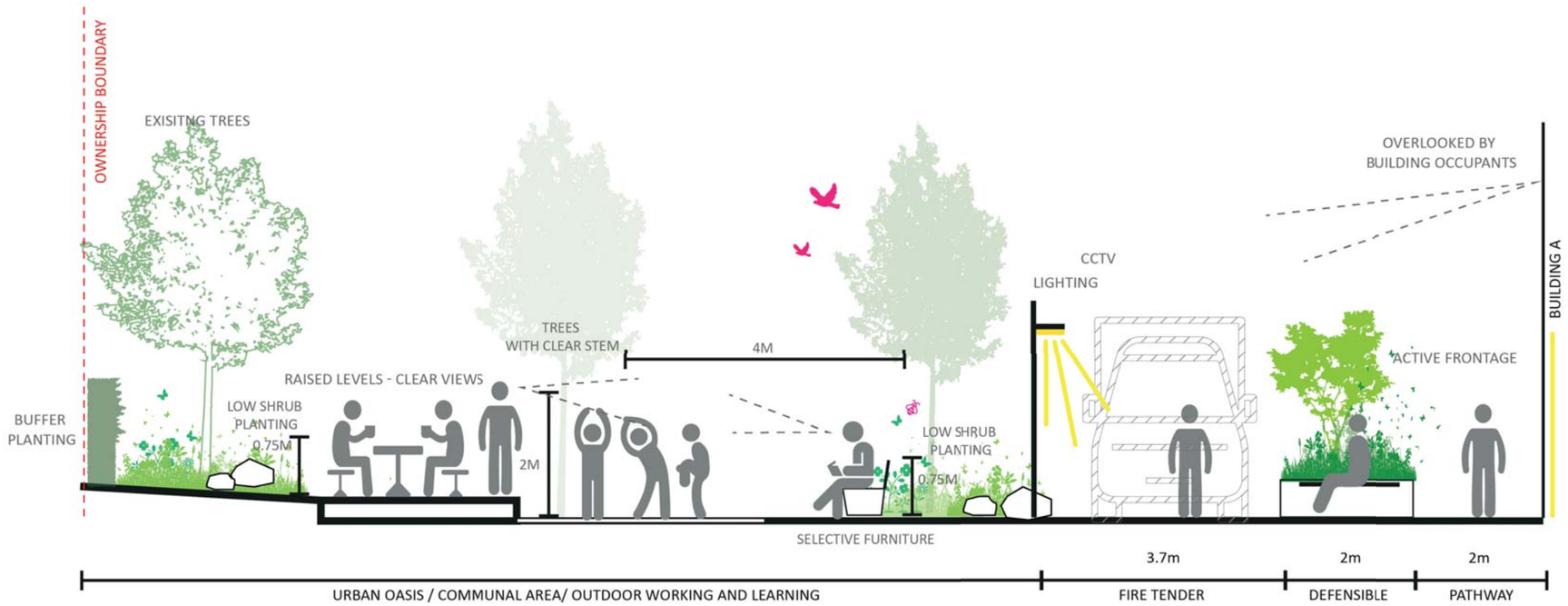
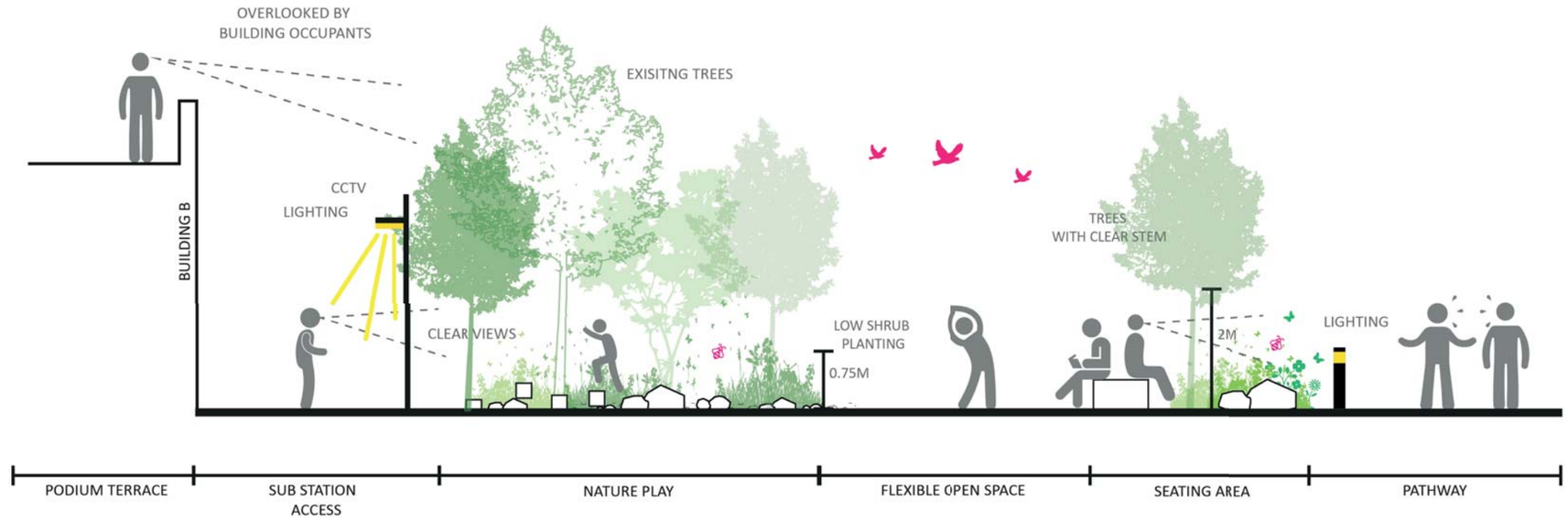
3.0 Landscape Proposals

3.4 Security and safety

The principle is to create spaces that are well lit, according to their ambiance, together with creating a natural surveillance with sensitively designed layouts and furniture to allow clear sight lines. All spaces are adequately overlooked from the buildings, within and adjacent the site boundary which increases natural surveillance. This is complimented by active frontages and closed-circuit television camera. The planting has been designed to mitigate any hidden spots and the trees are to have clear steams to allow for sight lines.



Open views to the Ground Floor Open Space | Diagram Section NTS



Passive Surveillance from Block C Residential Terrace and clear views on the Ground Floor Play Area Diagram | Diagram Section NTS

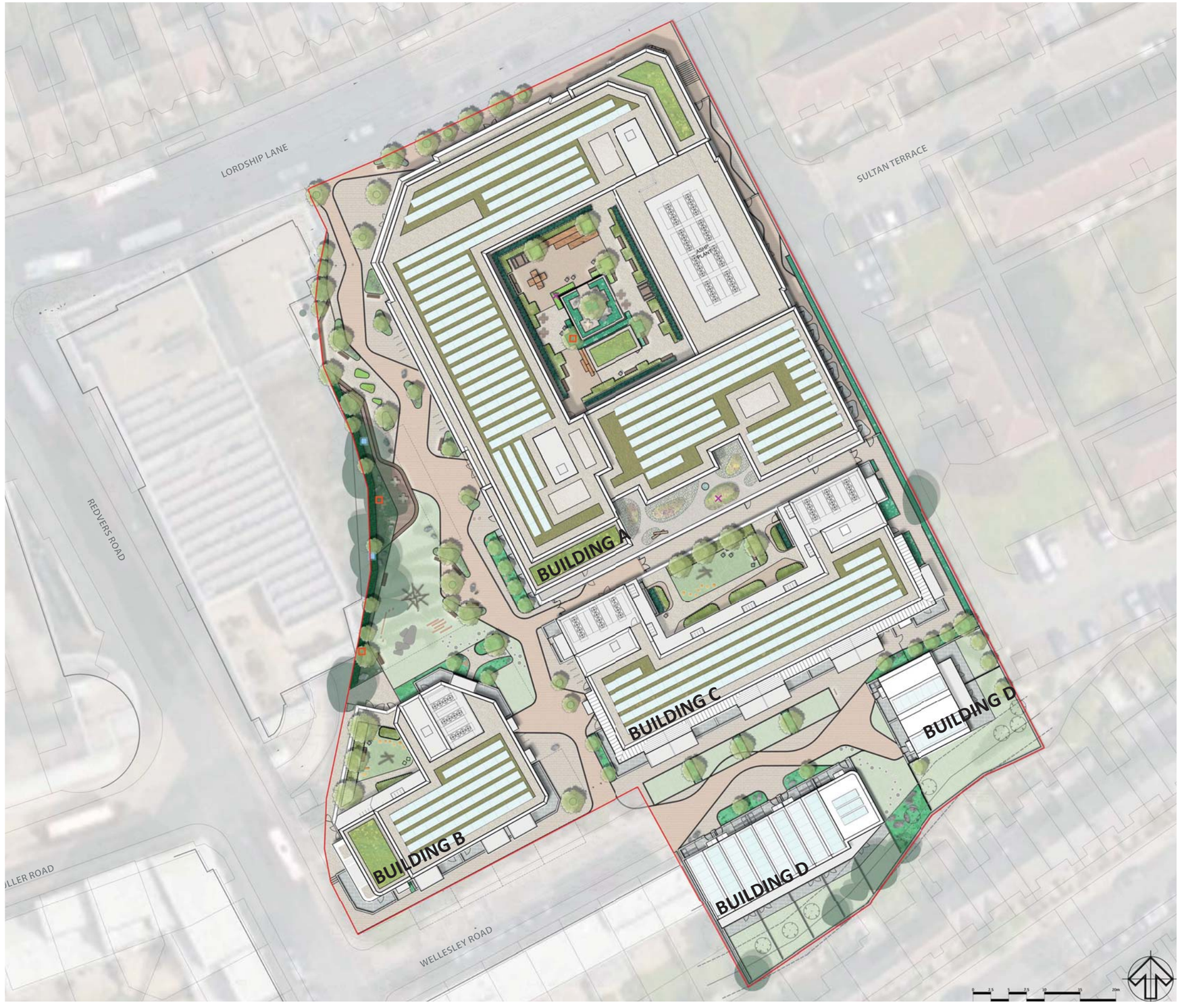
3.0 Landscape Proposals

3.5 Site Plan

The ground floor follows the rhythm set by the buildings, of having more public areas to the north and intimate residential areas to the south. The ground floor landscape is broken down into broadly 5 areas, namely:

- the 2 plazas,
- a zone for outdoor working and learning,
- natural play garden, and
- the residential public realm,

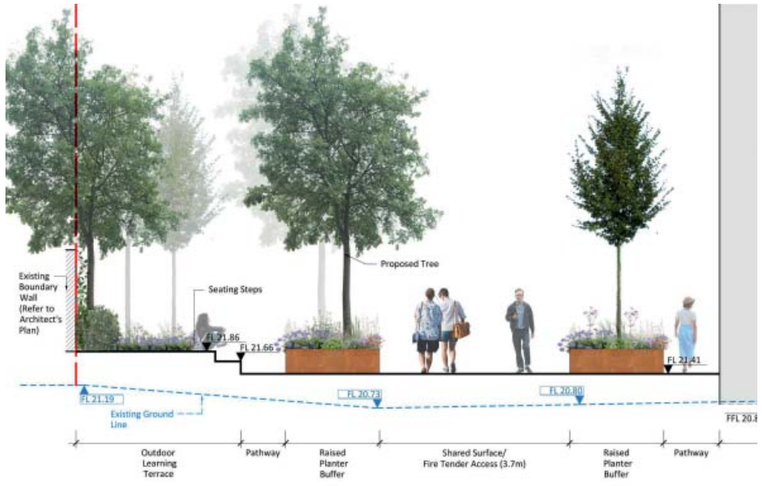
as illustrated in the adjacent plan. In addition, there are pockets of landscape such as the fern garden to the western boundary and an intimate resident's green to the south. Lastly, an atrium garden at the heart of the internal amenity space completes the series of the spaces on the ground floor. These spaces are explained in the following pages.



