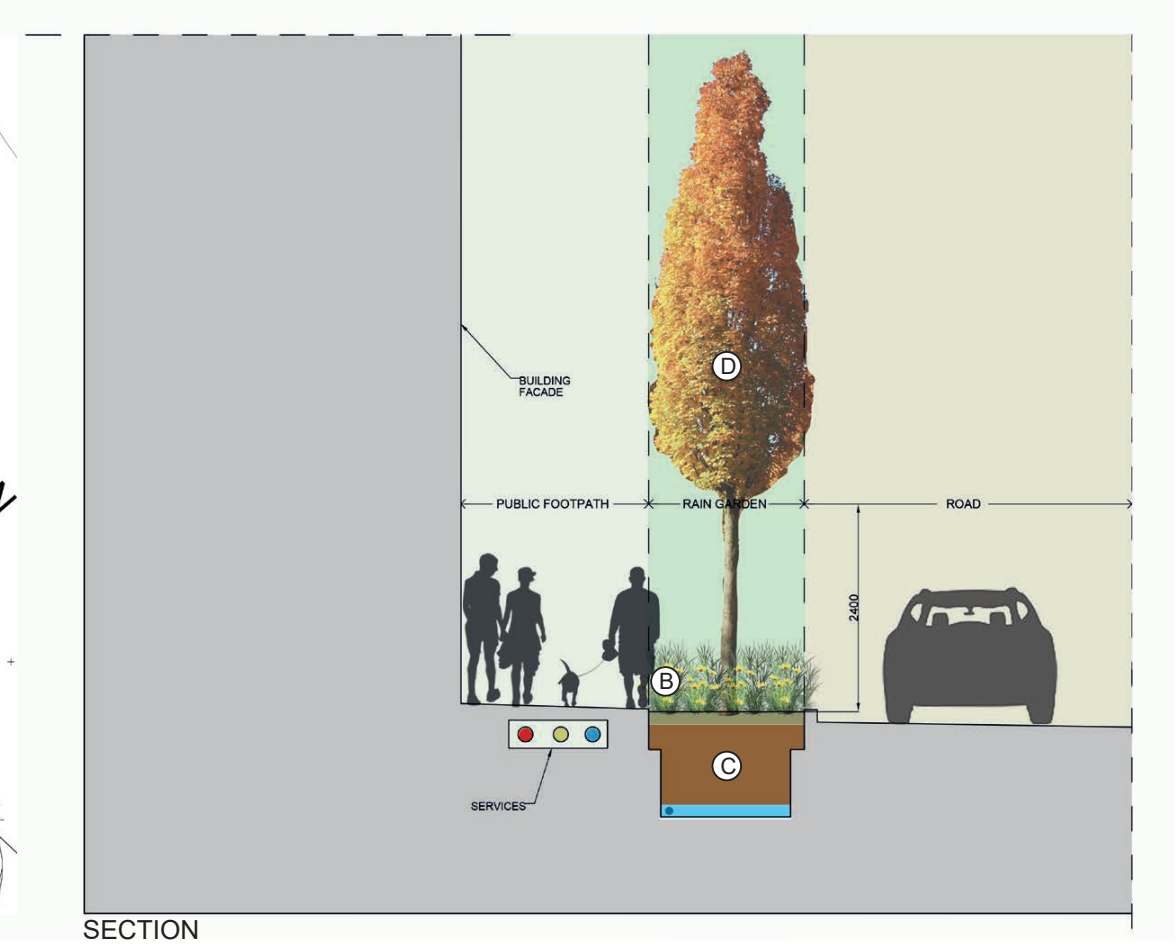
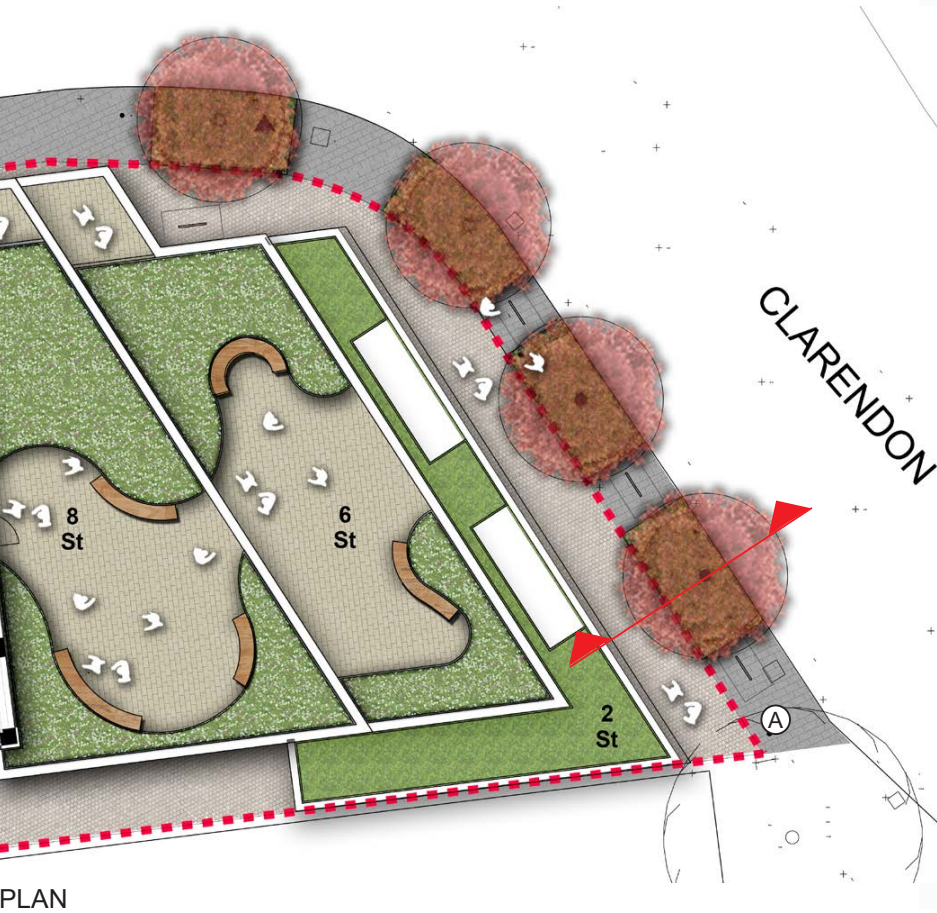


