



No.	Planning Condition	Notes	Relevant Drg. No.:
1)	<i>As previously mentioned, the play features proposed are not considered acceptable. The table with the topographical map is basic in terms of historic interpretation, and the blocks are arranged in such a way that they offer limited play value, they are ad hoc.</i>	<ul style="list-style-type: none">Doc. No. MPP2-TRI-ZZ-ZZ-RP-L-1002 was submitted for comment and discussion. We were keen to understand whether or not the strategy for replacing the Cube L Climbing Frame with small-scale sculptural and playable features was acceptable to the Local Planning Authority. We believe that these latest comments confirm that the development of smaller bespoke features, in lieu of the Cube L Climbing Frame is acceptable, although the exact form of these bespoke structures is yet to be agreed.Section 3.8 of Doc. No. MPP2-TRI-ZZ-ZZ-RP-L-1002 illustrates a possible 'Table' arrangement to provide an historic interpretation of the flow of the River Fleet through the site. This is based upon a precedent in Liverpool that is illustrated in Section 3.6. We note your comment that this is 'basic in terms of historic interpretation'. We are happy to explore options for this feature if the fundamental strategy for smaller bespoke elements is acceptable. We note the precedent images provided and have commented on these in point 5 below.We strongly disagree that the 'blocks are arranged in such a way that they offer limited play value, they are ad hoc'. The 'Mail Rail Cubes' are arranged in such a way that they allow children to run through, over and around each cube. They are also arranged so that people sitting in the Commercial Unit or at the associated Café Frontage will be able to read the 'M A I L – R A I L' text. Another benefit of the alignment of these cubes is that they provide an informal bollard arrangement. They allow emergency and maintenance vehicle access to the frontage of Block C (a required 3.7m wide access route) but restrict any possible vehicle access to the centre of the Square. They also directly align with the entrance to the Mail Rail Museum.	<p>MPP2-TRI-ZZ-ZZ-PL-L-1005 P01 General Arrangement - Square P (Level 00 & Level 01 Combined) (Planning Issue)</p> <p>MPP2-TRI-ZZ-ZZ-RP-L-1002 P02 Mount Pleasant Phase 2 Square P & The Walk (Planning Issue)</p>
2)	<i>We need the addition of a sculptural, playable feature. The proposals have gone from a big, specifically play based feature (i.e. the climbing cube), to a range of small, non-playable features – and do not fulfil the play brief nor satisfy the requirements of the planning condition.</i>	<ul style="list-style-type: none">We believe the scheme illustrated within Doc. No. MPP2-TRI-ZZ-ZZ-RP-L-1002 is fully compliant with the wording of the approved Publica Play Strategy document. The play strategy refers to 'playable, climbable, and tactile small-scale sculptures for all ages to engage with and sit on'. The 2013 originally consented scheme is reviewed in Section 2.0 of this report. We have worked very hard to develop an updated landscape design that is fully compliant with this 2013 aspiration for Square P. We believe it is a significant improvement upon the Broadway Malayan design which did not respond to the site's technical constraints or the consented play strategy.The omission of the Cube L Climbing Frame, which was not complaint with the play strategy, offers an opportunity to introduce small-scale sculptural artwork features which are in keeping with the recommendations of the play strategy report.We believe your comments are requesting sculptural features which are more play-based, rather than sculptures which all ages can engage with and sit on? The proposed 'River Fleet Table' described in Section 3.6 and 3.8 is perhaps better described as a seating element that children and adults can engage with.An alternative arrangement for the 'River Fleet Table' is explored in Appendix C of the updated Doc. No. MPP2-TRI-ZZ-ZZ-RP-L-1002 Rev P02. We have explored the development of a more playable feature. We believe the approach illustrated in Appendix C is playable, climbable, tactile and suitable for all ages to engage with and sit on.	<p>MPP2-TRI-ZZ-ZZ-PL-L-1005 P01 General Arrangement - Square P (Level 00 & Level 01 Combined) (Planning Issue)</p> <p>MPP2-TRI-ZZ-ZZ-RP-L-1002 P02 Mount Pleasant Phase 2 Square P & The Walk (Planning Issue)</p>