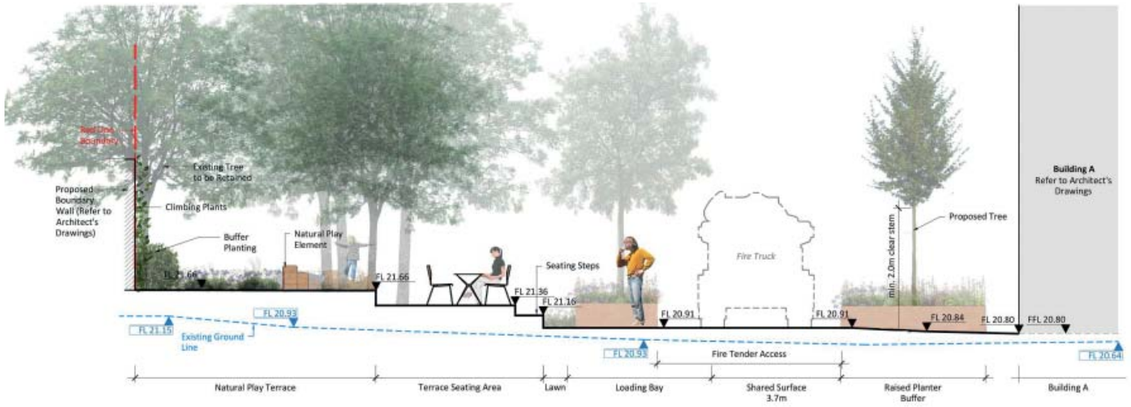
3.0 Landscape Proposals

3.6 Outdoor Working/Learning Zone

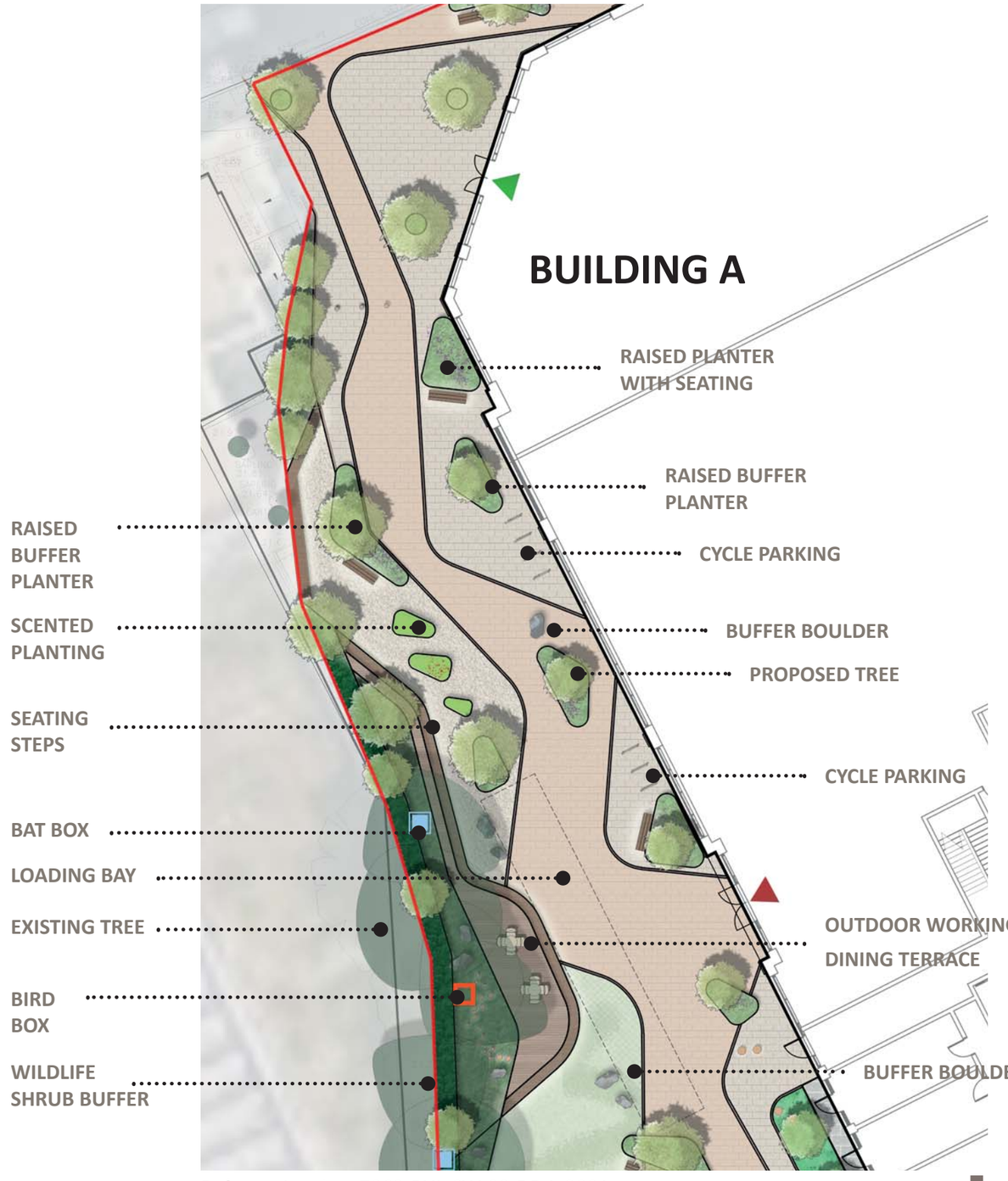
The site borders on Lordship Lane to the north. The public realm is enhanced and activated with movable planters to add drama to Lordship Lane itself. The northern entrance plaza is located between Building A and the existing Omnibus House. This plaza is designed as a 'pause point' along Lordship Lane, indicating the entrance of the Urban Green Space to the south. The view into the space from Lordship Lane is framed by feature trees and directional paving giving it a presence on Lordship Lane. The northern half of the Urban Green Space is designed with the students and visitors in mind. The existing site topography provides the opportunity to use it to create a very playful yet usable space which is full of biodiversity and ecology. Individual seating together with planters with tree planting, discreetly demarcates the pedestrian areas and the occasional vehicle routes, e.g., fire tender, refuse, etc. Each element has been designed to provide multiple opportunities of social interaction as well as having a quite space.



Illustrative Section - Public Open Space - Seating steps | NTS | Refer to drawing: 7962-PHL-SW-ZZ-DR-L-2801



Illustrative Section - Public Open Space - Dining Terrace| NTS | Refer to drawing: 7962-PHL-SW-00-DR-L-2802



Refer to drawing: 7962-PHL-SW-00-DR-L-2001

3.0 Landscape Proposals

3.6 Outdoor Working/Learning Zone



Illustrative Perspective - Urban Oasis

3.0 Landscape Proposals

3.7 Natural Play Garden

Moving south, the space widens to provide incidental play elements for the residential user of the site. This part of the site is designed as a residential play garden that can be used by a variety of user groups. A play area together with educational ecological elements such as bird boxes, insect hotels, etc., provides children with a multitude of experiences.

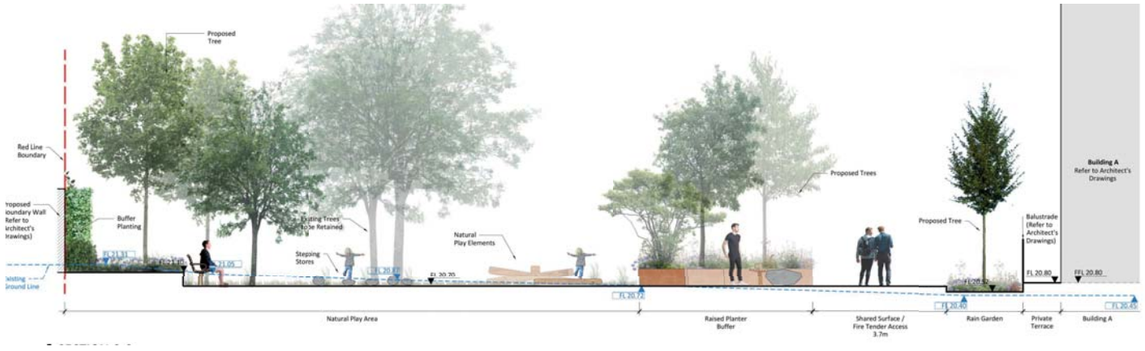
Overall, these two zones, the Outdoor Working/ Learning and the Natural Play Garden, collectively referred to as the 'Urban Green Space' is unified using directional paving and tree planting that runs throughout the site. The paving is designed to facilitate the identification of the entrance. Occasionally, this space would be used by vehicles and the layout is designed as a traffic calming measure to discourage speed and signify a pedestrian priority environment. Existing trees are retained as many as possible and additional tree and shrub planting is sensitively provided. The planting is designed to maximizing the ecology, please refer to the ecologist's report for details, and to reduce the perception of height; the tree canopies assist in lowering the height perception to a human scale.



