

## NEW CITY COURT

### Landscape Strategy

MRG Studio

This report has been prepared by MRG Studio for the use of AHMM Architects and the client GPE (St Thomas Street) Limited.

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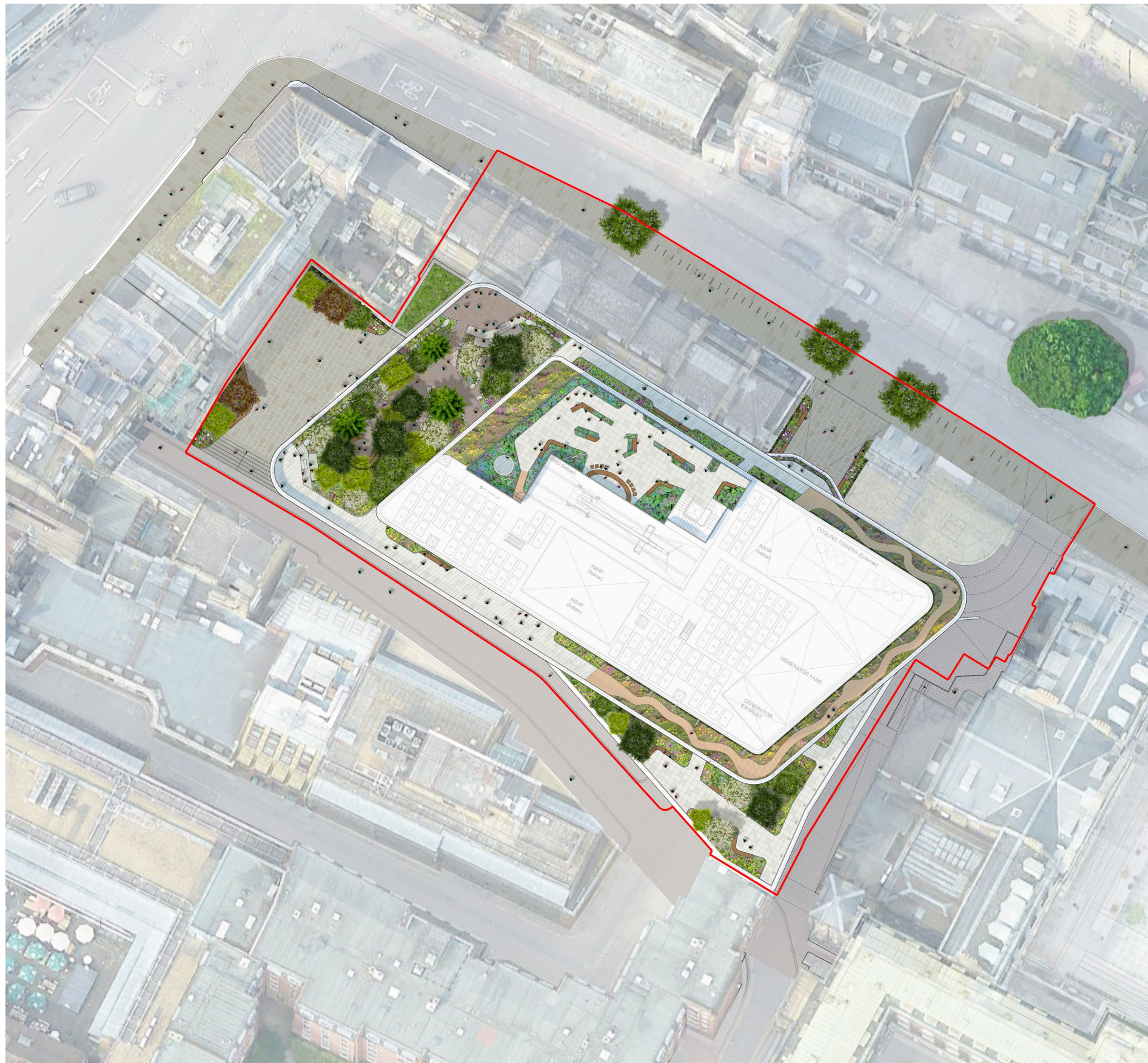
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# Introduction

## Executive summary



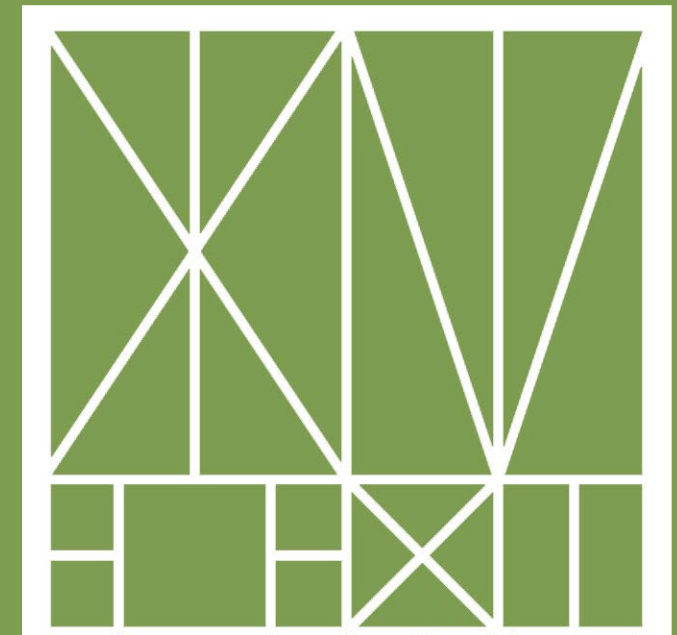
The New City Court site is located south of London Bridge, within the Bankside, Borough and London Bridge Opportunity Area. MRG Studio supported the New City Court design team to create a landscape design for the public realm on the ground floor, roof gardens and external amenity spaces in the new building.

The ground floor public space will connect New City Court to St Thomas Street to the north-east, King's Head Yard to the south-west and a proposed new entrance to the London Bridge underground station. The building arrangement on the ground will also create a new covered gallery between the Georgian terraces and the lobby entrances. The public space opened up by the configuration of the new building should feel as if it has always been there and is simply being uncovered by the new development.

The proposed building massing creates several roof terraces that complement the ground floor landscape design. The main destination is the publicly accessible roof terrace that conceptually recreates a woodland at Level 24. One of the main challenges of creating a garden and accessible space on the roof terraces at Levels 3, 24 and 26 will be the control of microclimatic and environmental conditions.

This landscape strategy report reflects the conceptual and technical studies undertaken towards a concept design that is being submitted as part of the planning application for the site.





# 1. Landscape scope and aims

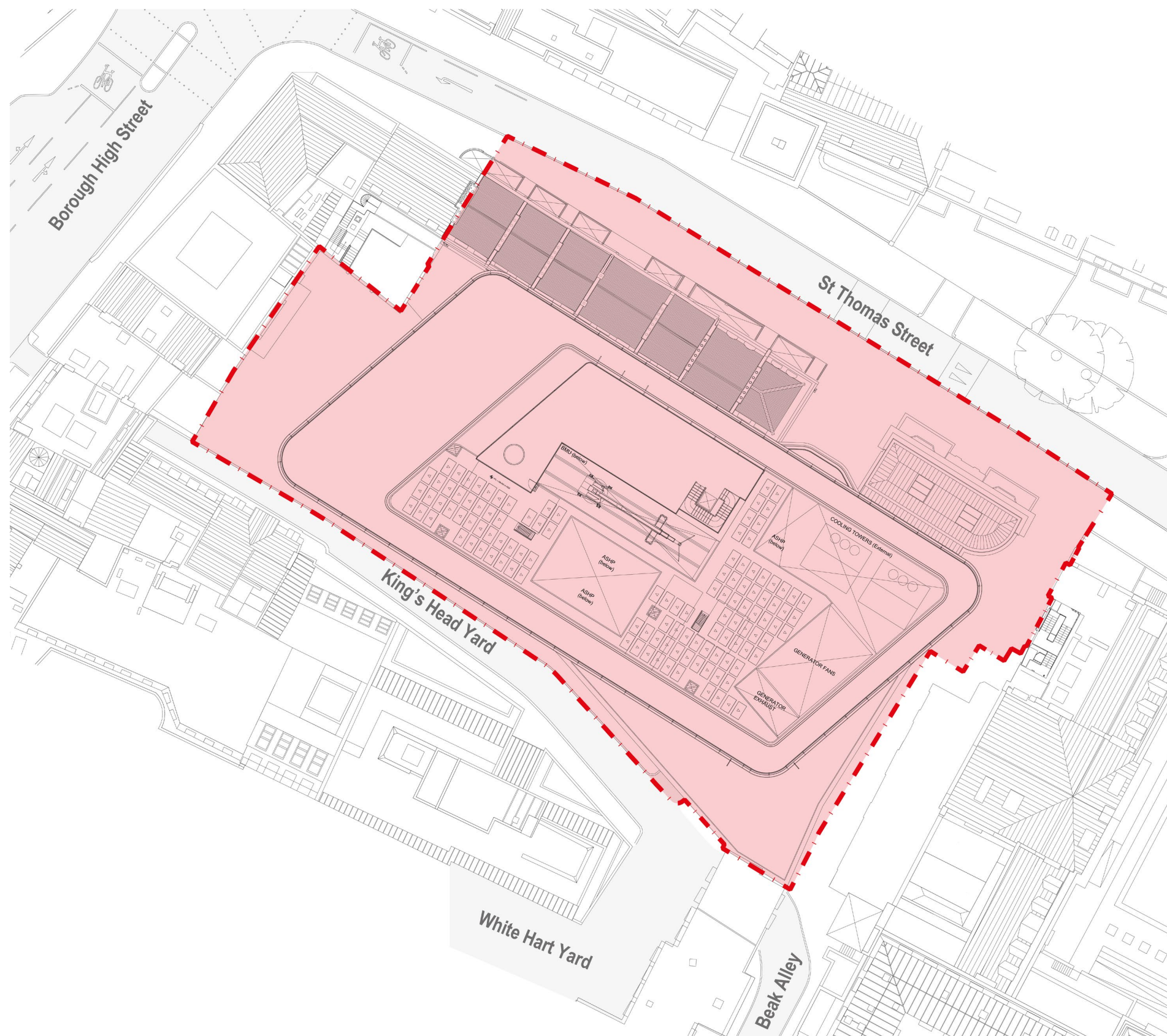


# 1. Landscape scope and aims

## Red line boundary

The site is located in the London Bridge District Town Centre. The total area for New City Court site is 0.36 hectares.

The landscape scope of works is distributed on several levels described in the following page.

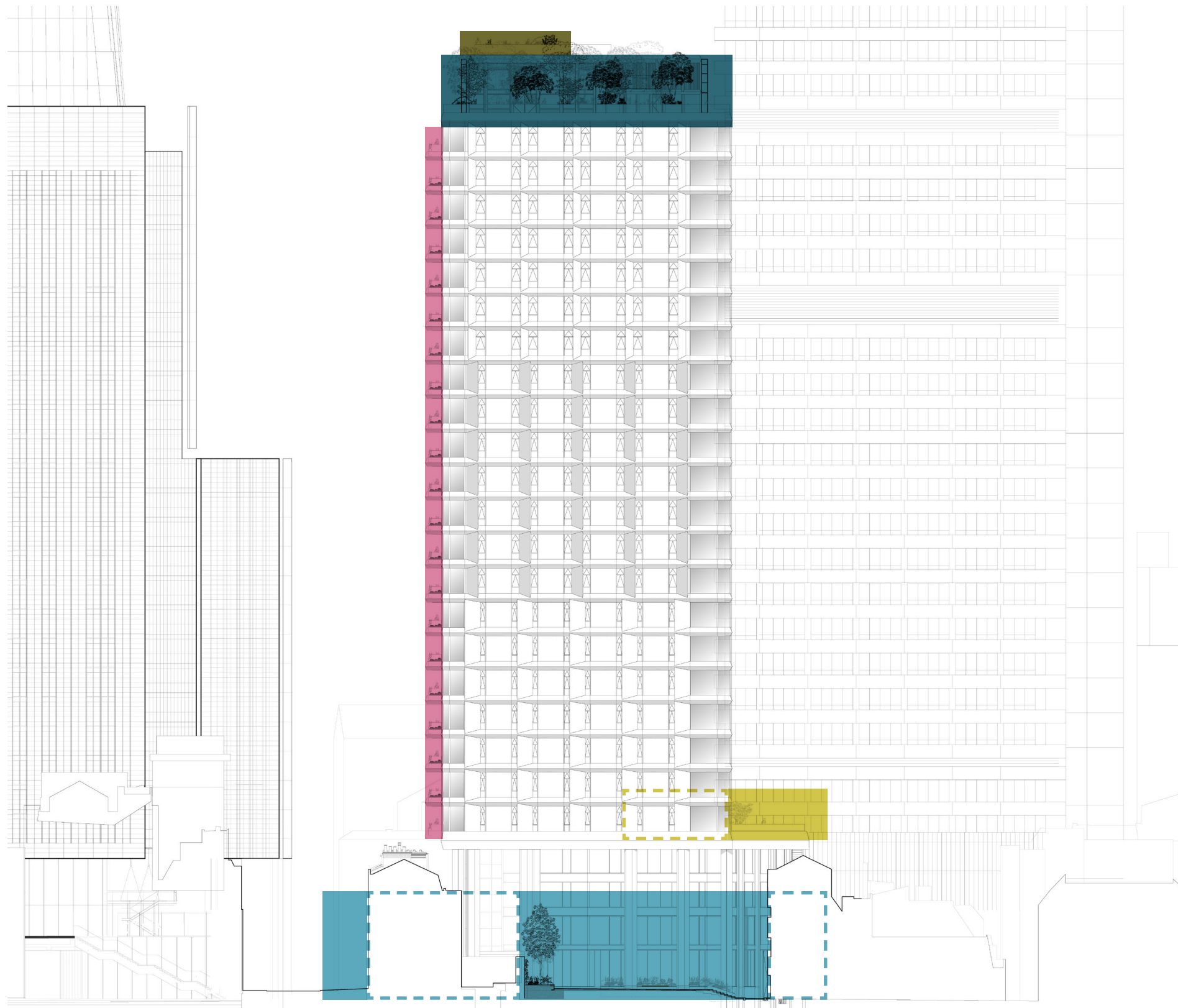


Red line boundary (planning application)



# 1. Landscape scope and aims

## Ground Floor, balconies, level 3, level 26 and roof terraces



### 1. Ground floor

The new public space on the ground floor will create a sense of arrival and welcome: a forecourt to the new London Underground entrance; respite from the busyness of the city beyond; space for small groups to meet and gather; pedestrian connections through the site, and a more sympathetic setting to the Grade II listed Old King's Head pub.

### 2. Level 3 terrace

Facing South, the Level 3 terrace will provide an external private amenity space for the office tenants on that floor.

### 3. Balconies

The balconies are located on the northern facade of the building. The design of the balcony repeats from Level 03 to Level 23 to create a green connection between the ground floor design and the woodland at Level. 24. This feature provides a vertical ecological corridor and a visual cue for the vicinity.

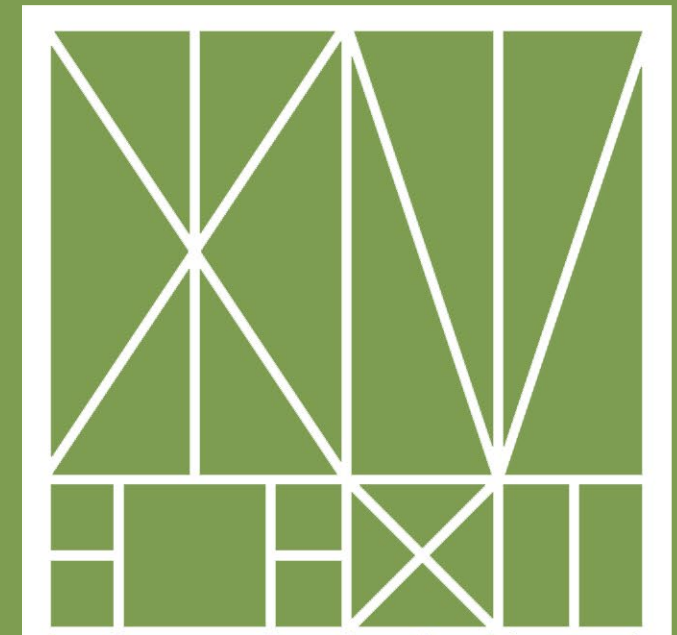
### 4. Roof terrace

The roof at Level 24 is a new publicly accessible terrace that offers 360° views of Southwark and across London. The landscape design allows a unique visitor experience - an ecologically managed woodland.

### 5. Level 26 terrace

The highest accessible place on the scheme, the Level 26 terrace, is reserved for office tenants. It offers large vistas north and west of the building across the city of London and the Thames. Normally configured as a quiet terrace for workers, the terrace can also be used as an event space.

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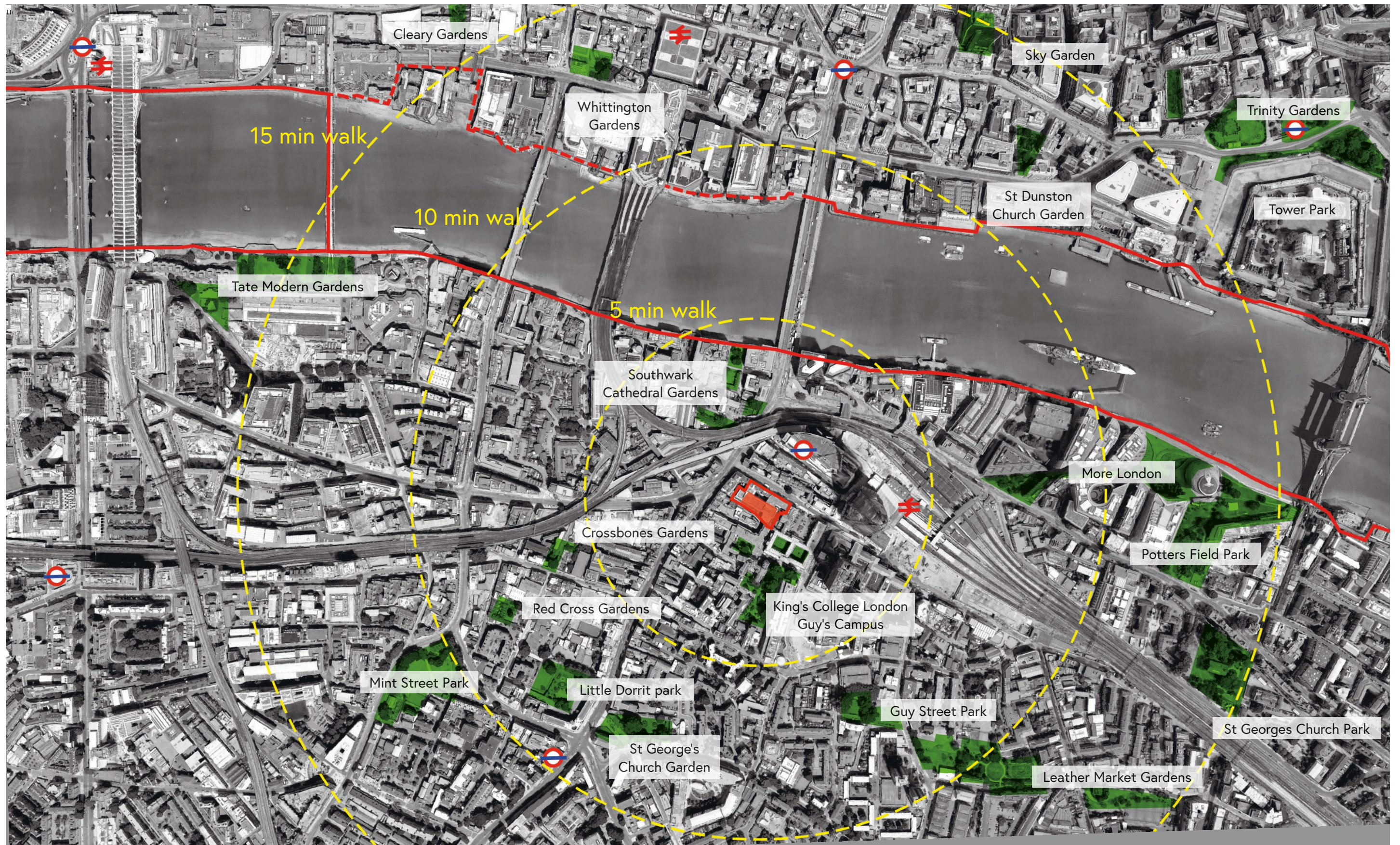
## 2. Urban and ecological context





## 2. Urban and ecological context

Urban context: Public space within the local area





## 2. Urban and ecological context

### Urban context: Public space within the local area

The public space created at New City Court should complement and improve the public space offer of the area.

The site is within 5-15 minutes' walk from several public green spaces in central London, which range from small community gardens to pocket parks, playgrounds and urban public realm.



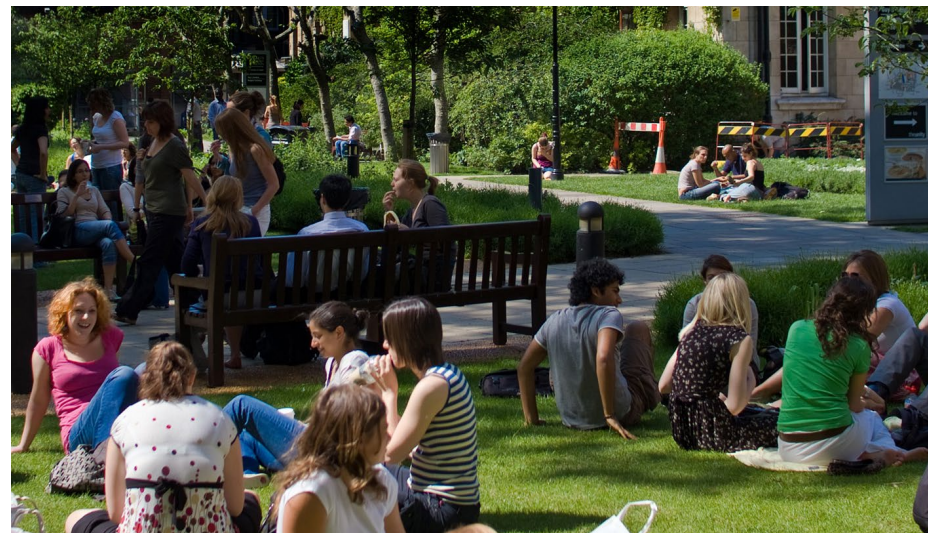
Guy Street Park



Little Dorrit Park



Leathermarket Gardens



King's College London - Guy's Campus



Crossbones Gardens



Herb garden, Southwark Cathedral



## 2. Urban and ecological context

### Ecological context and new connections



Existing ecological connections; Whilst much of Southwark urban fabric already integrates its green network, our site and the area around it is largely devoid of planting and vegetation.



Proposed connections; The Public Realm at ground floor and the different Roof Terraces' landscapes of New City Court can contribute to reconnecting some of the ecological networks in the area.

Although the immediate surroundings present largely hard urban conditions, we will create environmental value by creating natural resources that can extend the feeding and sheltering seasons for local wildlife.

We will combine innovative technologies with established horticultural and engineering techniques to deliver a landscape that improves local biodiversity, manages water usage and drainage sustainably, and helps London to breathe.

↔ Existing ecological connections

↔ Potential ecological connections

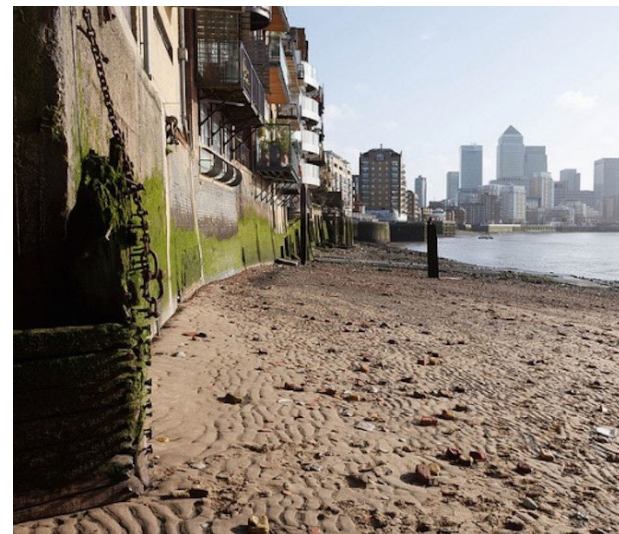
Habitats of reference along the Thames in and near London



Chimney Meadows



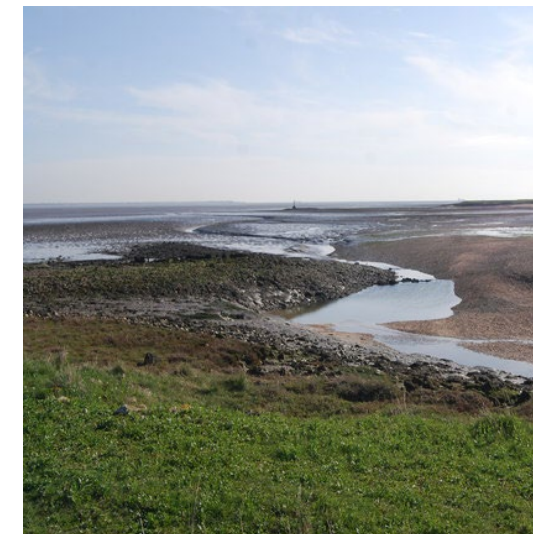
Isleworth Ait



Sandy foreshore of River Thames

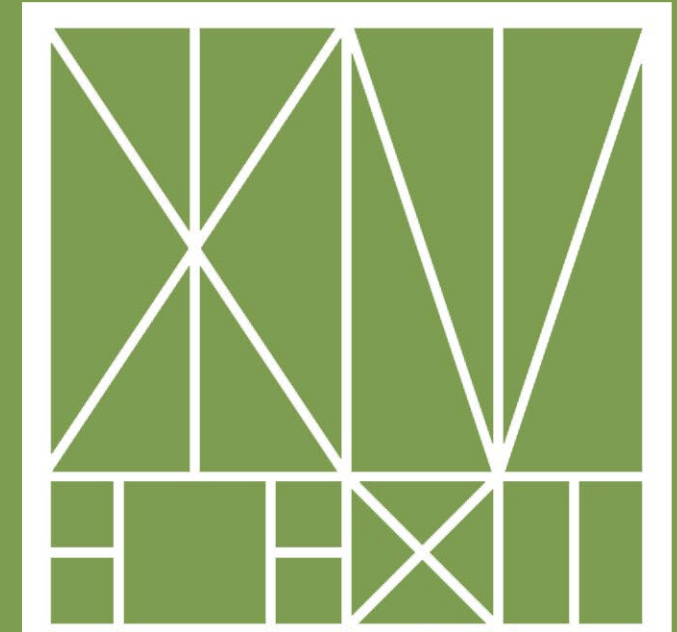


Chiswick riverside



Yantlet creek





### 3. Landscape Concept





### 3. Landscape Concept

#### Heritage of Guy's Hospital and King's Head Yard



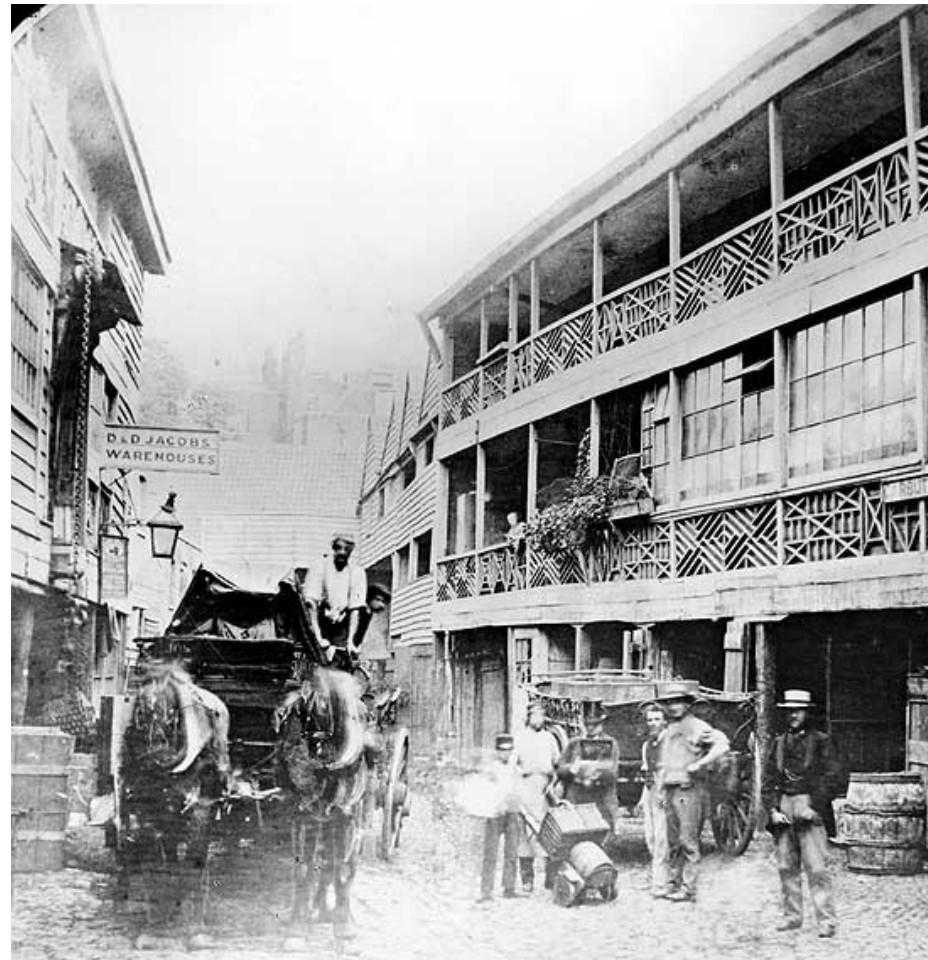
The Dorcas (women's surgery) Ward, Old St Thomas' Hospital



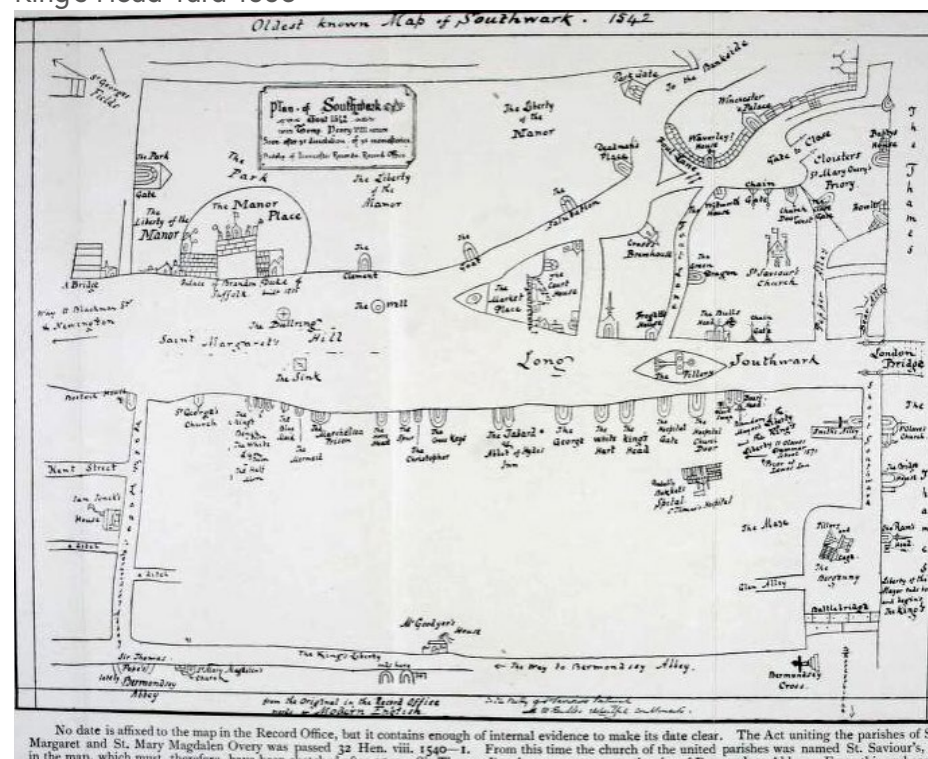
Herb Garret



Guy's Hospital 1799



King's Head Yard 1885



King's Head Yard on 1542 map of Southwark

Guy's Hospital dates from 1721, when it was founded by philanthropist Thomas Guy. It was originally established as a hospital to treat "incurables" discharged from St Thomas' Hospital.

