20 & 28 Pavilion Road
ISSUED FOR PLANNING

A.4 Landscape and Public Realm Report
Prepared on behalf of Beaumont Properties Ltd
Prepared by:
Sept 2015
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The landscape proposals have been prepared by Townshend Landscape Architects on behalf of Dartmouth Capital Advisors (the applicants) for the public realm and communal amenity space encompassing the streetscape, public square, private courtyard and roof terrace works associated with the proposals for the 20 - 28 Pavilion Road Masterplan.

The landscape proposals aim to enhance the public realm surrounding the Pavilion Road site and the proposed internal courtyard for the Extra Care Unit building. The podium courtyard (the only shared extra care amenity space) shall provide amenity for residents as well as offering more private and attractive space.

The key public realm principles can be summarised as follows:

- Space to create a public realm that both compliments and increases activity through a proposed thoroughfare connecting Pavilion Road and Basil Street.
- Space to create a legible streetscape that fits within the surrounding borough.
- Space to create a series of private/public spaces for residents of the Pavilion Road project including a private courtyard, private terraces and a new public square.

The first part of this document outlines the key design principles and the vision for the private courtyard surrounding Pavilion Road. The second part of this section describes the proposed public realm improvements. The final part of the document covers the details of the proposed materials, furniture and planting.
A well designed public realm can contribute significantly to the quality of the built environment and play a key role in the creation of sustainable, inclusive and mixed communities.

Essential to achieving a successful public realm is to create an inclusive environment in which people will feel comfortable and enjoy spending time, where they will participate in social activities and help to promote a sense of pride in their own place.

The public realm should be designed in a cohesive manner that will contribute to the overall character of the development, integrating it within the context of Kensington and Chelsea to create a lively, unique and safe series of places where people will want to live and visit.

Defining Spaces, Connections and Permeability

A legible public realm will be provided throughout the masterplan, with the proposals seeking to build upon the existing public space. These proposals will utilise the existing assets of the surrounding public realm to create a unique part of west London cityscape.

The design will draw on the importance of integrating with the existing local urban fabric to provide a clear cohesive link with the surrounding social structures, such as Brompton Road and Harrods.

The Urban Form

The transition between the public/semi-private/private spaces will be carefully considered in order to ensure clarity of definition between them. Windows and balconies facing out onto the streets and open spaces will provide good natural surveillance.

When enhancing these streetscapes it is important to consider a defensible buffer to protect the privacy of occupants and to provide a transitional space between the street and your front door.

Comfort

Comfort is built into the physical properties of the scheme, such as providing a range of seating types, shelter from rain and sun etc. The proposals within the Pavilion Road development will use the site wide furniture palette which includes seats with backrests and arm rests.

Designing Streets as Social Places

Streets must be social spaces, not just spaces for moving traffic.

Streetscape Strategy

A rational approach to the road layouts has been taken to readjust the balance between the needs of vehicle users and pedestrians. Conflicts amongst various user groups can be minimised or avoided by reducing the speed and flow of motor vehicles, with continuous links broken up by introducing features along them to slow traffic. It is intended that the streetscape and crossing points within Pavilion Road will be improved to improve pedestrian legibility.

Avoiding clutter

The contrast between the highway and the public domain within the development should be further emphasised by the lack of conventional road signs, road markings, traffic signals, barriers, high kerbs and bollards. Such elements, which are essential to the single-purpose environment of the highway, are not necessary or appropriate for the public domain. In their place, the design, paving materials, street furniture, layout and lighting should define the relationship between traffic and other activities.

Inclusive Design

The public realm that surrounds Pavilion Road will provide a clear and inclusive environment suitable and safe for everyone, including people with disabilities, the elderly, and children in pushchairs.