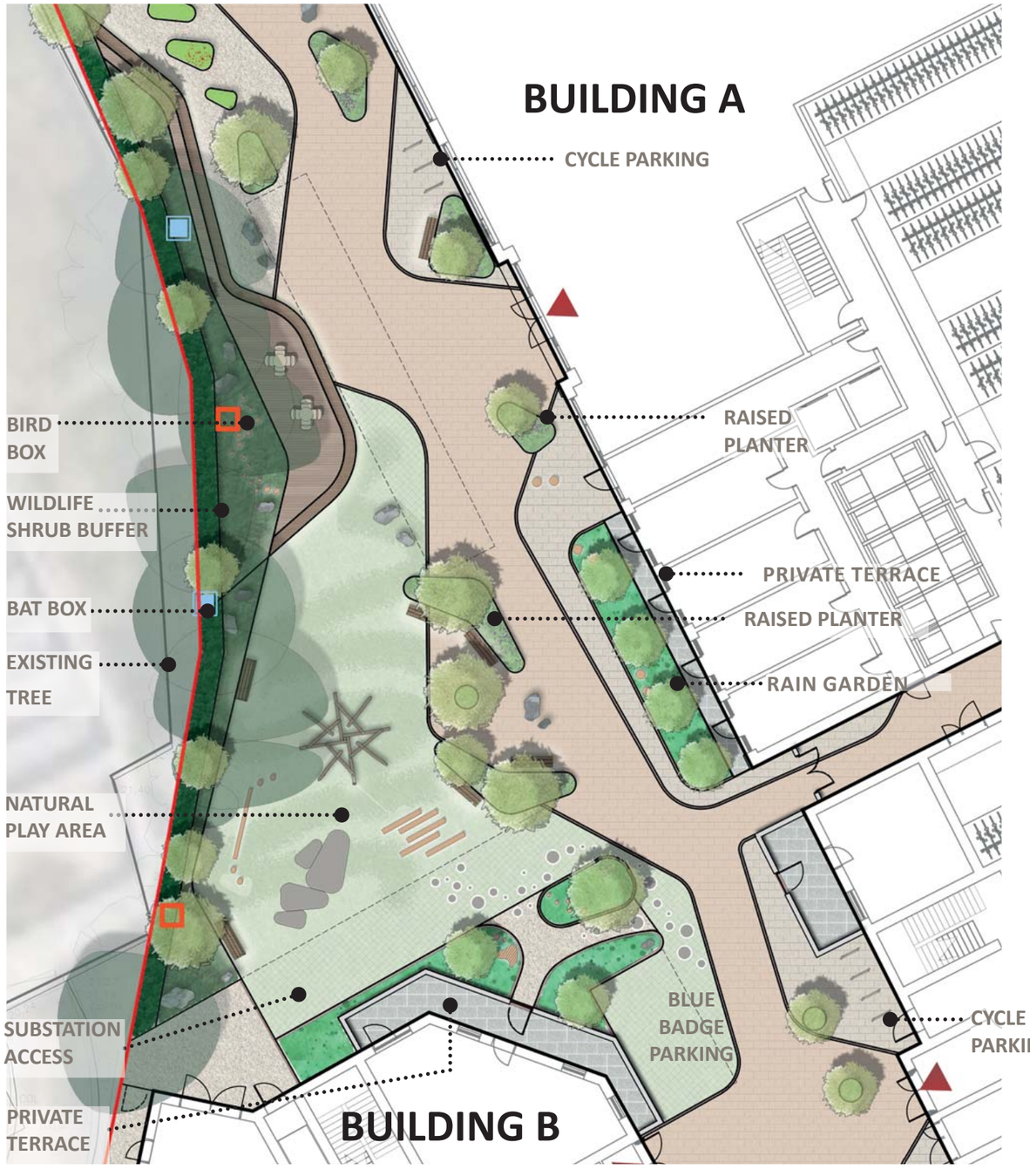
Natural Play in Planting



Natural Play Materials



Illustrative Section - Play Area | NTS | Refer to drawing: 7962-PHL-SW-00-DR-L-2802



Illustrative Plan - Natural Play Area | NTS| Refer to drawing: 7962-PHL-SW-00-DR-L-2001

3.0 Landscape Proposals

3.7 Natural Play Garden



CGI - Bird Eye View of Natural Play Area

3.0 Landscape Proposals

3.7 Natural Play Garden



Illustrative Perspective - View to Natural Play Area from Wellesley Road

3.0 Landscape Proposals

3.8 Residential Public Realm

To the south of the Urban Green Space is Wellesley Road, the southern plaza completes the Urban Green Space and leads into the residential public realm. This public realm is designed as an ecologically rich forecourt for the residential units. The building at the end of Wellesley Road provides a visual termination which is framed by avenue trees and rain gardens; between which are disabled car parks. The space between the two blocks is designed as a resident's garden, full of incidental play. The layout of the buildings means that the two parts of the site are visually linked, and the paving and planting design further reinforces this layout. Yet, it is diverse enough with subtle changes in the ambiance to reflect the character of the space.



Stepping stones



Variety of Experiences in Open Space



Illustrative Plan - Residential Public Realm between BUILDING C & BUILDING D | NTS | Refer to drawing: 7962-PHL-SW-00-DR-L-2001

3.0 Landscape Proposals

3.8 Residential Public realm



CGI - Shared surface and rain gardens

3.0 Landscape Proposals

3.9 Eastern Boundary

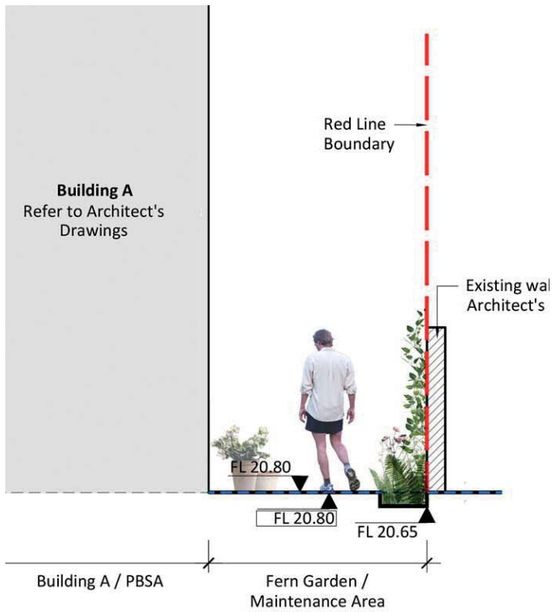
To the east of the site, the varying levels interface with Vincent Estate provides an opportunity to create private outdoor amenity for the residents. In addition, it provides a maintenance route away for the Urban Green Space and the residential public realm. The paving design language carries through in this area with intimate planting zones in the form of rain gardens and fern gardens frame the western edge of the site.



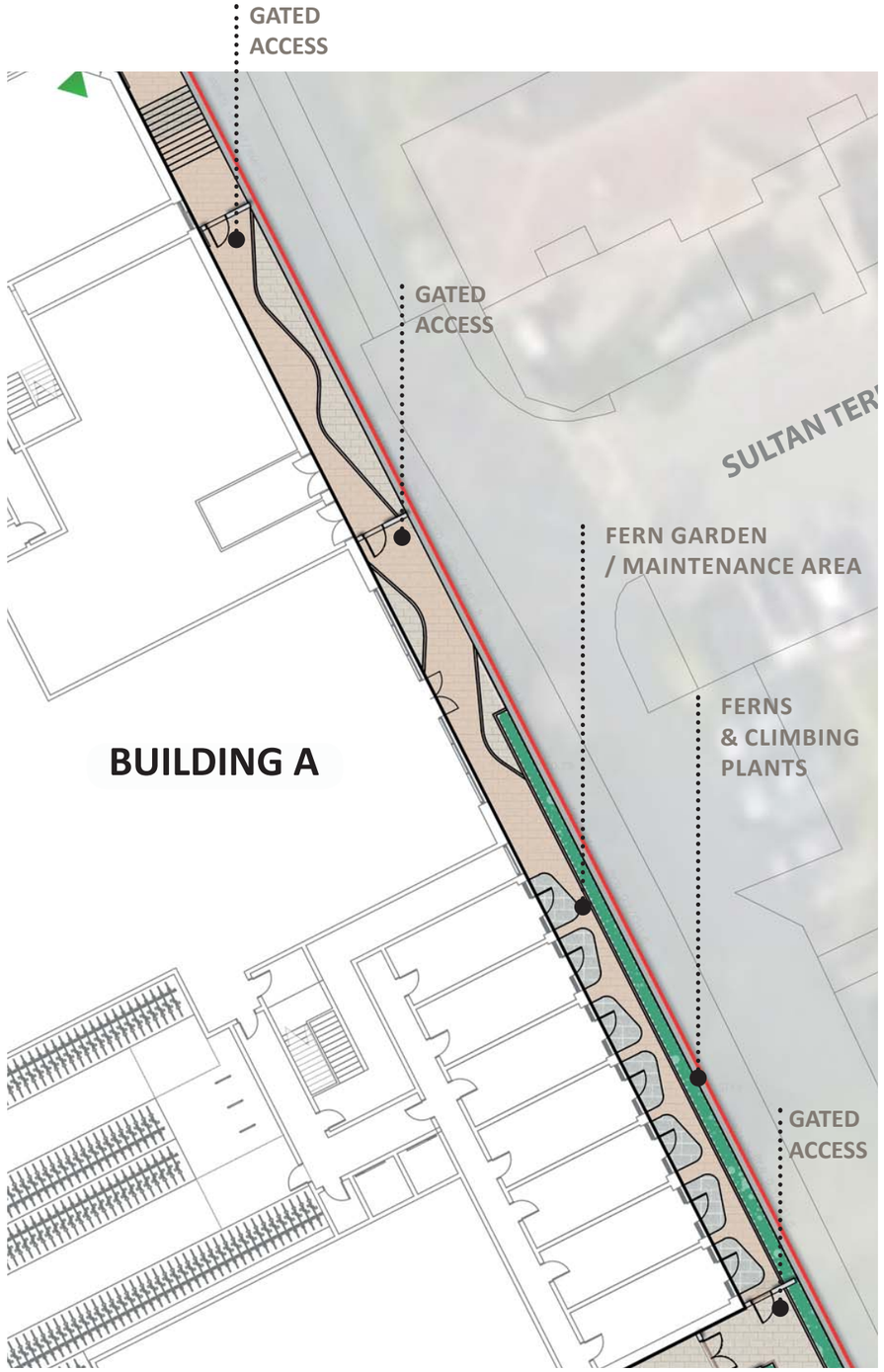
Fern garden



Stepping stone paths



Illustrative Section - Fern Garden | NTS | Refer to drawing: 7962-PHL-SW-ZZ-DR-L-2801



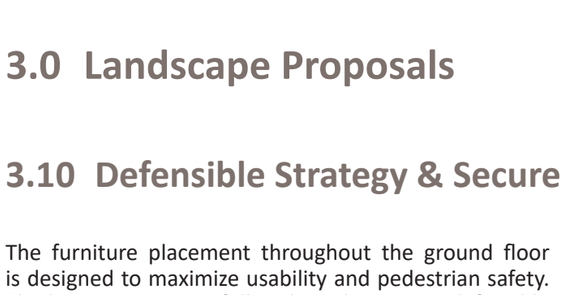
Illustrative Plan - Residential open space - BUILDING A |NTS
Refer to drawing: 7962-PHL-SW-00-DR-L-2001

3.0 Landscape Proposals

3.10 Defensible Strategy & Secure by Design

The furniture placement throughout the ground floor is designed to maximize usability and pedestrian safety. The locations are carefully selected to create defensible barriers. Planters, group and individual seating provide range of buffer elements to protect the pedestrians. Cycle stands and tiered seating create a unique environment which can be used as seating as well as elements of play. Bollards restrict the vehicular access and other areas of the site are gated to prevent unauthorized access.

