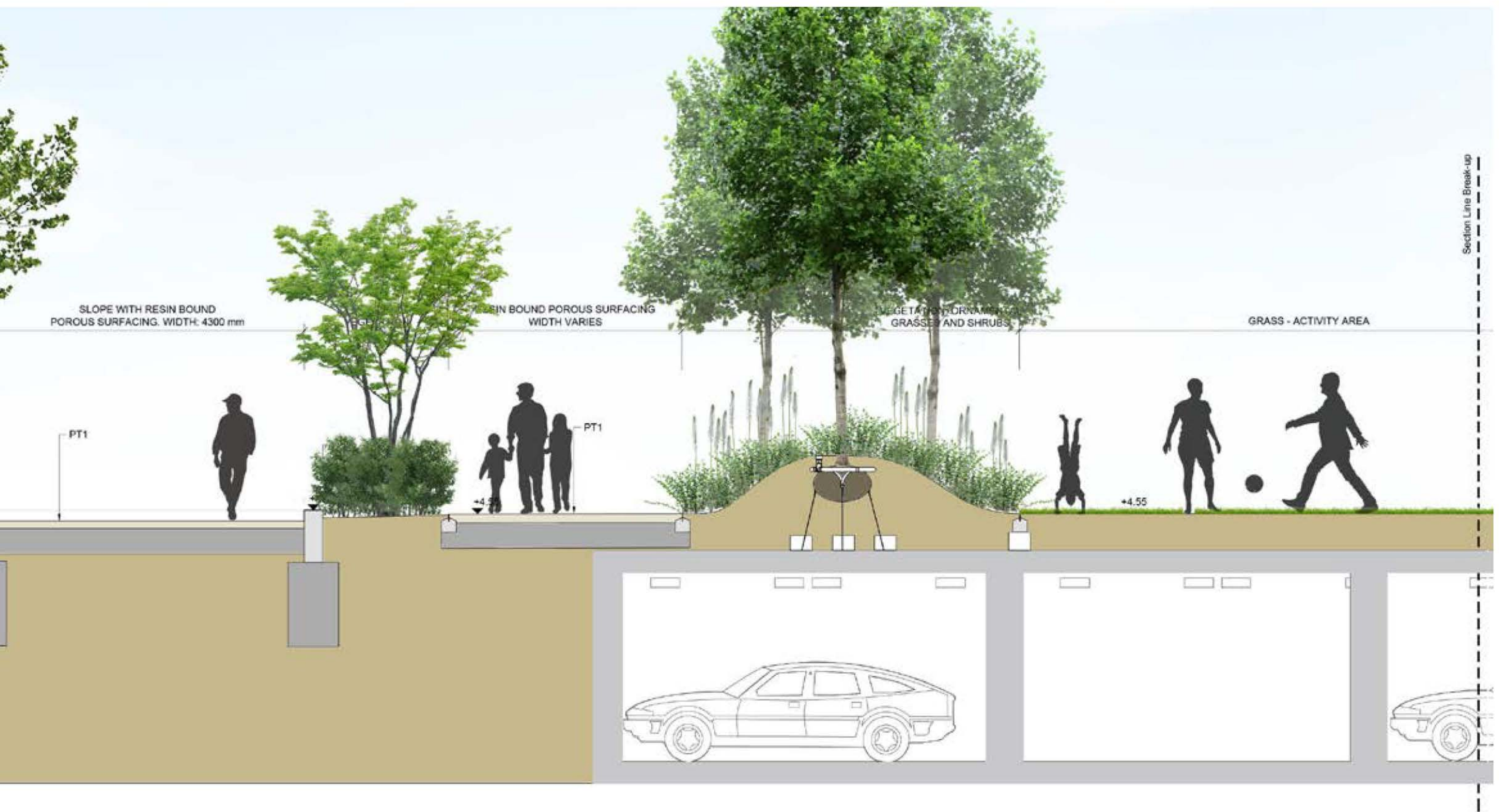
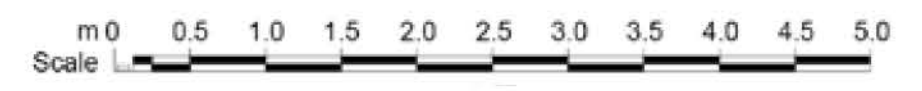




