

4. Proposals

Landscape Proposal - Enclosed Courtyards

On levels 2 and 3 are enclosed courtyards which frame and overlook central light wells.

The design intent is to create new areas for work and relaxation, with a variety of furniture and spaces. The planting areas are intensified with a large variety of species of native and pollinator plants which lend texture and seasonality to the spaces.

The illustration on this page shows an example of one such courtyard.

On a practical level, the spaces have at least 2 entrance / exit points and all paths are accessible. The overhangs of the buildings create some level of shelter in these spaces.

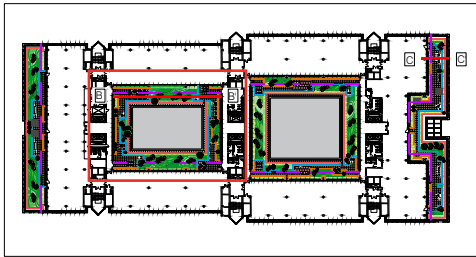


Figure 33A - Key Plan (Level 3)



Figure 33B - CGI showing planting at level 3; Source:LOM

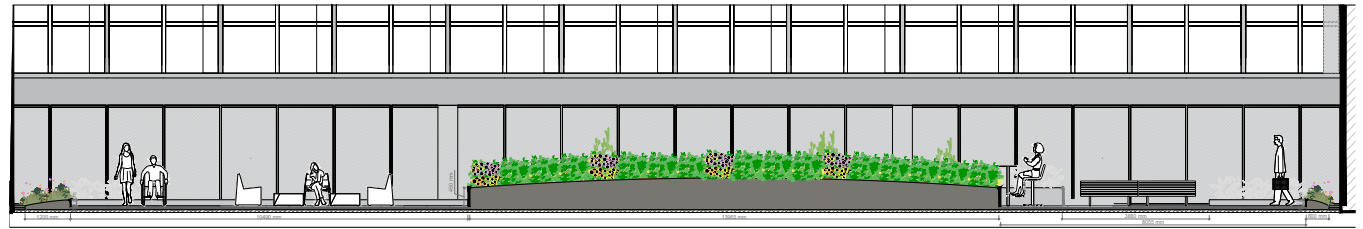


Figure 33C - Section through Enclosed Courtyard -(Level 3)

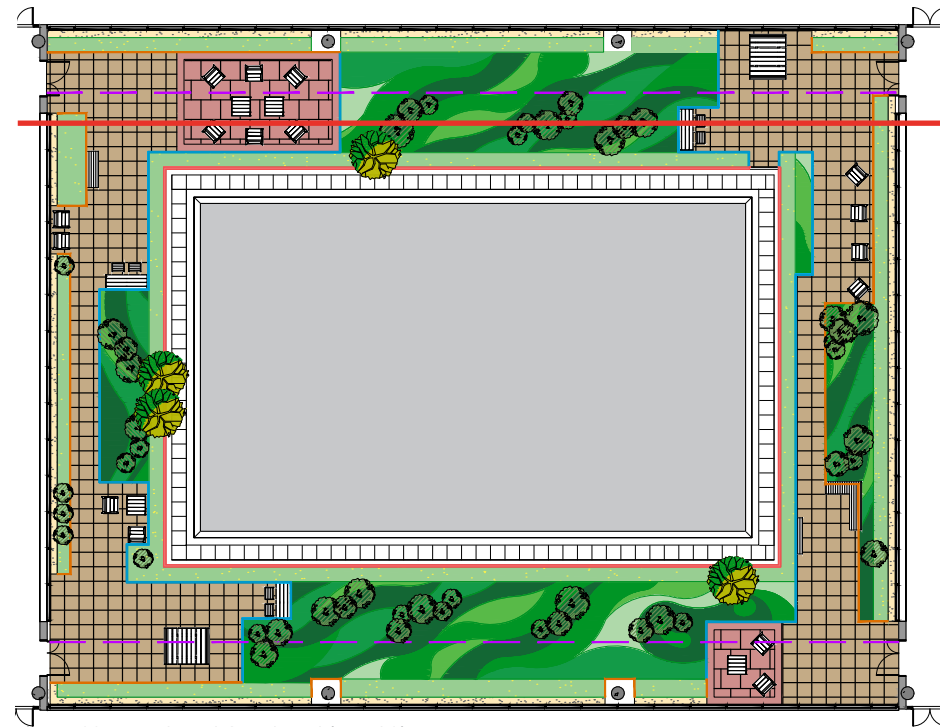


Figure 33B - Enclosed Courtyard (Level 3)

4. Proposals

Landscape Proposal - End Terraces

Located on levels 3 and 4 on both the eastern and western facades of the building are the terraces which give the building its distinctive 'ziggurat' form. The landscape proposals again aim to create new work/breakout spaces which are framed and enclosed with lush and diverse native and pollinator planting.