Level Changes

Gradients will be in accordance to Part M of the building regulations and have a landing or follow the existing site topography, and where practicable slopes will be employed in lieu of steps.
2.0 SITE CONTEXT

The Site Context

The 20-28 Pavilion Road site is located between Old Brompton Street in the west and Sloane Street in the east. Between these two major streets the characteristics of the existing architecture shifts changes from Georgian to Victorian as shown in the image above.
This change in character can be clearly seen through the materiality of the buildings, with white stone becoming replaced with red brick.

Important landmarks such as Harrods, the Brompton Oratory and Cadogan Place Gardens are also in the vicinity of the proposed development.
3.0 SITE ANALYSIS

The Character Of The Site

The character of the surrounding streets are an important influence as to the proposed design of the streetscape within the 20-28 Pavilion Road site. Several of these surrounding streets have differing characters, such as the pedestrianised Hans Crescent, the muse character of Pavilion Road, or the residential character of Basil Street. It is the intention of the design approach to apply these existing characteristics to the streetscape surrounding the site.
3.0 SITE ANALYSIS

The Character Of The Site Cont.

Through a brief analysis of the site a number of key factors have influence the proposed character of the streetscape:

**Movement**

Movement through the site will be enhanced through a language of materials that guide users direction and speed. Introducing areas of shared space will create a greater relationship between pedestrian and vehicle, making a more user friendly space.

**Links**

Main Entrance Space & Stackhouse Street - Formal shared space - This space will follow the characteristics of neighbouring Hans Crescent. It will be a predominantly hard spaces with some tree planting. A paving material such as Porphyry would be selected to match with the existing materials along Hans Crescent.

Pavilion Road & Rysbrack Street - Railed Garden Street - This space will follow the characteristics of a typical residential Knightsbridge Street. This type of treatment has railings, buffer hedging and low level planting to create a 1-2m defensible strip. Rysbrack Street will be shared space, using a smaller paving size to delineate its residential character.

**Character**

Formal Shared Space - Predominantly Hardspace with Tree Planting

Residential Character - Railed Gardens And Stone Paving For Footways

Shared Space - Shared surface vehicular, cycle and pedestrian access
4.0 COURTYARD CONCEPT DEVELOPMENT

The Concept

The public realm will visually link the surrounding landscape with the private courtyard.

A transition from the organic, natural forms of the courtyard, to the more urban and structured forms of the public realm will create a unique environment which is visually and physically connected to its surroundings.

The concept behind the garden is to create a garden space which is characterised by its landform and planting selection.

The material selection will be in accordance with the buildings character reinforcing the lightness of the surface.
4.0 COURTYARD CONCEPT DEVELOPMENT

Materials Palette
Light will be reflected around the space using a refined palette of materials. A carpet of paving will visually link together the private and public spaces.

Central Feature
A central tree acting as a feature will draw the eye whilst enhancing light levels within the courtyard and creating a central private space for residents to gather.

Planting palette
Introducing landscape into the space will create an interesting level change, whilst allowing basement level flats access to green. A refined palette of shade tolerant plants will be used to create a green carpet within the space all year round.
Masterplan landscaping coordination

The overall landscape masterplan is made up of four different areas:

1. The public square
2. Private Extra Care unit courtyard
3. Lightwells
4. Roof terrace

5.0 LANDSCAPE PROPOSALS
1. The Public square

The proposed public square aims to create a new shared space allowing pedestrians and vehicles to interact with ease. Using high quality porphyray setts will link the proposed space with Hans Crescent, adding a luxurious feel to the development.

Improving the highways within the site using the same refined palette of materials found in the surrounding Royal Borough of Kensington and Chelsea will enhance connectivity, creating a legible streetscape for users.

The public square will be characterised through the large herbaceous planting beds and feature stone bench, which will hide the level change between the streetscape and private courtyard. A key feature of these planters will be the semi-mature Ginkgo biloba trees and low evergreen clipped hedging which will visibly mirror the proposed planting palette within the residents courtyard.
5.0 LANDSCAPE PROPOSALS

The Public Square - Masterplan

The key design elements within the Public Square for the Pavilion road site are:

1. Raised table allowing shared use of space.
2. Porphyry setts.
3. Central feature tree.
4. Secure railing separating private and public space.
5. Planter giving privacy to ground floor flat.

