

SHADE TOLERANT SPECIES FOR PLOT B FIRST FLOOR PODIUM

The podium garden on the first floor of Plot B is intended to be a sanctuary of green, with a variety of plant types displaying various shades of colour, texture and structure.

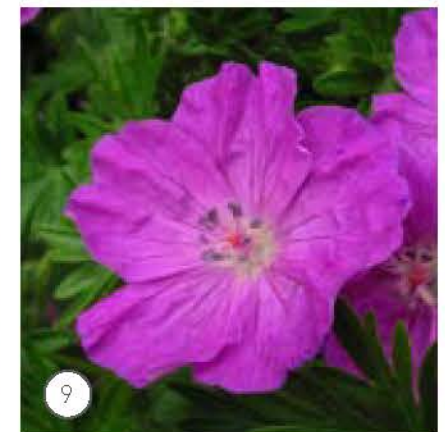
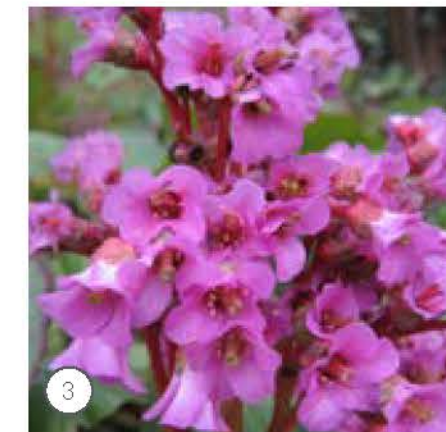
The nature of the podium will require a predominantly shady palette of plants, as the surrounding architecture will eclipse direct sun light later in the day.

The shady conditions will be perfect for a variety of plants including those in the adjacent list.

The final species selection is to be coordinated with a suitably qualified ecologist, to ensure the space maximises the opportunities in terms of ecological enhancements.



1. Alchemilla mollis - 'Lady's Mantle'
2. Athyrium filix-femina - Lady Fern
3. Bergenia cordifolia - Heart-leaf bergenia
4. Carex oshimensis 'Evergold' - Sedge
5. Liriope muscari - Big Blue Liliturf
6. Digitalis purpurea - Foxglove
7. Dryopteris erythriosa - Japanese Shield Fern
8. Dryopteris filix-mas - Male Fern
9. Geranium sanguineum - Bloody Crane's bill
10. Helleborus niger - Christmas Rose Hellebore
11. Hosta crispula - Curled Plantain
12. Tiarella cordifolia - Heartleaf Foamflower
13. Luzula sylvatica 'Marginata' - Great Wood-rush
14. Polystichum polyblepharum - Japanese Lace Fern





RAIN GARDEN PLANTING \_ SUD SYSTEMS

The landscape scheme includes a series of SUD system proposals, including permeable paving, surface run off attenuation, and a series of rain gardens. These rain gardens appear on the ground floor and feature in the Plot A central park / garden and in areas adjacent to the public realm.

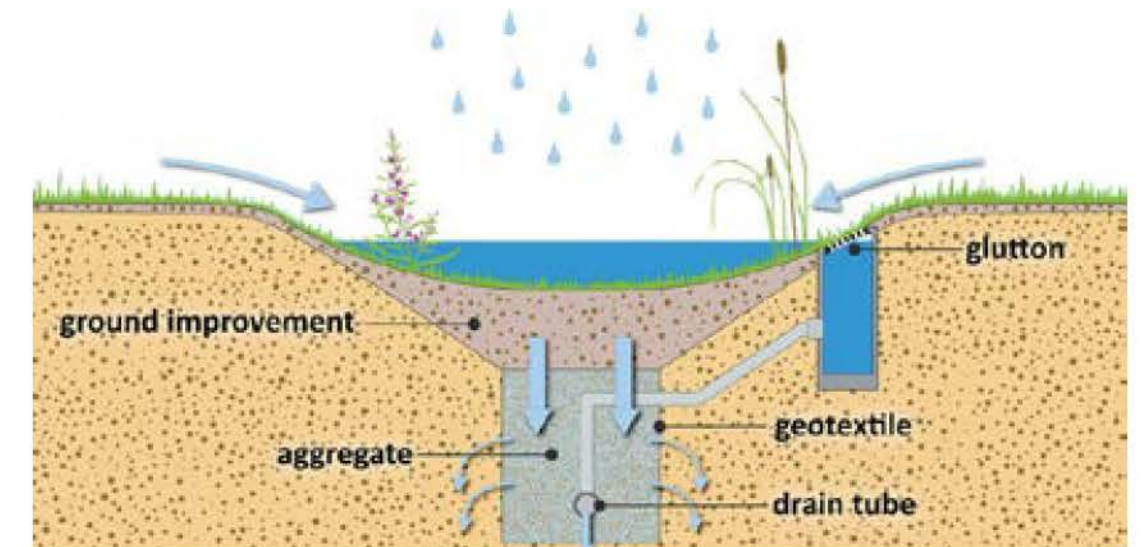
The idea is to attenuate surface run off within the rain gardens where practicable. Each rain garden will be planted with specific species suited to varying water level conditions.