1 Section 3
501 scale 1:50 @A1



2 Section 3 CONTINUED .../
501 scale 1:50 @A1

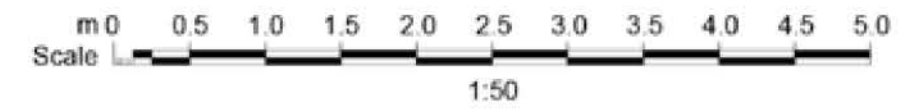
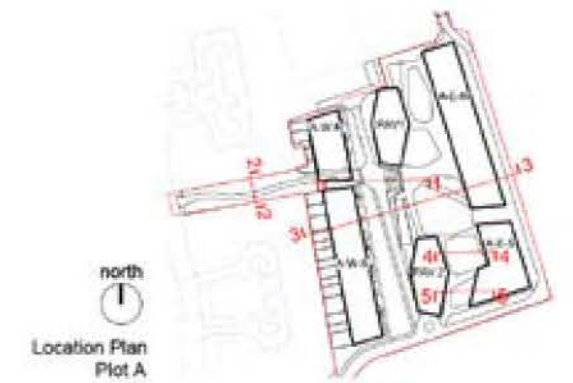
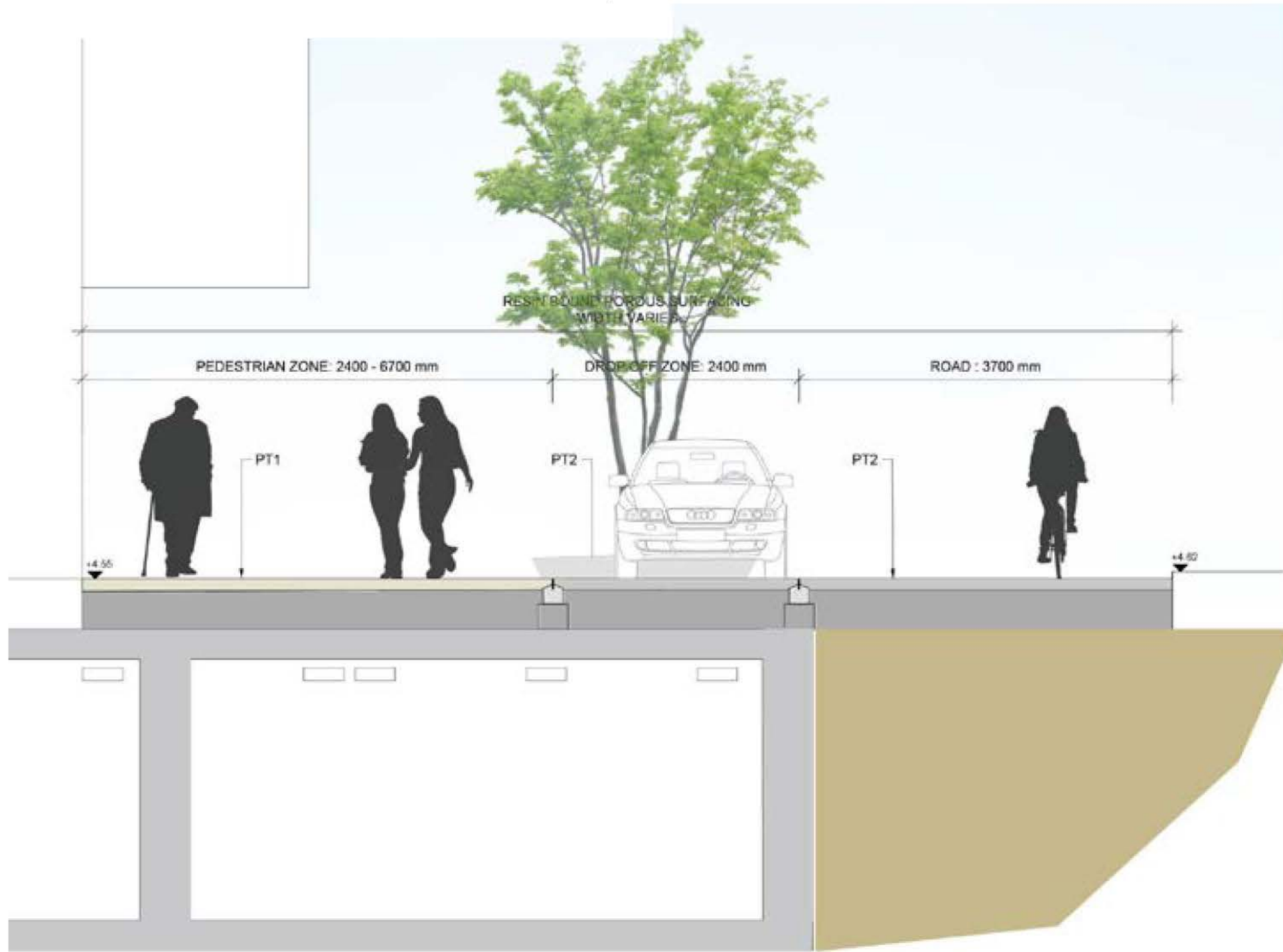


