

# REGENT'S PARK ESTATES

## DOCUMENT OF ALTERATIONS

For

LOVELL  
PARTNERSHIPS  
LTD







**ACD**  
**ENVIRONMENTAL**

Ecology  
Archaeology  
Arboriculture  
Landscape Architecture

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## 1.0 Value Engineering Proposals

1.1 The following schedule lists the current materials from the approved plans against a proposed alternative to reduce the cost of the scheme.

APPROVED MATERIAL		PROPOSED ALTERNATIVE	
Staffordshire Blue Clay Pavers 200x100x60mm (supplied Kettley Brick Company Ltd)		Marshalls Keyblok paving colour 'Charcoal' 200x100x60mm (supplied Marshalls)	
Reclaimed Granite cobbles		Marshalls Conservation Granite Aggregate Setts colour 'Charcoal'	
In-situ concrete raised planters		For community use: Timber sleepers	
In-situ concrete raised planters		For amenity planting use: Proposed external finishes	
Timber hardwood retaining planter (Woodscape)		'Grenadier' Iroko treated hardwood planters (supplied by Street design)	
Concrete benches with timber slats used within Robert Street		Steel framed timber benches, Iroko timber slats and steel frame/ armrests 'Willenhall Seat', (supplied by Broxap)	

Granite benches		Steel framed timber benches, Iroko timber slats and steel frame/ armrests 'Willenhall Seat', (supplied by Broxap)	
1.1m high white powder coated galvanized steel diamond railings		'Sentry' metal railings, powder coated black (supplied by Jacksons)	
Setts 200x100mm, used within Newlands		Marshall Tegula setts, colour 'Pennant Grey' (supplied by Marshalls)	

## 2.0 Agreed Changes

- 2.1. In addition to the proposed alternative materials (if agreed), the following changes will also be included within the updated landscape proposals.

### *Varndell Street*

- 2.2. The moss planting, planted amongst the gaps in the pebbles will be removed from the landscape plans. This will be conventional hard standing in accordance with the rest of the scheme.

### *Rydall Water/ One Stop Shop*

- 2.3. Planting to be omitted from raised planters, provided for community use.
- 2.4. The Breedon gravel roadway is to be substituted for a 'Keyblok' concrete block paving roadway.
- 2.5. The central proposed tree is to be removed and the proposed benches to be re-instated, in accordance with the original plans.
- 2.6. The moss planting, planted amongst the gaps in the pebbles will be removed from the landscape plans. This will be conventional hard standing in accordance with the rest of the scheme.

### *Newlands*

- 2.7. Water pump and rill and pebbles feature to be substituted by a dry water feature.
- 2.8. Maze at front of site to be set back and to revert to a more central location within the site.

- 2.9. Remove tree group on drawing from front of site, following removal.
- 2.10. Remove setts from hard landscape where set within Breedon gravel and keep as Breedon gravel.
- 2.11. Remove setts from around building and replace with Marshalls concrete block paving.

*Robert Street*

- 2.12. Disabled parking bays to be removed.
- 2.13. The chequerboard pattern on the roadway comprising bitmac surfacing and granite setts will be substituted for concrete block paving.
- 2.14. The moss planting, planted amongst the gaps in the pebbles will be removed from the landscape plans. This will be conventional hard standing in accordance with the rest of the scheme.

*Cape of Good Hope*

- 2.15. No additional changes, subject to those in section 1.0.

*Victory Pub*

- 2.16. No additional changes, subject to those in section 1.0.

*St. Bede's Mews*

- 2.17. The landscape plans will be updated to include the additional raised planter shown on the approved drawings, but located beyond the red line boundary, in the south west corner.

- 2.18. The granite cobbles will be substituted for concrete block setts.

*Dick Collins Hall*

- 2.19. The existing trees T42/T43, will be cut down and removed and subsequently replanted with one Plane tree.
- 2.20. A recently planted tree along Redhill Street will be added to the drawing.
- 2.21. Planting to be omitted from raised planters, provided for community use.
- 2.22. The granite seating/ planter features on the podium slab area will be replaced by conventional raised timber planters, subject to structural engineer's assessment.

### 3.0 Justification for Variations from Approved Plans

#### *Varndell Street*

- 3.1. The roundabout play feature has moved from underneath the canopy of existing trees. This was also an area of long grass habitat for ecological enhancement, wholly inappropriate for this location. Therefore, it was re-located to the grassed area where the play boulders were. The play boulders were in turn, moved further north alongside the timber play animals.

#### *Rydall Water/ One Stop Shop*

- 3.2. No further changes, subject to those in sections 1.0 and 2.0.

#### *Newlands*

- 3.3. The proposed play equipment has been moved underneath the canopies of the existing trees. The installation of the play equipment, as well as the conflict of the height of the equipment against the canopy, would detrimentally harm the integrity of the trees. These have subsequently been moved around to sustainable locations.
- 3.4. Grass matta safety surfacing has also been used in lieu of the bonded rubber mulch to maintain a softer appearance to the landscape and provide a more porous surface to assist the existing trees.

#### *Robert Street*

- 3.5. No further changes, subject to those in sections 1.0 and 2.0.

*Cape of Good Hope*

- 3.6. A few of the herbaceous plant species within the mixed planting beds were substituted for evergreen species, to create some all year round interest to the planting beds within prominent locations

*Victory Pub*

- 3.7. No further changes, subject to those in sections 1.0 and 2.0.

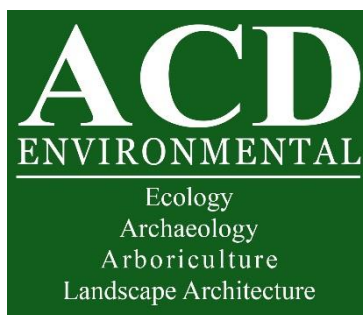
*St. Bede's Mews*

- 3.8. No further changes, subject to those in sections 1.0 and 2.0.

*Dick Collins Hall*

- 3.9. Some of the planting species on the northern side of the proposed building have been substituted or additional planting species, due to the intolerance of shade and likely failure of the approved planting.





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