

03 Design Development

BIRDS EYE VIEW MASTERPLAN

LANDSCAPE STRATEGY

- Create opportunities for outdoor relaxation, socialising and working, with new terraces at multiple levels. Varying orientations, views, and light levels will drive the character of the layout, planting and seating, along with sensitivity to the heritage context and visual amenity of the surrounding environs.
- Provide greening and biodiversity to the new terraces, with medium and small species tree plantings (set back to reduce any impacts on views from Regent Street), shrubs, groundcovers, and herbaceous plantings.
- On Floor 7, create a sunny and vibrant external terrace, with drought tolerant and floriferous plantings, spilling out of raised steel planters. Softly angled planters facilitate circulation whilst creating separated seating areas.
- On Floor 6, provide a green enclosure with flowering Amelanchier and Birch providing dappled shade. Pots and soft-edge square planters are set in a repeating linear pattern, creating a feeling of shady street-scape. A small planted terrace faces Glasshouse Street.
- On Floor 1, provide a quiet and lush green space, with tree ferns in bowl planters, large-leaved shrubs, and ivy trailing down the wall to soften the plant screen. Extensive glazing allows 'green views' to the interior.
- Utilise multiple choices for seating with both fixed and moveable furniture. Fixed hardwood timber seating is inviting year round when the weather permits.
- Add to the biodiversity of the site with a green roof atop the 7th floor, using wildflowers adapted to the urban environment. This will also contribute to the greening of the urban roofscape.
- Overall, specify climate-resilient species that are tolerant of higher seasonal temperatures, that do not require additional staking or dividing, and that are resistant to pests and disease. Irrigation will be provided to all planters, with built in moisture sensors.



KEY

	Composite/porcelain boards Timber effect boards		Climber in Steel Planter		Planting Pot		Green Roof BauderGREEN Flora 5 Biodiverse mix
	Composite/porcelain boards Darker colour to demarcate main route		Steel Tree Planter With integrated hardwood seating		Tree		Movable Furniture
	Mixed Planting		Circular Steel Tree Planter With integrated hardwood seating				

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Design Development

COURTYARD & TERRACES: PRECEDENT IMAGES



PLANTING (RMA)



LIGHTING



GUARDING



INTEGRATED SEATS AND LIGHTS (RMA)



GREENING



EVENING USE



LOOSE FURNITURE



POTS



INTEGRATED STORAGE (RMA)



