

8.4 Landscape Design
Podium Terraces and Podium Gardens

Indicative Hardscape Palette
The Podium Terraces will be paved with a similar pattern and palette as the ground floor, to create continuity between the spaces.

In the Podium Gardens, bound gravel will create a more garden like effect for all pathways, and natural play materials will dominate the playspace.



Natural stone pavers on sand bed
Pathways on Podium Terraces create continuity with ground floor paving palette



Stabilisé (bound gravel)
Pathways in Podium Gardens



Play Sand
Sand play area



Nature Play Materials
Stones, logs, and child-friendly planting to encourage natural play

Indicative Site Furnishings and Edges
Furnishings and edges will be designed to try and achieve continuity in design language between private external amenity and public ground floor amenity.



Moveable Tables and Chairs
For flex workers and parents in the playground



Natural play/seating elements
For adults and children



Bollard Lighting



Raised Hedge Edge Planters with Railing
Edge planters and terrace planters



Raised Hedge Planter
Hardscape/softscape interface



Granite Raised Seating Edges
Hardscape/softscape interface

8.4 Landscape Design
Podium Terraces and Podium Gardens

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

Podium Gardens Trees



Populus tremula
Deciduous

Biodiverse Habitat Hedging - bird and insect friendly, seasonal colours and flowers



Rosa rugosa



Ilex Aquifolium



Symphoricarpos albus



Crataegus monogyna



Cornus sanguinea



Carpinus betulus

Flower Gardens



Allium schoenoprasum



Lamium purpureum



Melissa officinalis



Hemerocallis fulva



Rudbeckia fulgida



Echinacea purpurea

8.4 Landscape Design
Stamford Building Terraces

Stamford Building Terraces
On the Stamford Building, each of the double height levels and the penthouse levels are further accentuated with integrated edge planters. They will hold a mix of evergreen and deciduous perennial plants chosen by microclimate aspect. Big shrubs will reach a maximum maintained height and will add green accents that deliver at a metropolitan scale. These terraces will be maintained by the building to ensure vitality. They are sized to match guardrail height, in order to maximise soil volume and growing conditions, and reduce the need for a second guardrail material.



Terrace
Levels 13 and 28



Terrace
Levels 18



Amenities Terrace
Levels 33



Terrace
Level 41

Left:
Stamford Building duplex terrace plan.

Right-top:
View from duplex terrace



Composite pavers on pedestal system



Integrated Edge Planter

8.4 Landscape Design
Stamford Building Terraces

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



Cornus mas
Maintained maximum height 2m



Eleagnus x submacrophylla
Maintained maximum height 2m



Euonymus alatus
Maintained maximum height 2m



Pinus mugo
Maintained maximum height 2m



Rosa rugosa
Maintained maximum height 2m



Ajuga reptans



Ajuga reptans 'Atropurpurea'



x variable 'Roseum'



Galanthus nivalis



Aster alpinus



Campanula portenschlagiana 'Ice white'



Campanula rotundifolia



Salvia officinalis



Armeria maritima



Armeria maritima 'Alba'



Erodium reichardii



Erodium x variable 'William Bishop'



Iberis sempervirens



8.4 Landscape Design
Office Sky Gardens

Adding Green to London's Skyline
The Office Sky Gardens have two goals: to deliver a landscape visible from far away at a metropolitan scale, and to provide a retreat, restoration, and a touch of novel wilderness for office workers as they look outside their window or take a break. They also serve a microclimate modulating role to help dampen the wind that can be uncomfortable in outdoor spaces at higher levels.

The landscape design takes inspiration from the English landscape design and painting concept of foregrounding combined with a Highland Heathland inspired biotope.

The Office Sky Gardens can be classified by size and therefore the amount of program and planting achievable - those with multiple feature planters and larger outdoor gathering spaces; and those with singular feature planters and smaller outdoor gathering spaces.



