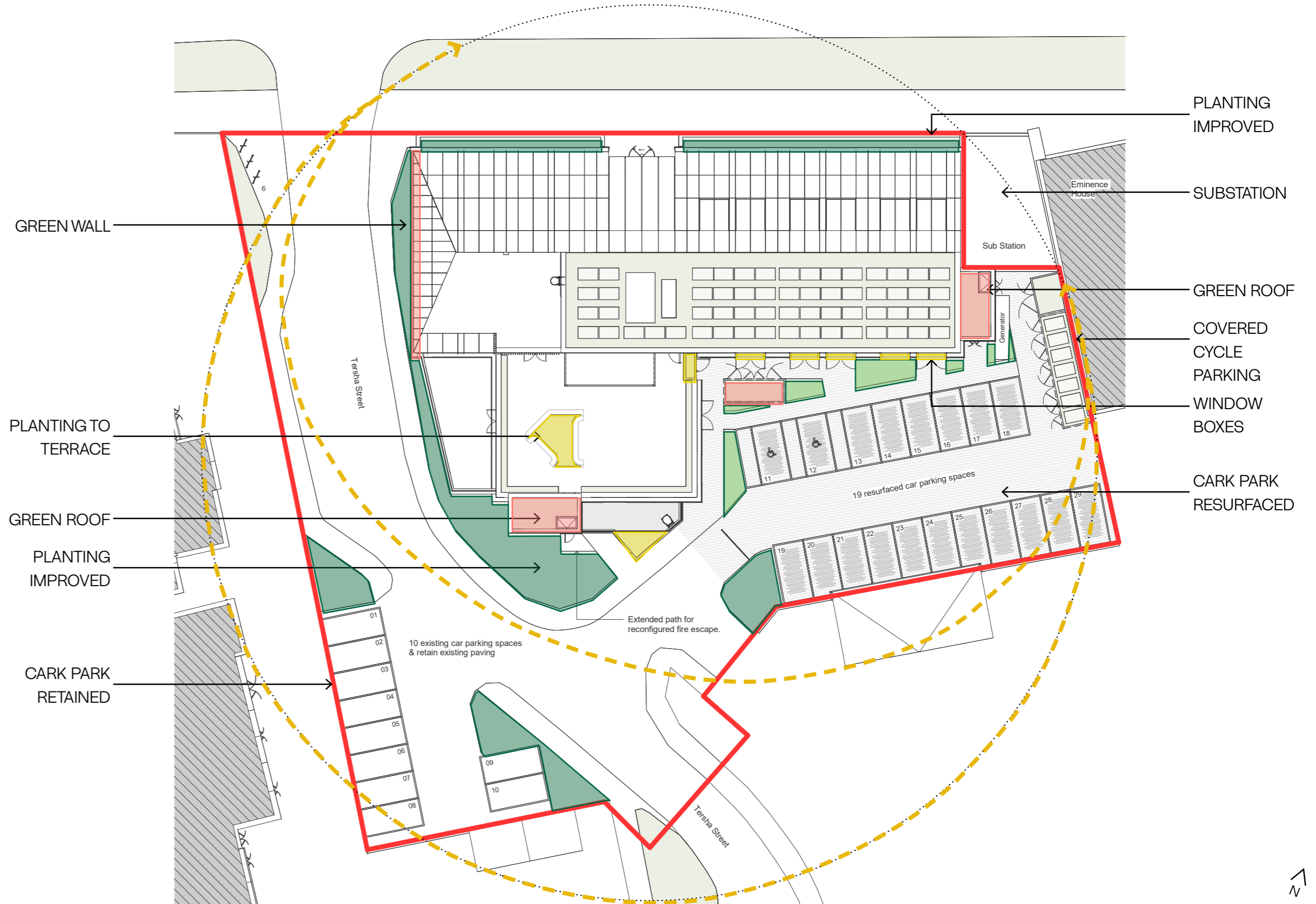


# LANDSCAPING, PLANTING AND DRAINAGE

## HARD AND SOFT LANDSCAPING STRATEGY

The landscaping design seeks to improve the existing site condition and introduce as much new greenery as possible, in order to soften the rear of the building and improve SUDs.

The hard and soft landscaping strategy takes into account user journeys and parking facilities, drainage, planting as well as sun paths and opportunities for green energy sources.



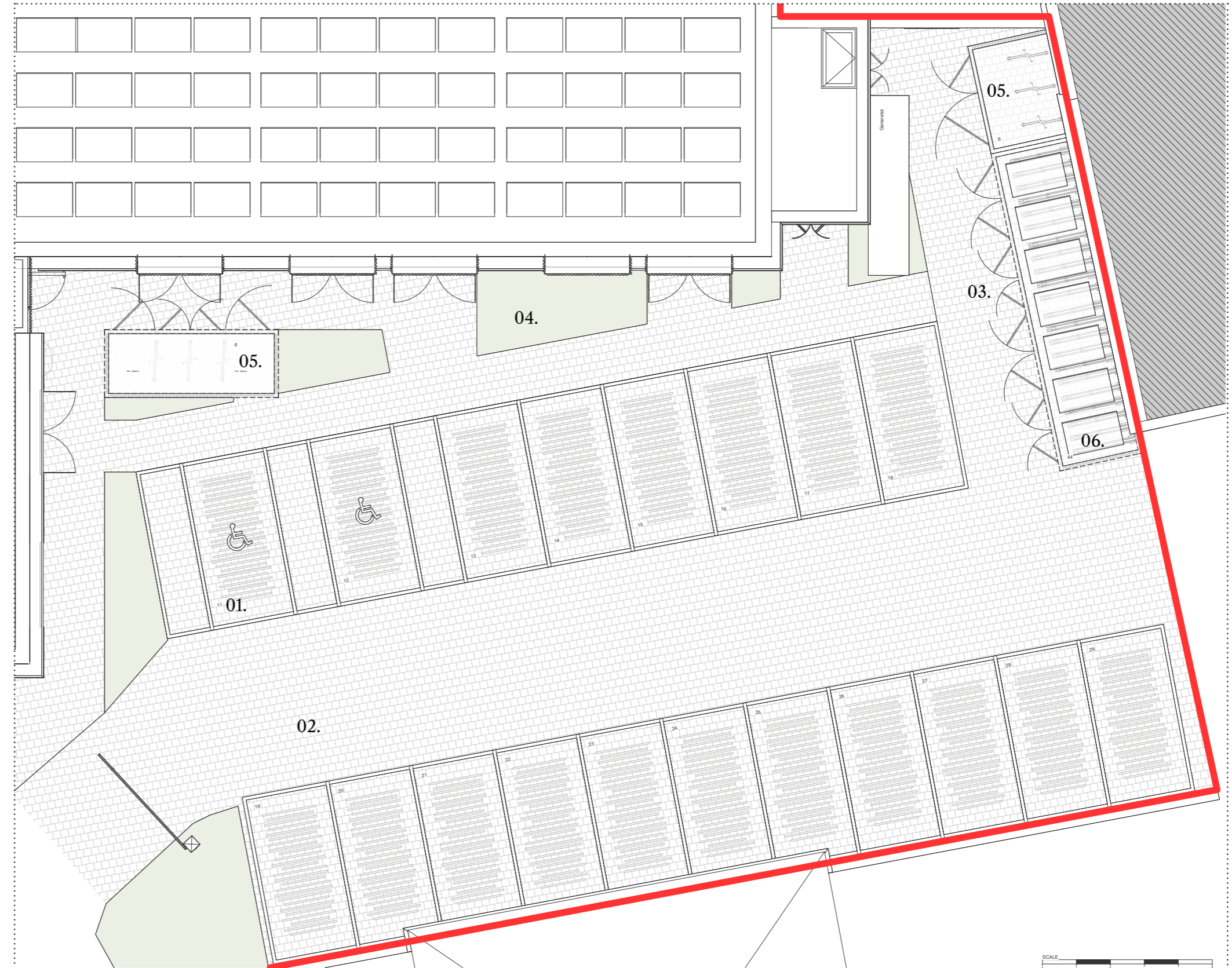
- GREEN ROOFS AND WALLS
- PLANTING BOXES
- NEW SOFT LANDSCAPING
- EXISTING PLANTING BEDS IMPROVED



## LANDSCAPING STRATEGY

### REAR CAR PARK

The design proposes for a shared landscape across the area and pockets of planting are introduced to further soften. The existing car park surface is to be replaced with permeable paving, as illustrated by the grey hatch. The design intent is for greenery to be mixed into the paving to define the car parking spaces.