GROUND FLOOR CHARACTER AREA: PLOT A CENTRAL PODIUM GARDEN/PARK



2 Section 3 CONTINUED .../
501 scale 1.50 @A1

GROUND FLOOR CHARACTER AREA: PLOT A CENTRAL PODIUM GARDEN/PARK



2 Section 3 CONTINUED .../
501 scale 1:50 @A1

GROUND FLOOR CHARACTER AREA: PLOT B FRONTAGE

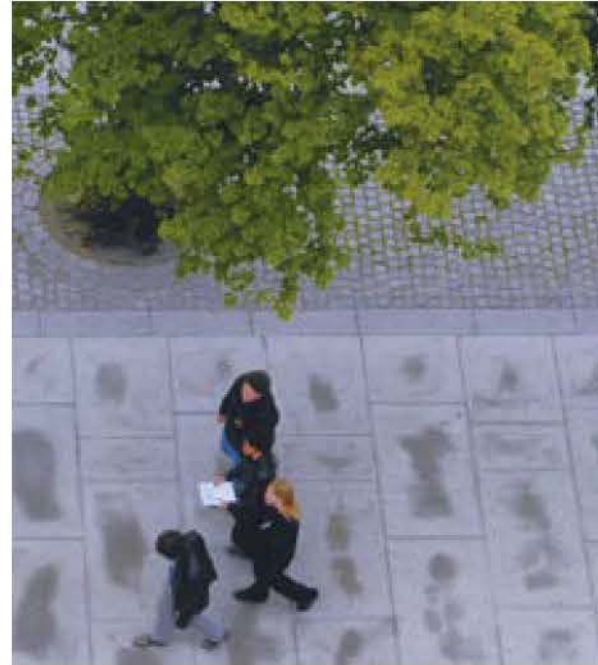
The area in front of the Plot 'B' Building is the face of the development from Anchor & Hope Lane. Large mature London Plane trees line this section of the road and provide a dense green canopy during the summer months.

Protection of these trees is paramount and specific measures to ensure the ground surrounding the root plate remains uncompacted will need to be developed with a suitably qualified arboriculturalist. The new paving surfaces should be permeable to permit water ingress and facilitate soil aeration. Details of these proposals will be developed in due course.