CIRCULAR SEATING

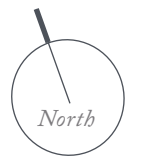
04 Landscape Proposals

FLOOR 7 TERRACE: PRECEDENTS



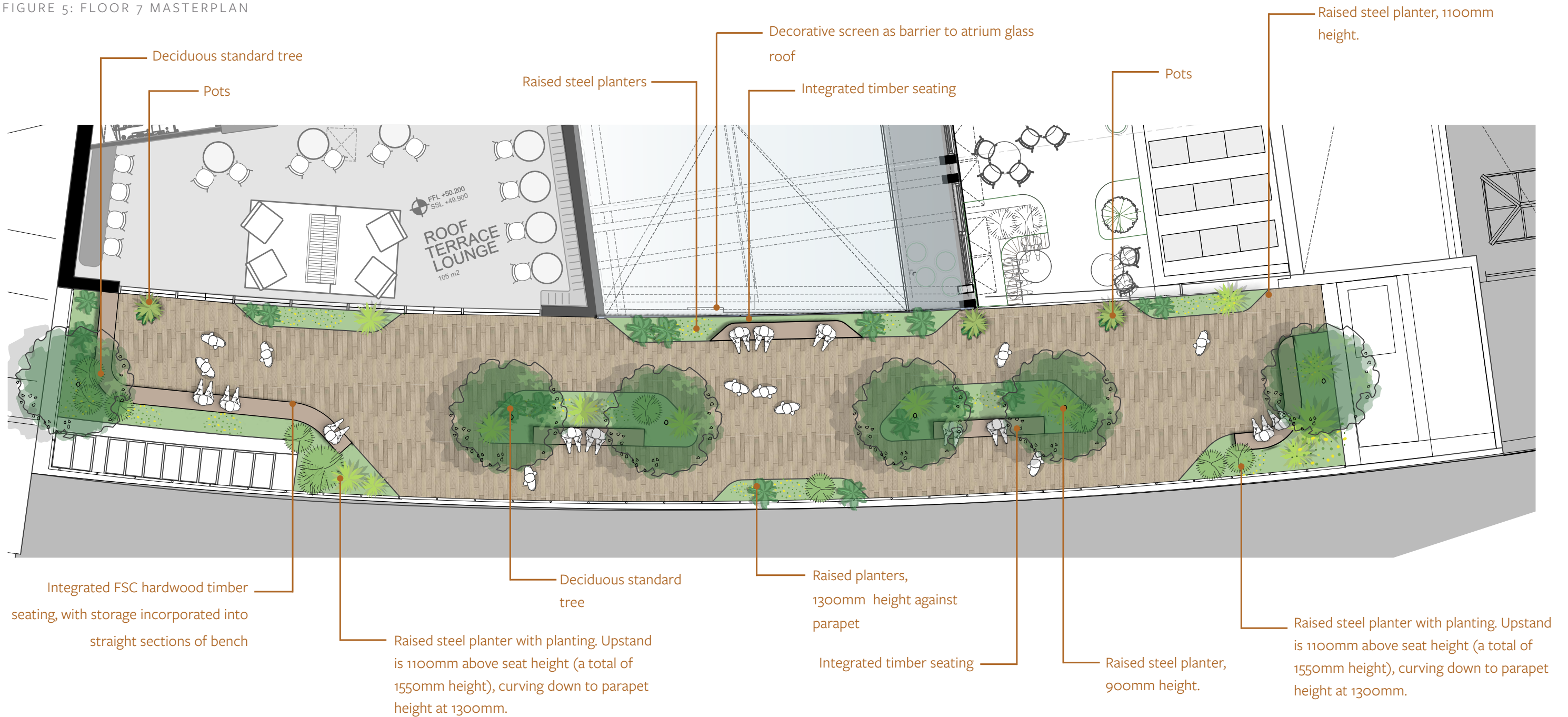
04 Landscape Proposals

FLOOR 7 MASTERPLAN



NTS @ A3

FIGURE 5: FLOOR 7 MASTERPLAN