8.0 LANDSCAPE, PUBLIC REALM

8.2 CHARACTER AREAS : PUBLIC REALM STREET LEVEL

TREES IN PUBLIC REALM SECTION



8.0 LANDSCAPE, PUBLIC REALM

8.3 CHARACTER AREAS : PLAY SPACE



STREET TREES & UGF PITS



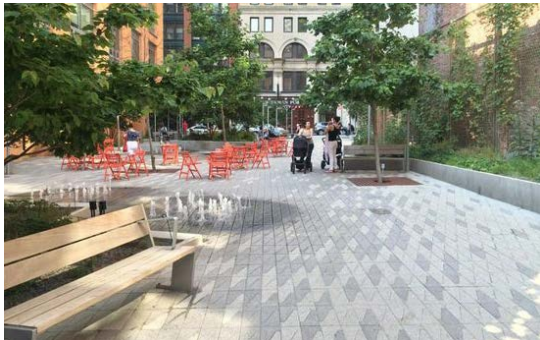
RAIN GARDENS & SUD'S



PASSIVE AMENITY SPACE



INDOOR PLAY



PUBLIC REALM IMPROVEMENTS



BIO-DIVERSE ROOFS



OUTDOOR PLAY

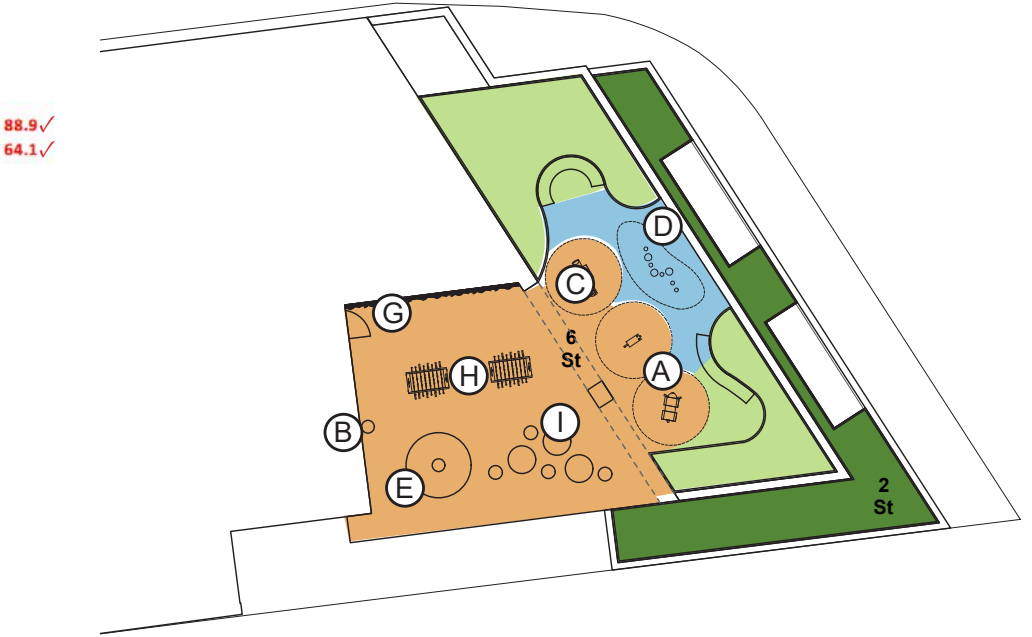


ECOLOGICAL MITIGATION

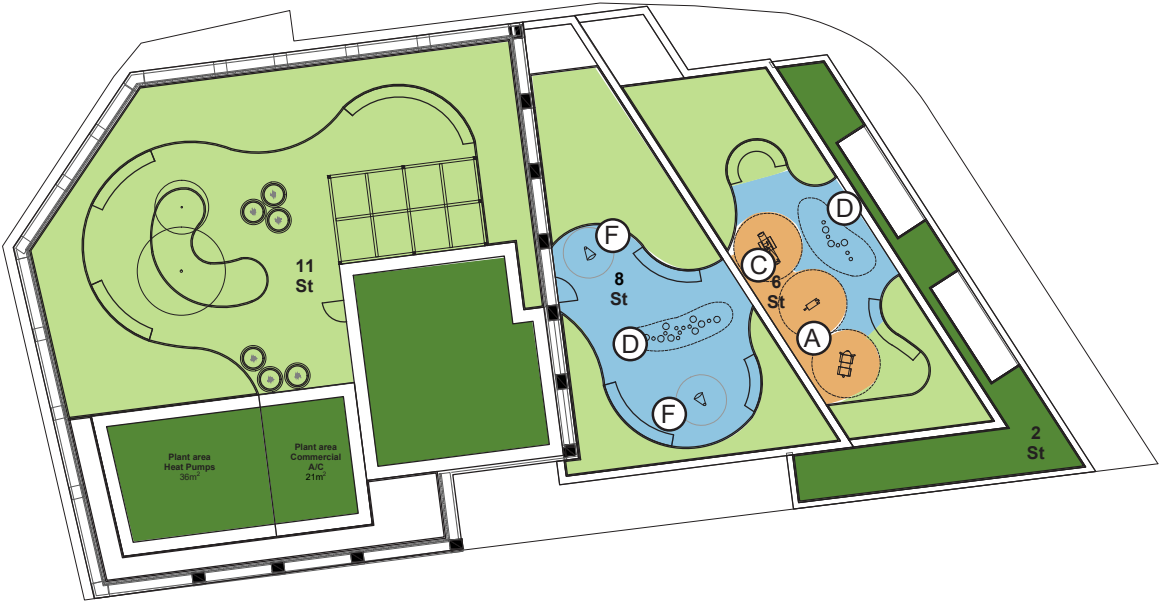
Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	3.9	4.9	8.9
Ages 5, 6, 7, 8, 9, 10 & 11	2.6	3.9	6.4
Ages 12, 13, 14 & 15	0.5	1.9	2.4
Ages 16 & 17	0.3	1.0	1.3
18-64	69.6	16.2	85.8
65+	1.7	0.4	2.0
Total Yield	78.6	28.2	106.8

Play Space Calculator		
Total Children	18.9	
	Benchmark (m²)	Total play space (m²)
Play space requirement	10	189.3

- KEY:
- 0-4 PLAY
 - 5-11 PLAY
 - PASSIVE/SHARED AMMENITY
 - BIODIVERSE ENHANCEMNET
- STRATEGY:
- TO PROVIDE 0-11 PLAY PROVISIONS ONSITE
 - PLAY TO BE ACCESSIBLE TO ALL AND TO ALL TENURES
 - NATURE THEME AND EDUCTAIONAL PLAY



