

Planning Condition 11 – Landscape Scheme Supplementary Information

Client Colt
Project L4B1

Project Number 0493
Originator NWA
Volume XX
Level XX
Type RP
Role A
Number P0002

Revision Number **P01**
Date Issued 15/11/2023

Content

Summary	3
Overview	3
1. LPA comment 1: 19.04.13	4
1.1. Colt design team comments in response to LPA comment 1	4
Comment noted. Please refer to documents referenced in the overview.	4
2. LPA Comment 2 : 19.04.23	4
2.1. Colt team comments in response to LPA comment 2	5
3. LPA comment 3 : 19.04.23	5
3.1. Colt design team comments in response to LPA comment 3	5
4. LPA comment 4 : 19.04.23	5
4.1. Colt design team comments in response to LPA comment 4	6
5. LPA comment 5 : 19.04.23	6
5.1. Colt design team comments in response to LPA comment 5	7
6. LPA comment 6 : Soft Landscaping	7
6.1. Colt design team comments in response to LPA comment 6	7
7. LPA comment 7 : Hard Landscaping	8
7.1. Colt design team comments in response to LPA comment 7	8
8. LPA comment 8 : Public Square	8
8.1. Colt design team comments in response to LPA comment 8	9
9. LPA comment 9 : End of Beaconsfield Rd	9
9.1. Colt design team comments in response to LPA comment 9	9
10. LPA comment 10 : Lighting	9
10.1. Colt design team comments in response to LPA comment 10	9
11. LPA comment 11 : Landscape Maintenance	9
11.1. Colt design team comments in response to LPA comment 11	10



Summary

Overview

This document provides supplementary supporting information and clarifications to planning condition 11 (Discharge of External Landscaping) Planning application ref: 38421/APP/203/517, in response to comments raised by Hillingdon County Council. This technical note will provide commentary against items raised in the letter dated 20th July 2023. Please note that any comments within this document should be read in conjunction with the drawings which supplement this document:

- 1.a** DCS20109-BCA-DC-01-LP-DR-L-10200 - External General Arrangement Plan
- 1.b** DCS20109-BCA-DC-01-LP-DR-L-10213 - External General Arrangement Plan - With Attenuation
- 1.c** DCS20109-BCA-DC-01-LP-DR-L-10201 - Earthworks Plan - Phase 1
- 1.d** DCS20109-BCA-DC-01-LP-DR-L-10212 - Illustrative Cross Sections Through Building
- 1.e** DCS20109-BCA-DC-01-LP-DR-L-10206 - Illustrative Landscape Cross Sections
- 1.f** DCS20109-BCA-DC-01-LP-DR-L-10203 - Detailed Planting Plan - Phase 1
- 1.g** DCS20109-BCA-DC-01-LP-DR-L-10211 - Amenity Plaza Concept Proposal
- 1.h** DCS20109-BCA-DC-01-LP-DR-L-10204 - Detailed planting plan (External planters)
- 1.i** DCS20109-BCA-DC-01-LP-SP-L-00001 - External planter specification
- 1.j** DCS20109-BCA-DC-01-LP-DR-L-10207 - Roof terrace hardworks plan
- 1.k** DCS20109-BCA-DC-01-LP-DR-L-10209 - Roof terrace planter specification
- 1.l** DCS20109-BCA-DC-01-LP-DR-L-10205 - Detailed planting plan (Roof terrace)
- 1.f** Detailed planting plan (External planters)
- 2.a** DCS20109-NWA-DC-B1-00-DR-A-20200 - Refuse storage
- 2.b** DCS20109-NWA-DC-01-00-DR-A-10503 - Cycle Shelter
- 2.c** DCS20109-NWAA-DC-B1-LP-DR-A-10522 - Smoking shelter
- 2.d** DCS20109-NWA-DC-B1-LP-DR-A-10510 - Phasing plan (Temporary)
- 2.e** DCS20109-NWA-DC-B1-LP-DR-A-10512 - Phasing plan (Day Final)
- 2.f** DCS20109-ARUP-DC-01-LP-DR-C-92201 - Combined Civils
- 2.g** DCS20109-ARUP-DC-XX-XX-SP-C-98001 - Arup Kerbs and Footways specification
- 2.h** DCS20109-BWE-DC-XX-LP-DR-E-98204 - External Lighting Layout
- 2.i** DCS20109-BCA-DC-01-LP-SH-L-00001 - External Material Schedule

