

27 Feb 2019

To whom it may concern,

Ref: Planning Consent 2016/6785/P

Design Statement to summarise revisions in relation to submittal for Clearance of Condition 8

Landscape Plan (606-17000B):

1. Bollards omitted to the east end of The Paddock area - There is no longer an operational requirement for automatic vehicle bollards in this area, so these have been omitted to reduce visual clutter.
2. Bollard numbers reduced adjacent to the Porters accommodation and No.1 South Square archway - Due to the extent of existing underground services it is not possible to accommodate two automatic bollards in each of these areas, so these have been reduced to a single bollard in both. This again helps to minimise visual clutter.
3. Realignment of granite sett cobbles - In order to more clearly define and separate the public and service areas the granite setts have been realigned to terminate at the Porters / Staff entrance and prior to the UKPN substation. This aims to enhance the feeling of a public domain around the Office entrance and Porters reception whilst visually discouraging public access to the service road area beyond.
4. Asphalt service road - The previously proposed resin bound treatment was in response to proposals for resin bound access roads throughout the Inn's estate. However, this is no longer the intention and therefore the service element of The Paddock has been returned to a new asphalt wearing course to match the existing.
5. Existing concrete pavers / kerbs – It is intended to retain the existing kerbs and concrete block pavers for the extent of the Paddock service road to the north. These will be cleaned and where necessary re-laid to provide a consistent pedestrian surface.
6. Cycle stores – Internal brick dividing partitions have been removed and replaced with mesh framed dividers to match the external enclosure. Door arrangement has been reconfigured to provide two outward opening doors per bay. PPC metalwork colour to frame & mesh revised to bronze tone to match metalwork of main building.
7. Planter to east gate - relocated from east end of Paddock service road to Porters / Staff entrance area and enlarged, to enhance the public domain with an increased planting area.

Landscape Materials (606-17001):

1. Material images update - Resin bound image removed (as item 4 above) and bollard & planter images relocated to drawing 606-17002.

2. Granite setts – finish revised to fine picked in lieu of sawn finish to provide a more useable wheelchair & pedestrian surface.

Landscape Furniture (606-17002):

1. Metal planters - Finish revised to bronze tone to match adjacent metalwork of new building at 19 High Holborn.
2. Cycle / Bin Stores - Illustrative images added for proposed Falco mesh system. Finish bronze as item 6 above.

Kind regards,

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