

Defensible planting in front of residential windows

Along frontages with ground floor residential windows where front gardens cannot be accommodated, a buffer of defensible hedge planting is integrated instead to provide separation from the public realm and visual screening.

To prevent the planting from obstructing the windows, a 300 mm gravel margin is introduced between the facade and the planting.



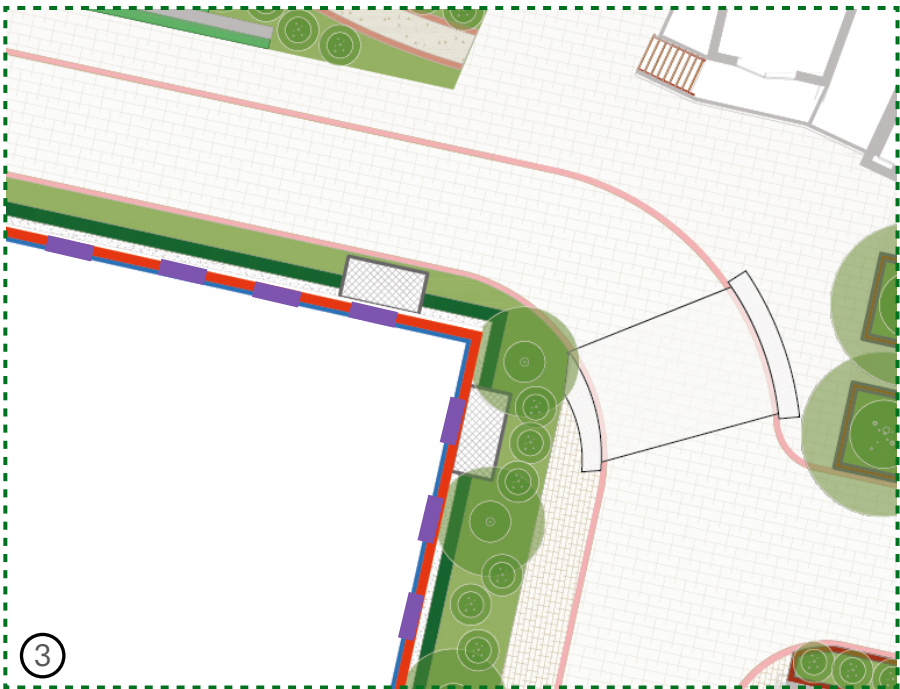
Southern frontage of Block E

- The private gardens cannot wrap around the southern frontage of Block E due to the level differences to the northern retaining wall
- The south facing windows of Block E have a min. distance to the public east-west axis of approximately 17m with the ramp as a further separation and a steep inaccessible slope in the threshold between the northern retaining wall to the ramp and Block E
- This also makes it higher than the public path and constricts any visual impacts further
- The hedge should be kept just as high as necessary here to not block the sun

