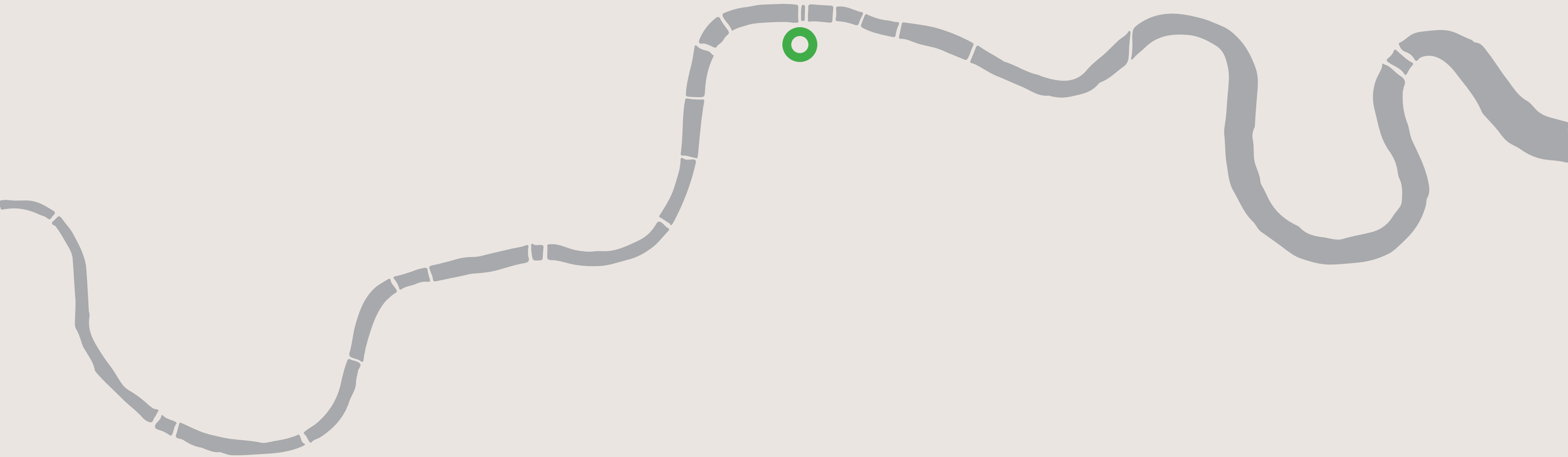






8.1 Introduction

Introduction and Design Objectives

Introduction

This chapter has been prepared by West 8 in collaboration with Foster + Partners. The landscape and public realm design for The Proposed Development consists of:

- Detailed proposals within the site on multiple levels: a dynamic ground floor, Podium, residential terraces, and office sky gardens; and
- proposed streetscape improvements that improve the quality of the surrounding environment.

Design Objectives

As a whole, the landscape and public realm design aim to achieve three key design objectives:

1 - Placemaking: A Southwark Special

Creating a place with a special Southwark-driven identity and character built from the ground up. An inclusive place for everyone from residents and workers to international visitors that is accessible, multi-generational and dynamic. Building on the identity of performance and raw material palette of the existing urban fabric to make a new heart that is truly of Southwark.

2 - Microclimate and Human Scale

In light of the density of the proposed development and a changing climate, the designs focus on creating a memorable experience with attention to human scale and the pleasure of walking and watching in the city. Microclimate conditions also inform the planting proposals, with the right plants in the right growing conditions. Throughout the proposals we have considered how plant life can help improve microclimate and the working and living environment for user experience.

3 - Immersive and Impactful Nature

Using biophilic design principles to reinterpret characteristically English landscape typologies into a dense, urban setting. The proposal creates landmark urban greening that works at a metropolitan scale. Seasons, textures, and colours come together to create living beauty and longevity.



Left-right:
1 - Placemaking: A Southwark Special
2 - Microclimate and Human Scale
3 - Immersive and Impactful Nature

Previous page:
Birdseye overview of The Rotunda and Podium Gardens

8.2 Landscape Design Vision
Component Areas



The Rotunda



Hatters Yard



On-site Publicly Accessible Playspace



Podium Terraces



Podium Gardens



Office Building Sky Gardens

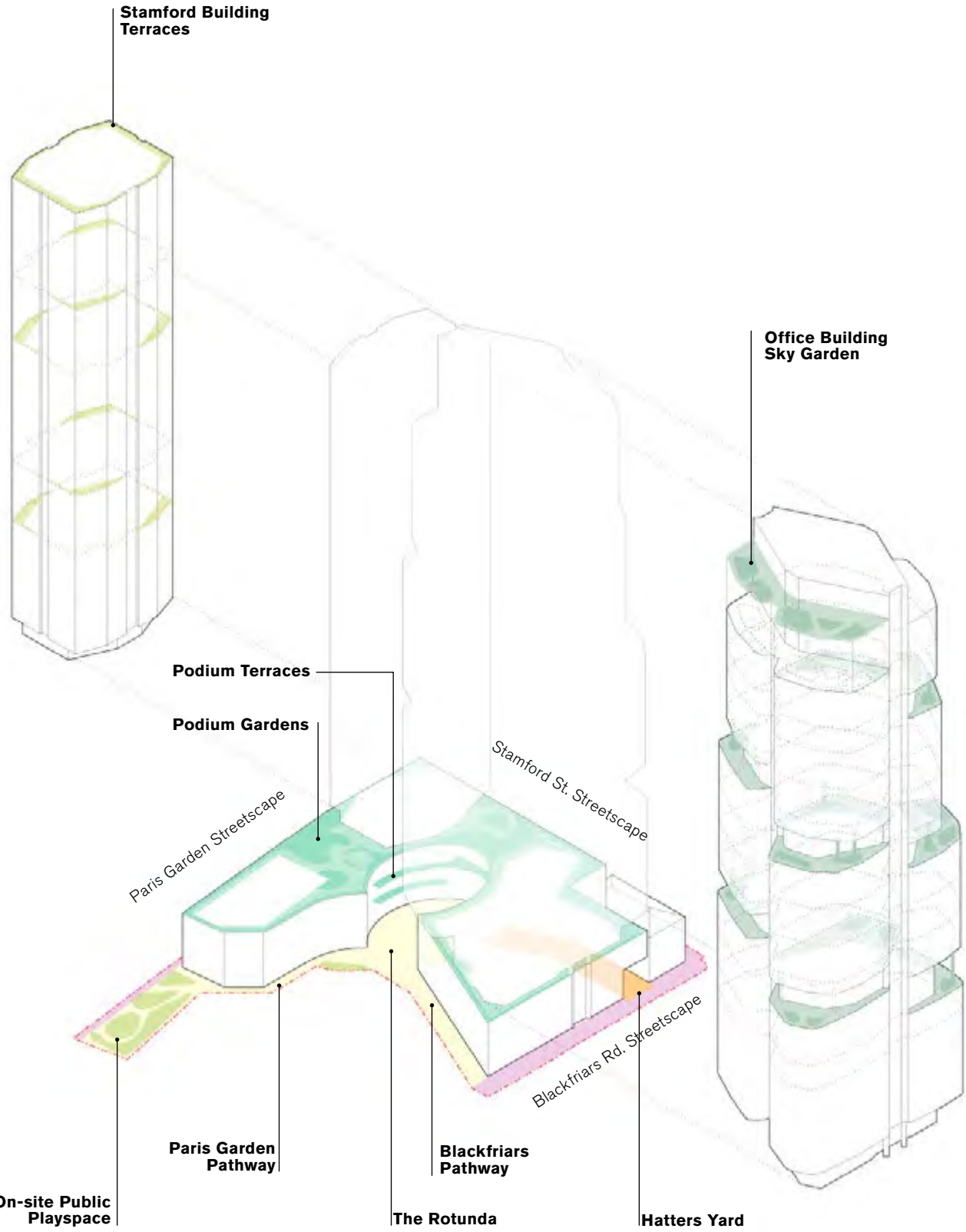
8.2 Landscape Design Vision
Component Areas

The landscape design consists of five component areas, each of which will be described further in detail in this chapter:

- 1. Streetscape**
Improvements to Stamford Street, Blackfriars Road, and Paris Garden
- 2. Ground Floor Public Realm**
A series of pathways and public spaces: The Rotunda, Hatters Yard, Blackfriars Pathway, Paris Garden Pathway, and the On-site Publicly Accessible Playspace.
- 3. Podium Gardens and Terraces**
Urban habitat hedge gardens on levels 1 to 4 that double as viewing galleries to The Rotunda below, including shared external residential amenity and playspace.
- 4. Stamford Building Terraces**
Edge planters on terraces that carry the urban greening up high.
- 5. Office Building Sky Gardens**
Greenery at a metropolitan scale foregrounding stunning views of London.