The original timber framed Herb Garret was once used to dry and store herbs for patients' medicines and in 1822 an operating theatre was included. Pre-dating anaesthetics and antiseptics, it is the oldest surviving surgical theatre in Europe.

Detailed historical records identify herbs used at Guy's and the other London Hospitals, with documents such as the Pharmacopeia Pauperum describing preparations known to be both the most effective and the least expensive for treating common illnesses, making medicines available even for London's poorest patients.

The terrace of Georgian brick houses was built for St Thomas' Hospital in 1819 and has housed mainly residents connected with the two hospitals, including notable surgeons and physicians.

As a student at Guy's Hospital, John Keats is believed to have lodged over the shop of a tallow chandler in St. Thomas Street in 1815. A year after the Apothecaries Act came into force in 1815, Keats qualified for his apothecary license. While Keats eventually decided to dedicate himself to poetry rather than medicine or surgery, his writing was influenced by a deep understanding of botany and medicine.

Until the 19th century, the Borough High Street was lined with ancient inns several of which date back to the 14th century. With Borough being the terminus of most coaches to London, many inns were used at coaching inns until the advent of the railways in the 1840's.

The King's Head was known as the Pope's Head prior to the Reformation and it is marked on the 1542 map. Roman remains found on the site of the inn in 1879–81 indicate the presence of an inhabited building during the Roman occupation.



John Keats



### 3. Landscape Concept

#### A Woodland in the sky

A compact building mass combines ground floor, amenity spaces and public terrace landscapes, all designed to create an elevated woodland to be inhabited.

The landscape proposal aims to integrate New City Court and the surrounding streets into the existing vibrant neighbourhood.

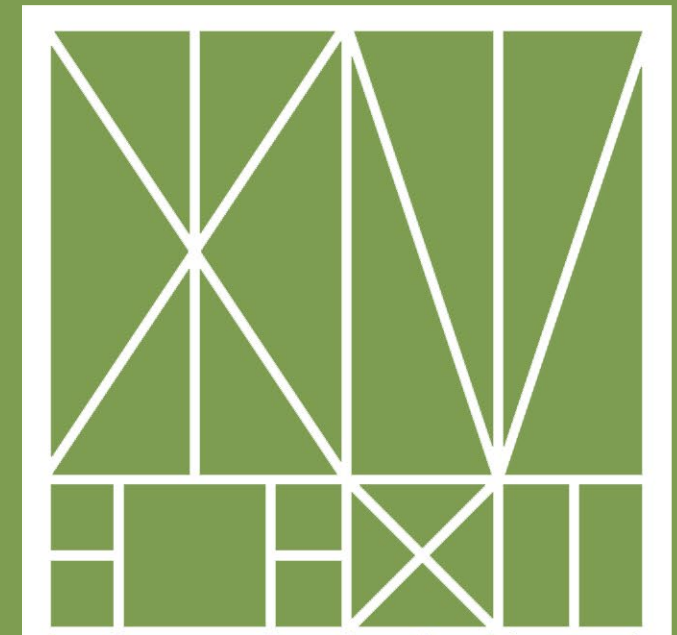
The density of the building is counter-balanced with the emphasis on ecologically rich and health-promoting public spaces.

The green spaces form a continuous ribbon that wraps around the building, a green carpet that unrolls from the woodland in the sky down to the ground floor and out to the site entrance at St Thomas Street.



Conceptual axonometric

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## 4. Ground floor analysis



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## 4. Ground floor analysis

### Public space provision

New City Court will provide over 1,500sqm of new high quality public space in central London.

The publicly accessible landscape comprises the King's Head Courtyard, the new gallery, the passage through the Georgian terraces and the entrance at St Thomas Street.

A service entrance shares a threshold to the street with the pedestrian east passageway connecting St Thomas Street to Beak Alley.

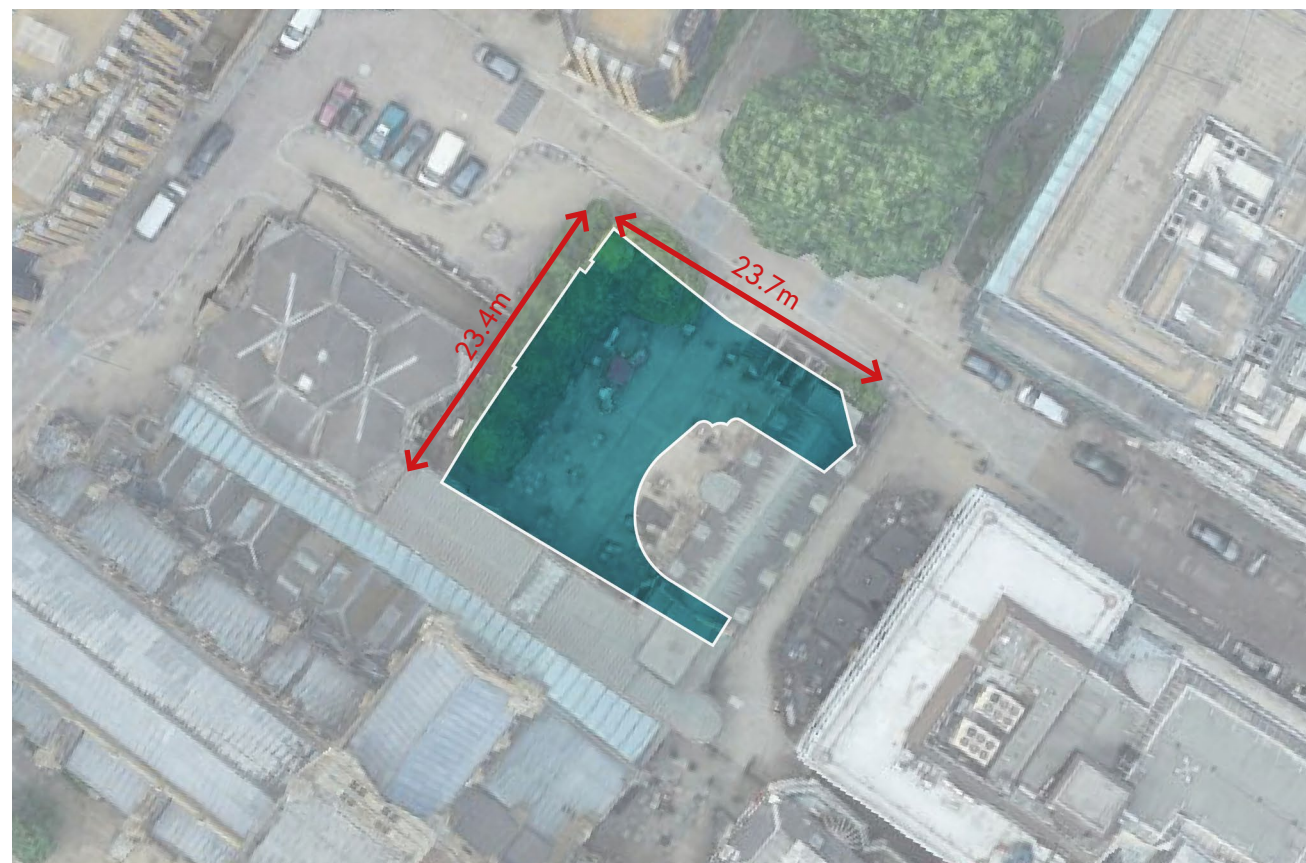
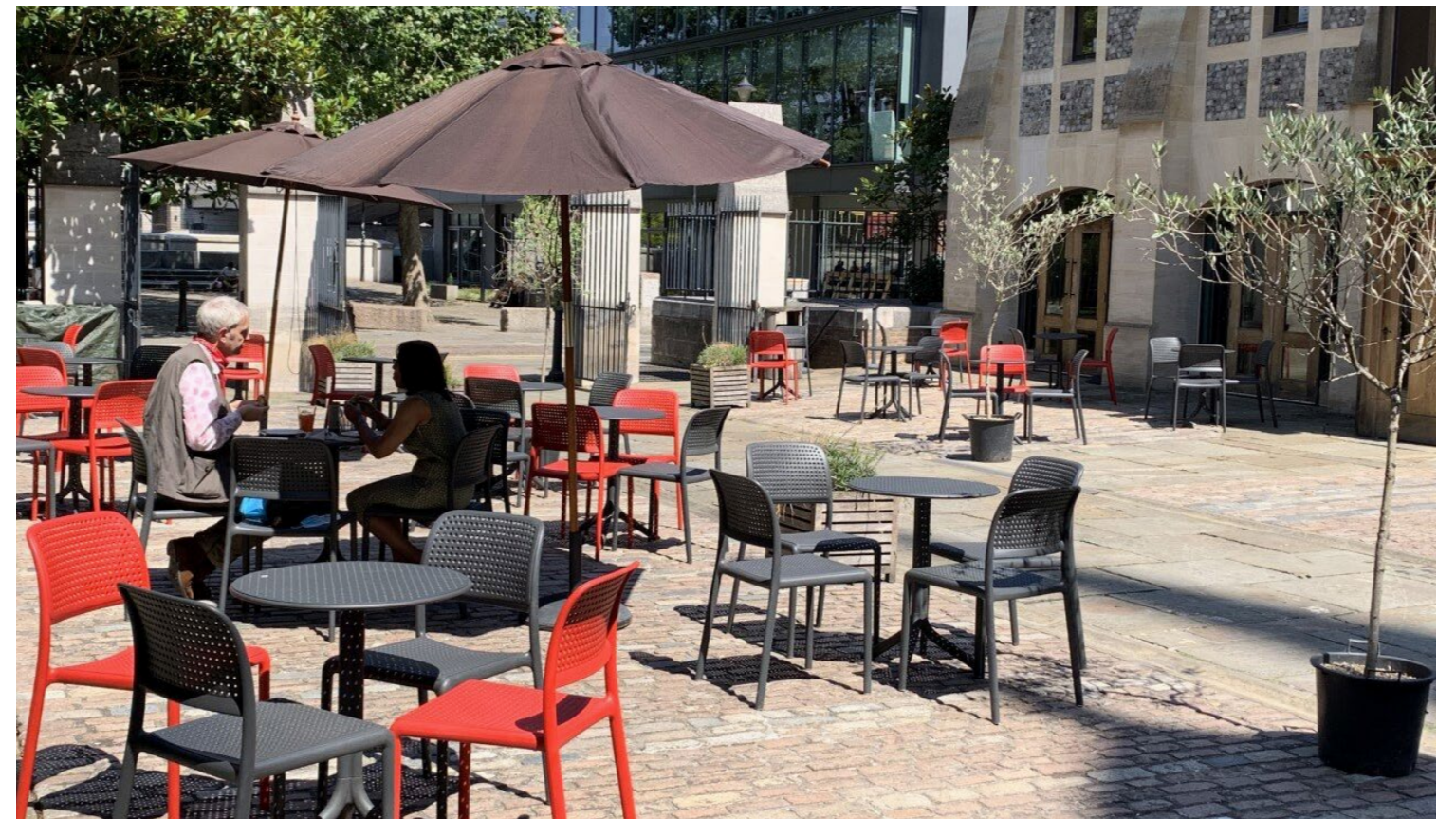
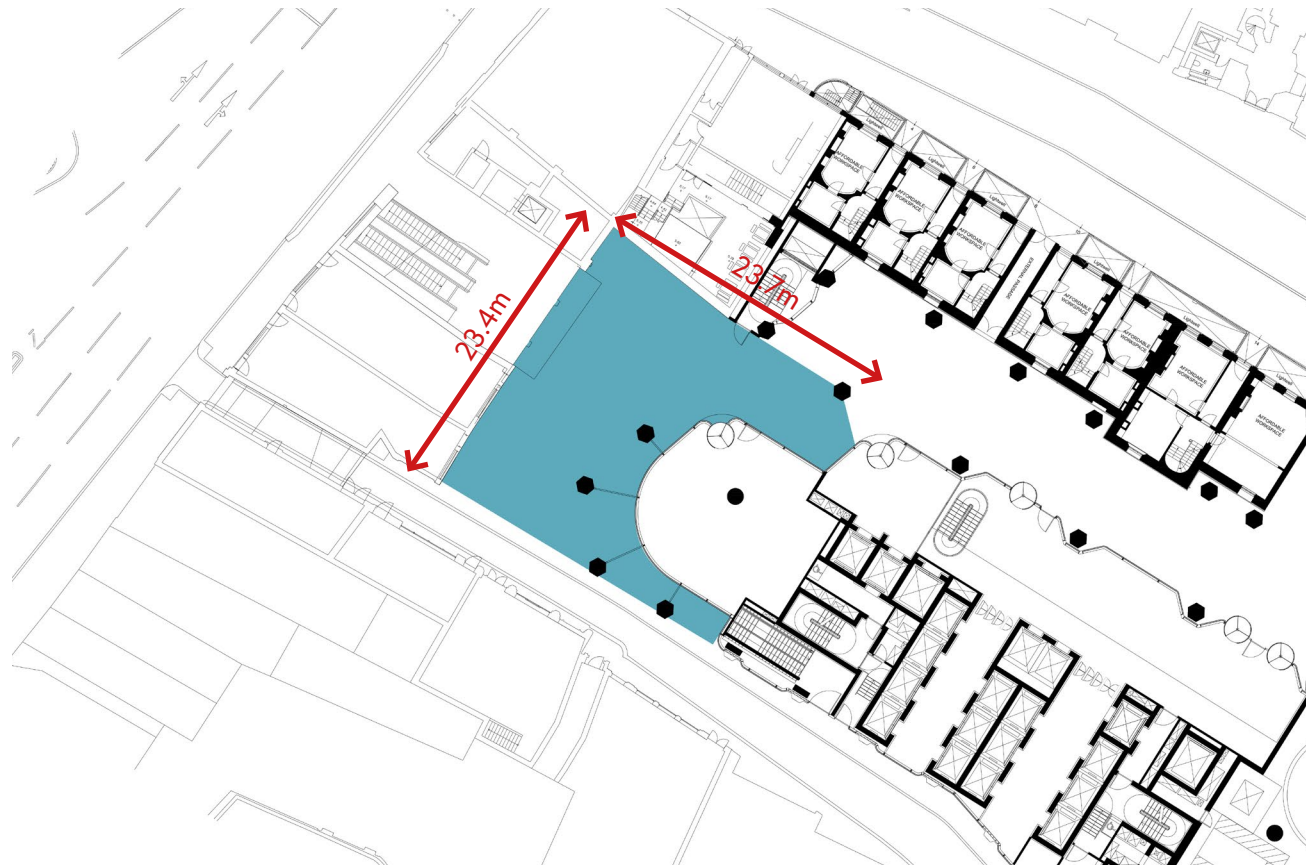


Ground floor provision diagram



#### 4. Ground floor analysis

King's Head Courtyard scale comparison: Southwark Cathedral cafe, London UK

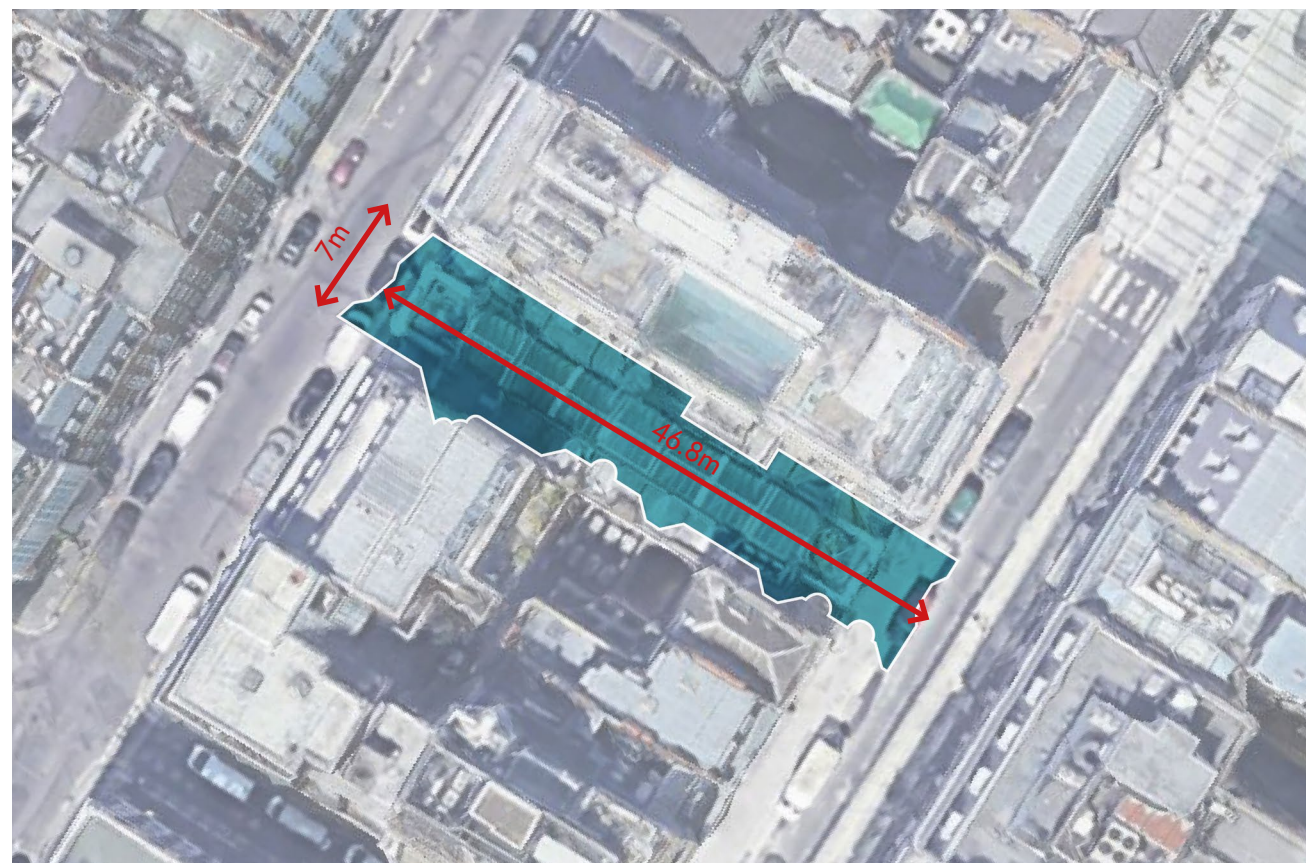


Southwark Cathedral cafe



#### 4. Ground floor analysis

Gallery scale comparison: Royal Arcade, Albemarle Street, London UK



Royal Arcade, Piccadilly



#### 4. Ground floor analysis

St Thomas Street entrance scale comparison: 2 London Wall Place, London UK



2 London Wall Place



## 4. Ground floor analysis

### Access and circulation

The main pedestrian connection between St Thomas Street and Borough High Street will be channelled through the new Gallery and King's Head Yard into the new London Underground entrance.

Access to lobbies and retail are mostly located within the Gallery and the courtyard.

The service area is located on the eastern part of the building and is accessed from St Thomas Street.



- Arrival point
- ➔ Primary pedestrian access
- ➔ Secondary pedestrian access
- ➔ Tertiary pedestrian access



## 4. Ground floor analysis

### Existing views of Old King's Head listed facade

Due to the width of the yard and the proximity of the buildings, it is not currently possible to see the whole listed pub facade from any point that is open to the public.

The full extent of the facade can be perceived in front of the pub. The creation of King's Head Courtyard supports this new connection (as shown on the next page).



Main views to the Pub - existing

- ◀ Old King's Head view
- Pub facade



Narrow road and adjacent existing buildings

## 4. Ground floor analysis

### Views to Old King's Head listed facade

Views of the Old King's Head pub will be made possible by the opening up of the courtyard and through the new colonnade which is set back from the ground floor building entrance.



- Old King's Head view
- Pub facade



## 4. Ground floor analysis

### Views to King's Head courtyard

Views to and from the new London Underground entrance and St Thomas Street will be key to connecting New City Court with its surrounding urban fabric.

Key sightlines towards the west edge of the courtyard show the importance of the southern portion of this elevation in views from the gallery and Kings Head Yard.



- ▲ Arrival view
- Facade in focus



## 4. Ground floor analysis

### Views to King's Head courtyard

Views from King's Head Yard and the gallery anchors the proposed building to the existing houses on Borough High Street..

Key sightlines towards the east edge of the courtyard show the importance of the western portion of King's Head Courtyard.



- ▲ Arrival view
- Facade in focus

## 4. Ground floor analysis

### Views to St Thomas Entrance

Views towards the main building entrance on St Thomas Street from the west will focus on the west-facing flank wall of the Georgian terraces.

With the building entrance set back from the street, careful treatment of this flank wall could help to announce the presence of NCC along the streetscape.



▲ Arrival view  
■ Facade in focus



## 4. Ground floor analysis

### Views to St Thomas Entrance

Views towards the main building entrance on St Thomas Street from the east will focus on the east-facing flank wall of the Georgian terraces.

With the building entrance set back from the street, careful treatment of this flank wall could help to announce the presence of NCC along the streetscape.

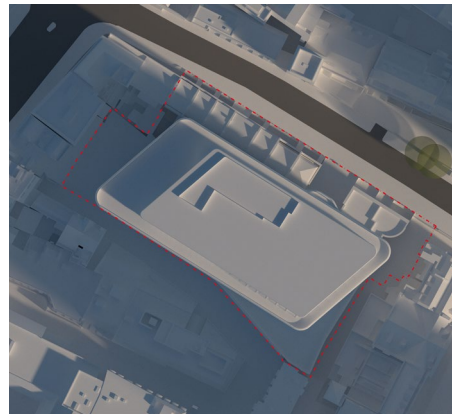


- ▲ Arrival view
- Facade in focus

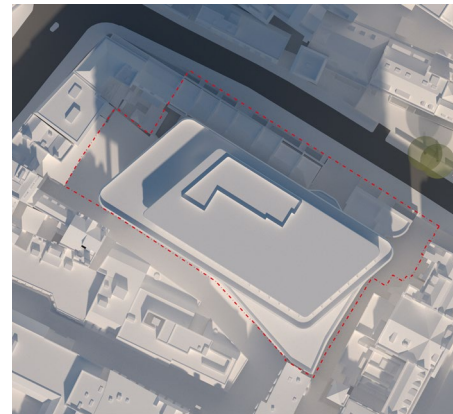


## 4. Ground floor analysis

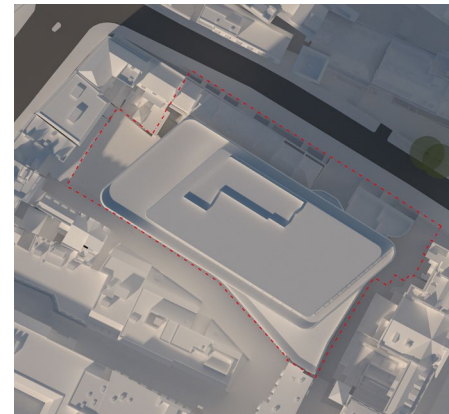
### Microclimates: Sun - shade



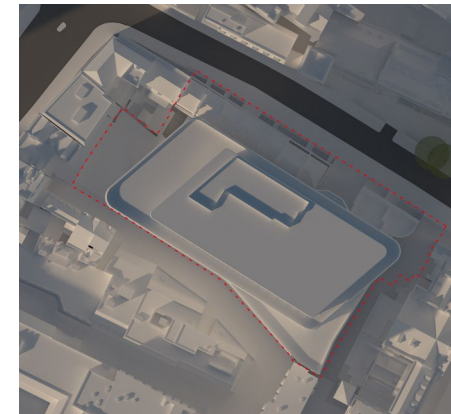
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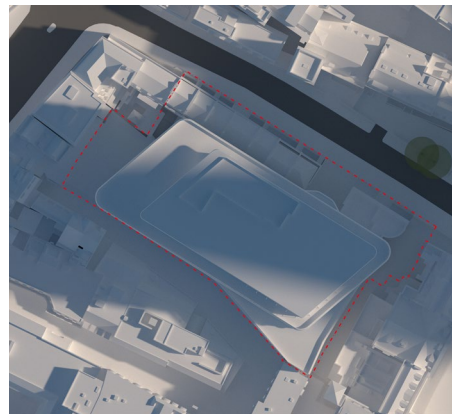
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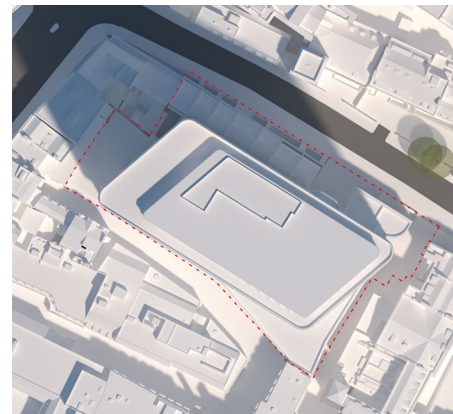
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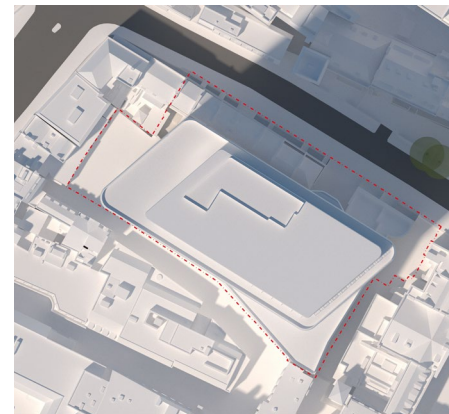
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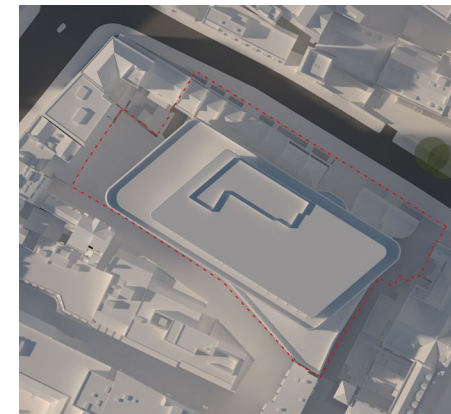
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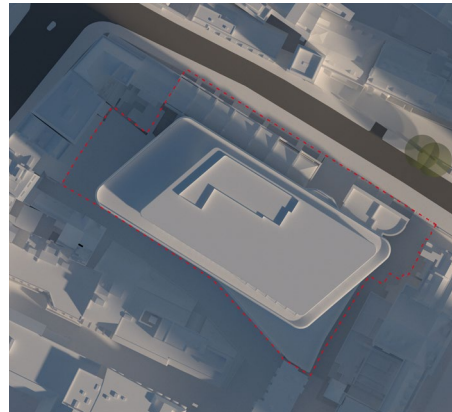
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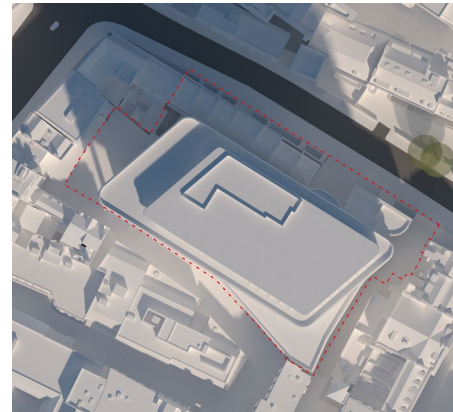
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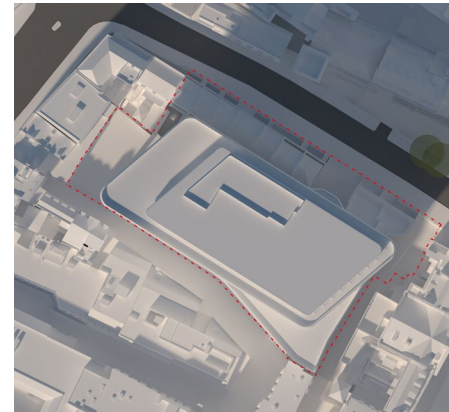
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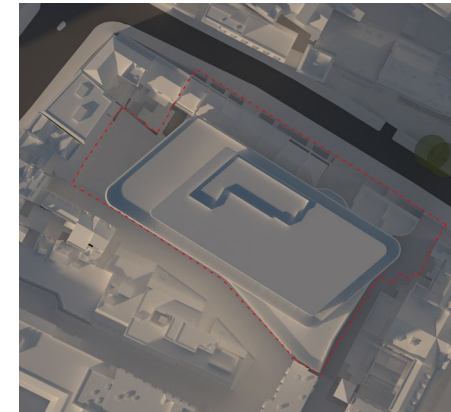
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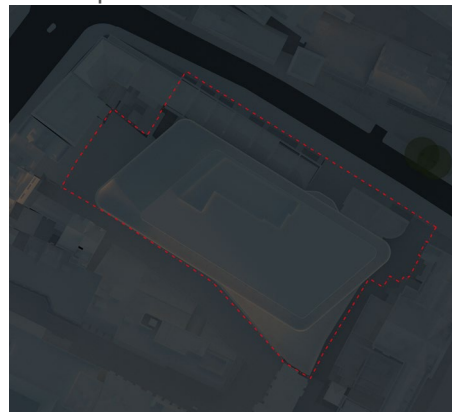
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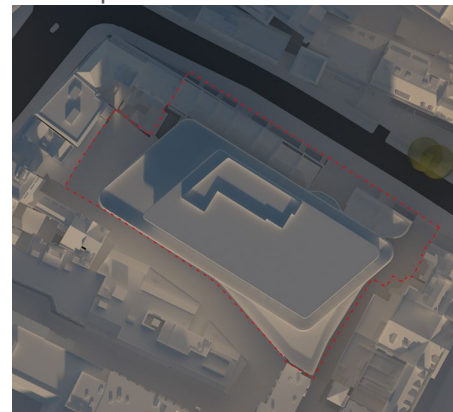
21st September 15:00



21st September 18:00



21st December 09:00



21st December 12:00



21st December 15:00



21st December 18:00

#### Spring and Autumn equinox: 21 March/21 September

Ground Floor: Sunlight reaches the centre and northern area of the King's Head courtyard from midday until early afternoon. The rest of the ground floor area is in cast shade

Level 3 terrace: sunlight falls across the terrace from midday until early evening.

#### Summer solstice: 21 June

Ground Floor: sunlight reaches the full courtyard by early afternoon, but wanes towards the early evening.

Level 3 terrace: sunlight reaches the northern perimeter of the terrace from 9am and remains in full sun for the rest of the day.

#### Winter solstice: 21 December

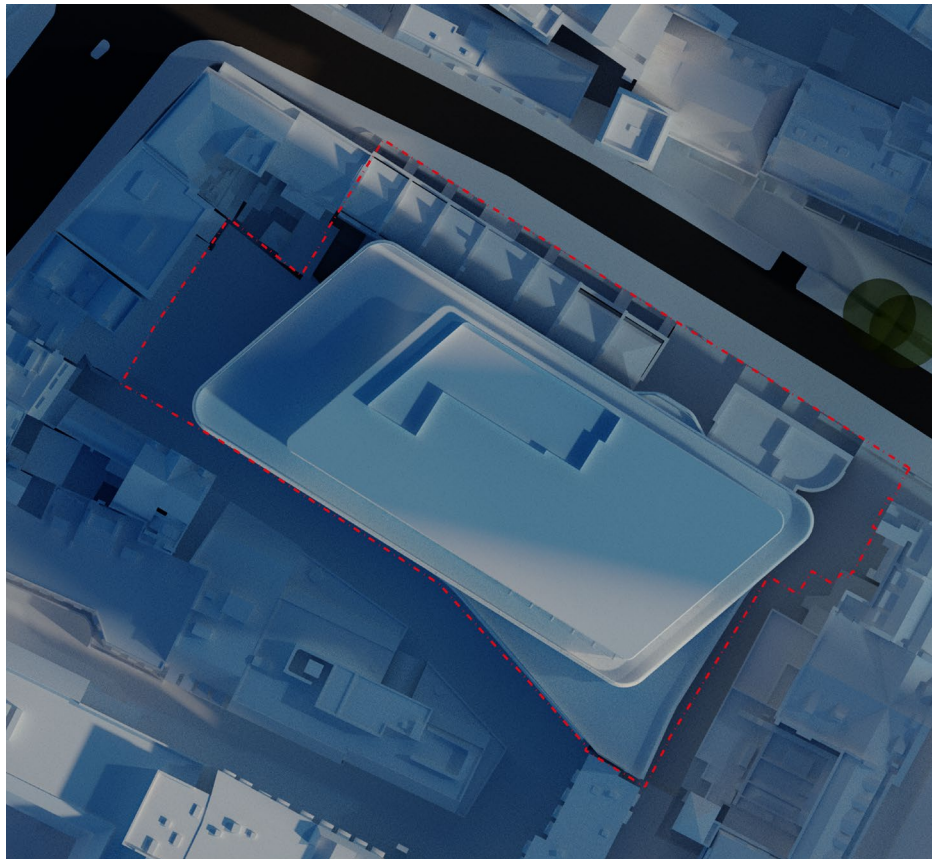
Ground Floor: sunlight fills the middle and northern section of the courtyard from midday to early afternoon, but is otherwise in cast shade.