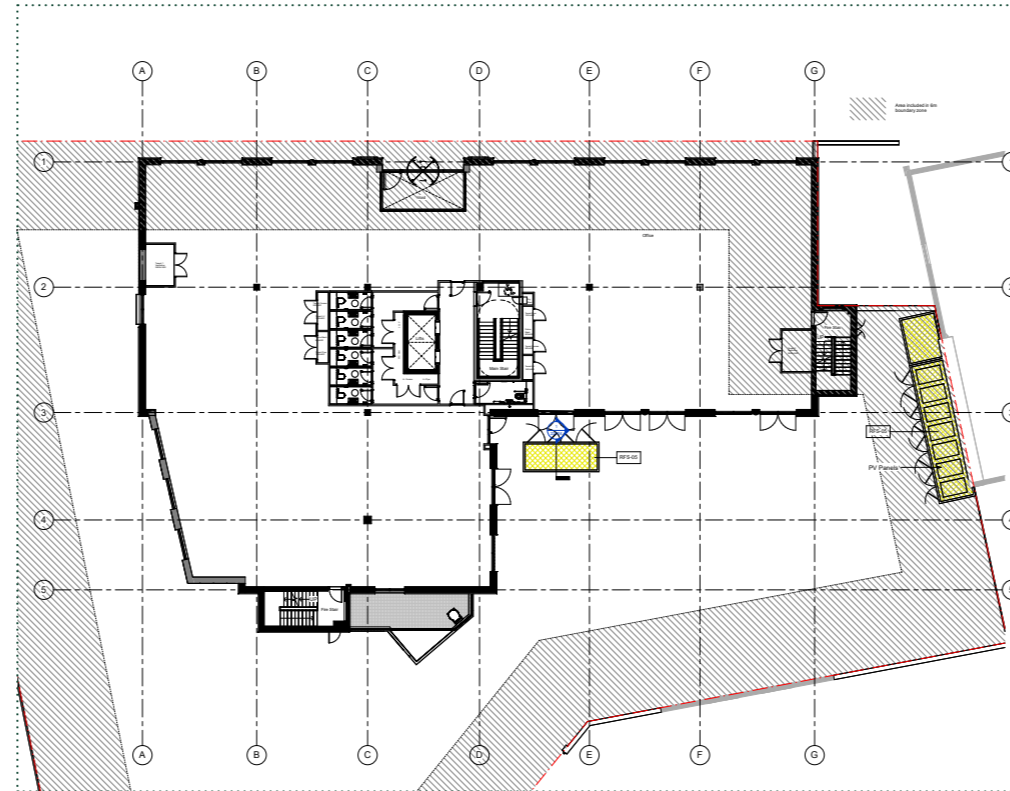
- 01. Car parking
- 02. New shared surface
- 03. New covered cycle store with PV
- 04. New planting
- 05. Sheffield stands
- 06. Vertical stands

- Warm Blue Roof with Biodiverse Roof
- Warm Roof with Green Roof
- Warm Roof with Pavers
- Warm Blue Roof with Terrace Finishes
- Green Roof

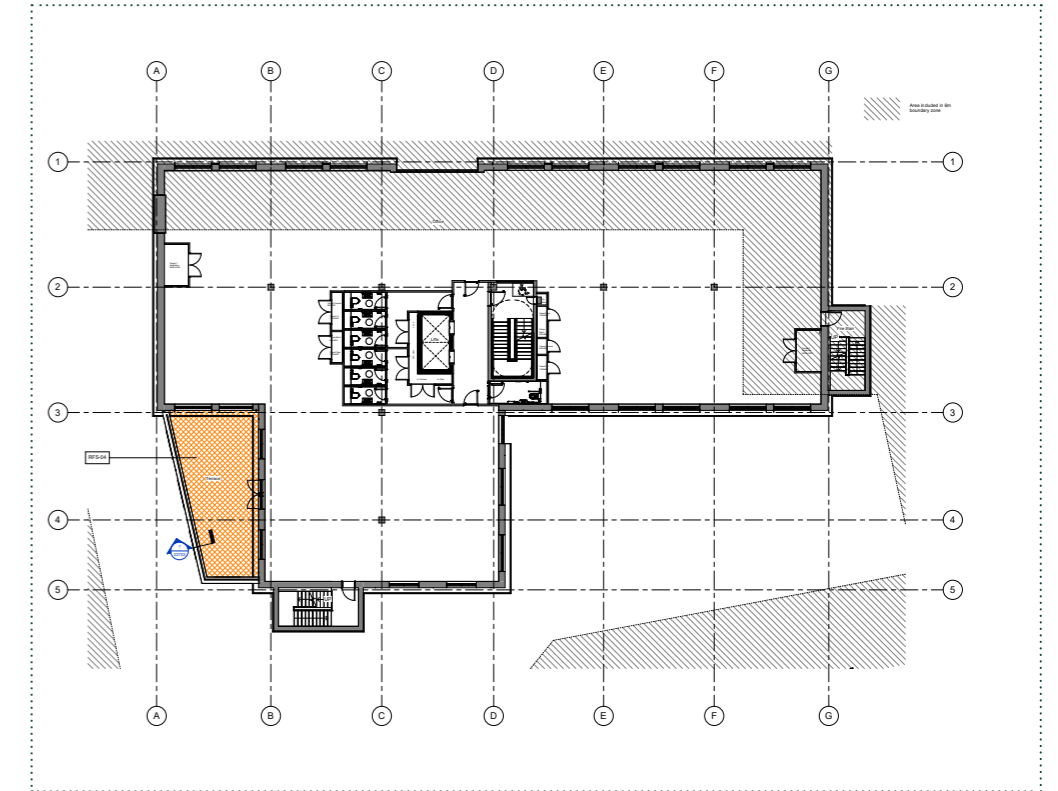
## SUDS

### BLUE AND GREEN ROOFS

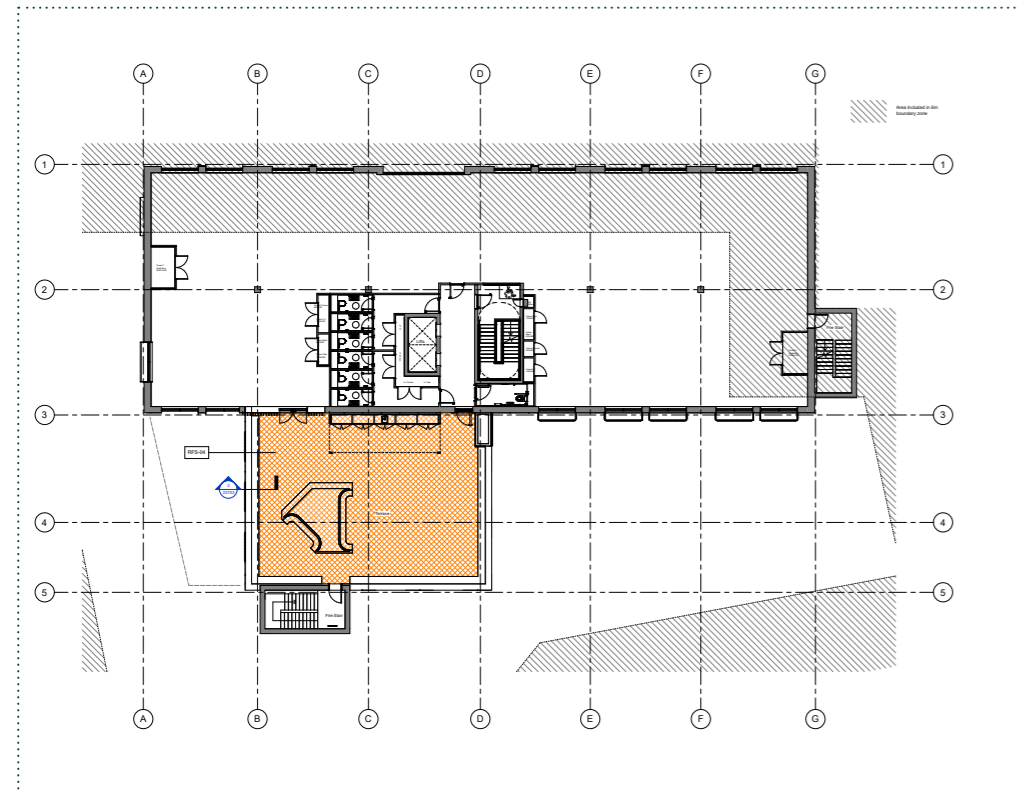
Our roofing strategy consists of capturing and the opportunity to recycle rain water through the use of blue roofs. This is done in conjunction with the introduction of biodiverse and green roofs above the fire escape stairs, cycle stores, lift overrun, and main flat roof.