Sculptural seating

Central planter

Street trees that mimic the central feature tree within courtyard
5.0 LANDSCAPE PROPOSALS

Section AA'
Section through proposed public square and shared space

Section BB'
Section through proposed public square
5.0 LANDSCAPE PROPOSALS

The Private Courtyard - Design Development

The private courtyard will consist of three major elements - a central communal space, a lower level area for residents and a series of planted terraces visually linking the two spaces together.

The communal courtyard space will be centred around a feature tree that will act as a visual anchor to the space and connect to each residential block via a series of glazed bridges. These bridges will accommodate the subtle level changes within the site allowing for the central space to remain level. The feature tree will be a sculptural Ginkgo biloba - its light coloured leaves will reflect light around the internal courtyard, whilst acting as a sculptural element visually connecting to the public square.

The design of the lower private terraces has been developed to maximise the levels of light entering into each ground floor unit whilst providing external space for residents to use. Light coloured high quality natural stone paving will be used on both communal and private spaces to enhance light levels within the development.

The design of the planted terraces aims to enhance light levels into the lower ground floor flats, whilst providing maximum visual connections to green within the space. The planting palette will consist of shade tolerant plants providing seasonal interest year round.

1. Central feature tree.
2. Light coloured natural stone paving.
4. Planted terraces.
5. Light wells.
7. Secure railing separating private/public space.

Shade loving planting in terraces between levels

Spill out space in light wells for residents to use mimic the central feature tree within courtyard
**5.0 LANDSCAPE PROPOSALS**

Central Space

The centre of the courtyard consist of a raised platform with a sculptural tree and seating area.

The feature tree will provide seasonal interest year round, with leaves turning a bright yellow colour in autumn. The structured canopy will allow light through to the space beneath whilst also reflecting light.

Access

The residents will be able to access the building via the courtyard by a series of glazed bridges linking together central space with the cores of the building.

The use of glazed bridges will maximise light within the courtyard and enhance views of planting on the terraces below. The combination of glazed bridges and terraced planting will create an interesting experience for residents to use.

Private Terraces

The private terraces will provide recreational exterior space for the residents. Privacy will be provided by soft planting along terraces stepping down from the central platform.

Living natural stone paving to reflect the light around the courtyard and into flats will provide a welcoming environment.
5.0 LANDSCAPE PROPOSALS

Section CC' Section through proposed private Extra Care Unit courtyard
Shade loving plants will be planted on banks of mound allowing maximum light levels into basement flats.

**Zoom plan AA** of proposed private Extra Care unit courtyard

**Section DD'** Section through proposed private Extra Care unit courtyard

### 5.0 LANDSCAPE PROPOSALS
Street treatment - Design Development

The streetscape within Pavilion Road has been developed to reference the existing typology of streets surrounding the site. This design uses a contemporary approach to the west London light-well, where terraced planting is used to buffer the level change between the streetscape and the below ground extra care units. This terraced planting creates a softer edge to the treatment of the street, whilst also allowing greater levels of light to enter into the building.

1. Natural stone paving.
2. Terraced vertical hedging.
3. Chelsea style railing.
5. Porphyry Setts

5.0 LANDSCAPE PROPOSALS

Terraced vertical hedge planting to maximise light levels in development

Light coloured paving to reflect light into the lower ground floor

Light well gives resident additional external space
5.0 LANDSCAPE PROPOSALS

Terraced vertical hedging will form a buffer between street interface and light well

Zoom plan BB of proposed private light well

Section EE' through proposed light well

Light well

Terraced hedging

Rysbrack Street
Roof masterplan - Design development

The roof level design within Pavilion Road has been developed to combine both extensive and intensive green roof typologies.

