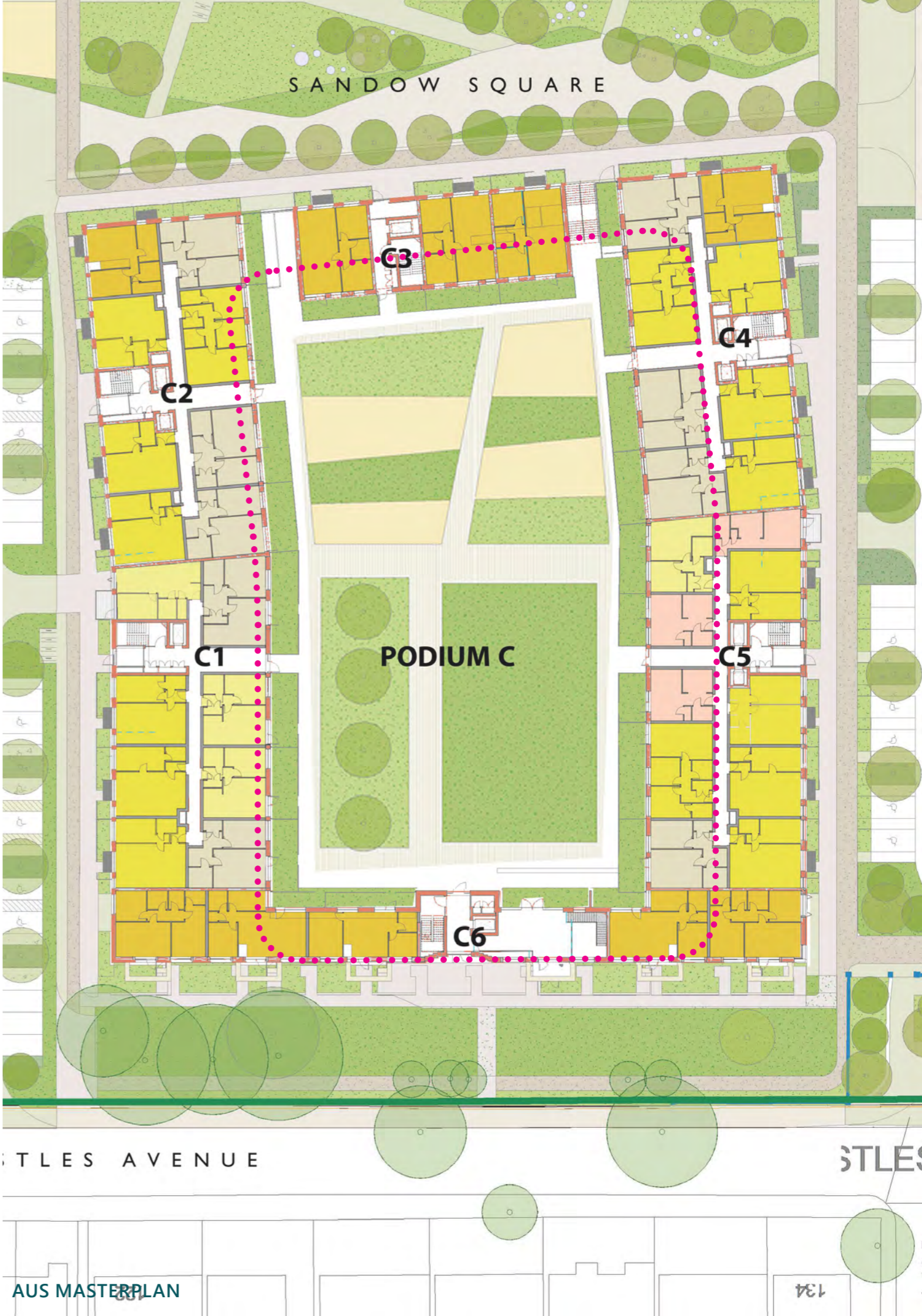
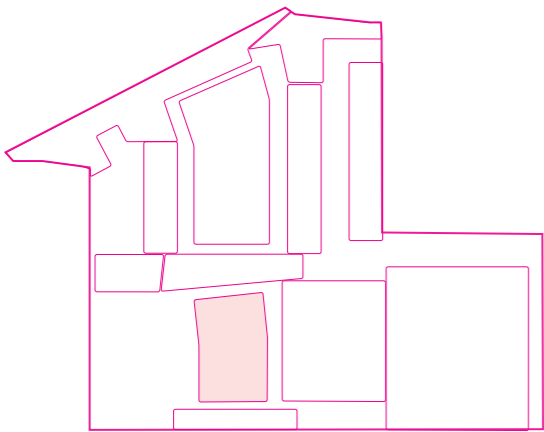
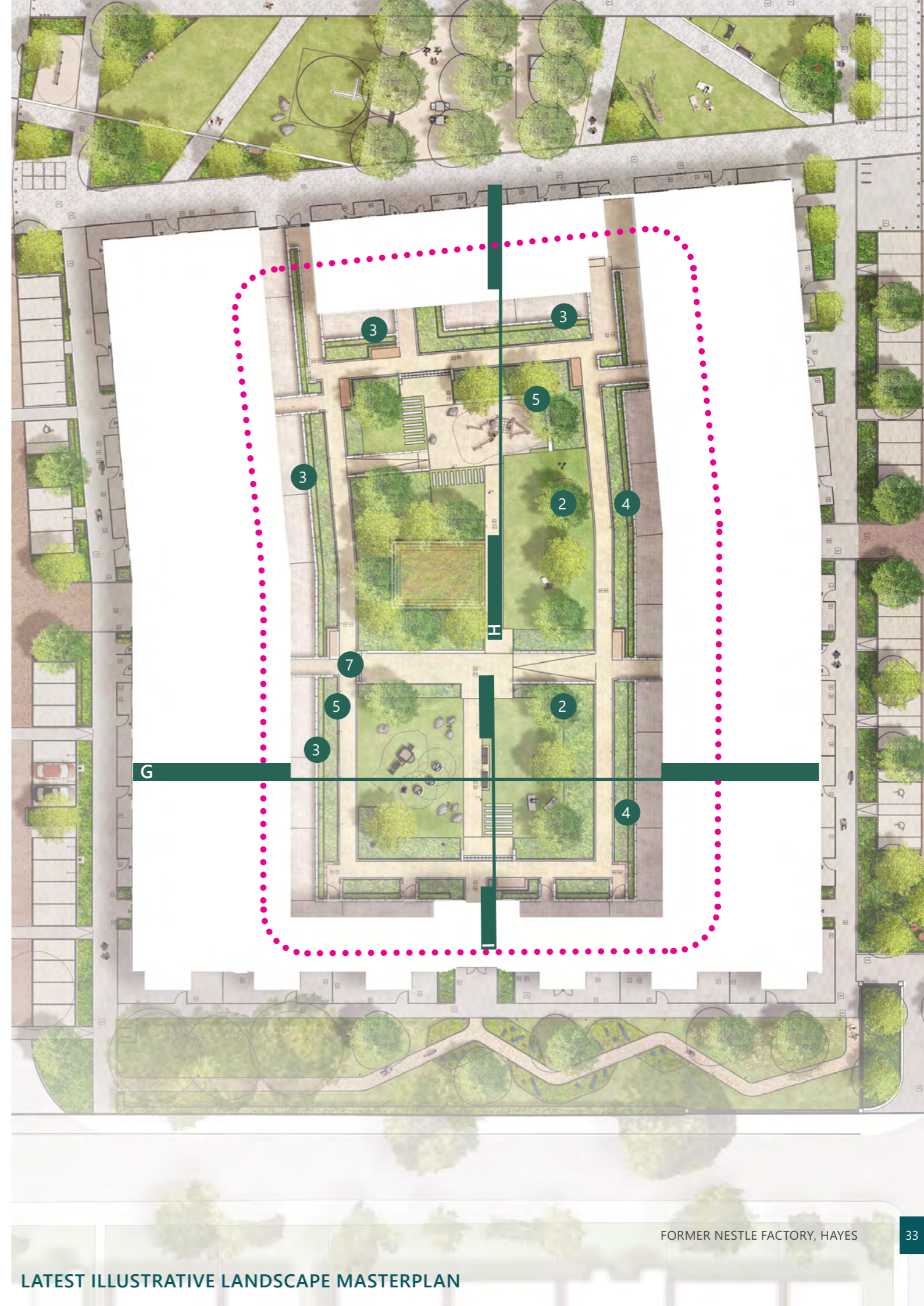
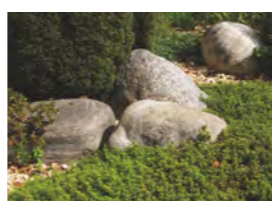


2.7 BLOCK C PODIUM

1. More significant redesign of the Block C podium to follow the design principles established on Block B.
2. Reduction of the large open areas and integration of more tree and ornamental planting. Creating zones for residents to use where they are not feeling overlooked from surrounding units.
3. Retaining wall retained on edge with private terrace to provide buffer for residents.
4. Hedge added along private terrace to provide visual screening.
5. Significant reduction in 600-1100mm high concrete and metal retaining walls across the podium. Planting beds mounded with kerbs to minimise wall requirements.
6. Thicker drainage mat included below planting areas to minimise watering at establishment and on going maintenance.
7. Steps onto lawn area retained as shown on plan
8. Upstand to separate blue roof from path area retained and repositioned to suit new design.