Shelters are also proposed to extend the usability of the spaces beyond the summer months (Refer to section 5 for reference images).

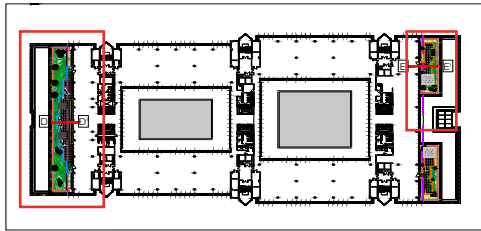


Figure 34A - Key Plan

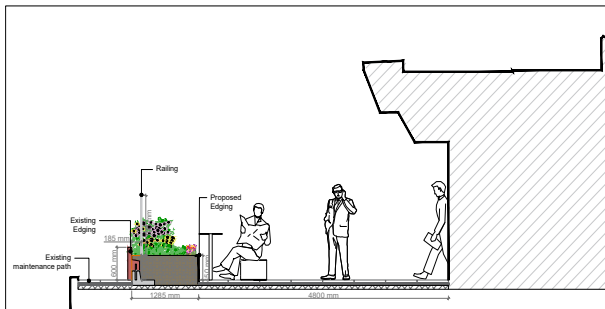


Figure 34B - Section through Western Terrace

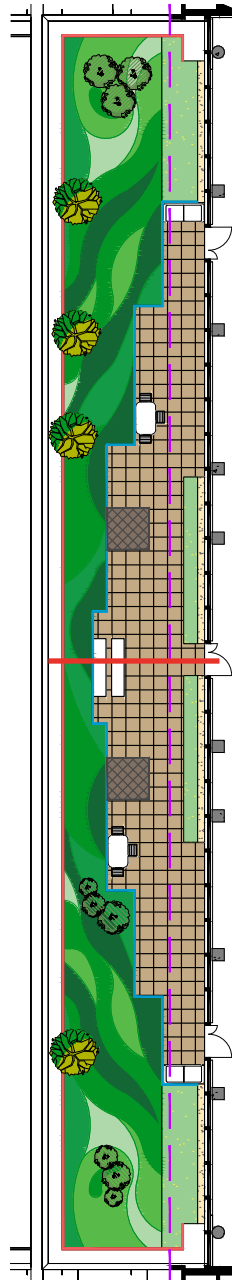


Figure 34C - Western Terrace

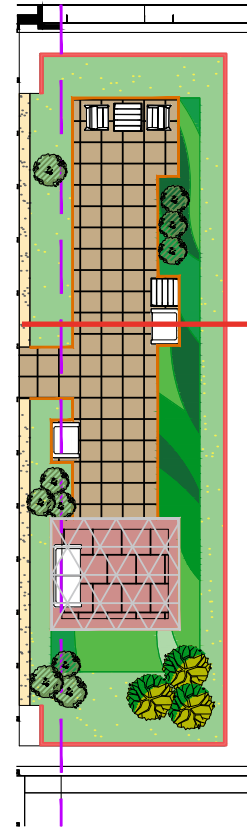


Figure 34D - Northeastern Terrace

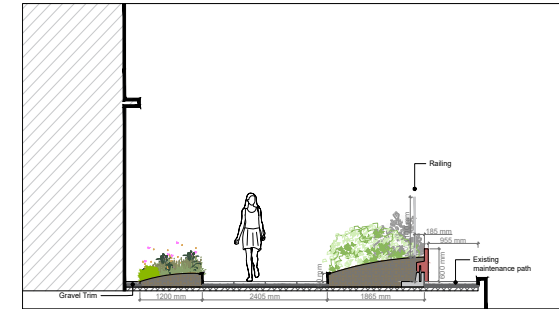


Figure 34E - Section through Northwestern Terrace



Figure 34F - CGI from Northeastern Terrace

5. Detailed Design

Softscape

The Soft Landscape Proposal aims for a biodiverse, native and pollinator friendly planting palette. Given that majority of the planting scheme is in terraces, the choice of planting has to be varied and adequate to the numerous factors like wind, sun exposure and shade, maintenance, etc. This being said and in order to achieve the concept of *New Naturalism* - as presented previously in this report - the preponderant and dominant species in the design are perennials. These will be endorsed by grasses and ferns for the shaded areas. Shrubs and climbers will act for the most part as a complement.

There are numerous possibilities of appropriate planting for the site, this being said, a planting list is presented below. However, please note that at this stage all mentioned planting is indicative, as it will have to be reviewed at a later stage of the design process.