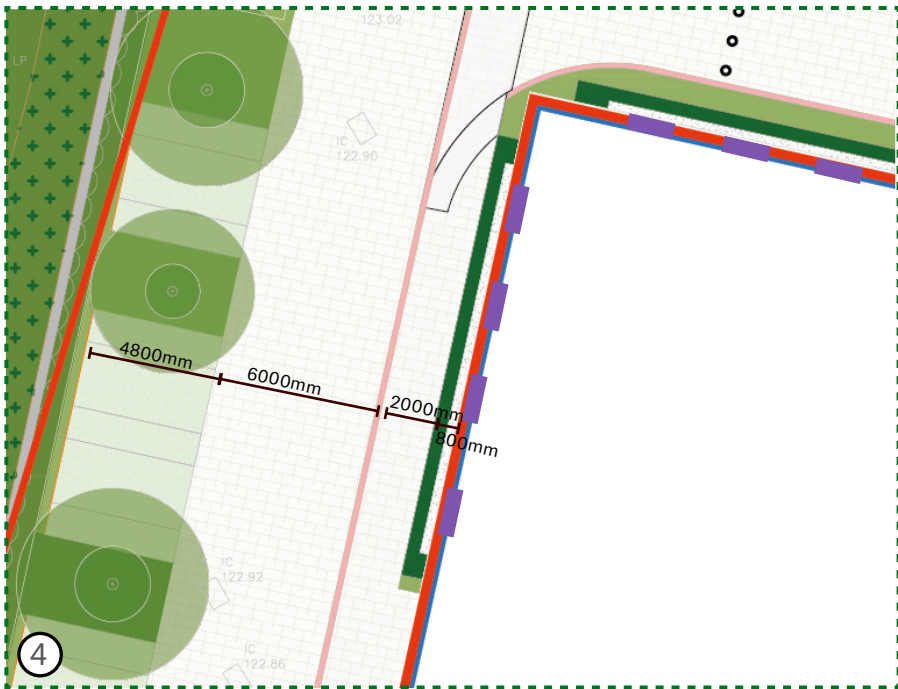


Western frontage of Block E

- Along the western frontage of Block E the window facing the bike stands is shielded by a eye level high hedge with a 300mm gravel buffer



CLP north-east corner frontages around ventilation openings



Western frontage of CLP

- Along the western frontage of the retained CLP the windows facing the north-south axis and shared surface are shielded by a eye level high hedge with a 300mm gravel buffer

Residential GF windows without a private terrace as buffer

Fall protection and grading around the retained CLP car park ramp

Fall protection has been considered with the strategy to grade to 1100mm below the surveyed top of wall (TOW) where possible and otherwise add a balustrade where necessary.

