

PROPOSAL

IMPROVED URBAN REALM & HARD LANDSCAPING

Entrance Experience

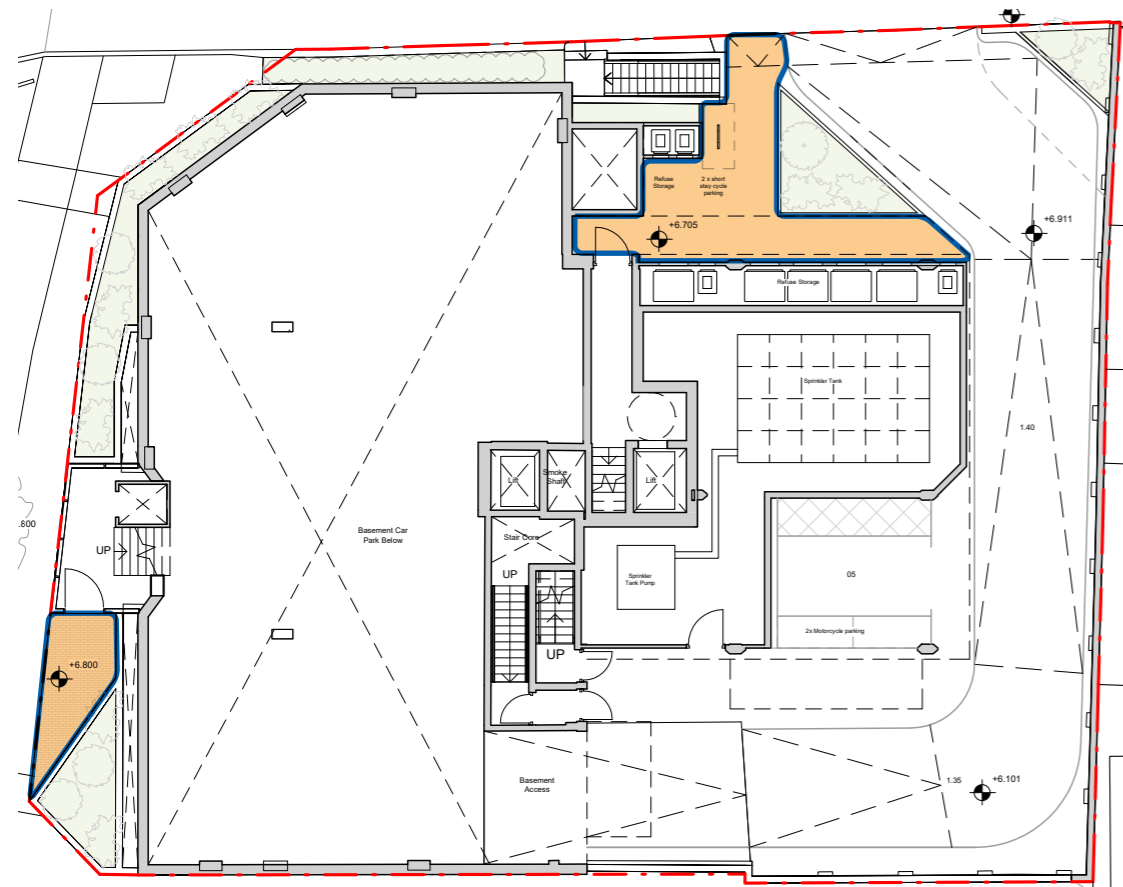
A new entrance lobby is proposed which will improve the building frontage and significant enhance the public realm.

The hard landscaping scheme has been designed to be high quality, robust and hard wearing. The colours, sizes have been selected to compliment each other whilst providing a clear and legible hierarchy of spaces. High quality long format concrete paving blocks are proposed where the building frontage meets the street.

At the rear of the site, the existing hard standing (which is largely over the existing basement structural slab) will be refreshed. Pedestrian areas around the refuse store and rear entrance will be treated with the same paving as the frontage.



Proposed CGI - Entrance from Lower Mortlake Road



Long format concrete paving blocks

Existing brick planters, reshaped and planted with flower rich perennials.

