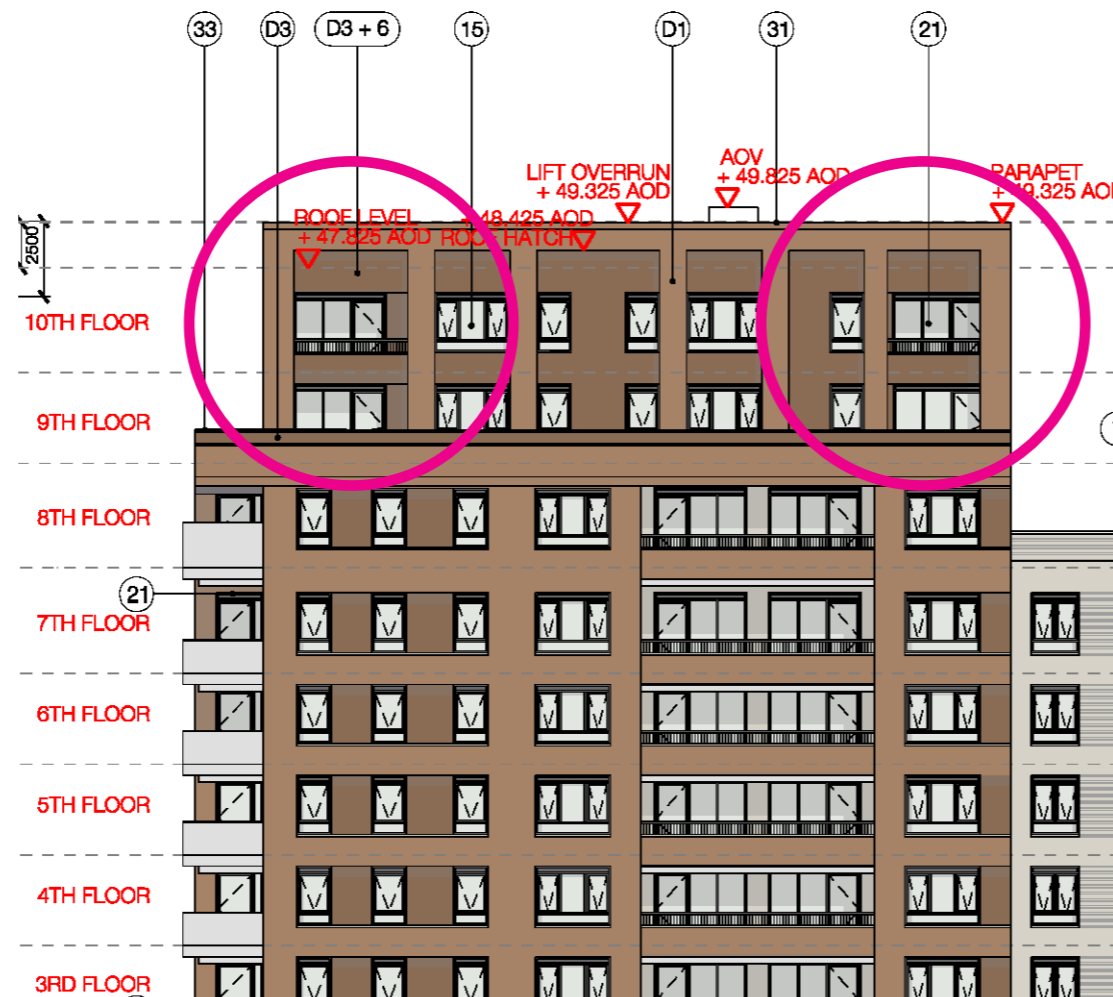
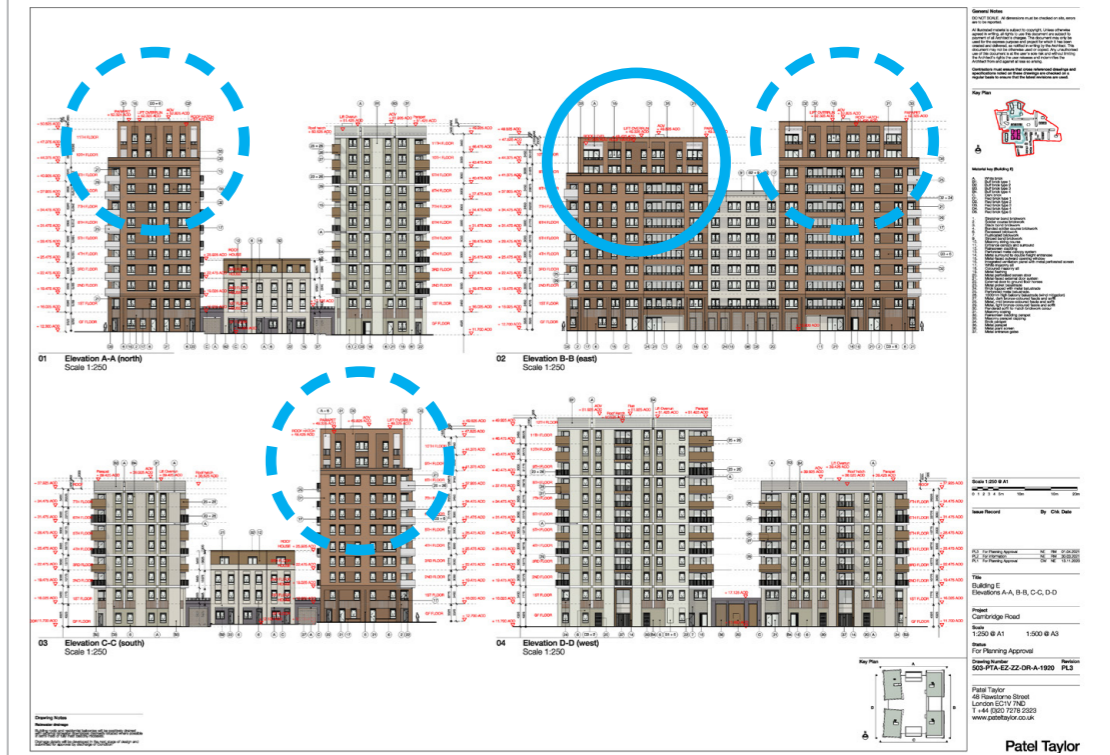
As submitted