The most part of the ground floor is overlooked and provides natural surveillance. In addition, CCTV camera will be strategically placed to ensure adequate coverage. Gates will be provided to ensure that unauthorized, whether deliberate or accidental, access is mitigated as far as possible. The trees have a clear stem of a minimum 2m above the adjacent paving which keeps the sight lines clear. Finally, to ensure safety on the upper floors, higher than normal barriers, in the form of balustrades and buffer planting are proposed.



Bollards



Bollards



Boulders/seats



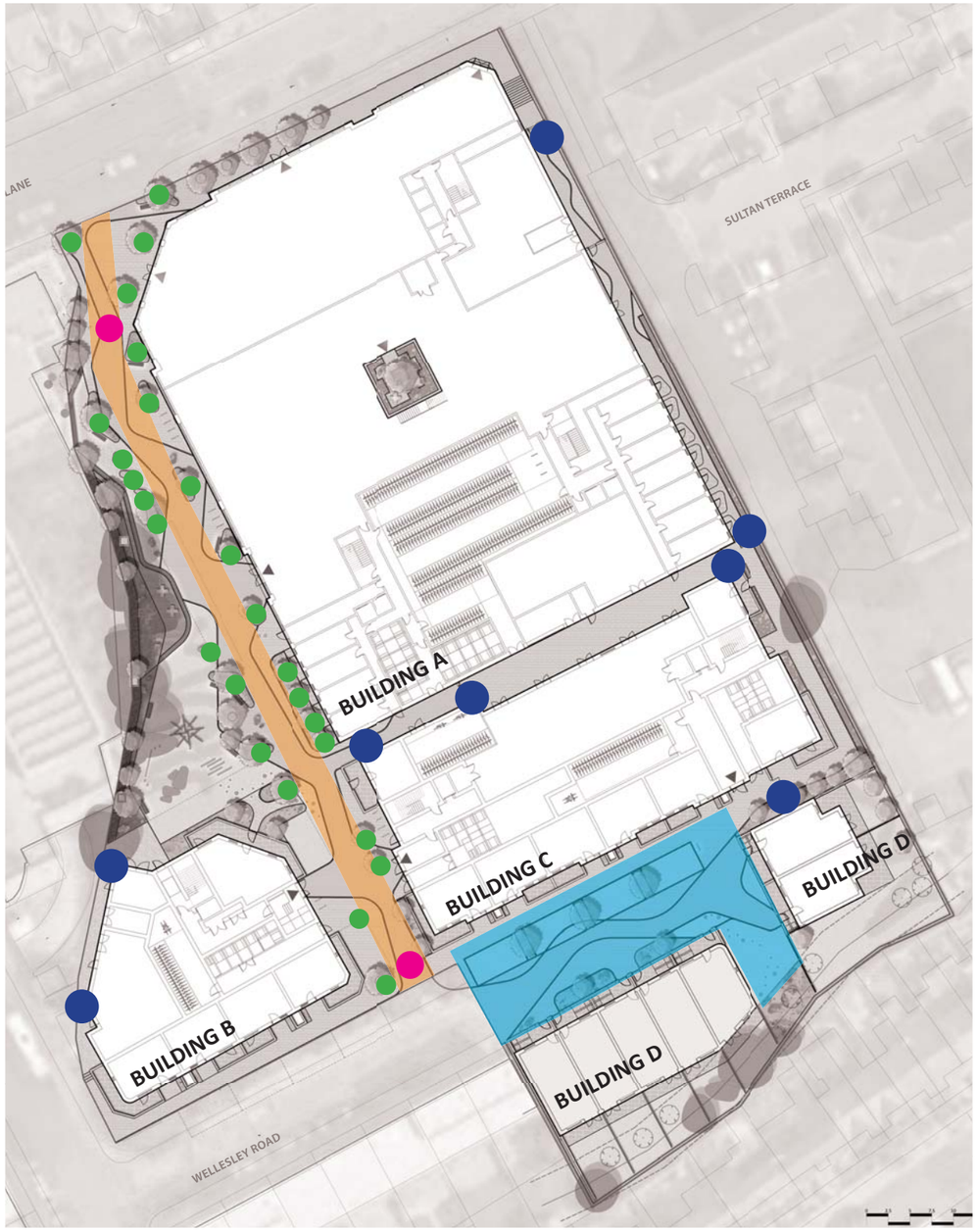
Boulders/seats



Planters

Legend:

- Bollards *(Retractable/Removable Bollards)*
- Defensible Planters / Seating / Boulders
- Gated Access
- Shared Surface
- Controlled Vehicular Access

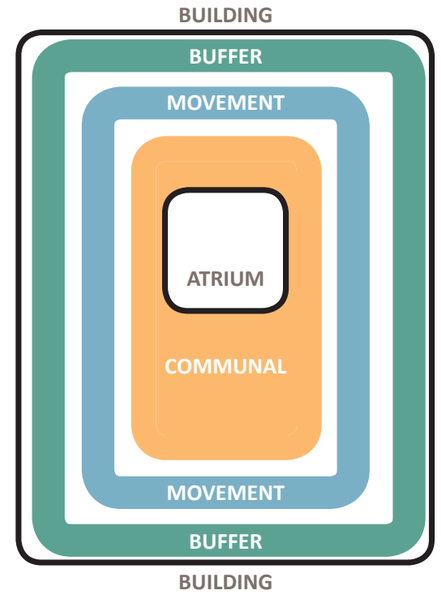


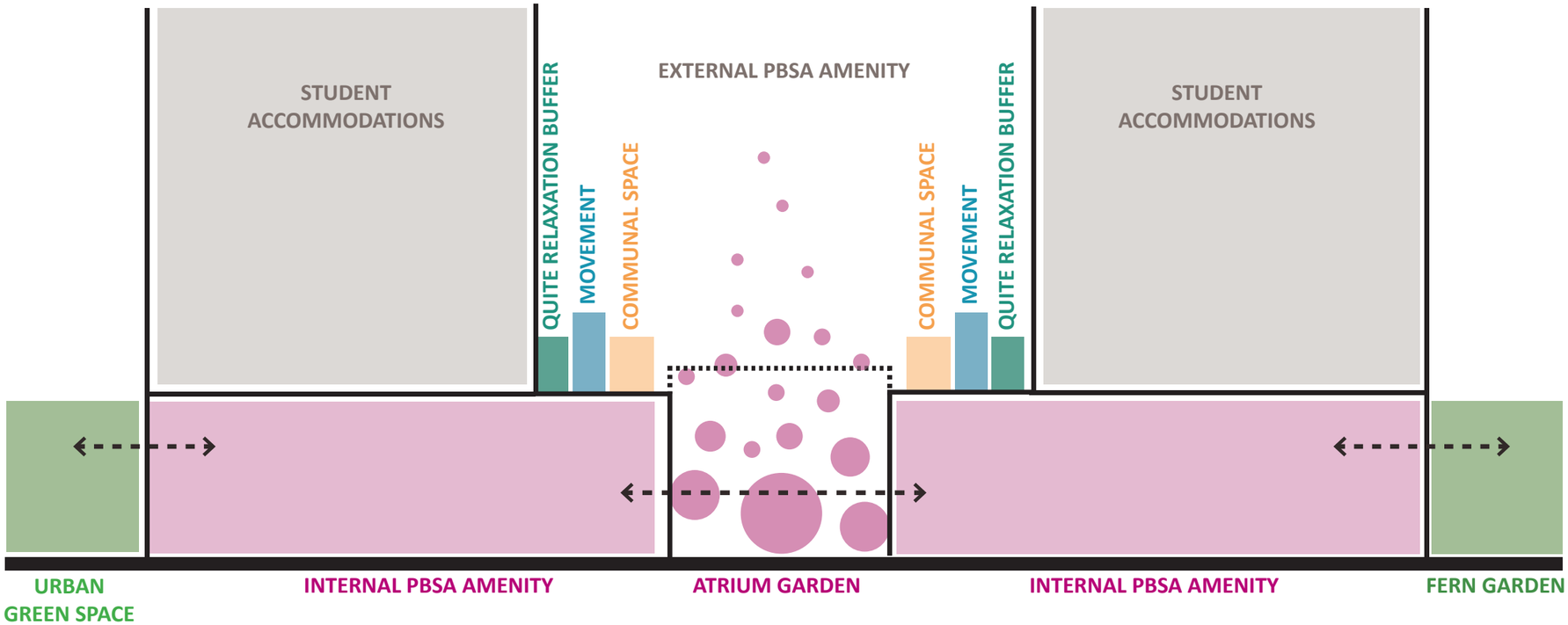
3.0 Landscape Proposals

3.11 Courtyards and terraces

The courtyards and terraces are designed to respond to the nature of the space. A students amenity courtyard is provided in Building A and 2 residents terraces in Building B and C each. These courtyards provide an outdoor amenity to the respective users of the building.

All these spaces have residential unit along the edges. Hence, the concept is to create a defensible ring made of shrub and ornamental planting directly adjacent to the fenestrations and balconies to give a degree of privacy. This ring is followed by a movement and communal/ activity zone. The central part, the activity zone is then sub-divided into character areas such as working, playing, etc., as illustrated in the following pages.





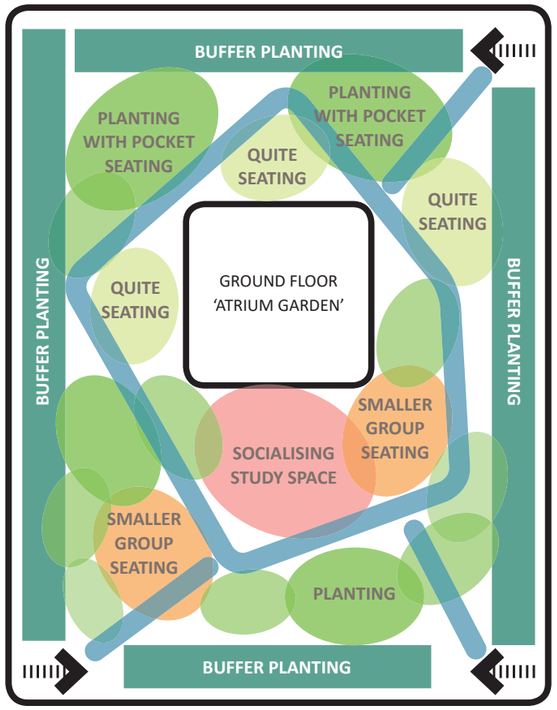
3.0 Landscape Proposals

3.12 Building A Students Courtyard

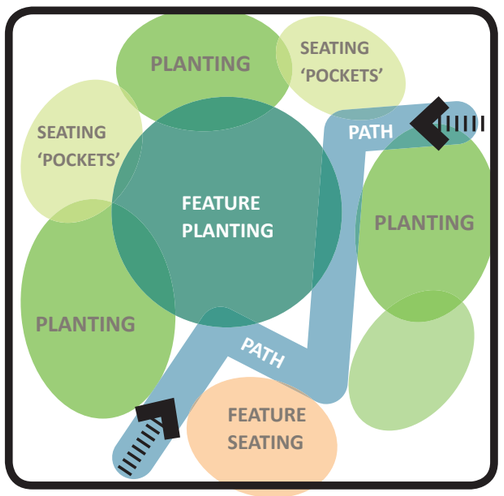
This courtyard provides outdoor amenity space to the students residing in Building A. Directly underneath, on the ground floor, is the internal amenity space. To maximize the usability and social interaction, this courtyard spans over both floors.