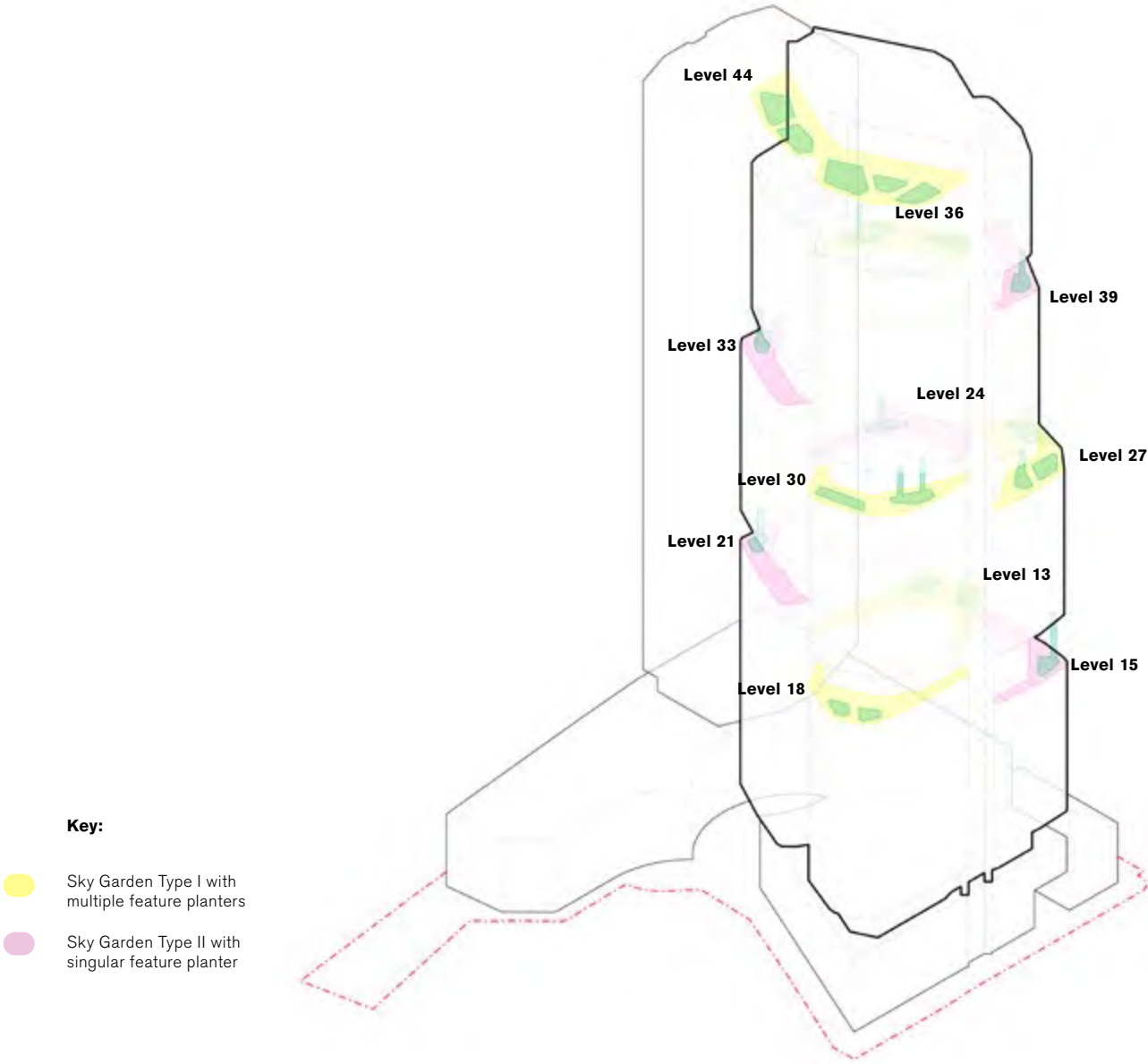
Left-top: Landscape concept of foregrounding views of the city skyline with nature, view from Blue Bridge, London.



Left-bottom: The Scottish Highlands are the natural reference for the high, dry, acidic soil environment that will be replicated on the office sky gardens

Right: The two types of Sky Gardens and their corresponding view zones

Next page: View from level 27 Office Sky Garden



Key:

- Sky Garden Type I with multiple feature planters
- Sky Garden Type II with singular feature planter



8.4 Landscape Design
Office Sky Gardens



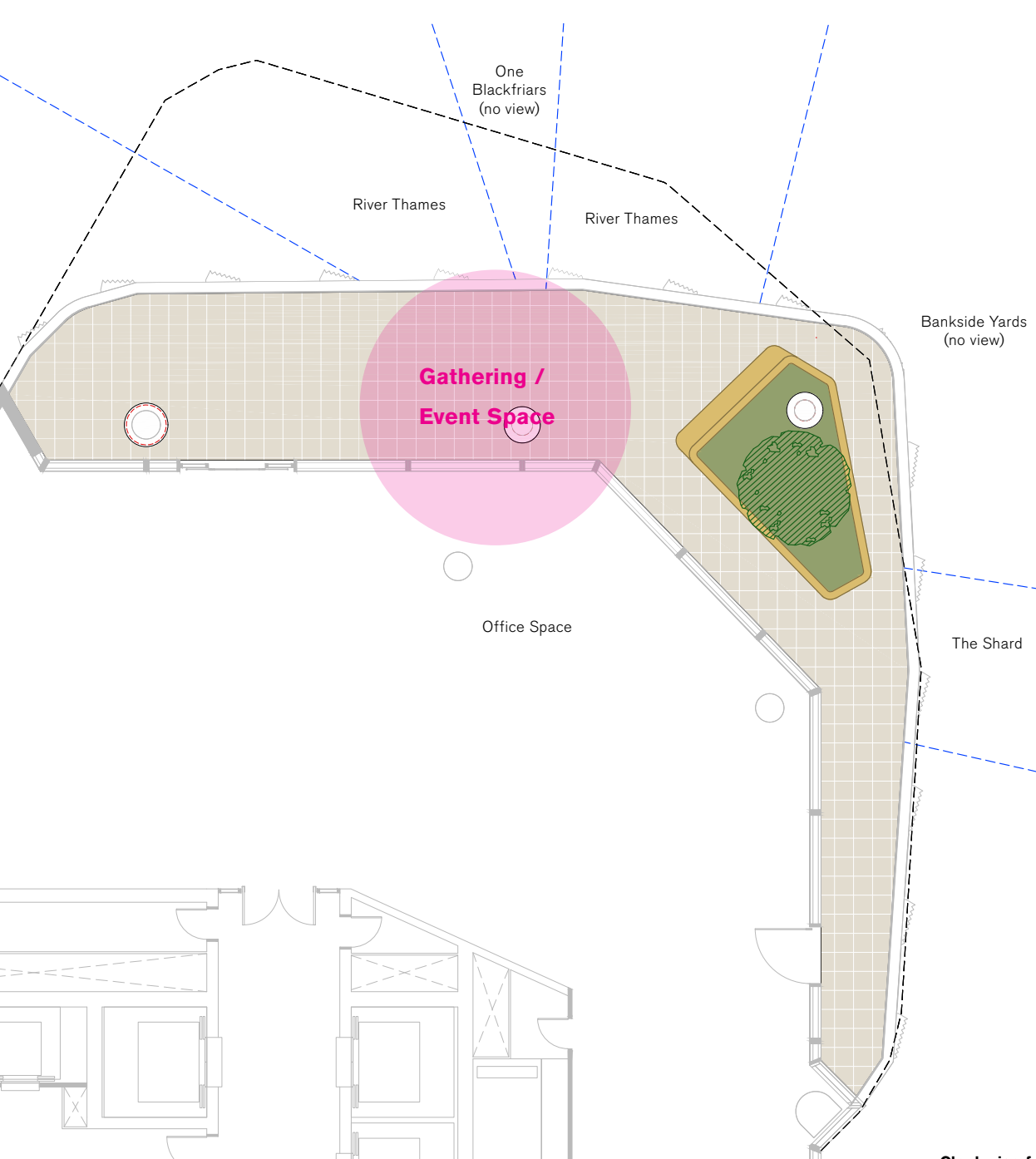
Sky Garden Type I with multiple feature planters