Indicative List:

Trees/Specimen Shrubs:

Ilex aquifolium *^, *Corylus avellana**^, *Betula jacquemontii*, *Parrotia persica*, *Viburnum opulus* *^

Ornamental Native Planting

- Perennials - *Allium schoenoprasum**^, *Achillea ptarmica**^, *Cornus suecica**, *Salvia verbenaca* *^

- Grasses - *Calamagrostis* spp.*, *Molinia caerulea* 'Variegata'*

* Native

^ Pollinator



Figure 35 - *Ilex aquifolium*



Figure 36 - *Corylus avellana*



Figure 37 - *Viburnum opulus*



Figure 38 - *Salvia verbenaca*



Figure 39 - *Allium schoenoprasum*



Figure 40 - *Molinia caerulea* 'Variegata'

5. Detailed Design

Softscape - Indicative List (cont.)

Ornamental Pollinator Planting

- Shrubs - *Cornus sanguinea*^, *Mahonia aquifolium*^, *Lavandula angustifolia* 'Hidcote'^, *Sarcococca hookeriana* var. *hookeriana* 'Ghorepani' ^

- Perennials - *Echinacea purpurea* 'White Swan'^, *Echinops bannaticus* ^, *Bergenia purpurascens* var. *delavayi*^, *Helleborus argutifolius* ^, *Helenium* 'Moerheim Beauty'^, *Oenothera lindheimeri* 'Whirling Butterflies'^, *Geranium dissectum**^, *Aquilegia vulgaris**^, *Eupatorium* 'Snowball'^, *Eupatorium* 'Chocolate'^, *Iris* 'Just Around Midnight'^, *Astrantia major* 'Pink Pride'^



Figure 41 - *Cornus sanguinea*



Figure 42 - *Echinops bannaticus*



Figure 43 - *Helenium* 'Moerheim Beauty'



Figure 44 - *Astrantia major* 'Pink Pride'

Ornamental Native Shade Planting

- Shrubs - *Hypericum hircinum**^,

- Ferns - *Polystichum aculeatum**, *Dryopteris affinis**, *Osmunda regalis**, *Athyrium filix-femina**,

- Perennials - *Luzula* spp.*^, *Convallaria majalis**^

Other Ornamental Planting

- Perennials - *Miscanthus sinensis* 'Silver Charm', *Libertia grandiflora*, *Hosta* 'Hands Up'^, *Hosta* 'First Blush'^, *Salvia* 'Little Spire'^, *Astilbe* 'Cappuccino'^, *Astilbe* 'Vision Volcano'^, *Ophiopogon planiscapus*



Figure 45 - *Polystichum aculeatum*



Figure 46 - *Luzula* spp.



Figure 47 - *Convallaria majalis*

* Native
^ Pollinator



Figure 48 - *Miscanthus sinensis* 'Silver Charm'



Figure 49 - *Astilbe* 'Vision Volcano'



Figure 50 - *Hosta* 'Hands Up'



Figure 51 - *Libertia grandiflora*

5. Detailed Design

Indicative List (cont.)

Sensory Planting

- Shrubs - *Helichrysum italicum*^, *Lavandula angustifolia*^, *Rosmarinus officinalis* 'Miss Jessopp's Upright'^

- Perennials - *Artemisia absinthium**, *Foeniculum vulgare*^, *Salvia verbenaca**^, *Tulbaghia violacea*

Groundcover Low-maintenance Evergreen Planting -

- Shrub - *Vinca* spp., *Pachysandra*, *Veronica albicans*^, *Euonymus japonicus* 'Microphyllus'

- Grasses - *Carex* spp.*

- Climbers - *Hedera helix**^

* Native

^ Pollinator



Figure 52 - *Helichrysum italicum*



Figure 53 - *Lavandula angustifolia*



Figure 54 - *Tulbaghia violacea*



Figure 55 - *Pachysandra*



Figure 56 - *Hedera helix*



Figure 57 - *Veronica albicans*

5. Detailed Design

Hard Landscape -

Existing Materials

The existing hardscape materials on site appear to be in good condition, as visible in the photos. Subject to more detailed review and analysis of the materials, the reuse of existing is recommended where possible, for reasons of sustainability. (Figures 53 to 58)

New Paving

New paving is proposed to bring a light and contemporary feel to the spaces. If the existing paving is suitable for reuse then it will form the majority of the spaces and if not, the paving will consist of a light grey contemporary concrete paving flag. Selected areas will be paved with new paving, such as a ground finish reconstituted granite paver or porcelain tile to create feature spaces. (Figures 58 to 61)

Other Hard Landscape Elements

Existing bespoke retaining edges which match the paving will be retained if possible. Other edgings will include thin metal edging at 150mm and 450mm heights.