The private gardens/roof terraces for Pavilion Road will provide secluded garden spaces for residents of the top floor flats to enjoy. These spaces will be a valuable resource accommodating pocket seating spaces which will offer views across Kensington and Chelsea.

A mixture of sedum and brown roof typologies will cover the remaining roof space.

1. Private roof terrace
2. Sedum/brown roof
3. Extra Care Unit private balcony
5.0 LANDSCAPE PROPOSALS

Private roof terrace

The private roof terraces will have low level planting enclosing seating areas allowing views across the site. Hedge planting on the periphery of the space and multistem trees will help to mitigate wind levels.

The key design elements within the private roof terraces are:

1. High quality paving
2. Low level planting
3. Hedge buffer
4. Multistem tree

Private spaces for residents to use

Low level planting to allow views

Hedges will reduce wind levels within terraces
6.0 MATERIALS & EXTERNAL FURNITURE

Materials and external furniture

The public realm within and surrounding Pavilion Road will be derived from simplicity and quality of the palette of materials found in the surrounding borough. The aim is to create a cohesive, co-ordinated palette of hard landscaped materials which are easy to use, maintain and be controlled.

Surface Treatments

The design and construction of the public realm will follow the principles as set out below:

- High quality of workmanship used throughout.
- Adhere to the site wide palette of materials matching the existing public realm.
- Restrained in the use of colour and texture.
- Robust enough to withstand the location and the anticipated amount and type of use for the area.
- Ensure street furniture, tree pits/grilles, manhole covers and gullies are at right angles to the direction of the paving units to avoid awkward cuts and junctions.
- Ensure that manholes and inspection covers are concealed with recessed access covers and filled with the same material as the surrounding areas.

Sandstone paving. 300mm x 150mm

Sawn yorkstone paving flags - To Local Authority standards

Sawn yorkstone paving blocks - To Local Authority standards

Yorkstone setts paving 300mm x 100mm

Porphyry setts, 100mm x 100mm

Sandstone paving 300mm x 150mm
External Furniture

External furniture is an important element in creating a sense of place and a legible public realm and includes, amongst others: benches, bollards, litter bins, street lighting, traffic lights, traffic signs and bus stops. The selection of street furniture within the public realm for Pavilion Road will reference the characteristics of the surrounding streetscapes of west London, whilst taking a contemporary approach to the development of the street furniture palette; where bespoke elements are required, these will be selected based on their suitability and general consistency with the existing furniture.

The design and placement of external furniture should follow the principles as set out below:

- External furniture should be kept to a necessary minimum to reduce possible clutter and maintenance requirements.
- Ensure a simple, consistent range of materials which are robust, high quality and durable. All metalwork will be kept to a site wide RAL colour.

6.0 MATERIALS & EXTERNAL FURNITURE
Tree Strategy

The planting and ecology strategy is based on a number of key objectives;

- Provide a network of trees
- Enhance wildlife habitats in this urban area
- Promote sustainable planting
- Improve local biodiversity

Street tree planting, Ginkgo biloba is proposed within the public square, and the Extra Care unit courtyard. This species chosen for its structured high canopy and clear stem allowing visibility while softening the street, whilst its light colour leaves reflect light into the building. Multi stem trees are proposed within the roof terraces.

Tree planting within an urban context can be used to unify spaces and routes, frame views and highlight desire lines and focal points. Trees can provide shelter from wind and rain, buffer noise, pollution and create shade.

Consideration will be given to the placement of utilities to ensure successful tree planting. Trees adjacent to the highway must have a minimum clear stem of 2.5m.