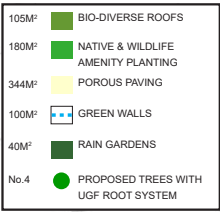
OUTDOOR PLAY AREAS



8.0 LANDSCAPE, PUBLIC REALM

8.4 CHARACTER AREAS : UGF URBAN GREENING FACTOR

JESSICA BUTTON - PRELIMINARY URBAN GREENING FACTOR - OPTION A		SITE AREA (M2) =		6300	SITE AREA (M2) =		779
Surface Cover Type	Factor	Existing Site Areas	Existing Site UGF	Proposed Site Areas	Proposed Site UGF		
Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	1	150	150		0		
Wetland or open water (semi-natural; not chlorinated) created on site.	1	0	0		0		
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions.	0.8	0	0	105	84		
Standard trees planted in natural soils or with a minimum of 25 cubic metres soil volume per tree (preferably with load-bearing substrates and connected pits) – see Trees in Hard Landscapes for overview.	0.8	27	21.6	4	3.2		
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	0	0		0		
Wild life - Flower-rich perennial planting – see Centre for Designed Ecology for case-studies.	0.7	1500	1050	180	126		
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies.	0.7	0	0	40	28		
Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidance.	0.6	210	126		0		
Standard trees planted in individual pits with less than 25 cubic metres soil volume.	0.6	0	0		0		
Green wall – modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview.	0.6	0	0	100	60		
Groundcover planting – see RHS Groundcover Plants for overview.	0.5	120	60		0		
Amenity grassland (species-poor regularly mown lawn).	0.4	0	0		0		
Extensive green roof of sedum mat without substrate or other systems that do not meet GRO Code (2014).	0.3	0	0		0		
Water features (chlorinated) or unplanted detention basins.	0.2	0	0		0		
Permeable paving - see CIRIA for overview.	0.1	3650	365	344	34.4		
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	670	0		0		
Totals			0.281		0.431		



8.0 LANDSCAPE, PUBLIC REALM

8.5 CHARACTER AREAS : PASSIVE AMENITY



MATERIALS PALLET



CORTEN STEEL PLANTERS



METAL PERGOLA WITH COLOURED PANNELS FOR REFLECTION



CORTEN STEEL PLANTER POTS



INTERGRATED BENCHES



11TH FLOOR GARDEN
OFFERING A PASSIVE AMENITY SPACE SKY GARDEN WITH VIEWS OVER THE CITY FOR RESIDENTS
"A CALM OASIS OF GREEN"

HEDGE PLANTING



Buxus sempivrens



Carpinus betulus



Griselinia littoralis

HEDGE & SHRUB MIX STRATEGY - GROUND FLOOR & ROOF

SHRUB PLANTING



Briza media



Ceanothus thyrsiflorus repens



Dianthus 'Haylor white'



Hebe 'White Gem'



Hebe pinguifolia 'Pagei'



Hedera hibernica



Hebe 'Palace Purple'



Hebe albicans



Iris foetidissima



Kimmia japonica 'Rubella'



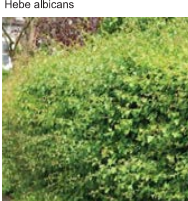
Lavandula angustifolia 'Munstead'



Lavandula stoechas pedunculata



Liriope muscari



Santolina chamaecyparissus 'Lemon Queen'



Santolina pinnata (Neapolitana) Sulphurea



Stachys byzantina



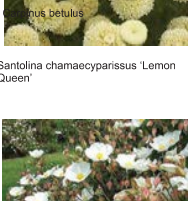
Sedum spectabile 'Septemberglut'



Vinca minor 'Argenteovariegata'



Crocosmia 'Lucifer'



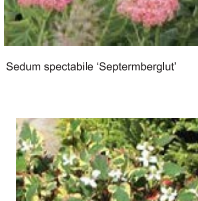
Cistus corbariensis



Euonymus fortunei 'Emerald Gaiety'



Hosta fortunei



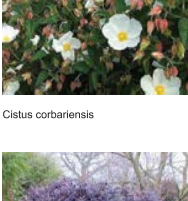
Houttuynia cordata 'Chameleon'



Hypericum calycinum



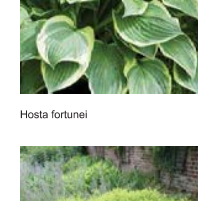
Prunus 'Otto Luyken'



Pittosporum tenuifolium 'Tom Thumb'



Salvia officinalis 'purpurascens'



Alchemilla mollis



Bergenia cordifolia 'Purpurea'



Bergenia 'Silberlicht'