On the ground floor is the 'Atrium Garden', an open to air courtyard nestled between the various amenity functions surrounding it. A central feature tree anchors the space around which low level vibrant fern garden provides a quiet sanctuary. Social functions such as outdoor dining and group seating activates the space and interacts with the first floor.

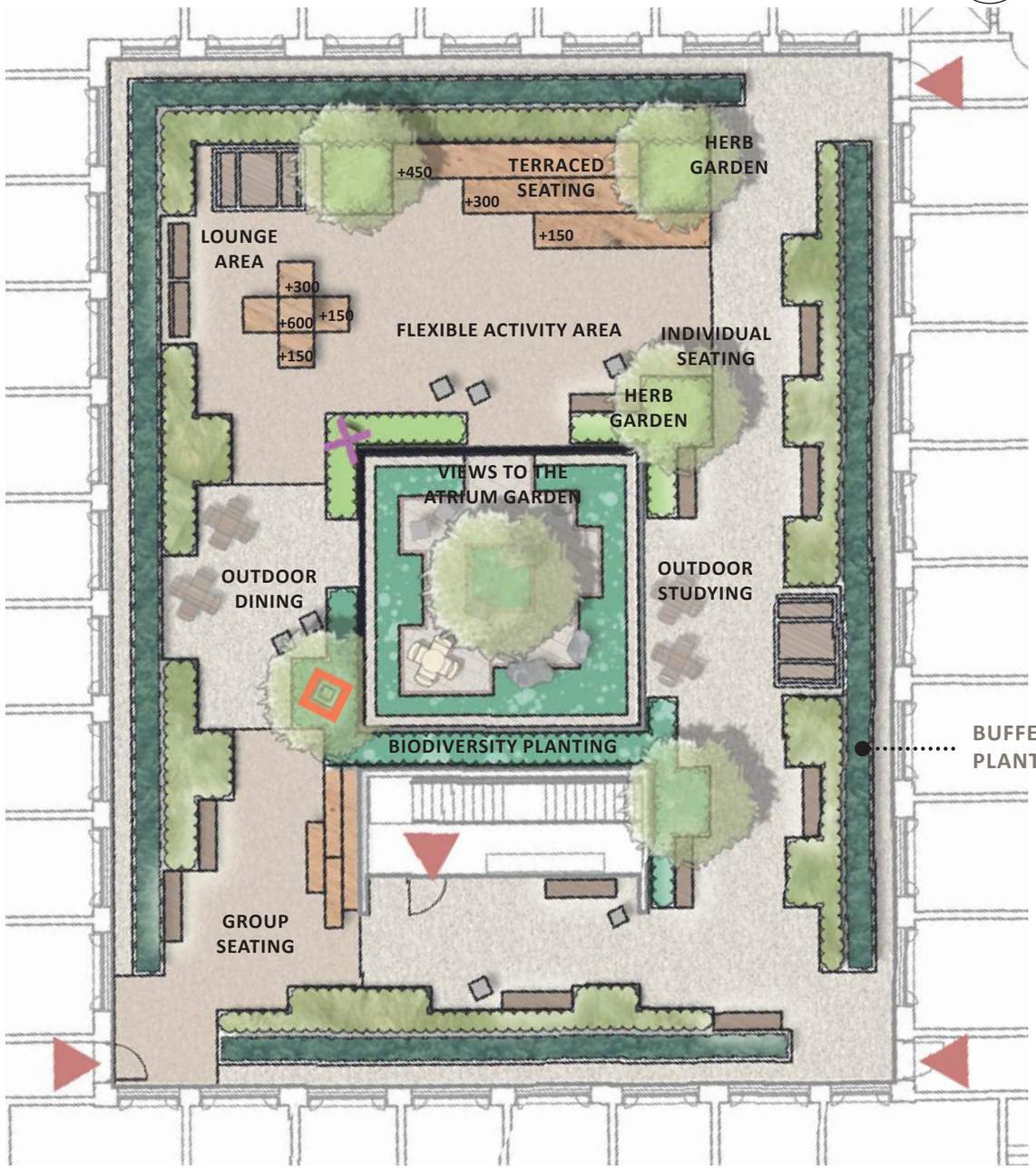
On the first floor, around the atrium garden is the student's courtyard. Accessed from 3 corners, it provides multiple zones for student interaction and group activities. Outdoor dining, study pods, tiered seating together with a flexible use area, defined by planting, makes this a truly usable, vibrant courtyard. The Atrium Garden and the ground floor internal amenity has a direct link via a staircase and 3 feature trees completes the composition of a balanced courtyard.



Spatial programming for student courtyard



Spatial programming for Atrium Garden



Building A Students Courtyard Plan | NTS | Refer to drawing: 7962-PHL-SW-00-DR-L-2002

3.0 Landscape Proposals

3.12 Building A Students Courtyard



Outdoor working / studying



Social gathering / dining



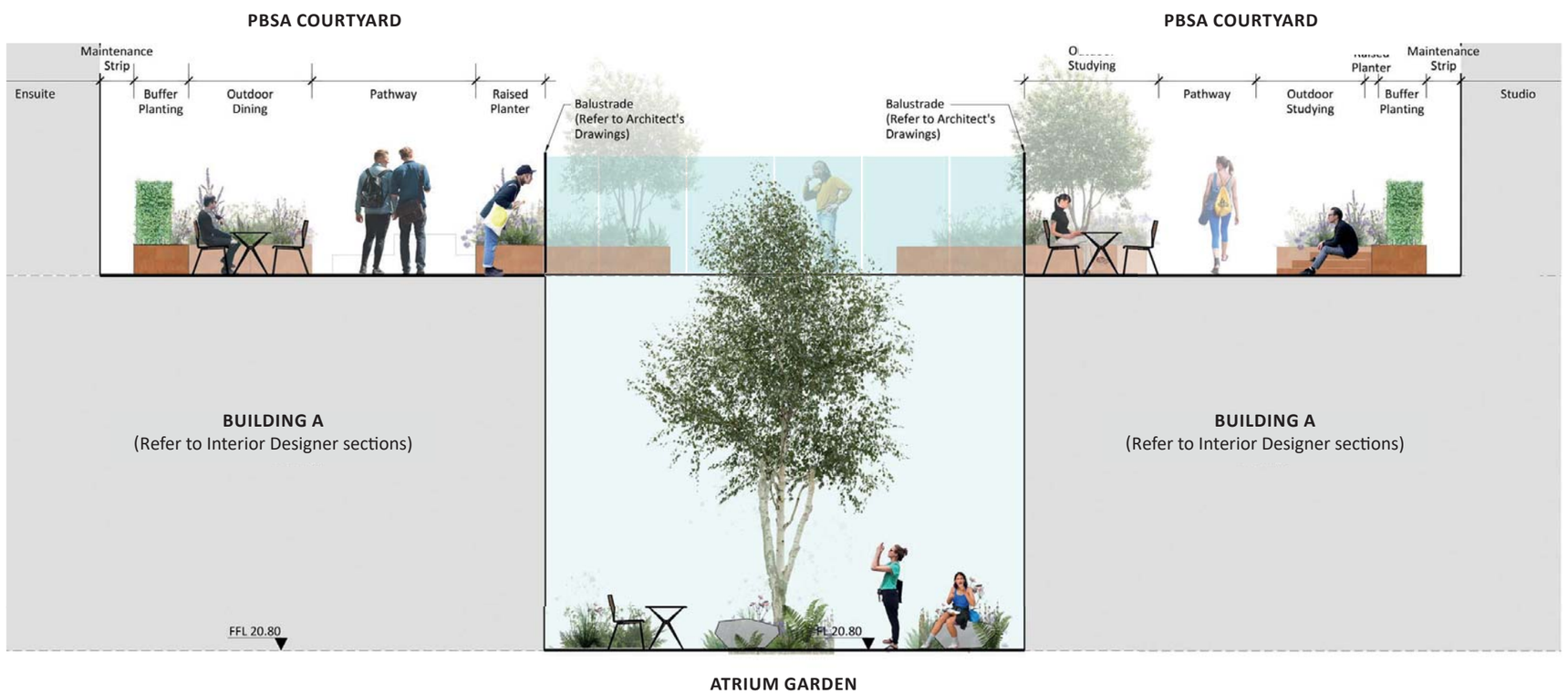
Exercising and social activities



Seating Pockets



Pathways



Illustrative Section - PBSA Courtyard and Atrium Garden' | NTS | Refer to drawing: 7962-PHL-SW-ZZ-DR-L-2801

3.0 Landscape Proposals

3.12 Building A Students Courtyard



Illustrative Perspective - Aerial View to Atrium Garden and PBSA Courtyard

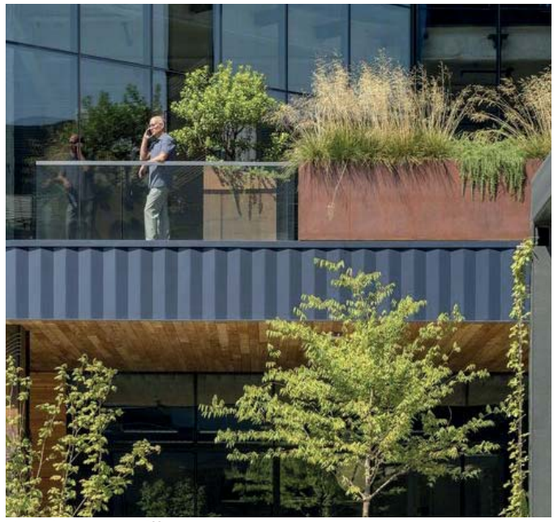
3.0 Landscape Proposals

3.13 Building B Courtyard

This courtyard provides an outdoor amenity space for the residents. Following the design principles, it provides buffer planting along the residential private terraces. A large central lawn area together with colorful shrub planting along the edges makes this garden a very playful one. The northern part of the garden is designed as a 'viewing platform' which overlooks the Urban Green Space thus following the principles of 'Secured by Design'.