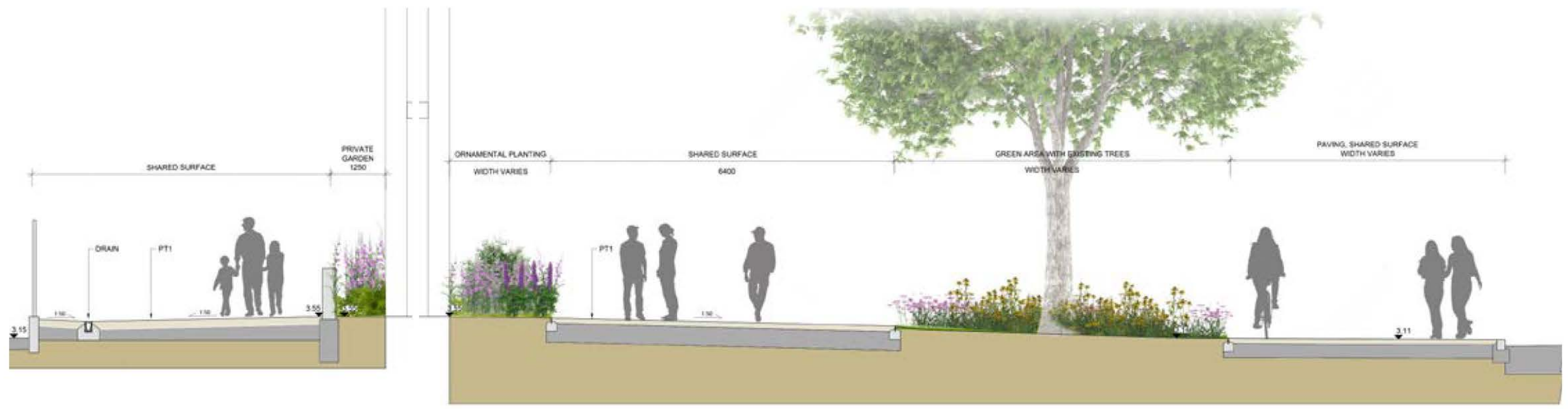
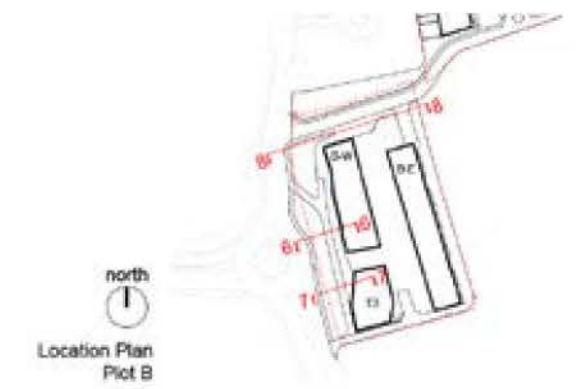
The landscape proposals in this area are simple in their approach, planted islands punctuate the new facade and provide structure, delineating entrance and egress points along the west side of the building. Shade tolerant under planting will provide interest below the dense existing tree canopies, with select multi-stem specimens marking key locations, for example at the entrance to the gym.

To help communicate the proposals in this area, a summary of the key features and characteristics have been identified on the adjacent plan excerpt:

1. New tree and ornamental planting along new carriageway link into the development.
2. Possible external dining area for cafe or restaurant. This is a key corner of the development and needs to be active to animate the streetscape.
3. Existing protected trees along Anchor & Hope Lane. These trees are to be retained and protected accordingly during construction.
4. Planted islands punctuate the western facade of the Plot B building. Various access points help animate the facade.
5. Core access location into building.
6. Shared permeable paving surface, primarily for pedestrian movement and occasional vehicular traffic, such as service and emergency vehicles.
7. Main entrance to gym and swimming pool complex.
8. Turning head for emergency and service vehicles.
9. Access out onto Anchor & Hope Lane.



