

RE: Adair Street Hotel Condition 11 parts (d) and (j)

Application number: 122599/FO/2019

This note has been collated to support the discharge of condition 11 of the above noted decision notice and relates directly to the external materials proposed at Adair Hotel and more holistically within the wider PSE SRF masterplan. The aspirations for the public realm within the SRF is to create a simple and consistent palette of materials that run throughout the masterplan linking each development seamlessly with the next.

re-form have already determined the basic material palette as part of the work on both the SRF and the advanced works on Adair Street Hotel. These materials are detailed within the issued information to date, and largely includes the following key elements:

- Concrete block paving - Kellen Magma Breccia by Hardscape
- Conservation kerb units - including pin edging, channels and kerbs by Marshalls
- Permeable resin bound gravel
- Tarmacadam with coloured chippings
- Lighting stacks to public square
- Catenary/ festoon lighting to the public square

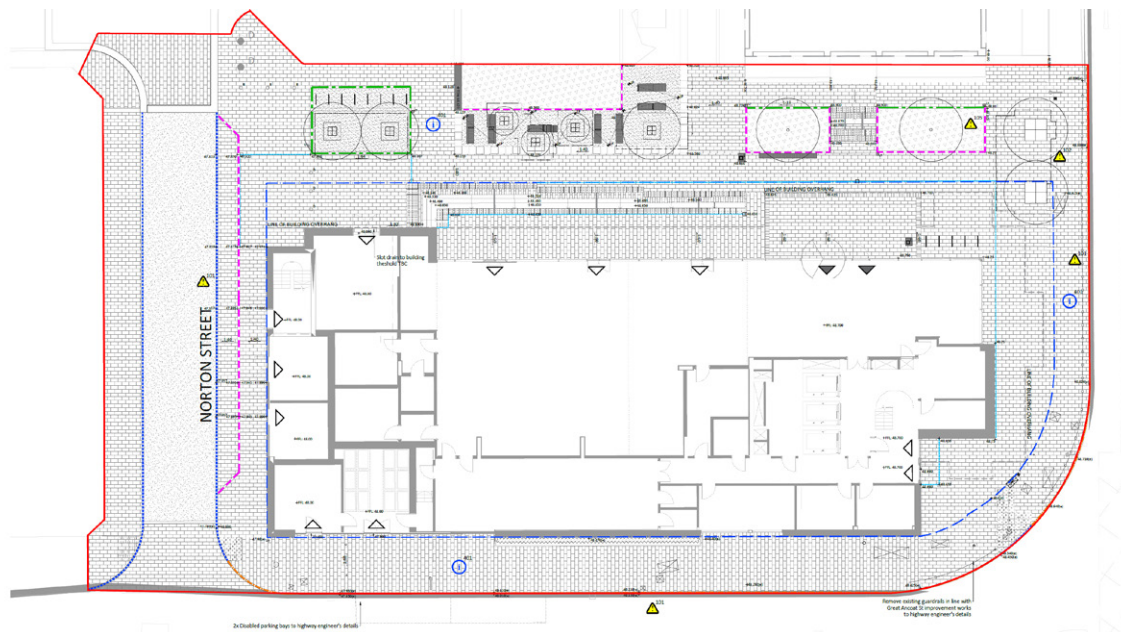
During a collaboration meeting on 12.01.2021 these key elements were been tabled with the adjacent stakeholders within the SRF which include Forshaws- delivering Victoria House and Packaged Living, delivering The Castings, and each developer has confirmed that these are accepted as the palette to take forward for each of their schemes. It is worth noting that to date each all of the separate applications within the SRF have included the same material palette as part of the DAS element of the submission.

Further to each developer's acceptance of the outlined palette, to date re-form are in the fortunate position to be appointed as landscape architect on each of the individual schemes. This will enable us to perform a custodian role across the public realm to ensure it is delivered as one single piece of landscape design. This will not only cover the approach to materiality but will also feed into; detailing, soft landscape elements, including shrub, rain garden & tree planting and street furniture.

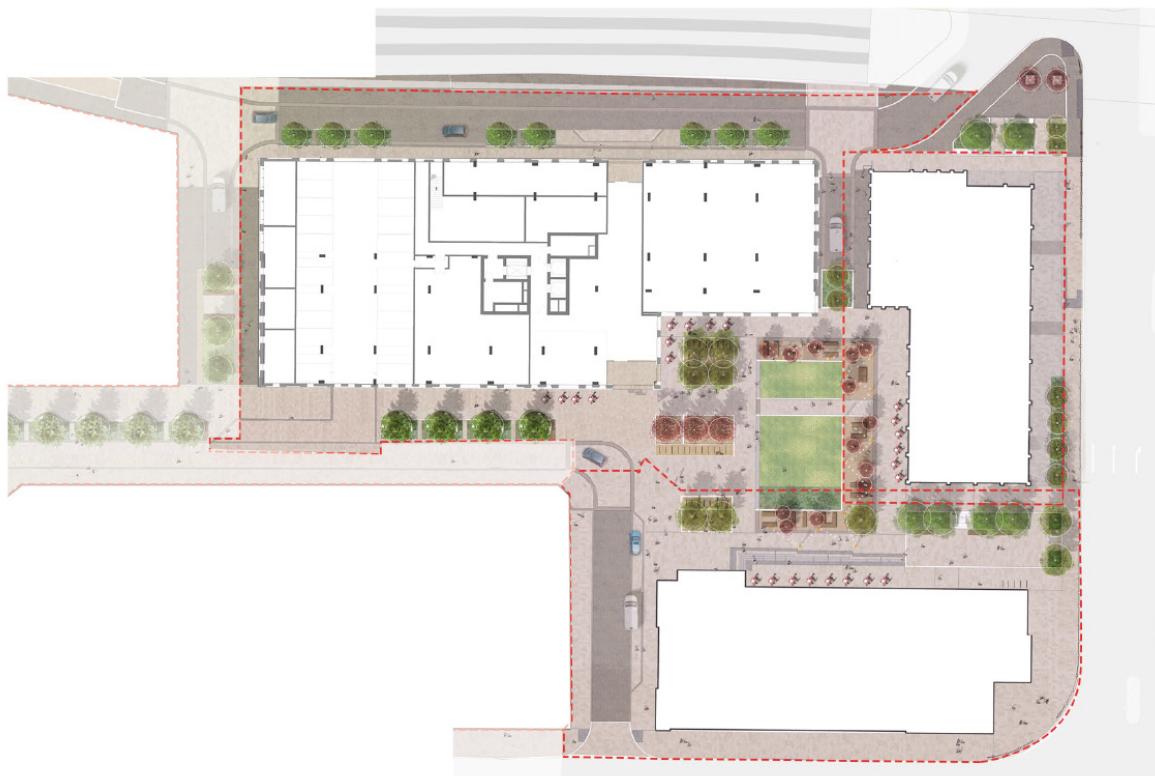
Key documents to reference, all previously issued, include:

- RFM-XX-00-DR-L-0001 - General Arrangement Plan (see below extract)
- RFM-XX-00-DR-L-8004 -Paving Details
- RFM-XX-00-DR-L-8006- Step Details
- RFM-XX-00-DR-L-8007- Street Furniture
- RFM-XX-00-DR-L-8008 - Paving Laying Pattern
- RFM-XX-00-DR-L-0003 - GF Section
- RFM-XX-00-SP-L-0001 - Landscape Hardworks Specification

Below: Adair Hotel public realm extent



Below: Illustrative landscape proposals including three emerging schemes surrounding the public square to the north of the masterplan.



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