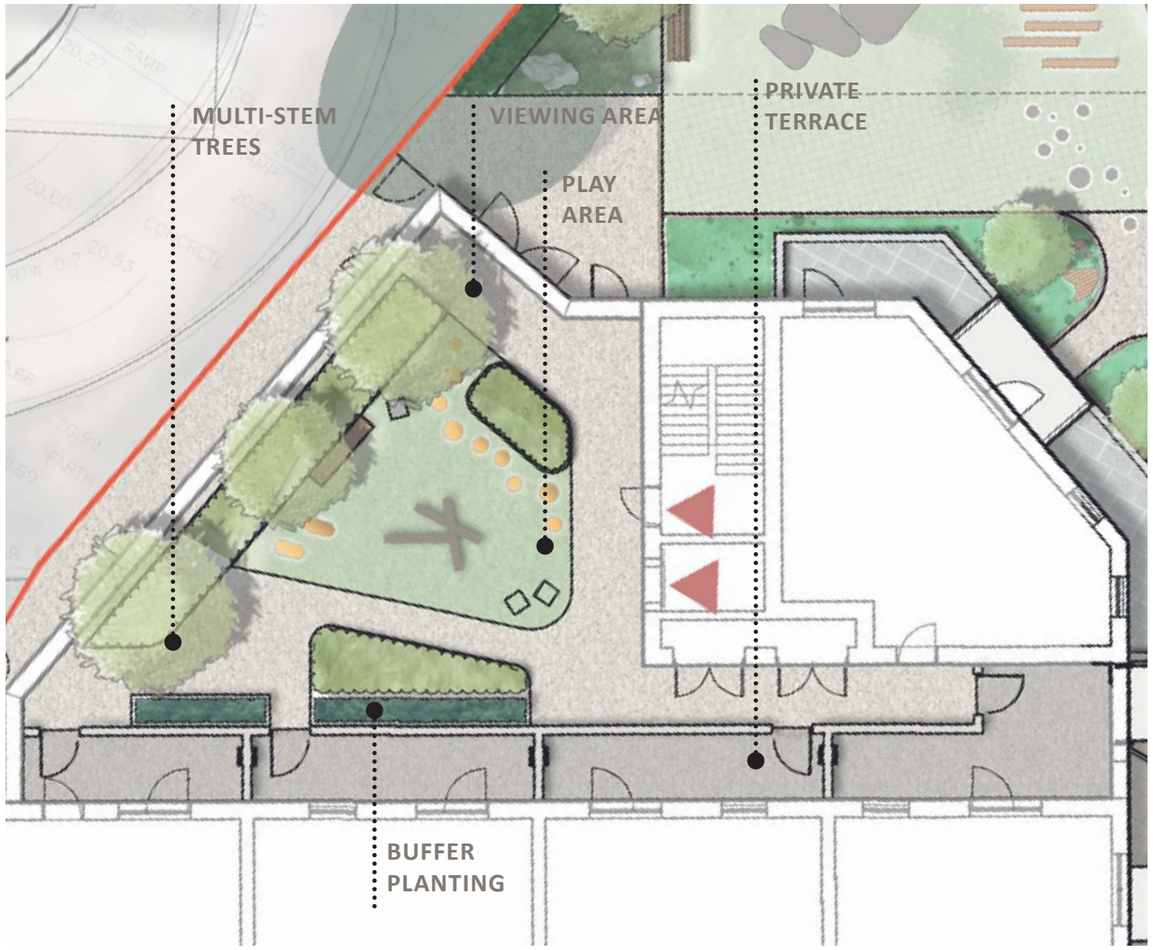
Play areas



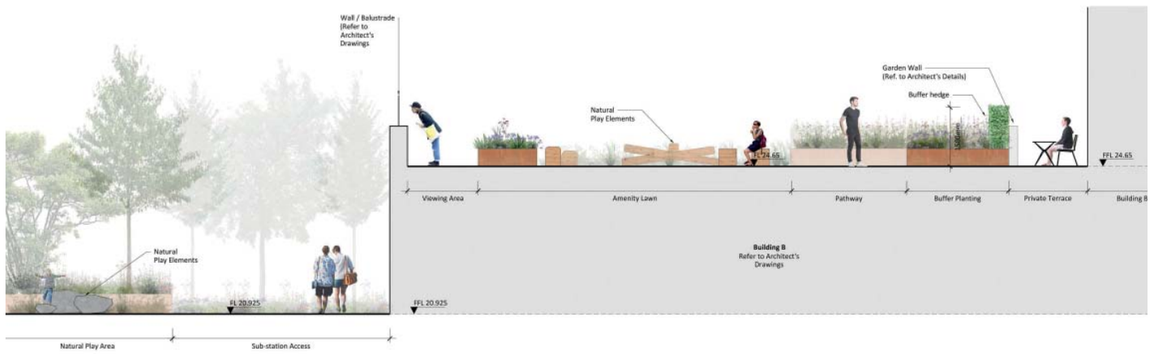
Passive surveillance



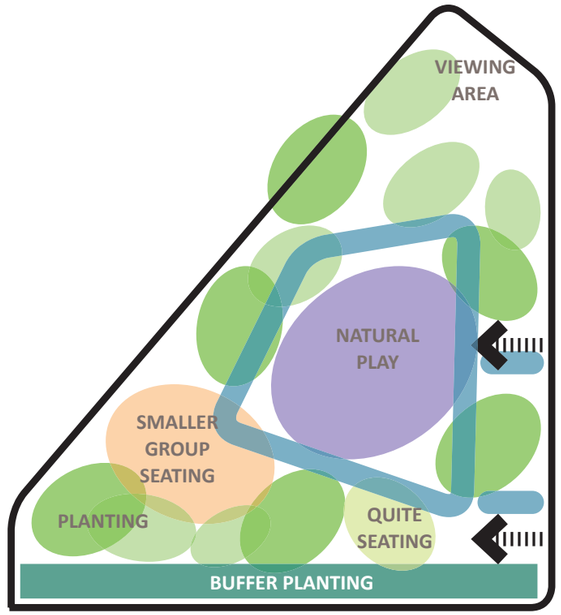
Seating Areas



BUILDING B Residential Communal Rooftop Terrace Plan|NTS | Refer to drawing: 7962-PHL-SW-00-DR-L-2002



Illustrative Section - Communal Rooftop Terrace BUILDING B | NTS
Refer to drawing: 7962-PHL-SW-ZZ-DR-L-2804



Spatial programming for Building B residents courtyard

3.0 Landscape Proposals

3.13 Building B Courtyard



Illustrative Aerial View - View to BUILDING B Residential Rooftop Terrace

3.0 Landscape Proposals

3.13 Building B Courtyard



Illustrative Perspective - View to BUILDING B Residential Rooftop Terrace

3.0 Landscape Proposals

3.13 Building B Courtyard

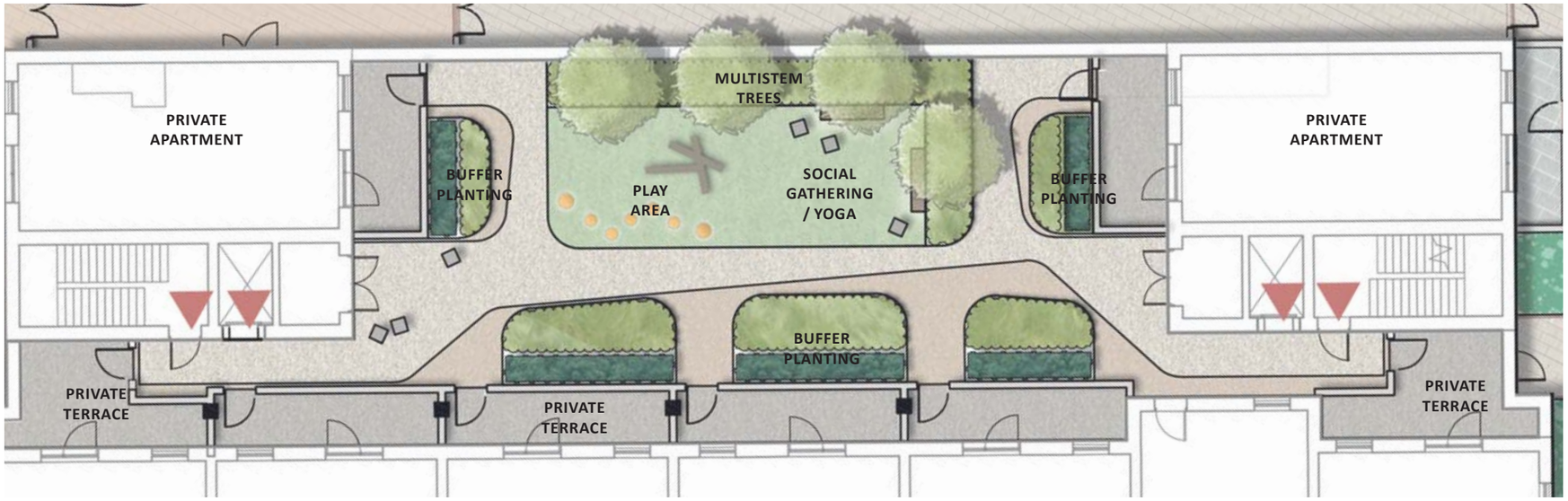


Illustrative Perspective - View to Ground Floor Play Area from BUILDING B Rooftop Terrace

3.0 Landscape Proposals

3.14 Building C Courtyard

This courtyard provides an outdoor amenity space for the residents. Following the design principles, it provides buffer planting along the residential private terraces. A large central lawn area is divided into a play space and a social interaction space for group activities such as Yoga, etc. Three feature trees provide a degree of privacy from Building A.