The rain gardens will not only serve as a form of drainage attenuation but will also provide habitats suitable for variety of invertebrates, thus boosting local levels of bio-diversity.

These semi natural environments will also provide a useful learning resource for local children, educating them about the environment and providing recreational opportunities.

The following pages demonstrate some typical details for the construction of rain gardens, and puts forward a selection of plant species which could be used.

(The final plant selection and details will need to be developed in partnership with a suitably qualified ecologist and the project engineers. )



Scientific name	Common name	Habit	Sunlight and Aspect	Origin
<b>Ajuga reptans</b>	Bugle	Rhizomatous perennial	Partial shade	Native. Low growing and will form a mat.
<b>Allium spp.</b>	Garlic and onions	Bulbous perennials	Full sun	Non-native. On RHS 'plants for pollinators' list.
<b>Aquilegia spp.</b>	Columbine	Herbaceous perennial	Full sun or partial shade	Non-native. Clump forming with tall flower spikes. On RHS 'plants for pollinators' list.
<b>Aster spp.</b>	Aster	Herbaceous perennial	Full sun or partial shade	Non-native. Often late flowering. Clump forming. Several species on the RHS 'plants for pollinators' list.
<b>Bergenia sp.</b>	Elephants ear	Rhizomatous perennial	Full sun or partial shade	Non-native. Large leaves and pink flowers.
<b>Campanula glomerata</b>	Bellflower	Herbaceous perennial	Full sun or partial shade	Native. Clumps bearing violet-blue bell shaped flowers.
<b>Carex pendula</b>	Pendulous sedge	Rhizomatous perennial	Full sun or partial shade	Native. Nodding flower spikes. Likely to prefer wetter areas near inlet.
<b>Cornus sanguinea</b>	Dogwood	Perennial shrub	Any	Native. Leaves are larval food for vase bearer moth and berries eaten by birds. Often planted for attractive winter stems.
<b>Crocsmia spp.</b>	Montbretia	Deciduous rhizomatous perennial	Partial shade	Naturalised. Red flowers. Thrives in most conditions.
<b>Dryopteris dilatata</b>	Broad buckler fern	Deciduous or evergreen fern	Partial shade or full shade	Native. Large shuttlecock-like form.
<b>Dryopteris felix-mas</b>	Male fern	Deciduous or evergreen fern	Partial shade or full shade	Native. Large shuttlecock-like form.
<b>Eupatorium cannabinum</b>	Hemp agrimony	Herbaceous perennial	Full sun or partial shade	Native. Sub-shrubs with pink flowers.
<b>Helenium sp.</b>	Sneezeweed	Herbaceous perennial	Full sun	Non-native. Clump forming with red flowers. On RHS 'plants for pollinators' list.
<b>Helleborus foetidus</b>	Stinking hellebore	Herbaceous perennial	Full sun or partial shade	Native. Winter flowers.
<b>Hosta spp.</b>	Plantain lilies	Herbaceous perennial	Part shade	Non-native. Attractive light coloured flowers.
<b>Inula hookeri</b>	Inula	Herbaceous perennial	Partial shade	Tall clump forming with yellow flowers. On RHS 'plants for pol- linators' list.
<b>Iris pseudocorus</b>	Yellow flag	Rhizomatous perennial	Full sun or partial shade	Native. Likely to prefer wetter areas near inlet.
<b>Iris sibirica</b>	Siberian flag	Rhizomatous perennial	Full sun or partial shade	Non-native. Blue flowers. Prefers moist but well drained soil.
<b>Juncus effusus</b>	Soft rush	Evergreen perennial	Full sun or partial shade	Native. Form tussocks – likely to prefer wetter areas.
<b>Miscanthis sinensis</b>	Zebra grass	Perennial, deciduous grass	Full sun	Non-native. Tussock forming ornamental grass with silky flowers.
<b>Osmunda regalis</b>	Royal fern	Deciduous fern	Any	Native. Large clump-forming plants.
<b>Panicum virgatum</b>	Switch grass	Deciduous perennial grass	Full sun	Non-native. Tussock forming ornamental grass.
<b>Rudbeckia birta</b>	Black eyed susan	Herbaceous annual or biennial	Full sun or partial shade	Non-native. Spectacular yellow and black flowers. On RHS 'plants for pollinators' list.
<b>Viburnum opulus</b>	Guelder rose	Perennial shrub	Any	Native. Flowers attract insects and berries are eaten by birds.
<b>Veronicastrum virginicum</b>	Culvers root	Herbaceous perennial	Full sun or partial shade	Non-native. Tall with long terminal blue flower spikes. On the RHS 'plants for pollinators' list.
<b>Vinca minor</b>	Lesser periwinkle	Perennial sub-shrub	Any	Non-native. Ground cover with blue flowers.