Key:
--- Views to landmarks

Clockwise from left:
Level 27 plan with views and programming;
Concept bird's eye view;
Eye level view from terrace showing foregrounding effect and seasonal colour;
Eye level view from office interior showing foregrounding effect



8.4 Landscape Design
Office Sky Gardens



Sky Garden Type II with single feature planters

Key:
--- Views to landmarks

Clockwise from left:
Level 15 plan with views and programming;
Concept bird's eye view;
Eye level view from terrace showing foregrounding effect and seasonal colour;
Eye level view from office interior showing foregrounding effect



8.4 Landscape Design
Office Sky Gardens

Scientific Planting Approach
Wind analysis shows that without raised planters or human scale planting (eg. small trees), that the Office Terraces would be uncomfortable or only suitable for walking in most places. After the addition of Sky Gardens, the wind microclimate improves to standing in most areas.

Since the planting is subject to high winds and high elevations, they are also much more susceptible to drought than their planting counterparts on the ground floor or podium. These extreme growing conditions demand demand the application of a scientific approach to microclimate to identify plant species that are native to more alpine growing conditions.

Solar analysis is positive, showing that all terraces receive sufficient sunlight in the growing season to be able to support plant life. Part shade plants require 2-3 hours of sunlight in the growing season.

During installation, all trees will require root ball anchors and tensioned wire cables to hold the root balls in place. All climbing vines on the office exposed columns will also be grown on tensioned wire cables/mesh so they are not attached to the building directly. Species chosen for the Sky Gardens would be chosen for their growing characteristics but also to provide seasonal flowering against a mainly evergreen backdrop.

Indicative Hardscape & Edges



Composite pavers on pedestal system



Granite Raised Seating Edges
Hardscape/softscape interface

Indicative Planting Palette - Scottish Highland biotope inspired tolerant of high elevations, wind, and sandy acidic soil



Pinus mugo
Maintained maximum height 3m



Pinus sylvestris 'Watereri'
Maintained maximum height 3m



Pinus nigra 'Nigra' bonsai
Maintained maximum height 3m



Amelanchier lamarckii
Maintained maximum height 3m



Cornus sanguinea



Calluna spp.



Juniperus horizontalis 'Wiltonii'



Deschampsia cespitosa



Vaccinium myrtillus



Wisteria spp.

8.5 Landscape Maintenance Considerations

Maintenance Considerations

Ground Floor
Hardscape on the ground floor will need to be swept daily and it is recommended that natural stone is power-washed every year to maintain cleanliness and prevent slipperiness and growth of moss. Moveable tables and chairs in The Rotunda will need to be set out in the morning and tied up at night to prevent theft.

Planting on the ground floor is to be maintained a minimum of 4 times a year. Once in the autumn and once in the spring to allow for seasonal pruning, and two additional times to replace planting or tidy up the planting beds. No special equipment is required to access the ground floor planting and it can all be carried out on foot. The exception being the climbing vines, which, once above a certain height, will need to be accessed for pruning or tying up via building maintenance equipment.

The TPO Lime trees in Christ Church Gardens bordering the Site will need to be pruned at least every 2 years in order to maintain a 2m clearance from the building facade which is required for access and maintenance. This pruning must be carried out by a certified arboricultural professional according to British Standards, and TPO application is required beforehand.

Podium Terraces and Play and Wellness Gardens
Maintenance of planting on the Podium Terraces and the Level 4 Terrace are assumed at a rate of minimum 4 times a year. Once in the autumn and once in the spring to allow for seasonal pruning, and two additional times to replace planting or tidy up the planting beds.