Green wall climbers

PROPOSAL

SOFT LANDSCAPING

Proposed Planting Strategy

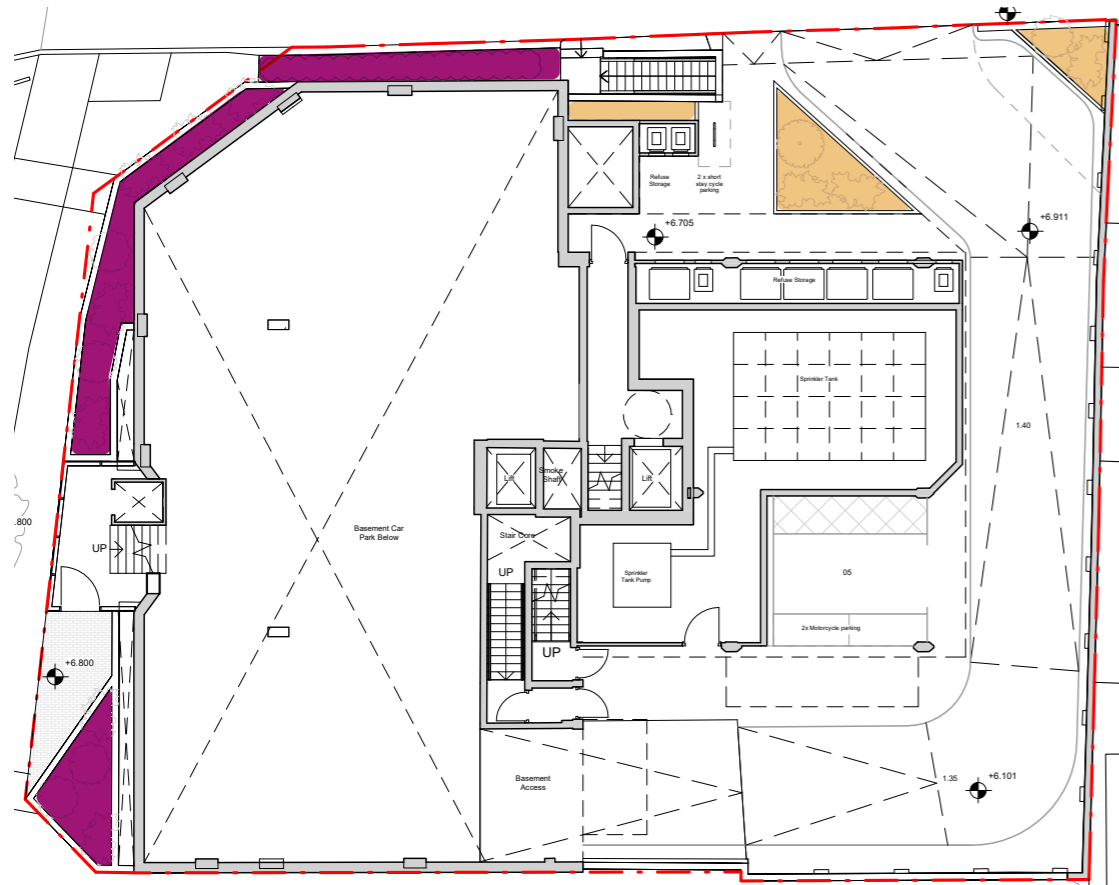
The planting approach aims to balance ecology, amenity and aesthetics. A combination of evergreen ground covers balance deciduous shrubs and herbaceous perennials. Particular attention is given to plants that attract pollinating insects and can provide habitat's for invertebrates.

The planting species proposed are those that require relatively low maintenance with only occasional visits and simple pruning required throughout the year.

The ecology report recommends the following enhancements:

- 8 x Integrated bird boxes
- 4x Integrated bat boxes
- 4 x Bee Brick
- 2 x Bug Hotels

For full details of the site ecology, please refer to the full report. Note final locations of the above recommendations should be confirmed by an ecologist on site.



Astrantia major



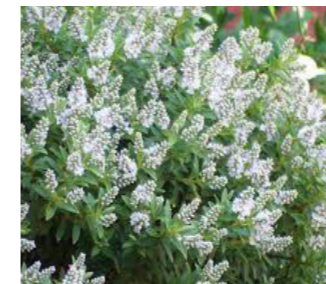
Hydrangea 'Annabelle' AGM



Stipa tenuissima



Hakonechloa macra



Hebe whitewand



Aster frikartii



Hydrangea serrata



Hypericum hidcote



Pennisetum alopecuroides



Lavandula angustifolia



Rudbeckia fulgida



Verbenia bonariensis



Geranium 'Johnson's Blue'