Minimum tree sizes are as follows:

Street trees:
40-45cm girth

Extra Care Unit Courtyard:
40-45cm girth

Multi-stem specimen trees:
5-6m tall, 50% of quantity

Large feature trees in entrance space and centre of courtyard

Small and Multi-Stem Trees - courtyard terraces and roof terraces
Planting And Ecology

Planting will be used to create visually interesting areas throughout the year. Evergreen planting will create a year round green structure whilst a range of herbaceous planting will provide injections of colour throughout the seasons. Varied planting will allow a prolonged flowering season and planting fruit and nectar rich species will provide food for birds and insects. Plant species will be shade tolerant, specifically within the private courtyard to address low light levels. The form and structure of the planting will also create sheltered nesting opportunities for birds. For more information please see Aspect Ecology report.

Planting Performance Specification:
Hedge planting - 10L pots/4per linear metre
Herbaceous Planting - 5L pots/11per m²

Blechnum spicant
Pachysandra terminalis
Asplenium scolopendrium
## 7.0 PLANTING

### Example of plant distribution

<table>
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<th>Months</th>
<th>Polypodium vulgare</th>
<th>Blechnum spicant</th>
<th>Waldsteinia ternata</th>
<th>Leptinula aqualix 'Platt's Black'</th>
<th>Asplenium scolopendrium</th>
<th>Soleirolia soleirolii</th>
<th>Pachysandra terminalis</th>
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**KEY**

- Pachysandra terminalis
- Polypodium vulgare
- Soleirolia soleirolii
- Leptinula aqualix 'Platt's Black'
- Asplenium scolopendrium
- Blechnum spicant
- Waldsteinia ternata

Diagrams showing:
- Planted terraced planting within private courtyard
- Shade tolerant plant distribution location within private courtyard
Green And Brown Roofs

Proposed Sedum and Grass Roofs

There are opportunities to incorporate living roofs such as extensive and intensive green roofs within Pavilion Road as illustrated to the right.

Benefits of the inclusion of such roofs would include:

- An increase in potential wildlife habitats
- A reduction in storm water run-off
- Contribute to a reduction in energy costs with increased thermal resistance and evaporative cooling.

The extensive green roof systems proposed at the upper levels of Pavilion Road will consist of a lightweight, shallow growing medium layer (75mm-150mm depth), which will support smaller plant species (e.g. sedum and grasses). These require little maintenance and are generally inaccessible to all but those occasionally looking after the plants or the roof. These roofs will provide an additional valuable ecosystem and support a wide range of plants and invertebrates through the varied types and densities of vegetation.

Complementing extensive roof areas shall be areas of intensive green roof which have a deeper growing layer (600mm max.), these areas will support larger herbaceous plants adding to the biodiversity and becoming integral to the ecosystem created.
### 7.0 PLANTING

**Green And Brown Roofs**

**Extensive/Biodiverse**
- Minimal maintenance required
- No irrigation requirement
- Landscape of:
  - Moss + sedum
  - Sedum + moss + herbs
  - Sedum + grasses + herbs
  - Grasses + herbs

**Intensive**
- Minimal irrigation integrated system
- Landscape of:
  - Moss + sedum
  - Herbaceous perennials + herbs
  - Larger grasses + herbs

**Extensive substrate**
- Build-up height 50–150mm

**Intensive substrate**
- Build-up height 600mm max.

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**Thymus serpyllum**  
**Dianthus carthusianorum**  
**Saxifraga paniculata**  
**Saponaria ocymoides**  
**Potentilla neumanniana**  
**Petroshagia saxifraga**  
**Hieracium aurantiacum**  
**Leucanthemum vulgare**
Sustainability

Measures to address issues of sustainability are embedded within the principle concept for the design of the landscape. This will be considered at every stage of the project from design through to construction and future management.

These principles include:
- Considering from the outset of the design process how the landscape will be managed and maintained in the long term.
- Creating places that are inherently flexible taking account of the future impacts of climate change, and adaptation measures that may need to be retrofitted.
- Considering the implementation of water management and recycling schemes.