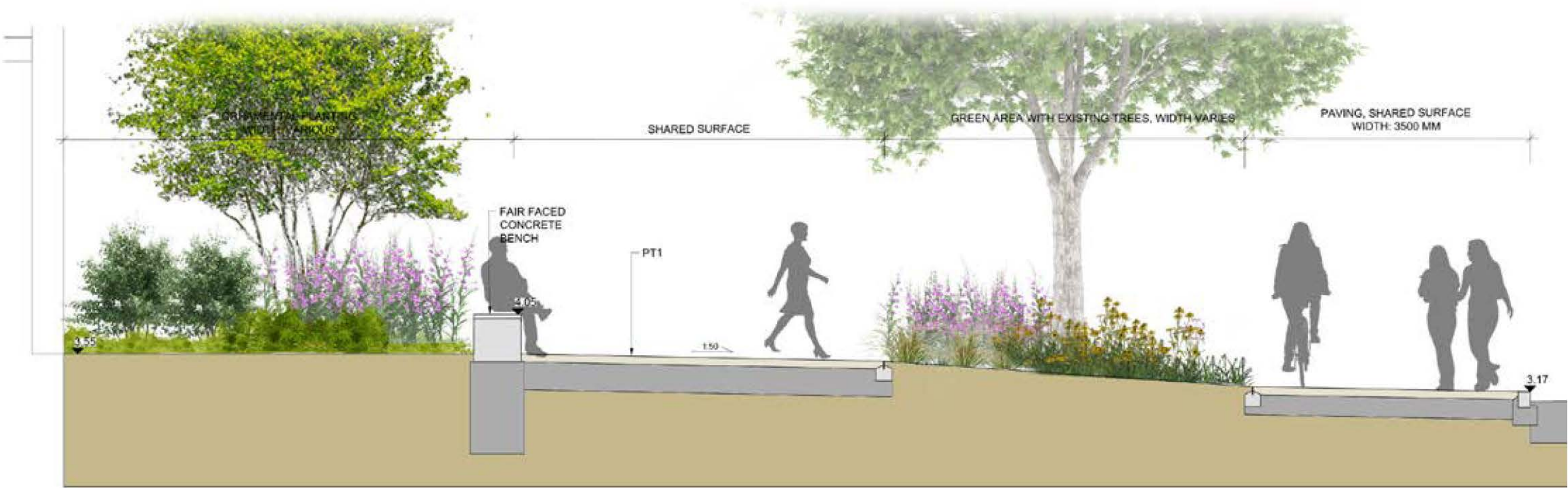
GROUND FLOOR CHARACTER AREA: PLOT B FRONTAGE



Section 6
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GROUND FLOOR CHARACTER AREA: PLOT B FRONTAGE