Alchemilla mollis



Liriope muscari



Geranium macrohizum



Brunnera macrophylla



Polystichum setiferum



Cyrtomium fortunei

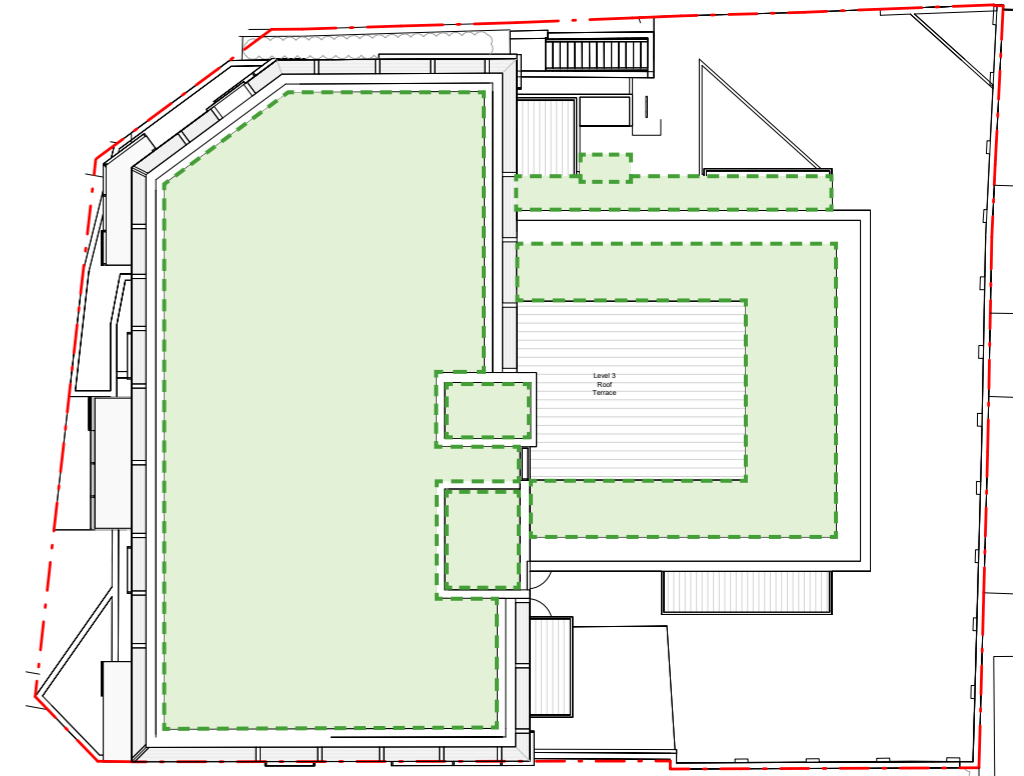


Asarum europaeum

PROPOSAL

URBAN GREENING FACTOR

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	0	0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	342	239.4	All new roof areas, extensive green roof with water storage. Extensive Green roof on refuse store canopies
Flower-rich perennial planting.	0.7	43	30.1	New and reformed planters
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	
Green wall –modular system or climbers rooted in soil.	0.6	30	18	Climbers on winter gardens / balconies
Groundcover planting.	0.5	0	0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	0	0	The building and hard standing covers the entire site redline boundary, therefore infiltration SuDS would not be a viable option for the proposed development.
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	Existing situation.
Total contribution			287.5	
Total site area (m²)			832	
Urban Greening Factor			0.34552885	



Roof Plan Diagram

Landscape

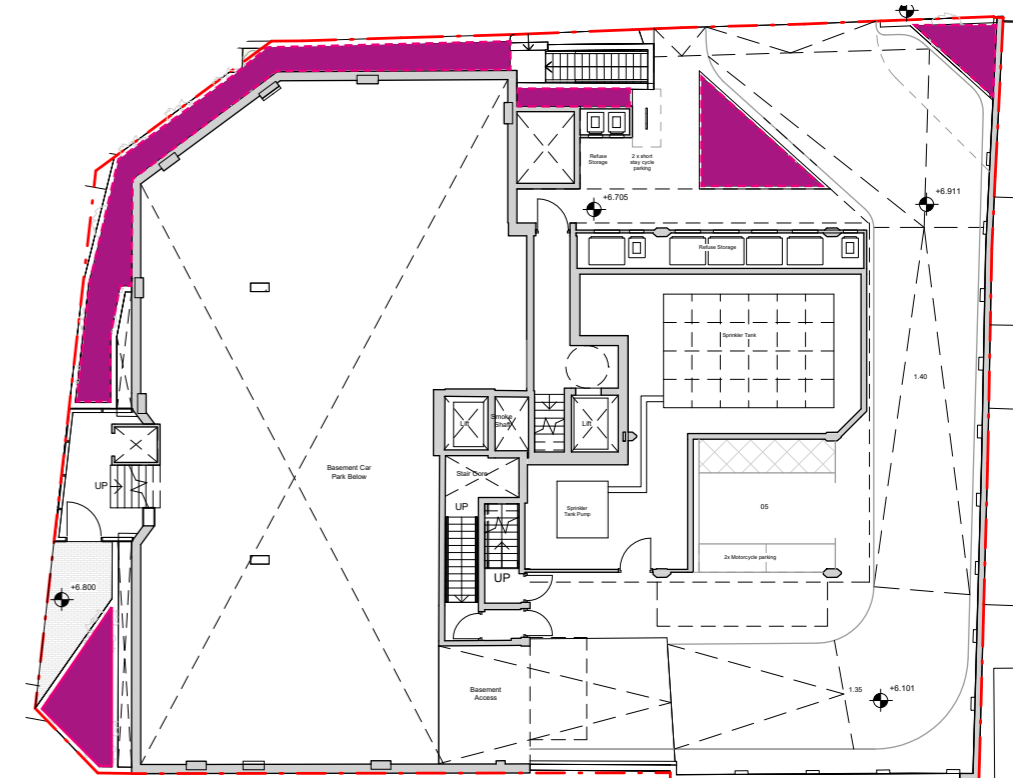
Based on the current proposals, the site is achieving a score of 0.345. In line with the Ecological appraisal, the site improves on biodiversity on the site, however does not meet the target of 0.4. The existing building and existing hard landscaping occupies the majority of the site. Because the building is being retained there is not as much scope to increase greening. However opportunities have been taken where possible to introduce planters and green roofs.



Green Roof



Proposed North elevation diagram



Street Plan Diagram