Ajuga reptans



Allium



Aquilegia spp



Aster spp



Bergenia



Campanula glomerata



Carex pendula



Cornus sanguinea



Crocsmia spp.



Dryopteris dilatata



Dryopteris felix-mas



Eupatorium cannabinum



Helenium



Helleborus foetidus



Hosta



Inula hookeri



Iris pseudocorus



Iris sibirica



Viburnum opulus



Vinca minor



Osmunda regalis



Panicum virgatum



Rudbeckia birta



Veronicastrum virginicum



## 10.8 Hard Landscape Strategy

### GROUND FLOOR HARD LANDSCAPE STRATEGY

The paving materials shown on this page are an initial suggestion only, and adopt a fully permeable paving strategy.

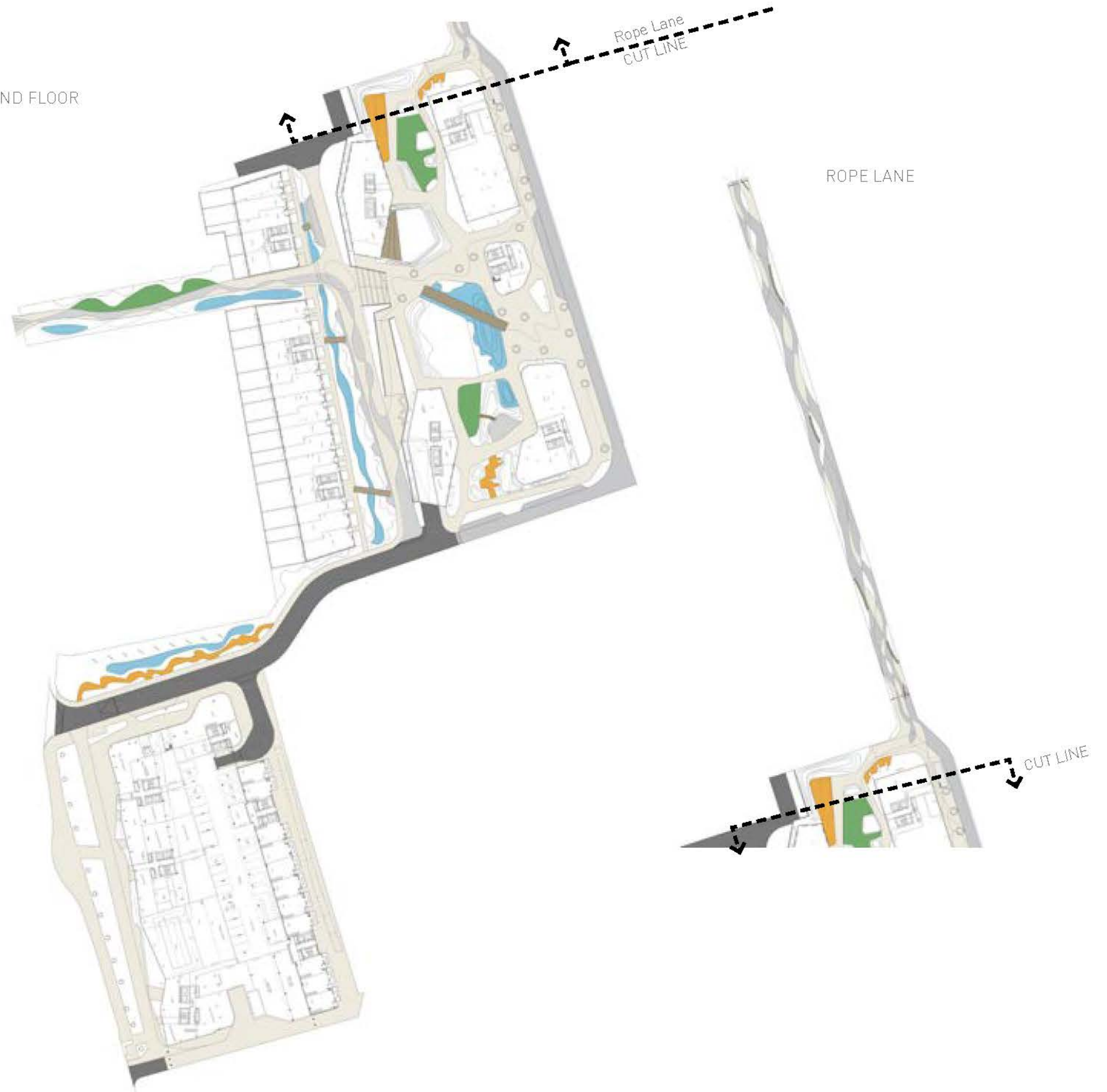
This permeable approach is to be discussed and agreed with both the client and engineers, and is subject to on site conditions including:

- Infiltration rates.
- Site specific contamination and any associated remediation works / limitations

Five main types of paving have been proposed, each offering a different texture, colour or unit size. The use and location of each paving type can help develop unique character areas across the site. This variation can also be used to help with wayfinding, and to establish a particular hierarchy between different spaces across the masterplan.

-  PT1 - Resin Bound Porous Surfacing  
Colour: Ash; size: 3mm.
-  PT2 - Resin Bound Porous Surfacing  
Colour: Oyster; size: 3mm.
-  PT3 - Permeable macadam / Drainasphalt. Colour: Black.
-  PT4- FSC Timber decking. Colour: Light (natural) brown.
-  PT5 - Self binding gravel. Golden Amber Gravel, natural limestone material graded 12mm.
-  PT6 - Wet Pour Safety Surface, Colour: Standard green
-  PT7 - Dry river bed  
Granite or other natural stone, 30-80mm

### GROUND FLOOR





PAVING TYPES



Resin Bound Surfacing. Type: Ash, 3mm



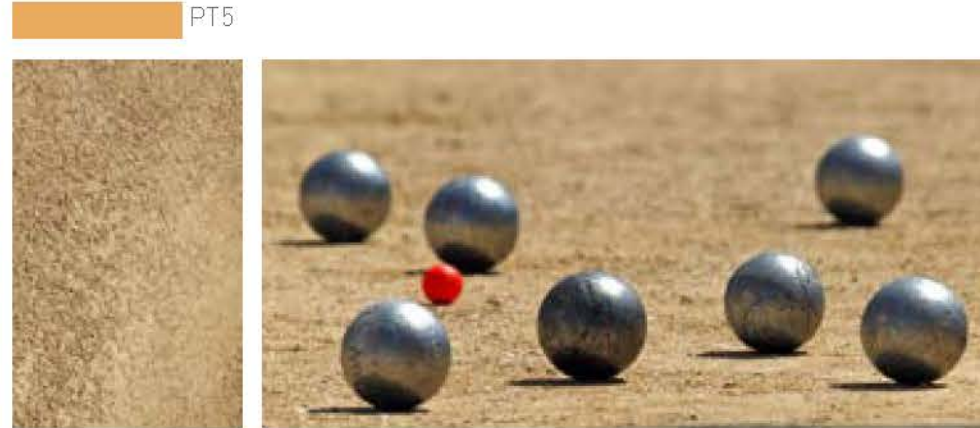
Resin Bound Surfacing. Type: Oyster, 3mm



Permeable macadam / Drainasphalt. Colour: Black.