Level 3 terrace: sunlight reaches the south-western aspect of the terrace from midday, and falls on the central area by early afternoon. Northern and southern perimeters are in cast shade for the whole day.

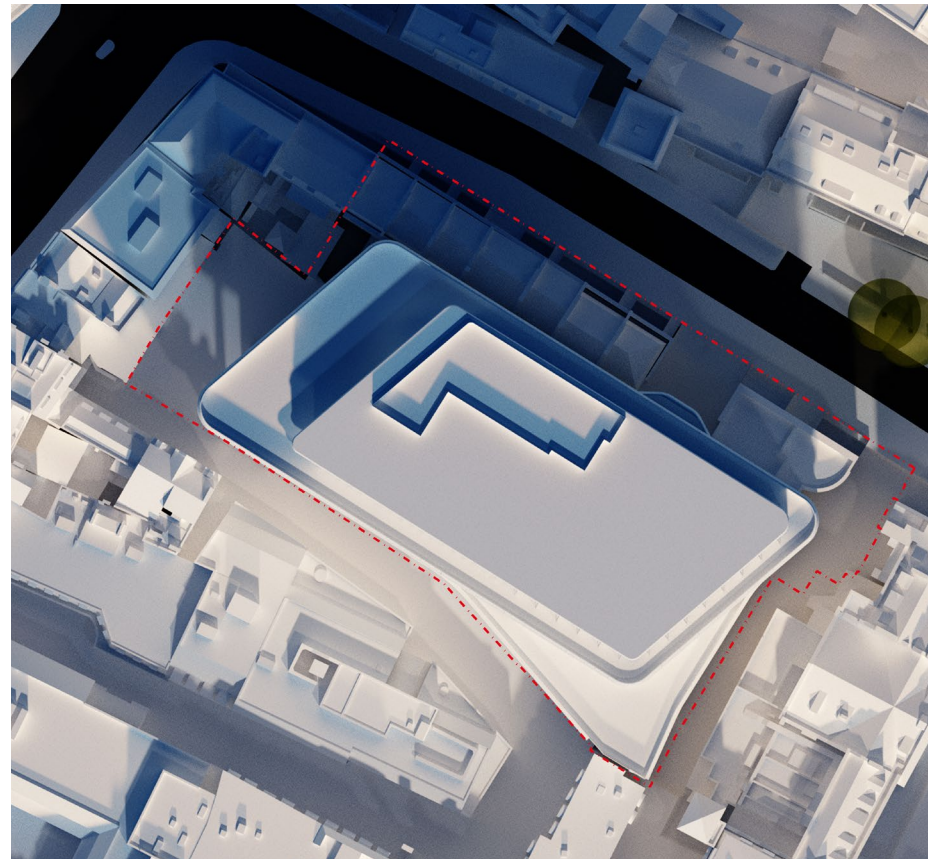


## 4. Ground floor analysis

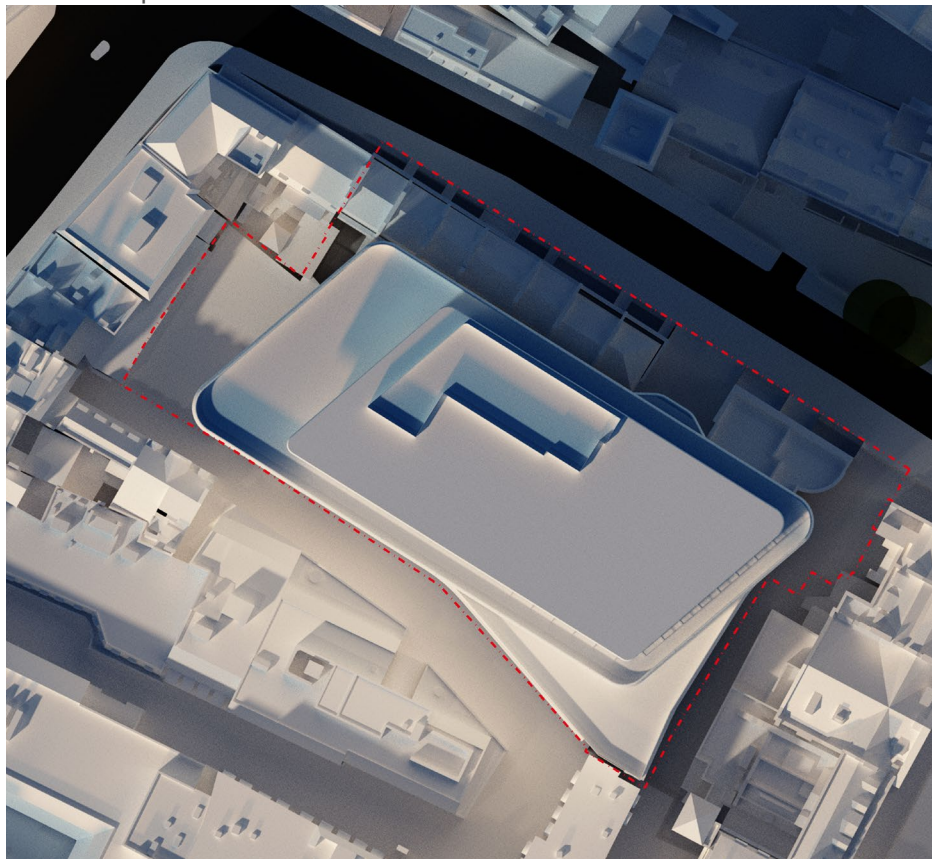
### Microclimates: Sun - shade



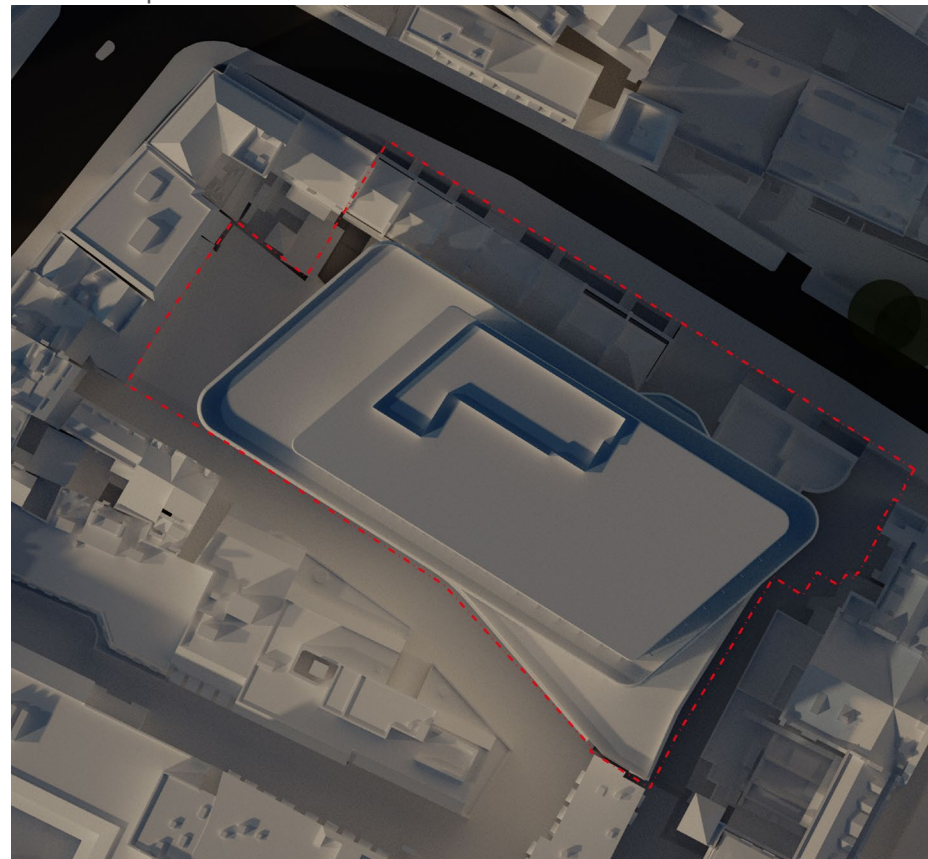
Shade composite 09:00



Shade composite 12:00



Shade composite 15:00



Shade composite 18:00

Most of the outdoor areas on the GF are in part shade for most of the day during most of the year.

The northern areas of the courtyard receive some direct sunlight at midday and early afternoon from spring to autumn.

The central area of the courtyard receives direct sunlight at midday during summer.



## 4. Ground floor analysis

### Microclimates: Wind




Most of the public space is covered by the building. There would be limited impact from the prevailing winds on the courtyards.

But the height of the building could create potential downdraft that would affect pedestrians on both entrances.

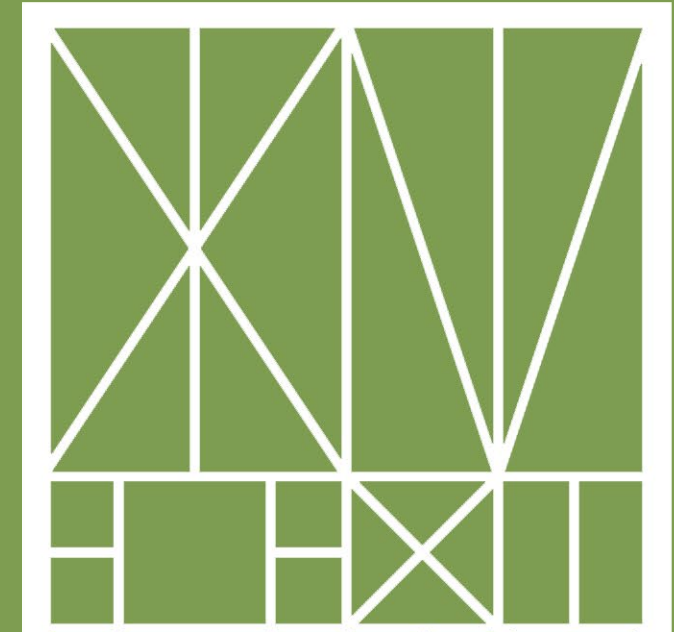
We have been working with the design team to use a combination of wind mitigation panels and planting to resolve issues found during the wind modelling analysis.

For further information about the wind study and mitigation, refer to the relevant chapter in the Environmental Statement.



-  Covered area
-  Main wind
-  Potential downdraft from Building

Wind diagram



## 5. Ground floor design strategies



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# 5. Ground floor design strategies

## Levels and accessibility

Level changes between King's Head Yard and the main courtyard are significant in the existing condition.

Careful grading will be required to allow accessibility from the proposed London Underground exit to the rest of the site.

Steps and sloped paths will work together to provide a seamless pedestrian and wheelchair access without compromising on flow.



- +0.00 Existing levels
- +0.00 Proposed levels
- 1:50 Slope
- Stairs
- Sloped path



Level changes from King's head yard to courtyard

Level diagram



5. Ground floor design strategies

Planting

Planting on the ground floor aims to maintain an expansive landscape experience during peak periods of high footfall, whilst creating a sense of comfort and shelter in quieter moments. It is essential that the ground floor planting strategy allows seamless circulation, although this limits the extents of planting on the ground floor. The planting areas are laid out in response to the main focal views and the flow of people across the site.

In the main courtyard, the presence of trees, chosen for their form and seasonal interest, indicates a "green" arrival point. Their positioning has been carefully choreographed using peak flow diagrams and sight lines.

Along St Thomas Street, proposed new trees signal the entrance points of the building which is set back from the road. It is a form of implicit, intuitive way-finding.



- Tree
- Planting area
- Climbing plants
- Extent of soil (for roots development)
- Views
- Main pedestrian movement
- The Old King's Head facade

Planting diagram



## 5. Ground floor design strategies

### Technical constraints

The public spaces on the ground floor will be built mostly on structure, i.e. podium landscapes. The available depths for soil vary across the site and some areas are quite limited.

Soil extents should be maximised to sustain long-term health of trees planted in hard landscape. Further investigation of the St Thomas' Street vaults will be required to ascertain available depths to support tree planting.

On the Ground Floor external public spaces, an integrated approach to protecting soil from compaction and providing rainwater attenuation allows trees to benefit from shared root space and makes use of the rooting volume for water filtration and detention in a SUDS.

Different soil types will be specified to meet the needs of different plants.



- Basement extent (for paving build-ups)
- Tree pit (for street trees)
- 1.5m soil depth (for trees and planting)
- 1.2m to 0.8m soil depth (for planting and climbers)
- Cycle provision (35no. stands)



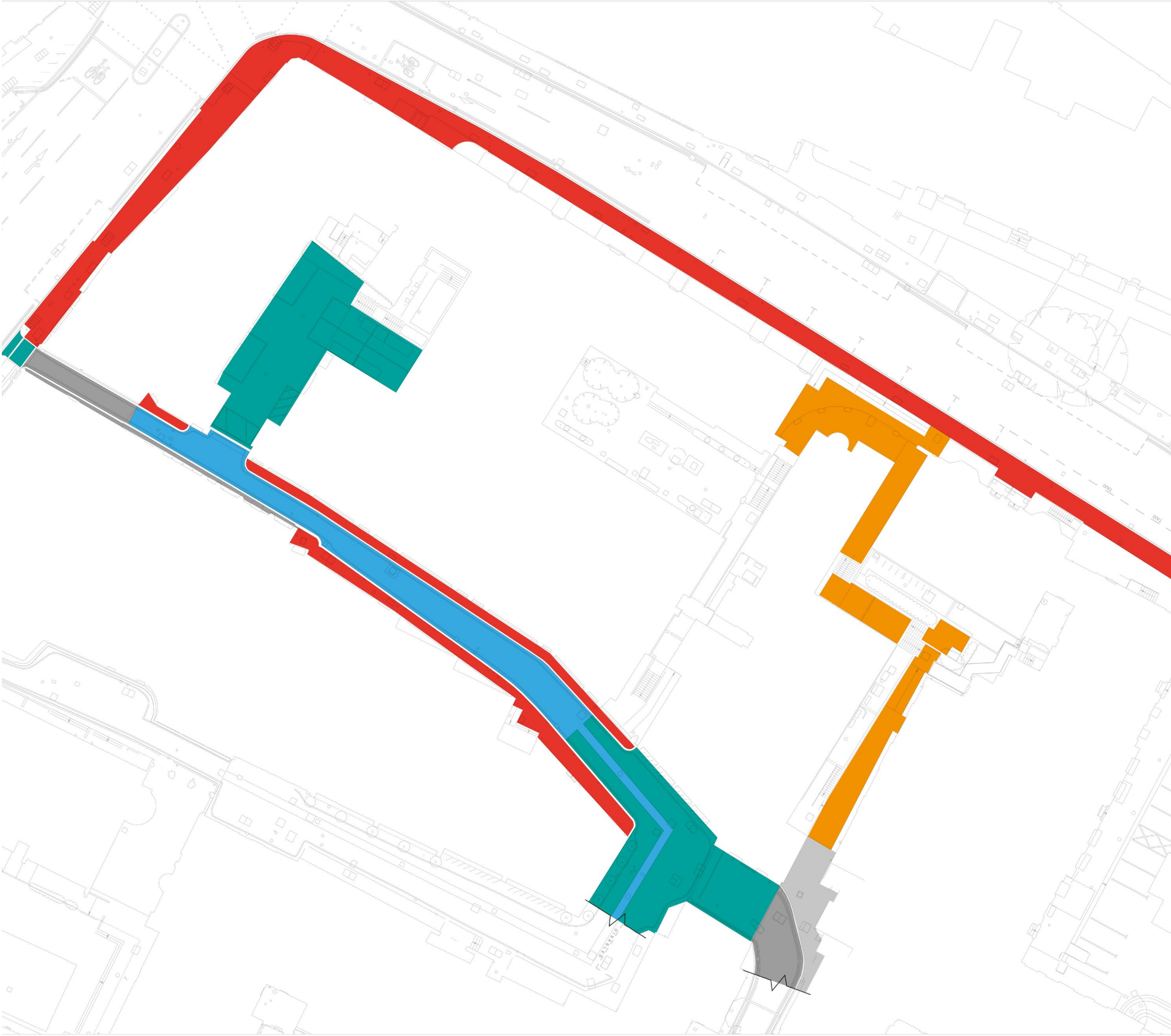
5. Ground floor design strategies

Materials

EXISTING SURROUNDING PAVING

The site and its surroundings present an eclectic range of material, which is visible in the areas immediately surrounding the site boundary too. The landscape should unify this patchwork to bring coherence and expand the sense of scale of the open space within the site.

Landscape treatment is proposed to extend beyond the ownership boundary into adjacent areas (e.g. paving re-laid after construction works for example).



Existing material diagram



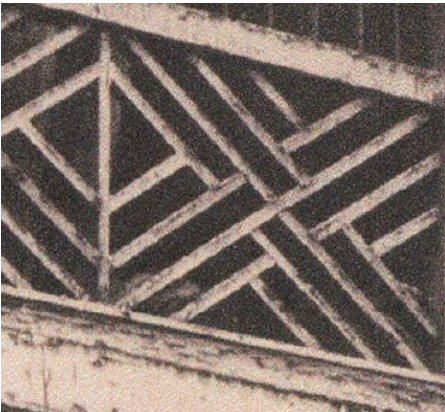
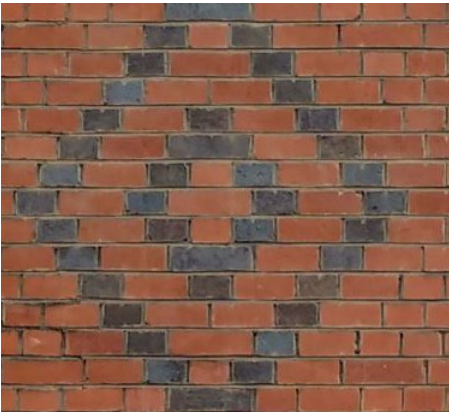
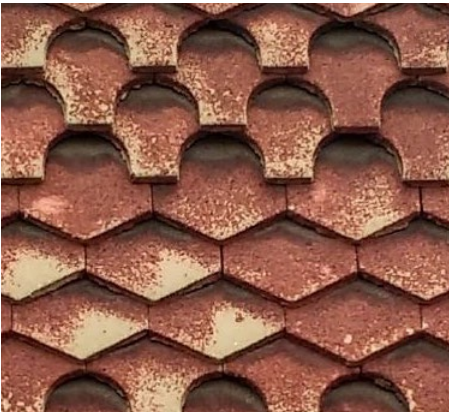


5. Ground floor design strategies

Materials

CONTEXT & NEIGHBOURING BUILDINGS

Visual survey of the neighbouring buildings and streets, with details on building façades, contemporary and historical.





5. Ground floor design strategies

Materials



Proposed material strategy

Our proposal is to create an unifying paving for the entire area of the site.

The new area, from the gallery and King's Head Courtyard, will have a different paving from the surrounding paving. A new material will be introduced to create a unique feature across the site: feature paving with strong layout and colour.

The pavement along Borough High Street and St Thomas Street uses the LBS recommended Yorkstone paving. The new high quality natural stone paving will extend from the St Thomas Street pavement to the gallery. Lighting could be integrated within it.

The cobblestones are extended from King's Head Yard to the east passage and the service yard. The stairs provide a clear break between the feature paving and the cobblestone from the yard.

The new material types are proposed as below:

- Unifying NCC paving
- Transitional paving
- Standard LBS Yorkstone
- Heavy load and heritage paving

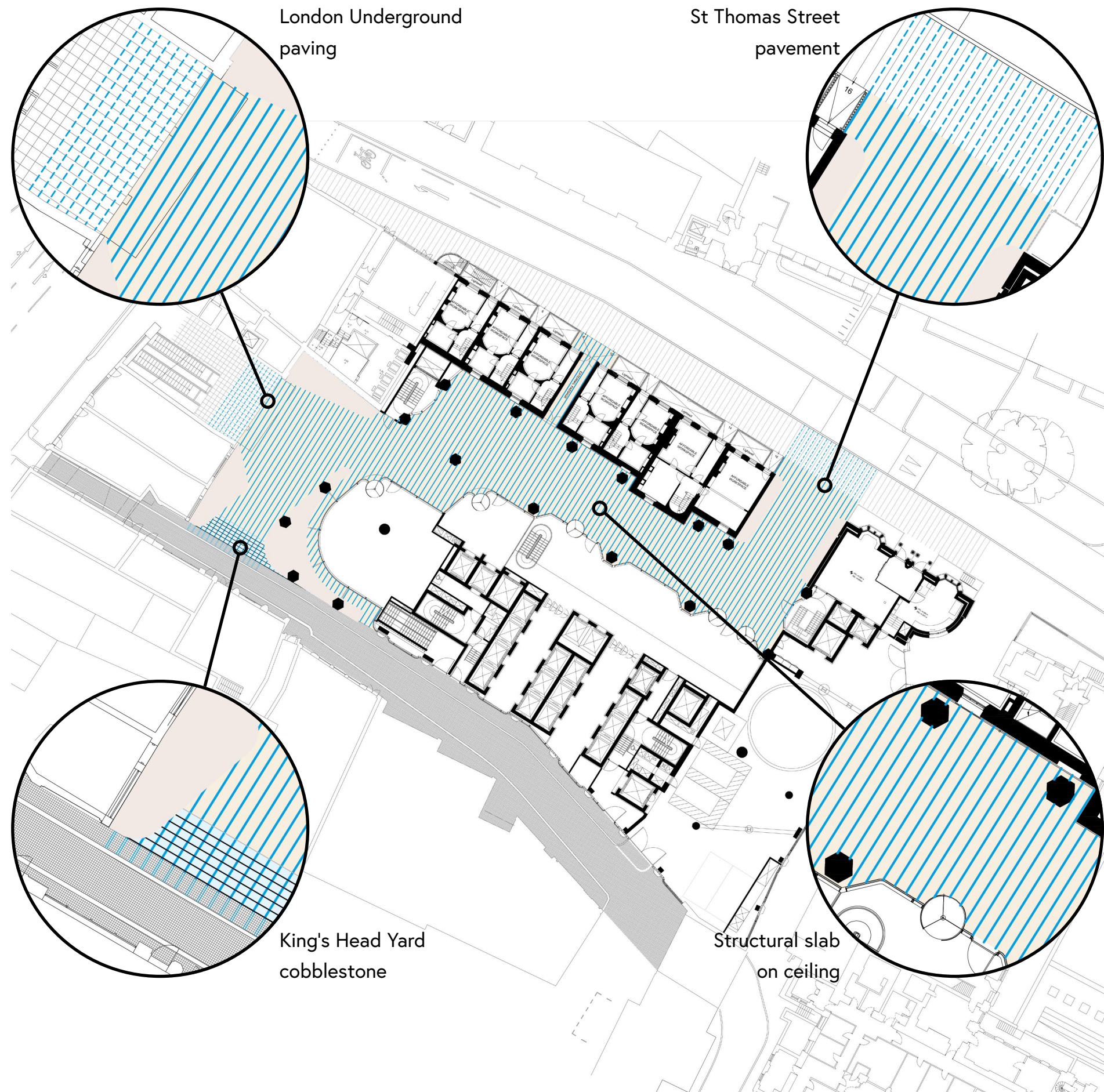


Diagrammatic section



## 5. Ground floor design strategies

### Paving strategy - orientation



A single paving orientation across the whole site unifies the different spaces within New City Court.

Patterns run perpendicular to most paths of travel and easily meets the grain of existing adjacent paving at St Thomas Street and the London Underground entrance.

The steps at King's Head Yard entrance can absorb this grain.

The scale of main paving 'grain' should relate to scale of ceiling pattern along NCC gallery.



Connection between ceiling and paving orientation

Paving orientation diagram



## 5. Ground floor design strategies

### Overall landscape plan

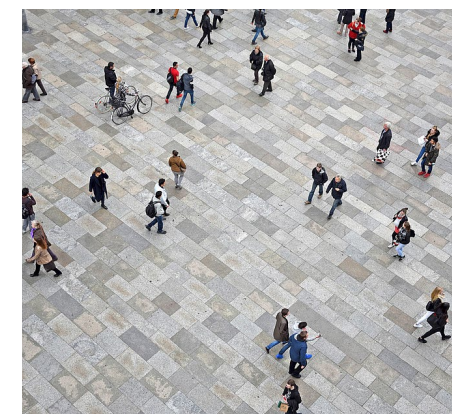
The landscape layout responds to the different expected pedestrian flows, the main views and area where dwelling activities could take place. The entire landscape is graded to be accessible and inclusive to all users, providing level access to all buildings.

The four character areas, that will be developed in the next pages, are:

- 1 King's Head Courtyard
- 2 Gallery
- 3 St Thomas Street Entrance
- 4 Beak Alley connection



Ground floor illustrative plan



Reference images

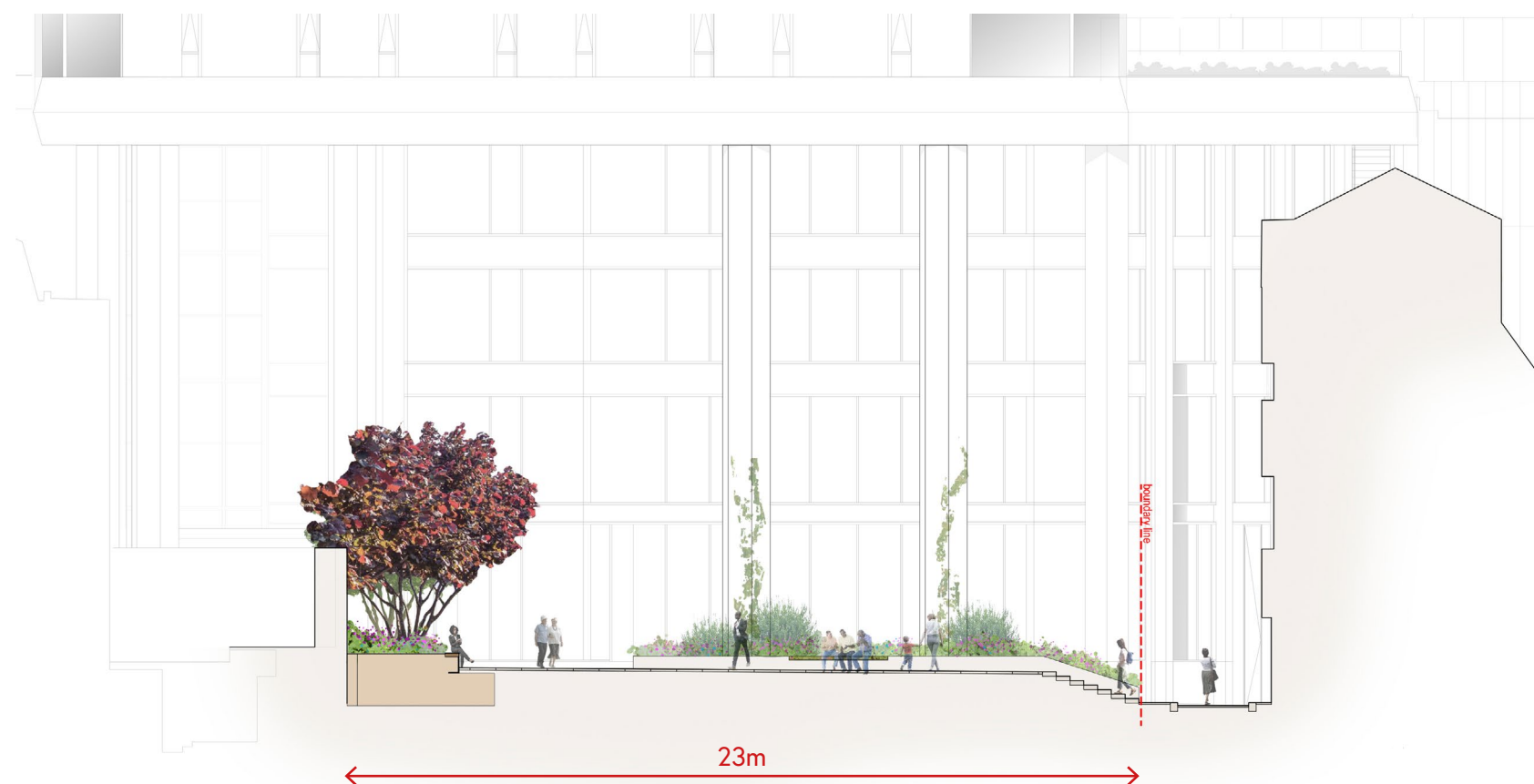


## 5. Ground floor design strategies

### Overall landscape sections

#### KING'S HEAD COURTYARD SECTIONS

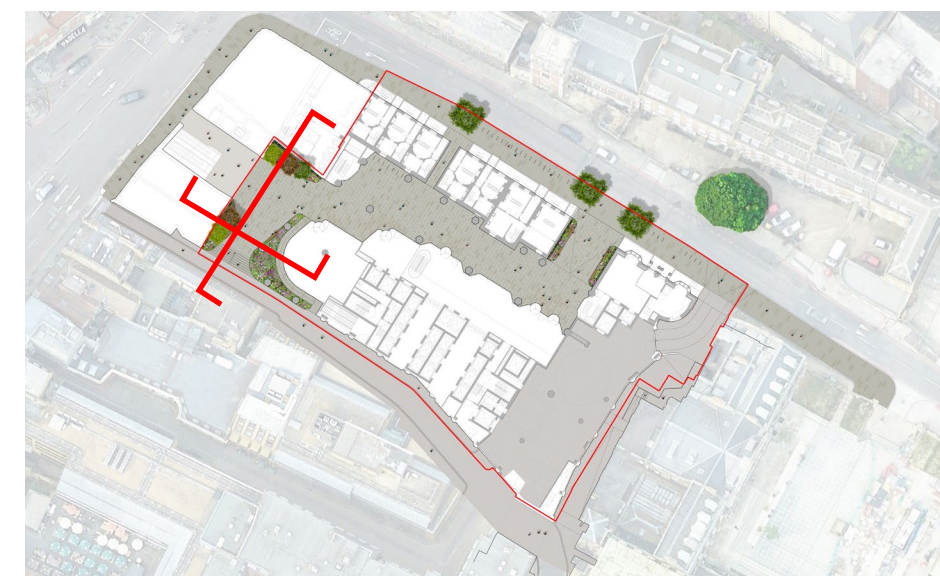
The illustrative sections below indicate the horizontal and vertical relationships between the Ground Floor public realm, the proposed buildings and the adjacent existing buildings.