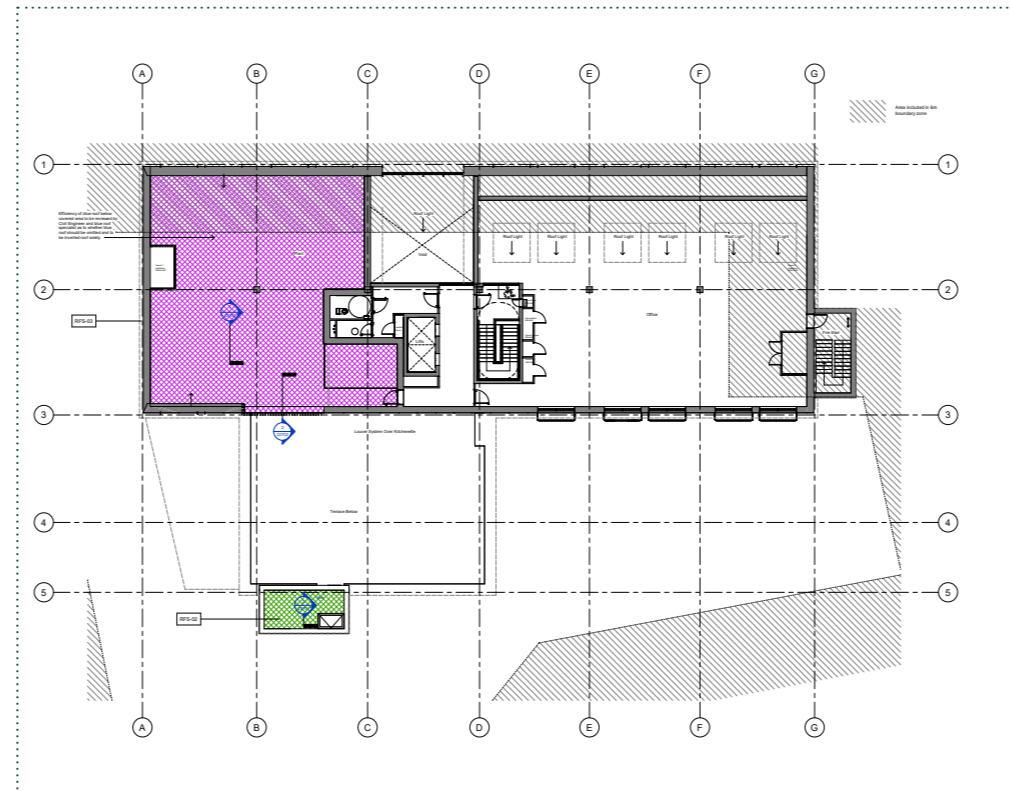
GROUND FLOOR (PERMEABLE PAVING, GREEN ROOFS)



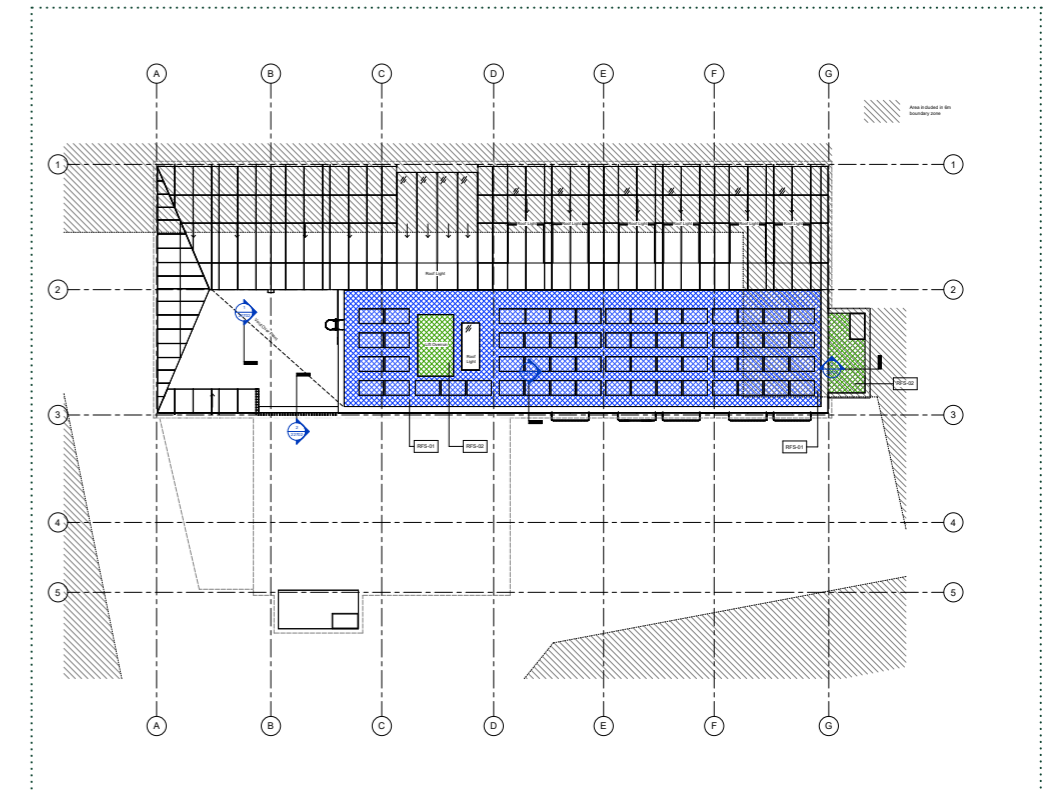
SECOND FLOOR (BLUE ROOF)



THIRD FLOOR (BLUE ROOF)



FOURTH FLOOR (STANDARD ROOF)



ROOF PLAN (BLUE BIODIVERSE ROOF, GREEN ROOF)

## EXTERNAL SPACE

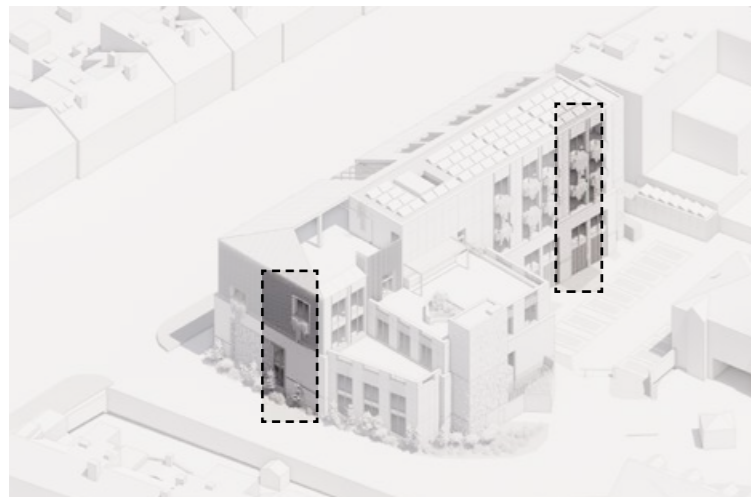


Integration of community space, bio-diverse planting, water harvesting and green roofs across the new roof space to create active space for both nature and the new building occupants. Community space with shared meeting areas, communal and private terraces across the southern elevation of the building provide both indoor and outdoor meeting and event areas.