3)	<i>You have offered to revert back to the climbing cube feature but we want to push your design team harder to find a happy medium, other things that might be more suitable than what is currently proposed and leave more space available, in addition to the additional features you've suggested.</i>	<ul style="list-style-type: none">Appendix B of Doc. No. MPP2-TRI-ZZ-ZZ-RP-L-1002 illustrated the possible retention of the Cube L Climbing Frame. Different members of the Team have interpreted your written comments in different ways. Some people believed your earlier comments were pushing for the retention of this large climbing frame. However, we believe that this latest round of comments confirms that this is not the case?Please confirm that it is acceptable to omit the Cube L Climbing Frame if we can provide an alternative bespoke feature that is acceptable. As described above the intention is to replace the Cube L Climbing Frame with 'playable, climbable, and tactile small-scale sculptures for all ages to engage with and sit on'.	<p>MPP2-TRI-ZZ-ZZ-PL-L-1005 P01 General Arrangement - Square P (Level 00 & Level 01 Combined) (Planning Issue)</p> <p>MPP2-TRI-ZZ-ZZ-RP-L-1002 P02 Mount Pleasant Phase 2 Square P & The Walk (Planning Issue)</p>



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4)	<p><i>It should be possible to come up with a bespoke feature, such as a climbing wall, boulder, smaller climbing feature. This feature in addition to the table tennis table and seats/stones etc. would create more of a recreational mix. The piece of play equipment needs to give the space some character and be a landmark. Something more natural in an area that is devoid of it.</i></p>	<ul style="list-style-type: none"> • See Appendix C of the updated Doc. No. MPP2-TRI-ZZ-ZZ-RP-L-1002 Rev P02. This section explores a possible alternative to the 'River Fleet Table' previously illustrated in Section 3.6 and 3.8. We believe you are requesting a more playable feature that would appeal to younger children. • We like the idea of an historical interpretation of the flow of the River Fleet. The research shown in Section 3.7 confirms that the River Fleet once flowed through the middle of the Square, and the sites topography reflects this gentle river valley. The design illustrated in Appendix C would incorporate natural stone blocks with a water tap. When adults or children push this tap water would flow down a channel to offer a playful interpretation of the flow of the River Fleet through the site. • The original concept of a 'River Fleet Table' illustrated in Section 3.6 and 3.8 was for a tactile small-scale sculpture for all ages to engage with and sit on. We believe that the updated design illustrated within Appendix C adds playable and climbable elements. • We believe that the use of small-scale sculptural elements are better suited for this well planted, intimate space than large dedicated pieces of play equipment. • Large climbing walls or climbing boulders would dominate what is a small-scale intimate space. They would require a 'safe fall zone' surfaced with an appropriate rubber crumb safety surface. Furthermore, we must consider loading and restricted foundation constraints associated with the site. Below Square P we have a complex 'Blue Roof' attenuation system over the structural slab of the Basement Energy Centre. This must influence the landscape finishes above. 	<p>MPP2-TRI-ZZ-ZZ-PL-L-1005 P01 General Arrangement - Square P (Level 00 & Level 01 Combined) (Planning Issue)</p> <p>MPP2-TRI-ZZ-ZZ-RP-L-1002 P02 Mount Pleasant Phase 2 Square P & The Walk (Planning Issue)</p>
5)	<p><i>Below is a selection of inspiration for Mount Pleasant – focussing on the opportunity for a climbable feature that is appealing to a slightly older age range, and which still offers a 'statement' piece for the site:</i></p> <p>Natural climbing boulders: https://gbdmagazine.com/urban-boulders/ https://www.peeruk.org/chrisdorleybrownjohnfrankland/</p> <p>Concrete climbing boulders: https://www.tripadvisor.co.uk/Attraction_Review-g186338-d15070828-Reviews-Judd_Street_Open_Space-London_England.html#media-atf/15070828/343362197:p/?albumid=-160&type=0&category=-160 https://eldowalls.com/blogs/feed/climb-on-huskers-your-boulder-is-ready</p> <p>Alternative approaches to a boulder https://www.cedstone.co.uk/landscape/product-range/play-stacks https://www.skateon.nl/project/bouldering-deltaplantsoen-den-haag/ https://www.kompan.com/en/gb/products/play/play-systems/bloqx</p>	<ul style="list-style-type: none"> • Thank you for providing these precedent images and website links. • <u>Natural climbing boulders</u> • We do not believe that large natural climbing boulders are appropriate for this Square. Large features like this would cause loading issues for the basement structure below, particularly in the middle of the Square. This is a podium landscape over a basement Energy Centre which brings technical constraints. We must also be mindful of the technical constraints associated with the below ground 'Blue Roof' attenuation system. • Another factor to consider is that large climbing structures will require a significant area