King's Head Courtyard - Longitudinal section



King's Head Courtyard - Transversal section



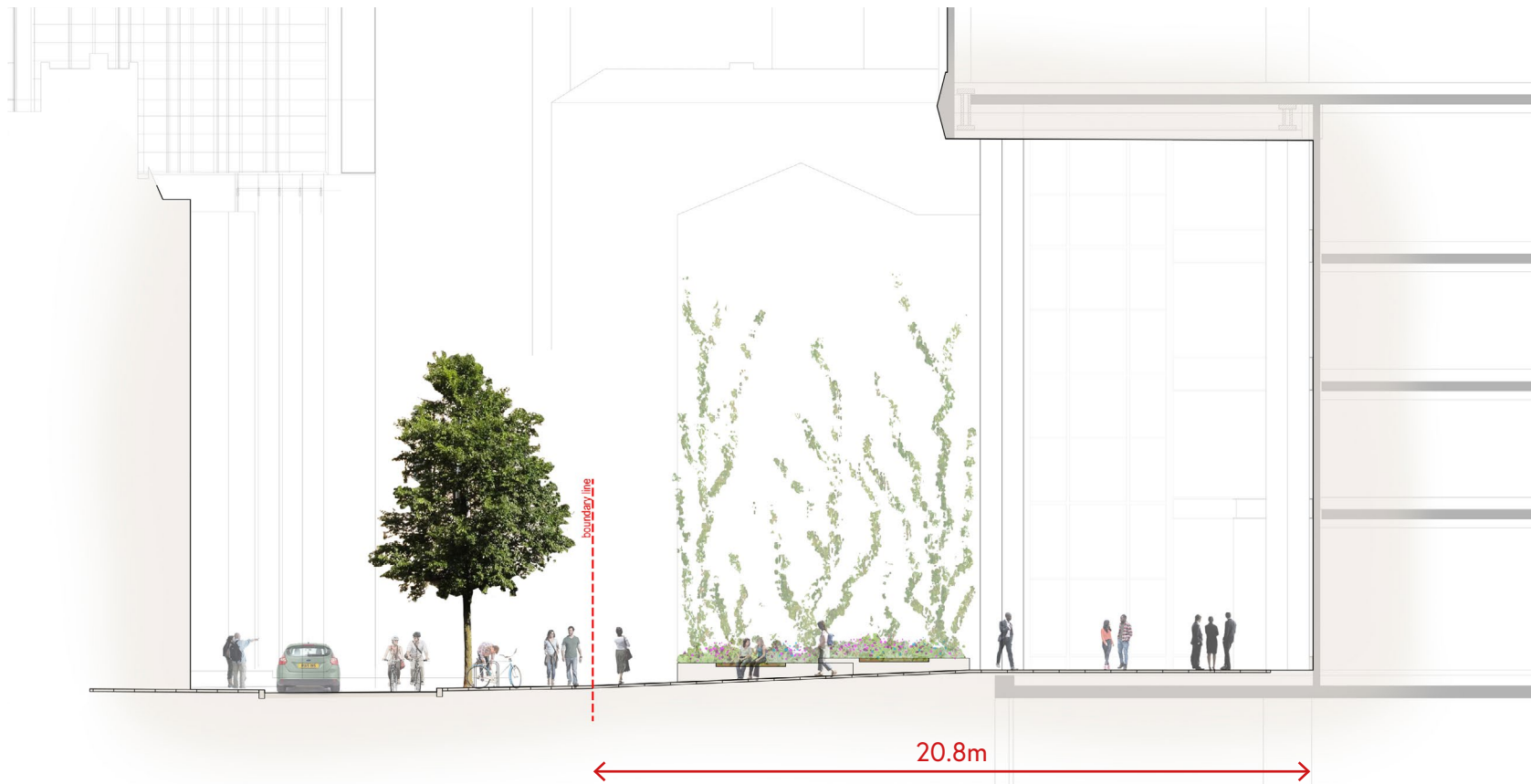


## 5. Ground floor design strategies

### Overall landscape sections

#### ST THOMAS STREET ENTRANCE SECTIONS

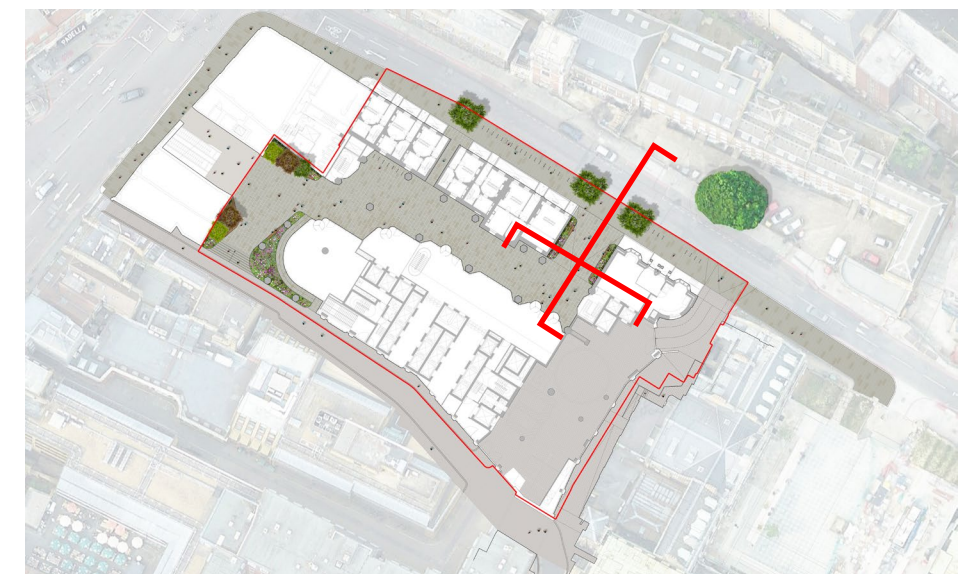
The illustrative sections below indicates the horizontal and vertical relationships between the Ground Floor public realm, the proposed buildings and the adjacent existing buildings.



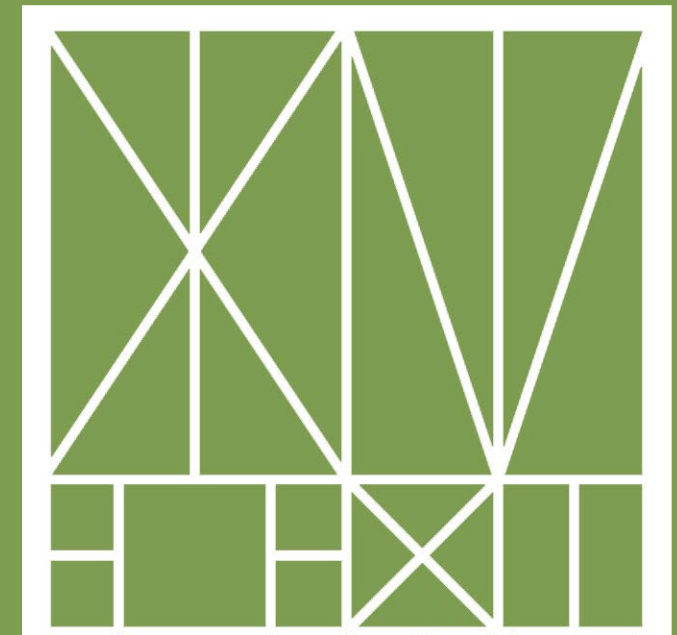
King's Head Courtyard - Longitudinal section



King's Head Courtyard - Transversal section







## 6. Ground floor landscape character





## 5. Ground floor landscape character

### King's Head courtyard

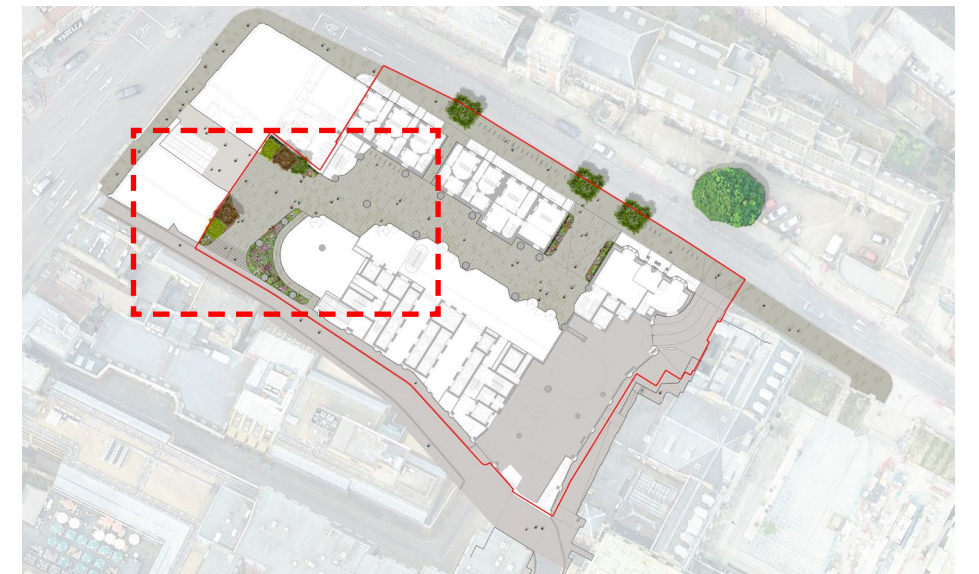


King's Head Courtyard character area

The main courtyard will accommodate high numbers of pedestrians during peak commuter times and also feel calm and welcoming during quieter periods. The courtyard will become open and level to maximise pedestrian circulation and to cope with the demands of a major London Underground entrance during peak periods, and to allow other temporary uses as well.

The main courtyard will be framed by 3 large planters with trees and climbers that will grow up over existing building façades. Trees will provide the landscape setting to frame the main views to and from the courtyard.

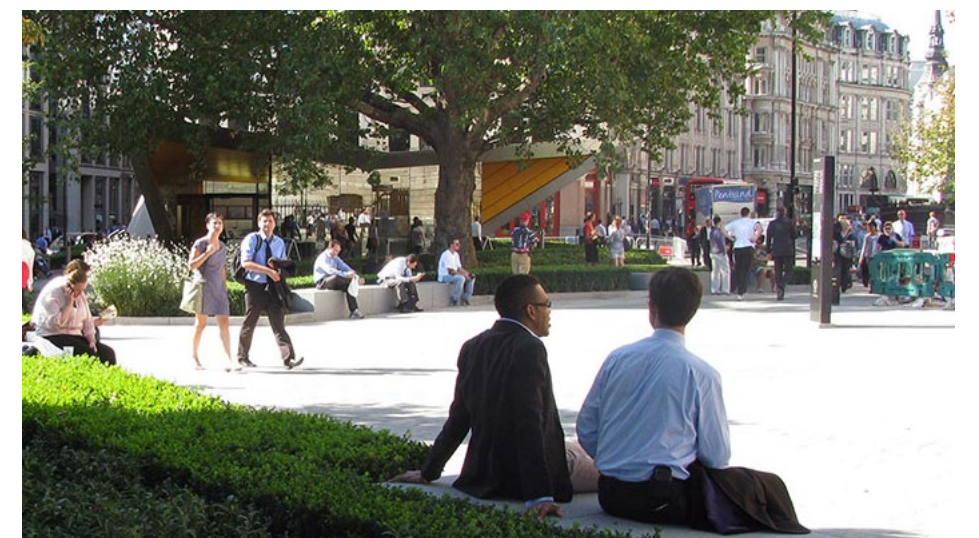
Seating under the tree canopy will invite moments of rest within the space. Facing inwards, the seating creates a nice and quiet place within a busy part of London.



Generous planters frame and shape the circulation spaces



Shade and shelter under the canopy of trees



Sheltered spots for people-watching



## 5. Ground floor landscape character

### Gallery

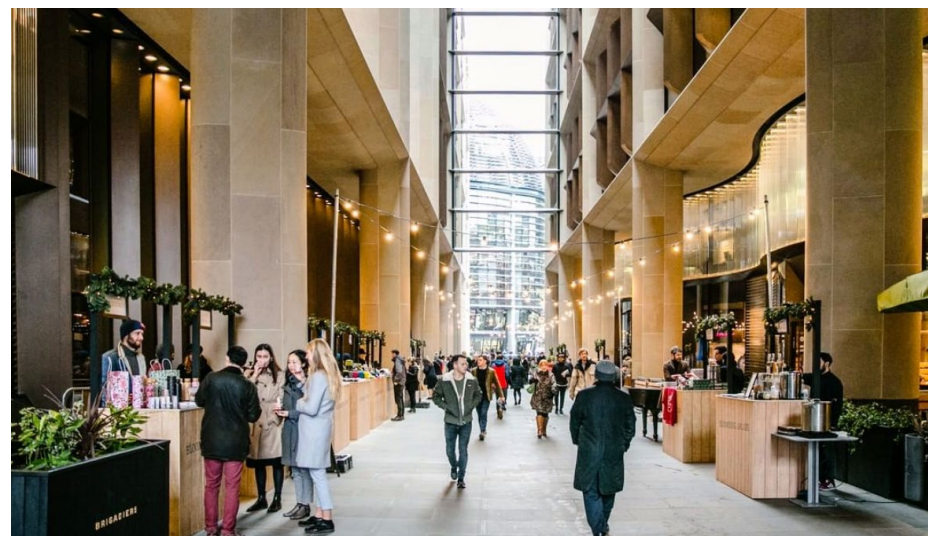
The gallery is kept clear to allow unimpeded pedestrian circulation and level access is provided to all the entrances along the north and to the main building lobbies to the south.



Gallery character area



Covered gallery for feeling of sheltered external space



Covered gallery provides a key pedestrian connection



Generously scaled openings at each end



## 5. Ground floor landscape character

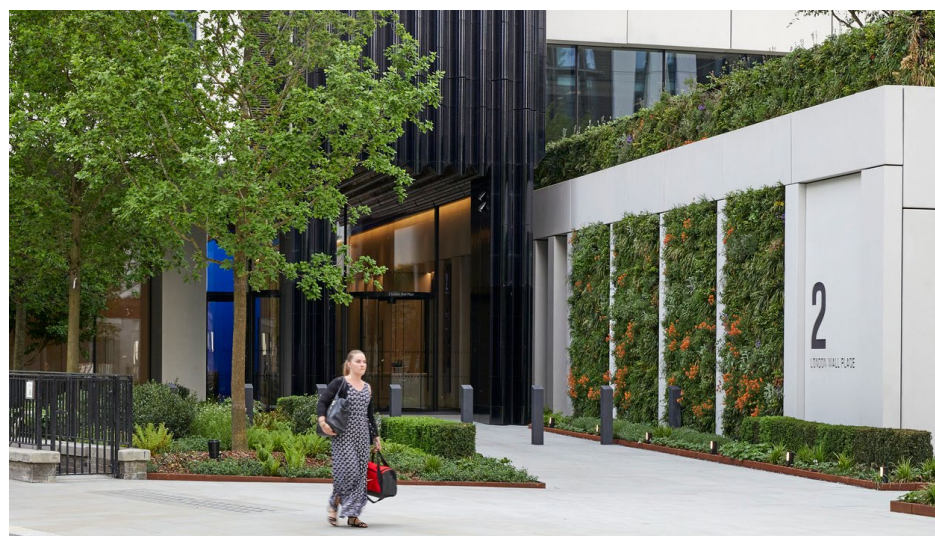
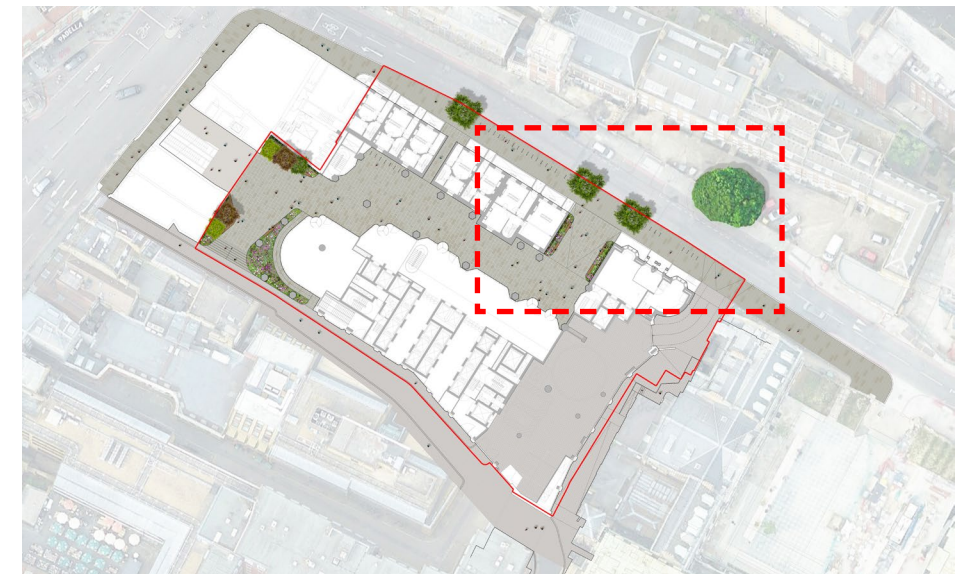
### St Thomas Street Entrance

Semi-mature street trees will signal the threshold between St Thomas Street and the New City Court development. Clear trunks with a clear stem height of 4m are proposed to provide full visibility and movement under tree canopies.

A continuous and accessible slope connects the existing level of St Thomas Street with the main entrance of the building, with planters at either side of the shallow slope, to allow climbing plants along the flanks of the existing buildings. Seating built into the raised planters provides for resting whilst keeping street furniture clutter to a minimum.



St Thomas Entrance character area



Tree canopies on clear stem trees with low perennial understorey planting allow clear sightlines at eye-level



Seating set within planting feels sheltered and protected



## 5. Ground floor landscape character

### Beak Alley connection

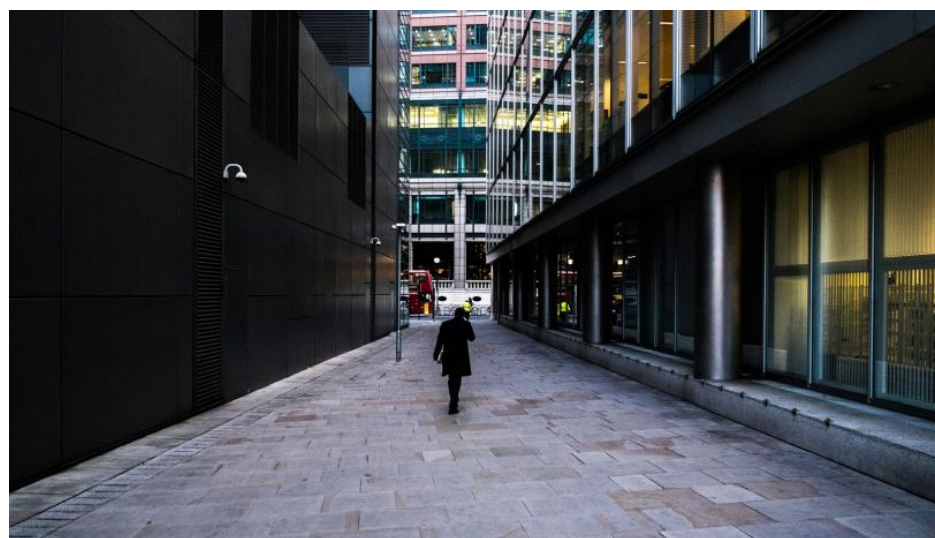
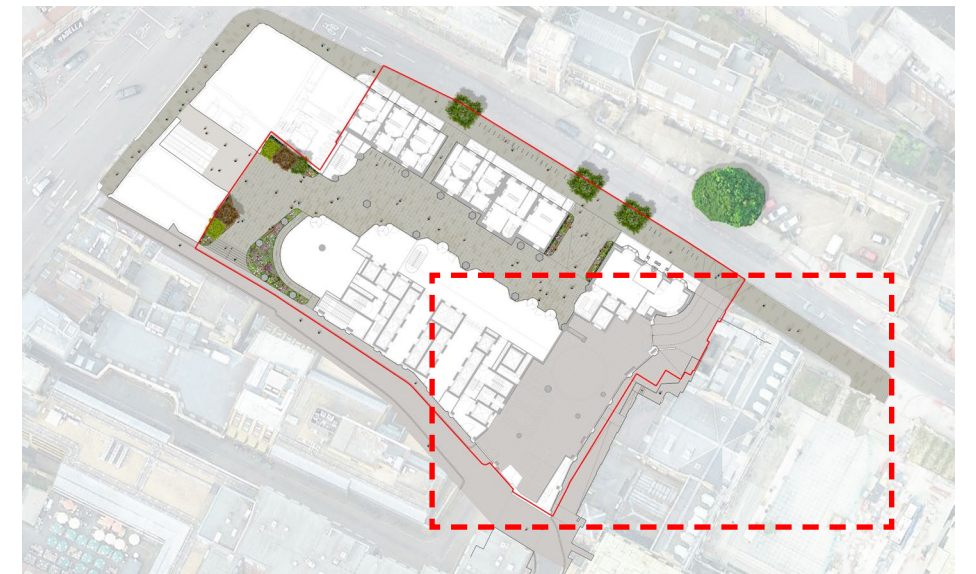
This space connects St Thomas Street and Beak Alley with continuous ground made of sloped paths. The lowest point will be next to the loading bay gates.

To withstand heavy loads and traffic from the service area, the paving will need to be robust. We propose to use granite setts in this area to bridge between the yorkstone paving along St Thomas Street, the cobblestone of King's Head Yard and the tarmac of Beak Alley.

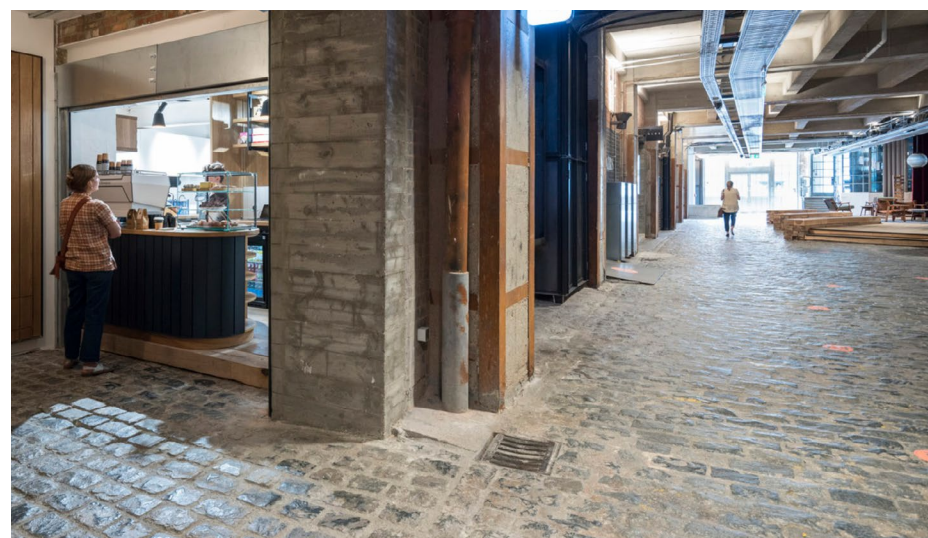
A lightweight structure will allow ramped access to the existing doors and the fire exit stairs.



East passage character area



Secondary connection

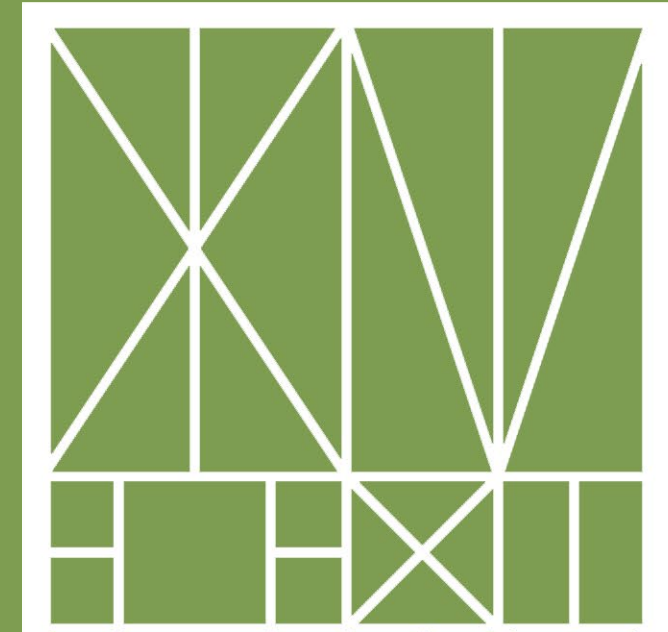


Heritage feel in paving



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## 7. Level 3 Terrace

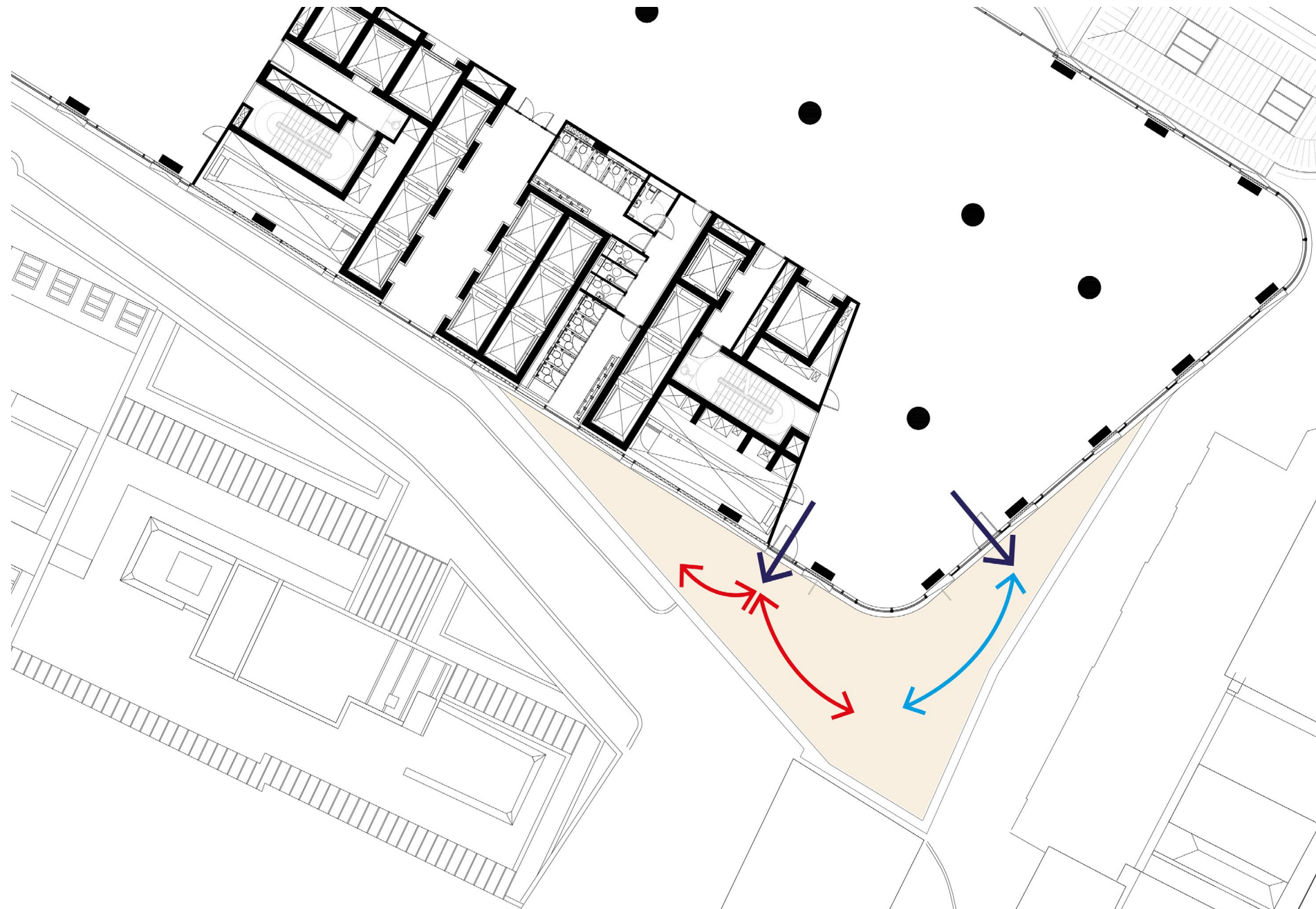




## 7. Level 3 terrace analysis

### Access and circulation

Access to the Level 3 terrace is direct from office workspaces. The primary entrance door will be on the south-west corner, with secondary circulation to the south-east door.



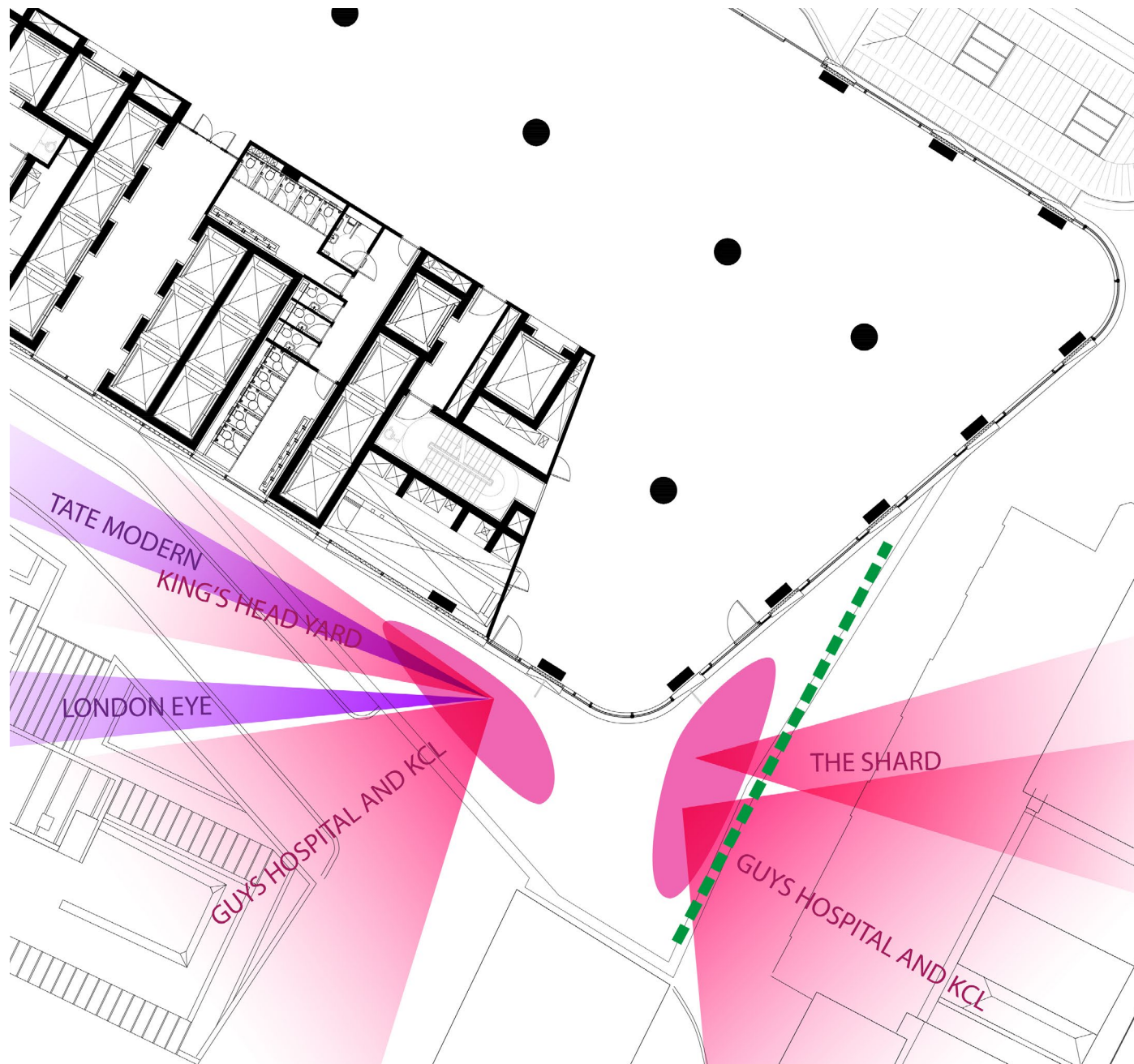
- Primary circulation
- Secondary circulation

Circulation diagram



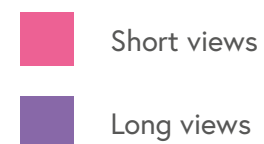
## 7. Level 3 terrace analysis

### Views and zoning



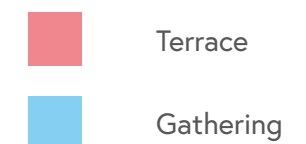
Views diagram

Key views from the Level 3 terrace include the Shard and Guys Hospital to the south-west, and short views to King's Head Yard to the south east.



Zoning diagram

The primary zone for this terrace is on the south-western aspect where views to King's Head Yard and south London are better than the short views to the rear of Guys Hospital. On the south-eastern aspect a range of evergreen, wind tolerant plants will be selected for their high biodiversity value.