04 Landscape Proposals

FLOOR 7 TERRACE: SECTION A

FIGURE 6: FLOOR 7 SECTION A

INSET

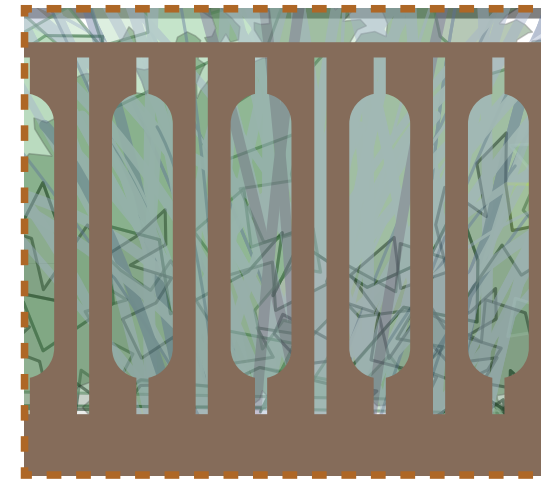
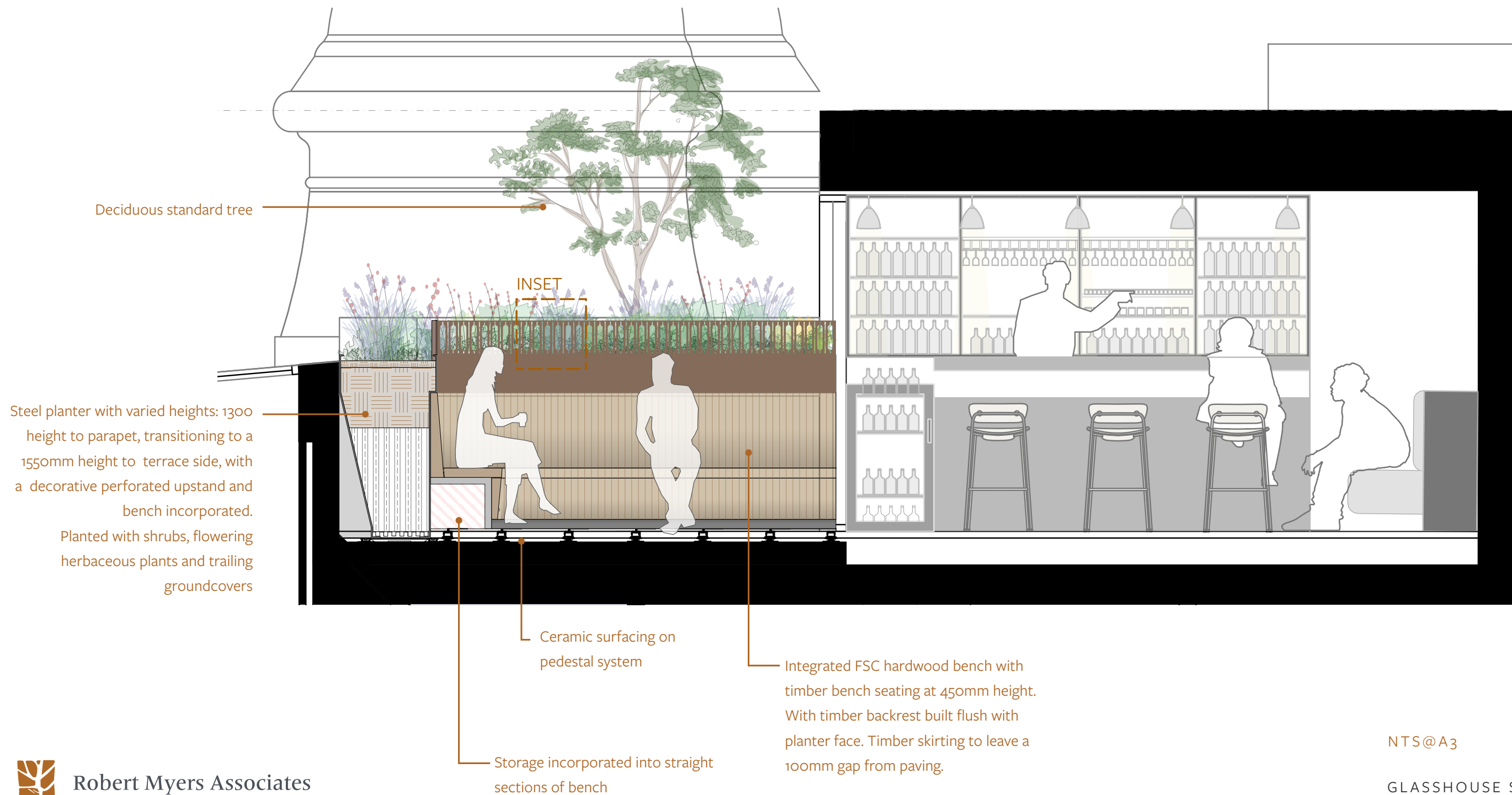
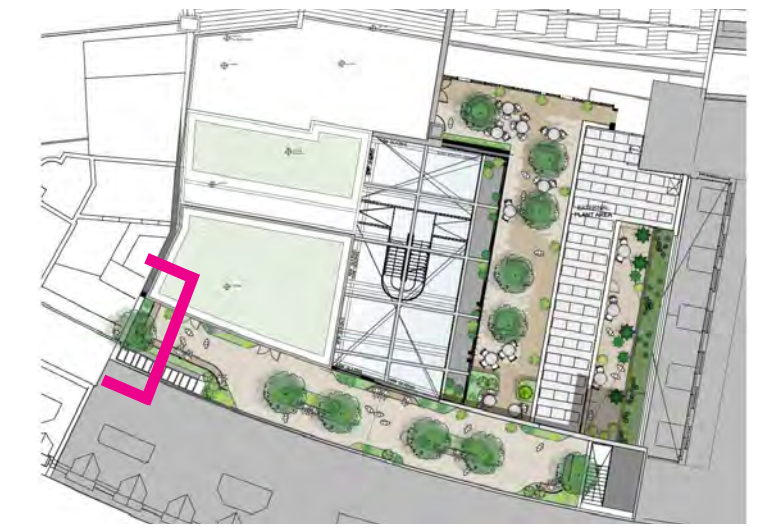