Existing cobbles and slate much will be reused. At street level, the granite faced walls will, of course, be retained.

Shelters will be incorporated into the eastern and western terraces. These will be custom-designed at a later stage of design with input from LOM Architects to ensure that they match and complement the building. Some reference images are provided here. (Figures 67 to 69)



Figures 58 & 59 - Existing Concrete Paving Slabs

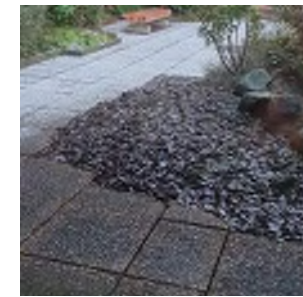


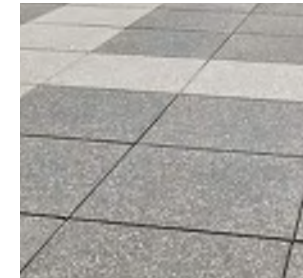
Figure 60 - Existing Bark Mulch



Figure 61 - Existing Gravel Strip



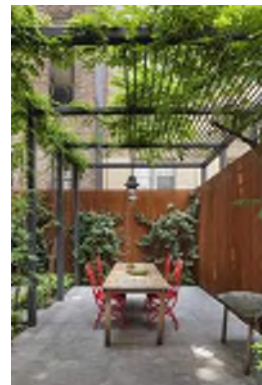
Figures 62 & 63 - Existing Granite Planters



Figures 64 - Natural Stone



Figures 65 & 66 Porcelain Tiles



Figures 67, 68 & 69 - Pergolas

6. Technical Considerations

Podium / Roof Buildups

According to the original construction details, the existing solid buildup is over the waterproofing layer (figure 70). This was a typical detail of the time with layers of bitumen creating the waterproofing. This is a very durable and robust solution, which may last for many years to come. Closer inspection and testing will be carried out in the next phase of design development.

Whilst the bitumen layer is robust, retaining the solid buildup above is not recommended. Instead, it is proposed to use a more contemporary solution with reservoir and drainage board layers over the waterproofing (such as that shown in figure 71). The reservoir board will also help to ensure that sustainable drainage standards and requirements are met, reducing runoff and making water available to the planting.

We have worked with the appointed engineers, Cundall, to ensure that this strategy of green and blue roofs will be capable of attenuating the volume of surface water anticipated. Attenuation will be designed for up to and including the 1 in 200-year flood event including an allowance for 41% climate change.

Notes and Technical Considerations going forward.

As mentioned previously, the planting list is indicative for now as it'll be reviewed in a further stage, however, the aim is to focus on native, pollinator friendly plants, as shown.

The palette of hard landscape materials and furniture will be used to complement and integrate the already existing and proposed materials within the landscape.

Site furniture is to be diverse and allow for flexibility the spaces. Simple and robust with individual or multiple seating, low and high tables and seating, to allow for rest or work, there will be a mix of fixed and movable furniture throughout the proposal.

External lighting will be integrated in a further stage of the proposal. These will be coordinated with the landscape proposal in order to avoid clashes - in which light could be blocked by the landscape. It'll also be strategically positioned so it won't harm visual pollution.

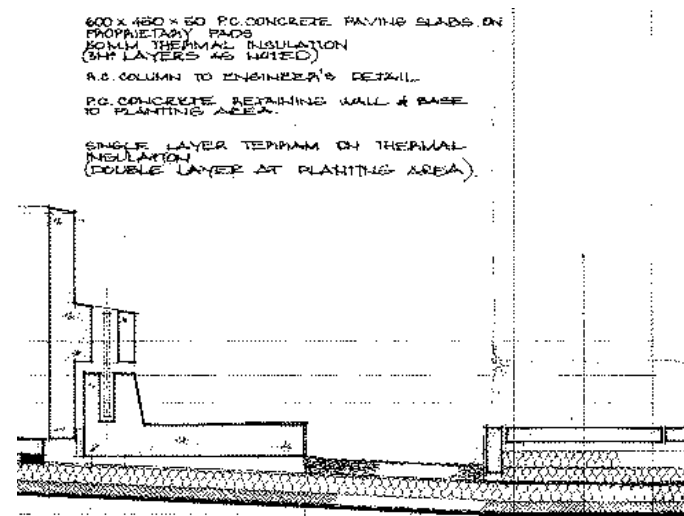


Figure 70 - Extract from Britoil construction drawings - Existing buildup



Figure 71 - Proposed buildup - Source: Bauder