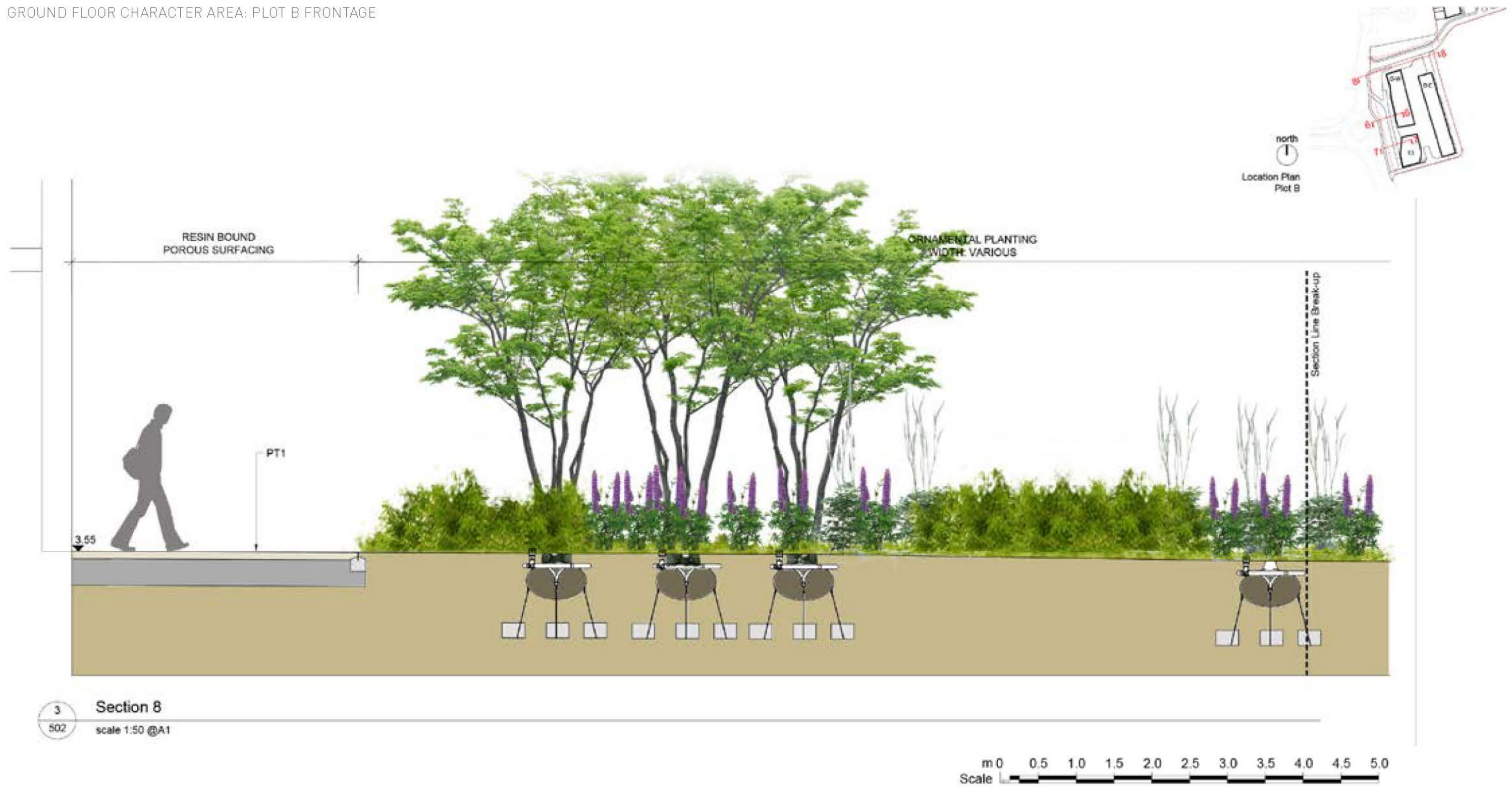


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502

Section 7
scale 1:50 @A1



GROUND FLOOR CHARACTER AREA: PLOT B FRONTAGE



3 Section 8
502 scale 1:50 @A1



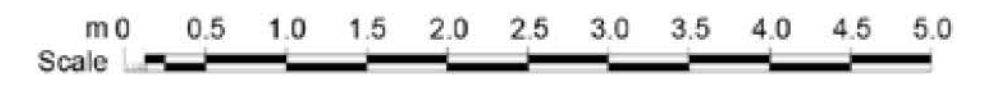
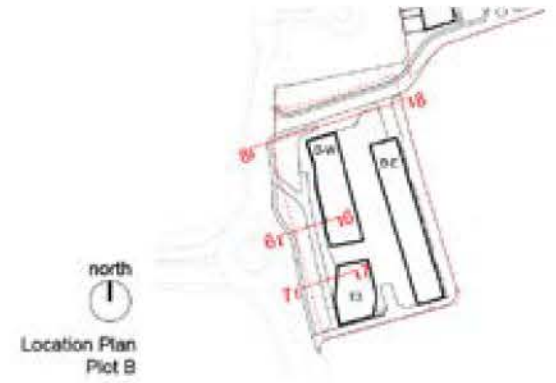
GROUND FLOOR CHARACTER AREA: PLOT B FRONTAGE



4
502

Section 8 CONTINUED .../
scale 1:50 @A1

GROUND FLOOR CHARACTER AREA: PLOT B FRONTAGE





GROUND FLOOR CHARACTER AREA:
PUBLIC REALM PLOTS A & B

The new streetscape and public realm runs between Plots A and B, and then continues north towards Rope Lane.