## WINDOW BOXES

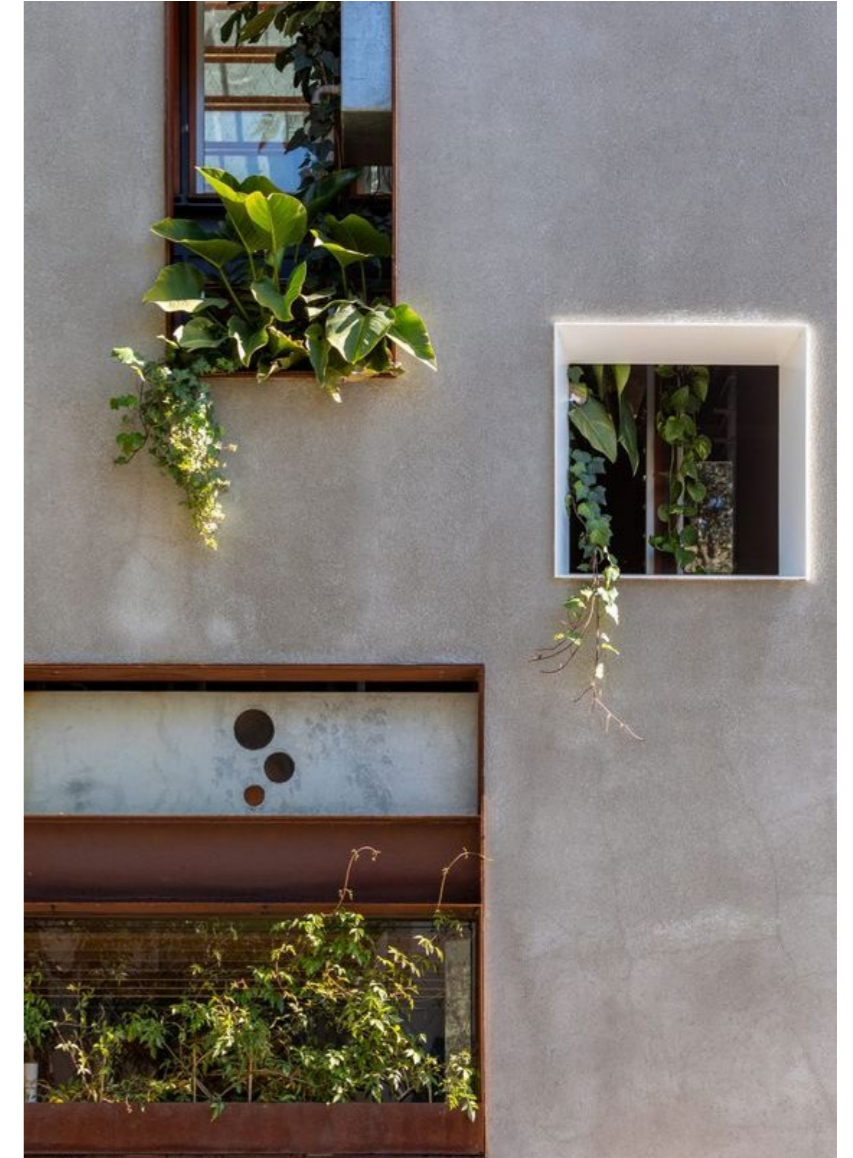
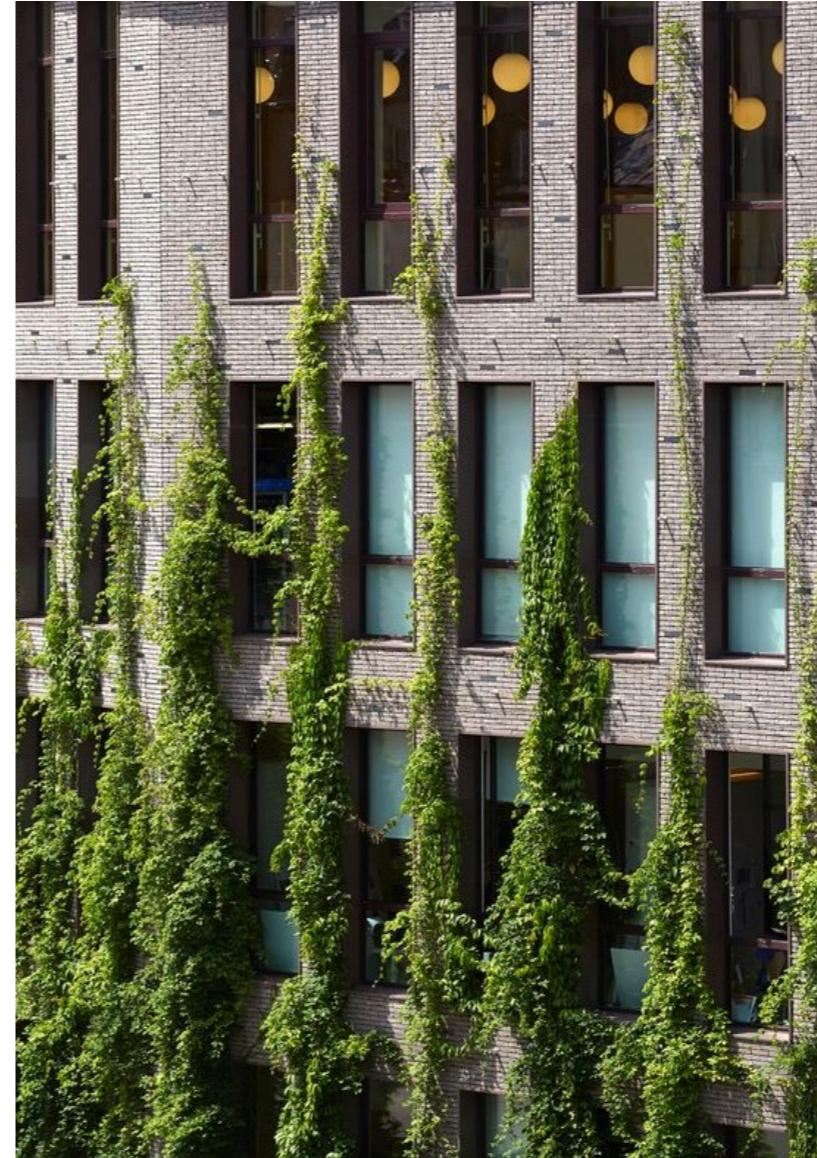
The proposed window boxes allow for the integration of greenery into the south and west facades.

Full details of the planting strategy and species are to be further developed.



NOTE: PLANTING IS INDICATIVE

## WINDOW BOXES



There is opportunity to introduce planting and greenery to the facade through the use of window boxes and climbers. This will add emphasis to the wider greenhouse messaging, as well as softening the boundary.

## LANDSCAPE DESIGN STRATEGY

The proposals will include a species selection focused on creating year round interest, improvements to the site biodiversity and ecology, and variation in height, flower, seasonality and movement.

The images and species shown here give an indication of the potential plant species that could be included in the scheme.

Full details of the planting strategy and species are to be further developed.

### GROUND FLOOR LANDSCAPING



*EUONYMUS FORTUNEI*



*BRACHYGLOTTIS 'SUNSHINE'*



*HEBE 'RED EDGE'*



*AJUGA REPTANS 'BURGUNDY GLOW'*

### WINDOW BOXES AND PLANTERS



*BLEEDING HEART*



*LYSIMACHIA NUMULARIA*



*TRAILING ROSEMARY*



*EUONYMOUS*

### CLIMBERS, GREEN ROOFS AND GREEN WALLS



*EVERGREEN CLEMATIS*



*PARTHENOCISSUS HENRYANA*



*GREEN ROOF*



*GREEN WALL*



## **EXTERNAL AMENITY**

## ROOF TERRACES

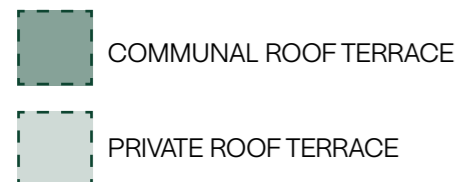
### EXTERNAL AMENITY

The proposal includes for two external terraces across the rear of the site, where the massing is stepped down. On the second floor there is a private tenant terrace which is directly accessed from the internal space. On the roof there is a shared communal terrace for all building users, accessed directly from the central core.



COMMUNAL  
ROOF  
TERRACE

PRIVATE ROOF  
TERRACE



## TERRACE LOOK & FEEL



Our intention for the two terrace is the integration of community space, bio-diverse planting and water harvesting to create active space for both nature and the new building occupants. Providing a space with communal and private terraces across the southern elevation of the building provides both indoor and outdoor social and events areas.