8.0 LANDSCAPE, PUBLIC REALM

8.5 CHARACTER AREAS : PASSIVE AMENITY

BIO-DIVERSE ROOF & ECOLOGICAL ENHANCEMENT OBJECTIVES :

- To help provide a green foot print to the site consequently mitigating existing habitats lost
- Provide green roofs for visual interest to residents and new habitats wich are species rich thus maximising biodiversity
- Incorporate mitigation and enhancement recommendations from ecology report
- Provide ecological enhancement such as log piles, bat and bird boxes utilising proposed roof as a feeding ground for local fauna
- Specify native species which are in line with the Council’s BAP (Bio-diverse Action Plan)
- Utilise Biodiverse roof space as part of an over all SUD’s strategy incorporating blue roofs where necessary to assist with attenuation and water run off
- Where PV’s are required on the roofs utilise Biodiverse roof system to maximise ecological en-hancement
- Specify both green and brown roofs to maximise the number of native species assisting with achieving the highest ecological value in BREEAM calculations
- The bird bath & drinker wter feature is cincorporated into design of the podium amenity garde. It provides fresh water for invertebrates, baths and birds



BIODIVERSE ROOF WITH SEDUM AND WILDFLOWER



BIODIVERSE BROWN ROOF



VERBASCUM NIGRUM (DARK MULLEIN)



DIANTHUS DETOIDES (MAIDEN PINK)

LOG PILES



INSECT WALL



EXPOSED ROCK FORMS



Habitat creation for saproxylic invertebrates and reptiles. To be included on extensive green roof. Log of 1000mm in length and 100mm in diameter per 20m2 of green roof. Insect wall & exposed rock forms to provide a variety of habitats.

BIRD BATH & DRINKER



BIRD BOXES



Schwegler & Swift Brick Box.



Schwegler House & Tree Sparrows.

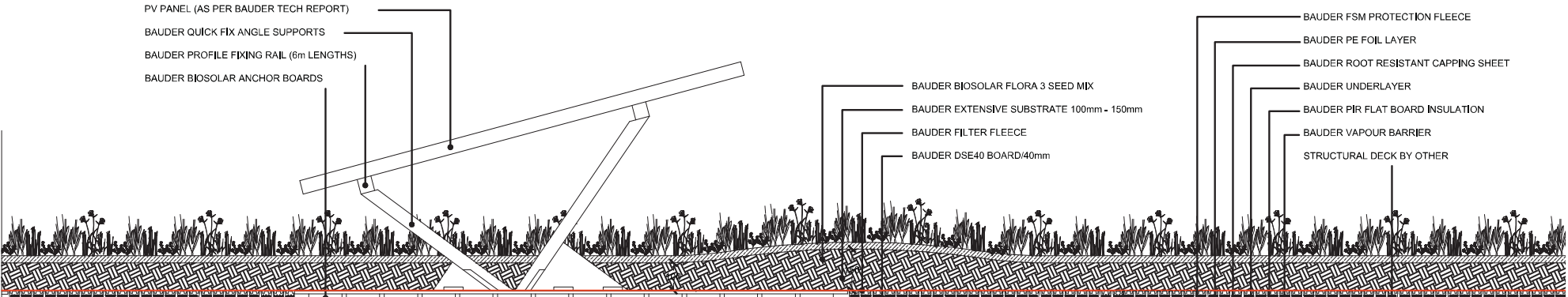
BAT BOXES

Located at a height of between 3 to 6m. Proven successful for Common Long-eared bat (*Plecotus auritus*). Timber and concrete construction, W & D:160mm x H: 330mm, 3.8kg.



TYPE 1FR Schwegler Tube Box OR 1MF Slope Box.

BUMBLEBEE BOX



9.0

9.0 ARCHITECTURAL TREATMENT 9.1 MATERIAL - PRECEDENTS



SIMPLE BRICK FRAMING TO BASE



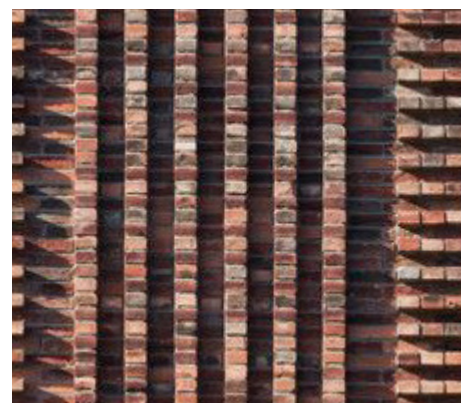
MULTI-TONE BRICK DARKER BRICK TO EXPRESS THE BASE & ANCHOR THE SCHEME TO THE EXISTING CONTEXT