BUILDING C Residential Communal Rooftop Terrace Plan | NTS | Refer to drawing: 7962-PHL-SW-00-DR-L-2002



Seating Pockets



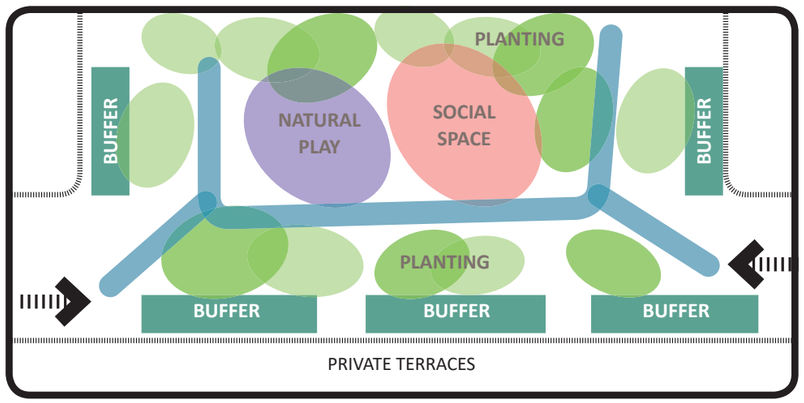
Buffer Planting to Private Terraces



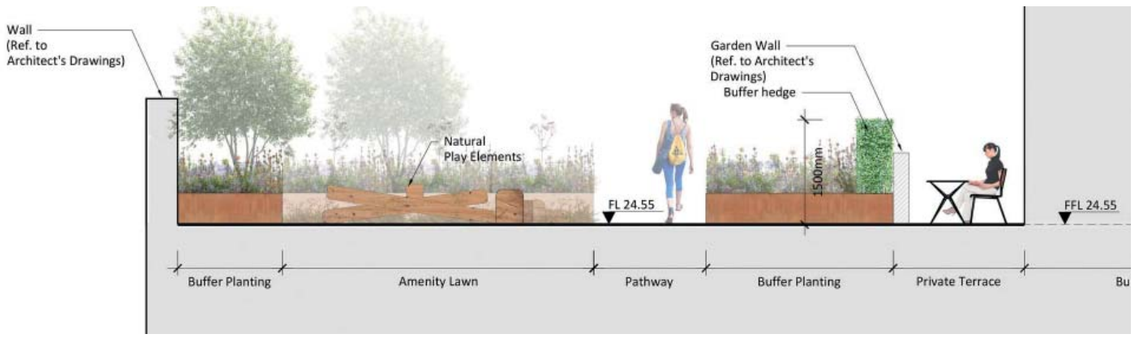
Play Areas



Raised Planters & Screening



Spatial programming for Building C residents courtyard



Illustrative Section - Communal Rooftop Terrace BUILDING C | NTS

Refer to drawing: 7962-PHL-SW-ZZ-DR-L-2804

3.0 Landscape Proposals

3.14 Building C Courtyard



Illustrative Aerial View - View to Building C Residential Rooftop Terrace

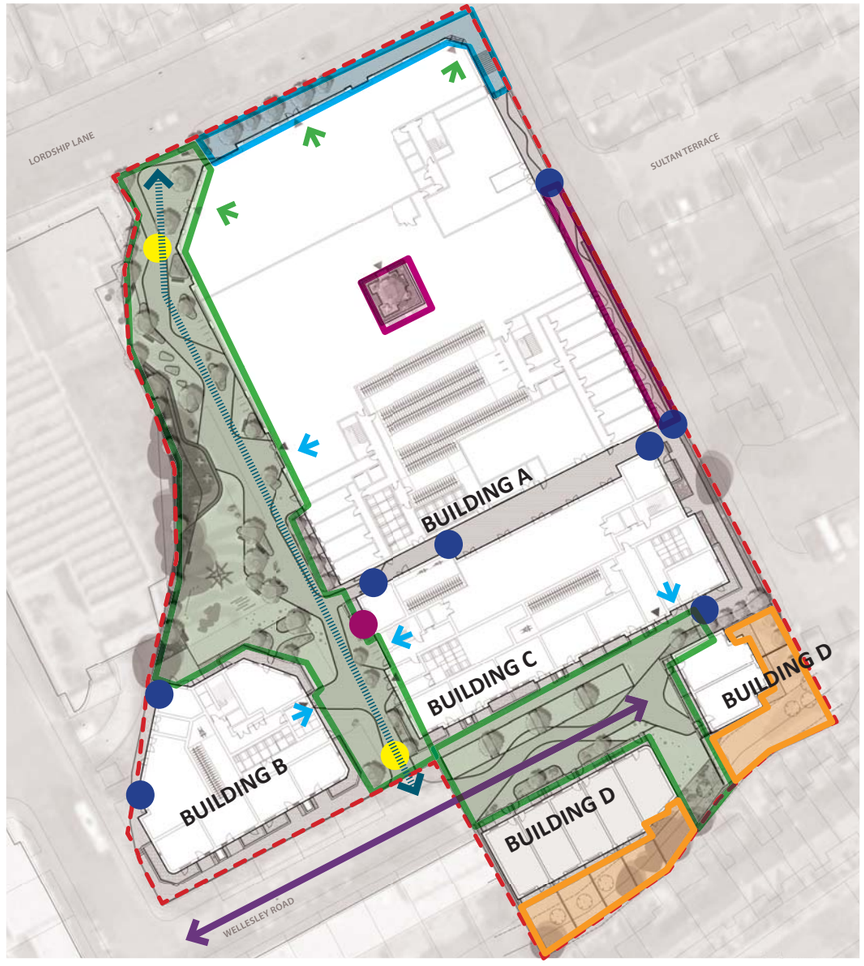
3.0 Landscape Proposals

3.15 Open Space and Access

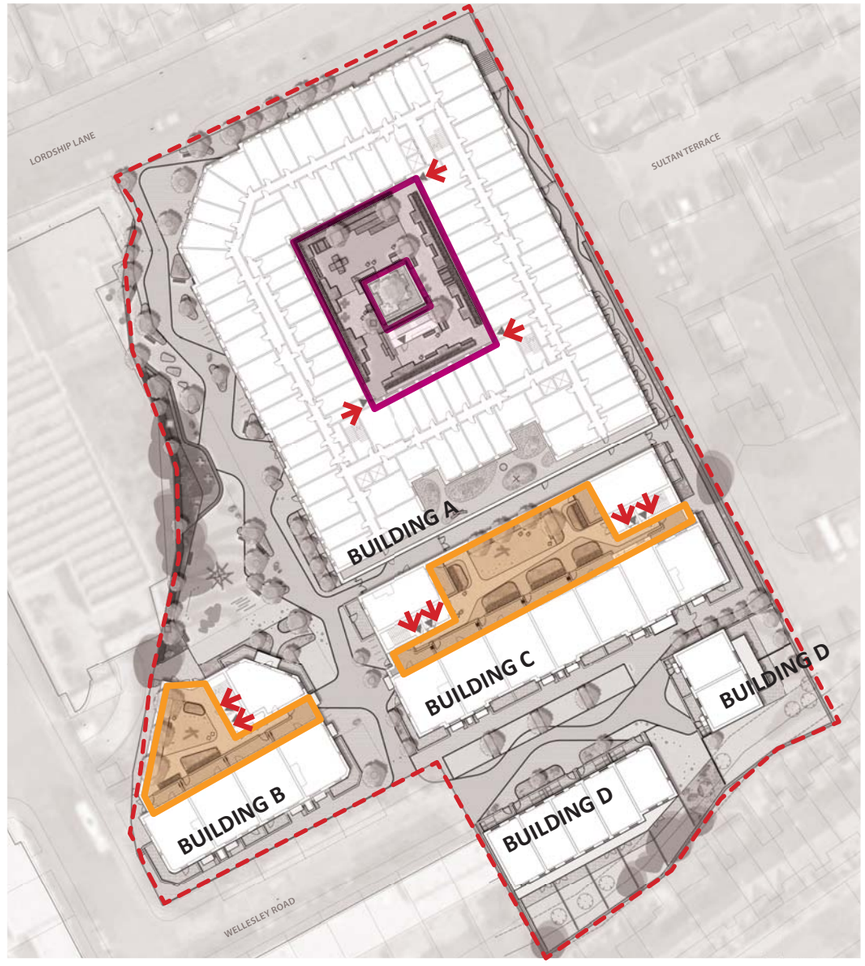
The landscape proposals create a series of outdoor open spaces through out the development. These spaces are in the form of public open space which is open to all, communal gardens catering to the residents of the individual buildings, and private amenity spaces catering to individual houses or apartments as illustrated in the adjacent plan.

The access into the various spaces have been carefully designed to provide easy access as far as possible. The Urban Green Space is accessed off Lordship Lane to the north and Wellesley Road to the south. The two entrance points also provide access to maintenance vehicles and drop-offs. The vehicle movement is controlled by the use of bollards whereas pedestrians, building users or general public alike, have uninterrupted access at all times. The building entrances and the external landscape levels are coordinated so that each building core has at least one step free access. This has been designed in the form of shallow gradients or internal ramps. The landscape design follows the rhythm set by the architectural language and functions are located close to the building type and user groups. The courtyard and terraces are design to provide step-free access and entrances are located near the main building cores.

Ground Floor Plan



First Floor Plan



Legend:

- Public Realm *(Within Red Line Boundary)* - 135m²
- Public Open Space - 2030m²
- Private/Communal Open Space - 636m² (incl. Private Terraces)
- Private Residential Open Space - 946 m² (incl. Private Terraces)
- Residential Access to Buildings A, B & C
- Non-Residential Access to Building A
- Access to Communal Open Space
- Red Line Boundary
- Vehicular Access
- Fire / Service Access *(3.7m Wide Clear Zone)*
- Limited Pedestrian Access (Security Measures)
- Bollards

3.0 Landscape Proposals

3.16 Play space

The urban nature of the site, means that the landscape needs to cater and respond to the needs of multiple user groups. Hence, the landscape for the developments is designed with a concept of a 'playful' landscape. The existing site levels and the architectural layout is exploited to create play opportunities throughout. An area of dedicated play is intertwined with incidental play elements. Educational elements, such a biodiversity trail with routes for children through the planted areas and insect hotels complements the character of the open space. Finally, the design of the seating and planters provides opportunities of play. The courtyards and the terraces follow the playful language of the ground floor. The residents' terraces in building B and C provides incidental play elements together with a flexible lawn area which can be used for a multitude of uses. The adjacent plan illustrates the location and quantum of the play provision.

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	9	12	4	0
Social Units	13	26	6	7

Total Units	**77**

Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	2.6	25.1	27.6
Ages 5, 6, 7, 8, 9 , 10 & 11	1.7	20.7	22.4
Ages 12, 13, 14 & 15	0.4	11.6	12.0
Ages 16 & 17	0.2	6.1	6.3
18-64	44.1	87.5	131.6
65+	1.1	2.0	3.1
Total Yield	**50.1**	**153.0**	**203.1**

Play Space Calculator

Total Children	**68.4**

	Benchmark (m^2)	Total play space (m^2)
Play space requirement	10	683.6



Legend

Play Provision Area
ca. 850m²

4.0 Landscape Materials

4.1 Hard Materials

The selection of hard landscaping materials has been meticulously curated, taking into account their durability for long-term use and their effectiveness in water management. Each material chosen is inherently robust, prioritizing the longevity of the development while minimizing the need for maintenance. Additionally, wherever feasible, permeable surfaces have been proposed to enhance water absorption. A uniform selection of materials is maintained throughout the design, with variations introduced through differences in shape, unit size, mix, and color. Utilizing locally-sourced materials is a key consideration to mitigate environmental impact and reduce the carbon footprint of the project.