Previous page:
Series of visuals for the Proposed Development main public realm

Right: Project component areas



8.3 Context, Analysis, and Opportunities

Open Space Network



8.3 Context, Analysis, and Opportunities

Connectivity

Opportunity for a new Heart in Southwark

The Open Space Network around the Site is characterised by three types of open spaces in the respective boroughs of Southwark and Lambeth:

- Neighbourhood waterfront parks linked by the popular Thames Path such as the Tate Modern Gardens and Bernie Spain Gardens;
- Public garden spaces that provide respite with restricted access at night such as the courtyard at the Neo Bankside, development, St. John's Waterloo Church Garden, and the Red Cross Gardens. The project site shares a city block with the Christ Church Gardens characterised by heritage elements and a mature tree canopy; and
- Recreation fields that support a mini health and wellness district including the football pitches at Hatfields Green and the SE1 Tennis courts. These will benefit from a direct connection at grade to the On-site Publicly Accessible Playspace and the Christ Church Gardens, once the consented scheme at 16-19 Hatfields/4-5 Paris Garden is built.

Two current open space connector initiatives converge around the Site: The South Bank Spine Initiative (Lambeth), and the LBS "Underline" Initiative. This rich context and availability of park space within walking distance highlight the opportunity for the Site to deliver a more active plaza-like heart at grade that is currently lacking in the open space network. Such an amenity could bring together communities of both boroughs.

Connectivity

The Site lies at the crossroads of two major highways: Stamford Street, and Blackfriars Road. Blackfriars Road is an important multi-modal corridor for pedestrians, cyclists, and vehicles especially as a link between Southwark Tube Station and Blackfriars Bridge.

At the Proposed Development, there will be a sense of surprise and discovery creating a new heart of Southwark. As part of a connected scenic route and engagement – not a doormat or esplanade from point A to point B.

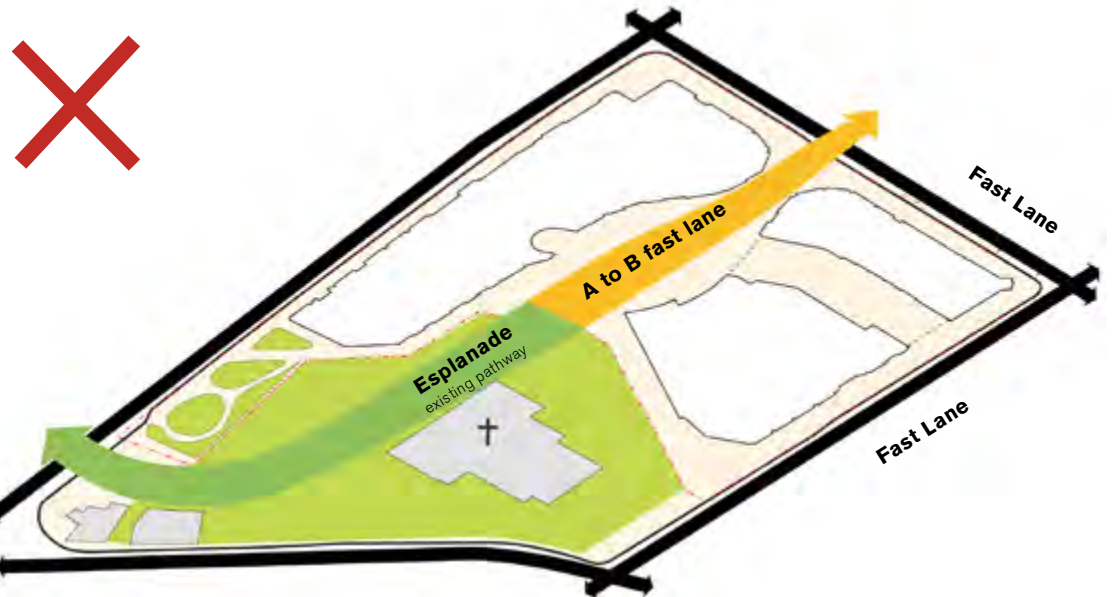
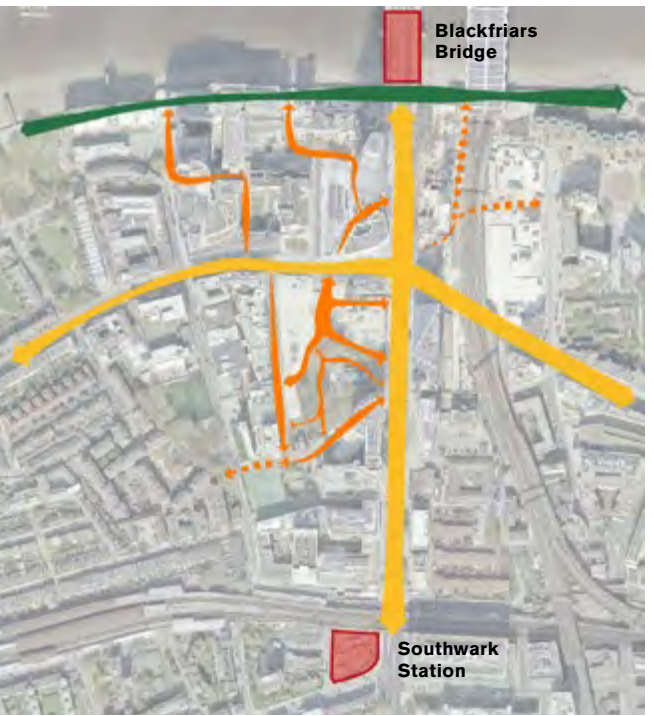
Previous page: Open Space Network around the Site

Top: Impulse to create esplanade-esque highway is not desired.

Bottom: Proposal: scenic, urban grain pedestrian network of "sweet spots" as sequence of spaces.

Key:

- Major Route
- Thames Path
- Scenic Urban Grain
- Future Scenic Urban Grain



8.3 Context, Analysis, and Opportunities

Permeability

Pedestrian flows and Southwark urban grain

The LBS is known for small scale, pedestrian friendly medieval urban grain which can be found for example around the London Bridge and Borough Market areas.

The public space the Proposed Development would build on this tradition and on the permeable ground floor multi-building organisation of neighbouring One Blackfriars and Bankside Yards developments. The permeability concept is to create a captivating approach that draws in pedestrian traffic to the site with attractive views into a series of scenic spaces, or “sweet spots”, that connect the inner public spaces with their surrounding urban grain.

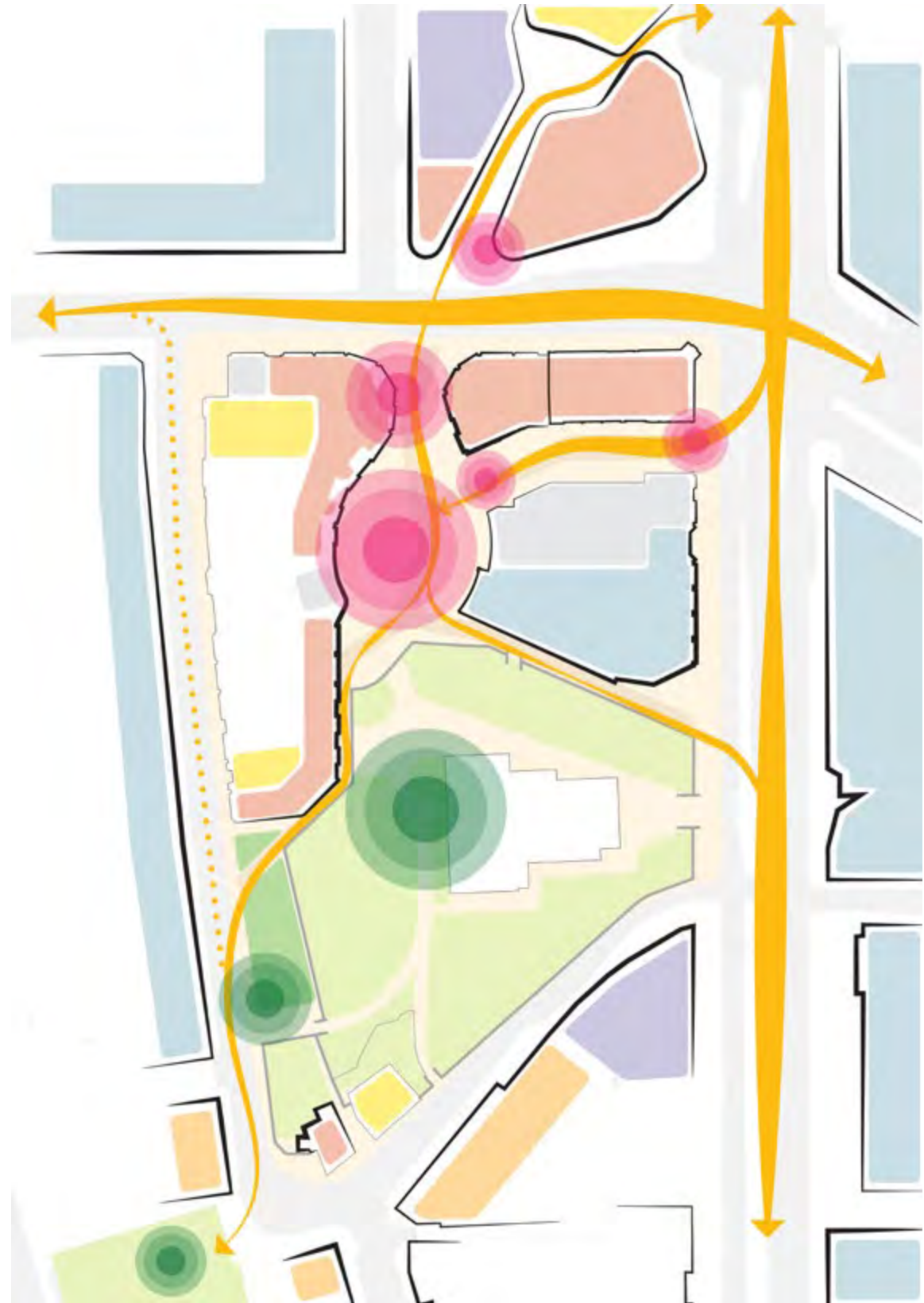
In doing so, the public realm can achieve an engaging and lively atmosphere that provides visitors with varied public activities. This approach will promote a sense of community and encourages social interaction while also creating a welcoming environment that invites people to stop, explore, and enjoy the area. The aim is to create a vibrant and dynamic public space.