The proposals reflect a similar hard and soft landscape palette to that seen in other areas of the ground floor masterplan. Permeable paving surfaces, rain gardens, and native planting create a naturalistic aesthetic which echoes the ecologically friendly principles which characterise the landscape proposals.

New tree planting will line the main street, with dense under planting to create a series of rain garden islands. The images shown on this page demonstrate how these spaces could look, and the principles of capturing and attenuating the surface run off.

These routes form part of the schemes emergency and servicing access strategy, which is outlined in more detail within this report.



Image taken from Philadelphia's Green Streets Manual.



FIRST FLOOR CHARACTER AREA: PLOT B PODIUM GARDEN

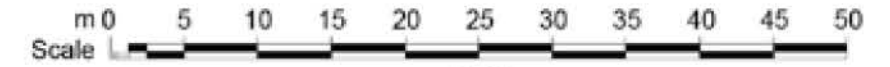
The Plot B podium garden sits on the first floor and is visible from all surrounding buildings. Residents and visitors to the gym and commercial units all benefit from the visual amenity which this lush green landscaped garden offers.

The idea has been to create a garden which is inviting and stimulating for the people which live within the surrounding buildings. A carefully selected palette of hard and soft landscape materials continues to promote a sustainable approach to design, and includes native planting and specially adapted habitats.

The podium garden sits on a slab which houses the car parking below. This on slab condition will require larger plant types to be planted in raised beds, which can double as seats, and provide structure within the space.

Like the Plot A Central Garden / Park this podium needs to fulfil a variety of different roles. Play, recreation and amenity spaces are combined with social and quiet areas, to create a multi functional landscape which people can enjoy. A summary of the key features within the podium garden are listed below and highlighted on the adjacent plan:

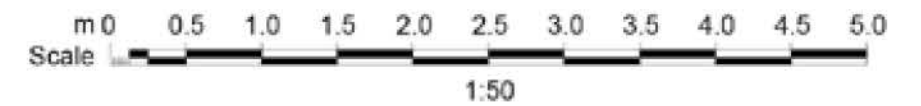
1. Social decked space with tables and chairs.
2. Private gardens with decked terrace.
3. Dense woodland / shade tolerant planting.
4. Sky lights down to swimming pool below.
5. Multi purpose deck. Play and break out space.
6. Ornamental planting with specimen shrubs.
7. Native planting and habitat creation areas.



FIRST FLOOR CHARACTER AREA: PLOT B PODIUM GARDEN



4 Section 14 - First floor activity area
504 scale 1:50 @A1





UPPER LEVEL CHARACTER AREA: PLOT B ROOF GARDENS

The roof spaces on plot B are predominantly shared spaces for the residents of the associated blocks. A private terrace space is included on the north east corner, which consists of raised planters, decked areas and artificial grass.

The plot B upper levels all sit on structural podium slabs and will require raised planters to achieve the necessary planting depths for small trees and large shrubs.

The idea is to create a lush green environment which provides local residents a unique vantage point from which they can enjoy views across the wider development and out across the city skyline.

Quality play space is key part of the scheme, and the roof terraces provide an excellent opportunity for safe door step play areas. Natural play features have been positioned throughout the upper roof levels, and included natural features such as timber logs and boulders. More details of the site wide play strategy are included later in this report.

Ecological enhancements also feature on these upper levels, and include bio-diverse roofs above lift boxes, habitat creation and native planting.