# ARRIVAL AND ACCESS STRATEGY

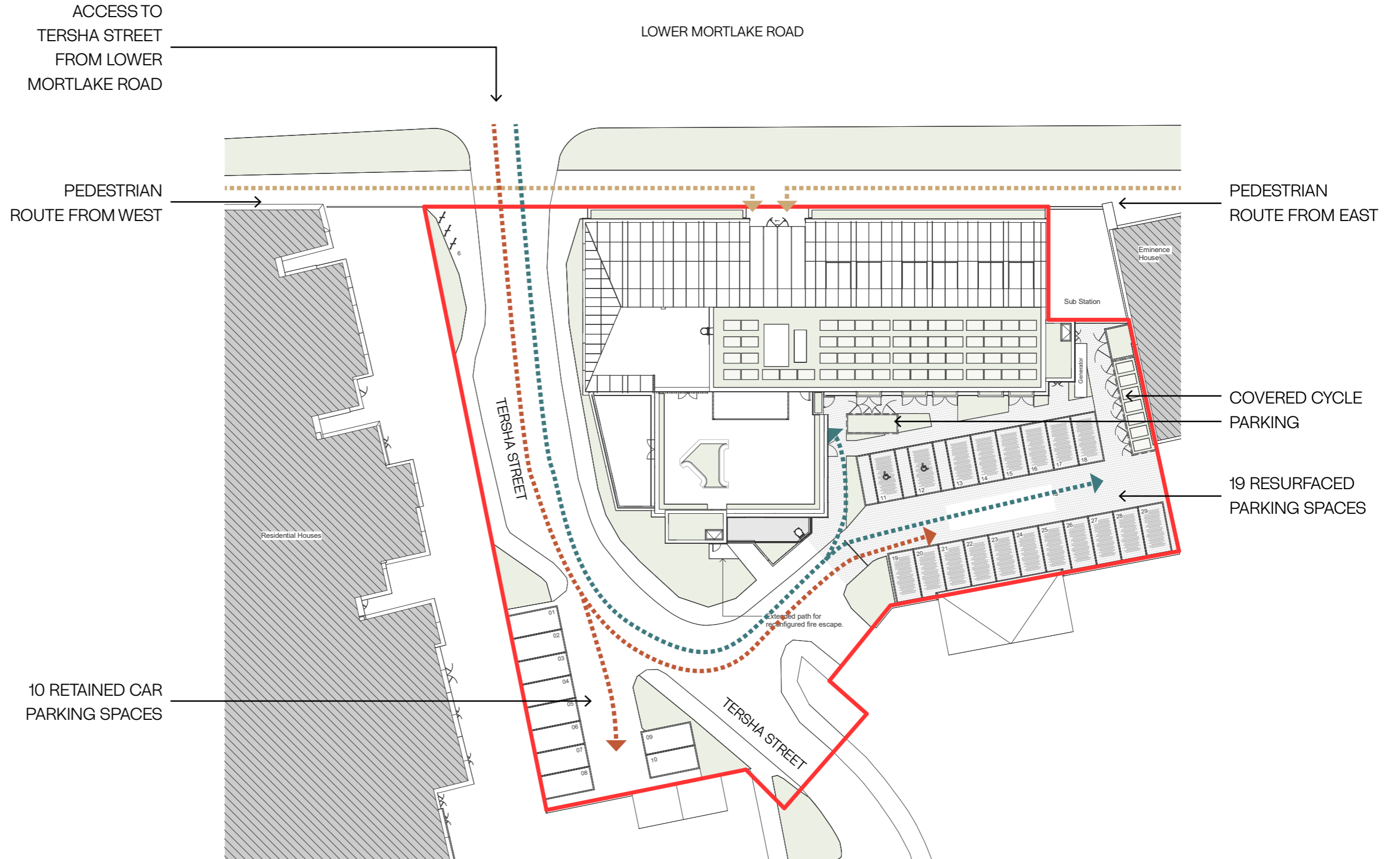
# ARRIVAL ROUTES SITE PLAN

## ARRIVAL ROUTE DIAGRAM

This diagram illustrates the different arrival routes to the building for different modes of transport. Pedestrian access is provided to the main entrance from Lower Mortlake Road.

Car parking and cycle parking is provided to the rear of the site, with access retained along the existing route on Tersha Street. The 10 existing car parking spaces to the west of the plan are retained, and 19 new spaces are proposed in the re-landscaped area of car park directly adjacent to the building, providing 29 spaces in total including 2 accessible bays.

- SITE BOUNDARY
- - - PEDESTRIAN ROUTE
- - - CYCLE ROUTE
- - - VEHICLE ROUTE

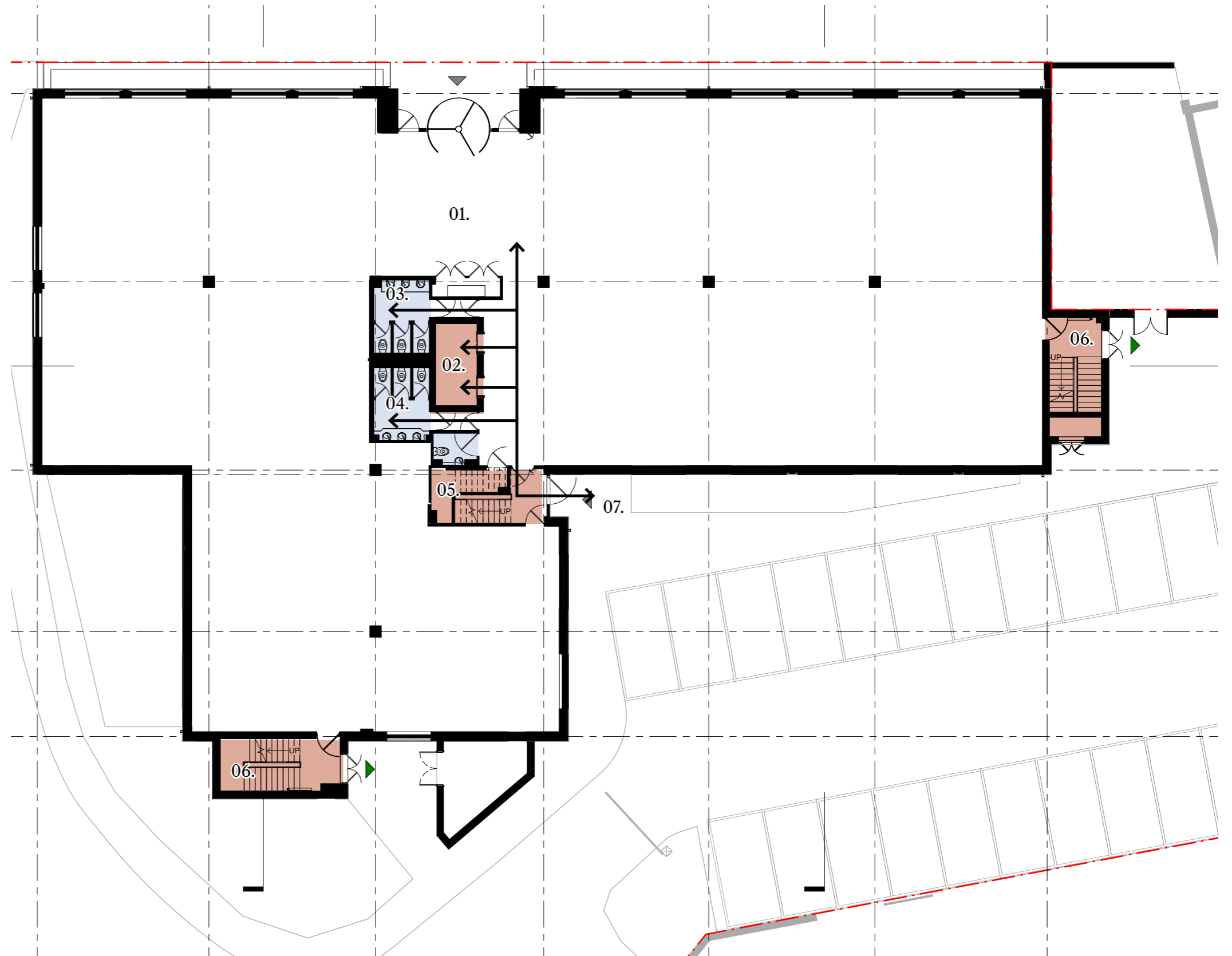


## PLANS EXISTING LEVEL 00

Existing plans are a T shape with a centrally located double lift bank and wc block. The main stair core sits further back in the plan and connects with the rear entrance/escape.

The centrally positioned core allows for dual glazing to nearly all office area. The office space currently has large dropped ceilings and raised access floors.

There are two escape stairs positioned to the south and east of the building. The building currently has no EoJ facilities.



- 01. Reception
- 02. Double lift bank
- 03. Male WC's
- 04. Female WC's
- 05. Main stair core
- 06. Fire stair
- 07. Rear Entrance

# PLANS

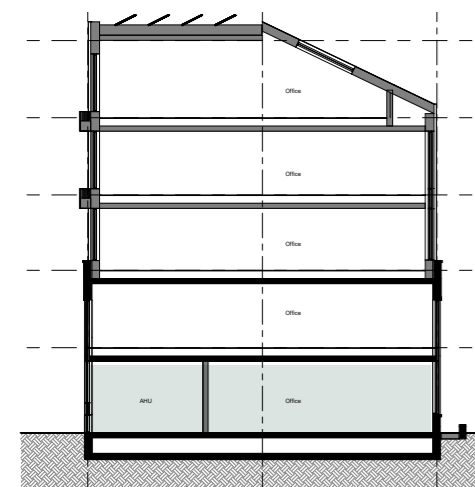
## PROPOSED LEVEL 00

The proposed design seeks to reposition the main stair in order to open up the plan form even further as well as giving the opportunity to address potential level changes with a new below for MEP strategy. The more prominent stair position also promotes its use.