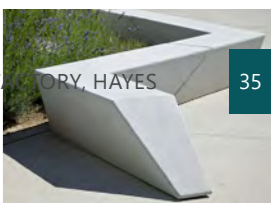
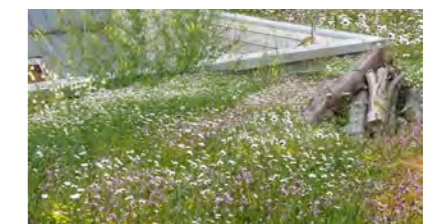
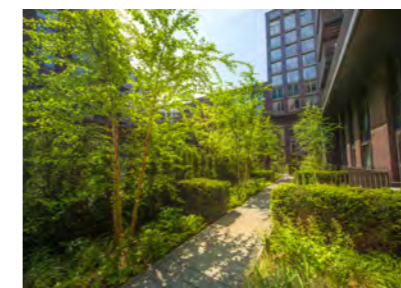
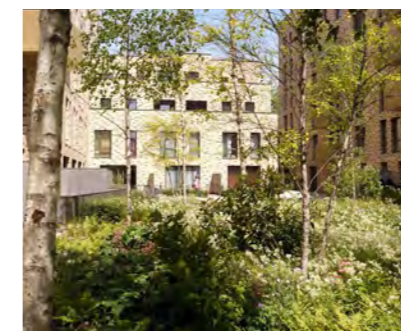
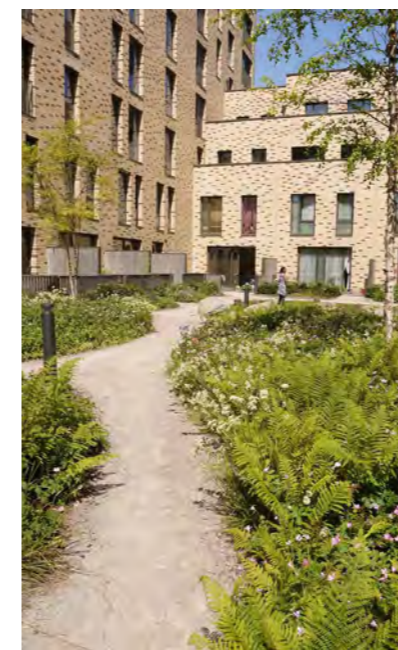
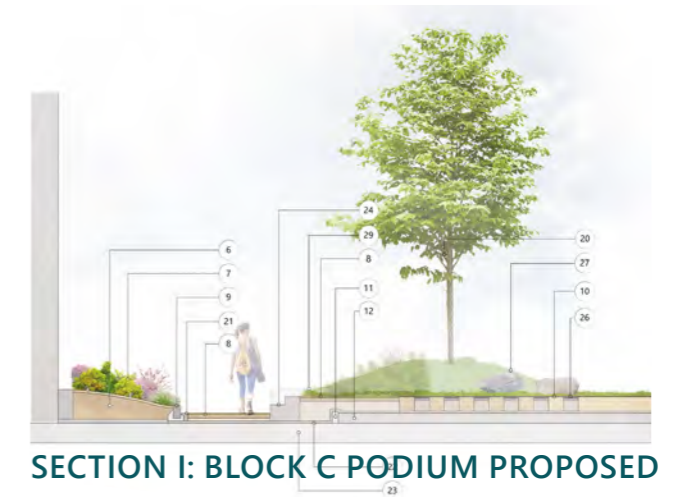




9. Ventilation structure incorporated to match the Block B enclosure. Mounding included around the enclosure to screen the view for residents. Green roof included on the top of the enclosure.
10. Inclusion of rubber crumb surfacing below one of the play areas to enable it to be used all year round.
11. Moving benches to the centre of the space to improve the outlook from the benches and privacy for the units. Original scheme had benches on the perimeter path facing towards the adjacent units. New benches are positioned in the centre of the space looking towards the centre.
12. Integration of new low level ventilation seating units.
13. Removal of gated access into the private terraces.
14. Inclusion of biodiversity features like log piles and Sculptural brightly coloured decorative bird boxes on poles within the planting.
15. The play equipment has been developed on the latest proposals, the intention is to utilise timber equipment that will fit within the forest glade style of the landscape proposals. The younger age equipment is located within a grass area surrounded by mounds for climbing and rolling. The older equipment is located on a rubber crumb surface and includes a concrete seating wall that also doubles as a climbing balancing route.

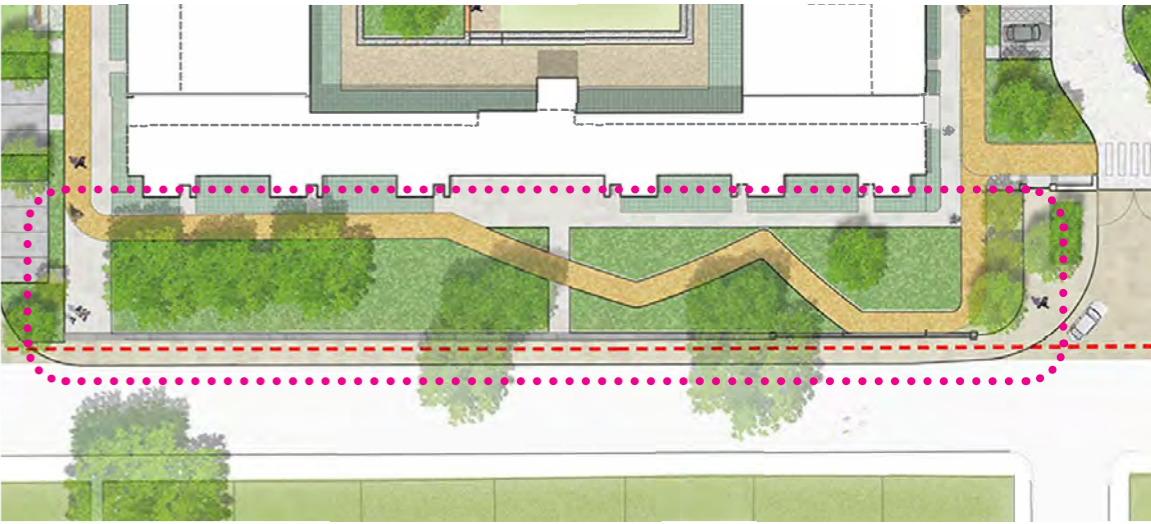
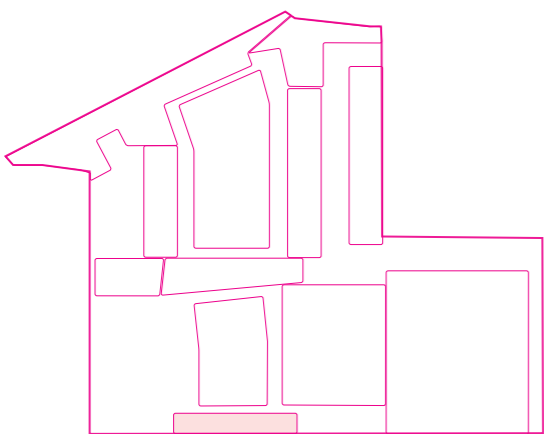