of rubber crumb safety surface. We are keen to avoid the use of a 'safe fall zone' rubber crumb safety surface and to maintain a high-quality natural stone finish throughout. Section 3.9 and 3.10 of Doc. No. MPP2-TRI-ZZ-ZZ-RP-L-1002 for details of the proposed paved surface. • <u>Concrete climbing boulders</u> • We do not believe that concrete climbing boulders would be suitable for Square P. We wish to create a high-quality piece of public realm utilising natural stone materials. • <u>Alternative approaches to a boulder</u> • Of the precedent images provided we would favour the development of a small-scale feature along the lines of the CED Play Stacks. • We do not believe that a dedicated piece of play equipment is suitable for Square P (or that it complies with the Publica Play Strategy). If a dedicated piece of play equipment was to be installed it would trigger the requirements associated with a play area. It would necessitate the introduction of a rubber crumb safety surface. • If a bespoke artwork feature can be developed that is below 600mm in height, then no safety surface is required. It can then also be used as an informal seating element by older age groups. • A further consideration is surveillance. We are keen for as much of Square P as possible to be visible from the main lobby and Concierge Front Desk. This will reduce the possibility of any anti-social behaviour. One of the principals set out within the Publica Play strategy refers to 'maintaining maximum visual connection between the café seating and space will encourage parents to allow their children to play'. • We also refer back to the Publica Play Strategy recommendations for 'playable, climbable, and tactile small-scale sculptures for all ages to engage with and sit on'. 	<p>MPP2-TRI-ZZ-ZZ-PL-L-1005 P01 General Arrangement - Square P (Level 00 & Level 01 Combined) (Planning Issue)</p> <p>MPP2-TRI-ZZ-ZZ-RP-L-1002 P02 Mount Pleasant Phase 2 Square P & The Walk (Planning Issue)</p>



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6)	<p><i>As above we think it would be beneficial to retain the table tennis table, and some of the heritage features in addition to a climbing feature, if they can be accommodated in a way that doesn't clutter the main route through the space.</i></p>	<ul style="list-style-type: none">• These latest comments make no mention of the overall layout of the Square, planting strategy, tree planting, seating arrangements etc. Can the Planners please confirm that the layout of the Square is acceptable subject to the agreement of the exact form of bespoke features and play elements? If the basic arrangement of the Square is acceptable then we need to detail granite cladding units, coping special units etc for manufacture. Given the programme constraints this is urgent.• The centre of the square has been intentionally left free from furniture. We believe that a simple open space where children can run around enhances the play provision. It also provides an unobstructed route through the space for pedestrians.• We will retain the table tennis table (ping pong table).• Would the Planners like the play features suggested for incorporation in the planting areas to be retained? Section 3.0 of Doc. No. MPP2-TRI-ZZ-ZZ-RP-L-1002 refers to Acoustic Tubes and a Spinning Disc.• If the 'Mail Rail Cubes' are acceptable, then we will develop a construction detail for these 9no. bespoke stone cubes. We are mindful of the construction programme as they are required on site early next year. It will take time to develop this detail with a specialist manufacturer. We also need to liaise with Royal Mail to source an appropriate photo for the central etched stone image and review any copyright restrictions.• Please refer to Appendix C of the updated Doc. No. MPP2-TRI-ZZ-ZZ-RP-L-1002 Rev P02. This section explores a possible alternative to the 'River Fleet Table'. As discussed in point 5, given the technical constraints of this podium landscape, we do not believe that large climbing structures are appropriate whilst the Play Strategy refers to small-scale sculptures. Similarly, dedicated pieces of climbing equipment would require surface finishes and fencing more suitable for dedicated play areas.• To comply with the Publica Play Strategy we wish to provide 'playable, climbable, and tactile small-scale sculptures for all ages to engage with and sit on'. The bespoke artwork feature illustrated within Appendix C is playable, climbable, tactile and of an appropriate height to sit on.	<p>MPP2-TRI-ZZ-ZZ-PL-L-1005 P0 General Arrangement - Square P (Level 00 & Level 01 Combined) (Planning Issue)</p> <p>MPP2-TRI-ZZ-ZZ-RP-L-1002 P02 Mount Pleasant Phase 2 Square P & The Walk (Planning Issue)</p>
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