Above: Permeability analysis by Space Syntax; City Planning According to Artistic Principles by Camillo Sitte; Shad Thames, Southwark; Southwark Historic Streetscape

Right: Permeability and Sweet Spots at the Proposed Development

- Key:**
- Office
 - Retail
 - Residential
 - Parks / Open Space
 - Hotel
 - Community



8.3 Context, Analysis, and Opportunities

Scale comparisons

An Active Heart of Performance and Engagement

The design team conducted a thorough analysis of various local precedents to determine and shaping the proposed heart of the scheme accordingly. In keeping with medieval urban grain inspirations, Covent Garden Piazza, with it's rotating calendar of events and daily activation; and as well as the Globe Theatre, which features viewing areas on multiple levels provide excellent scale comparisons to the proposed Rotunda.

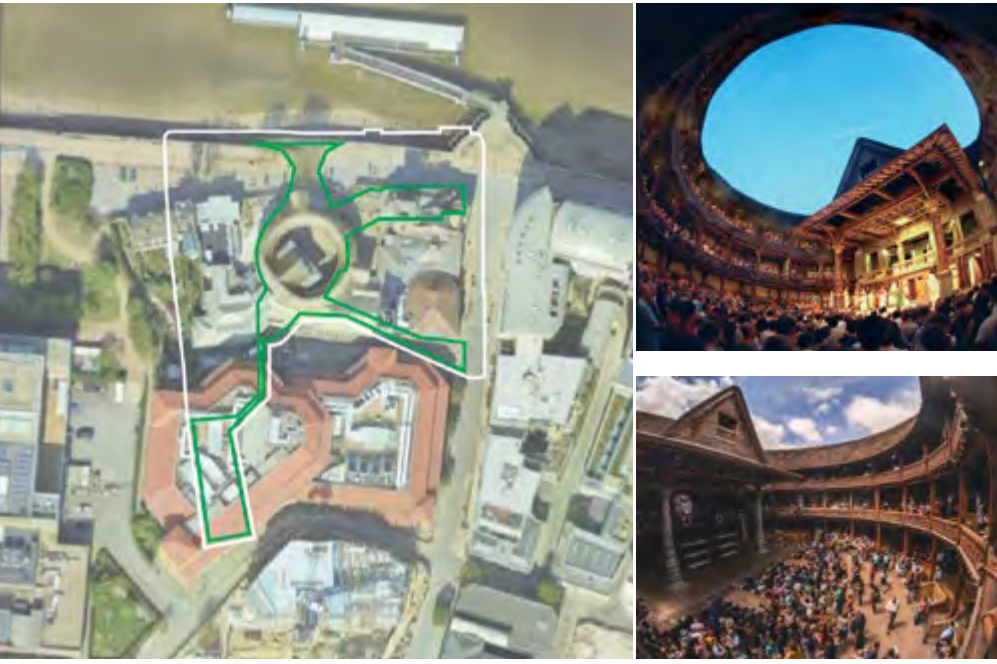
One Blackfriars was studied as a character contrast to understand what the Site will be tying into on the northern side. It has a similar strategy of small scale routes that lead to a central space. However, the central space is much smaller and filled with raised planters. This contrasts with the scale and flexible openness one would find within the Proposed Development.



Covent Garden, London's landmark active plaza space



Broadgate Circle, London



Shakespeare's Globe Theatre, London's landmark performance space

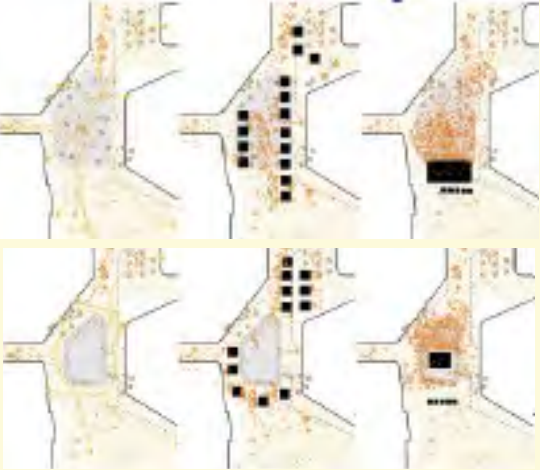


One Blackfriars, a contrasting space to the Proposed Development with more passive pass-through character

8.3 Context, Analysis, and Opportunities
Design Evolution

The Rotunda
To establish the spatial arrangement of The Rotunda, various options were tested and studied, including the inclusion of topographic features, planters, and trees. Various routes informed by Space Syntax studies and in response to changing building ground floor program and circulation also helped shape the geometry and character.

Right: Early sketches on The Rotunda Space.



- Comparing ultimate flexibility in the central public space with stages, bowls, or topography



- Multiple mini-plaza concept



- Park-like landscaping concept



- Medieval urban grain street concept

8.3 Context, Analysis, and Opportunities
Design Evolution

Character and Program
Various iterations of integration of public seating and planting in The Rotunda were studied in relation to the types of events envisioned for the Site. Ensuring an activated and functional space day-to-day as well as during events is a key goal.

On the upper levels, various programmatic ideas were explored for public and private use of the terraces, including the idea of a public viewing gallery facing the Rotunda, and outdoor sporting facilities for residents.

For the Office Sky Gardens, where the design is dictated by various scientific, functional, and safety requirements, the primary objective has been to safely integrate impactful planting at high altitudes while creating comfortable outdoor spaces.

Above: Evolution of the podium terrace and staircase design

Left: L4 terrace design evolution

Right: Office Sky Garden design evolution



- Studies of the alcove / grand stair case facing the rotunda space



- Studies of moveable and flexible planters and seating for public enjoyment and events



- Podium Terrace edge detail and experiential iterations with different balustrade and materiality



- L4 Podium Gardens iterations with running track and integration of plant equipment on rooftop



- Office Sky Garden iterations with 8-10m aspen tree biotopes and large consolidated planters

8.3 Context, Analysis, and Opportunities

Tree removal, replacement, and retention

Tree Removals and Replacement

Within the red-line boundary, the existing shrubs and 5 non-TPO Norway Maple trees along Stamford Street will be removed to accommodate the Proposed Development. Their green presence will be replaced by new street trees on Stamford Street, Blackfriars Road, and Paris Garden. Additional "windbreaker gardens" with trees in raised planters will also be planted to create green welcomes along Paris Garden.

Tree Retention and Pruning

Nearly all of the trees in the neighbouring Christ Church Gardens bordering the Site are mature specimens protected by Tree Preservation Orders (TPO).