At a detailed level this can include:

Materials specification
- Seek to select materials from sustainable sources where fit for their purpose.
- Aim to use locally sourced materials where practicable.
- Examine the potential for retaining and reusing site materials.
- Seek to maximise the design life of projects by optimising the use of durable materials that last longer, reducing the volume of water produced over the developments’ life time.
- Consider the use of prefabrication and standardisation techniques to minimise waste.
- Examine the use of recycled materials.
- Specify Forest Stewardship Council (FSC) certified timber or timber certified under the Pan European Forest Certification Scheme.
- Seek to install energy efficient components including lighting.
9.0 MAINTENANCE

Maintenance

Appropriate landscape management and maintenance is vital to the success and longevity of the public realm; where integration of the existing plot maintenance plan into a revised plan which encompasses the new elements within the plot and details an effective response to important issues is key. This will guide an on-site team and would ensure a sustainable environment is created.

The following key factors will need to be addressed in order to sustain a high quality public realm:

Cleanliness

Cleanliness is the principal indication of the quality of management of the public realm. As such, the perceived success of the development will be significantly affected by the effectiveness of the procedures established for regular pavement cleaning, litter picking, and the removal of graffiti, bill posters and chewing gum.

Note: The strategy will be applied to all elements of the scheme from pedestrian paving, external furniture, sculptural elements, drains and planting beds.

Safety and Security

A safe environment is one that is accessible to all. Adopting a long term strategy for the management and maintenance of the development which creates and maintains an accessible environment will be required. Well looked after places are less likely to suffer from crime, due to their popularity and therefore increased usage. This principle of eyes on the street will deter anti-social behaviour, and will be adopted within the maintenance of the site through the assurance of visible primary and secondary routes - for example a maintenance stipulation for trees along such routes to be clear stemmed to approximately 2.5-3 metres.

Repair and Replacement.

The need for repair and replacement of finishes will be mitigated by the use of appropriate and durable materials. Nevertheless, in the long term a degree of maintenance and replacement is unavoidable. In order to ensure that the public realm remains safe and in good condition, all worn-out, damaged and broken elements will be promptly repaired or replaced. In the short term this will be carried out within the clearly defined defects liability periods of the various contractors who installed the work. The longer term solution will form part of the management plan. Vigilant and regular monitoring of every aspect of the scheme will ensure that all remedial work is carried out in a timely and thorough fashion.
9.0 MAINTENANCE

Horticultural Health

The health and general condition of planted areas including trees, shrubs, perennial plants and lawns is clearly indicative of the level of care and attention a place receives. Planting, including any replacements to dead or dying material, will be maintained in accordance with the Landscape Maintenance Specification.

Paving

Loose pavers to be re-bedded to rectify any cause of movement. Settlement or subsidence of the substrate layers needs to be investigated and rectified before replacing or re-bedding any paving unit. Where sand joints are used and power washers are required for cleaning, a suitable sealant or bonding agent is required for the joints to reduce risk of emptying. All paving will require regular cleaning with a power washer to remove debris. Stains to paving will need to be removed by special oil-cleaning compounds. Cementitious material has to be removed by mechanical and chemical action. Chewing gum must be cleaned with either a suitable freezing agent or a chemical-hotwash - both of these processes could cause deterioration to the paving unit. Acid based cleaners should be avoided for risk of corrosion.

External Furniture

External furniture will suffer damage over time and will require a continual maintenance schedule. Particular items such as street lighting suffer from additional problems such as broken bulbs, and therefore it is recommended that each component is supplied with a full breakdown of how often to clean, paint and inspect in order to carry out the correct maintenance procedure.

These guidelines will be set up in accordance to the relevant product reference sheets, manufacturers guidance and established practice.

Summary

Regular checks of the streetscape should be employed to ensure the high standards which the development strives for are achieved and maintained. This achieved through Street furniture being inspected regularly and repaired/cleaned when necessary; pavements should be kept clean and clear to ensure that what is there stays in good condition and defective and broken furniture and paving should be replaced as a matter of routine.