503-PTA-EZ-ZZ-DR-A-1920_S4-PL1



As proposed

503-PTA-EZ-ZZ-DR-A-1920_S4-PL3



Insets to upper storeys of E2/E3

(Continued)

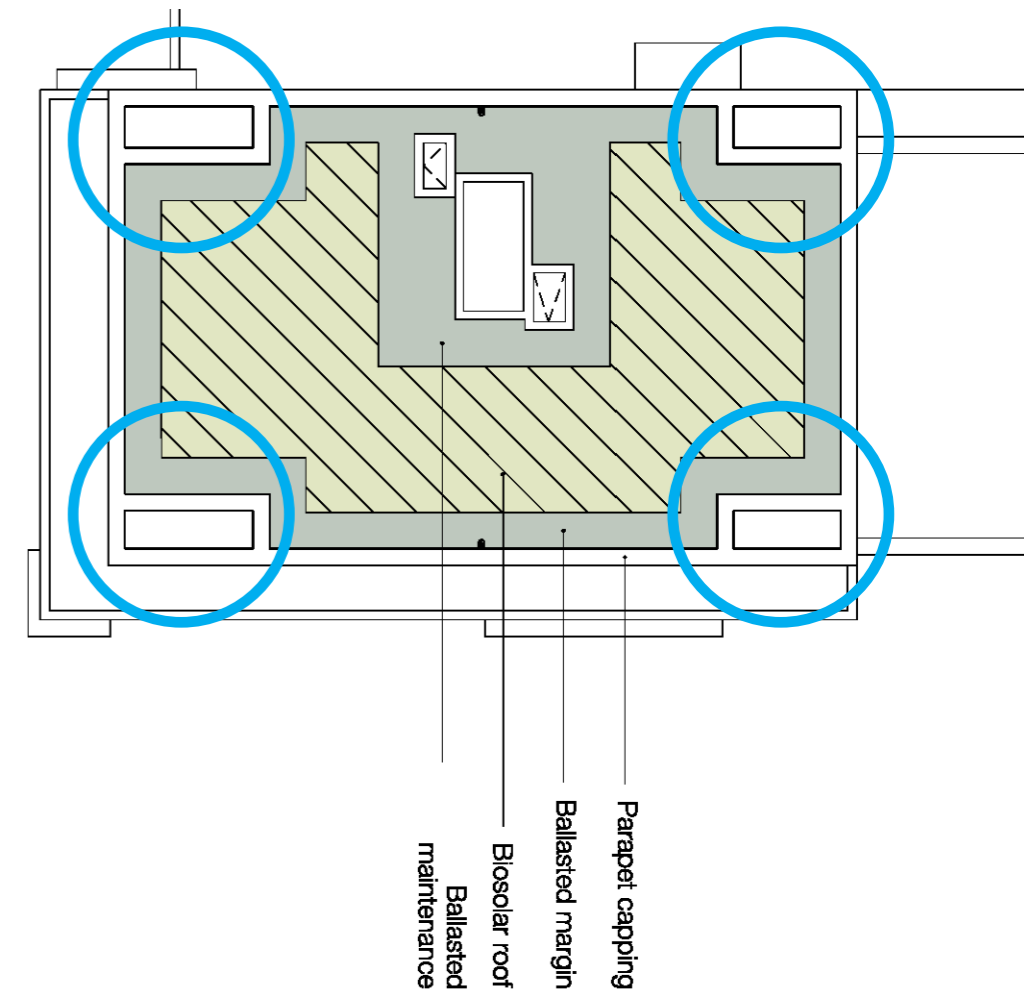
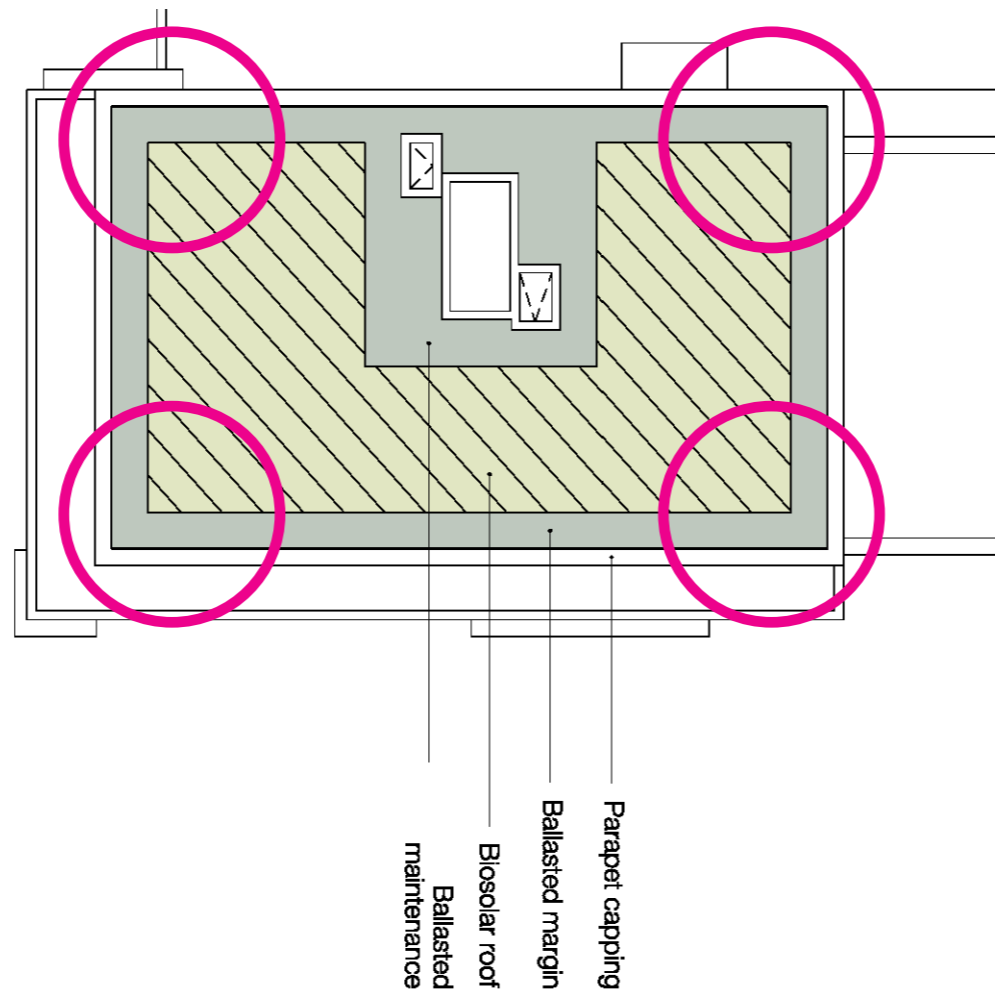
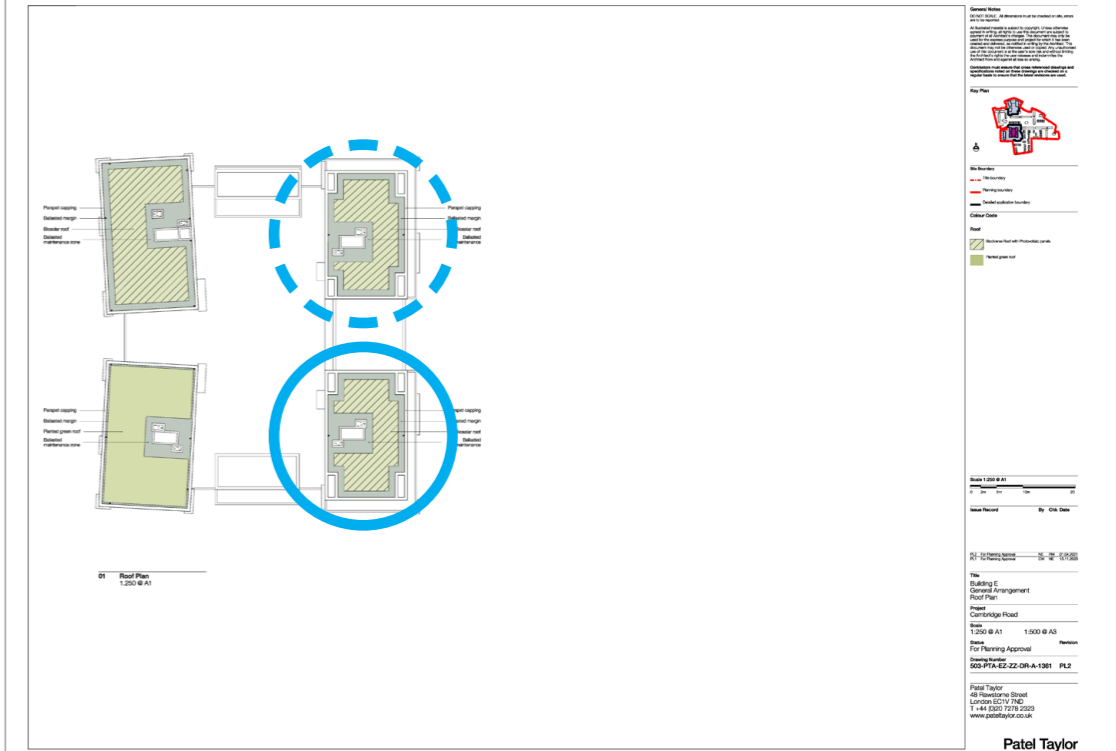