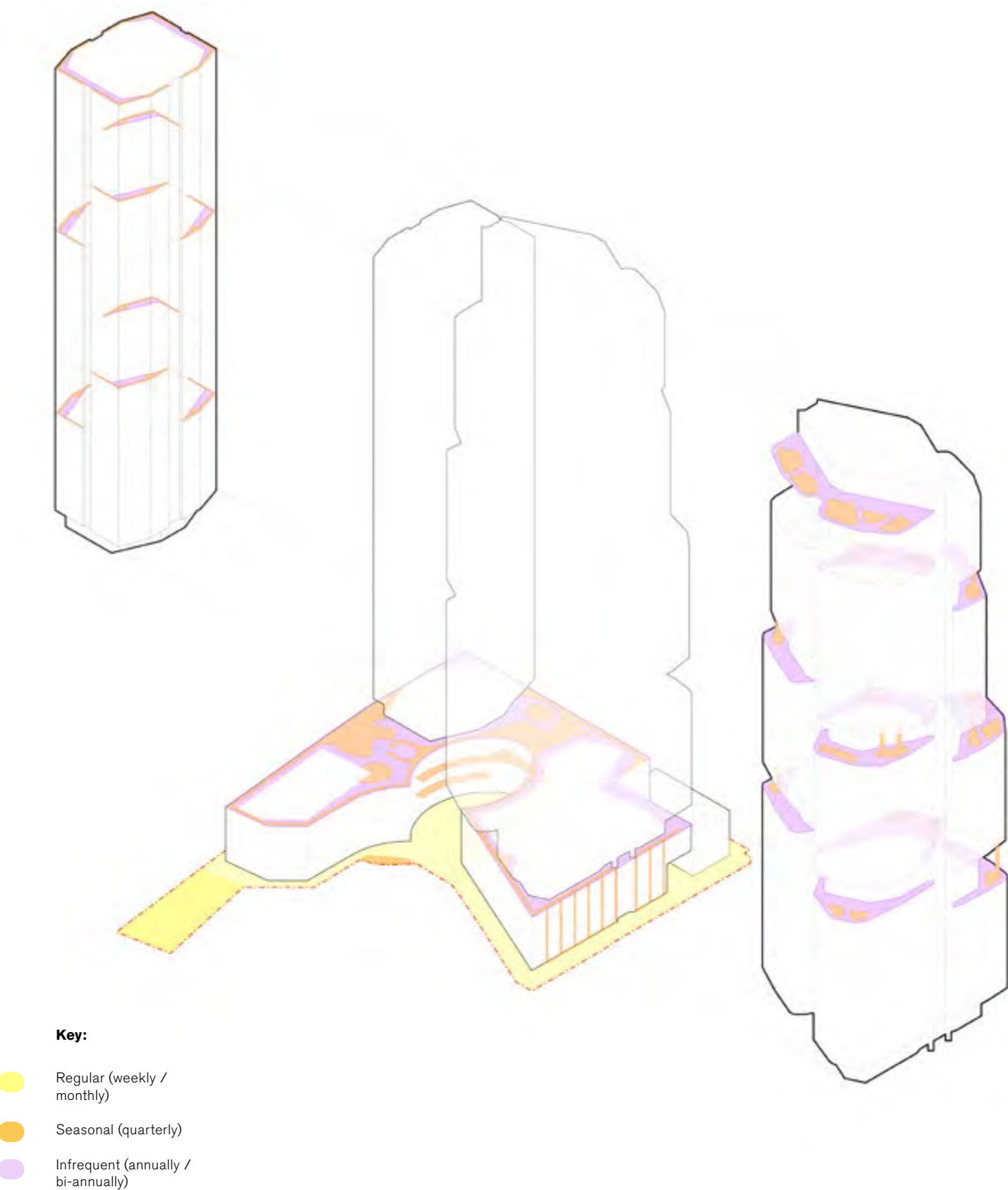
It is assumed at this stage that all planting on the Podium and will be maintained by means of access from the terraces themselves. If needed, the MEWP can be used

for additional pruning where plants are difficult to reach, however that is not the desired primary maintenance strategy.

Stamford Building Terraces
All residential planting maintenance will need to take place a minimum of four times a year from the BMU. Once in the autumn and once in the spring to allow for seasonal pruning, and two additional times to replace planting or tidy up the planting beds. It would be prudent to carry out these works in tandem with planned facade maintenance and/or window washing. Planting can be maintained from the balconies themselves, however, this would require permission from the owner to access the unit.

Office Sky Gardens
Maintenance of all planting is assumed to take place from the Sky Gardens themselves, with plant and tree replacements arriving via the building lift.

All Sky Garden planting maintenance will need to take place a minimum of four times a year. Once in the autumn and once in the spring to allow for seasonal pruning, and two additional times to replace planting or tidy up the planting beds. Once the climbing vines reach a height that cannot be pruned with standard landscaping tools, they will need to be maintained by means of the BMU.



8.6 Urban Greening Factor
Overview & Calculation

As part of the London Plan, the project is required to meet a minimum Urban Greening Factor (UGF) of 0.3 - the minimum for a predominantly commercial development.

At time of writing there are no separate standards that need to be followed by the LBS.

The 0.35 UGF minimum target set by the design team is a blended number of the minimums for predominantly commercial developments (0.30) with predominantly residential developments (0.40). This is reflective of the composition of development.

We note that seven trees and some perennial planting in the southern part of the Site are included within the planning application site boundary because the Proposed Development includes works to the boundary with Christ Church Gardens. As such and in accordance with guidance, the UGF calculation includes these trees, changing the total from 0.30 to 0.37.

The seven trees will be pruned and managed during the construction and operation of the Development, ensuring their health and safety during the construction process, and improving the quality of the existing green infrastructure through regular maintenance and health checks.

Refer to Arboricultural Impact Assessment for more details about pruning and management strategies of TPO trees.