ORIGINAL ILLUSTRATIVE BLOCK C PODIUM SECTION

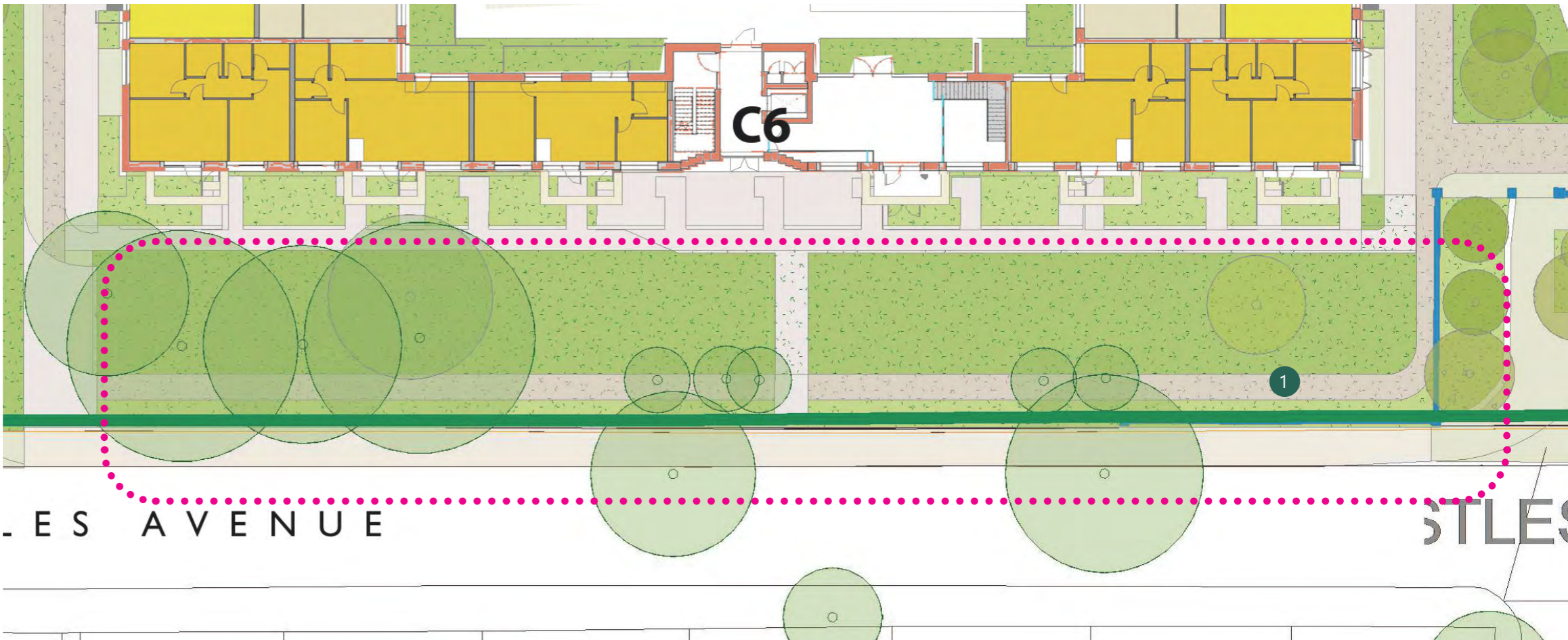


2.8 BLOCK C SOUTHERN GARDEN

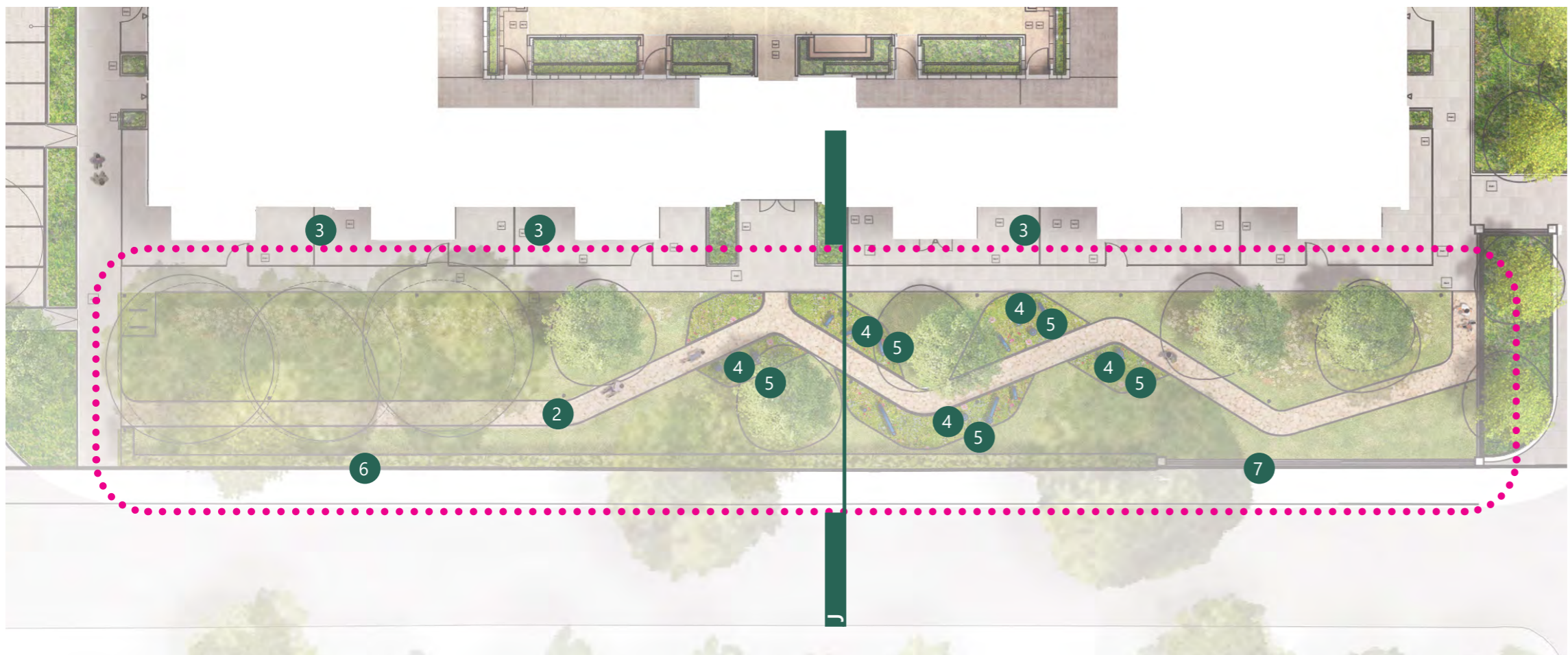
1. AUS Masterplan included a simplified path route through the space.
2. Design incorporates a path that more closely reflects the original illustrative masterplan. The route has been adjusted to minimise the impact on the existing retained trees.
3. Clarification of private terrace positions and buffer planting locations.
4. Integration of the new artwork proposals.
5. Additional ornamental planting as a setting for the artwork.
6. Low hedgerow included on boundary of the site to help define the edge of the space and mirror the proposals installed in front of Block D.
7. Retention of the existing walls and railings as shown in the original materplan.



ORIGINAL ILLUSTRATIVE MASTERPLAN



AUS MASTERPLAN



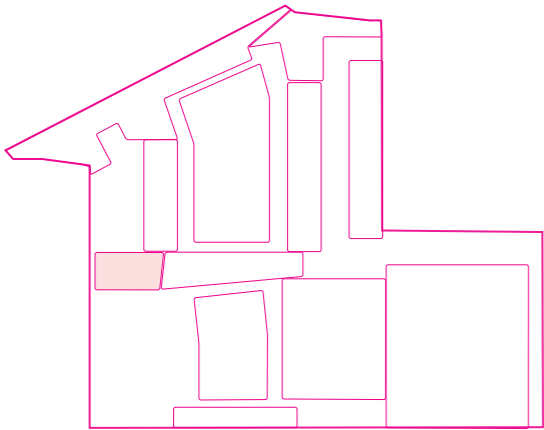
LATEST ILLUSTRATIVE LANDSCAPE MASTERPLAN



2.9 BLOCK D & E PLAY

This space play area has already been installed but Barratt West London have comitted to improving the quality of the space that has been completed.

- 1. Defined play area with formal play equipment.
- 2. Introduction of gym area.
- 3. Relocation of tree and ornamental planting areas.
- 4. Additional tree and ornamental planting along the edge of the road.