Western red cedar decking on VersiJack support system.  
Colour: Light (natural) brown.



Self binding gravel. Golden Amber Gravel,  
natural limestone material graded 12mm.



Wet Pour Safety Surface, Colour: Standard green






Dry river bed: Granite or other natural stone, 30-80mm

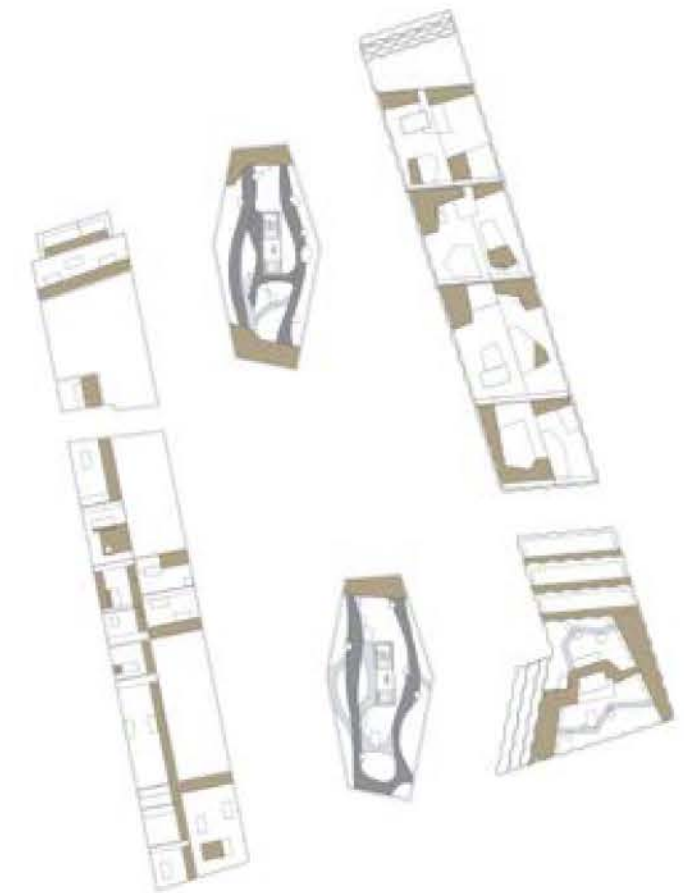


UPPER LEVELS HARD LANDSCAPE STRATEGY

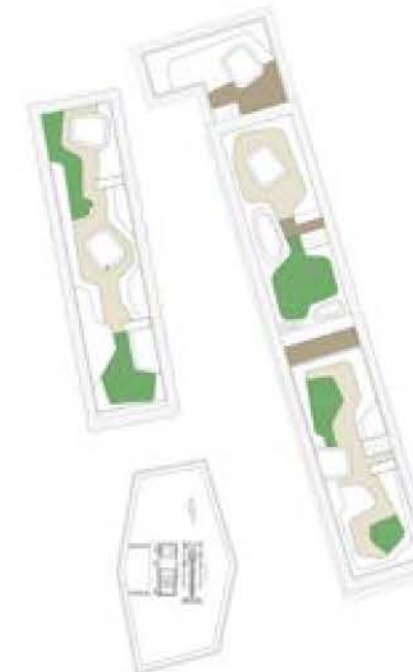
The paving materials shown on this page are an initial suggestion only, and adopt a fully permeable paving strategy.

This permeable approach is to be discussed and agreed with both the client and engineers. The proposals shown relate to the upper landscape levels, including the plot B first floor podium, roof gardens and terraces.

-  PT1 - Resin Bound Porous Surfacing  
Colour: Ash; size: 3mm.
-  PT4 - Western red cedar decking on VersiJack  
support system. Colour: Light (natural) brown.
-  PT6 - Wet Pour Safety Surface, Colour: Standard green
-  PT8 - Medium grey granite gravel. Size: 20 - 30 mm
-  PT9 - Slate paving: 40-50 mm wide slate strips with various length



1st floor podium on Plot B



Rooftop view of Plot B

PAVING TYPES

PT1



Resin Bound Surfacing. Type: Ash, 3mm

PT4



Western red cedar decking on VersiJack support system, Colour: Light (natural) brown.

