

8.4 Landscape Design
Ground Floor Public Realm

On-site Publicly Accessible Playspace
Inspired by the density of the development, this publicly accessible playspace will be a place children can play in tree houses surrounded by nature. The towering structures scaled to children will be complemented by nature-based play elements such as tactile planting, boulders and stepping stones, and even living willow structures.

The location of the playground is ideal as it acts as a visual extension of Christ Church Gardens. With no proposed basement slab below, the trees planted here have the ability to grow into a mature grove. The unique character of the playspace is to engage younger children aged 0-4 years and provide a range of opportunities for movement and discovery.

Combined with the softly undulating topography, a range of visual, audible, and tactile environments for a range of users and abilities is provided. Recommendations from BS 8300: Design of an accessible and inclusive built environment, have been incorporated into the proposed design.

A raised planter with edge seating creates an ideal viewing area for parents with a playable lawn space. The tree in this planter and the location of the play structures double as part of the wind mitigation strategy for the Proposed Development.



Top-left: wooden play structures at other West 8-designed destination playgrounds
Bottom-left: a living willow structure and tactile planting
Right: On-site Publicly Accessible Playspace - Cities & Villages thematic elements

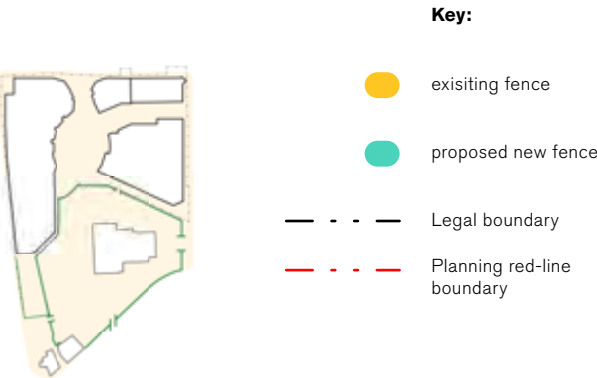
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Edge with Christ Church Gardens
The existing boundary between the Site and Christ Church Gardens is inconsistent and enclosed with a combination of stone, concrete, and cast iron fences or walls.

All of the fences/walls fall within the Site would be replaced with a new, unified fence design. Further site investigation will determine how much of the existing fence and walls can be retained and integrated into the renewed design.

Consultation with LBS and Christ Church Garden stakeholders has revealed a strong desire for secured separation in the form of a fence with gated entries around Christ Church Gardens.

The indicative design is for a fence that allows for high level of visual connection between the two sites while providing physical separation, respecting the heritage character of Christ Church Gardens.



Existing fence/wall location and condition



New fence concept

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Levels

All landscape proposals tie into existing levels on the adjacent streetscapes, allowing step free access to all building entrances. The slight raising of the grade at centre of The Rotunda will allow for drainage to the sides. The change in grade from the north to south of site is approximately 1m, which is taken up gently through the length of The Rotunda. The existing levels around all of the mature trees in Christ Church Gardens will be maintained, therefore would not affect the protected root zones.

Inclusive Design and Access

All ground floor areas have been designed to create step free access and cross slopes no greater than 4% to avoid use of ramps and handrails to keep the public space obstacle free. Integrated seating edges at the edge of The Rotunda and Christ Church Gardens allow for companion seating and seating/lying in a variety of directions and positions.



Existing topography

Proposed level

Key:

step-free access

water run-off

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Security and Emergency access

The security strategy for the ground floor has two goals: protecting people and protecting the building. The landscape design uses the general strategy of bollards to protect people and integrated planters/upstands to protect the building.

Fire access through the Site would be from Stamford Street, and Blackfriars Pathway. Retractable bollards will be required for fire tender access at these two entrances.

The fire access route roughly aligns with the meandering portion of the paving pattern through The Rotunda. This will help guide the layout of events in the space while ensuring emergency access routes are kept clear.

Refer to the Fire Strategy for detailed information on fire tender access, Chapter 9 for more details on access and servicing, and to Chapter 10 appendix for the detailed Security Statement.

Key:

Fire tender access and turning route

Fence to Christ Church Gardens

Fence to children's playground

Pedestrian fire escape routes

Security Bollard

Retractable Security Bollard

Security deterrent planters



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The landscape vision encompasses and responds to the existing site constraints as well as microclimate conditions imposed by future development.

Solar analysis demonstrates that The Rotunda and the On-site Publicly Accessible Playspace will be the sunniest portions of the Site in the spring and autumn when the deciduous trees are leafless. In the summer, they will be lightly shaded by the surrounding canopy to provide a comfortable microclimate, helping dampen the effects of Urban Heat Island.