- 3a** Green infrastructure management plan
- 4.a** ISG Cold shell programme
- 5.a** DCS20109-BWE-DC-ZZ-LP-DR-N-98201 - Site wide combined external services
- 5.b** DCS20109-NWA-DC-B1-LP-DR-A-10511 - Fencing layout Temporary
- 5.c** DCS20109-NWA-DC-01-LP-DR-A-10513 - Fencing layout Day Final
- 5.d** DCS20109-NWA-DC-B1-LP-DR-A-10514 - Entrance elevation Temporary
- 5.e** DCS20109-NWA-DC-B1-LP-DR-A-10514 - Entrance elevation Day final
- 5.f** DCS20109-BCA-DC-01-LP-DR-L-00501 - Tree Pit Detail Within Raised Planters
- 5.g** DCS20109-BCA-DC-01-LP-DR-L-00502 - Raised Planter - Irrigation Tank Detail
- 5.h** DCS20109-BCA-DC-01-LP-DR-L-10208 - Roof Terrace Indicative Sections
- 5.i** DCS20109-BCA-DC-01-LP-DR-L-10210 - Roof Terrace Details
- 5.j** DCS20109-ARUP-DC-01-LP-DR-C-98211 - Kerbs, Footways and Paved areas
- 5.k** DCS20109-ARUP-DC-01-LP-DR-C-98270 - Road Pavements
- 5.l** DCS20109-NWA-DC-B1-LP-DR-A-10512 - Phasing Building 01 Day final

1. LPA comment 1: 19.04.13

1. Please resubmit information with clear referencing and please omit unnecessary information such as slab edge setting out information.

1.1. **Colt design team comments in response to LPA comment 1**

Comment noted. Please refer to documents referenced in the overview.

2. LPA Comment 2 : 19.04.23

1. Provided GA Drawing (DCS20109 - BCA - DC - 01 - LP - DR - L - 10200 S4 P03) confuses final and Day 1 arrangement, Drawing seems to show final landscape design yet Building 2 appears to be missing. Please correct.
2. This drawing should be presented in relation with ground floor layout and green roofs to be presented in a separate drawing.
3. In order to provide a readable drawing, GA section should be on a separate sheet. Labelled section C seems to show location of Section D and lacks soft landscaping closed to façade indicated in plan. Please amend and provide drawing showing final arrangement (Buldg 1 and 2 complete).
4. Drawings must include location of water storage tanks in section and plan and drainage locations
5. Label yellow elements in key (assumed lighting for the indicated external lighting the spacing appears to close)

2.1. **Colt team comments in response to LPA comment 2**

1. Drawing DCS20109 - BCA-DC-01-LP-DR-L-10200 S4, amended to reflect the day 1 configuration
2. Drawing DCS20109 - BCA-DC-01-LP-D -L-10200 S4, Drawing updated to incorporate the ground floor arrangement.
3. All typical sectional drawings are located on DCS20109 - BCA-DC-01-LP-D -L-10212, DCS20109 - BCA-DC-01-LP-D -L-10206 & DCS20109 - BCA-DC-01-LP-D -L-10206 (Terrace)
4. Water storage incorporated into Cross section drawings, as requested.
5. Lighting columns correctly reference on the GA drawings - Ref DCS20109 - BCA-DC-01-LP-DR-L-10200 & DCS20109 - BCA-DC-01-LP-DR-L-10213

3. LPA comment 3 : 19.04.23

Provide a coordinated GA drawing showing design of hard and soft landscaping, exterior lighting and drainage

3.1. **Colt design team comments in response to LPA comment 3**

1. Information available on drawing DCS20109 - BCA-DC-01-LP-DR-L-10200

4. LPA comment 4 : 19.04.23

HC are particularly concerned about the limited information re boundary treatment and lack of detailed drawings in relation to main gate, please include this in re-submission.