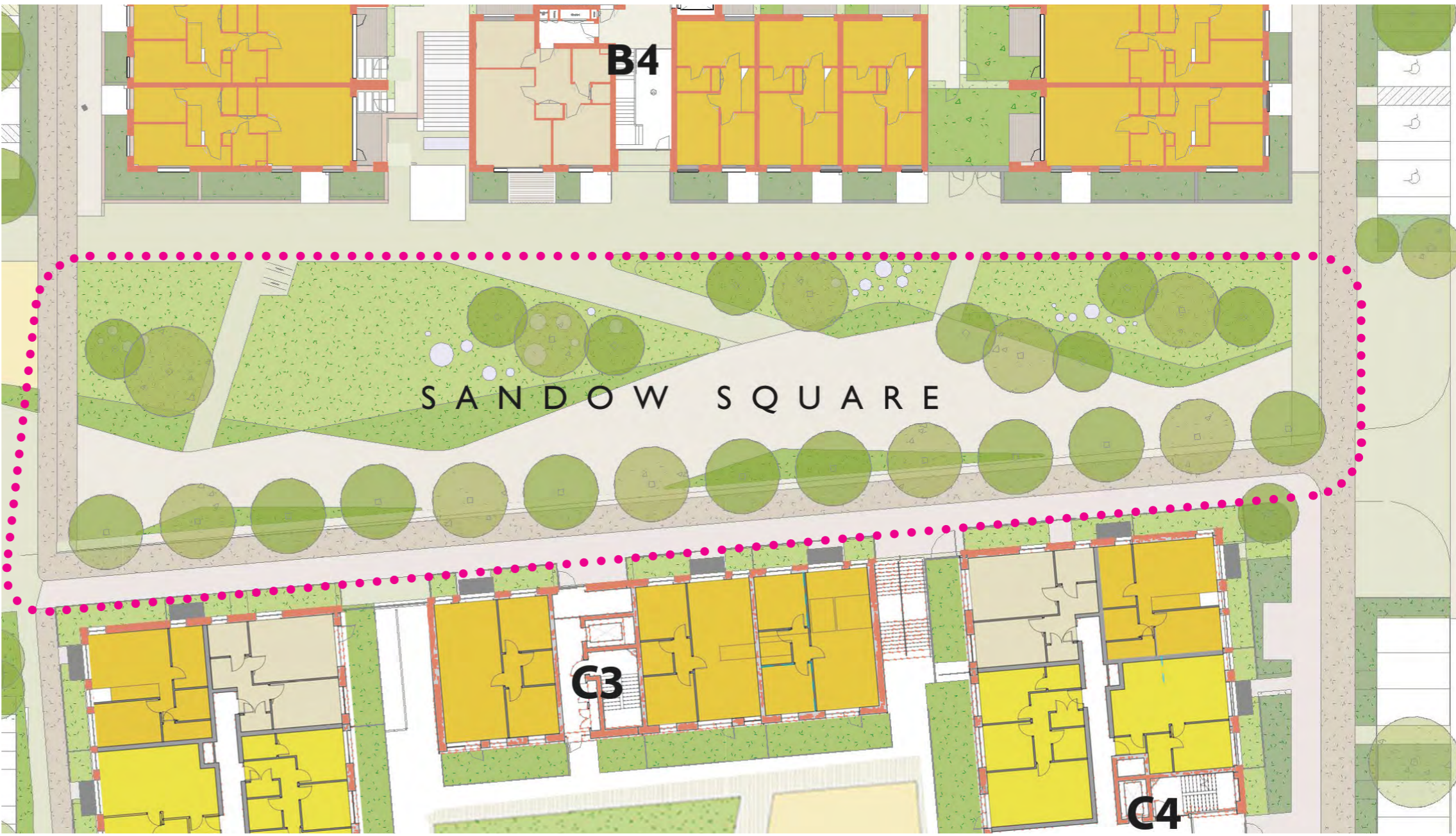
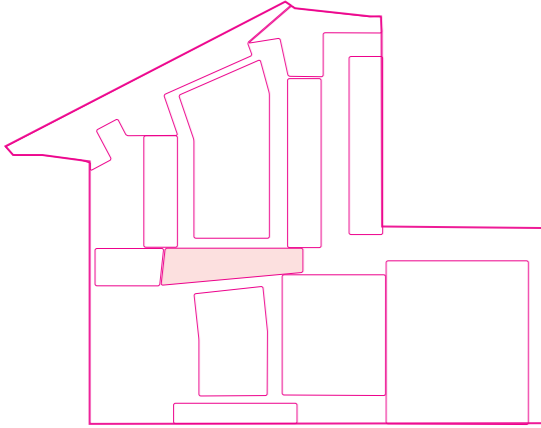


LATEST ILLUSTRATIVE LANDSCAPE MASTERPLAN



2.10 SANDOW SQUARE

1. Minimise the amount of paving within the space and maximise usable areas for residents.
2. Relocation of the tree positions to create a threshold into the space and a glade in the centre of the square.
3. Larger lawn areas on the eastern and western edges to maximise the sunny areas of the space.
4. Formal play equipment integrated within the spaces.
5. Outdoor table tennis and chess tables below the tree glade.
6. Relocated access paths to match desire lines through the space.
7. Integration of the new artwork proposals.



AUS MASTERPLAN



LATEST ILLUSTRATIVE LANDSCAPE MASTERPLAN





SECTION K PROPOSED



SECTION L PROPOSED



SECTION M PROPOSED

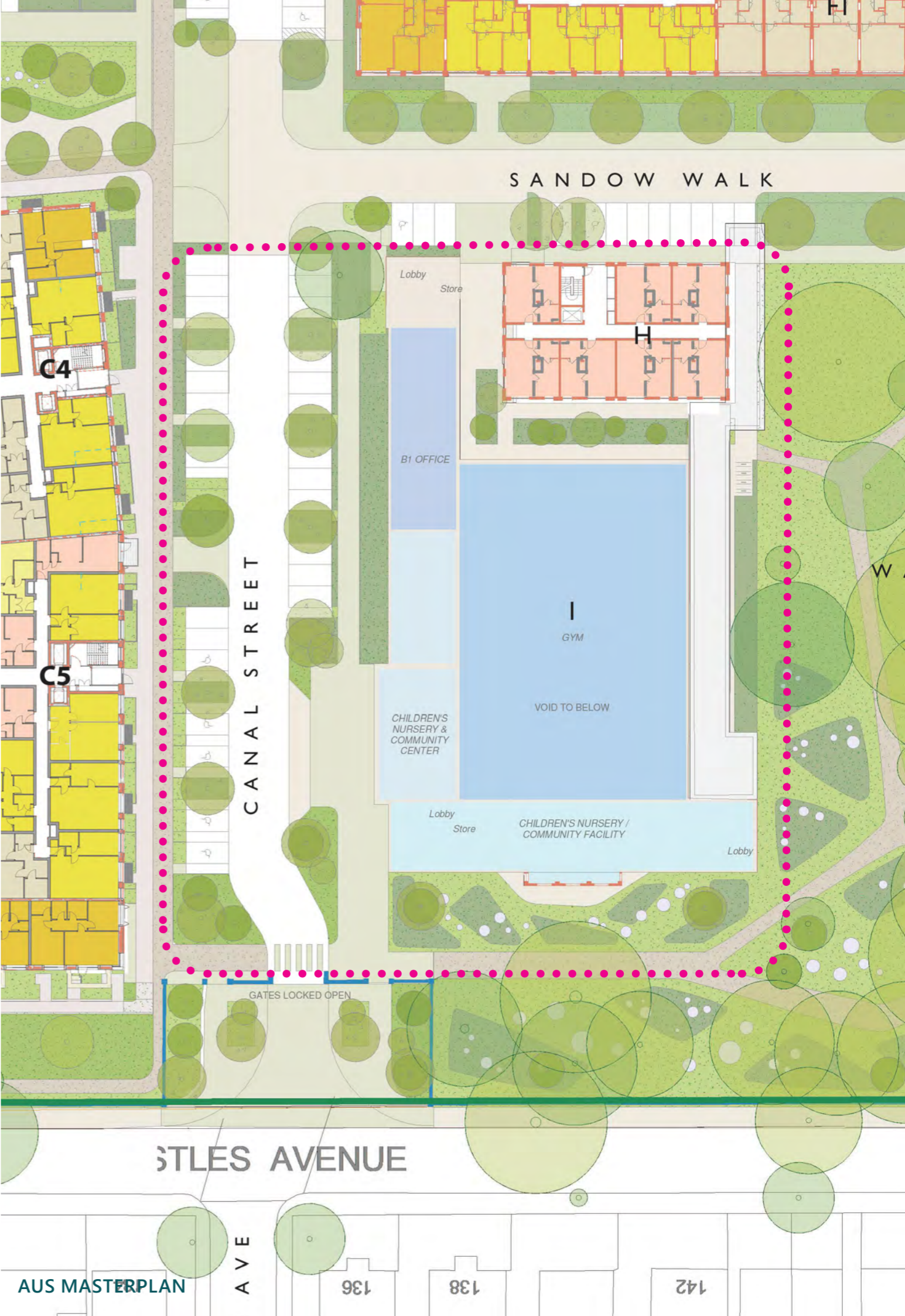
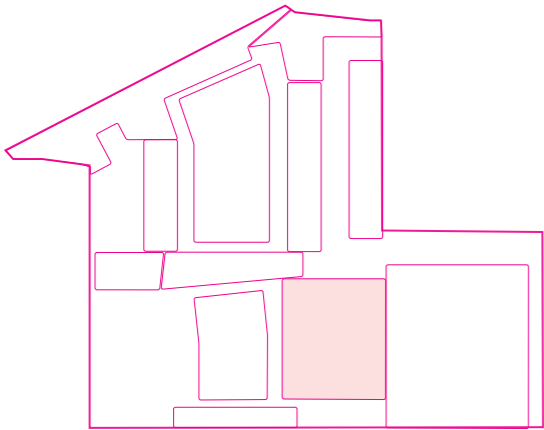