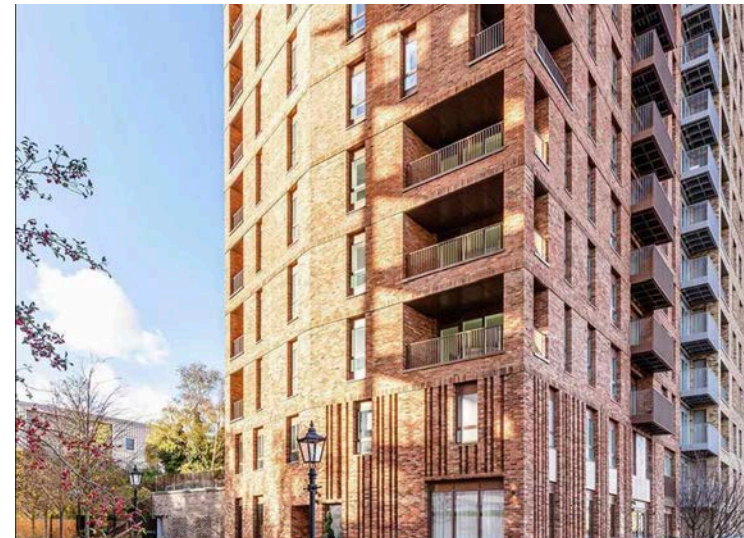
BUFF TEXTURED BRICK TO REFLECT LOCAL BRICK AND PICK OUT TONES OF THE DARKER BASE



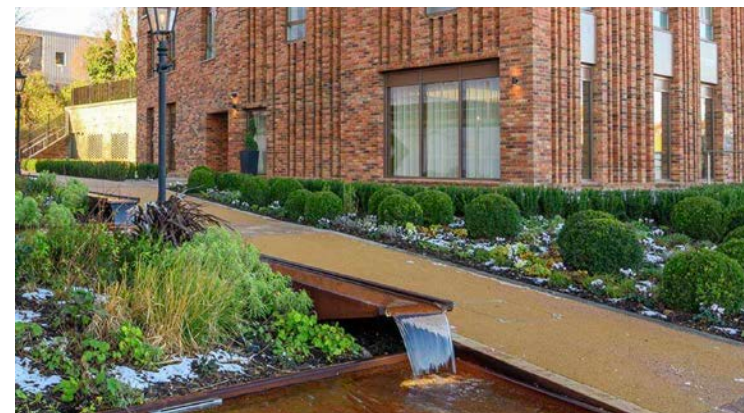
CONNECTION TO LOCAL CONTEXT



FINER GRAIN AT LOWER LEVELS - FLUTED BRICKWORK



PRECEDENT IMAGE - CLARENDON GAS WORKS



PRECEDENT IMAGE - CLARENDON GAS WORKS



PRECEDENT IMAGE - CLARENDON GAS WORKS



PRECEDENT IMAGE - GORT SCOTT



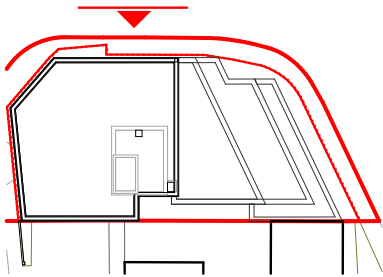
PRECEDENT IMAGE - GORT SCOTT



PRECEDENT IMAGE - GORT SCOTT

9.0 ARCHITECTURAL TREATMENT

9.2 RESIDENTIAL ENTRANCE STUDY



KEY Plan

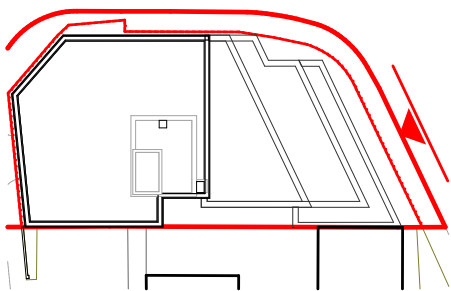
KEY

- 1. Brick type 01**
Cream stretcher bond with natural grey mortar.
- 2. Brick type 02**
Cream soldier course brickwork with natural grey mortar.
- 3. Brick type 03**
Dark grey stretcher bond with natural grey mortar.
- 4. Brick type 04**
Dark grey rowlock course brickwork with natural grey mortar.
- 5. Brick type 05**
Dark grey soldier course brickwork with natural grey mortar.
- 6. Metalwork colour**
PPC RAL TBC and to compliment brickwork
 - a. Steel balustrades and screens to play space.
 - b. Aluminium glazed door system to communal lobby.
 - c. Louvered door/window to plant rooms, refuse and cycle stores and commercial area.
 - d. Privacy screens to balconies.
 - e. Aluminium/timber composite door/window system
 - f. Metal signage fixed to wall.
 - g. Decorative spandrel panels to ground floor bays.