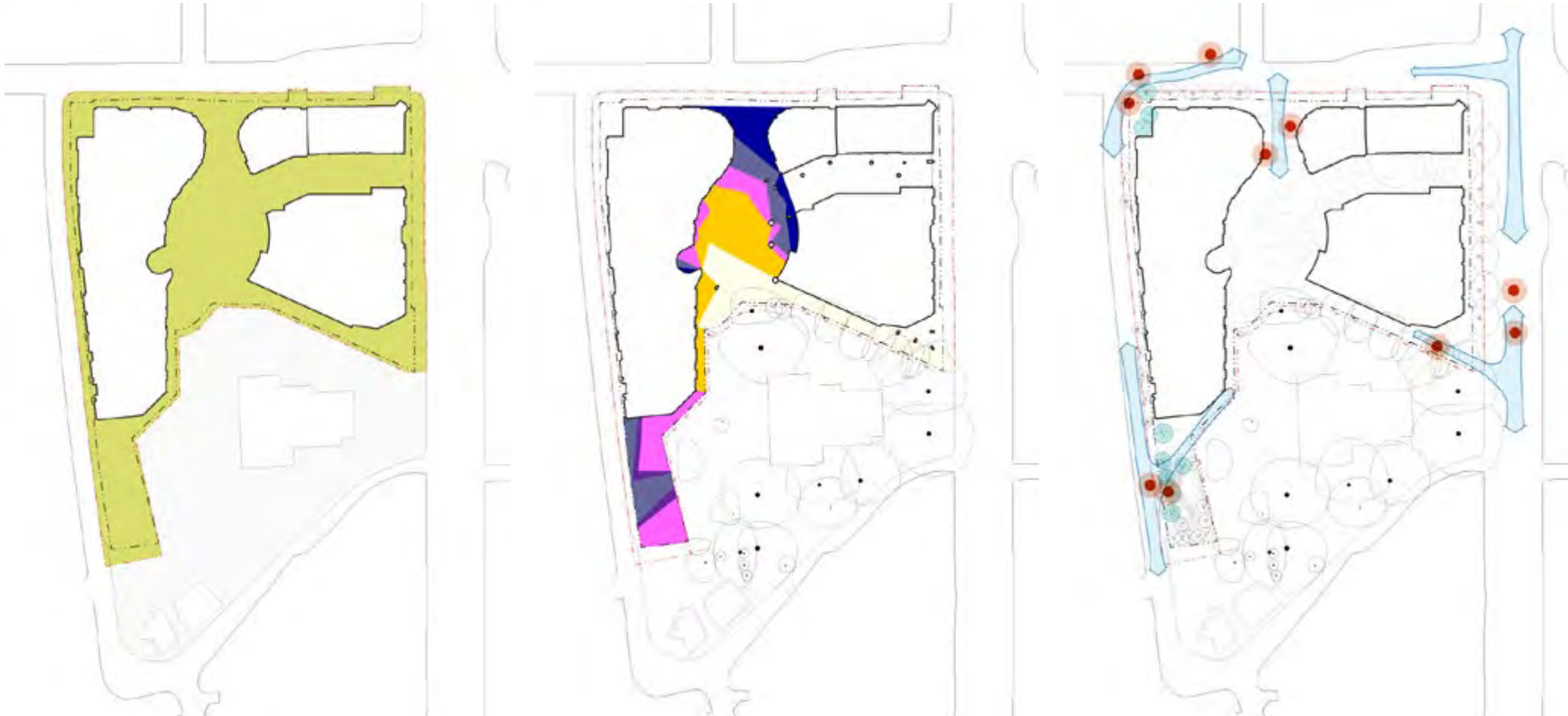
Wind analysis informed the placement of two key windbreaker gardens along Paris Garden, and the location and design of trees and fencing in the On-site Public Playspace to make comfortable public spaces. Refer to the Wind Assessment for more details on wind.

Softscape on site is placed strategically to bring the greatest sustainability and ecological benefits through permeable surfaces where there is no basement - by Christ Church Gardens and in the playground. Facade planters and climbers on the building columns along with the two windbreaker gardens further create a green identity.

A variety of street **trees** are essential to expressing the landscape's verticality to sit well with the surrounding buildings. The streetscape proposals feature different tree species adapted to their specific aesthetic form and microclimate. The trees in the playground will also compliment the existing mature canopy in Christ Church Gardens while introducing more biodiversity.

A unifying **hardscape** palette including the sidewalks tie the development into the London context with a unique pattern.

