

Altman, Rebecca

From: Oliveira, Marta (Contractor)
Sent: 09 January 2026 11:15
To: Altman, Rebecca
Subject: F/25/100141 - Land East of Kings Copse Avenue and Tanhouse Lane - Urban Design comments

Hi Rebecca,

I have reviewed the latest revised plans for the Central Square, and my comments are as follows.

It is acknowledged that the road layout has not been amended and the central square remains car-oriented. We would expect to see a clearer improvement in pedestrian priority and overall legibility within the central square. A revised layout should seek to reduce the visual and functional dominance of vehicles and introducing more clearly defined pedestrian routes across the space.

Pedestrian movement should be more clearly expressed through the use of continuous surfacing, tighter vehicle geometry, and the incorporation of planting and seating within the square, which would help to slow traffic and reinforce pedestrian precedence.

While vehicle access would continue to be accommodated, it should be clearly secondary to pedestrian movement, resulting in a safer, more coherent, and people-focused space. The design should aim to move the central square closer to achieving its intended role as a pedestrian-friendly environment, with further refinement to materials and detailing to strengthen this hierarchy.

It is considered that the central square design is not yet sufficiently developed would benefit from further improvement. These improvements can be addressed through a planning condition, as they are confined to the central square and would not have implications elsewhere on the site.

On this basis, we are comfortable progressing on the understanding that the central square will be refined and enhanced at a later stage through condition.

It would be very helpful to see a series of high-quality CGI visualisations illustrating the spatial character of this key public space. Eye-level perspectives from within the square would help to demonstrate the relationship between buildings, planting, and the public realm, and how the space feels and functions at ground level, including aspects such as natural surveillance and day-to-day activity.

I hope these comments are of help.

Kind regards
Marta

Marta Oliveira
Contractor
Senior Urban Designer