FIGURE 7: FLOOR 7 SCREEN INSET



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Landscape Proposals

FLOOR 7 TERRACE: SECTION B

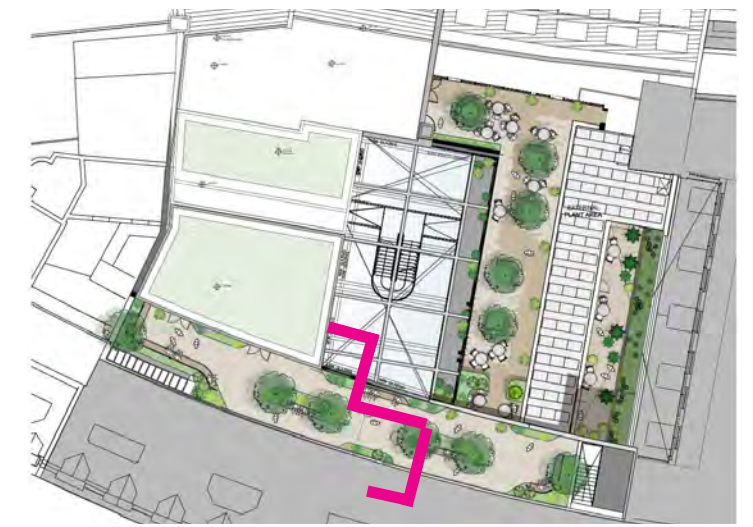
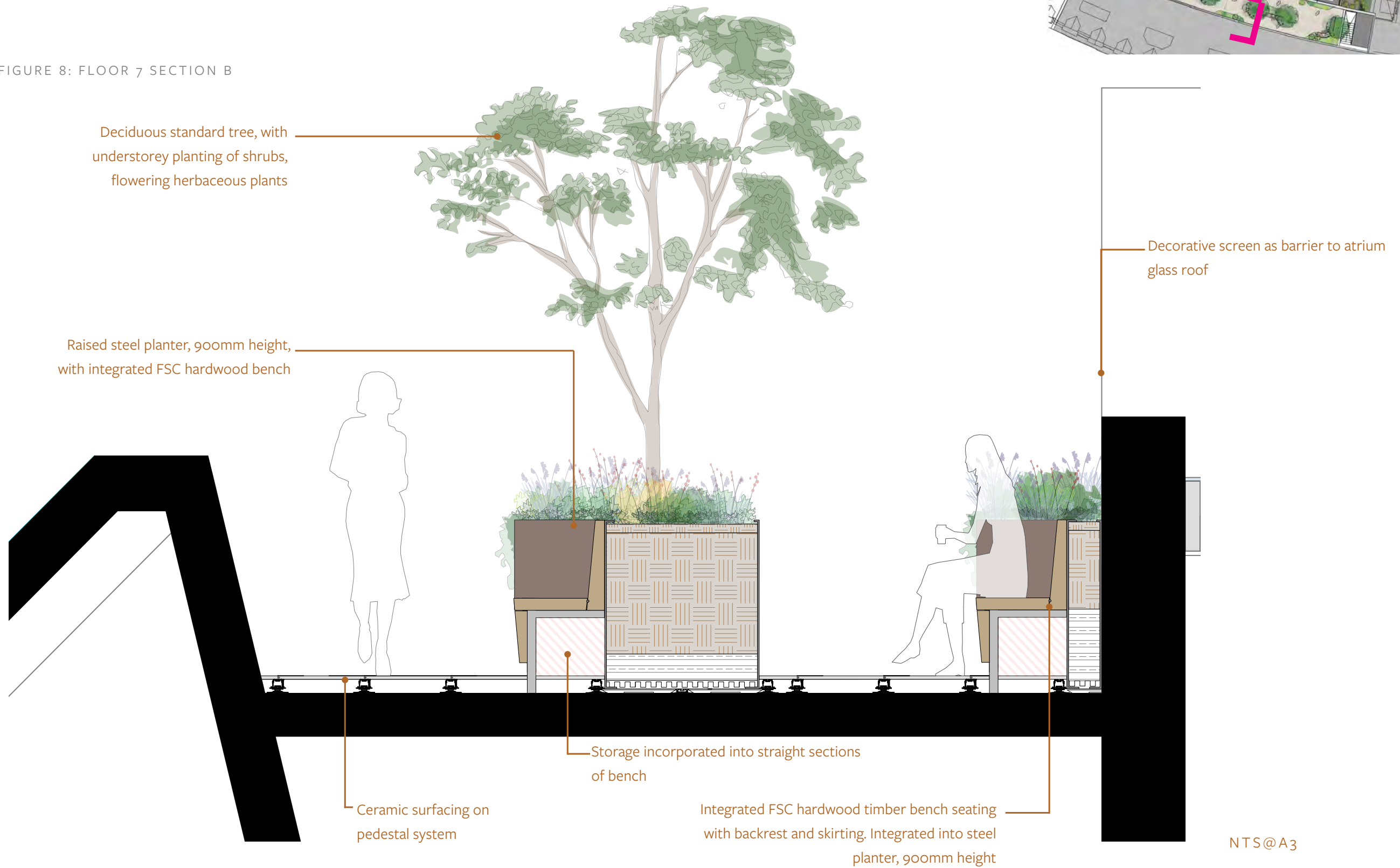