PT6



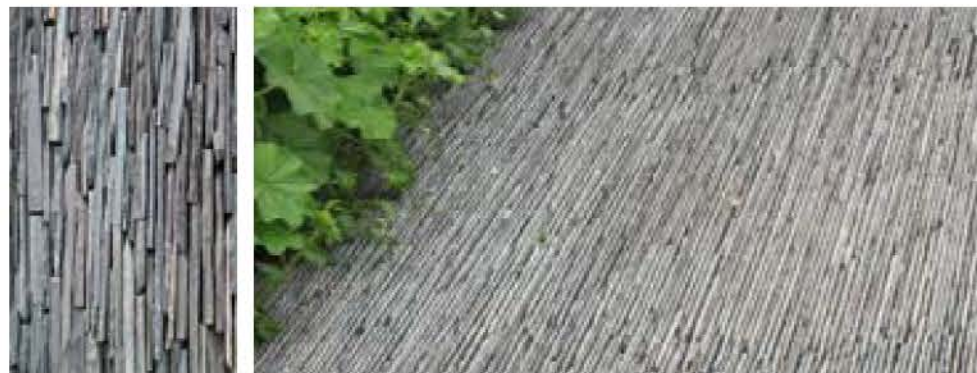
Wet Pour Safety Surface, Colour: Standard green

PT8



PT8 - Medium grey granite gravel. Size: 20 - 30 mm

PT9



PT9 - Slate paving: 40-50 mm wide slate strips with various length



GROUND FLOOR & FIRST FLOOR FURNITURE PALETTE

The ground floor scheme includes a variety of street furniture elements, each needs to comply with the following basic principles:

- Item needs to be durable, robust and suitable for use in public spaces.
- Selected items should be secured in place where possible and include anti theft fixing where appropriate.
- Where possible items should be vandal proof.
- The selected furniture palette should reflect the sustainable aspirations of the development and utilise natural materials where possible.
- Any timber items to be sustainably sourced (FSC certified or similar)

The products shown on this page are indicative only. The final furniture palette is to be developed as part of the detail design process.

For an indication of the placement of street furniture items refer to the ground floor General Arrangement Plan, drawing number C0034 L100.

Furniture Type 2  
Cast Concrete Seat / or planter  
Colour: Light Grey  
Finish: Smooth and weather proofed



Furniture Type 4  
Atalier Vierkant Benbarell, pebble seats.  
Colour: Light Grey  
Finish: Smooth and waterproofed.



Furniture Type 1  
MM Cite' Recycling Litter Bin.  
Powder coated steel frame with hardwood door inlay.  
Colour: RAL to match architectural metalwork.



Furniture Type 3  
Escofet Niu planter.  
Colour: Light Grey  
Finish: Acid Etched and waterproofed.



Furniture Type 5  
Western Red Cedar bench on powder coated steel frame.  
Colour: Brown stained / natural.





Furniture Type 6

Forma Landscapes Hopop stool and loop bench seats with built-in lighting.  
Finish: UV and weather resistant polyethylene.



Furniture Type 8

Santa & Cole, Trapecio Bench.  
Oil treated timber with galvanised steel support frame.



Furniture Type 10

Automated bollards. Subject to highway engineer's approval.



Furniture Type 7

Escofet Nomo seat and benches, pressure treated pinewood and powder coated steel frame.  
Colour: As supplied.



Furniture Type 9

Bespoke corten steel signage screens. 3m high x 1m wide, laser cut signage at entry point to development.



Furniture Type 11

Stainless steel Sheffield cycle stands.





FIRST FLOOR FURNITURE PALETTE

The first floor scheme on Plot B also includes various landscape furniture elements, each needs to comply with the following basic principles:

- Item needs to be durable, robust and suitable for use in public spaces.
- Selected items should be secured in place/anchored due to elevated location.
- Where possible items should be vandal proof.
- The selected furniture palette should reflect the sustainable aspirations of the development and utilise natural materials where possible.
- Any timber items to be sustainably sourced (FSC certified or similar)

The products shown on this page are indicative only. The final furniture palette is to be developed as part of the detail design process.

For an indication of the placement of landscape furniture items refer to the first floor General Arrangement Plan, drawing number C0034 L101.