It is important to understand the relationship of the development in context of the existing mature trees in Christ Church Gardens, and the qualities that they contribute to the public realm. Directly south of the centre of the site, are two London Plane trees who survived WWII (though the church itself did not). Their wide crowns and 30m height will lend a mature, green character to The Rotunda and the Podium from day one.

Along the boundary of the Site with Christ Church Gardens, there are 7 mature (TPO) and 2 less mature (non-TPO) native Lime trees that currently overhang the development site. Where these trees overhang the project boundary, they will be pruned back to allow for construction and building maintenance access.

Root spading investigations have been carried out on site to determine the exact extents of tree root locations that could impact the proposed extent of the basement. Trial trenches were dug along the length of the consented basement line in 2014. Both investigations confirm the conclusion from 2014 that there are still no roots of significance growing within the proposed basement line.

Refer to Arboricultural Impact Assessment for more detail on the existing trees and management strategy.



Top: The existing Norway Maples on site that will be removed and replaced with new street trees

Middle: Existing magnificent London Plane Trees and the row of mature native Lime Trees that border the red line boundary

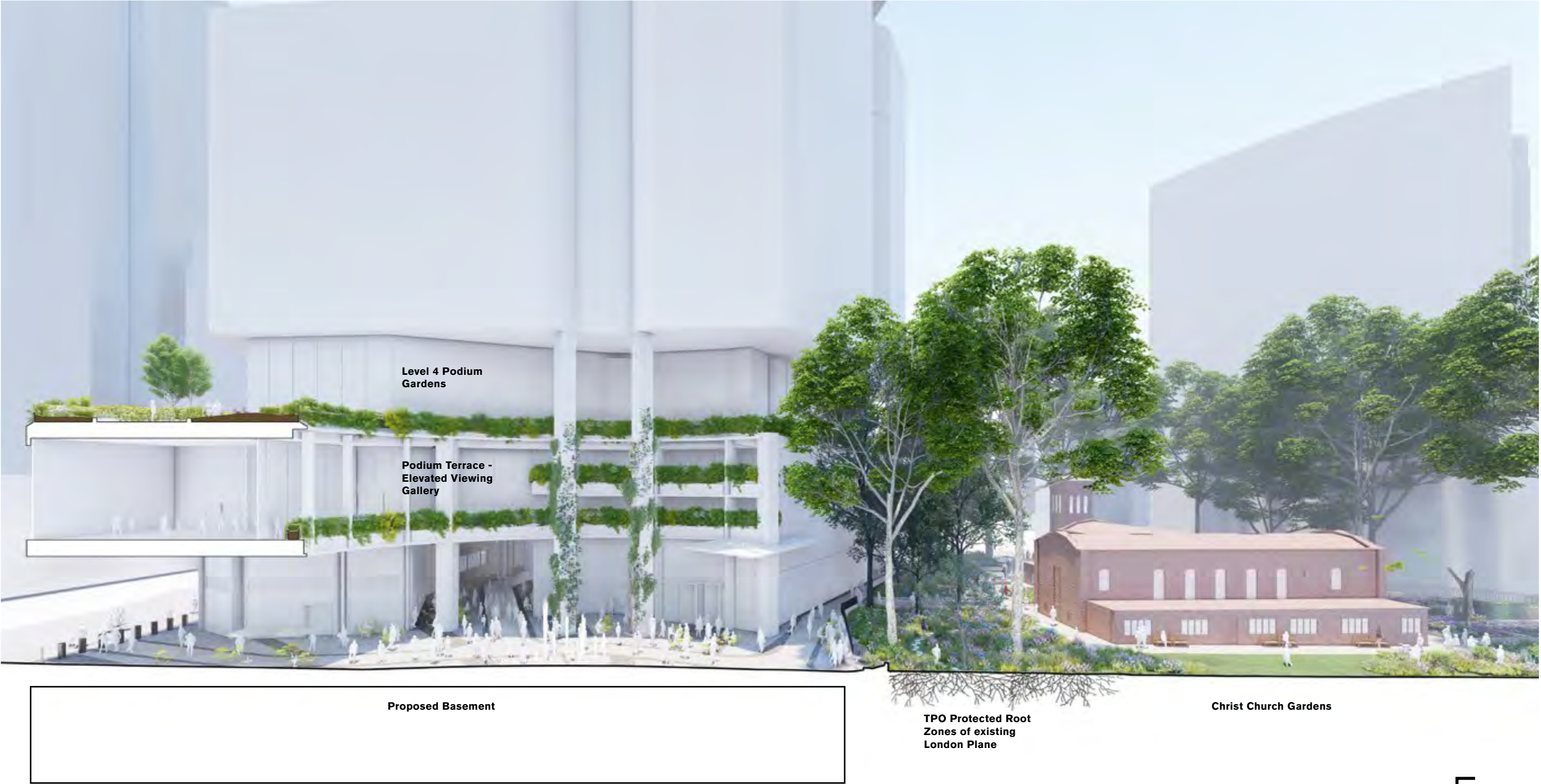
Bottom: Existing shrubs on site that will be removed

- Key:**
- Non-TPO Tree to be removed
 - TPO tree
 - Non-TPO Tree
 - Tree to be pruned



8.3 Context, Analysis, and Opportunities

Tree removal, replacement, and retention



A green plaza thanks to the mature trees at Christ Church Gardens



8.4 Landscape Design

The Botanic Journey

The Proposed Development would be a place with a genuine beating green heart. A metropolitan vertical garden full of softness, life, and different biotopes for restoration and authentic connection. A place designed around the human scale, urban grain, and biophilia with greenery that is tactile and inviting. In response to the density and desire to create an active ground floor public realm, the landscaping grows vertically and spread onto multiple levels. This strategy fits in the context and takes inspiration from the mature green character of the neighbouring Christ Church Gardens.

Each type of landscape draws inspiration from a specific English landscape typology or tradition, translating it into a densified urban equivalent.

Indicative planting palettes included in this chapter are informed by specific elevation, microclimate, and growing conditions throughout different parts of the Proposed Development.

The Botanic Journey



The multiple levels of landscaping throughout the Proposed Development

8.4 Landscape Design

Streetscapes

Design Vision
Urban greening is proposed to improve the existing streetscape conditions. For each adjacent street, a minimum of 2m pedestrian footway has been provided (wider wherever possible), and street tree planting recommendations from the LBS and TfL have been applied to their respective streets.

The streetscape design focuses on creating human scale elements that help the high-rise buildings land in a comfortable context. Street tree species have been chosen to create shade and wind protection microclimate qualities where space allows, enhancing the unique qualities of each street according to context.

The detailed layout of the streetscape improvements are to be reviewed against existing utilities and subsurface soil conditions.

The streetscape designs on the following pages illustrate the key relationships between footway width, building facade, and street trees and furnishings.



Top to bottom:
Blackfriars Road
looking south; Stamford
Street looking west;
Paris Garden looking
South

8.4 Landscape Design
Streetscapes

Blackfriars Road - TfL Highway
Along the Blackfriars Road frontage, the focus is to create an inviting human scale streetscape for the Office Building. A generous footway is proposed here.

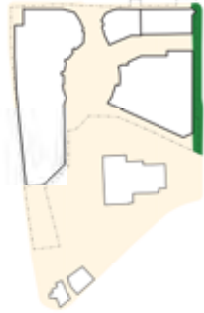
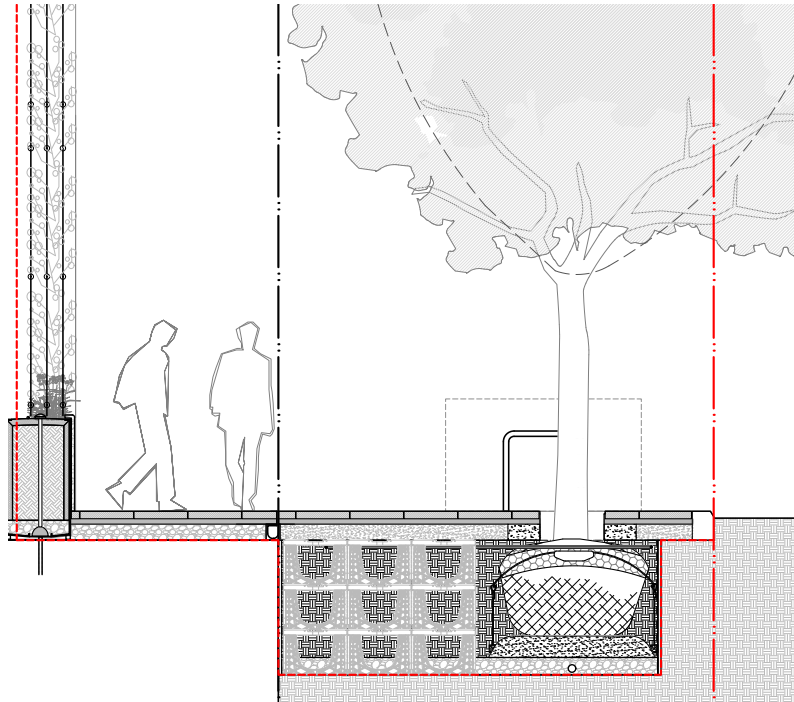
London Plane trees are indicatively proposed to be planted between the footway and the cycle superhighway, to create microclimate and comfort. The species choice nods to the mature London Planes in Christ Church Gardens. Together with the many London Plane trees along Blackfriars Road north and south of the site, they have the chance to mature into a dignified urban boulevard. Together with light poles and Sheffield stands, the trees will also provide additional separation between pedestrians and cyclists.