1. DCS20109 - BCA - DC - 01 - LP - DR - L - 10201 S4 P01 - This drawing shows earth work within the 8m buffer zone of Yeading Brook. These works are contrary to HCLP P2: DMEI 8 Waterside Development on sites that adjoin or include a watercourse should: Aii) not extend within 8 metres of the top of the bank of a main river or 5 metres either side of an ordinary watercourse or an appropriate width as may be agreed by the Council. The soil movement can impact on flooding further up/down stream and would require environmental officer's input. Please correct this drawing and resubmit.
2. DCS20109 - BCA - DC - 01 - LP - DR - L - 10206 S4 – This drawing very useful, however it was always made clear to the applicant that the impact towards the public route must be mitigated by planting. Currently only Section G-G follows this advice, section D-D and E-E must be adapted, and the fence line perhaps moved 30cm into the site.
3. The DAS from 18th 2022 (Page 15) continuously states and illustrates a 2.4m high weldmesh fence. Never has a 45 deg additional overhang element been shown. Please adjust detailed section and match design as shown in drawing CS20109-NWA-DC-B1-LP-DR-A-10514. The image

to the right illustrates HC design ambition, green framed image shows fence concealed by a hedge and image to the left with red frame shows hedge imprisoned by a fence.

4. DCS20109-NWA-DC-B1-LP-DR-A-10514 Each gate comprises 4 elements, which could be reduced to 2 elements if folding mechanism is changed to swing gates.
5. Please confirm why a third gate is required additional to the two of the lorry lock?
6. The metal gate is a visible feature, and the combination of small panels, chunky frame and mesh looks unfortunate. The architect should explore a more minimalistic approach by covering gate elements with a solid metal panel and to add signage. Please refer to illustrative approach on the next page.

4.1. *Colt design team comments in response to LPA comment 4*

1. Drawing DCS20109 - BCA - DC - 01 - LP - DR - L -- 10201 S4 Updated to reflect location of buffer Yeading Brook and associated buffer zone.
2. Further enhanced landscaping is not possible directly on the secure fence line. This is a client and tenant security requirement. This is due to ensure line of sight is maintained through the fencing, for either camera or security guard monitoring. This also avoid the risks associated with climbing aids – ensuring the secure line maintains the relevant security rating.
3. No fence toppers are included/ proposed. Drawing corrected to reflect this.
4. The configuration of the gate, 4 panels (bi-fold), this is a security rated product to meet PAS standards and cannot be changed. The gate is designed base on security analysis to prevent vehicle impact breaching the secure line. The modularisation of the system is based on system performance test data, based on the potential vehicle loads, speeds and attack lines
5. The 'third gate' referenced in the Hillingdon's letter, is a requirement for the fire tender access to the Western elevation, and to ensure the fire tender can fully circumnavigate the buildings.
6. Solid/ art elements on the weld mesh fence is not acceptable from Colt or tenant security. This is due to insurance line of sight is maintained through the fencing, for either camera or security guard monitoring.

5. LPA comment 5 : 19.04.23

Please provide material schedule. Material schedule to include the below elements and to state finishes, location, colours, sizes and manufacturer and illustrate each element with an image.

1. A comprehensive material schedule has been provided. Please add colour reference for Weldmesh fence and resubmit. (Consider RAL 7043)
2. The material schedule comprises both palisander and weldmesh fences, however drawing indicates weldmesh only, which is preferable.
3. HC have concerns re Powder coated planters within public square, as these are easy to damage (scratch), hence a more durable planter edge solution must be provided.

4. Following building control officer's input, the green wall panels must be of non-combustible material and hence the mobilane panel is not acceptable. Please update this schedule for material discharge of green walls.
5. Kent Stainless, Dundrum Cycle Shelter, No finish stated and the interest of consistency HC ask the applicant to consider powder coating finish RAL 7043

5.1. **Colt design team comments in response to LPA comment 5**

1. Material schedule updated to reflect fence colour, Black. This is a Colt and tenant security requirement.
2. Material schedule correct to reflect weldmesh only
3. Amended planter design proposed (Concrete), to reflect Hillingdon's concerns, please reflect to Material Schedule.
4. Green wall excluded from condition 11 and captured under planning condition 12.
5. Material schedule updated to reflect Hillingdon request.

6. LPA comment 6 : Soft Landscaping

1. Explore planter design between building 1 / 2 whether this could be designed as a SUD to absorb rainwater.
2. A further strip of soft landscaping should be accommodated between the two gates facing Bullsbrook Rd to provide an attractive street facing frontage.
3. CH Duct work should not run below the linear planter between Building 1 /2 and should run below asphalt area.
4. Duct work also seems to run in other area below planted area. For maintenance reasons and to maximise soil cover, duct work should run below driveway and not below grasscrete/planted areas.