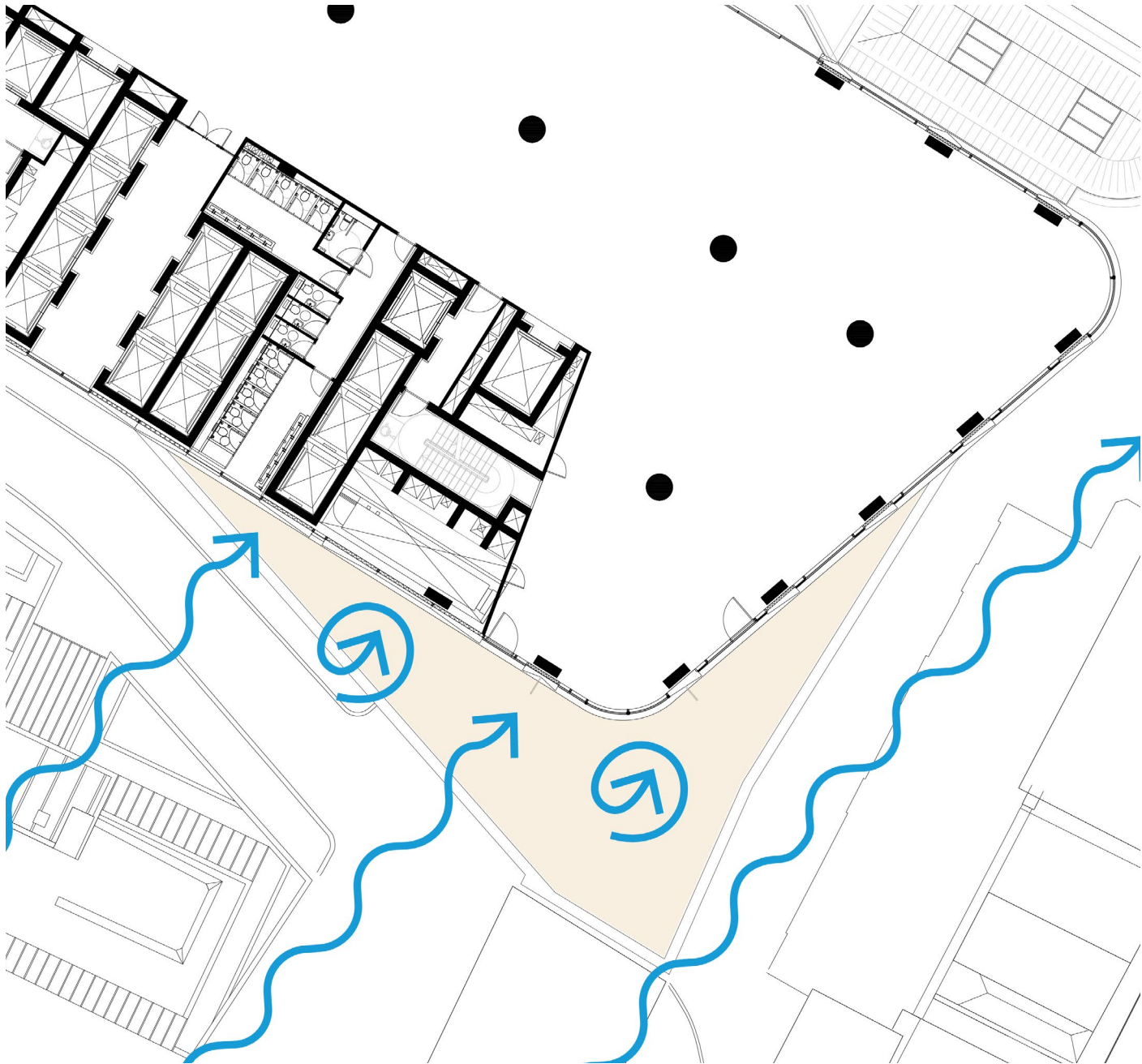
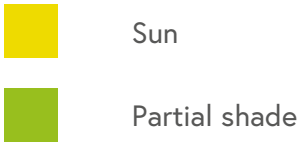


# 7. Level 3 terrace analysis Microclimates: sun-shade and wind



Sun shade diagram

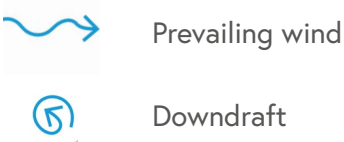
This terrace is predominantly sunny year-round with the southern tip receiving cast shade from neighbouring buildings.



Wind diagram

Following analysis of the building wind studies, some exposure to wind on this terrace is understood to occur year-round. Space which is expected to be comfortable for standing in is located on the southern tip of the terrace during summer months. Some wind impact mitigation would improve conditions towards sitting comfort.

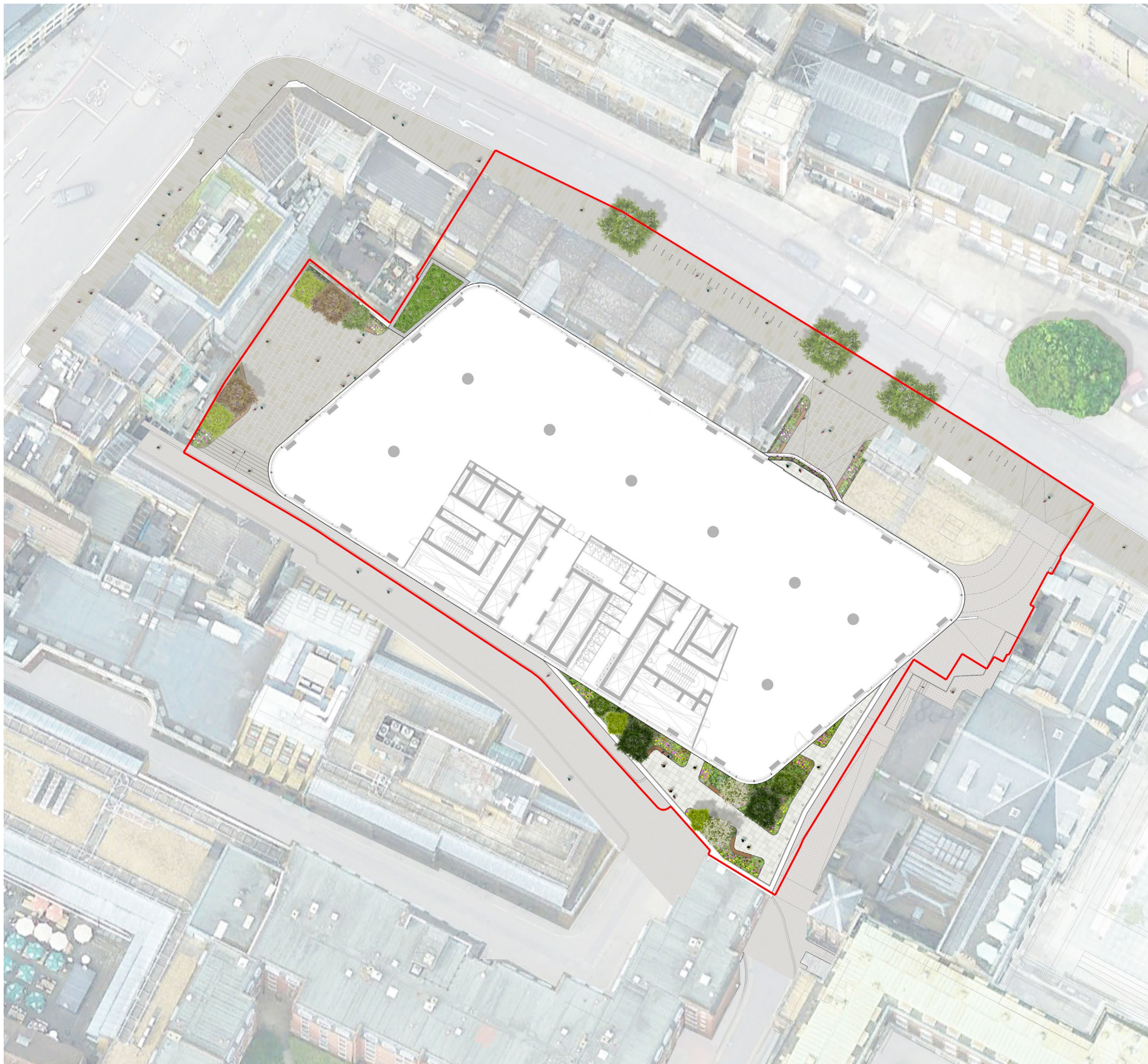
There is also a building-wide strategy to mitigate downdraft through facade devices. With incorporation of these panels along the facade and trees/planting within the terrace, the wind conditions will be improved.





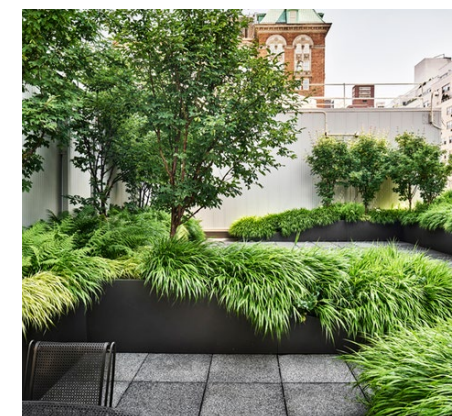
## 7. Level 3 terrace design strategies

### Overall landscape plan



Level 3 illustrative plan

The design layout of the Level 3 terrace aims to be simple, with clean lines creating a relaxed feel. The office terrace is an extension of the indoor work - and breakout spaces, so should have a more corporate feel and relate more closely to the materials used in and on the new building.



Reference images





## 7. Level 3 terrace design strategies

### Overall landscape sections

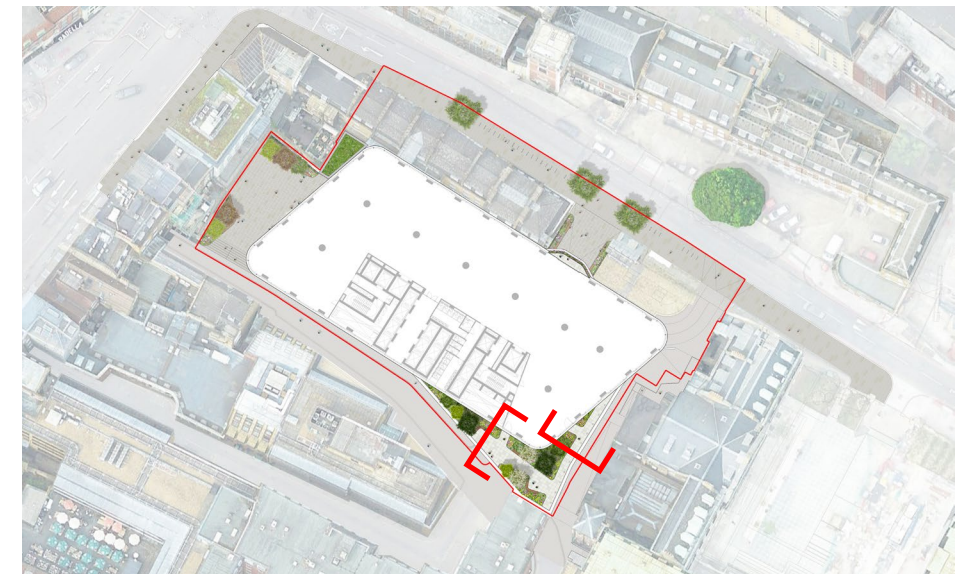
The rendered sections below illustrate the simplicity of the terrace design, with seating opportunities on the southern part of the terrace and the abseiling anchor point on the eastern side. The planters are raised to provide at least 1m deep of soil.



Level 03 terrace - Southern section



Level 03 terrace - Eastern section





## 7. Level 3 terrace landscape character

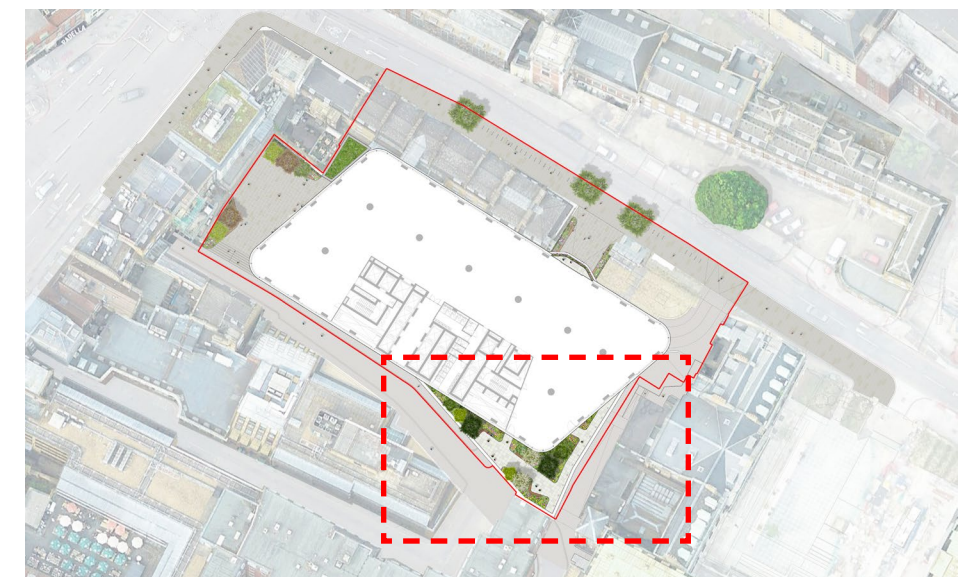
### Office terrace

The office terrace will balance occupiable hard landscape and sheltering soft landscape. The southern part, also the sunniest, has two pockets of seating under the tree canopies; while the eastern side has to accommodate point of anchor for facade maintenance.

Planting and multi-stem trees are located within raised planters to allow enough soil depth for trees. These trees will help diminished the effect of the wind, especially during winter.



Office terrace character area



Sun-loving plants, aromatics able to withstand sun, wind and rain



Raised planters delineate space whilst providing soil for plants

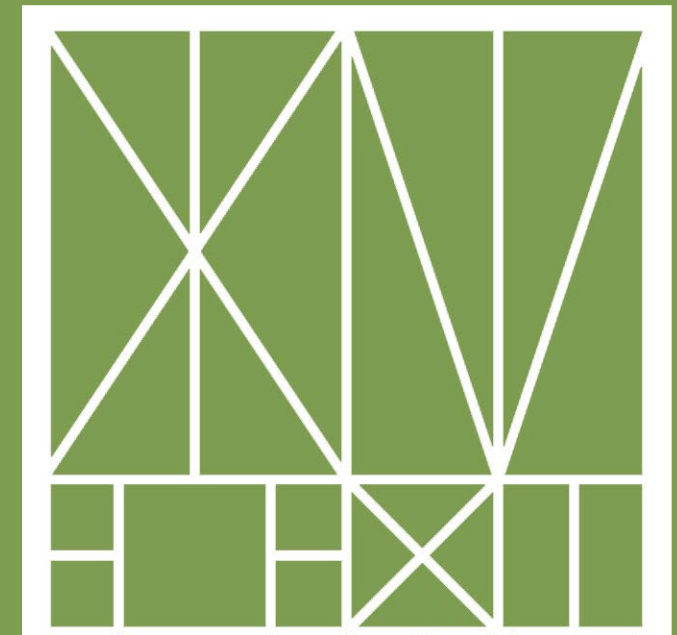


Seating integrated into planter walls to minimise clutter



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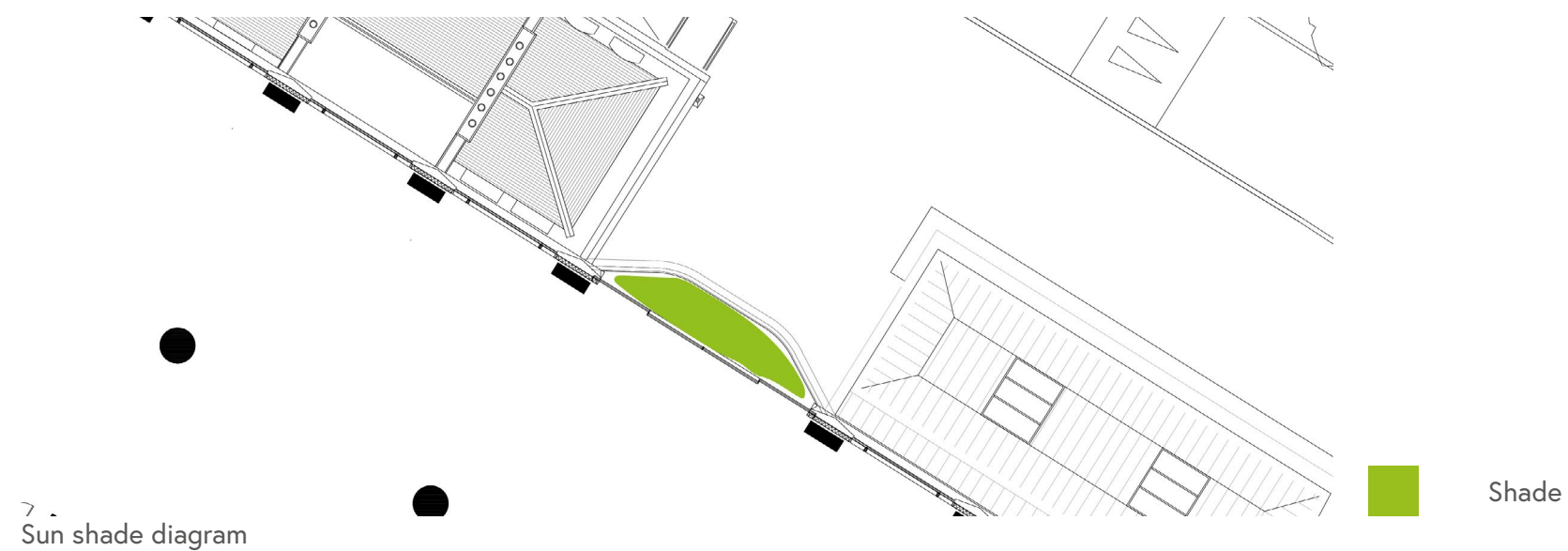
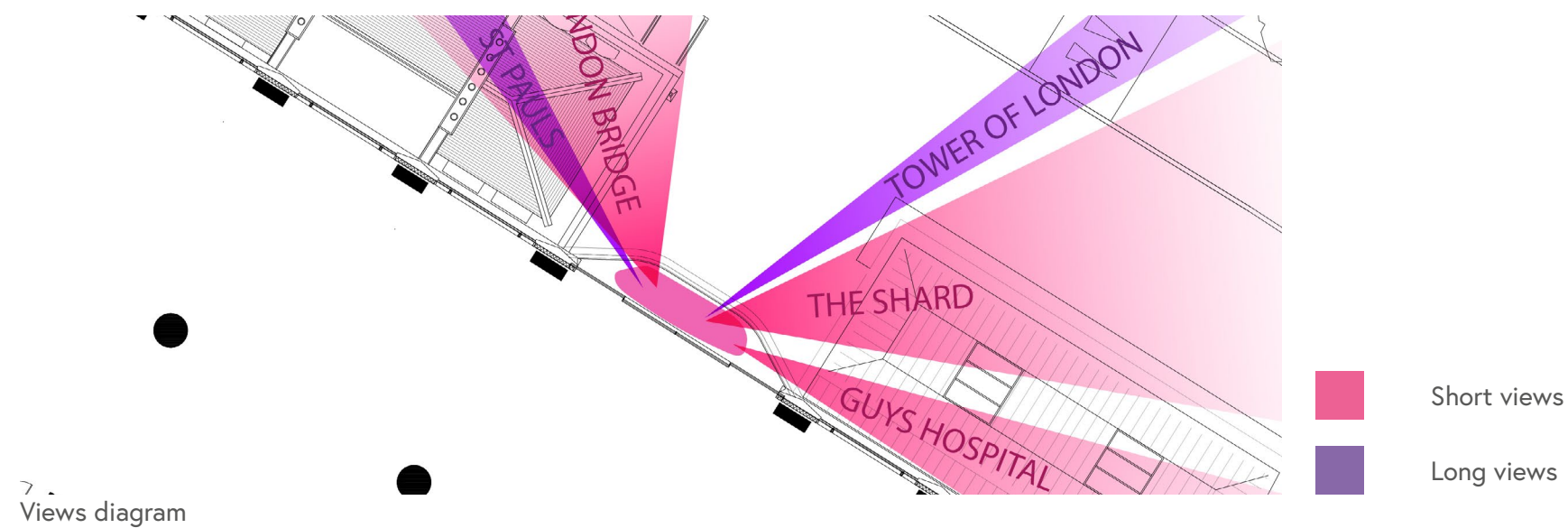
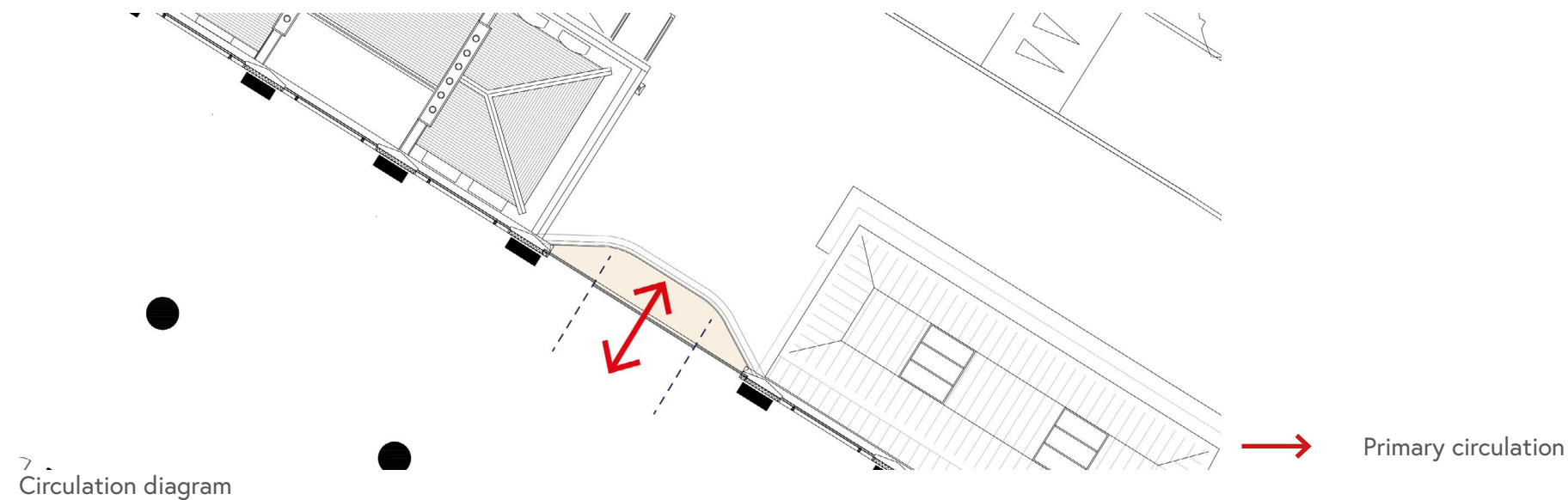
## 8. Balconies





## 8. Balconies analysis

### Access, views and microclimates



#### ACCESS AND CIRCULATION

Planter positions aligned with sliding doors to prevent obstructions to access.

#### VIEWS

Planter layout on the balconies will vary according to the floor level and the views out to the surrounding landscape.

#### MICROCLIMATES

The north-east facing aspect will be shaded year round, with a cold and dry micro climate. Plants selected will bring a lightness either through a brighter leaf tone or variegation with white summer flowers.

The balconies are also sheltered from the prevailing wind.



## 8. Balconies design strategies

### Planting and biodiversity

The balconies are an extension of the indoor work area. For each floor, they will create resting area facing St Thomas Street with view to the Thames.

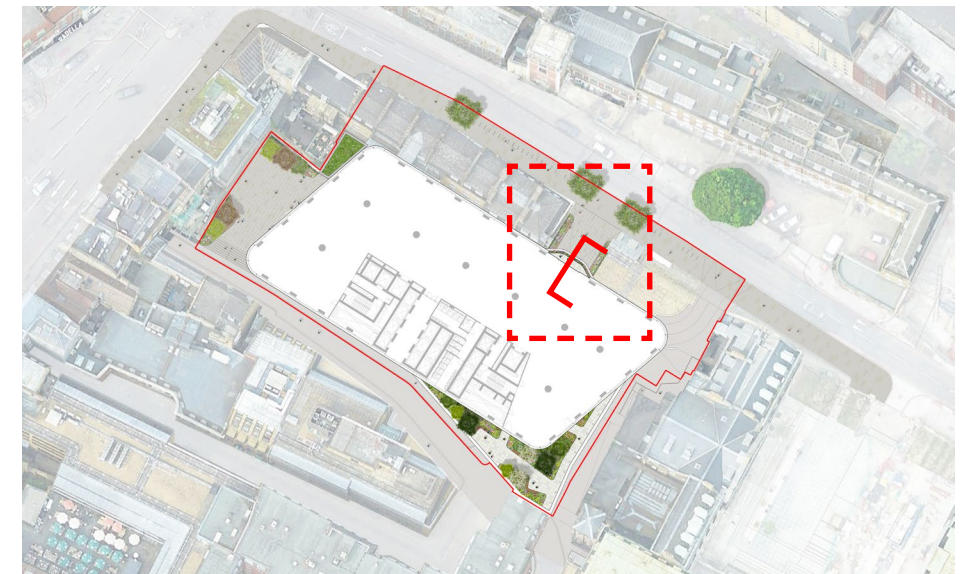
Planted balconies will provide a continuous food resource and shelter for insects as they ascend the building. This "ladder-approach" links opportunities for biodiversity to thrive from the ground floor to the Level 24 woodland habitat.



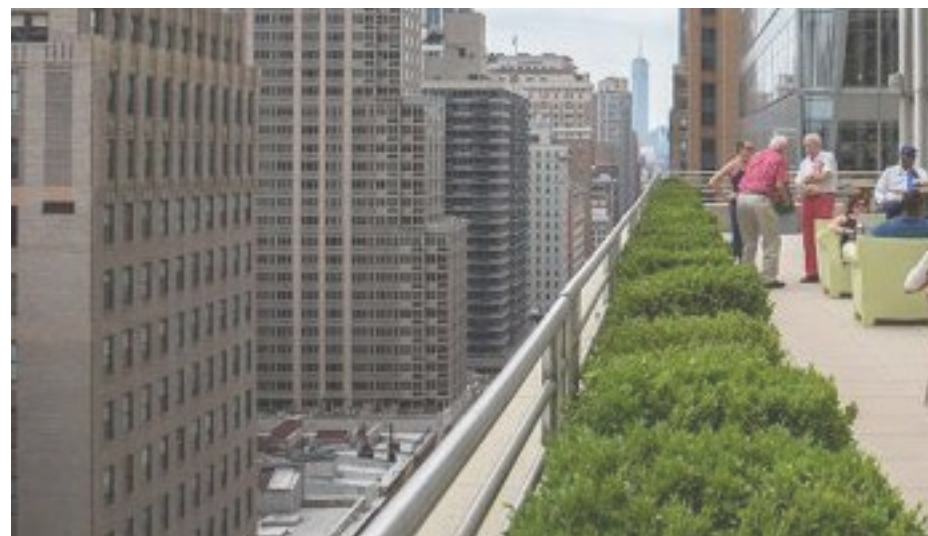
Balcony character area



Balconies - Transversal section



Planting bridges floor to floor

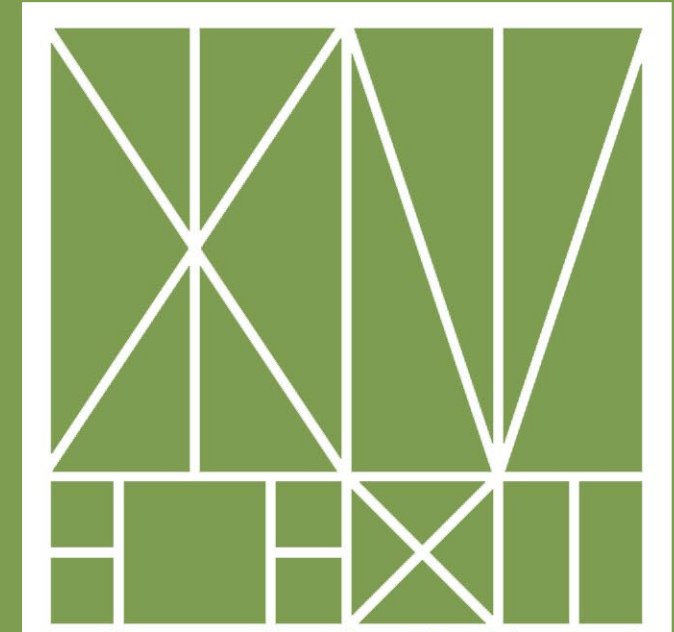


Lower level planting to allow views out from the balcony.



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## 9. Roof terrace analysis



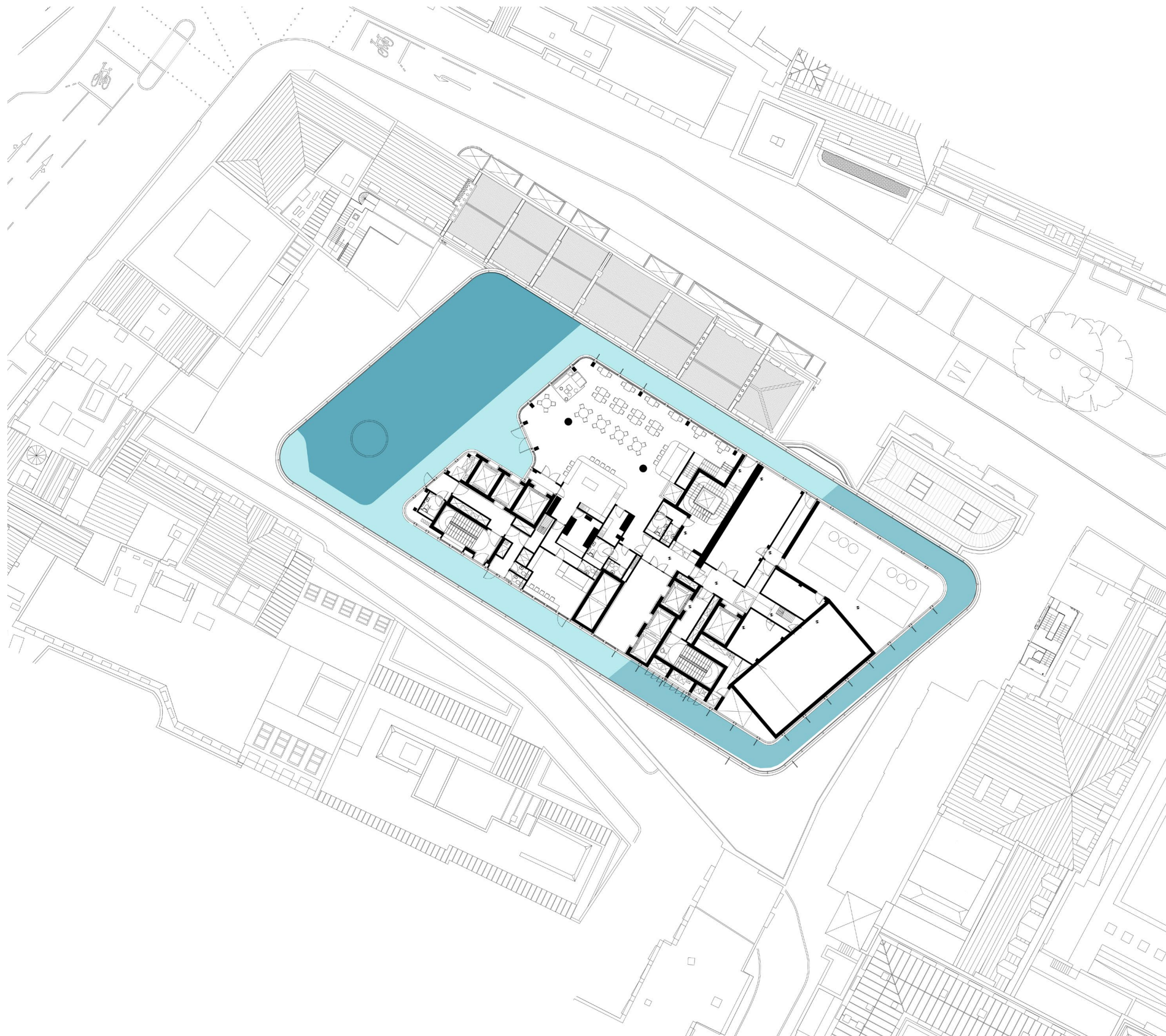


## 9. Roof terrace analysis

### Public space provision

A large roof terrace is provided on the Level 24 of New City Court building. The terrace will be:

- Publicly accessible - easy to reach;
- Inclusive - open year round day and evening;
- Immersive - feels authentic landscape, an escape;
- Richly layered planting creating biodiverse habitats;
- Sheltered and enveloping.