Along the edge of the Office Building, integrated planters, signage, and bollards will make a friendly human scale environment that encourages walking and cycling. Where the cycle entrance fronts onto Blackfriars Road, a small cycle layby/stopping area is integrated with the pedestrian area to signal to cyclists to dismount and enter the underground cycle parking.



Left: existing site photo of Blackfriars Road elevation showing the scale of existing trees in Christ Church Gardens

Right: the proposed human scale public realm on Blackfriars Road with planters, security barriers, and shade trees with potential to mature into an urban boulevard.



8.4 Landscape Design
Streetscapes

Stamford Street - TfL Highway

Currently characterised by the presence of street trees and the steps and railings bordering of the listed 3-7 Stamford Street building, Stamford Street will be repaved with a uniform finish. The renewed streetscape will act as a welcome for those arriving from the north and east and west. New street trees along the north side of the Stamford Building will replace those that will be removed by the development. The eastern and central zones of Stamford Street will not have street trees due to footway width, emergency vehicle access, and maintaining visibility of The Rotunda visible through the portal of The Assembly Rooms above.

A "windbreaker garden" at the corner of Stamford Street and Paris Garden will help buffer the wind microclimate doubling as a green welcome for those arriving from the east.

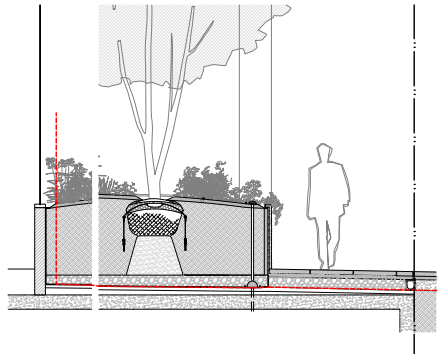


Left: existing site photo of Stamford Street elevation showing the existing trees

Top Right: the proposed Stamford Street improvements

Bottom left and middle: the proposed windbreaker garden

Bottom Right: the proposed Stamford Street improvements



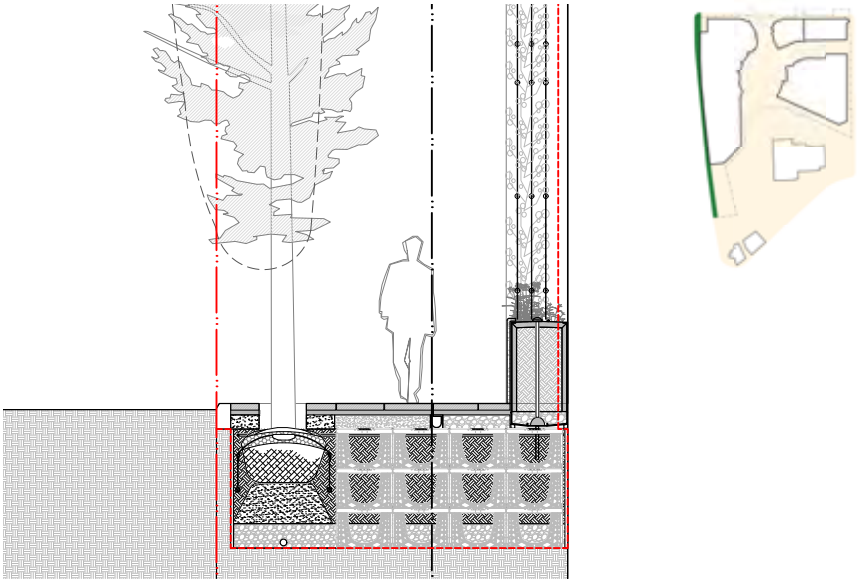
8.4 Landscape Design
Streetscapes

Paris Garden - LBS Highway
Paris Garden is not currently heavily used by many people or vehicles. It is characterised by on street parking and narrow footways. As part of the Proposed Development, it would be transformed to a local street with strategic urban greening. Pedestrians and cyclists will use it to access the Stamford Building and Paris Building, and it will also be used as a service route for vehicles accessing the loading bays for the site, the Hoxton, and the new developments at 16-19 Hatfields/4-5 Paris Garden.

In order to accommodate a comfortable pedestrian footway and street trees on site while maintaining two way traffic for servicing, a roadway narrowing is proposed. Facade planters which are also used on Stamford Street and Blackfriars Road will introduce greening at a human scale. Together with the street trees, these narrow but impactful urban greening gestures will make this edge of the project with the On Site Publicly Accessible Playspace and residential entrances livelier and more activated with foot traffic. The intent is to avoid becoming a purely "back of house" space like Rennie St to the north of the Site.



Left: Existing site photo of Paris Garden
Right: The proposed streetscape improvements including street trees and planters



8.4 Landscape Design
Streetscapes

Indicative Planting Palette



Platanus acerifolia (Blackfriars Road)
Deciduous
Mature height: 20-30 m



Carpinus betulus 'Fastigiata' (Stamford Street)
Deciduous
Mature height: 15-18 m



Ginkgo biloba 'Fastigiata' (Paris Garden)
Deciduous
Mature height: 15-20 m

8.4 Landscape Design
Ground Floor Public Realm

A Scenic Journey with Activated Edges
The journey from the edges of the site into the centre is inspired by the traditional European medieval experience of the urban fabric: the discovery of a glimpse of activity at the end of a corridor, being drawn towards it, compression through pathways, and release into larger gathering spaces.

The paving design of the ground floor public realm is based on this meandering pathway of discovery carefully calibrated with advice from Space Syntax to explore the edges and zones of the site. Materialised as a classic Southwark pedestrian street, the meandering pathway introduces an intuitive way of reading and moving through the public realm. Each ground floor building use has a respective "spill out zone" bordered by the meandering pathway. The entire public realm is step-free and graded at less than 4% cross slopes to allow for maximum accessibility and flexibility.



Above: Medieval fabric of Siena, Italy
Left-top: View towards The Rotunda from entry of Blackfriars Road
Left-bottom: View to the atrium staircase from Hatters Yard
Right: Edge activation diagram
Next page: Overview to The Rotunda



8.4 Landscape Design
Ground Floor Public Realm

Character Areas
The ground floor public realm is made up of 5 key landscape character areas:
1. The Rotunda
2. Hatters Yard
3. Blackfriars Pathway
4. Paris Garden Pathway
5. On-site Public Playspace

Each of these areas would be tied together with a unified paving material palette that varies in application and width to accentuate the compression and release in each space.

This section illustrates (using indicative visuals) the atmosphere, aspiration, programmatic potentials, and estimated capacity test fit of each landscape character area.