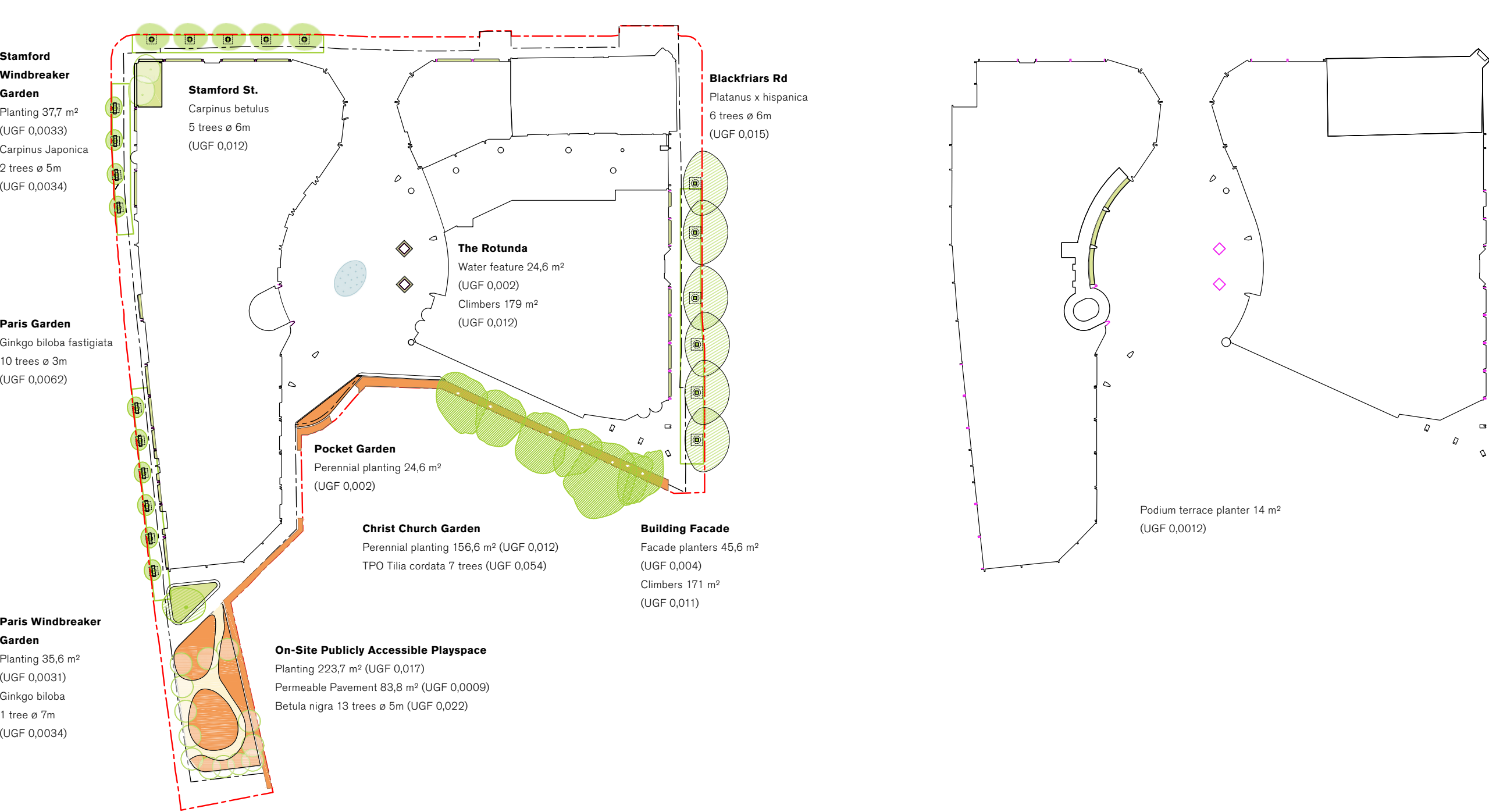
Indicative UGF diagrams are provided in the following pages to give an overview of where the contributing planting types are located on their respective floors within the project.

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0,8	1547,3	1237,9	GF: Rotunda Climbers, Stamford Windbreaker Garden, Façade Planters, Street Tree Planters Podium Levels: Terraces and Play and Wellness Gardens Office: Sky Gardens Stamford Resi: Duplex and Penthouse Balcony Planters
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0,8	1893,5	1514,8	GF: Children's Village, Stamford Windbreaker Gardens, all new Street Trees, existing lime trees with trunk in project boundary Podium: L4 Play and Wellness Gardens Office: Sky Gardens
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	
Flower-rich perennial planting.	0,7	404,8	283,4	GF: Children's Village, Rotunda Pocket Garden, Christ Church Gardens next to fence
Rain gardens and other vegetated sustainable drainage elements.	0,7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0,6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0,6		0	
Green wall –modular system or climbers rooted in soil.	0,6	559,2	335,5	GF: Rotunda Climbers Office: Sky Garden Climbers
Groundcover planting.	0,5		0	
Amenity grassland (species-poor, regularly mown lawn).	0,4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0,3		0	
Water features (chlorinated) or unplanted detention basins.	0,2	28,3	5,7	GF: Splash pad in rotunda
Permeable paving.	0,1	83,8	8,4	GF: Children's Village Playground Paving
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	10995	0	All levels
Total contribution			3385,7	
Total site area (m²)				9158,4458
Urban Greening Factor				0,37

Key:

Urban Green Factor	Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree:
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	Platanus x hispanica. Type 1. Root ball pit surface: 17 sqm. Root ball pit + soil cells srf: 32 sqm
Flower-rich perennial planting.	Carpinus betulus. Type 1. Root ball pit surface: 10.2 sqm. Root ball pit + soil cells surface: 22.3 sqm
Green wall –modular system or climbers rooted in soil.	Carpinus Japonica. Type 1
Permeable paving	Ginkgo biloba fastigiata Type 1. Root ball pit srf: 10 sq. Root ball pit + soil cells srf: 22 sqm. Ball pit + soil cells surface: 22.3 sqm
Water feature	Ginkgo biloba. Type 1
Root Ball pit area.	Betula nigra. Type 1
Soil cells + Root Ball pit area.	Pinus sylvestris watereri. Type 1.
	Populus tremula. Type 1