Furniture Type 2  
Cast Concrete Seat / or planter  
Colour: Light Grey  
Finish: Smooth and weather proofed



Furniture Type 8  
Santa & Cole, Trapecio Bench.  
Oil treated timber with galvanised steel support frame.



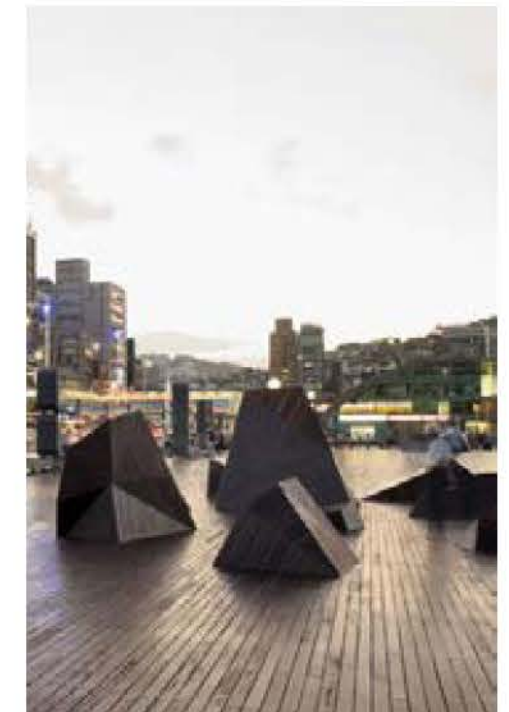
Furniture Type 1  
MM Cite' Recycling Litter Bin.  
Powder coated steel frame with hardwood door inlay.  
Colour: RAL to match architectural metalwork.



Furniture Type 4  
Atalier Vierkant Benbarell, pebble seats.  
Colour: Light Grey  
Finish: Smooth and waterproofed.



Furniture Type 12  
Hardwood decking with sculptural play forms.  
Colour: Brown / natural





UPPER LEVELS FURNITURE PALETTE

The Upper Roof Levels also include a variety of landscape furniture elements, each needs to comply with the following basic principles:

- Item needs to be durable, robust and suitable for use in public spaces.
- Selected items should be secured in place / anchored due to elevated location.
- Where possible items should be vandal proof.
- The selected furniture palette should reflect the sustainable aspirations of the development and utilise natural materials where possible.
- Any timber items to be sustainably sourced (FSC certified or similar)

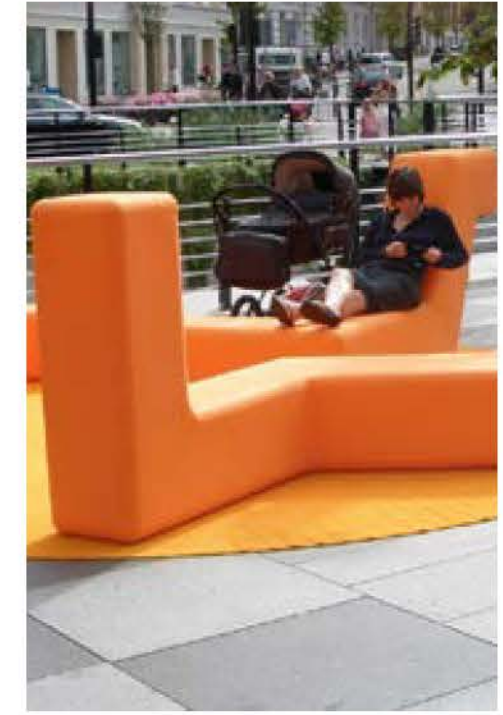
The products shown on this page are indicative only. The final furniture palette is to be developed as part of the detail design process.

For an indication of the placement of landscape furniture items refer to the Roof Level General Arrangement Plan, drawing number C0034 L102.

Furniture Type 2  
Cast Concrete Seat / or planter  
Colour: Light Grey  
Finish: Smooth and weather proofed



Furniture Type 13  
Forma Landscapes, Boa dark loop benches with built in lighting.  
Finish: UV and weather resistant polyethylene.



Furniture Type 6  
Forma Landscapes Hopop stool and loop bench seats with in built lighting.  
Finish: UV and weather resistant polyethylene.



Furniture Type 14  
Flat top natural rocks for seating and play.  
Colour: Light grey granite.