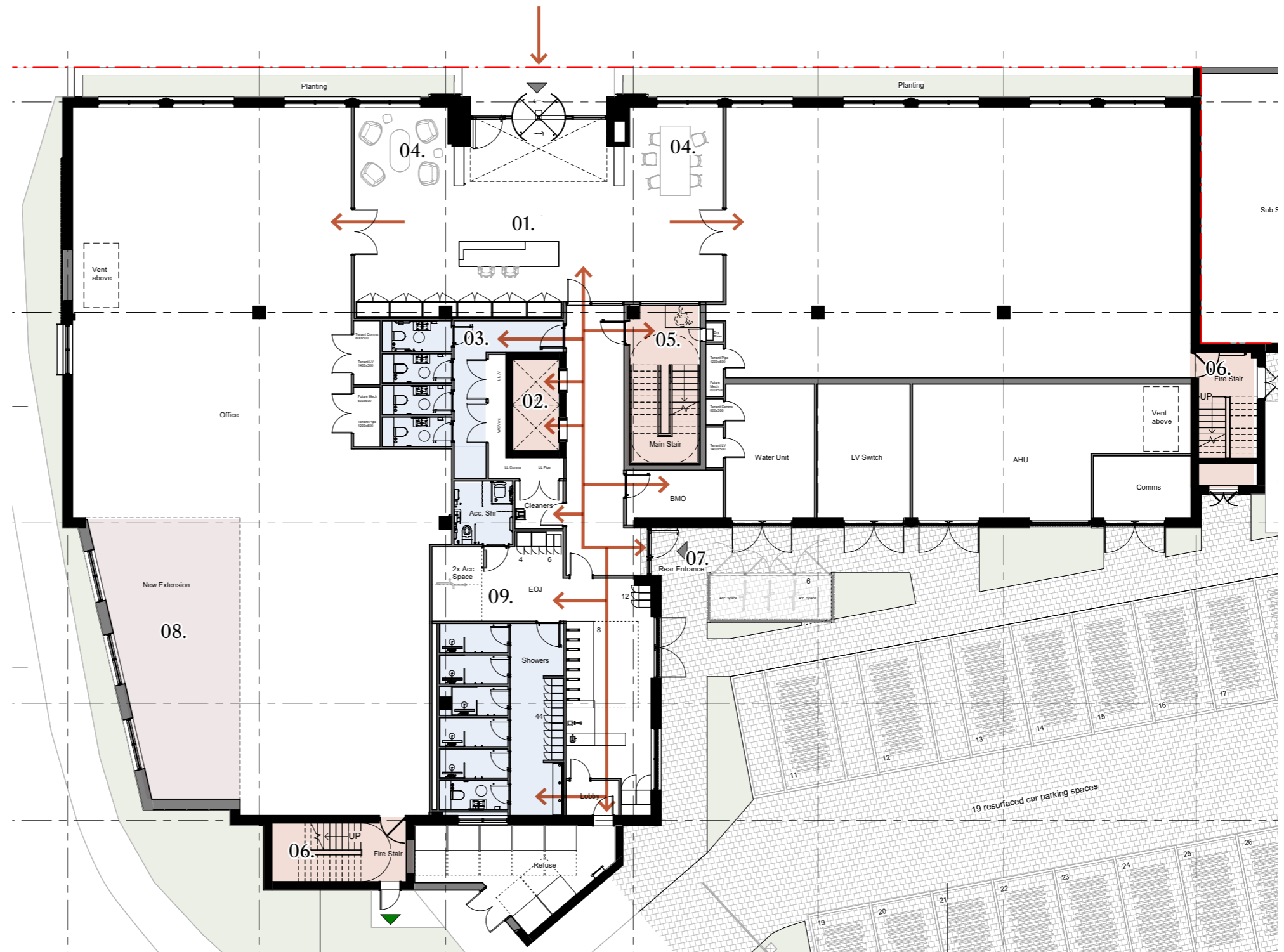
The design proposal is also to enlarge the reception to take in a window bay either side.

The WC's have been retained in the same position behind the lift core but the proposed design is for a superloo arrangement.

New EOJ facilities are also introduced at ground floor with additional internal cycle spaces. The rear of the Ground floor fronting onto the car park is proposed to house Plant equipment which is then vented and accessed externally from louvered doors.



- 01. Reception
- 02. Double lift bank
- 03. Superloo Toilets
- 04. Breakout
- 05. Main stair core
- 06. Fire stair
- 07. Rear entrance
- 08. New extension
- 09. New Eoj facilities



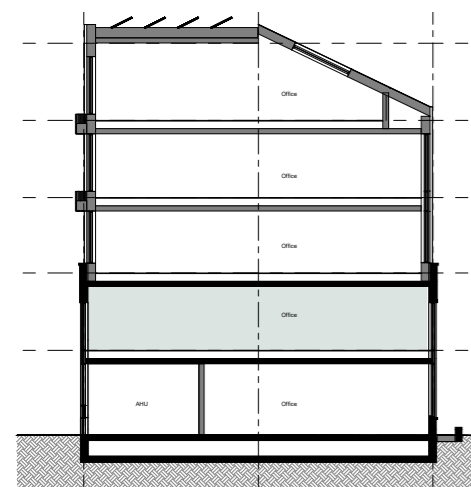
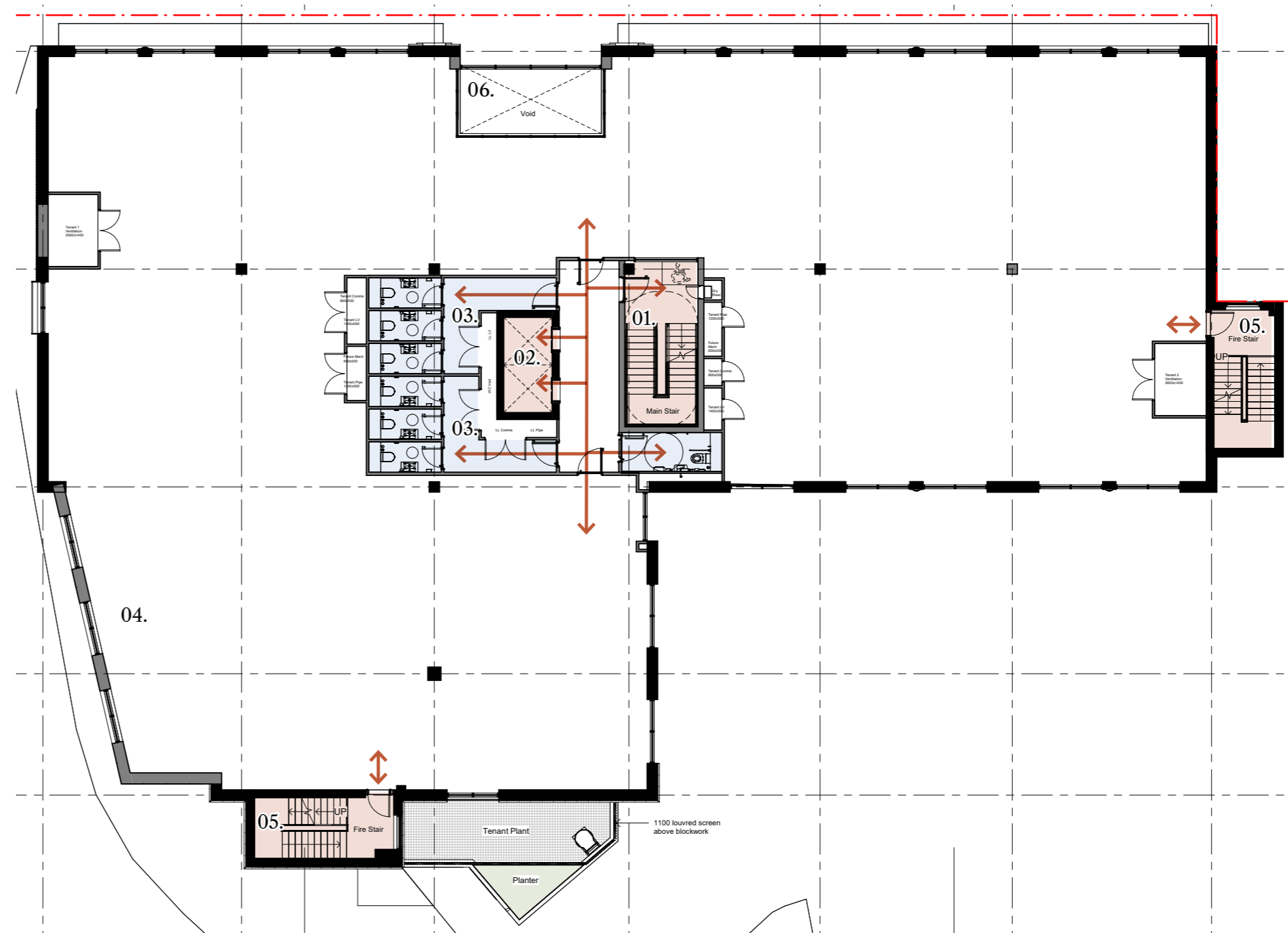
# OFFICE ACCOMMODATION



## PROPOSED PLAN LEVEL 01

Upper floor plans retain the existing lift bank and continue up the new staircase.