7. Planters

9.0 ARCHITECTURAL TREATMENT

9.2 CLARENDON ROAD APPROACH STUDY



KEY Plan

KEY

1. Brick type 01

Cream stretcher bond with natural grey mortar.
2. Brick type 02

Cream soldier course brickwork with natural grey mortar.
3. Brick type 03

Dark grey stretcher bond with natural grey mortar.
4. Brick type 04

Dark grey rowlock course brickwork with natural grey mortar.
5. Brick type 05

Dark grey soldier course brickwork with natural grey mortar.
6. Metalwork colour

PPC RAL TBC and to compliment brickwork

a. Steel balustrades and screens to play space.

b. Aluminium glazed door system to communal lobby.

c. Louvered door/window to plant rooms, refuse and cycle stores and commercial area.

d. Privacy screens to balconies.

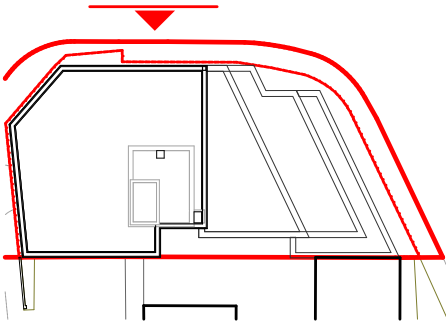
e. Aluminium/timber composite door/window system

f. Metal signage fixed to wall.

g. Decorative spandrel panels to ground floor bays.
7. Planters

9.0 ARCHITECTURAL TREATMENT

9.2 CROWN TREATMENT STUDY



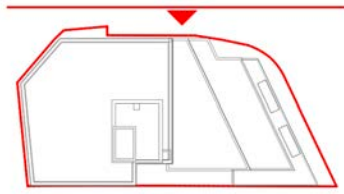
KEY Plan

KEY

- 1. Brick type 01**
Cream stretcher bond with natural grey mortar.
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 - d. Privacy screens to balconies.
 - e. Aluminium/timber composite door/window system
 - f. Metal signage fixed to wall.
 - g. Decorative spandrel panels to ground floor bays.
- 7. Planters**