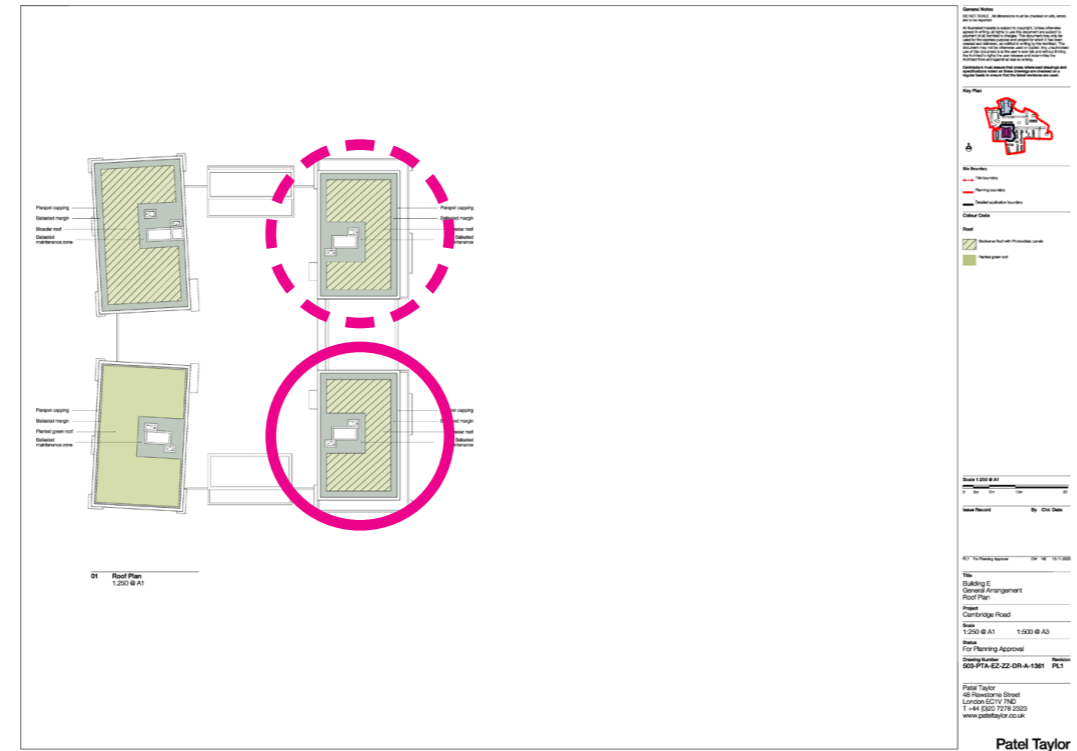
The same upper-level change is evidenced here on the consolidated roof plan of Plot E.

As submitted

503-PTA-EZ-ZZ-DR-A-1361_S4-PL1

As proposed

503-PTA-EZ-ZZ-DR-A-1361_S4-PL2



The Detailed Component

Planning Application amendments

Insets to upper storeys of E2/E3

(Continued)

The same upper-level change is evidenced here on the illustrative views of Plot E extracted from the Townscape Assessment.

As submitted

Illustrative material



As proposed

Illustrative material