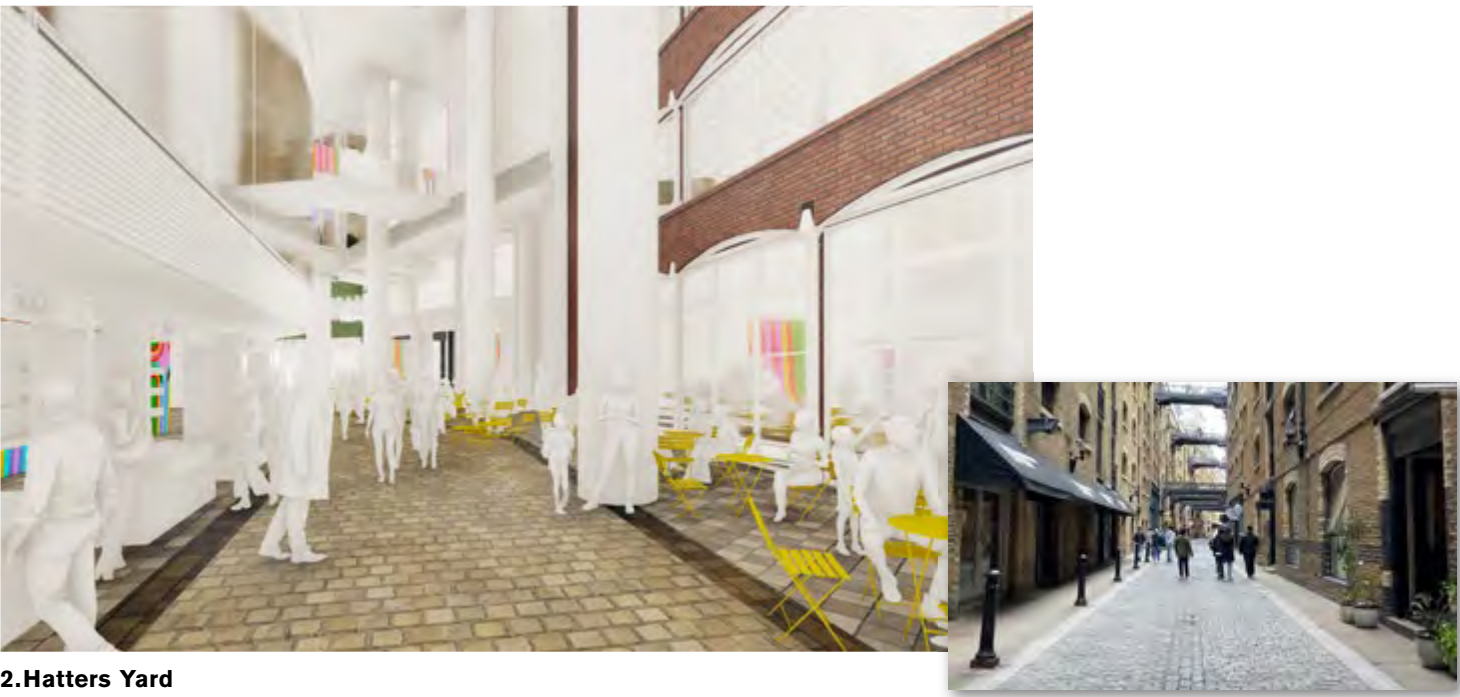
- Left:** Site identity diagram
- Right:** Landscape Indicative Site Plan & Character Areas
- Key:**
- 1 The Rotunda
 - 2 Hatters Yard
 - 3 Blackfriars Pathway
 - 4 Paris Garden Pathway
 - 5 On-site Publicly Accessible Playspace
- Planning boundary
--- Legal boundary
- Yorkstone slabs
■ Light granite setts
■ Dark granite setts
- Proposed new street tree
● Proposed new tree
○ Existing tree
■ Planting bed
- Security bollards
● Security bollards (movable)
■ Fence
■ Sheffield stands



8.4 Landscape Design
Ground Floor Public Realm



1. The Rotunda



2. Hatters Yard



3. Blackfriars Pathway



4. Paris Garden Pathway



5. On-site Public Playspace

8.4 Landscape Design

Ground Floor Public Realm

The Rotunda

The public “heart” of the development is envisioned to be a central plaza activated with a variety of dynamic uses.

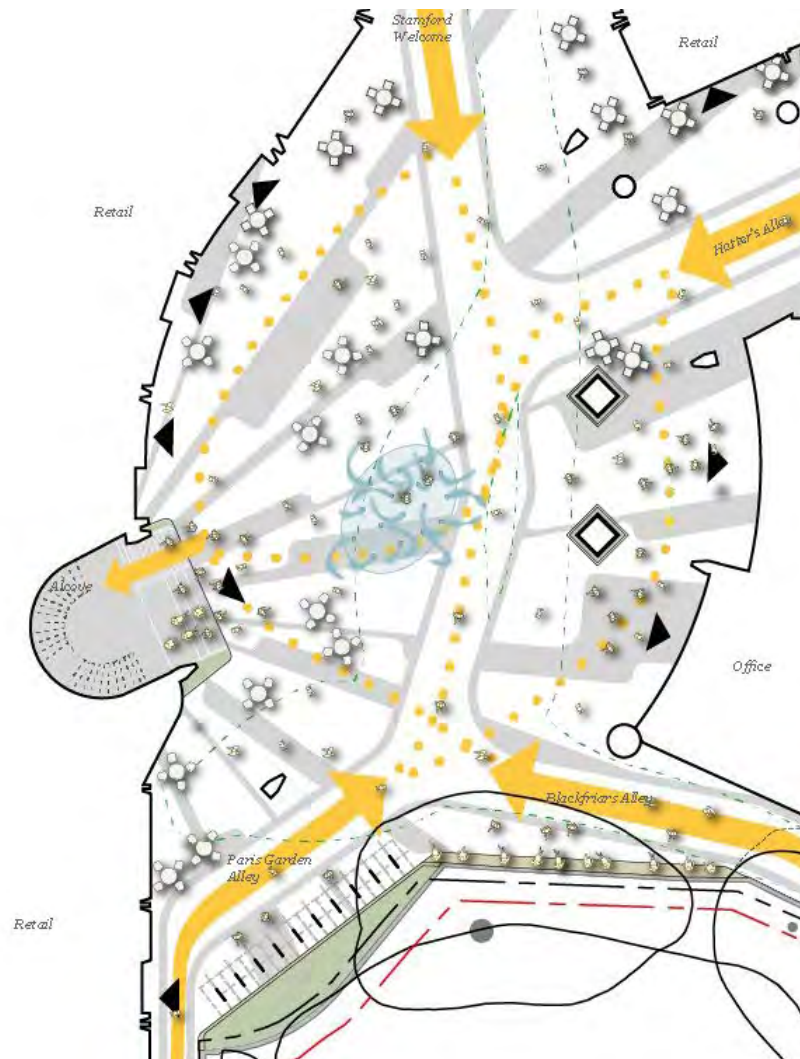
The Rotunda will be activated by moveable tables and chairs, accompanied by a dancing water fountain that doubles as an all ages informal playpace for children. For events such as temporary markets, cultural performances, sport/event screenings, or pop-up events, The Rotunda can host around 300 people. Provision of electrical and water supply in a generally flat space will facilitate maximum flexibility for programming. Sample day to day use and events are illustrated on the following pages to demonstrate capacity and potential atmosphere.

The southern edge of The Rotunda includes a built in seating edge and renewed fence on the boundary with Christ Church Gardens. Planting in this area will read almost as an extension of the garden space into the Site. Space Syntax analysis recommended a "screen" or physical separation between The Rotunda and Christ Church Gardens to improve the activation and "stickiness" of The Rotunda.

The foliage and views of the mature trees in Christ Church Gardens, combined with the hedgerows overhead and climbing vines, will make for an experience of a lush green plaza while maintaining maximum ground plane flexibility and required fire access.



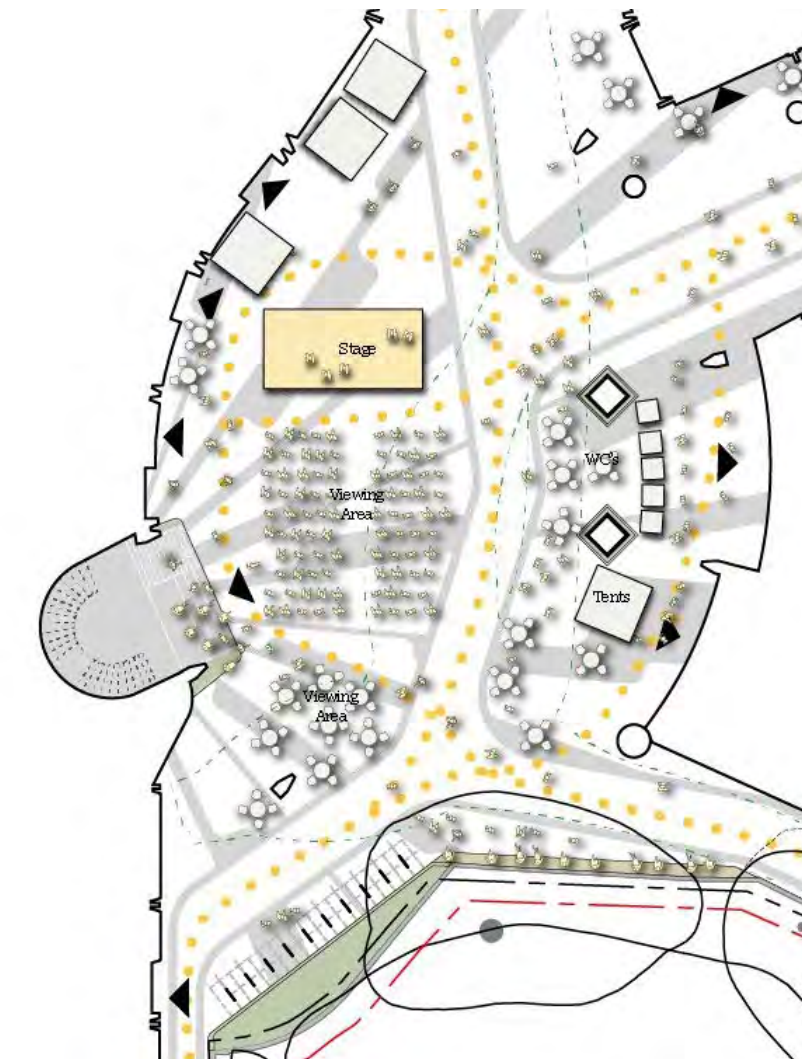
Programmatic adjacencies between ground floor building uses and The Rotunda