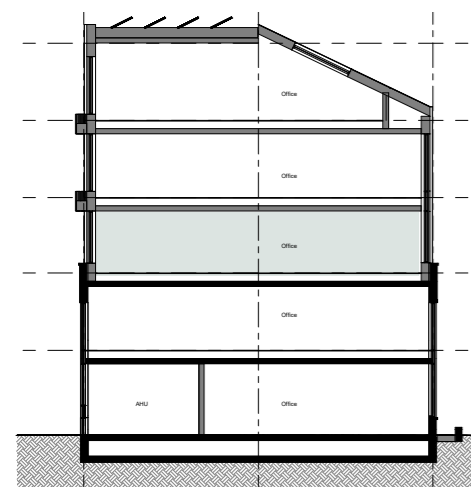
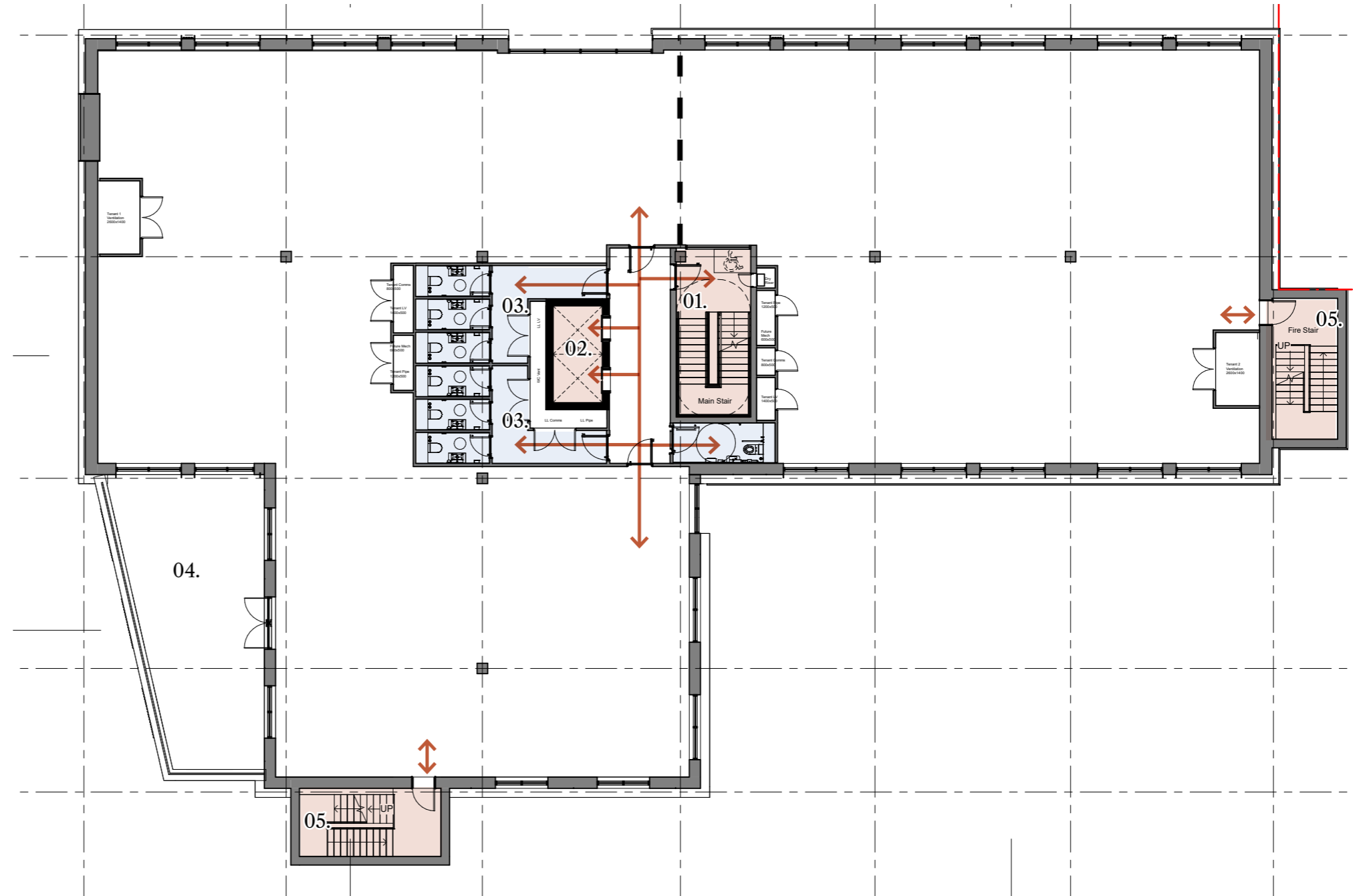
WC's are positioned behind the lifts in a superloo arrangement. A DDA WC is provided opposite beside the stair. The arrangement allows for all riser space to be centralised in the main core.



- 01. New staircore
- 02. Double lift bank
- 03. Superloos
- 04. Side Extension
- 05. Fire stair
- 06. Void above reception

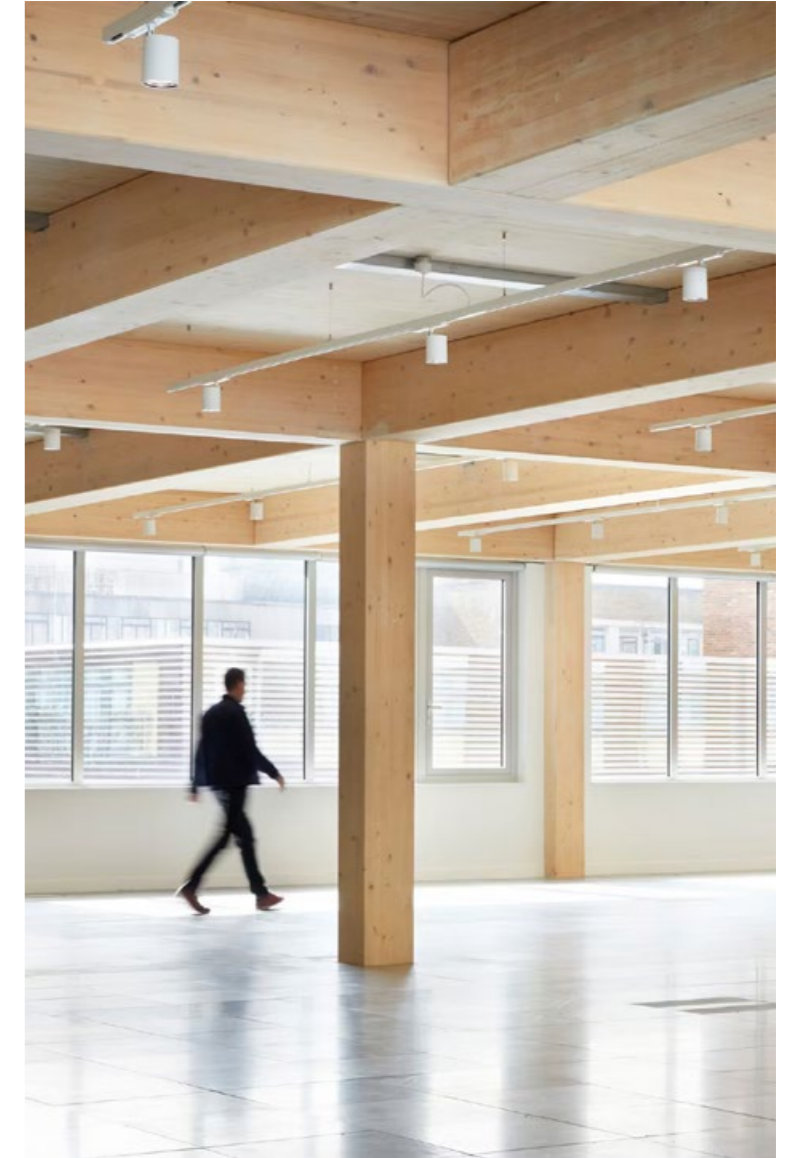
## PROPOSED PLAN LEVEL 02

Upper floors are all designed so that they have the option to be split into two separate demises,



- 01. New stair core
- 02. Double lift bank
- 03. Superloos
- 04. Private terrace above the side extension
- 05. Fire stair

## CAT A LOOK & FEEL



Exposed base build materials are used in conjunction with the new timber structure to create warm textural office floors. Natural light is enhanced where possible, with white plasterboard walls bounce light around the space. Stainless steel MEP and raised access floors are exposed to provide easy modifications.

