



Fig 2.51 Illustrative CGI view of the main hotel entrance onto Cromwell Road

## 2.3.3 Cromwell Road

There are two wind mitigation measures required at the Cromwell Road facade of the building; one at high level and one at street level, both will deflect the wind moving along the west facade of the building and improve pedestrian comfort on the opposite side of Cromwell Road as well as around the hotel entrance. These mitigation measures were tested in the June 2018 Environmental Statement and have now been fully integrated into the design.

The high level element is a perforated screen 2m wide spanning from level 1 to the topside of level 4. It is formed from the same vertical glass louvres that provide solar protection to the ground floor of the hotel along the Garden Square elevation.

The louvres are set into 2 storey tall metal frames cantilevered from the expressed floor slab. The 2 storey proportion follows the grid of the podium. The panels could be developed to be part of the signage for the hotel as the operator and their detailed requirements are developed in due course.

At low level the requirement for a perforated screen at ground floor level by the hotel restaurant, accompanied by several adjacent elevated screens, has resulted in a reinterpretation of the hotel entrance composition.

The language of offset forms with exposed soffits has been extended to the hotel entrance composition. It is proposed that the restaurant roof becomes a new horizontal bronze element, 'sliding out' from beneath the stone expressed slab of level 1. This will extend over the entrance route into the hotel, establishing a 'porte-cochere' with an inverted 'red-carpet' experience for hotel users in the process. It's bronze colouration makes it consistent with the large cantilevered soffit of the primary hotel block projecting 6 stories above, and will run into the hotel entrance emphasising the north-south axis, inviting movement from Cromwell Road into the hotel and along the pedestrian route adjacent to the Garden Square. The canopy includes penetrations allowing natural light to pass through and offers pedestrians a glimpse of the grand cantilever from below. In the evening, a series of 'pin-hole' perforations will provide a star-like effect to animate the surface of the soffit.

Suspended from the new canopy, extending the mezzanine elevation of the hotel restaurant is a series of glass louvres which will provide the additional wind mitigation desirable from the south-western direction.



PROPOSED AMENDMENTS

2.4 Landscape and Play Strategy

2.4.1 The Vision

RE-ESTABLISH THE GARDEN SQUARE

The Garden Square is the green heart of the site. In the current site condition, the Garden Square is fragmented, inaccessible and neglected. The Garden Square is to be re-established to reflect the original vision for the site. Framed by the street on two sides and by building on the other two, the Garden Square will be restored to its historic position and create a connection between past and future uses of the site. In establishing an understanding for the re-establishment, the confines of the existing Garden Square is 2,658m², as surveyed by a heritage expert. The proposed size of the new garden square will be 2,702m², a larger, consolidated and higher quality space than that which is existing.

COMMUNITY

Community engagement and activation of the site is imperative to the success of green space. The Garden Square will foster a local spirit, through access, management and further interaction with the immediate and wider community. The Garden Square will be a place for people to gather, socialise, meet, enjoy, rest and relax.

NATURAL AND SOCIAL ECOLOGIES

Building on the existing vegetation, the Garden Square is to offer increased site ecology through the development of a considered planting palette that offers additional habitats, whilst providing a green space for social. Balancing the needs of fauna and people will be achieved throughout the Garden Square.

DESIGN CHANGES SINCE JUNE 2018

This section has been prepared in coordination with the client, wider design team and to support application PP/18/03461. The amendments illustrated do not affect the size or design of Ashburn Garden Square, the drop-off area to Cromwell Road or the wider public realm. The amendments comprise the residents' areas to ground floor and level 9 (previously level 7) only.

- 1

Public realm
- 2

Vehicular entrance to drop-off
- 3

Feature tree to drop-off
- 4

Sheltered walkway and water wall to drop-off
- 5

Hotel entrance
- 6

Feature wall to Garden Square
- 7

Garden Square entrance
- 8

Canopy with benches, seats and perforated metal feature screens
- 9

Open lawn
- 10

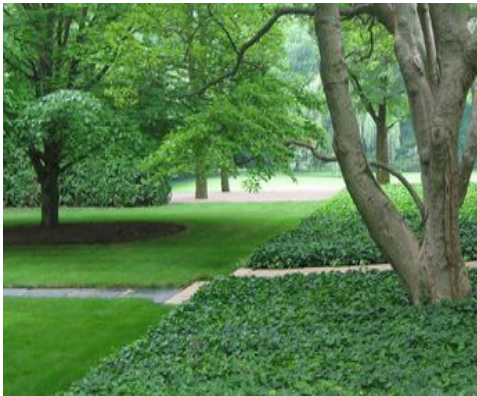
Garden Square boundary path
- 11

Informal path
- 12

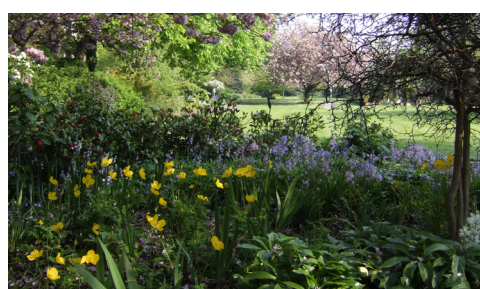
Petanque area
- 13

Residents Garden (Ground floor)
- 14

Residents Terrace (Level 9)







## 2.4.2 Courtfield Road Residents' Garden

The Residents Garden to Courtfield Road acts as a soft, green and activated section to the southern end of the proposed building at ground floor.

The intention for the building to be set back 7 metres from Courtfield Road is retained following the scheme amendments. This is to enable the landscape to wrap around the building, linking the existing trees between Courtfield Road and Ashburn Place and providing a space at ground floor for the residents that is set back from the existing residential properties to Courtfield Road.

The residents garden is inspired by the composition of the Garden Square and includes an area of gently mounded lawn, lush shrub planting, ornamental trees, a sweeping path, and sculptural playable items all framed and bound by a railing fence. Timber benches are also included within the space that provides the opportunity for residents to meet, relax, socialise and passively supervise children.

The tree canopy is extended east along Courtfield Road and linked to the existing tree to Ashburn Place through four new trees. Two *Prunus nigra* trees frame the entrance to the residents garden. The species is inspired by and selected from a historic plan of the site and provides a connection and reference to this history. London Plane (*Platanus x hispanica*) trees complete the line of existing trees that edge the site and Garden Square.

Treatment of elements within the residents garden reflect those of the Garden Square, with a contemporary aesthetic. The railing enclosing the garden is a freestanding, bronze railing. Each bronze element reflects the detailing of the building facade, drawing the materiality of the building into the landscape. The freestanding nature of the railing is a lighter approach to enclosing the garden, allowing views through to the garden and ornamental planting. Yorkstone paving is extended from the public realm into the residents garden utilising slender, linear slabs that offer a contemporary approach to a traditional material.

### DESIGN CHANGES SINCE JUNE 2018

- 1 Hard landscape reduced to single lobby width
- 2 Mounding proposed within the lawn
- 3 Sculptural playable items