6.1. **Colt design team comments in response to LPA comment 6**

1. Proposed adjustment agreed, design updated to reflect SUDs inclusion
2. Proposal incorporated into day final layout as per the Hillingdon request.
3. Please note the planters are free standing and avoid clash with below ground services. Any crossing services are located deeper, below the top/ sub soil zone.
4. Services are positioned subject to functionality and have limited scope for relocation, however we note the planters are free standing and avoid clash with below ground services. Any crossing services are located deeper, below the top/ sub soil zone.

7. LPA comment 7 : Hard Landscaping

1. The footpath south of the boundary line is currently the only available pedestrian walkway. This must be designed fully inclusive, prioritise pedestrians' safety and clearly marked. The mini island with the bollards need to be accessed by pedestrians too and requires dropped kerbs. Please adjust this drawing and resubmit.
2. Concrete pavers to South of the building between parking bays should follow kerb line, direction of pattern run should be adjusted. (indicated in purple below)
3. Please ensure manhole covers will be covered with resin bonded gravel, asphalt or concrete pavers, to achieve a coherent design.
4. Planted area should be consistent and small areas not subdivided into low level planting bed and raised planters Surface water drain location not indicated in landscape drawing.

7.1. **Colt design team comments in response to LPA comment 7**

1. Layout amended to reflect Hillingdon comments, Crash rated planters replace bollards, avoiding duplication
2. Design amended to reflect Hillingdon comments refer to Drawing DCS20109 - BCA-DC-01-LP-DR-L-10200.
3. Design amended to reflect Hillingdon comments Manhole covers to be recessed with inbond resin, asphalt or concrete pavers to provide continuous finished surface.
4. Design aligns with approved scheme and reflects the requirements for a heavily serviced building. Raised planters were incorporated into the scheme to enable to inclusion of trees into the scheme.

8. LPA comment 8 : Public Square

1. We think the precedent image (King's Cross) is well chosen and shows resin bonded gravel. However, the materiality schedule for Tudor Works states self bonding gravel, which disadvantages people on wheels (wheelchairs, scooters, cycles) as it creates an uneven surface. Please amend/resubmit materiality schedule to show resin bonded gravel.
2. The change of materials creates the impression subdivides areas into small spaces. The spotty concrete pattern should be replaced by resin bonded gravel, so that the whole area appears more generous.
3. Provide integrated seating on the edge of the planter as to not further obstruct limited space (as per provided reference image)
4. Please provide an element of play on the way, perhaps a balancing beam, small animals and consider a display showing how much energy is currently produced with PV. Consider change lighting colours on match days (perhaps if Hayes Yeading FC are playing the building lights up in yellow/red on that day. Drastic changes during the day must be avoided as this would distract drivers approaching on Parkway)

5. The end of Beaconsfield Rd should be either stopped by the planter or bollards, but not both. The kerb at the end of Beaconsfield Rd should be a drop kerb to allow straight access to the footpath for people on wheels.

8.1. ***Colt design team comments in response to LPA comment 8***

1. Material schedule updated to reflect Hillingdon request.
2. Material schedule updated to reflect Hillingdon request.
3. Agreed, design amended to reflect Hillingdon proposal
4. Proposal alterations from Hillingdon are not able to be incorporated into the design.
5. Layout amended to reflect Hillingdon comments, Crash rated planters replace bollards, avoiding duplication of security measures. Refer to drawing DCS20109 - BCA-DC-01-LP-DR-L-10200.

9. LPA comment 9 : End of Beaconsfield Rd

1. The dead-end space outside the redline boundary needs to be resolved to prevent illegal parking. Alan Tilly and Anke Boehme have liaised with HC highways department, which have verbally agreed that this land could be transformed from road into a landscaped area to extent the public space provision.

9.1. ***Colt design team comments in response to LPA comment 9***

1. Noted – We await the output. Any adjustments to be reflected under s278 works

10. LPA comment 10 : Lighting

1. Lighting locations need to be coordinated with HC highway teams and the public square should be illuminated by a more pleasant lighting than just street lights.

10.1. ***Colt design team comments in response to LPA comment 10***

1. Noted – We await the output. Any adjustments to be reflected under s278 works

11. LPA comment 11 : Landscape Maintenance

1. Please clarify how the collected water in the attenuation tanks can be utilised for irrigation.



11.1. *Colt design team comments in response to LPA comment 11*

1. Irrigation of landscaping is not by attenuated water.

----- end of document -----



The Old Dairy, Harpendenbury Farm,
Redbourn AL3 7QA
Tel: 01582 792 500