FIGURE 8: FLOOR 7 SECTION B



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FLOOR 7 TERRACE: SECTION C

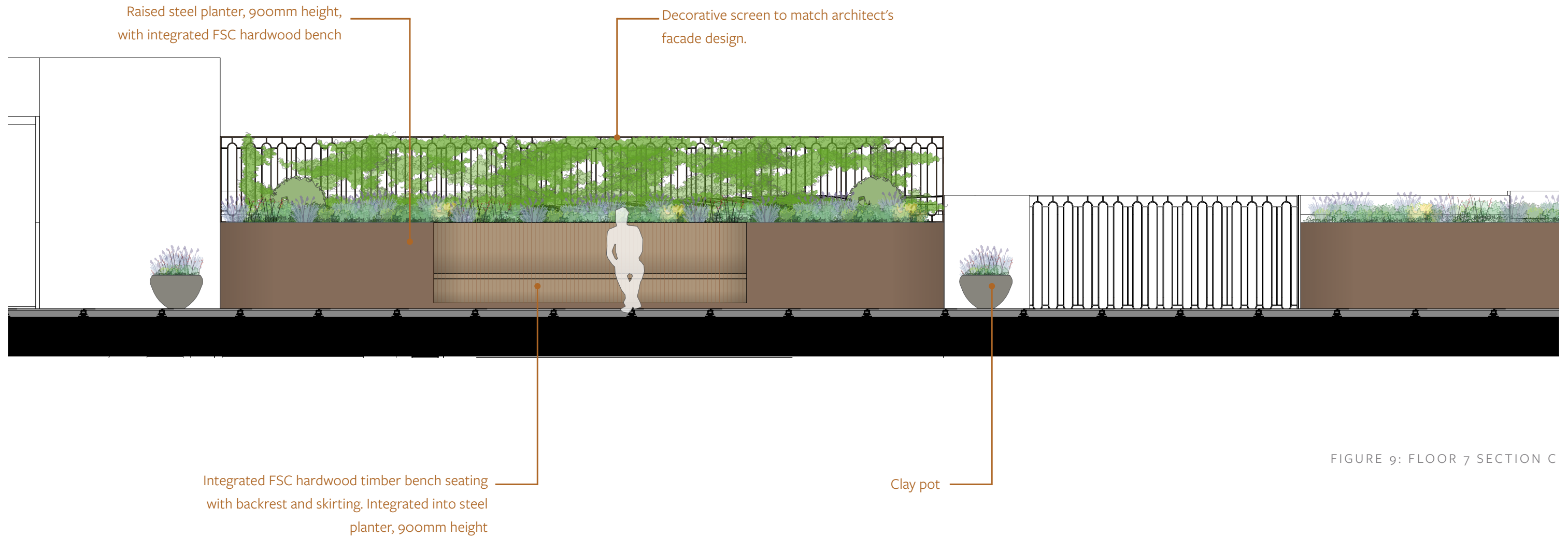
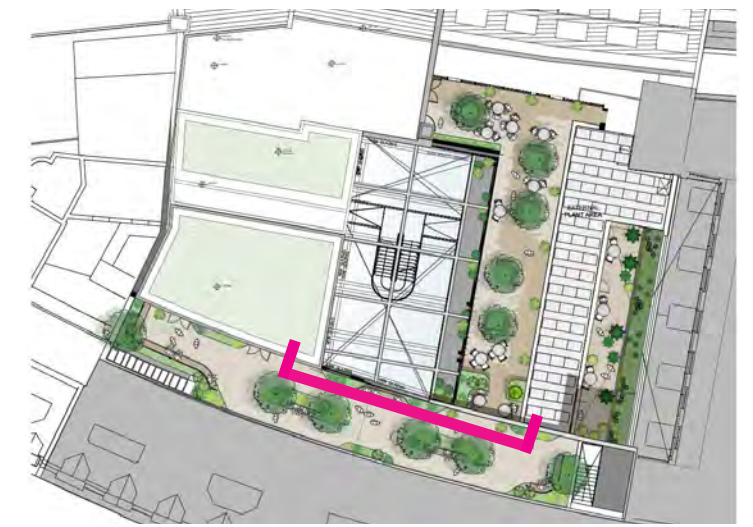


FIGURE 9: FLOOR 7 SECTION C

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FLOOR 6 COURTYARD & TERRACE: PRECEDENTS