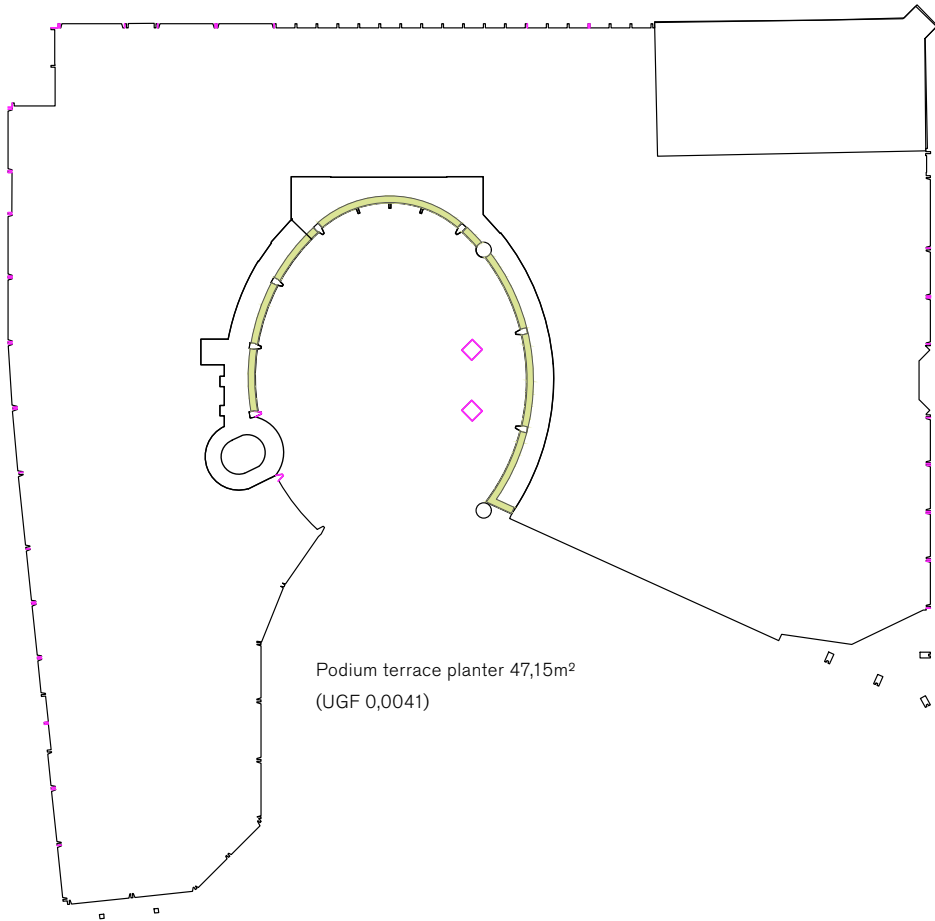
8.6 Urban Greening Factor
Ground Floor, Podium Terraces, and Podium Gardens