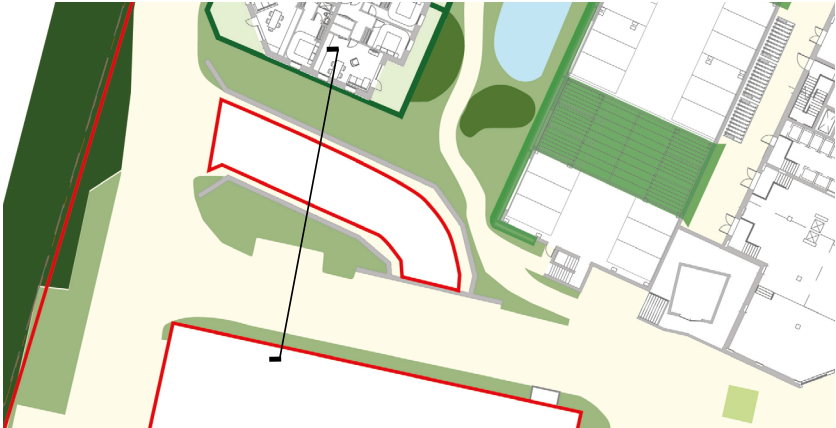


Central area: grading and fall protection

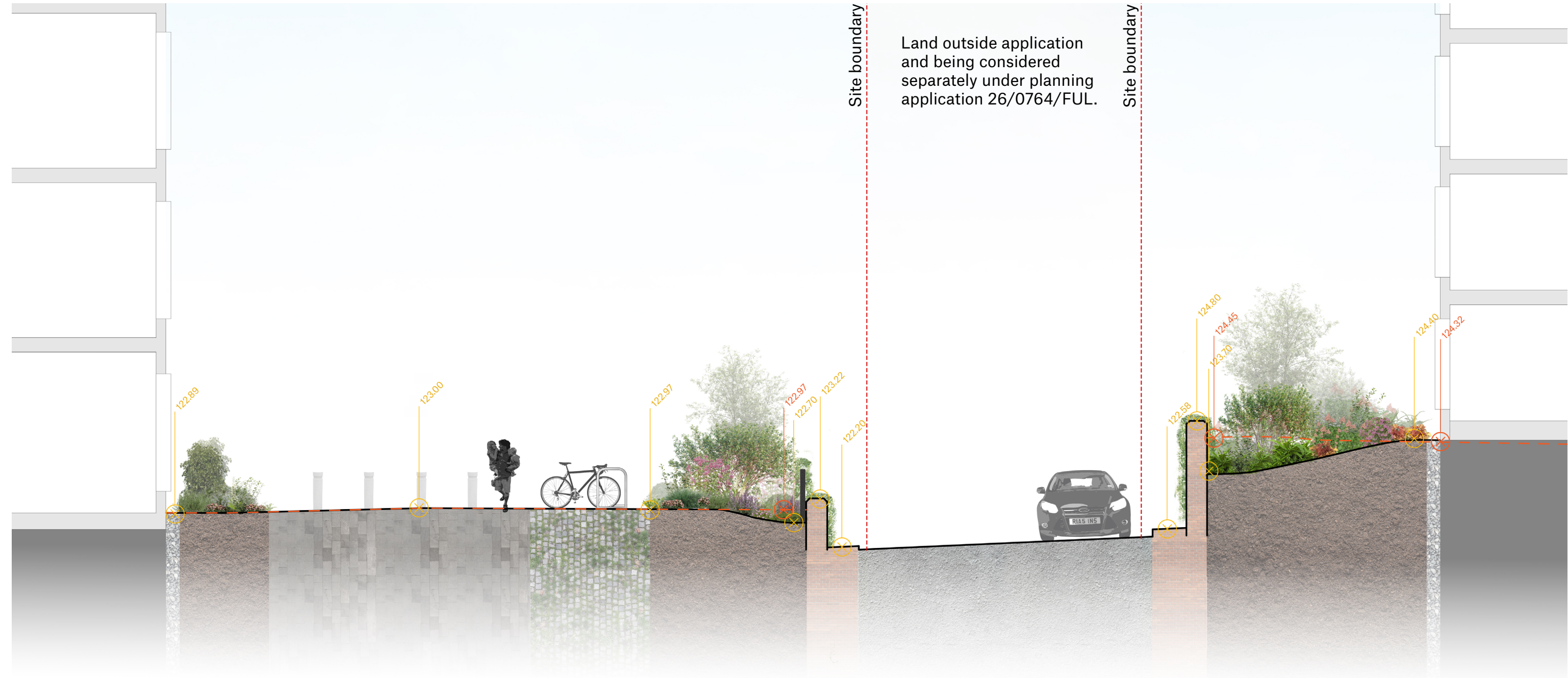
On the south side (left), hedging and understorey planting provide privacy for the residences. Grassy cobblestones create a gradual transition from the paved emergency access route into the naturalistic planting, which acts as a buffer to the balustrade and the car park ramp beyond.

On the north side (right), the grading is designed to maintain a minimum level difference of 1100 mm between the top of the existing retaining wall and the adjacent ground level, allowing the wall to satisfy safety requirements as a balustrade.

The planting provides privacy for the residences from users of the east-west route north of CLP while maintaining access to daylight and outward views. This is further supported by the higher FFL of Block E and the lower positioning of the east-west route.



Key plan with section lines



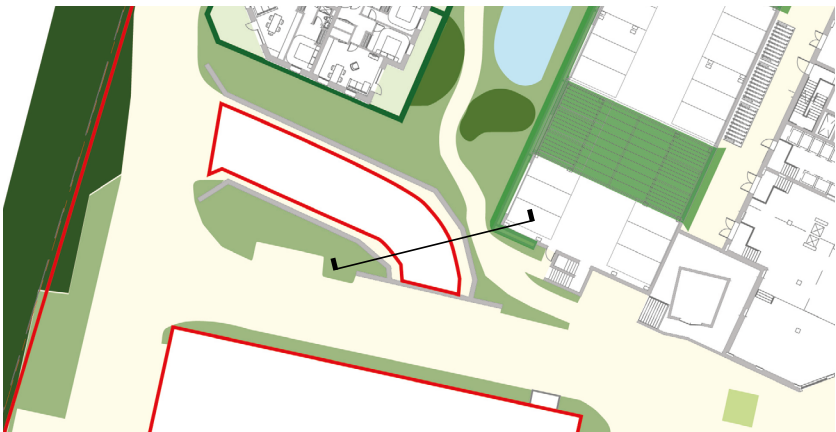
Central area: grading and fall protection

On the west side (left), large shrubs and perennial planting discourage access to the retaining wall. A balustrade is required here to achieve the minimum safety height of 1100 mm above adjacent ground level.