Daily activation scenario with dancing water fountain and moveable furnitures



Public screening for sporting event



Public performance event



Public holiday event



Top: Series of plans showing dynamic uses of The Rotunda

Bottom: Series of visuals showing different events in The Rotunda



8.4 Landscape Design
Ground Floor Public Realm

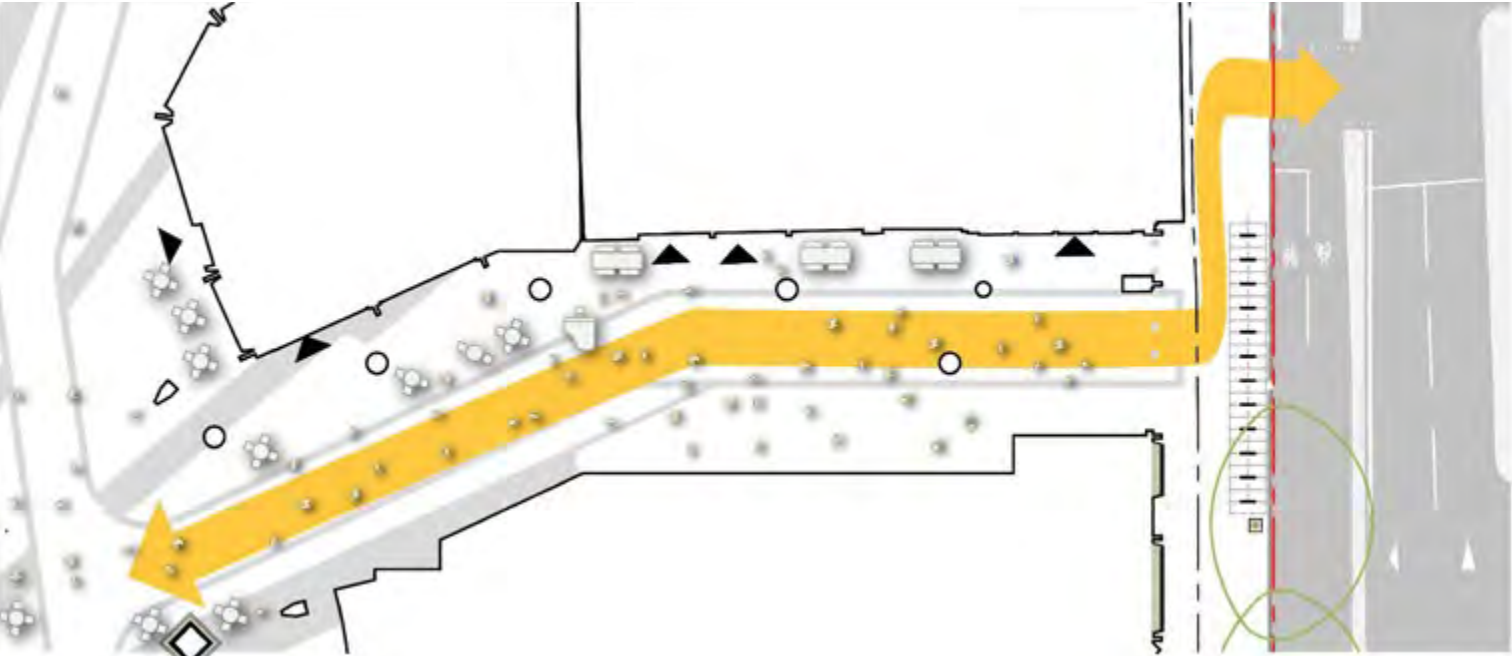
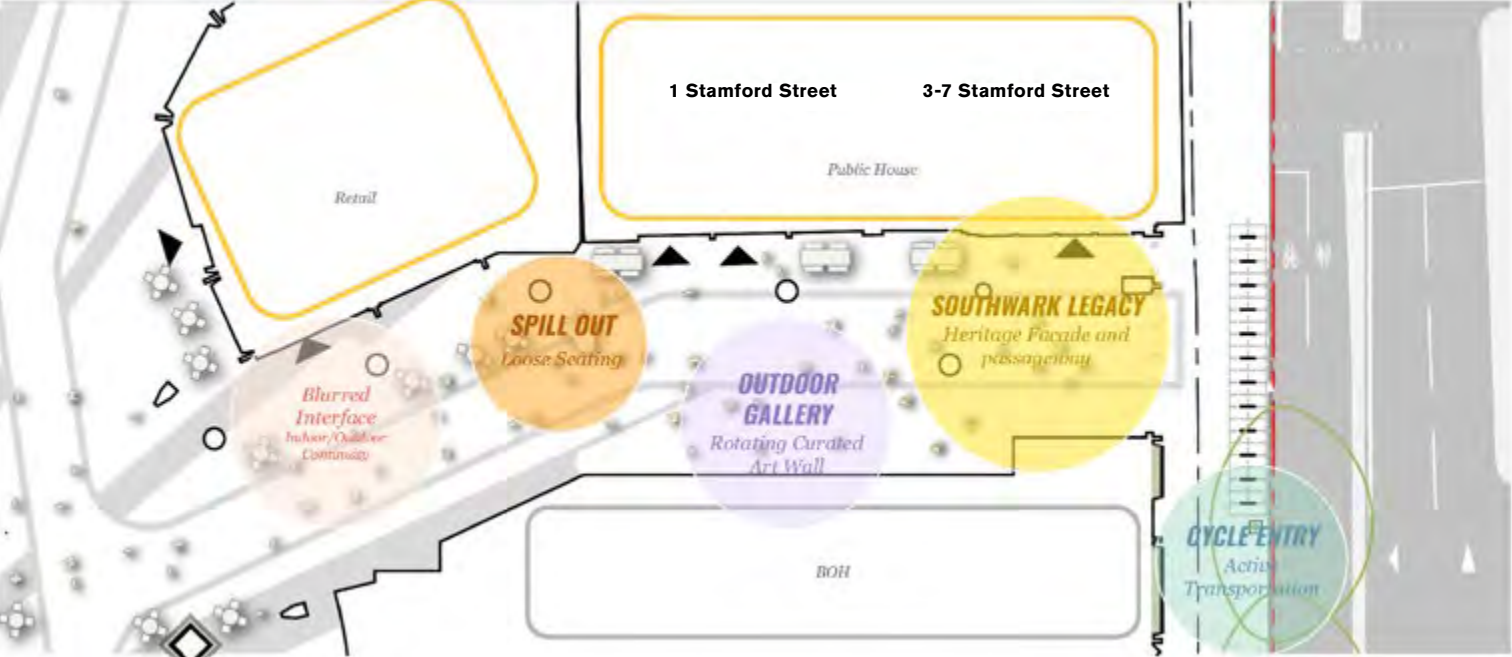
Hatters Yard
Between the Office Building and the rear façade of 3-7 Stamford Street (Mad Hatter Public House and Hotel), a "yard" space facilitates a pedestrian desire line connection between the large intersection at Blackfriars Road and Stamford Street, and The Rotunda.

Acting as an important welcome point into the Site, Hatters Yard is intended to be reminiscent of the colourful Neal's Yard and Seven Dials Market, and medieval character of Shad Thames. Inspired by the old industrial yards of Southwark, Hatters Yard is envisioned to be an active space with opportunities for art and cultural events. Hatters Yard will provide children of all ages with opportunity to explore and enjoy the area as an informal playspace, discovering the historic architecture and details of the listed building as a part of the "Heritage Trail".

Refer to chapter 4.1 about placemaking for more detail on the Hatters Yard.