On the ground floor, directional paving, complemented by strategically placed planting and furniture, seamlessly guides users through distinct character areas and towards building entrances. The undulating paving design not only discourages maintenance vehicles from gaining speed but also emphasizes pedestrian priority. Color variation adds diversity, while a consistent structure maintains unity across the floor plane.

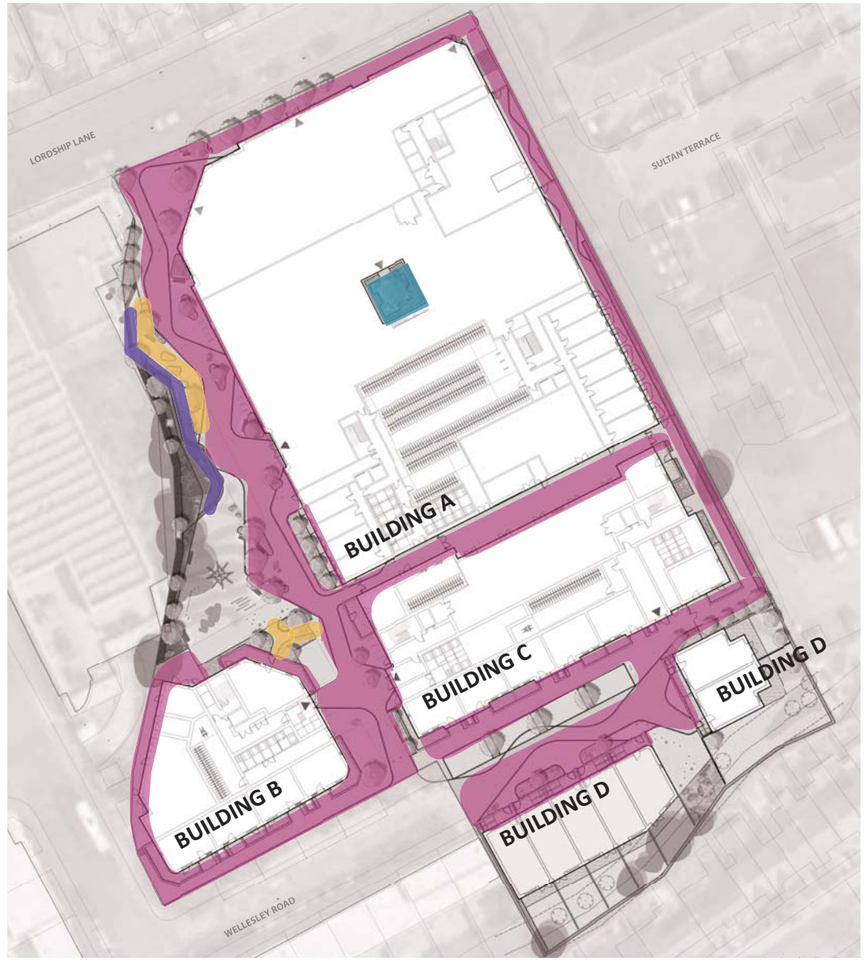
In courtyards and terraces, paving materials are selected to harmonies with the soft, residential ambiance of the spaces. Employing the same material with tonal and color variations creates visually engaging environments, enhancing the overall appeal and interest of these spaces.

The following pages illustrates the hard materials palette proposed for the site.

Legend:

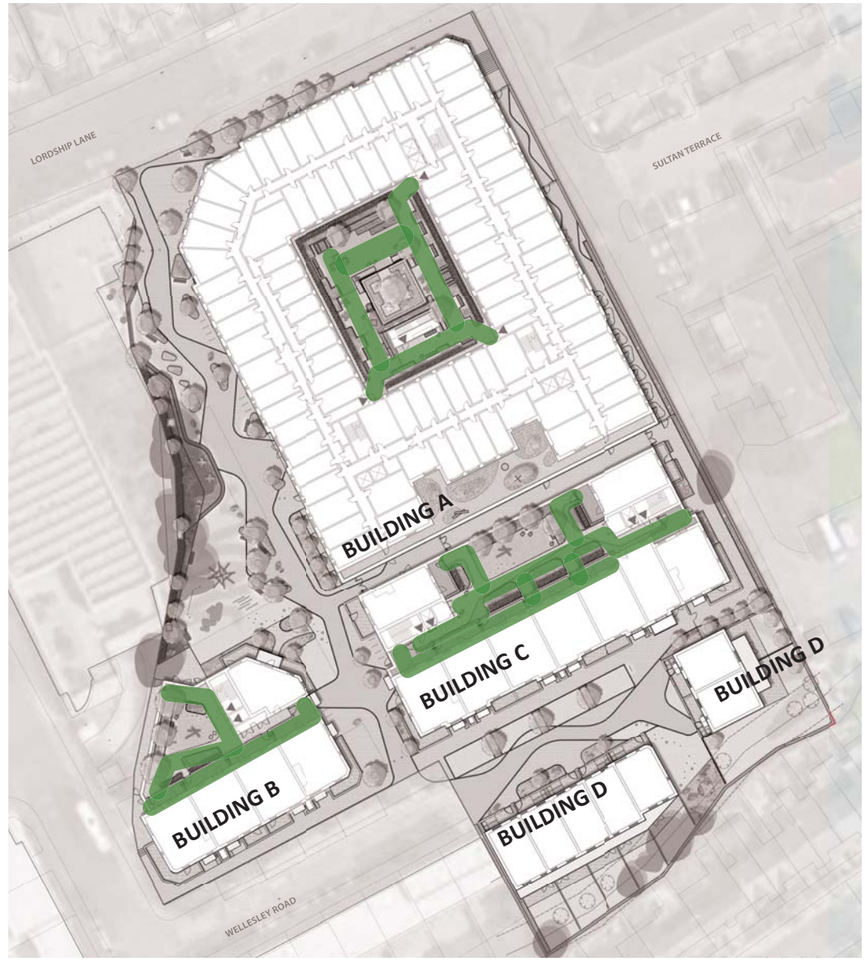
- Permeable Enhanced Paving / Stone Paving
- Permeable Block Paving
- Permeable Bound Gravel
- Decking
- Permeable Resin Bound Gravel

Ground Floor Plan



Refer to drawing: 7962-PHL-SW-00-DR-L-2201

First Floor Plan



Refer to drawing: 7962-PHL-SW-01-DR-L-2202

4.0 Landscape Materials

4.1 Hard Materials - Precedent Images

Public Realm and Open Space



Natural Stone Paving in Public Realm



Natural Stone Paving With Decorative Banding



Edging
Decorative Edging / Banding



Bound Gravel Areas

Private Amenity Space



Decking



Atrium Garden
Natural Stone Paving



Building A Courtyard
Permeable Resin Bound Gravel



Communal Courtyards
Permeable Resin Bound Gravel

4.0 Landscape Materials

4.2 Soft Materials

The landscape plan proposes a diverse selection of tree species to cultivate a welcoming and natural atmosphere. The carefully curated planting proposals not only introduce bursts of color and seasonal interest throughout the site but also priorities climate mitigation through the utilization of native, resilient, locally sourced plants.

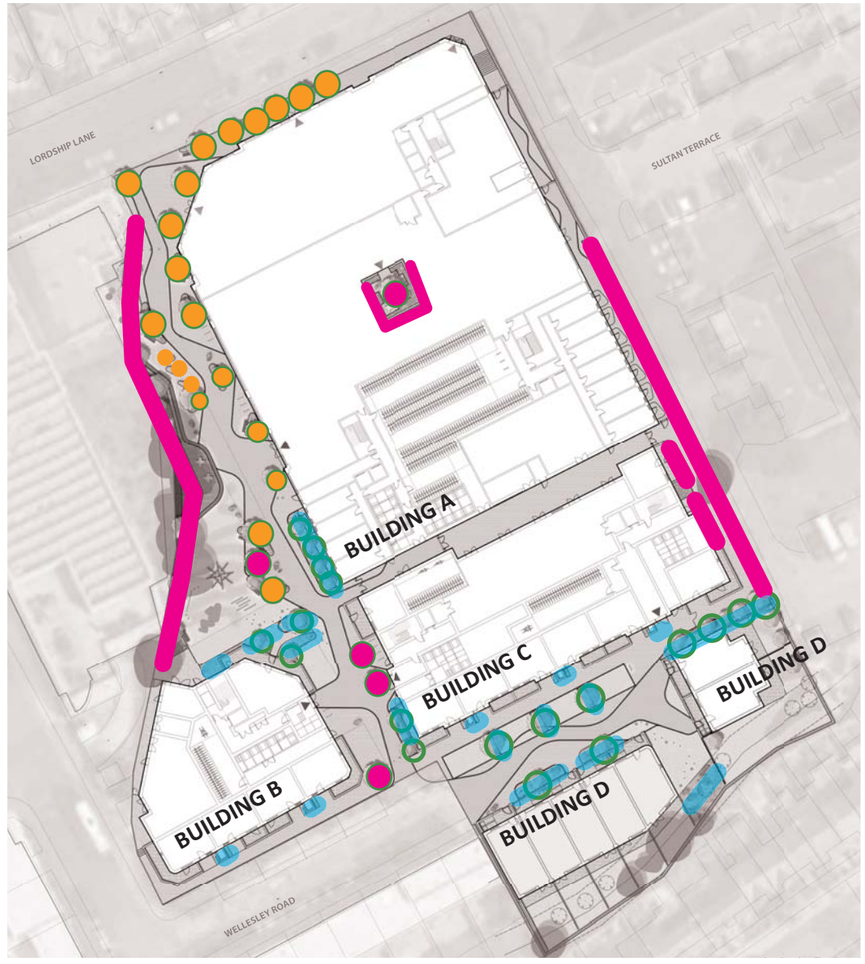
The incorporation of various planting mixes serves to offer a spectrum of seasonal colors and visual interest year-round. Furthermore, specific planting mixes are tailored for rain gardens, accommodating varying lighting conditions (including sun and shade-loving species), and prioritizing pollinator-friendly species to enrich the site's biodiversity.

Trees are strategically positioned to serve multiple functions, acting as natural buffers between spaces, punctuating pedestrian routes, and providing shelter and focal points within the landscape. With a 2-meter clear stem, the tree canopies are designed to reduce the overall height of the space, fostering a human-scale environment while also facilitating natural surveillance.

The inclusion of semi-mature tree planting ensures an immediate and positive impact on the surrounding environment. Moreover, the integration of native and urban condition-adapted planting further reinforces and enhances the existing characteristics of the environment.

The following pages illustrates the soft materials palette and schedules proposed for the site.

Ground Floor Plan



Refer to drawing: 7962-PHL-SW-00-DR-L-2301

Legend:

- In-ground Planting
- Rain Gardens
- Planting in Raised Planters
- Proposed Trees
- Wildflower Habitats

First Floor and Roof Plan



Refer to drawing: 7962-PHL-SW-01-DR-L-2302