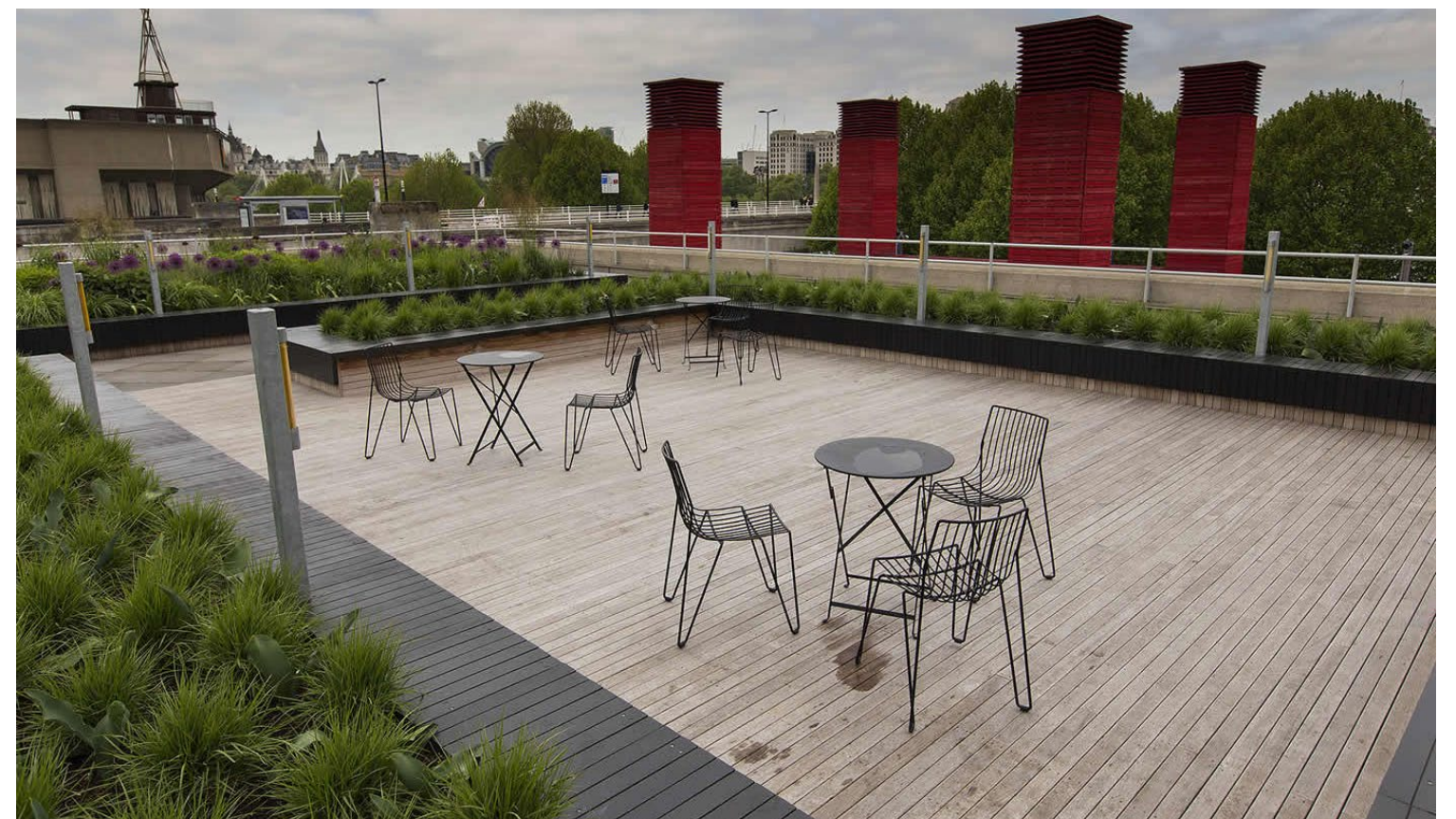
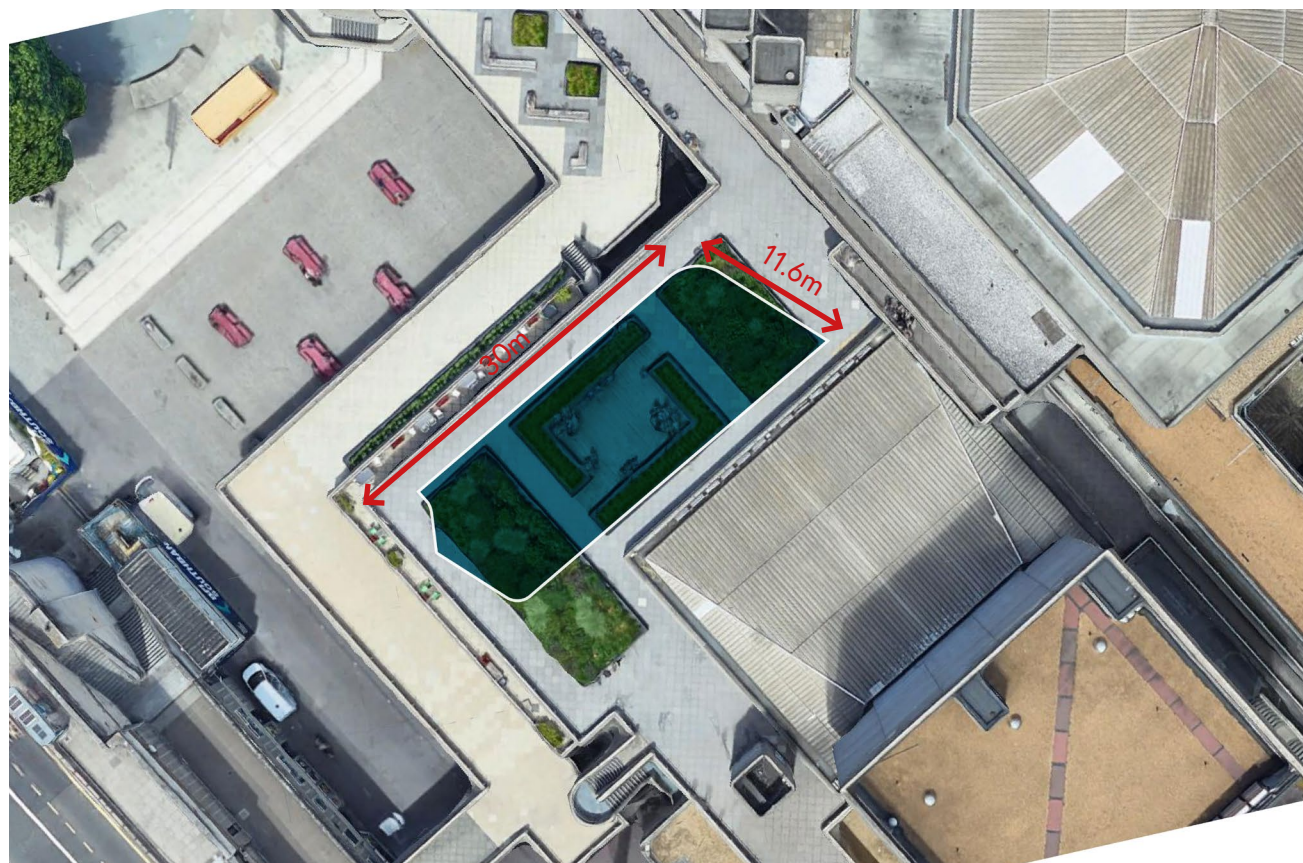
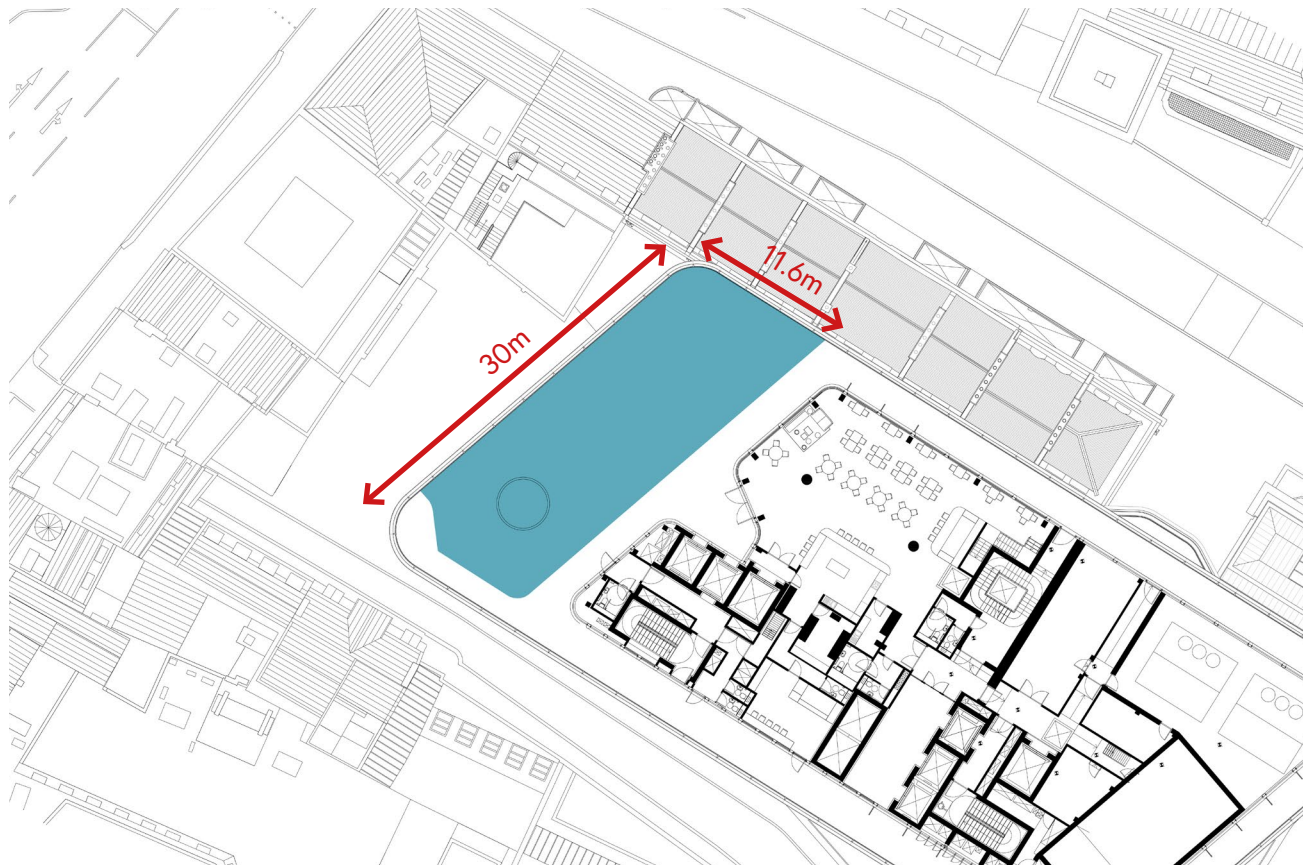


- Public terrace
- Wildlife refuge
- Woodland area



## 9. Roof terrace analysis

Level 24 terrace scale comparison: National theatre terrace, London, UK

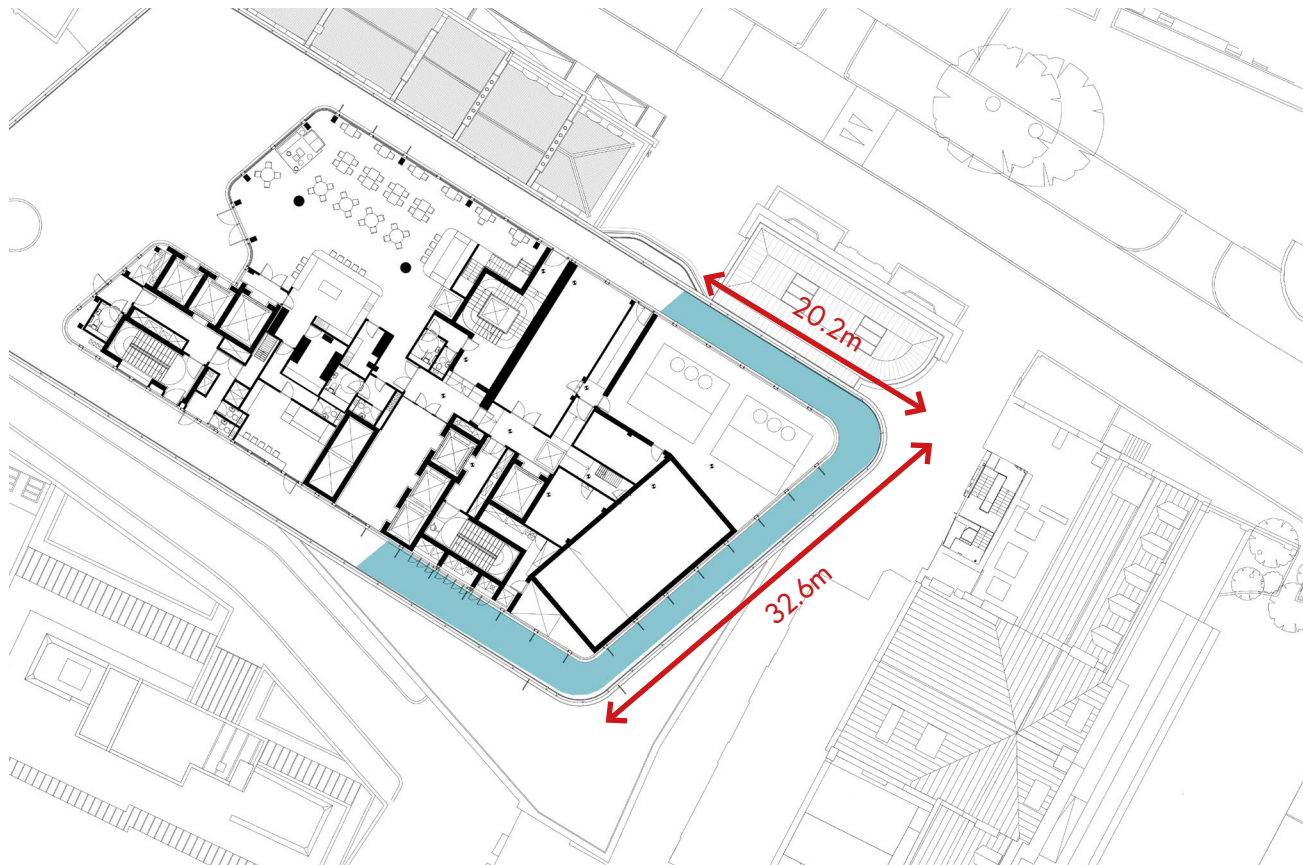


National Theatre terrace



## 9. Roof terrace analysis

Level 24 perimeter wildlife refuge scale comparison: Exmouth Street, London, UK



Perimeter green roof planting view from below, Exmouth Street



Perimeter green roof planting, Exmouth Street

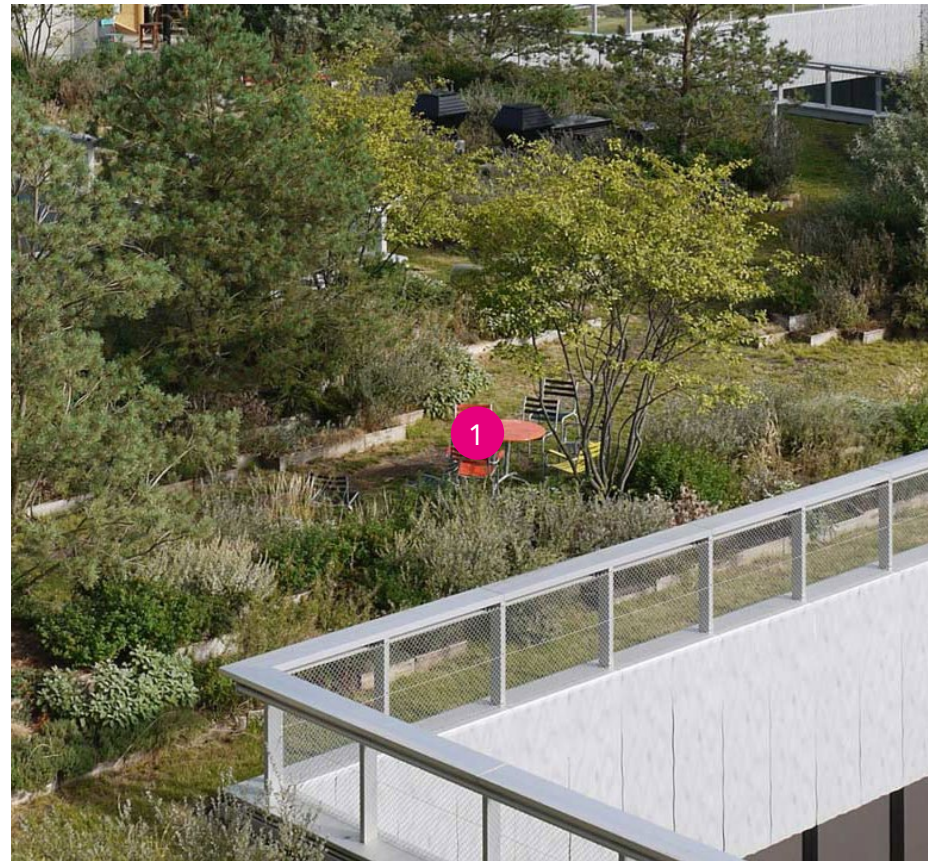


The Muse, Newington Green, Semi-intensive green roof



## 9. Roof terrace analysis

### Case studies






TONI AREAL PIXEL PARK, ZURICH

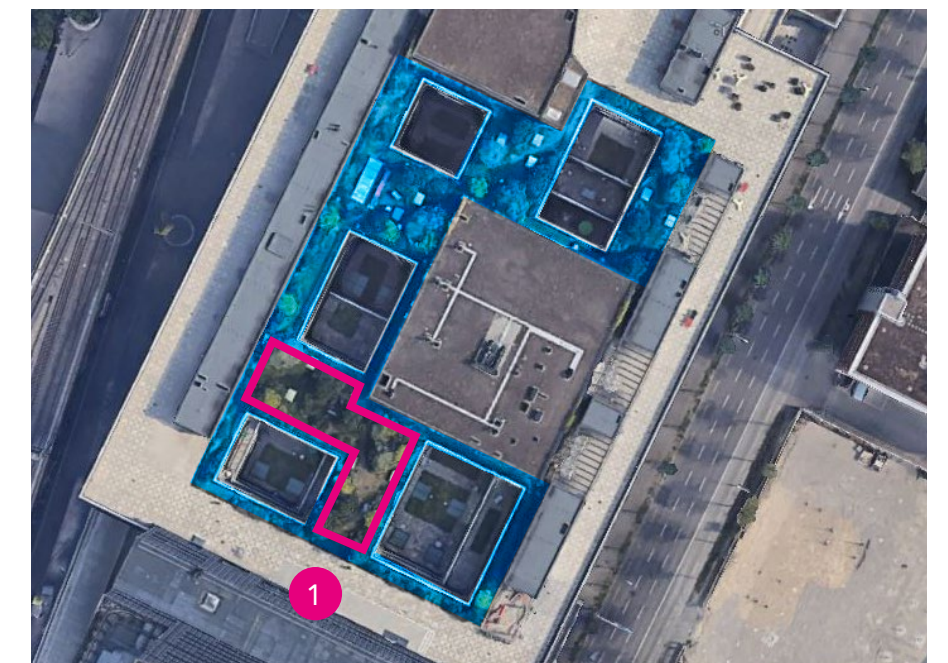
Size: 0.2 hectares (NCC: 0.08 hectares)

An extensive woodland roof garden made of modular boxes filled with a variety of woodland and woodland edge species. The wooden boxes are mounded up into a pixelated landscape, which will decay over time into a softer more natural landscape. In doing this, the boxes will provide important dead wood habitat. As they disintegrate, the plants will start to naturally spread into a more diverse mosaic.

Although this woodland is not open to public access, it is used by students and other occupants of the building.



-  Toni Areal Pixel Park (0.2h)
-  NCC L24 roof terrace (0.08h)
-  View





## 9. Roof terrace analysis

### Case studies



Camley Street Natural Park is a wildlife oasis in the heart of the highly urbanised King's Cross development



Intimate paths through the landscape allow easy access for educational purposes



Clearings allow for a greater mix of species to thrive due to the abundance of light



Use of dead wood is extremely beneficial as a refuge and source of food for wildlife

#### CAMLEY STREET NATURAL PARK, LONDON

Size: 1 hectare (NCC: 0.08 hectares)

Camley Street Natural Park is a small area of woodland tucked into the highly urbanised King's Cross development. Located on Regent's Canal, it provides a mix of habitats, including deciduous woodland, wetland and meadow. This diversity of open, wet and canopied spaces provides a mosaic of habitats, which support a wider range of biodiversity.

The space also has a visitor and learning centre for local schools to use to educate children about wildlife and habitats.



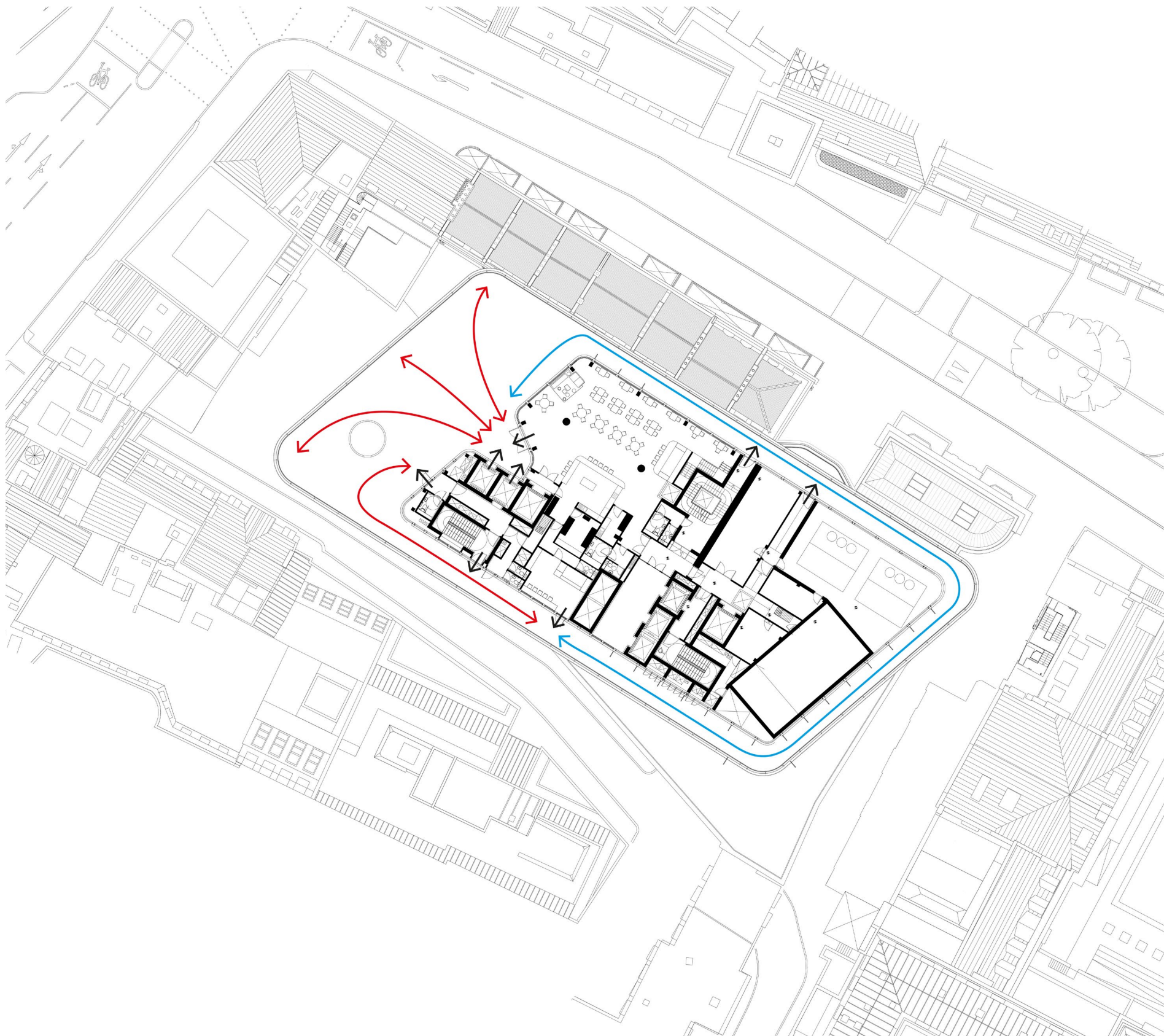
## 9. Roof terrace analysis

### Access and circulation

The main access to the terrace is from the public lifts, which provide a direct link to the ground floor.

Primary circulation is around the west and north-west of the garden-terrace, where the terrace is the largest.

A secondary path circles around the south and east of the terrace, as well as, past the restaurant on the main area of terrace.



- Primary circulation
- Secondary circulation



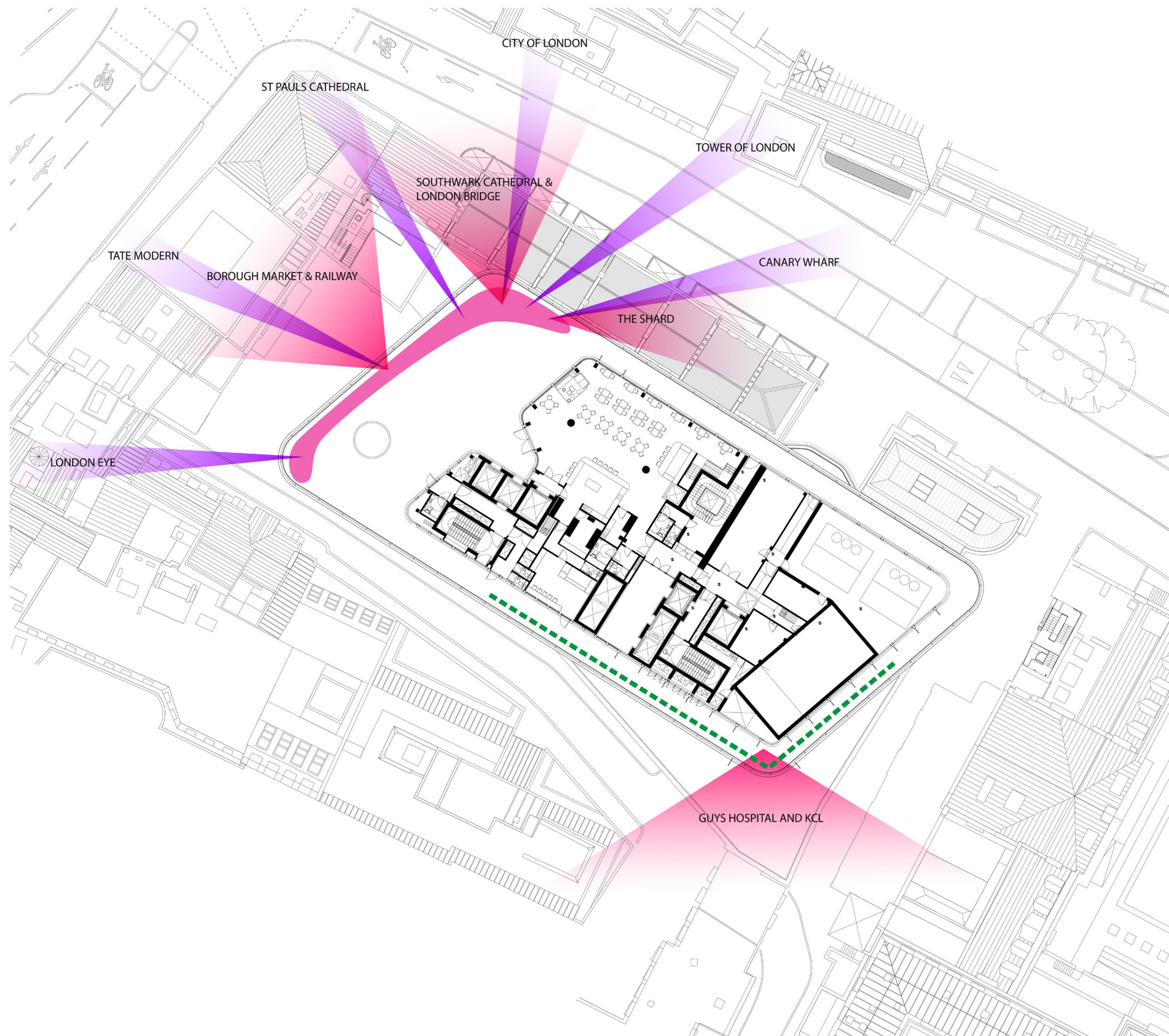
## 9. Roof terrace analysis

### Views

The terrace will offer exceptional views to Southwark and the south bank of the Thames.

Long views to north-east and west and closer views to north-west and east will be framed by planting within the landscape design.

Overlooking views of Guys Hospital to south-east are also present but will not be emphasised.



Views diagram



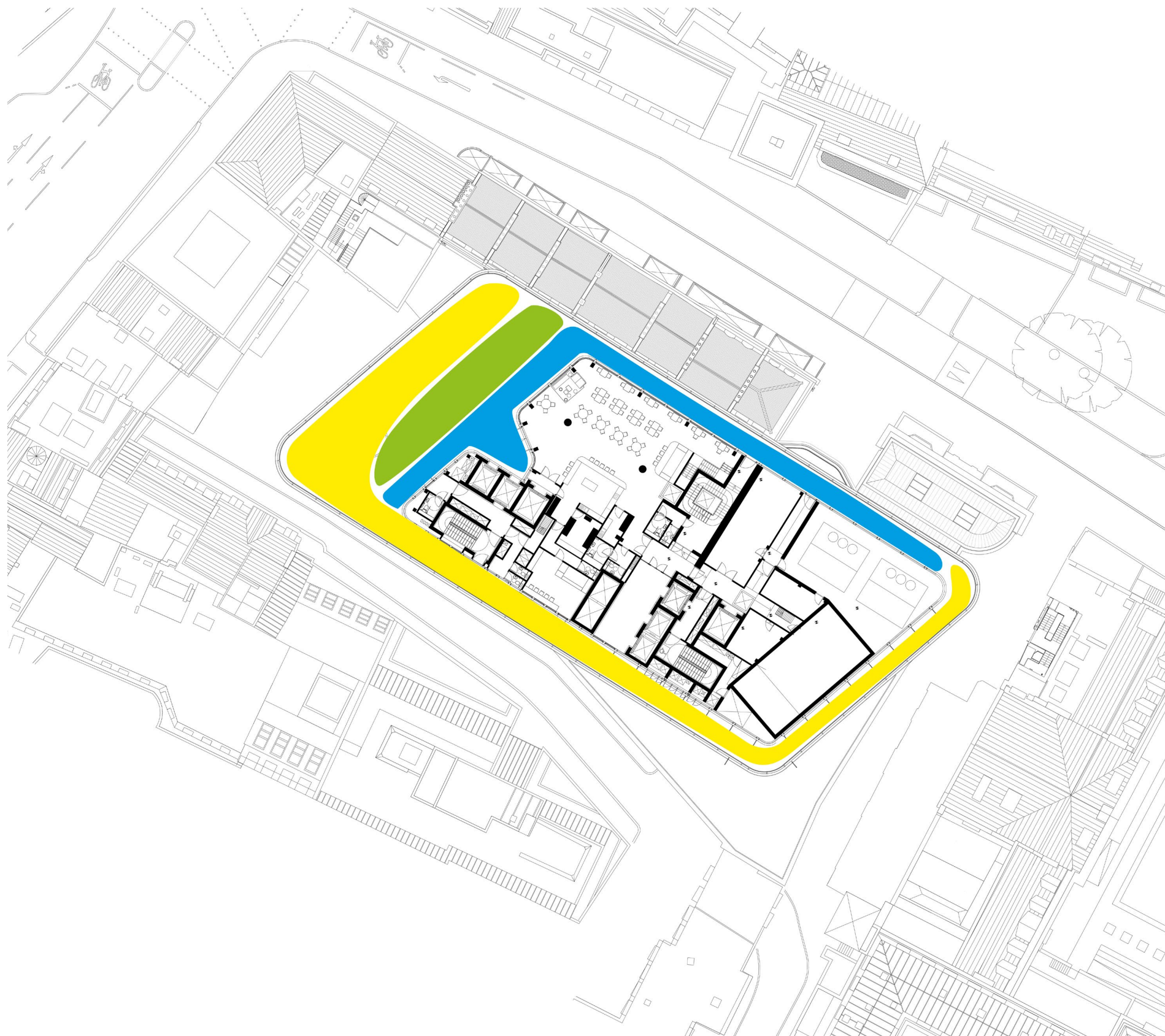
## 9. Roof terrace analysis




### Microclimates: Sun shade

Being one of the highest points in New City Court, the terrace will experience long hours of sun and direct light. The south and west side of terrace is bathed in sunlight in most of the day.