9.0 ARCHITECTURAL TREATMENT

9.3 ELEVATION DESIGN : NORTH ELEVATION

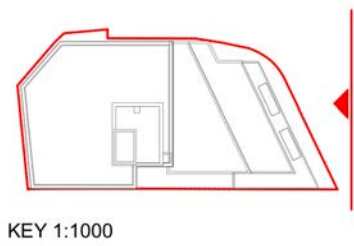


KEY 1:1000



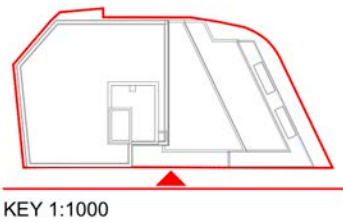
9.0 ARCHITECTURAL TREATMENT

9.3 ELEVATION DESIGN : EAST ELEVATION



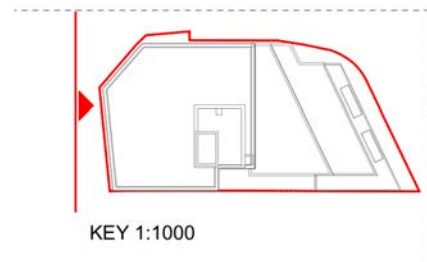
9.0 ARCHITECTURAL TREATMENT

9.3 ELEVATION DESIGN : SOUTH ELEVATION



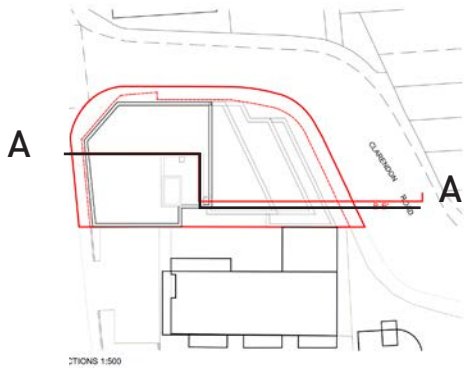
9.0 ARCHITECTURAL TREATMENT

9.3 ELEVATION DESIGN : WEST ELEVATION



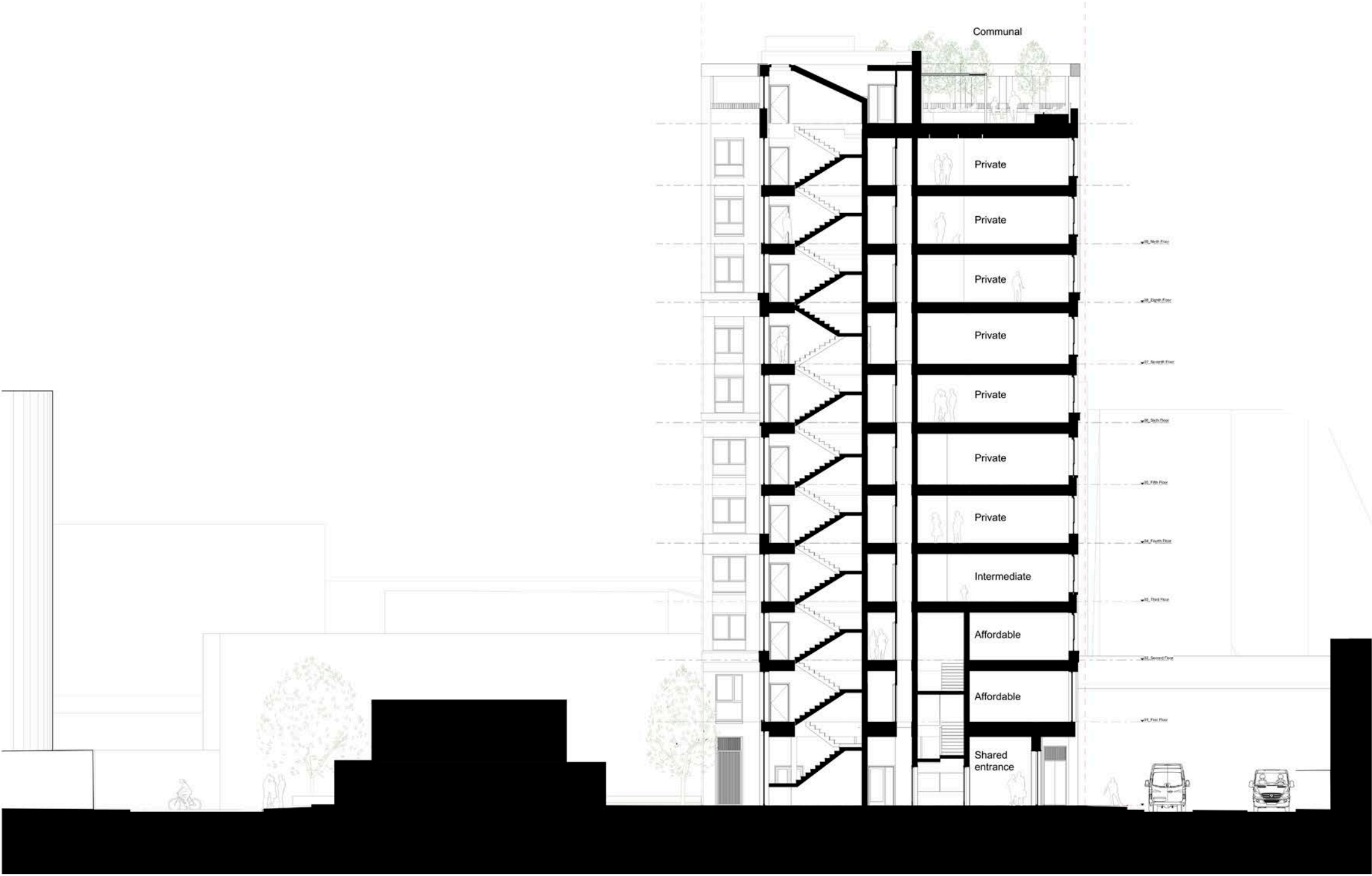
9.0 ARCHITECTURAL TREATMENT

9.3 PROPOSED SECTION A-A'



SECTION BB

9.0 ARCHITECTURAL TREATMENT
9.3 PROPOSED SECTION B-B'



SECTION AA