Left: Existing site photo of 1, 3-7 Stamford Street rear
Right: Neal's Yard
Top: Programmatic Activation
Bottom: Test fit
Next page: View towards The Rotunda from entry of Blackfriars Road



8.4 Landscape Design
Ground Floor Public Realm



8.4 Landscape Design
Ground Floor Public Realm

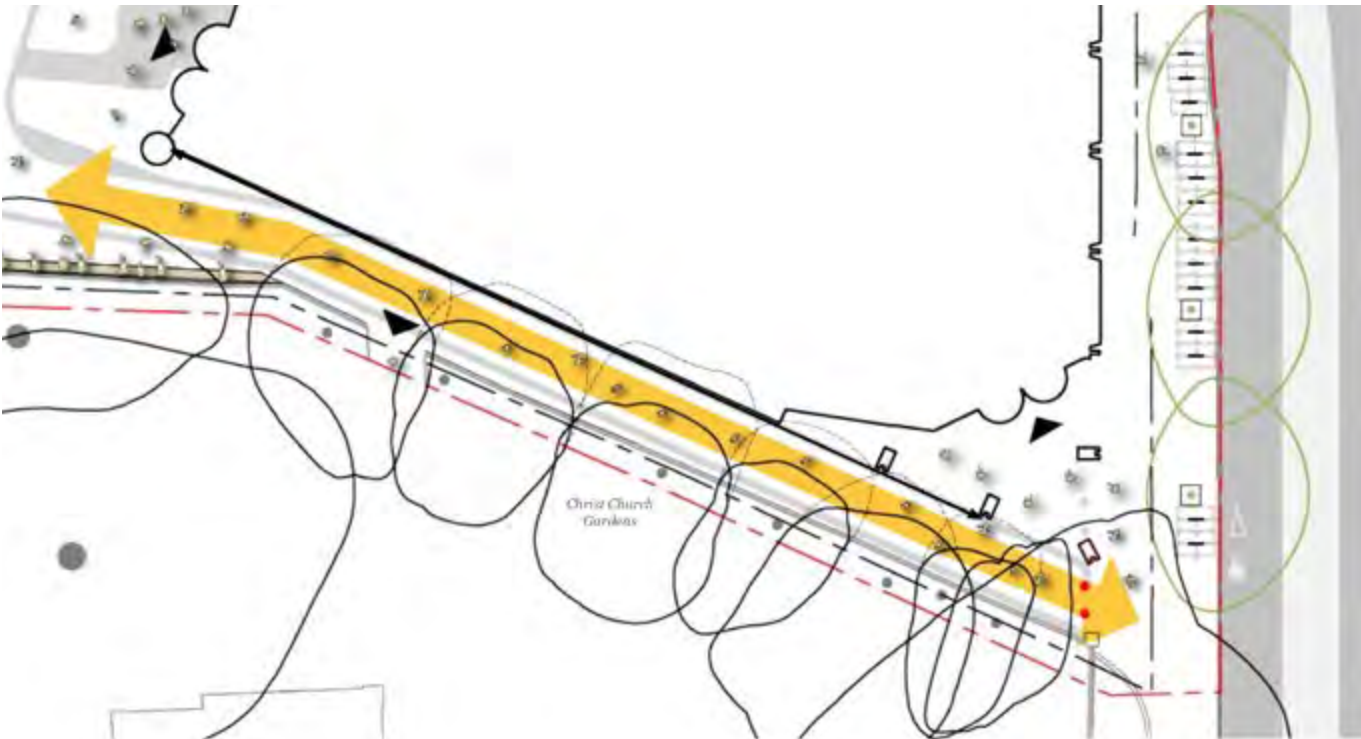
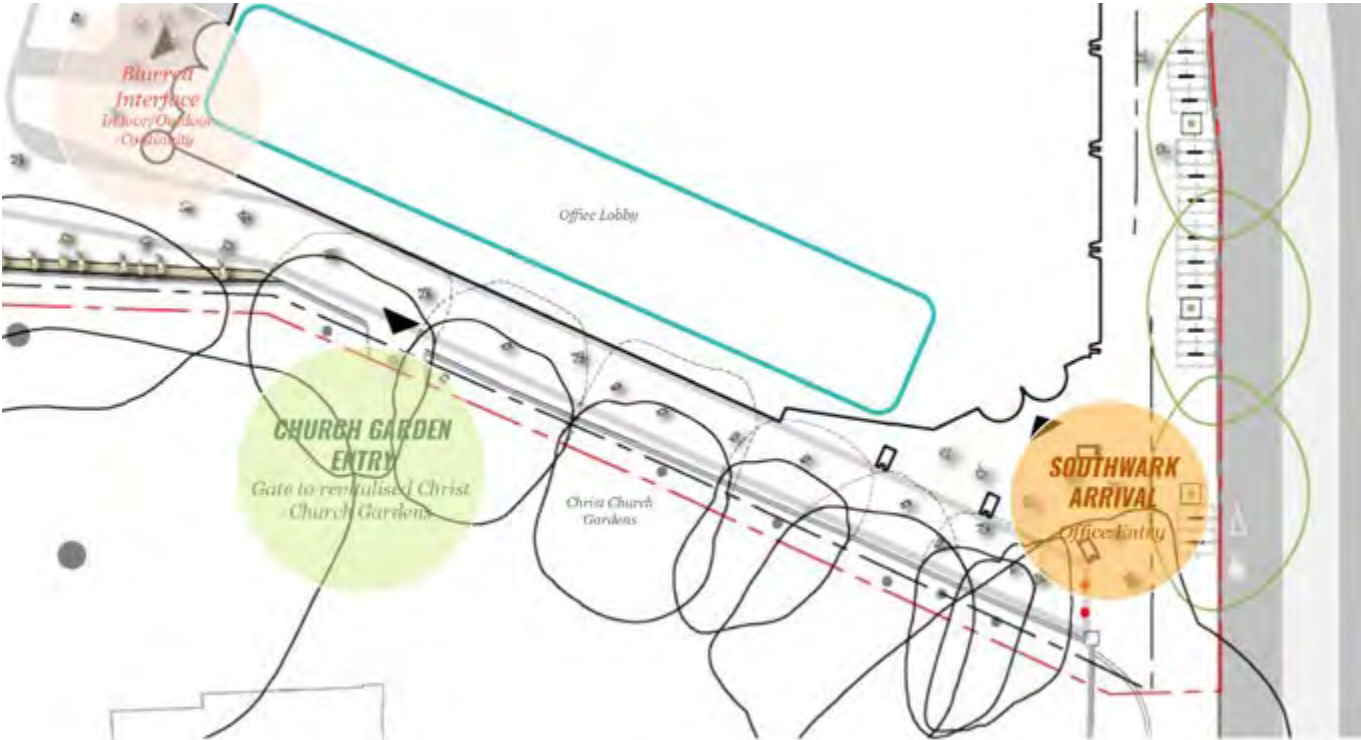
Blackfriars Pathway
South of the Office Building bordering Christ Church Gardens is a pedestrian passageway connecting Blackfriars Road with The Rotunda. This green walk would be shaded with the canopies of the existing mature Lime trees in Christ Church Gardens overhead. Pruned back from the building facade to allow for building maintenance and fire truck access, they allow dappled sunlight to reach the ground floor and provide the feeling of a natural arcade.

Along the way, users will discover a connecting entrance between the Office Building and Christ Church Gardens. The new entrance could connect the sites respectfully and avoid the restorative and peaceful Christ Church Gardens becoming a "doormat" or through route of the development.

The clear footway width is compliant with DDA and London Fire Brigade requirements.



Left: existing site photo taken from Christ Church Gardens side
Right: Jardin du Palais Royal arcade, Paris; Southwark Cathedral side entry



Top: Programmatic Activation
Bottom: Test fit
Next page: View towards The Rotunda from entry of Blackfriars Road shaded by the existing Lime trees in the Christ Church Garden.

8.4 Landscape Design
Ground Floor Public Realm



8.4 Landscape Design
Ground Floor Public Realm

Paris Garden Pathway
South of the Paris Building bordering Christ Church Gardens is a key pedestrian passageway connecting Paris Garden with The Rotunda. The set back of Paris Building creates a Pathway with visual connection to the green Christ Church Gardens on one side, and transparent ground floor retail edge on the other.

Local residents and community members will be greeted on Paris Garden with a green welcome and On-site Publicly Accessible Playspace.

The clear footway widths are designed to be compliant with building maintenance access and DDA requirements to allow two wheelchairs to pass one another comfortably.



Left: Existing site photo - taken from Paris Garden

Right: Borough Market / Southwark Cathedral

Left: Programmatic Activation

Right: Test fit

Next Page: View towards The Rotunda from Paris Garden Pathway with Christ Church Gardens to the right



8.4 Landscape Design
Ground Floor Public Realm