Level 00

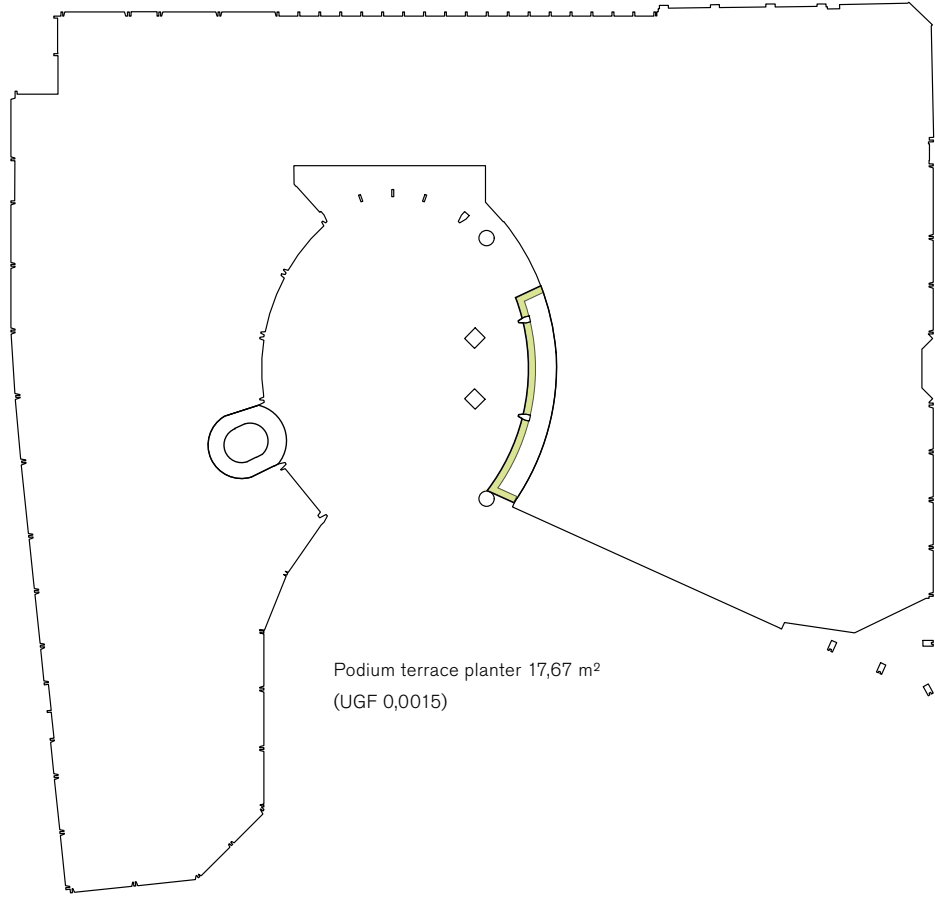
Level 01

8.6 Urban Greening Factor
Ground Floor, Podium Terraces, and Podium Gardens



Level 02

Level 03

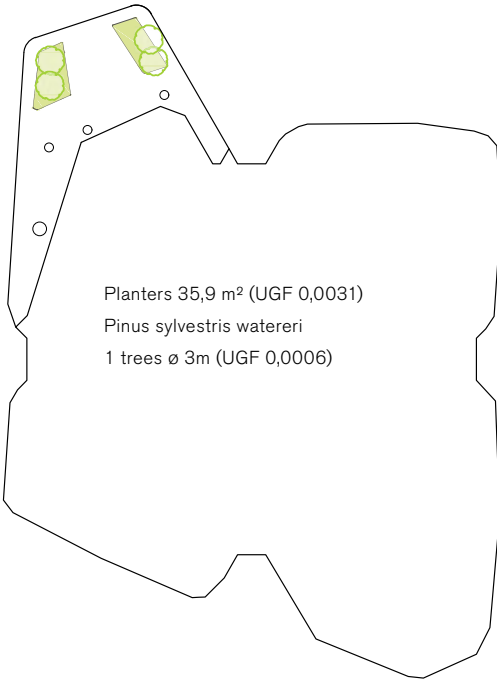


8.6 Urban Greening Factor
Ground Floor, Podium Terraces, and Podium Gardens

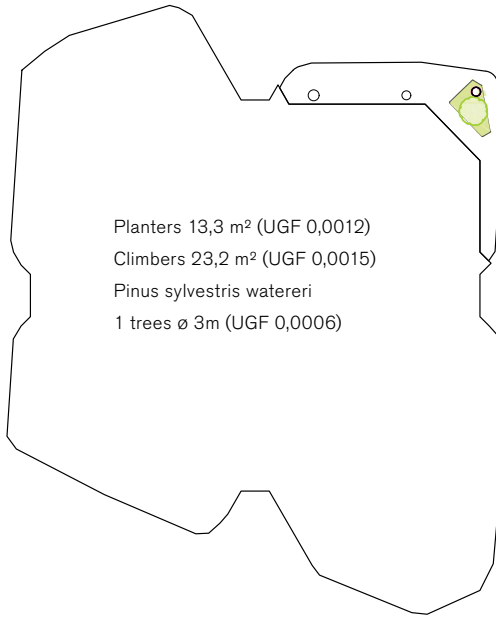


Level 04

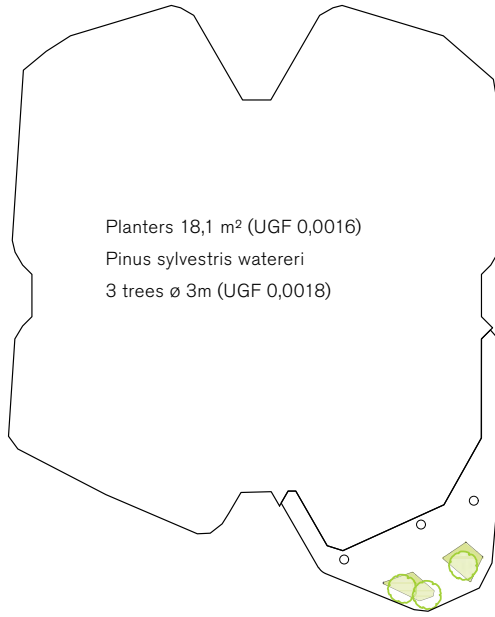
8.6 Urban Greening Factor
Office Sky Gardens



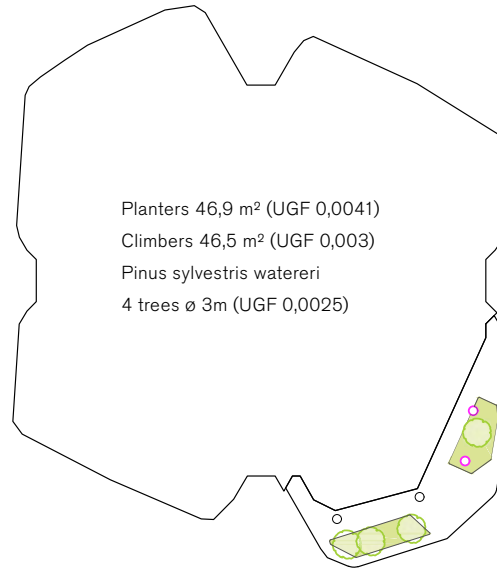
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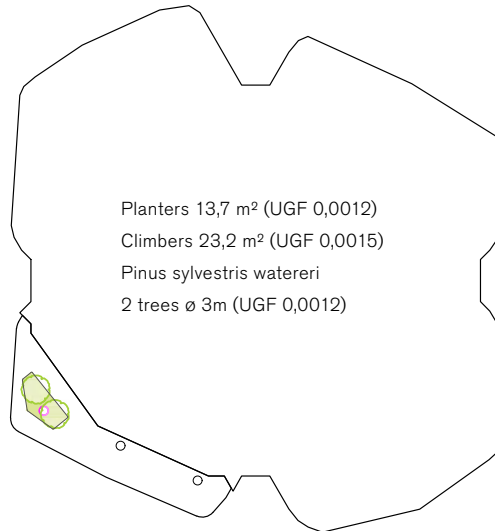
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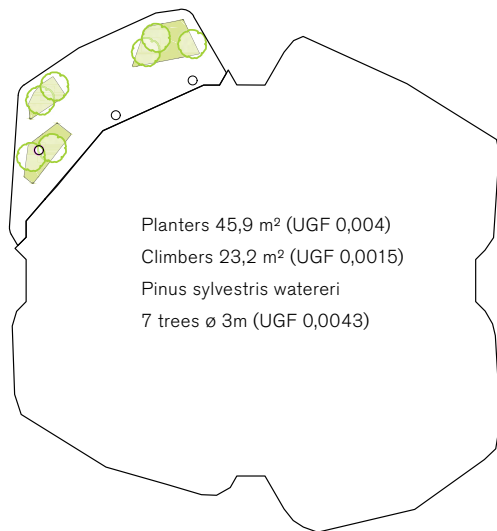
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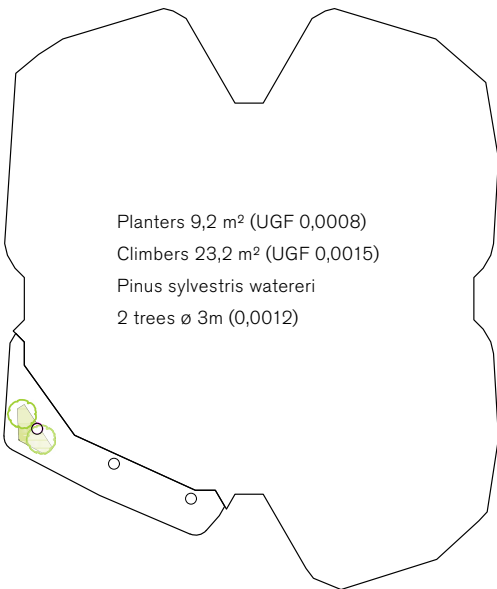
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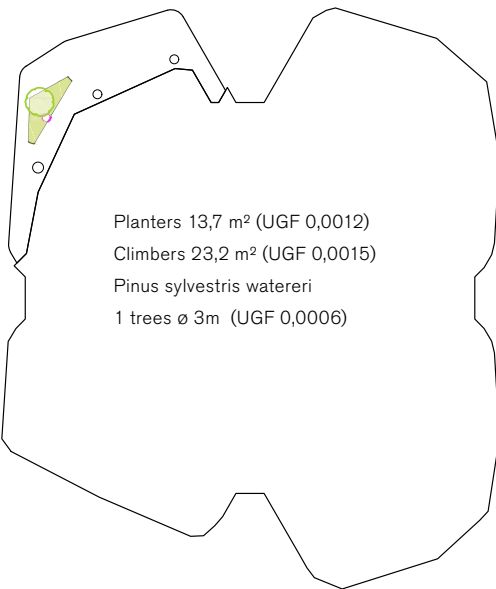
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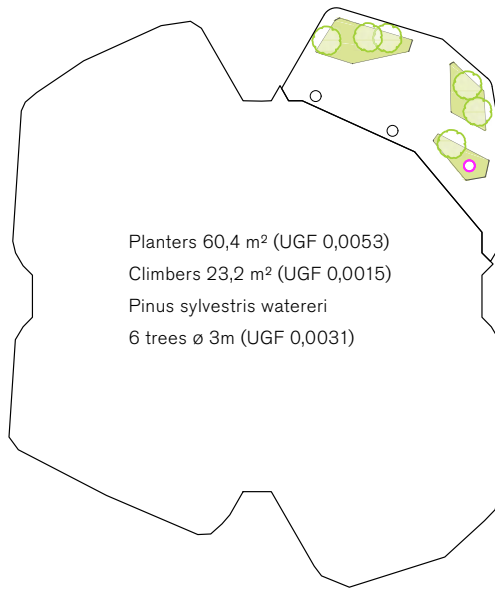
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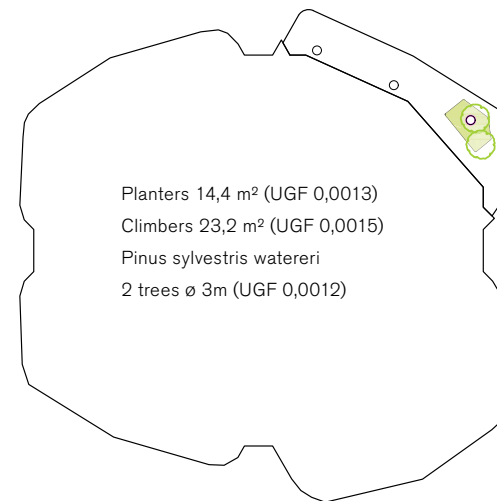
Level 21