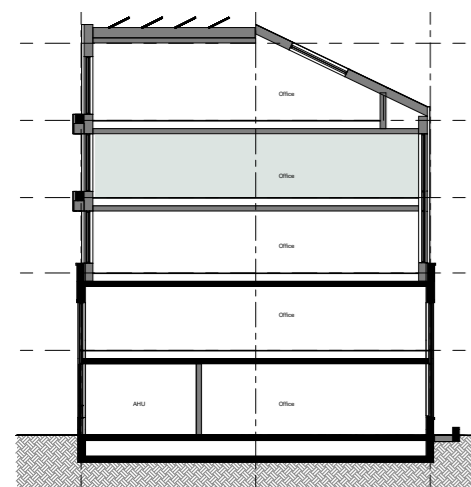
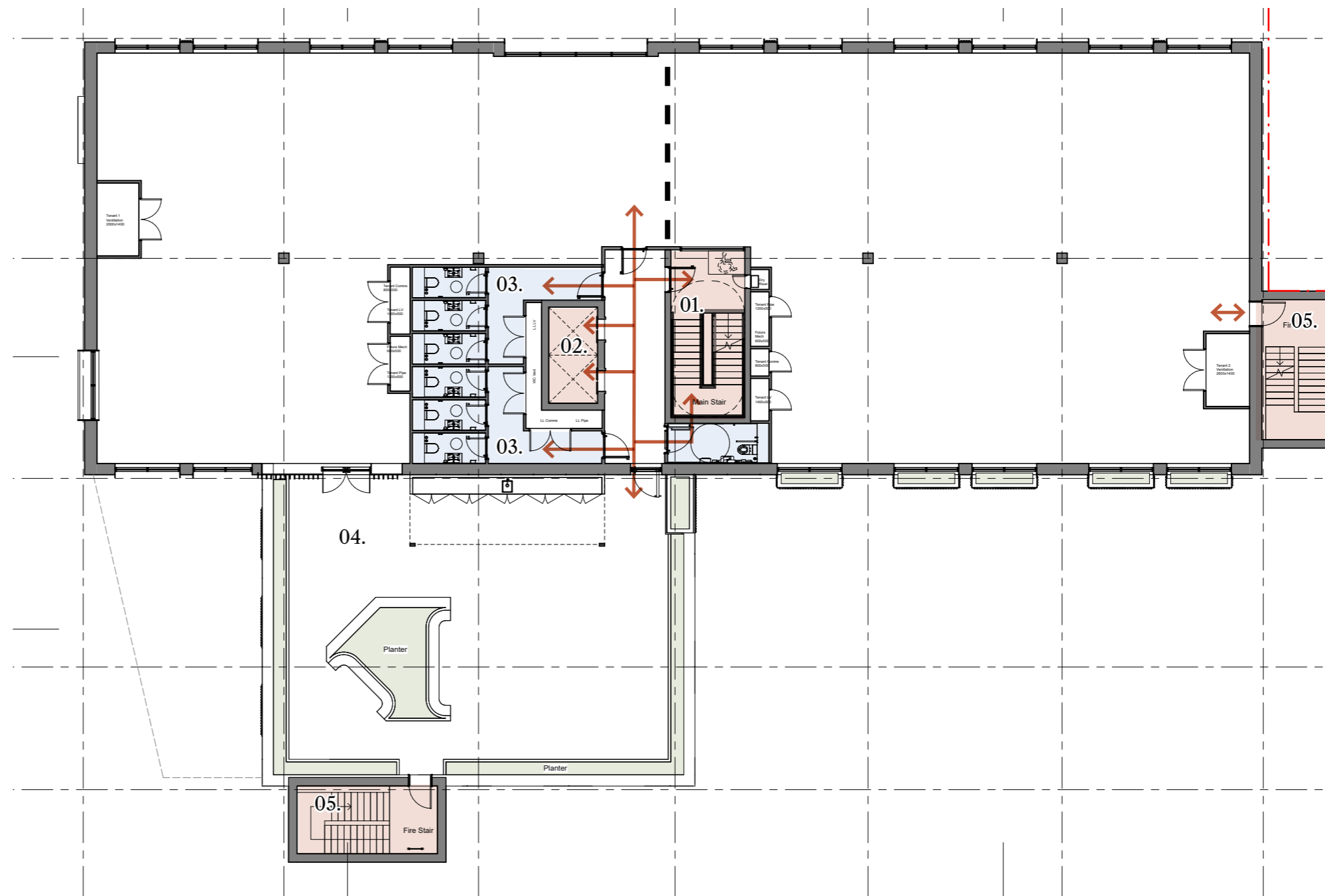
CAT A - TYPICAL FLOOR



*\*Indicative CGI*

## PROPOSED PLAN LEVEL 03

Third floor plan steps back to provide the communal terrace to the South of the building which is accessed from the main core.



- 01. New staircore
- 02. Double lift bank
- 03. Superloos
- 04. Communal terrace
- 05. Fire stair

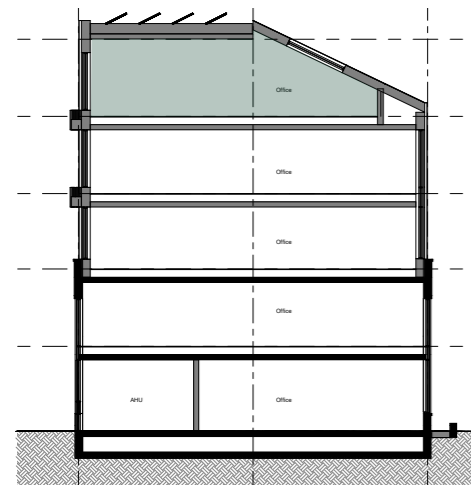
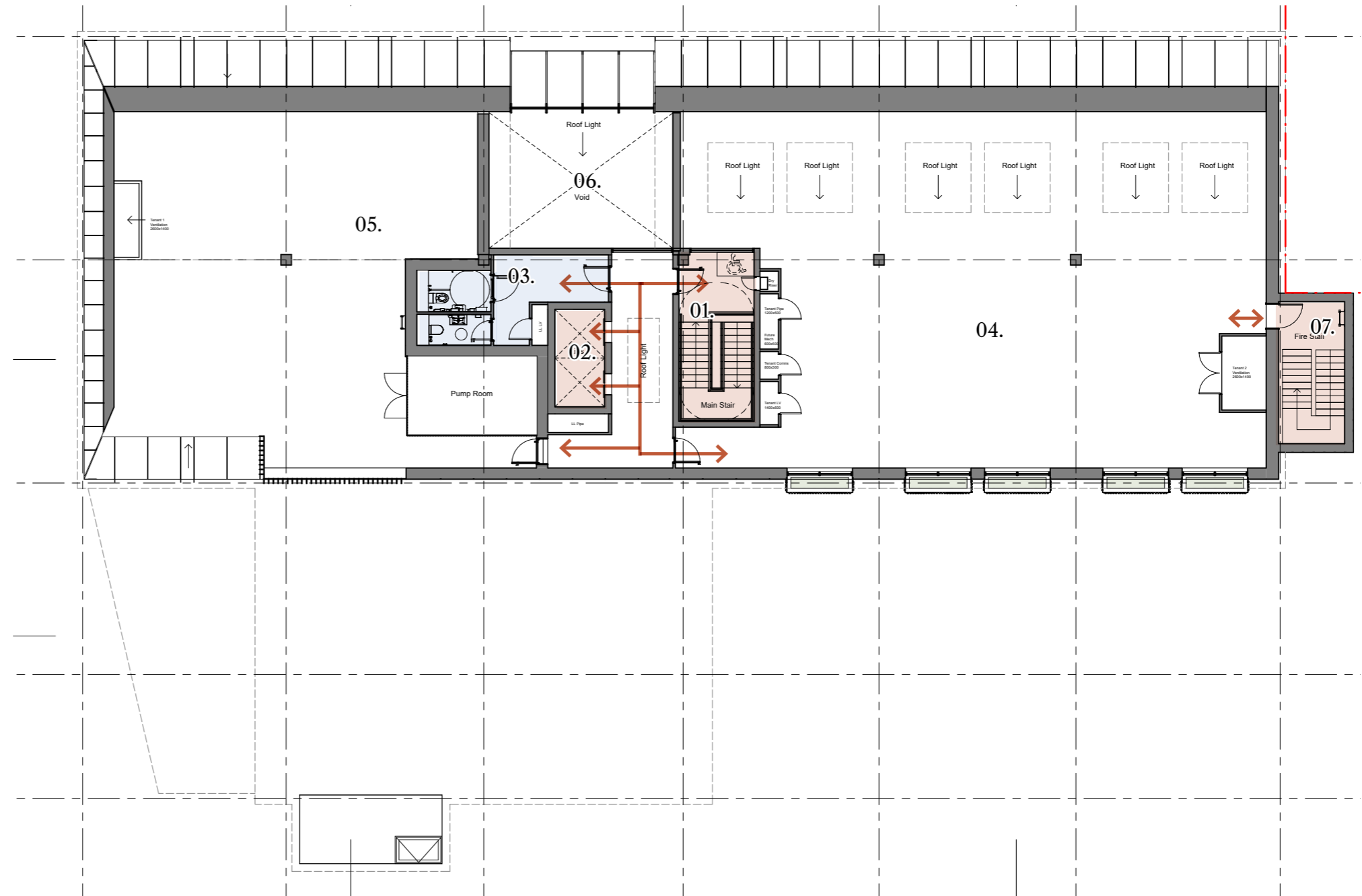
CAT A - 3RD FLOOR



*\*Indicative CGI*

## PROPOSED PLAN LEVEL 04

Third floor plan steps back to provide the communal terrace to the South of the building which is accessed from the main core.



- 01. New Stair
- 02. Double Lift Bank
- 03. BC block
- 04. Office space
- 05. Plant space
- 06. Double height space
- 07. Fire Stair