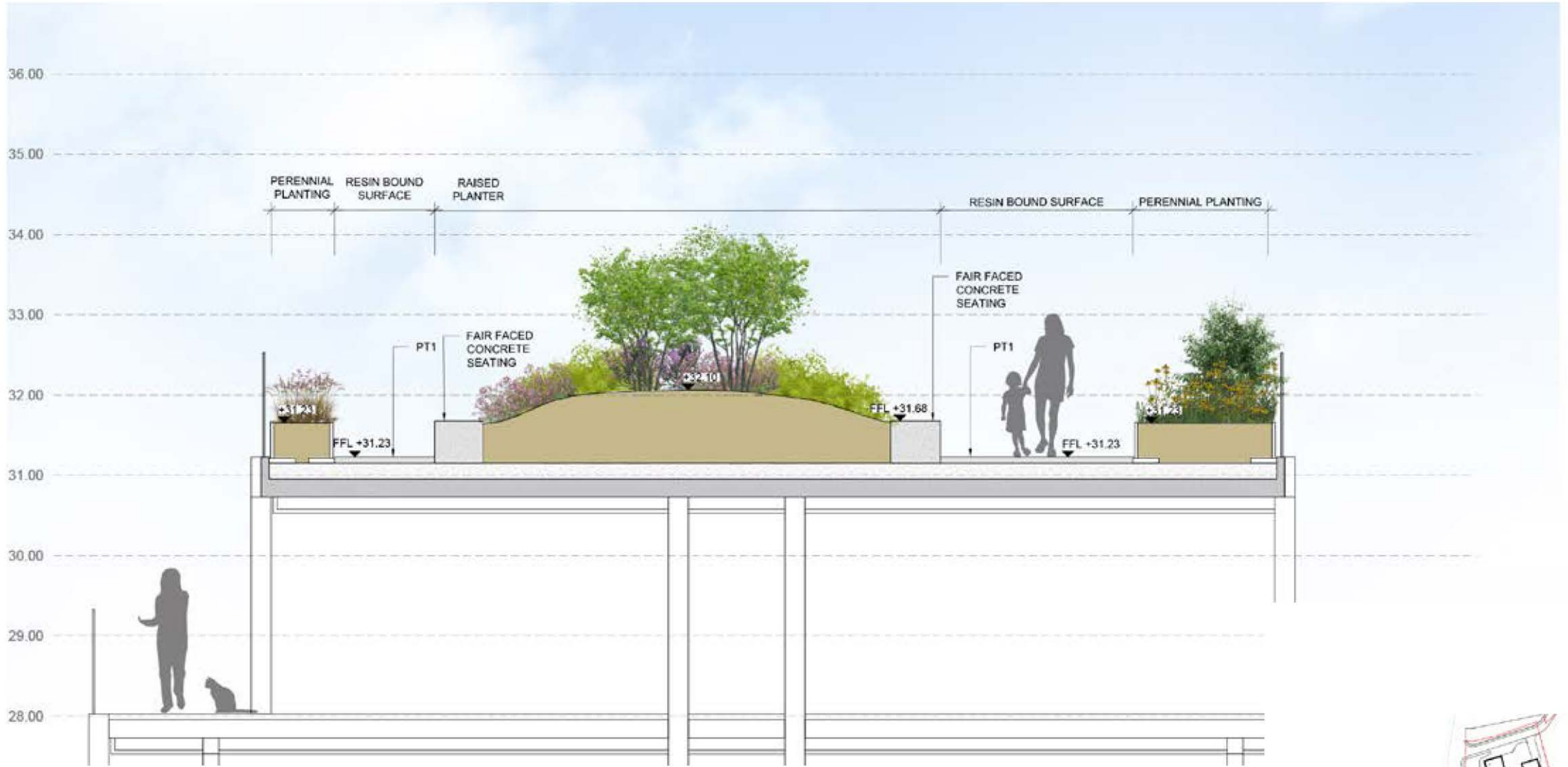
These roof spaces will provide a range of uses for both people and wildlife, and are designed to be as green as possible, offering a unique experience for the residents.

The adjacent plan identifies some of the key features and areas included on the Plot B upper roof levels:

1. Private roof terrace.
2. Natural play space including timber based play equipment.
3. Raised concrete seat planters.
4. Birch forest.
5. Hammock and relaxation area.
6. Decked area / core access.



UPPER LEVEL CHARACTER AREA: PLOT B ROOF GARDENS



1 Section 11
504 scale 1:50 @A1