The main **circulation** desire line, crossing diagonally from southwest to north east, is preserved in the landscape design. A series of secondary routes create a high level of pedestrian connectivity.



Site Envelope

Solar (March 21)

Wind



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Softscape

Tree planting

Hardscape

Circulation



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Indicative Hardscape Palette
Durable natural stone paving and hard edges are proposed for the public realm, to ensure longevity. The chosen colours and textures refer to the typical London streetscape palette of warm yellow Yorkstone and cobblestone. Instead of actual cobbles, sawn edge granite setts and tiles with minimised jointing will create a smooth accessible surface for all users. Where possible, stone will be used from recycled sources in London to add a layer of patina and authenticity to the Site and help reduce the environmental footprint.



Yorkstone Slabs
Sidewalks and base paving in public realm



Yorkstone Tiles
Accent paving in public realm



Granite Setts with Sawn Edges
Accent paving in public realm



Granite Banding
Accent edge/transition paving in public realm

Indicative Site Furnishings
Natural stone seating edges will create usable transitions between softscape and hardscape on the ground floor. Moveable tables and chairs in a distinct style and colour that belong to the Site will help give The Rotunda a colourful identity. Similar to the Luxembourg chair in Parisian squares or the bistro sets in Bryant Park in New York, moveable furnishings will give people the ability to be agents of the public space. Individuals or groups can move the chairs around to seek sun or shade, sit in groups or individually.



Planter
Integrated facade planter



Granite Raised Seating Edges
Hardscape/softscape interface



Moveable 'Bistro' Tables and Chairs
Flexibility and agency to the public realm users



Public Realm Lighting
Flood light with multiple directions for events and everyday

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Indicative Plant Palette
A mix of evergreen and deciduous perennial planting with seasonal and pollinator interest.

The Rotunda Columns - climbers



Wisteria sinensis



Trachelospermum jasminoides

Bay Window Planters - climbers



Jasminus officinale 'Argenteovariegatum'



Clematis montana 'Grandiflora'

Windbreaker Gardens - wind and shade tolerant



Carpinus japonica



Cotoneaster microphyllus



Rosmarinus officinalis 'Prostratus'



Juniperus horizontalis 'Wiltonii'

The Rotunda and Facade Planters - flowering perennial planting



Succisa pratensis



Origanum vulgare



Myosotis sylvatica



Malva moschata



Geranium sanguineum



Geranium pratense



Achillea millefolium



Centaurea cyanus

On-site Public Playspace - non toxic, colourful, sensory, playful species



Betula pendula



Salix alba



Syringa vulgaris



Bellis perennis



Lamium purpureum



Melissa officinalis



Hemerocallis fulva

8.4 Landscape Design
Podium Terraces

A unique feature of the landscaping proposals are that they are generous on the ground floor but also spread vertically onto the other levels of the inner Podium Terraces. The gardens are a 21st century interpretation of the historic “Pleasure Gardens” that used to be found in Southwark on this site combined with the traditional hedge-laying practices that reference to the old Great North Wood. Bear-baiting and gambling and a seasonal woodland brought back to life as a new elevated garden space to watch the activity in The Rotunda. These gardens also designed to offer children of all ages an immersive “Nature Trail” experience, serving as an informal playspace.