The north part of terrace adjacent to restaurant in partial shade due to the overhanged building at Levels 25 and 26.

The only shaded area with no direct light in most of the afternoon is on the north-east side immediately adjacent to the building which will be largely overshadowed.



-  Sun
-  Partial shade
-  Overshadowed

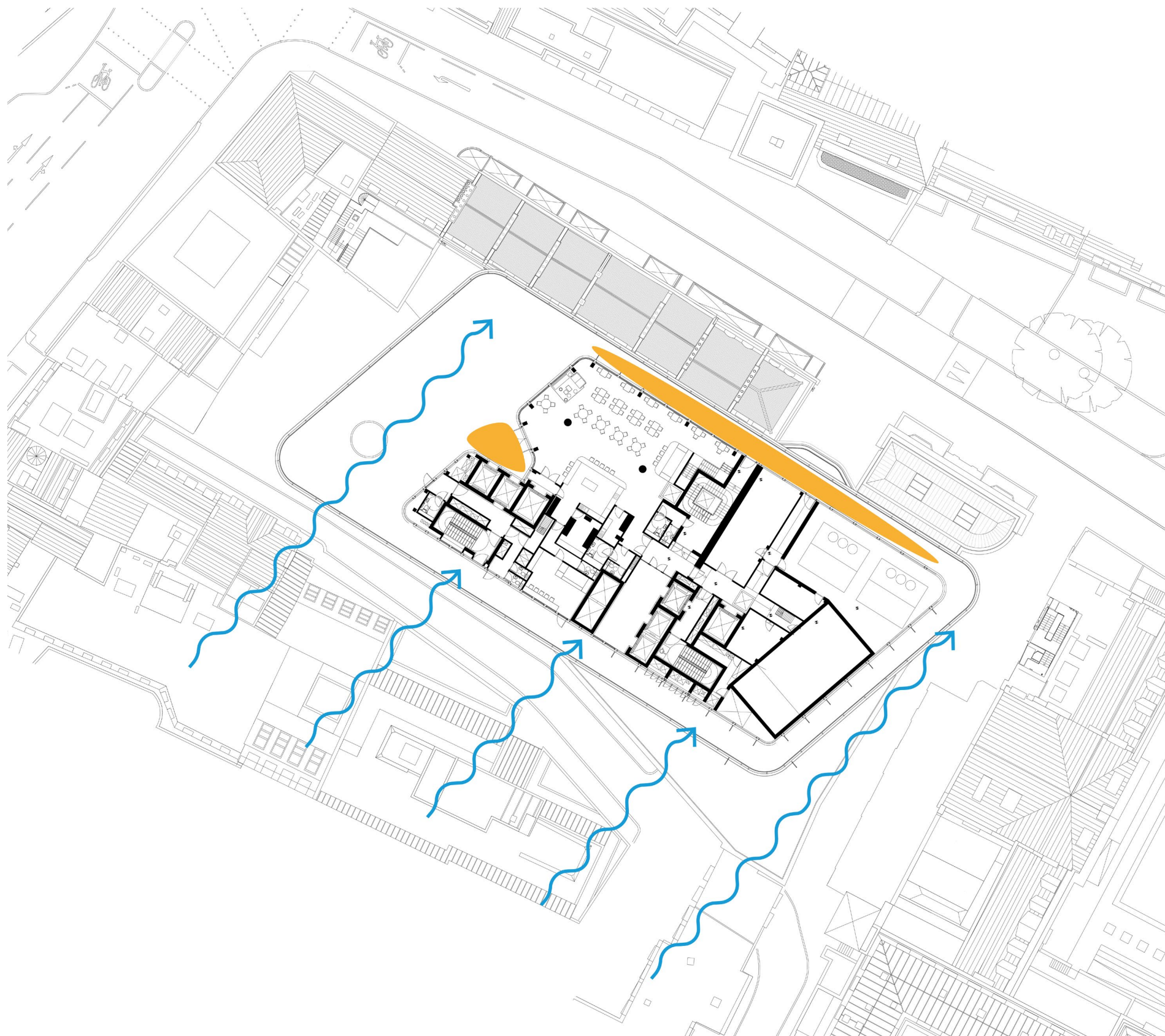




## 9. Roof terrace analysis

### Microclimates: Wind

The south, west and east sides of the terrace-garden is quite open to the prevailing wind. Taller planting within the woodland area will be exposed and provide additional shelter.

The north-east terrace and path are doubly sheltered from prevailing wind hidden behind the restaurant and plant rooms.



-  Prevailing wind (from south-west)
-  Sheltered



## 9. Roof terrace analysis

### Zoning

The terrace zoning is split in four areas.

With the previous analysis, we propose to open out the terrace corners to long views. The north and west corners of L24 seating opportunity for quietness and enjoyment of the views.

Zones for gathering and lingering in sheltered glades are provided within the woodland.

The spill-out terrace faces the cafe restaurant premises, along north-west facade.

While the circle path, along the south-west and east part of the terrace, corresponds to wildlife spaces.



- Terrace
- Gathering
- Spill-out
- Wildlife

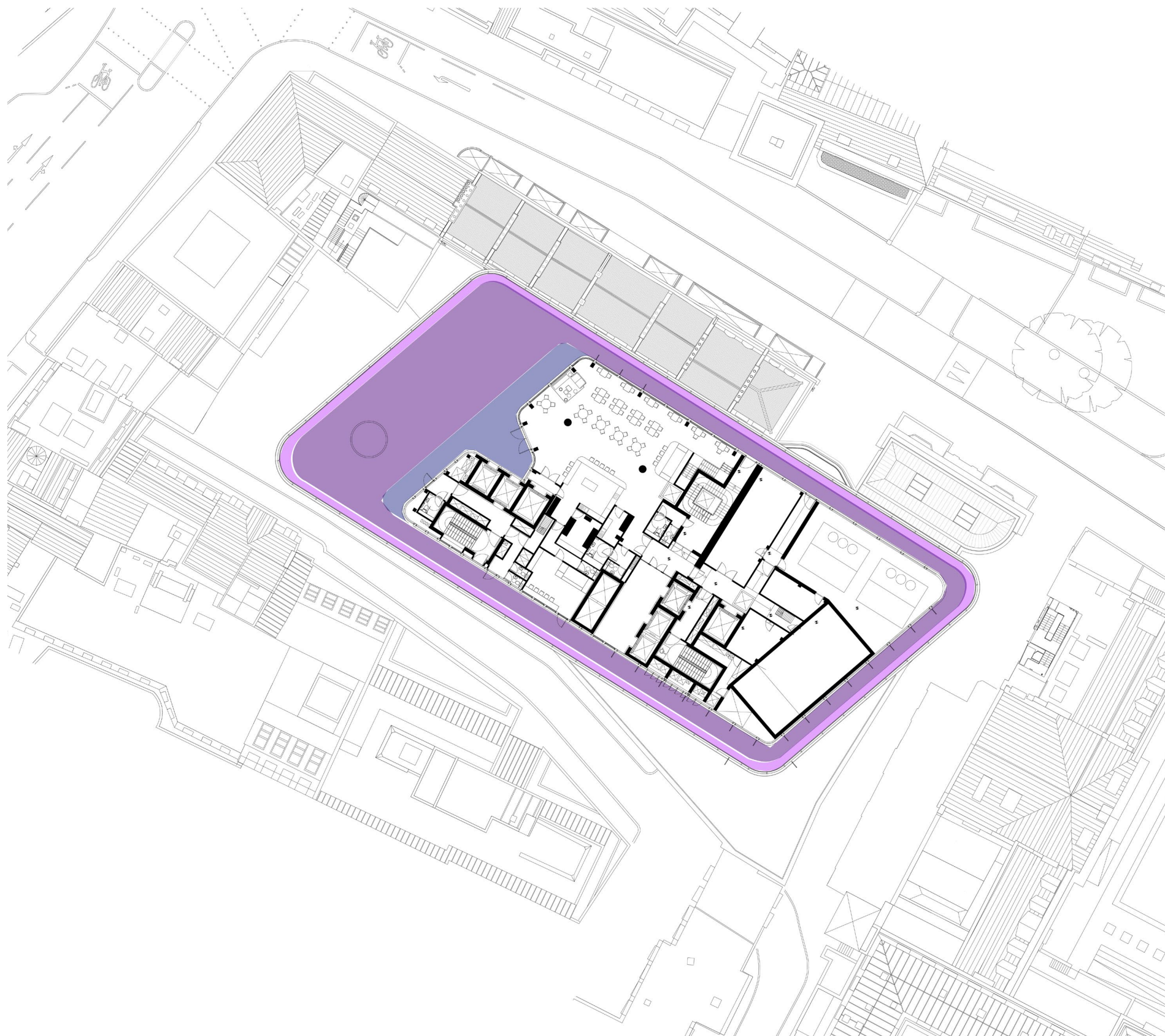





## 9. Roof terrace analysis

### Technical Constraints

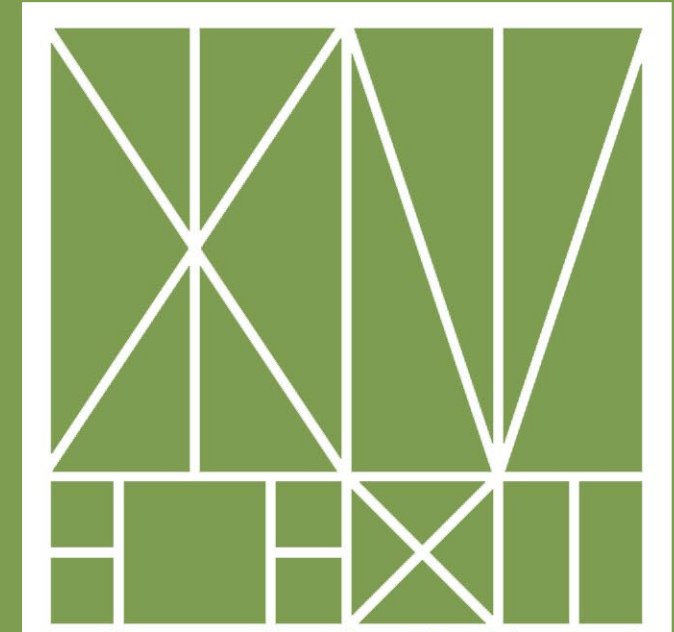
The public spaces on roof terrace will be built on structure. The available depths for soil vary across the site and some areas are quite limited. Soil extents should be maximised to sustain long-term health of trees planted in hard landscape.

For the terraces and balconies, a similar approach to suspending paving over a wider area of soil will provide greater rooting extents and shared rooting space for plants to grow to their intended sizes. Different soil types will be specified to meet the needs of different plants.



-  Build-ups on top of structure slab
-  Overhanging building
-  Offset from 1.3m balustrade (for safety)





## 10. Roof terrace design strategies

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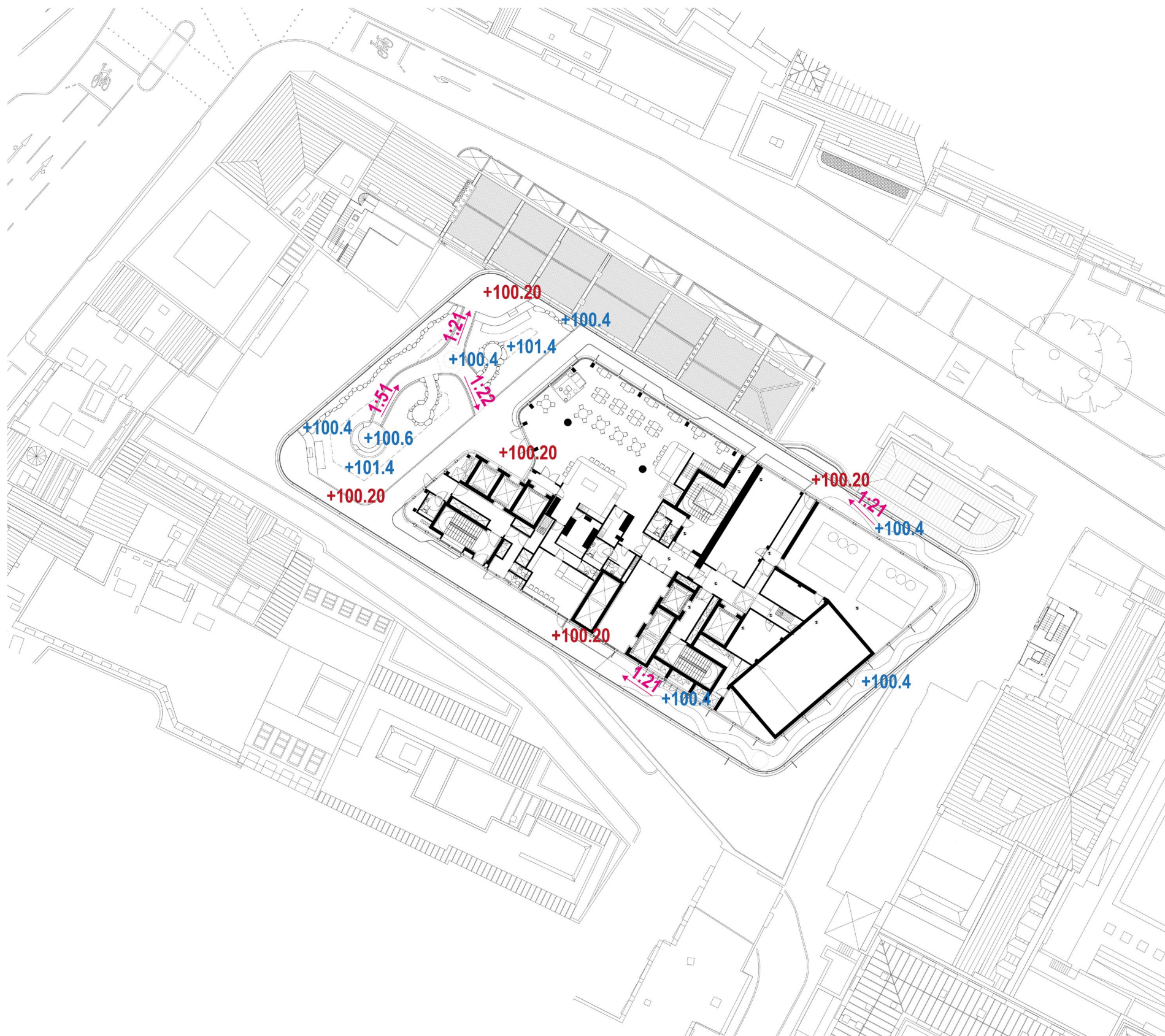


## 10. Roof terrace design strategies

### Levels and accessibility

The levels adjacent to the building and restaurant will be flush with the internal finish floor levels.

A fully accessible woodland experience has been designed: careful attention has been provided to allow an inclusive approach to the winding paths and glades within the planted areas.



Levels diagram



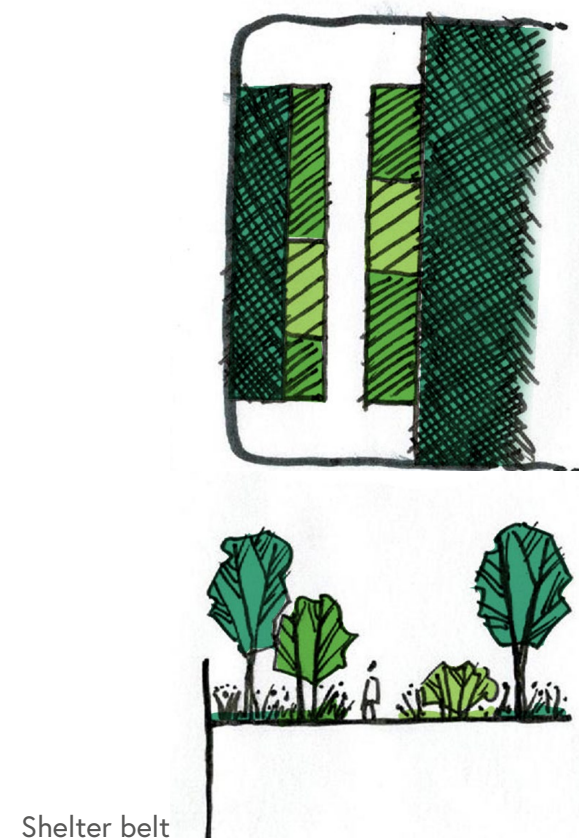
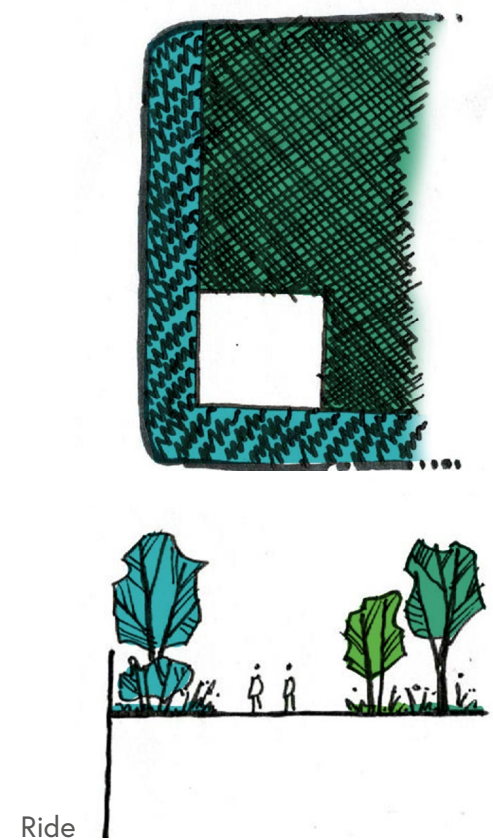
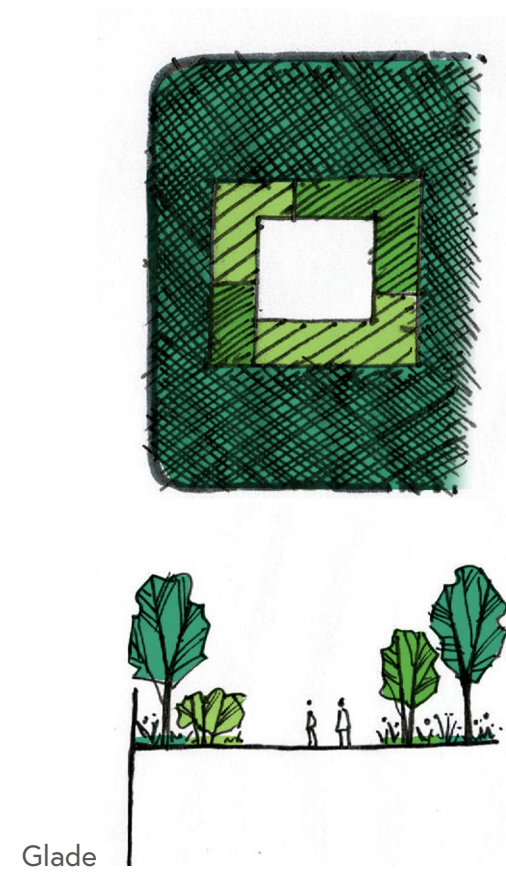
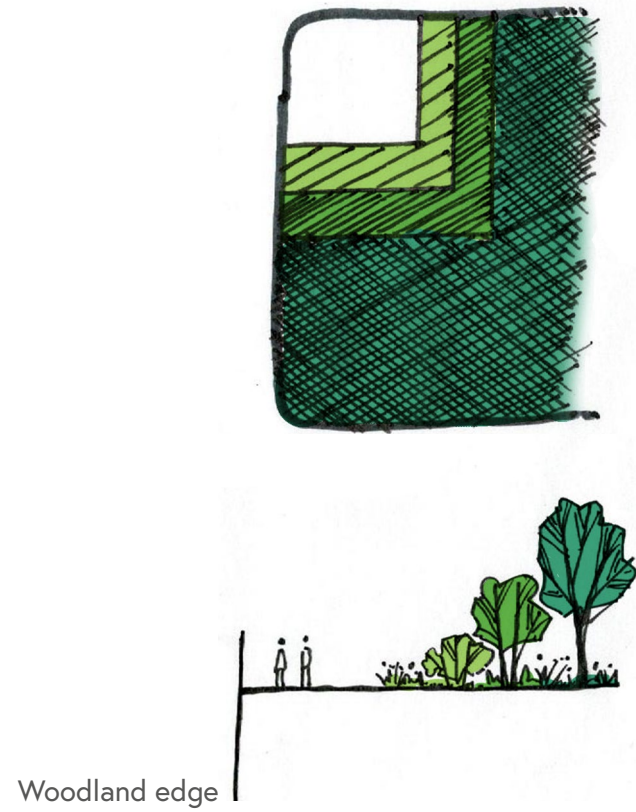
## 10. Roof terrace design strategies





### Main terrace planting and biodiversity

#### WOODLAND TYPOLOGY

We propose four types of spaces and habitats in the woodland:

- Woodland edge - diverse habitat that tiers up from the field layer, through the shrub and small tree layer, up to the canopy tree layer. (Glades & rides incorporate this);
- Glade - open clearings in woodland with planting that tiers up the sides;
- Rides - corridors through woodland with planting that tiers up the sides;
- Shelter belt - a dense layered belt of predominantly evergreen trees and shrubs to screen spaces from the wind.

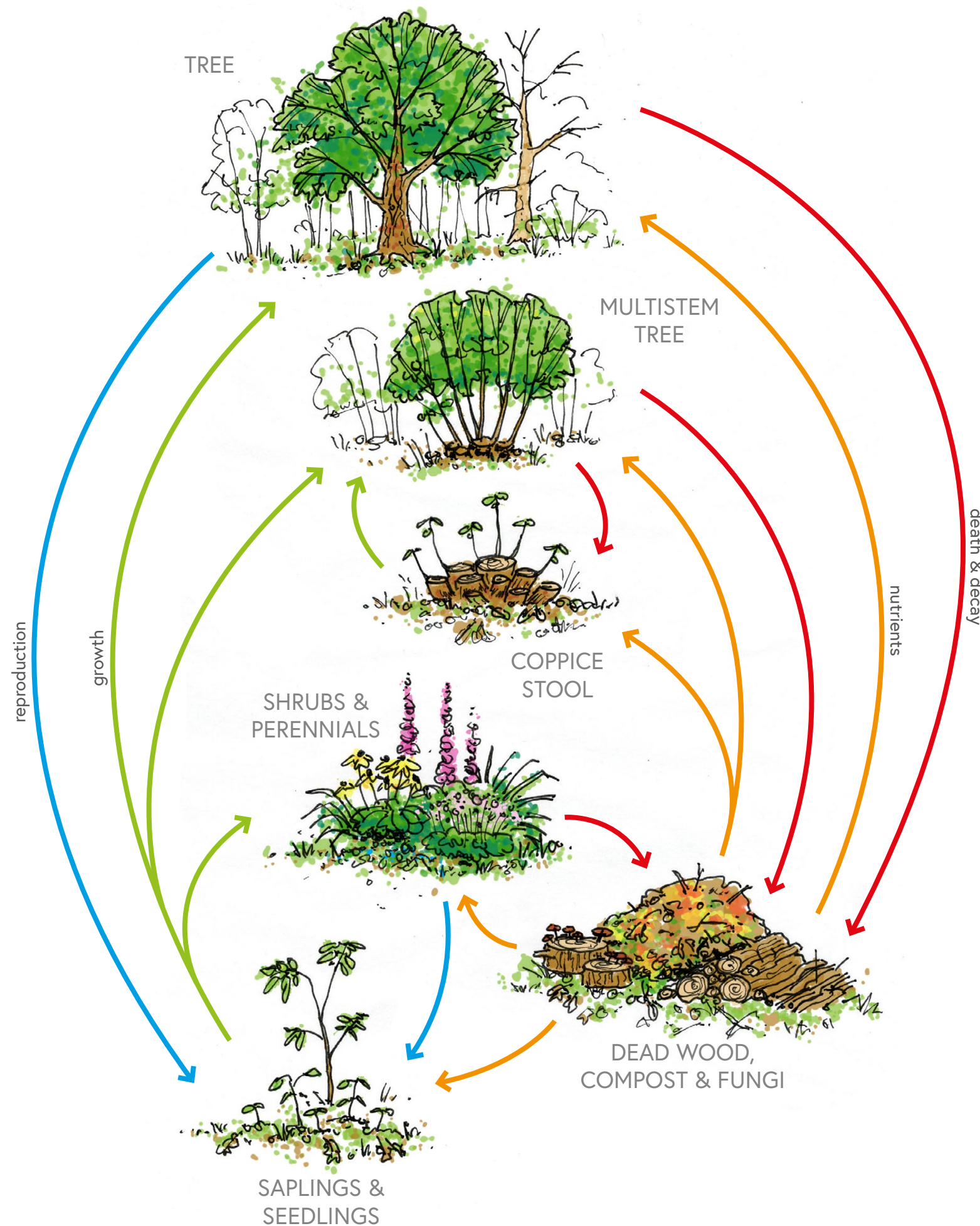


-  Mixed trees
-  Mixed small trees & large shrubs
-  Mixed shrubs & perennials
-  Evergreen trees & shrubs



## 10. Roof terrace design strategies

### Main terrace planting and biodiversity



#### WOODLAND MANAGEMENT & LIFE CYCLE

The size and elevated location of the Level 24 roof garden isolates it from its urban ecological setting; biodiversity would be somewhat limited if it were maintained as a conventional commercial landscape.

Richness of species and experience does not always require more fullness. And landscape cycles need not be solely annual.

Biodiversity can be improved by supporting a diverse mix of native and non-native species in mosaic of micro-habitats and managed in a way to create a varying age structure.

Doing this on a rotation 5-15 years allows two outcomes:

- Sunlight can reach the ground and re-awaken understorey species that are prevented from shooting and flowering when the woodland canopies are full.
- These openings into the light can be different from one year to another, allowing the range of coppice maturity and understorey flourish across the site to change locations and intensities from year to year

Reusing dead material by composting and retaining dead wood and plant matter will also greatly improve habitats for a wider range of species.



## 10. Roof terrace design strategies

### Main terrace planting and biodiversity

#### WOODLAND MANAGEMENT TIMESCALE

The planting design installation will incorporate a mixed age range of mature trees and young trees with mixed shrubs and perennials to create biodiverse micro-woodland.

Coppicing the woodland will also make it maintenance-friendly, as growth and succession are inherently part of the regime and the occasional new trees required to be planted in can be brought in small and young.

Lightly managed successional processes topped up with seedlings and saplings as needed:

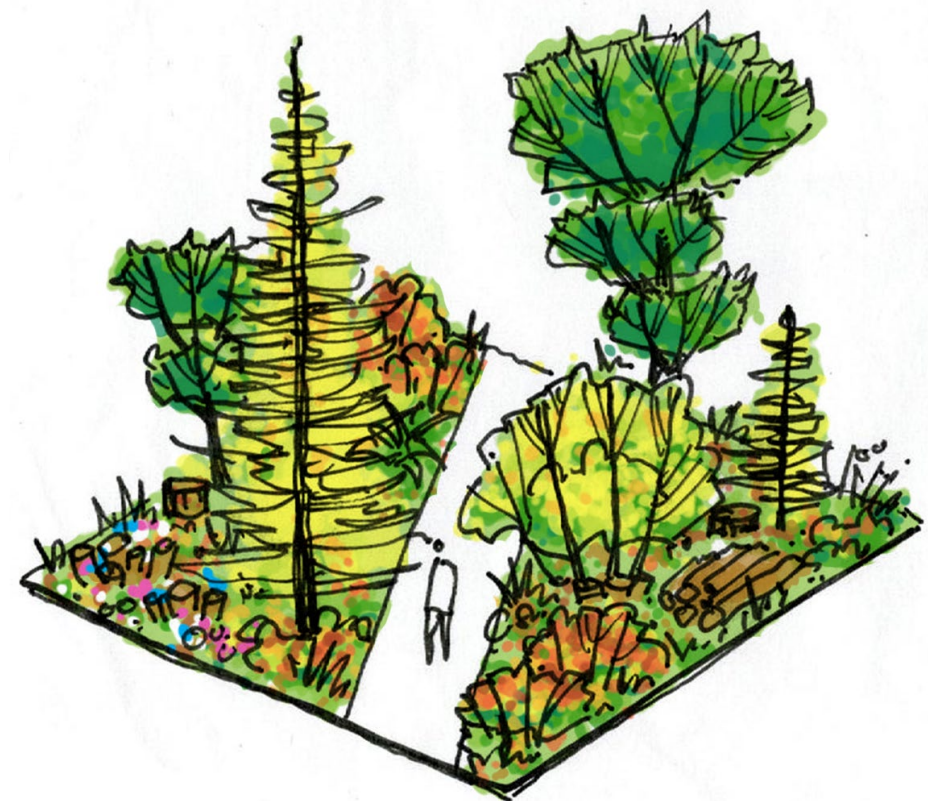
- Largest trees felled every 15-25+ years
- Multistem trees and large shrubs coppiced every 5/7 years
- Mixed field layer rich in species
- Wood piles made from felled and coppiced trees and shrubs



0 Installation



5 Years



10 Years



20 Years



## 10. Roof terrace design strategies

### Main terrace planting and biodiversity

#### WOODLAND AND THE JAR

The 'Woodland in the Sky' has a mix of woodland character areas to diversify the experience for visitors and provide a more biodiverse habitat for wildlife.

A 'Jar' in the midst of the woodland to provide a sheltered space that is comfortable during most of the year, extending the seasons of use and allows for education and interpretation of the habitats and processes of the woodland.

The structure is sunk into the soil to show and interpret the entirety of the habitat and make visible the biological activity underground (roots and worms).

The 'Jar' has been sized to be able to fit a school class of up to 30 children and their teacher, whilst being kept to a scale that allows it to be comfortably nestled in the woodland. Educational and interpretative panels can be incorporated into the retaining sides.





## 10. Roof terrace design strategies

### Wildlife terrace planting and biodiversity

#### MICRO-TOPOGRAPHIES FOR BROADER RANGE OF MICRO-CLIMATES

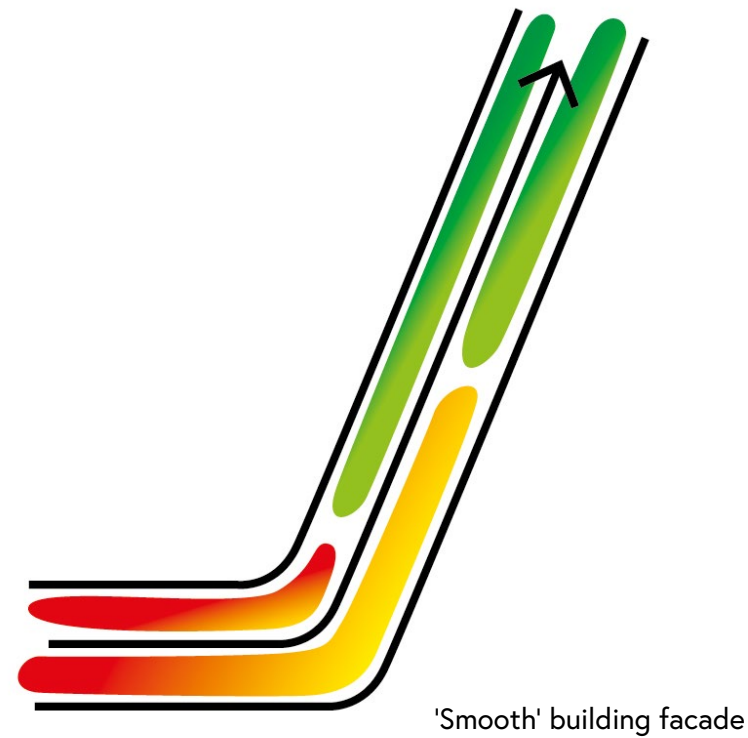
Although the planting is bounded on the outer edges by smooth building walls and balustrades, a wide range of habitats can be created by 'roughing' up the landscape edges to widen the range of micro-climatic conditions.