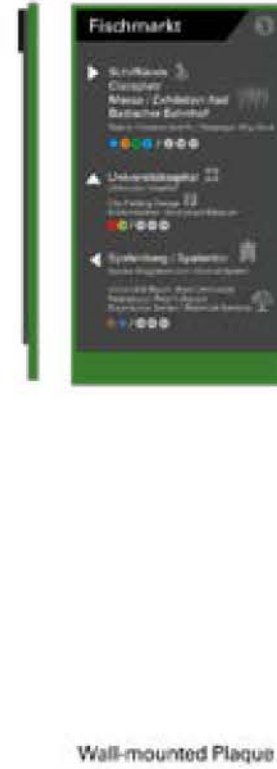
WAY FINDING AND BRANDING

A cohesive strategy for way finding and street signage could be developed to reinforce the unique landscape character of this new and exciting development.

This page demonstrates some of the styles and techniques which could be adopted to unify and brand the development.

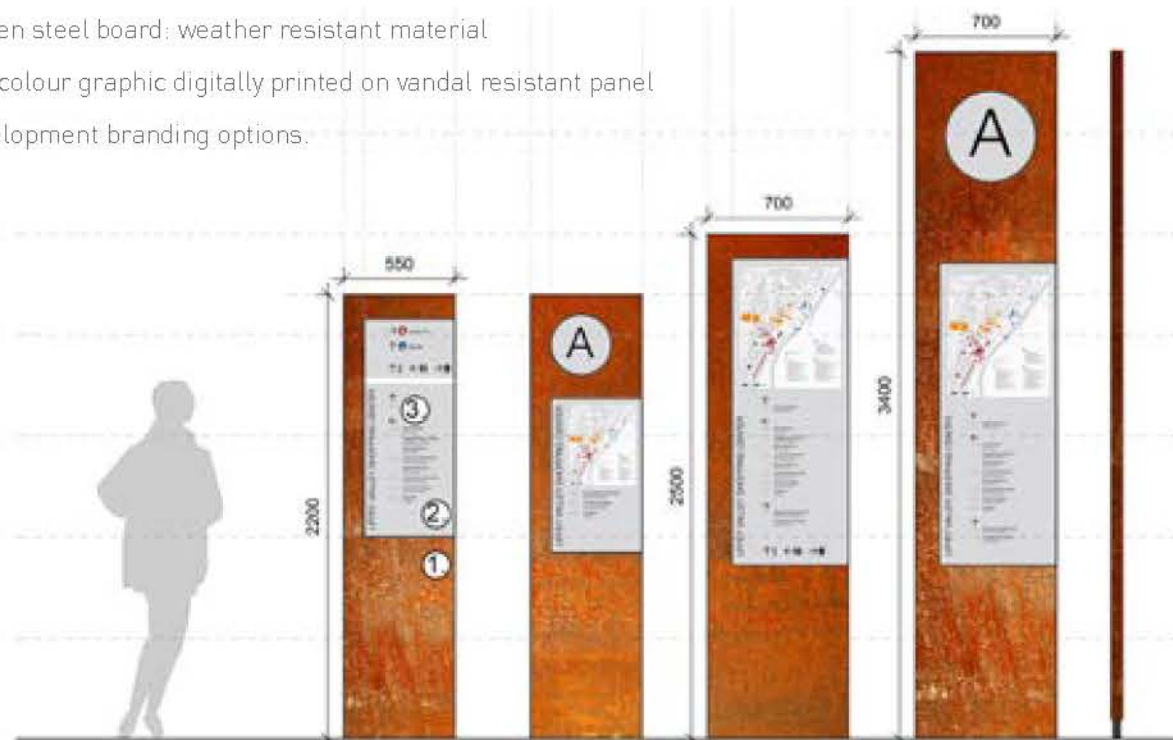
The key things to consider are as follows:

- Brand / message.
- Style and information.
- Location and target groups.
- Size / dimensions.
- Materials and durability.
- Adaptability and ease to adjust / update.
- Maintenance requirements and vandal resistant.



MATERIAL OPTION 1.

1. Corten steel board: weather resistant material
2. Full colour graphic digitally printed on vandal resistant panel
3. Development branding options.



MATERIAL OPTION 2.

1. Concrete board: weather resistant material
2. Full colour graphic digitally printed on vandal resistant panel
3. Development branding options.