SECTION N PROPOSED

2.11 BLOCK H & I

The notes regarding the block H redesign below are included for information only. The changes were approved as part of the application for the revised proposals noted in the introduction.

1. Retention of the nursery garden on the south of the site.
2. Integration of a new lighwell courtyard in the centre of the building.
3. Loading bay and drop off zone seperated from the access road following feedback from highways during the application process.
4. Inclusion of 2nr accessible bays for the community use following feedback from highways during the planning application process.
5. A larger square between Block H & I with tree and ornamental planting
6. Road materials to match the paving areas installed on the road areas outside Block D to maintain the same threshold from Nestle Avenue.
7. Integration of latest artwork proposals.





SECTION O PROPOSED



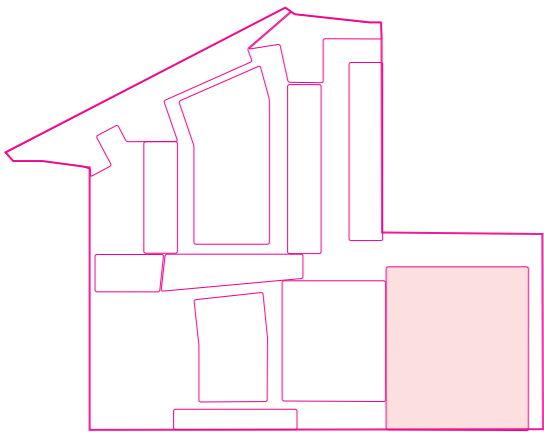
SECTION P PROPOSED



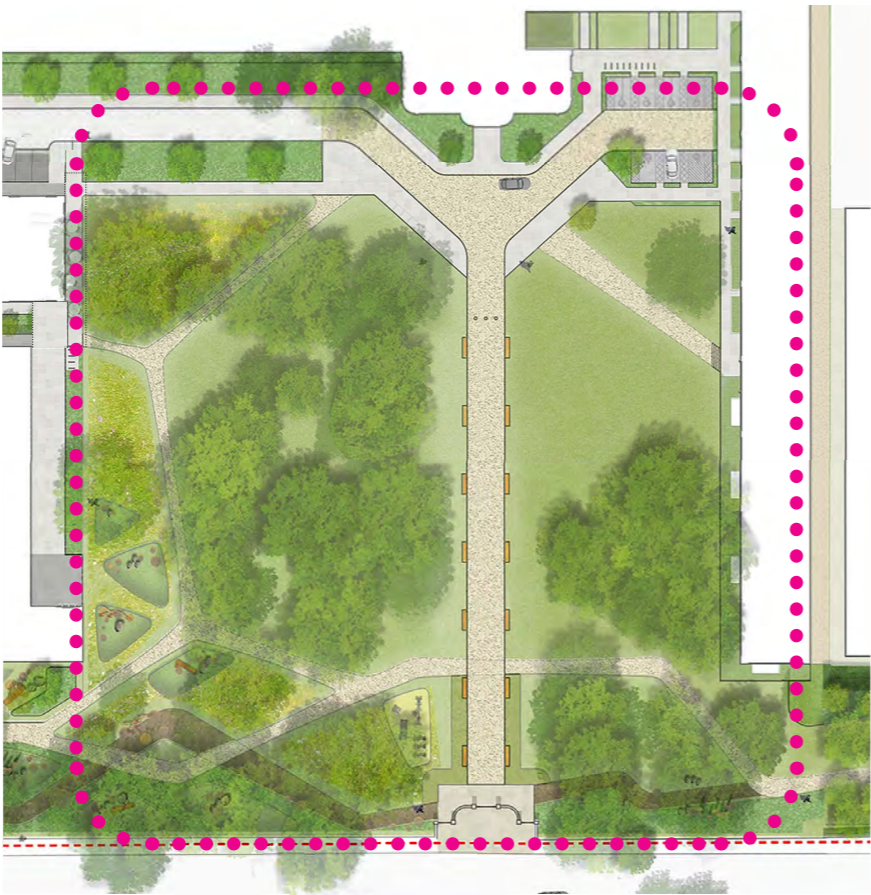
LATEST ILLUSTRATIVE LANDSCAPE MASTERPLAN

2.12 CARNATION GARDENS

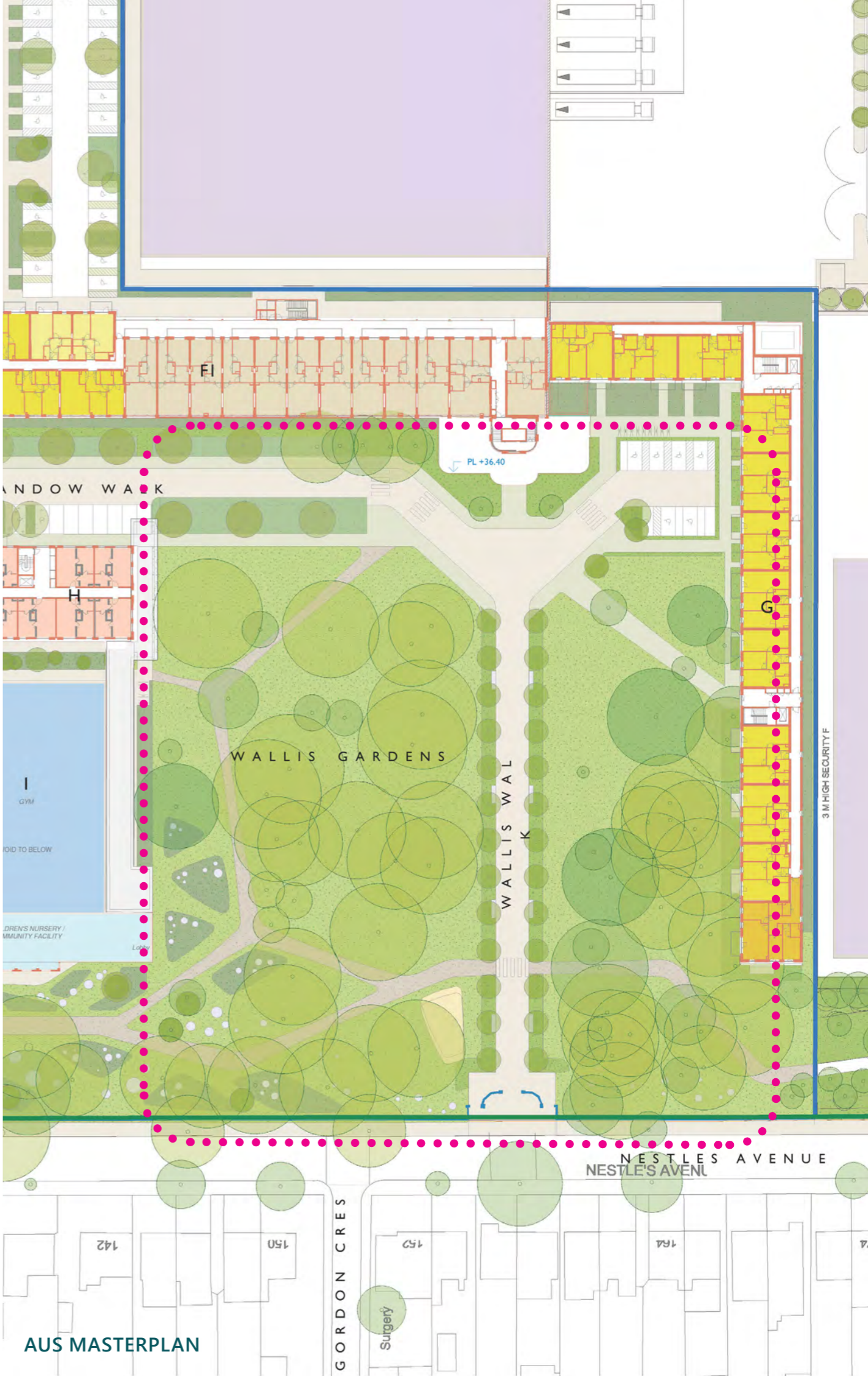
1. Retention of some of the temporary planting that has been installed around the temporary parking when the parking has been removed.
2. Removal of some of the temporary planting to ensure that the open feel of the original park design is maintained in the new design.
3. Pathway to connect the Block G entrance to the main entrance gate.
4. Relocation of the secondary paths to reflect the installed paths as part of the Marketing Suite paths.
5. Relocation of the play area positions to reflect the play spaces installed on site. Locations revised due to the marketing suite position.
6. Play area has been developed with reinforced grass surfacing to minimise the visual impact in the space. Formal play equipment has been included for improved play value.
7. Integration of the artwork proposals.