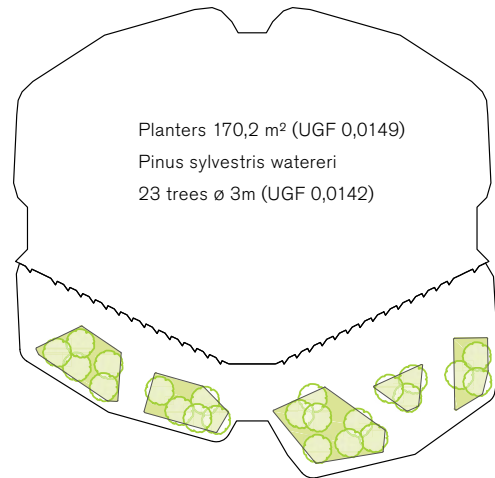
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Level 27

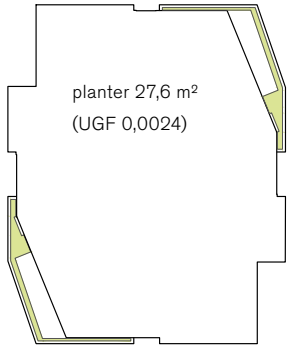


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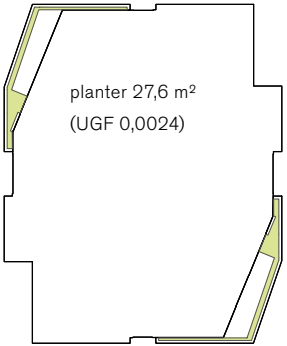


Level 44

8.6 Urban Greening Factor
Stamford Building Terraces

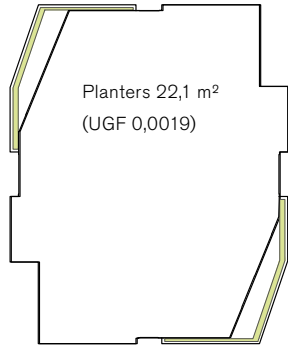


Level 13 & 28

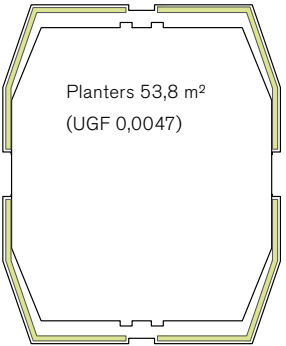


Level 18

8.6 Urban Greening Factor
Stamford Building Terraces



Level 33



Level 41



Left:
Human-scale
streetscape of
Blackfriars Road
frontage