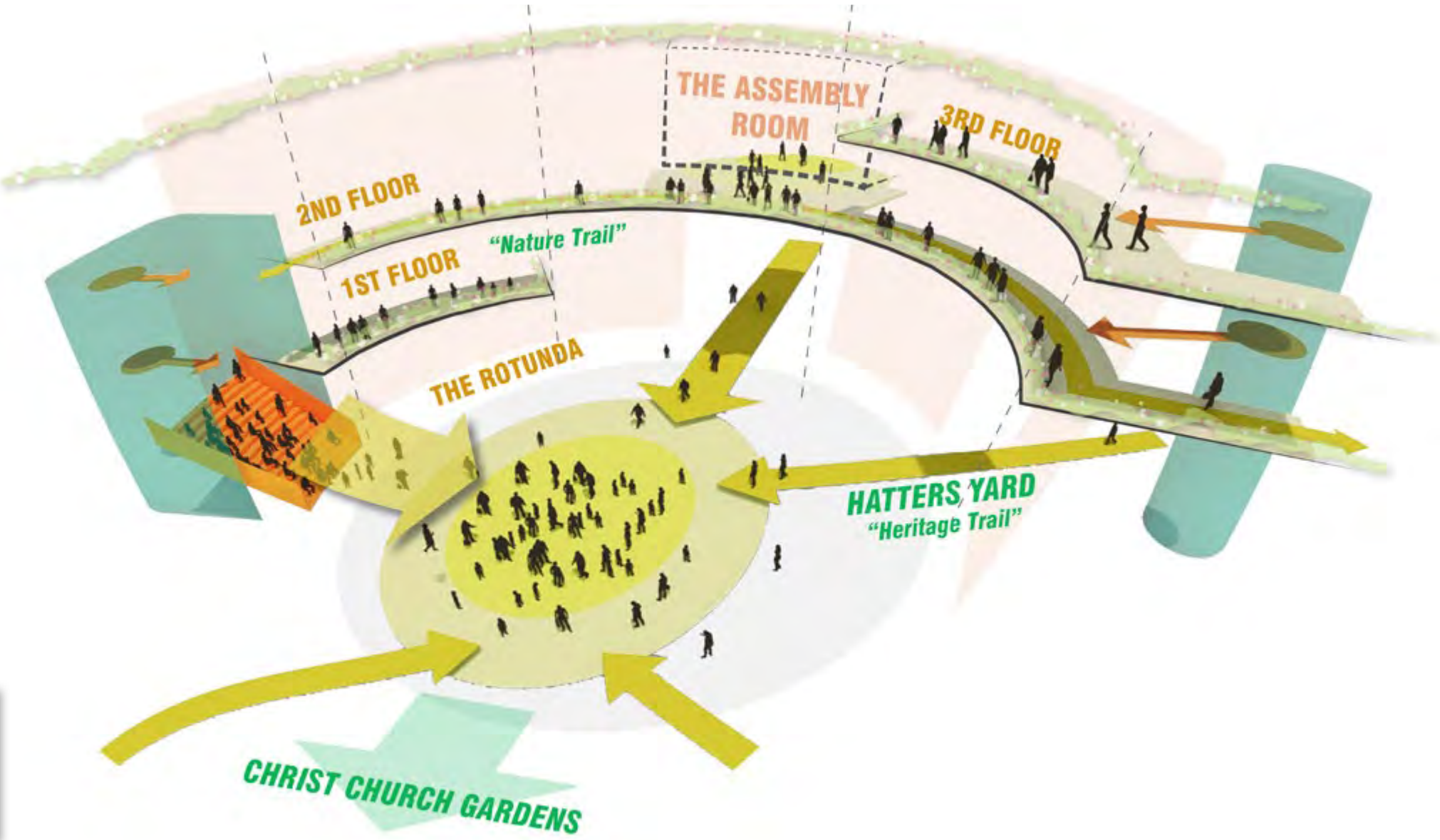
One enters the Podium Terraces by means of a feature staircase housed in a colourful alcove facing The Rotunda. These stairs will have a robust detailing with soft edges and a colourful material presence. The alcove will be more than a place to go up and down, but also to sit and hang out, dwell, and watch – doubling as seating when events are happening in The Rotunda.

The journey into the vertical green heart takes visitors through an elevated garden, reminiscent of the mixed hedgerows normally found in the English countryside. In this way, ecology and biodiversity are introduced into the podium landscape together with a sense of play and escapism.



Left:
Mixed hedgerow concept
for planting on terraces

Right:
Conceptual diagram
showing the relationship
of the Podium Terraces
to The Rotunda



8.4 Landscape Design
Podium Terraces



8.4 Landscape Design
Podium Gardens

Podium Gardens
The Podium is topped with private amenity gardens for residents of Stamford and Paris Buildings and workers of the Office Building.

A shared playspace for residents of both Stamford and Paris Buildings occupies the western part, complementing the indoor play amenity in the Paris Building. East of the Stamford Building is a wellness garden that complements the indoor health and wellness amenities in the Stamford Building. Surrounding the Office Building are a series of outdoor terraces for workers to relax and look down at The Rotunda below.

Regardless of access or use, the entire gardens are designed in the same language of a curvilinear hedgerow garden, continuing the language and ecology of the Podium Terraces below. These biodiverse habitat hedgerows will frame the different 'outdoor rooms' and flower beds. Raised planters and hedgerows are also used to separate access from one area to another without the need for fences.



Left: Planting character of hedgerow garden and programmatic activation.

Right: Garden zones

Next page: Overview of Level 4 Podium Gardens



- Key:**
- Residential garden
 - Office terrace
 - Planning boundary
 - Legal boundary
 - Natural stone paving
 - Sand playbox
 - Lawn
 - Natural stone curb /seating edge
 - Perennial planting bed
 - Perimeter/tall hedge
 - Proposed podium trees



8.4 Landscape Design
Podium Gardens

