

Condition 15 (Hardscape)

CONDITION

No development above ground level (excluding works of demolition) shall take place until further details of the hard landscaping as shown on drawing numbers: 19_386_PL12, BLA021-003 Revision A, BLA021-005, BLA021-006 and BLA021-004 Revision C, has been submitted to and approved in writing by the local planning authority. These details must include:

- a) Confirmed height of barrier for all roof gardens (inclusive of plinth and clear screen), locations, and specification of the clear screen element;
- b) Hard landscaping within main roof garden (fourth floor) to create areas of privacy and seclusion for residents. This must include a plan to an identified scale illustrating and annotating their location and details of the height and appearance of such features; and
- c) The location and appearance of seating and furniture for all roof gardens.

The approved details must be implemented prior to first occupation of the development and retained permanently thereafter.

RESPONSE

In the interest of high-quality design our hard landscaping scheme includes the following:

- a) Height of barrier for all roof gardens would be 1200mm. Here we have provided a counterbalance railing system for all roof garden levels.
- b) Roof garden landscape plans that depict hardscaping features their location and appearance such as:
 - i. Bespoke Wood Planters/Seats
 - ii. Aluminium decking
 - iii. Flag bearers paving lights
 - iv. White Beach washed stone ballast
 - v. Counterbalance railing system
- c) Location and appearance of seating and furniture for all gardens

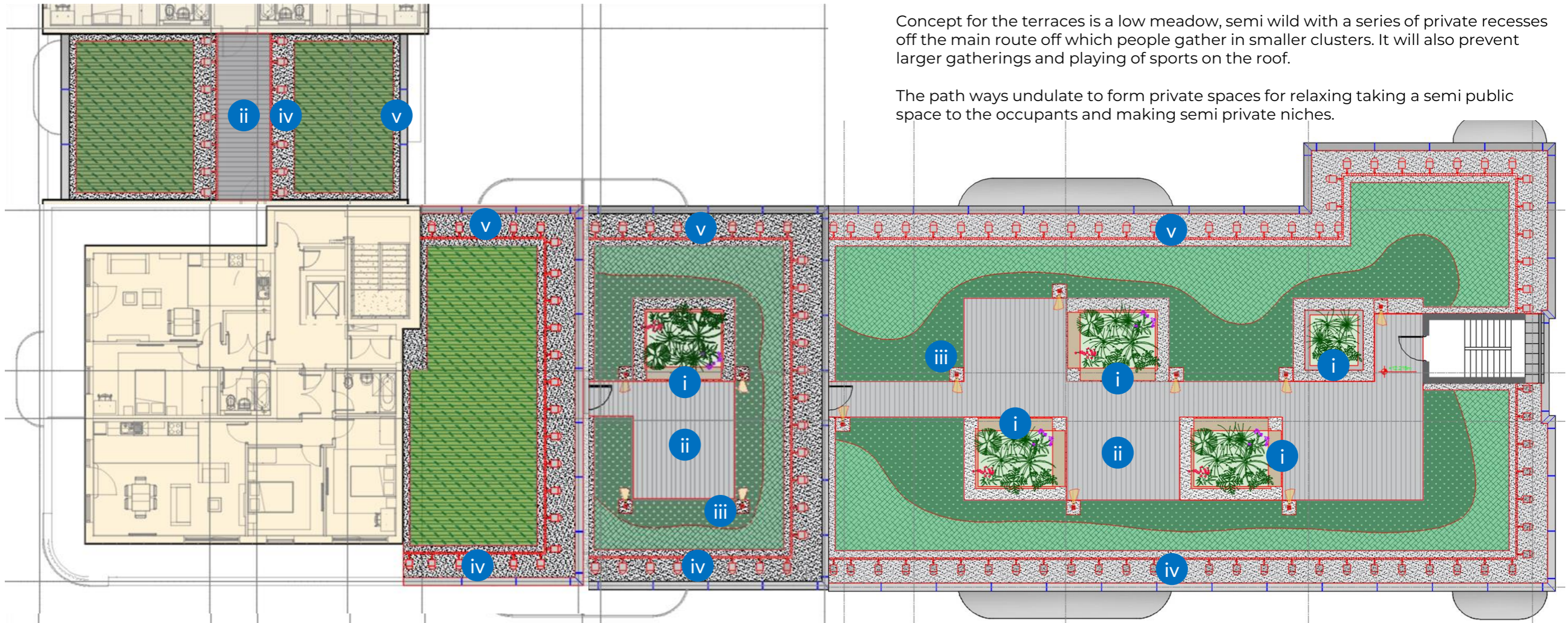
Attached images (features mentioned above) with reference site plan to scale under appendices demonstrate that condition has been complied with.

Drawings	Title	Rev	Date
HAT-RDB-XX-ST-DR-A-0002	Site Plan	R02	15 July 2022

REASON

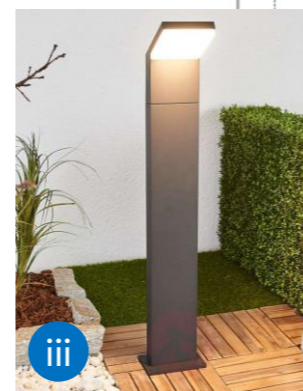
In the interest of high quality design, in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP 9 and SADM 11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

ROOF/S HARD LANDSCAPING



Concept for the terraces is a low meadow, semi wild with a series of private recesses off the main route off which people gather in smaller clusters. It will also prevent larger gatherings and playing of sports on the roof.

The path ways undulate to form private spaces for relaxing taking a semi public space to the occupants and making semi private niches.



HARD LANDSCAPING SCHEME