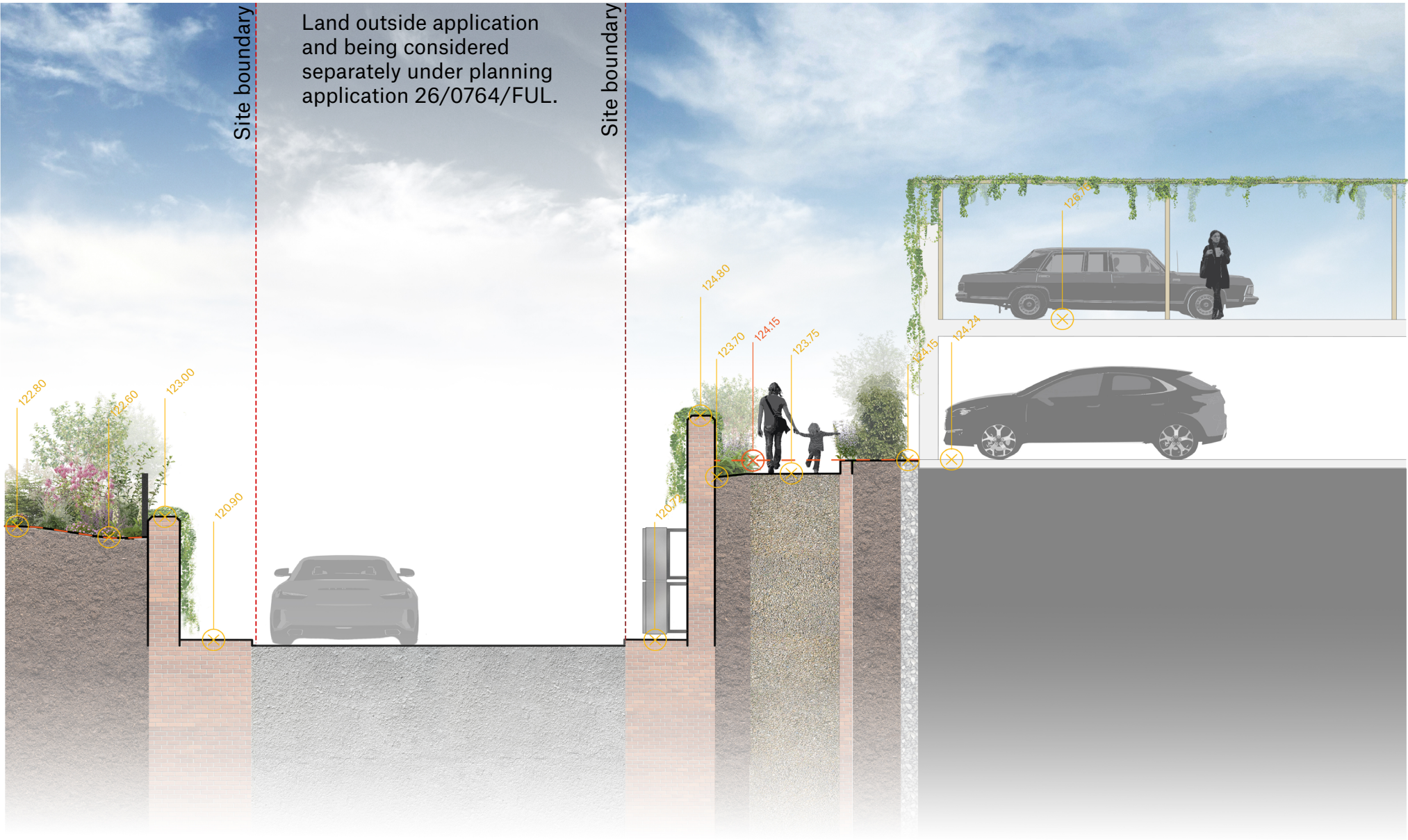
On the east side (right), the grading is adjusted to provide an accessible route into the northern courtyard. The resulting lowering of the adjacent ground level increases the exposed height of the retaining wall to the required 1100 mm, allowing it to function as a compliant barrier.

The planting in and around the pinch point between the retaining wall and the retained car park, is densely planted to reinforce this threshold.

Trailing climbers create a seamless and naturalistic connection between the planting and the hard infrastructure.



Key plan with section lines



Section 2 (this is to show the relationship with the areas being considered under 26/0764/FUL)

— Surveyed and partially assumed existing levels