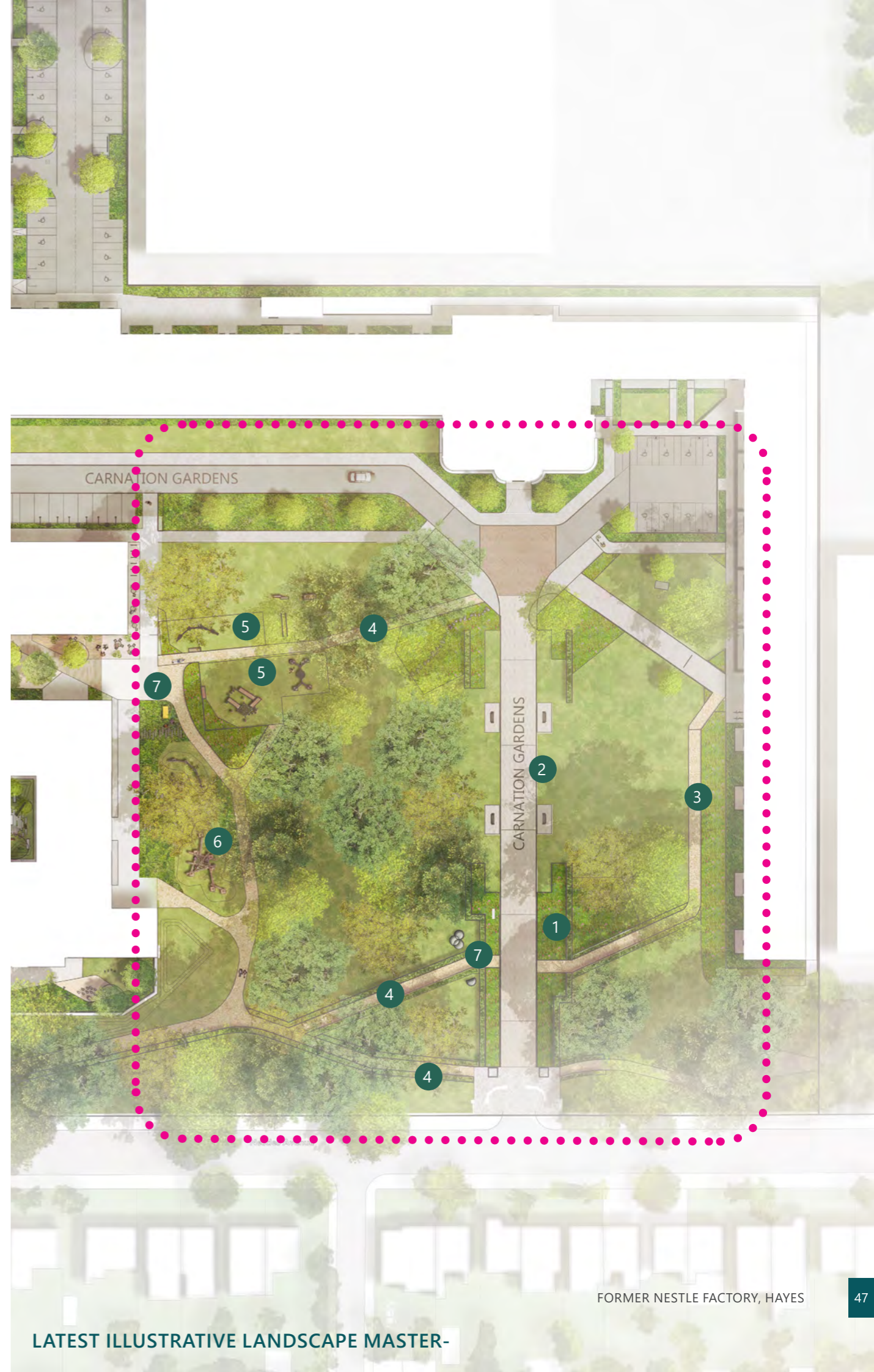
FORMER NESTLE FACTORY, HAYES



ORIGINAL ILLUSTRATIVE MASTERPLAN



AUS MASTERPLAN



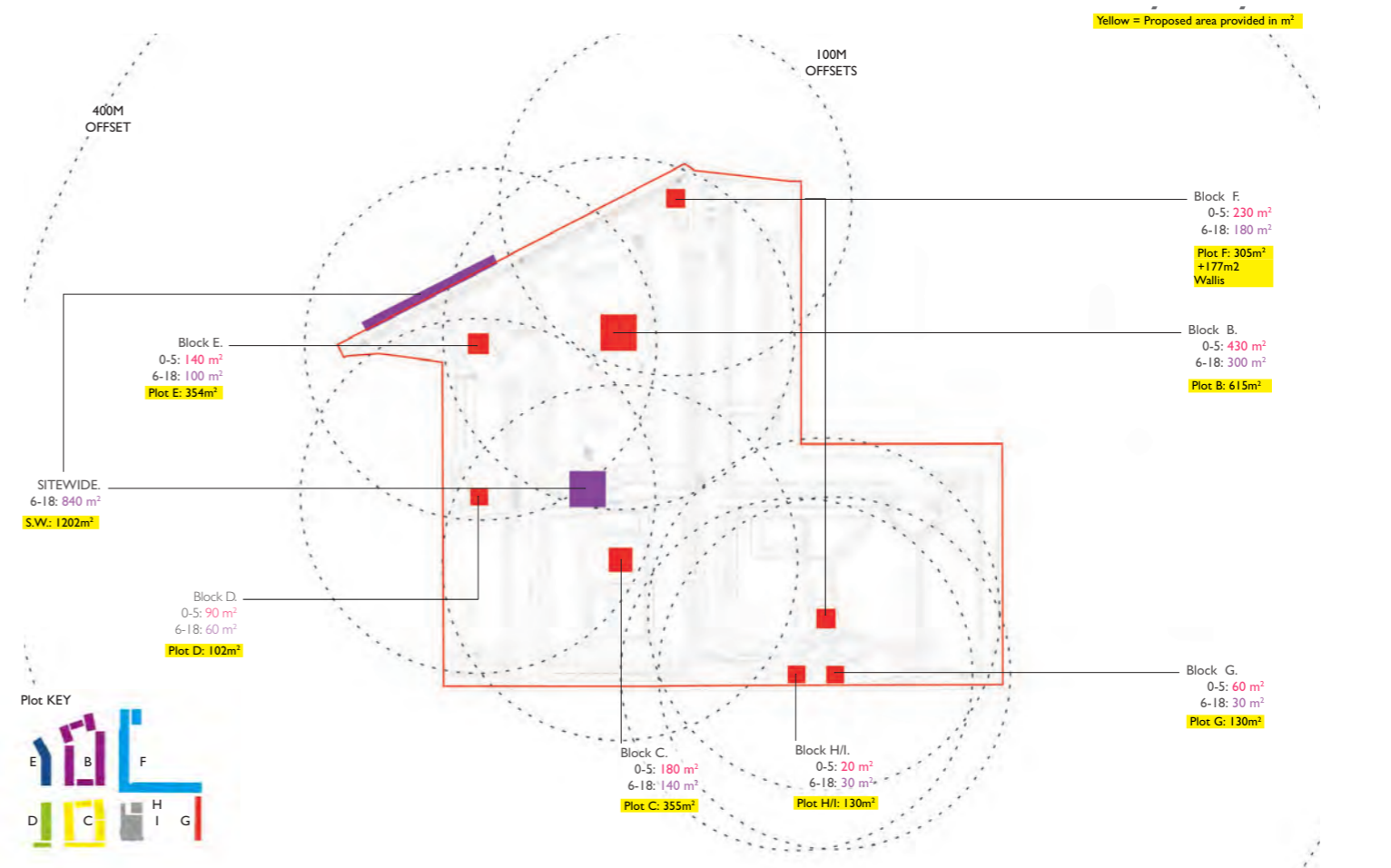
LATEST ILLUSTRATIVE LANDSCAPE MASTER-

FORMER NESTLE FACTORY, HAYES

3.0 SITE WIDE STRATEGIES

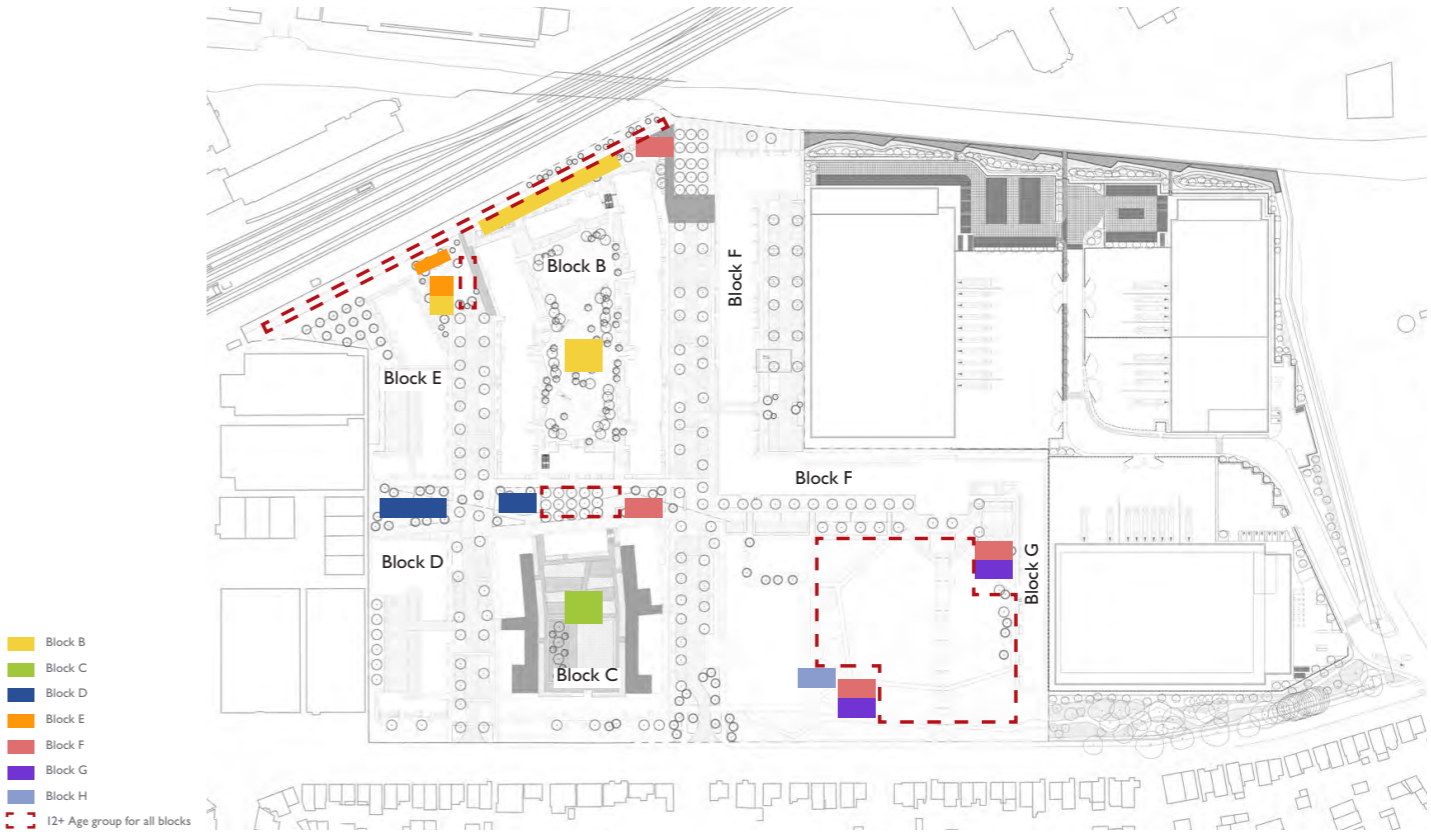
3.1 PLAY

The play strategy follows the principles set out within the AUS planning applicatuion.



DAS PLAY STRATEGY FIGURES

Sept 2020 (Revision 03 Calculators)								
	Block B Ph 4	Block C Ph 5	Block D Ph 2	Block E Ph 3	Block F Ph 1	Block G Ph 6	Block H Ph 6	No. of children
0-5	61	12	33	9	14	4	0	131
5-11	41	5	11	5	6	1	0	69
12+	26	3	8	4	4	1	0	44
Total GLA	1280	200	480	180	240	60	0	2440
Total Local	640	100	240	90	120	30	0	1220



DAS PLAY STRATEGY

- 0-4 Block B
 - 0-4 Block C
 - 0-4 Block D
 - 0-4 Block E
 - 0-4 Block F
 - 0-4 Block G
 - 0-4 Block H
- 5-11 Block B
 - 5-11 Block C
 - 5-11 Block D
 - 5-11 Block E
 - 5-11 Block F
 - 5-11 Block G
 - 5-11 Block H
- 12+ Block B
 - 12+ Block C
 - 12+ Block D
 - 12+ Block E
 - 12+ Block F
 - 12+ Block G
 - 12+ Block H

0-4 YEAR OLD

A landscaped space with engaging play features and places for cares to sit and talk, with features including:

- Climbing
- Rolling
- Balancing
- Jumping
- Social Interaction
- Imaginative play
- Sensory Play

5-11 YEAR OLD PLAY

Landscape areas with landscape and equipment so that children up to the age of 11 can play and be physically active, a flexible space , with space for carers as well as areas where children can gain a sense of independence to include features such as:

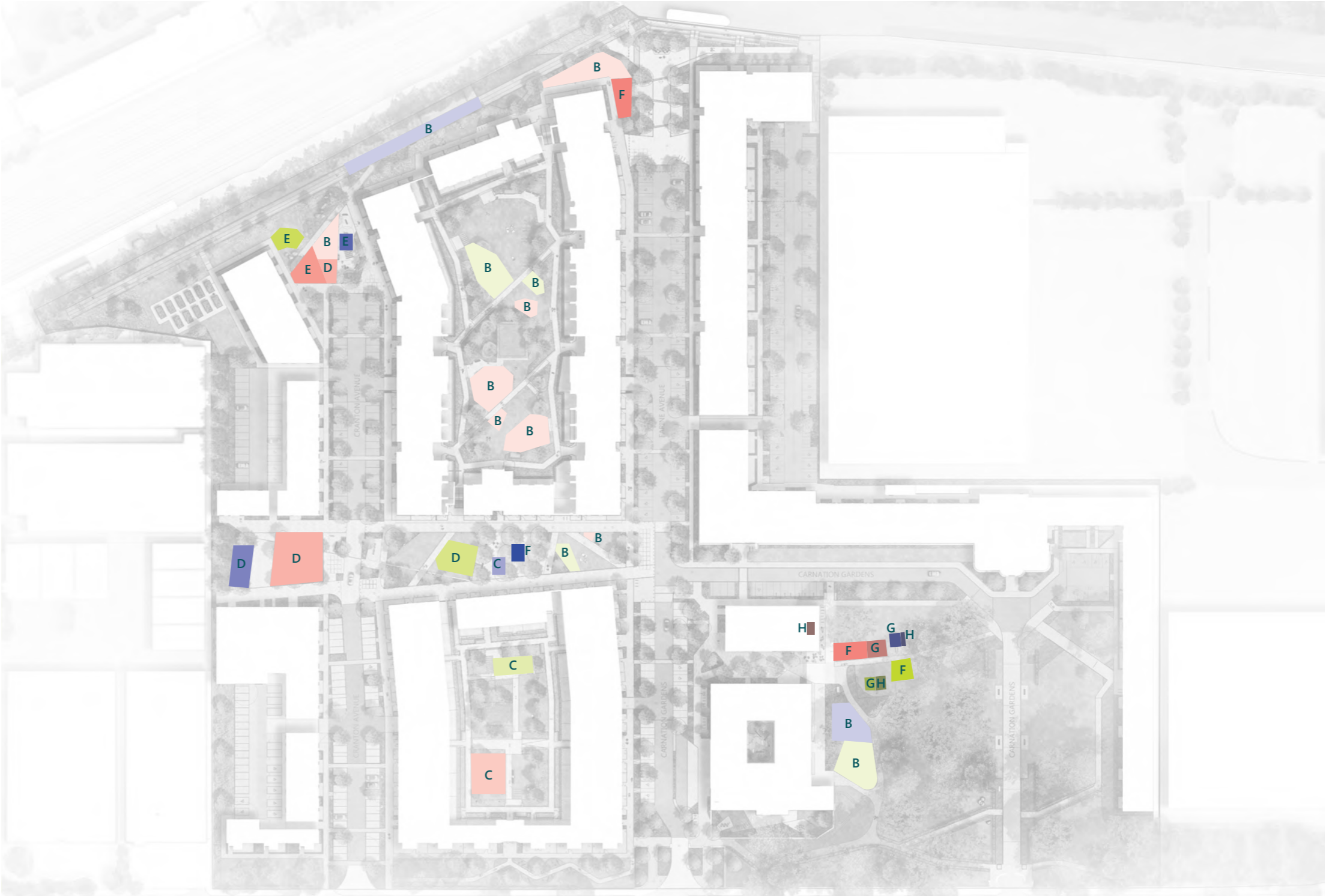
- Landscape equipment
- Seating
- Balancing
- Jumping
- Active and sensory play

12+ YEAR OLD PLAY

- Table tennis
- Chess tables
- Running track
- Swings for social interation
- Gym equipment

PROPOSED PLAY FIGURES

	Block B	Block C	Block D	Block E	Block F	Block G	Block H	Area sqm
0-4	612	124	318	90	14	4	16	1341
5-11	420	70	118	56	61	10	10	745
12+	296	30	67	43	44	10	2	492
Total	1328	224	503	189	246	60	28	2578



LATEST ILLUSTRATIVE LANDSCAPE MASTERPLAN

3.2 PLAY

The proposed style of play equipment for each of the zones is set out on the following pages. The images are provided to describe the quality and variety of play equipment. Details of the products will be provided as part of the condition discharge information.



BLOCK D 5-11

A circular inset image showing a wooden structure, possibly a bridge or a frame, with a small platform or scale hanging from it. The structure is made of light-colored wood and is set against a white background. The platform is a dark, circular object hanging from the structure by thin wires or ropes.

BLOCK F 12+

Three circular inset images showing different play areas: a green net climbing structure, a red circular platform, and a wooden playhouse.

A collage of five circular images showing various playground equipment. The top-left circle shows a wooden bridge with a person walking across it. The top-right circle shows a wooden slide structure with a ladder. The bottom-left circle shows a spring rider with a wooden platform and red springs. The bottom-right circle shows a child using a spiral slide. The bottom-center circle shows a child using a spiral slide.

A circular inset image showing a young child with dark hair, wearing a dark blue long-sleeved shirt and blue jeans, climbing a large, light-colored wooden log. The child is looking towards the camera with a smile. The background is a blurred outdoor setting with green foliage.

BLOCK B 5-11
BLOCK B 12+

3.3 TREE PLANTING

The tree strategy follows the principles set out within the AUS planning applicatuion. The locations of the trees and distribution within the categories has varied but the overall number has increased.

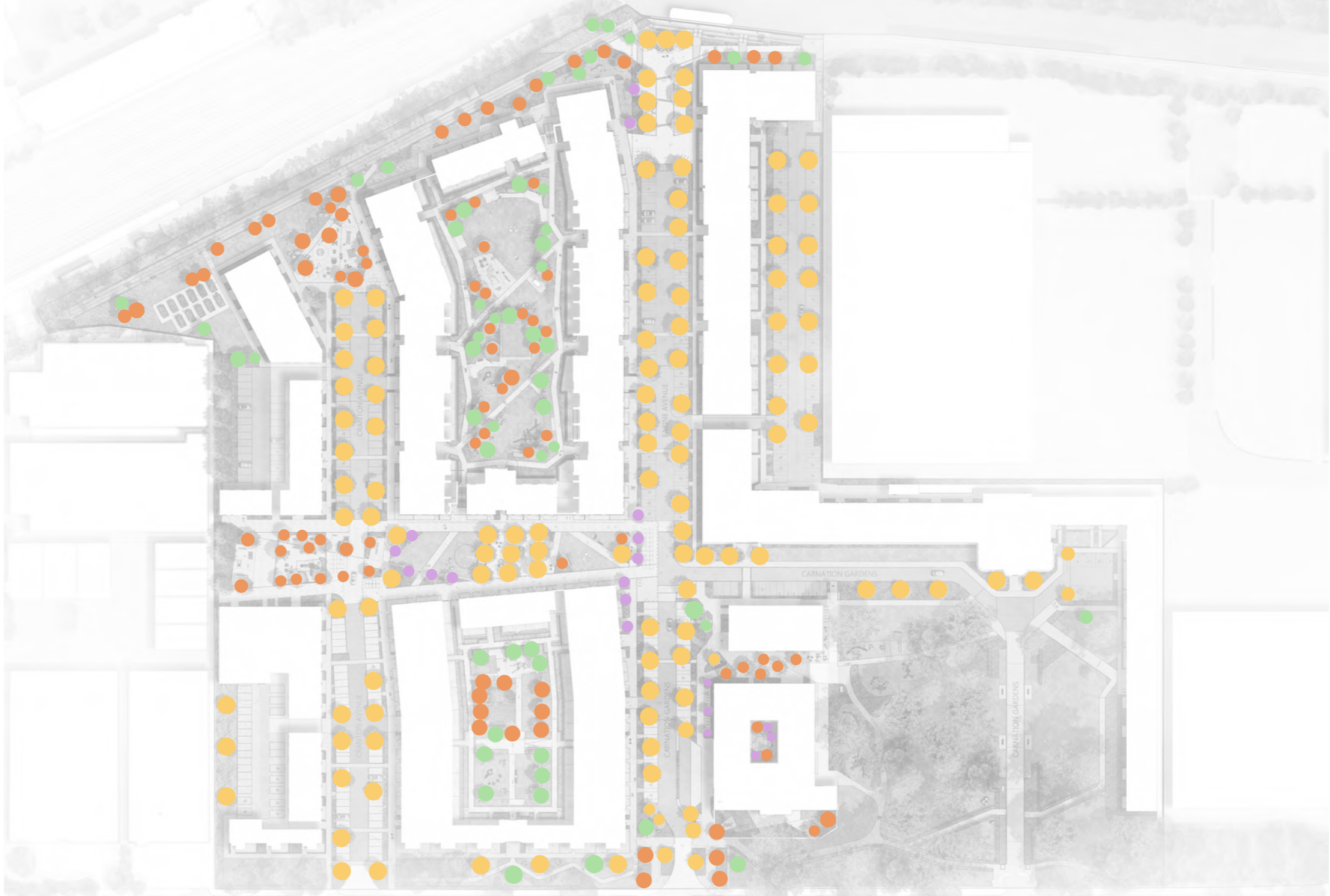
DAS TREE PLANTING FIGURES

- Street planting no. 107
- Ornamental planting no. 20
- Small ornamental planting no. 6
- Mixed native tree planting no. 110

Total: 234



AUS TREE PLANTING STRATEGY



LATEST ILLUSTRATIVE LANDSCAPE MASTERPLAN



WWW.STUDIO-BOSK.COM

STUDIO BOSK
PLUS X BRIGHTON
LEWES ROAD
BRIGHTON
BN2 4GL

OFFICE@STUDIO-BOSK.COM
01273 044206