Incorporating micro-topographies that vary aspect (and therefore sun and wind exposure), soil humidity and depths allows a greater range of micro-climates that in turn sustain a greater range of wildlife habitats and species that favour particular conditions.

#### SEASONAL ACCESSIBILITY

To maximise the area for wildlife, the path around the terrace can be kept very narrow for maintenance access.

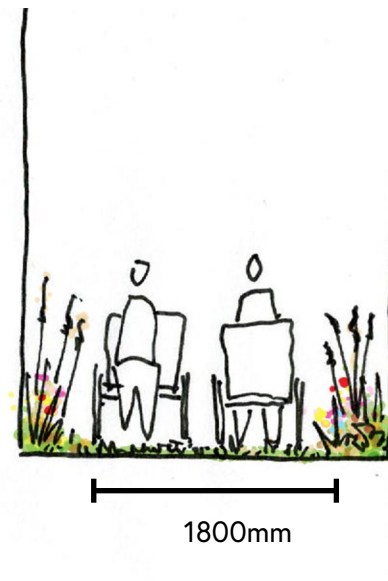
However, at certain times of the year that would not disturb wildlife, such as birds in their nesting season, the path could be mown wider at certain points to allow greater accessibility when the refuge is opened to visiting.



'Smooth' topography



'Roughened' topography





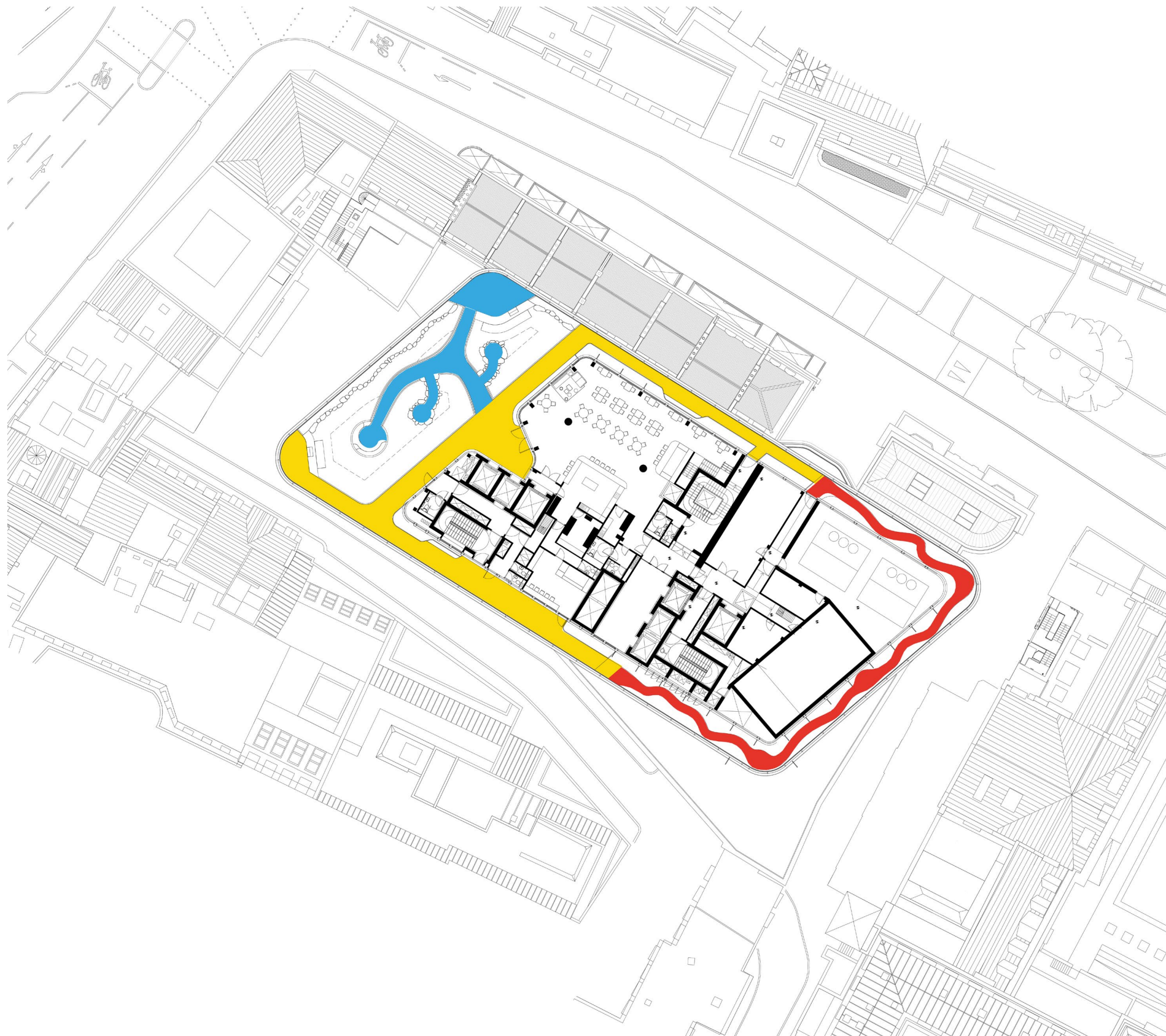
## 10. Roof terrace design strategies

### Materials

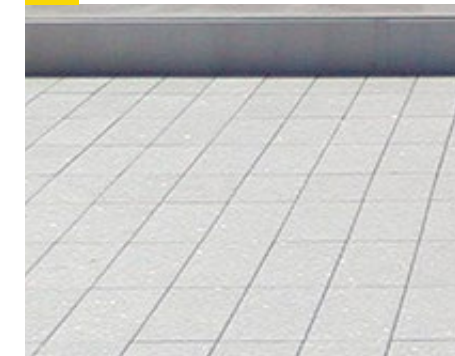
This strategy proposes three types of material: one for the open terrace, one within the accessible woodland, and another one for wildlife ribbon that wraps around the south-east part of the building.

Paving in the wildlife ribbon could be a rustic version of the paving used in the woodland. Paving in the open terrace could relate to paving materials in the restaurant or main building.

All of the paving on the terrace will be permeable to allow rainwater to drain through joints and soil build-ups, replenish the rootzones and be attenuated in a granular layer beneath the soils.



Open terrace paving



Woodland terrace



Wildlife ribbon





## 10. Roof terrace design strategies

### Overall landscape plan



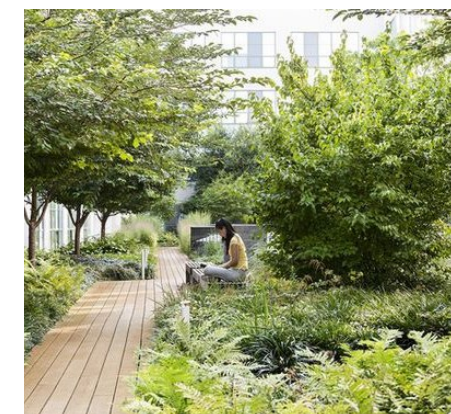
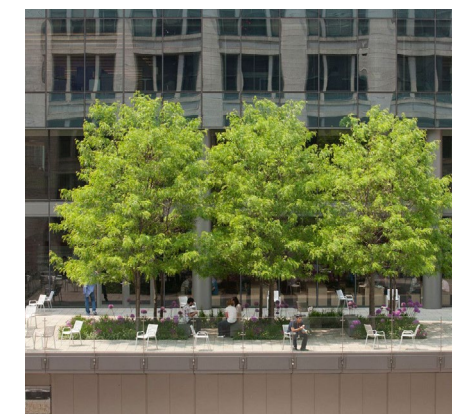
The terrace-garden can hold substantial planted areas. These elevations can become the primary green beacons in views from afar.

Along the north-east and south-east sides, there is potential for "wild" margins rich in biodiversity.

Public access would be direct to the terrace through a public lift without traversing private restaurant.

The roof terrace offers the potential for 360-degree views with the emphasis on the more exposed areas that provide the best views.

- 1 The woodland
- 2 Wildlife terrace
- 3 Spill-out terrace
- 4 Climbing plants along the building



Reference images

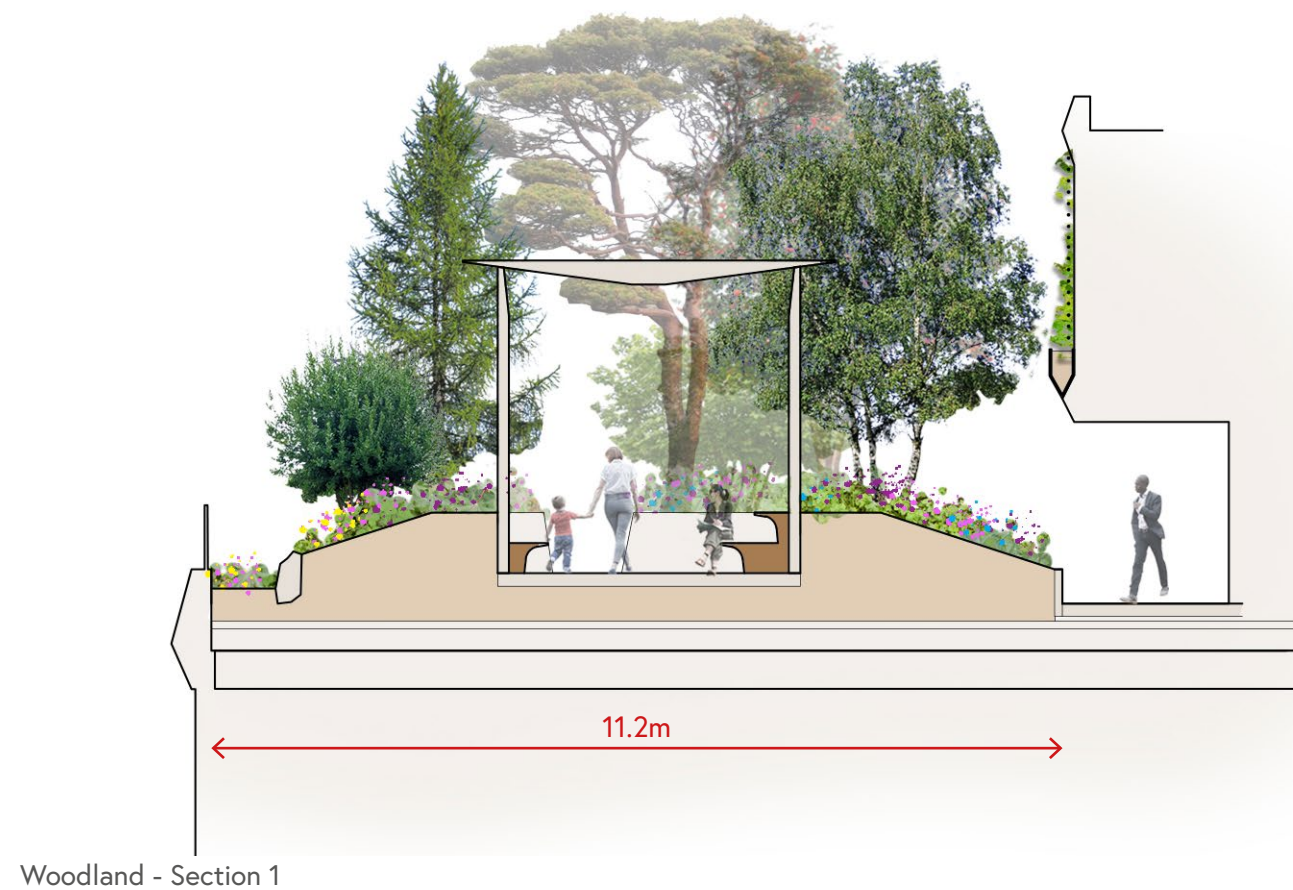
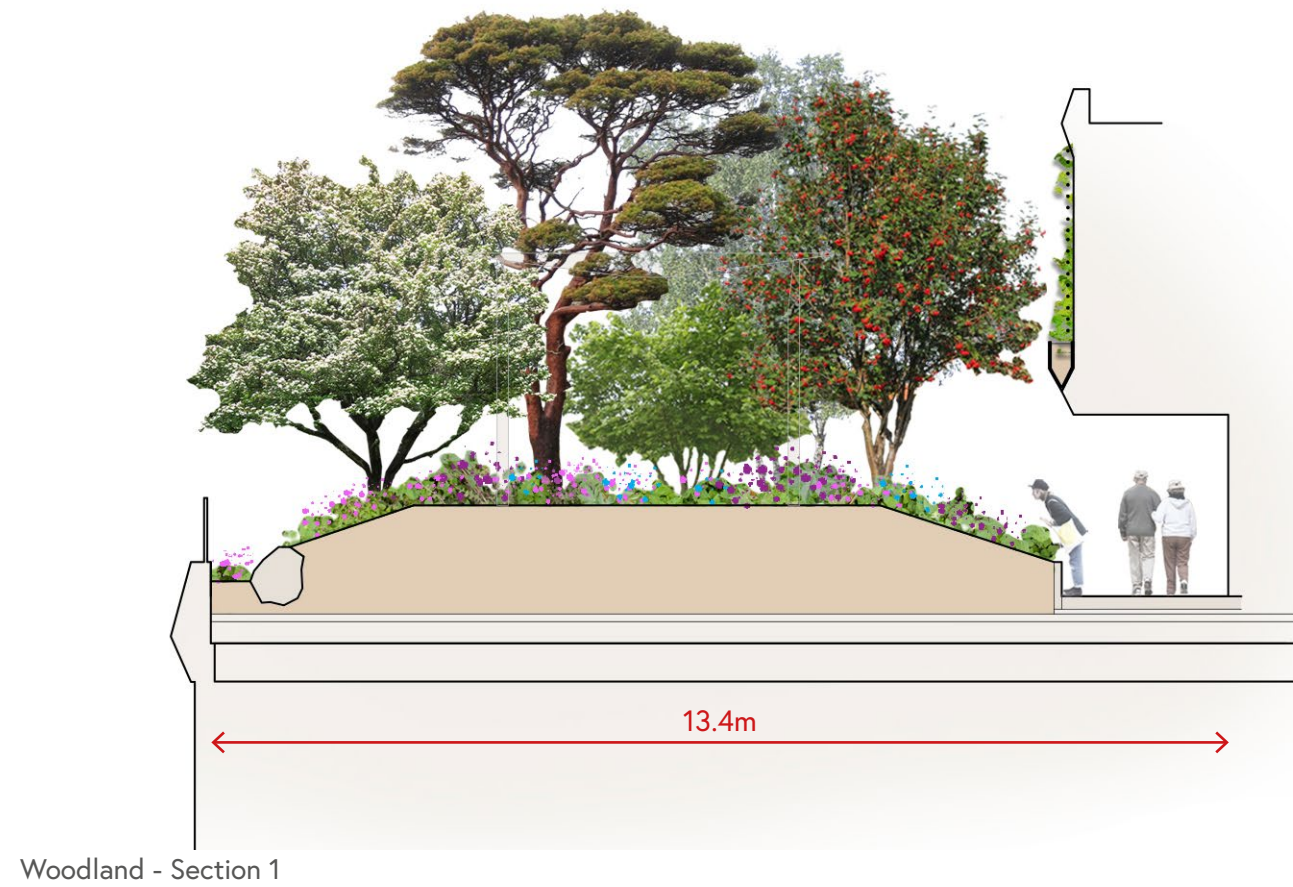


## 10. Roof terrace design strategies

### Overall landscape sections

#### WOODLAND SECTIONS

These sections illustrate the vertical scale of the woodland planting in relation to the building.



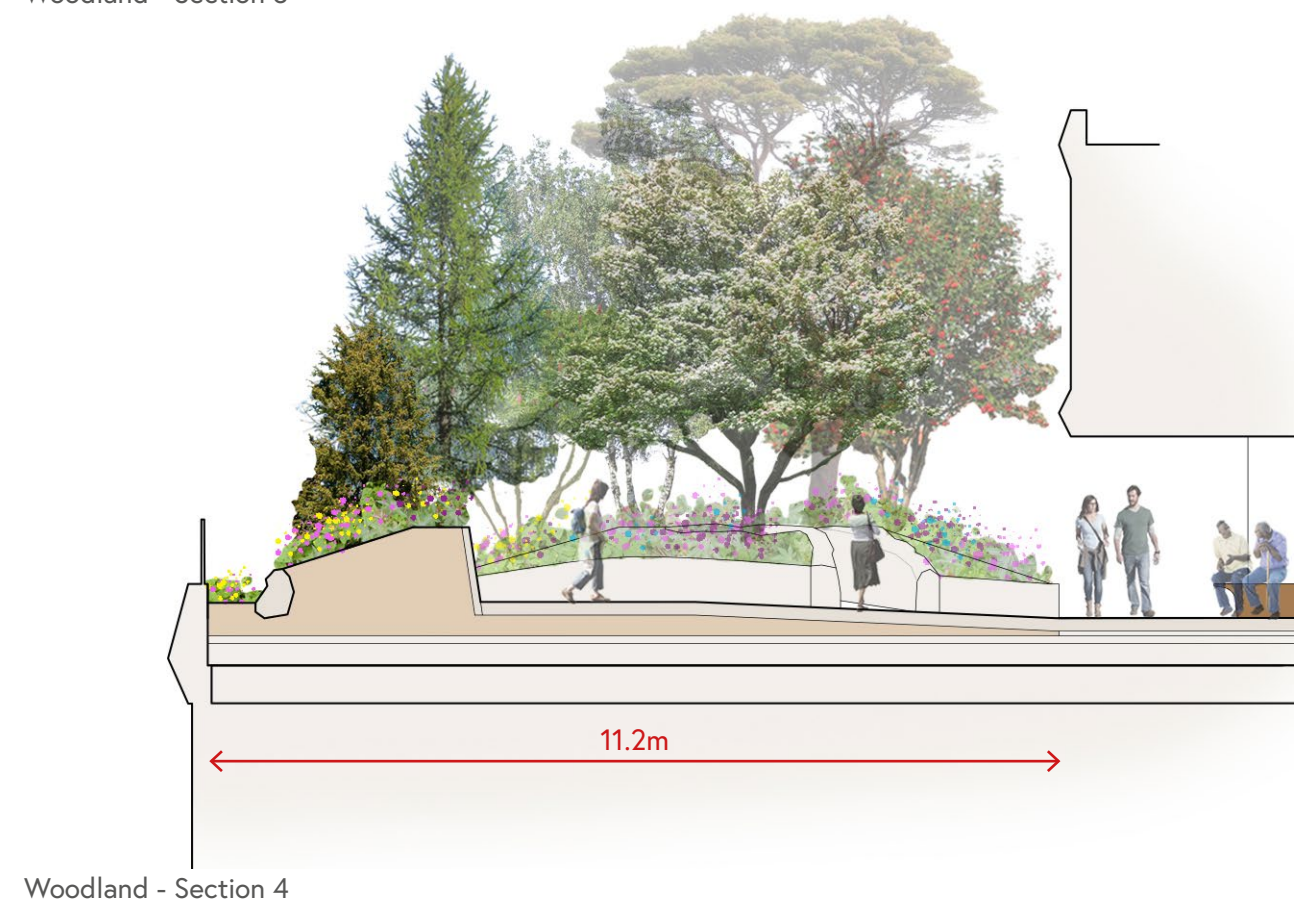
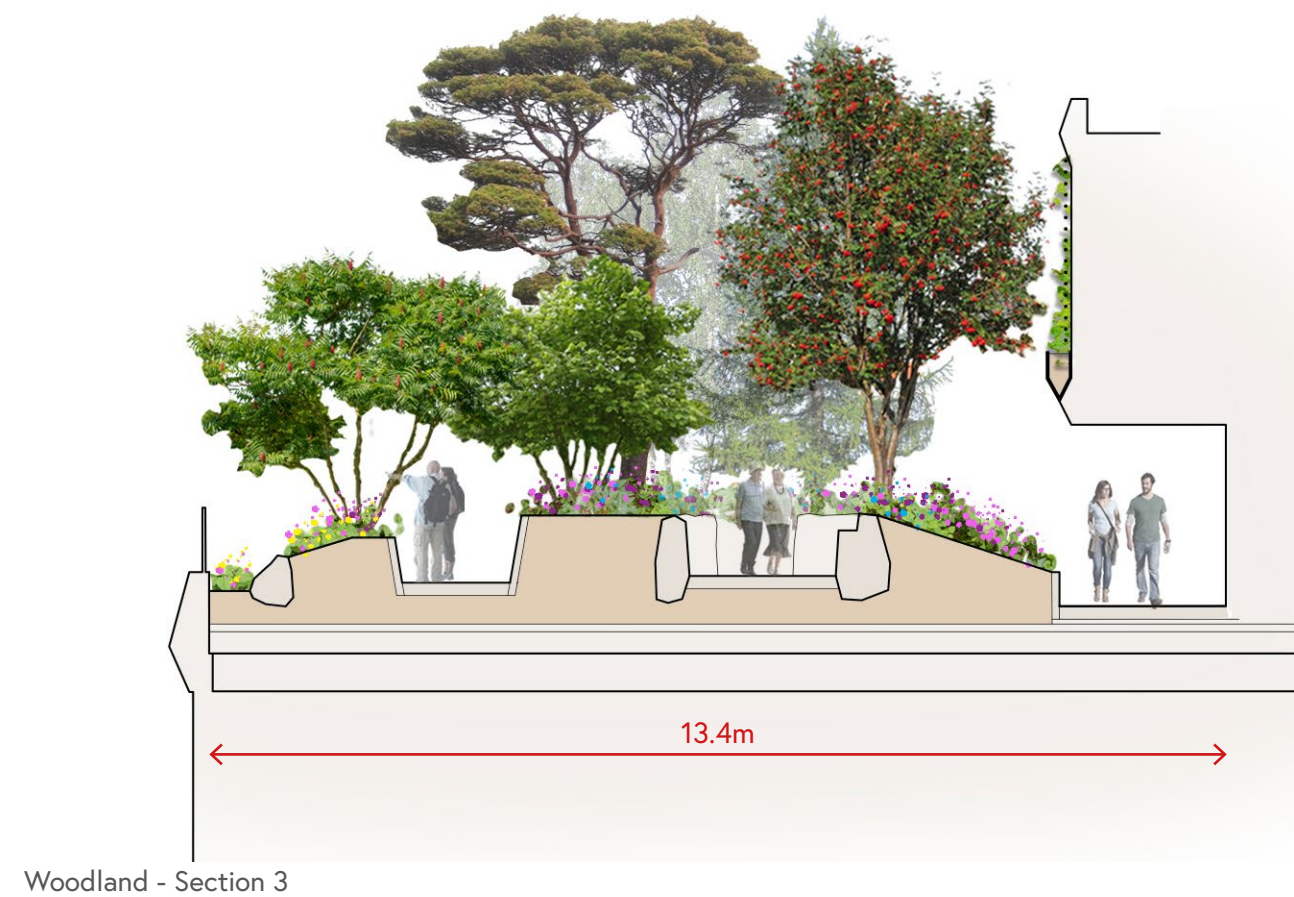


## 10. Roof terrace design strategies

### Overall landscape sections

#### WOODLAND SECTIONS

These sections illustrate the scale of the glades within the woodland planting in relation to the building





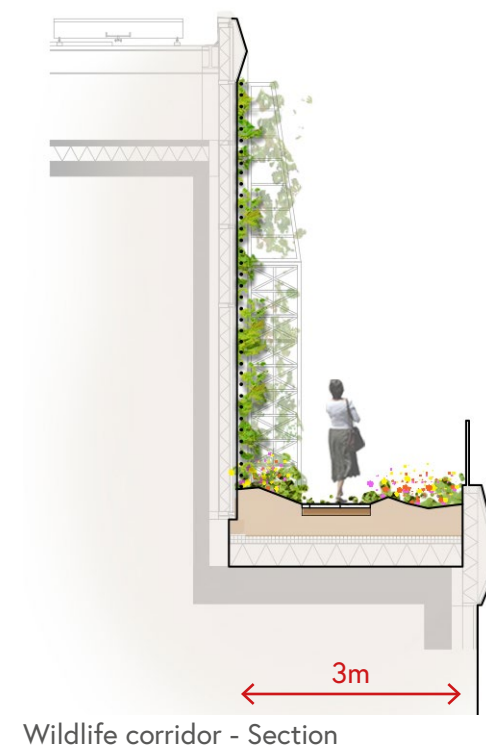
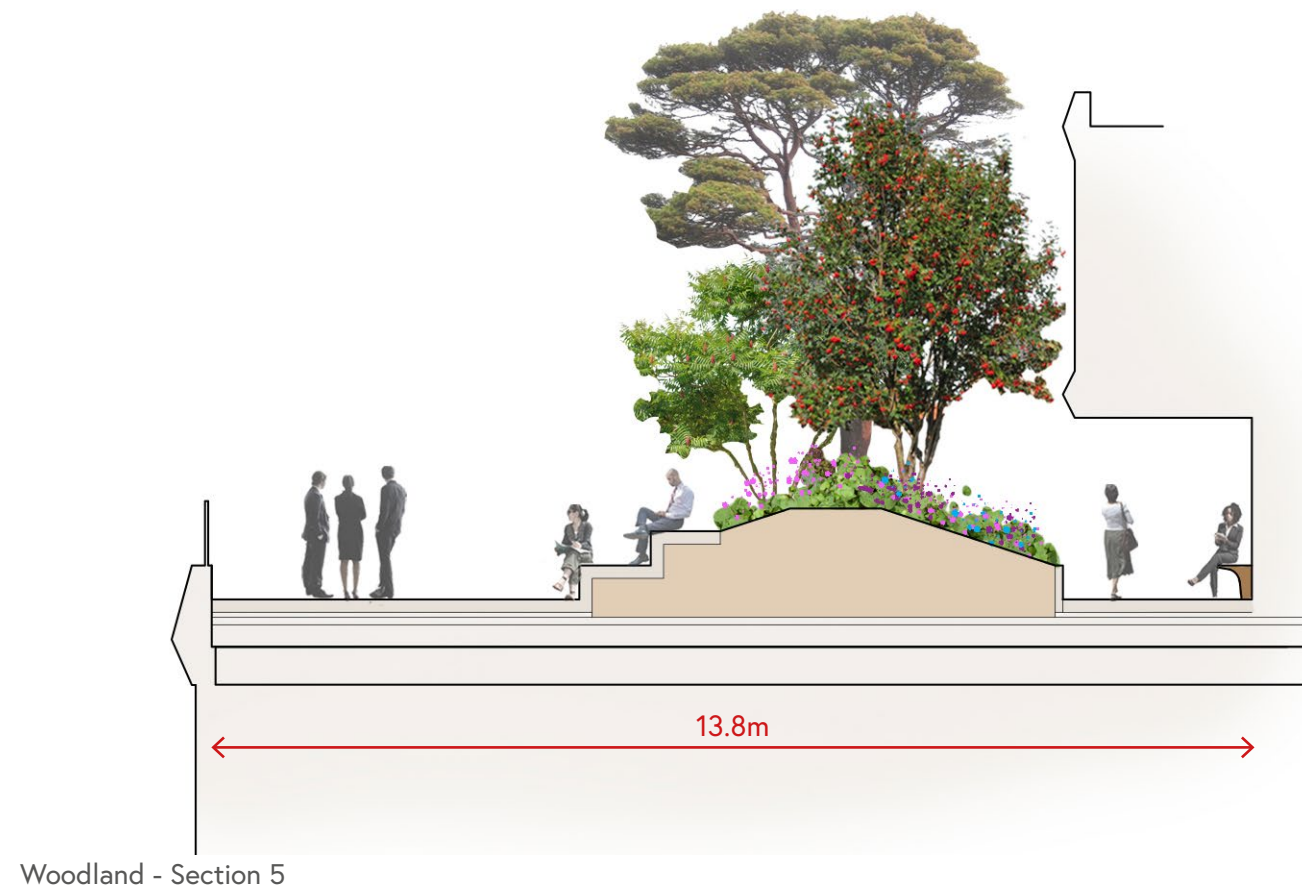
## 10. Roof terrace design strategies

### Overall landscape sections

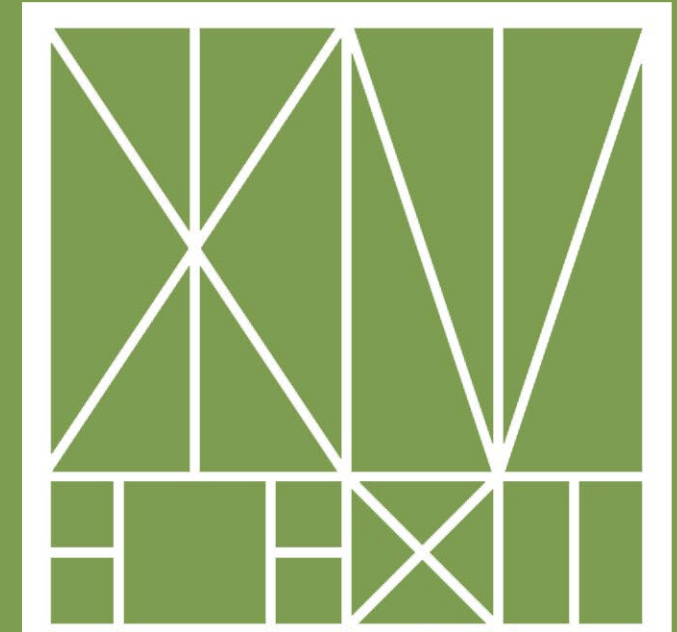
#### WOODLAND AND WILDLIFE RIBBON SECTIONS

The last woodland section shows the scale of the viewing balcony in relation to the woodland buffer that gives this space a different character from the walkway to the restaurant and main building.

Although the wildlife ribbon is narrow, planting varies in height, texture and colour as the aspects change in relation to the building and to the path.







## 11. Roof terrace landscape character





## 11. Roof terrace landscape character

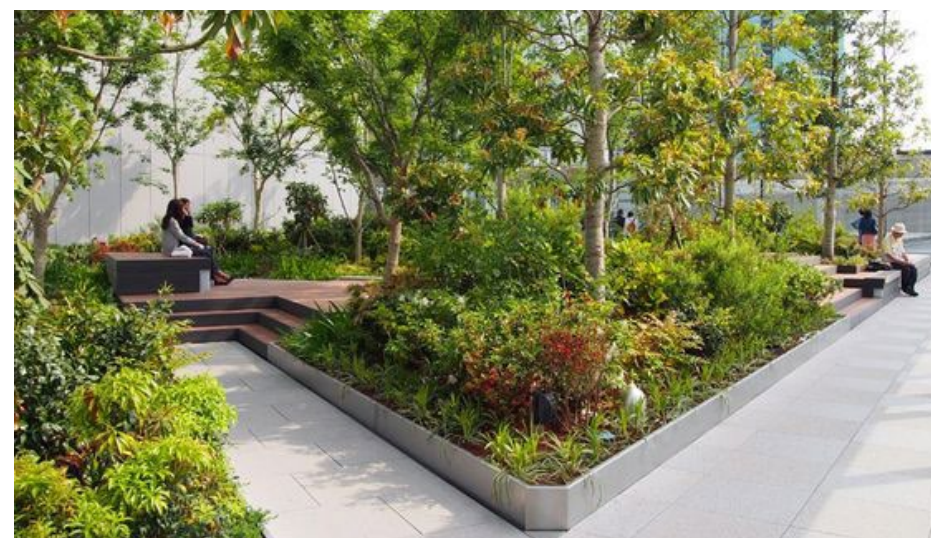
### Public terrace: the woodland



Woodland character area

The woodland is the heart of the scheme. Publicly accessible, it will become a green destination in the area, an exciting place to visit and also a refuge from the surrounding urban environment.

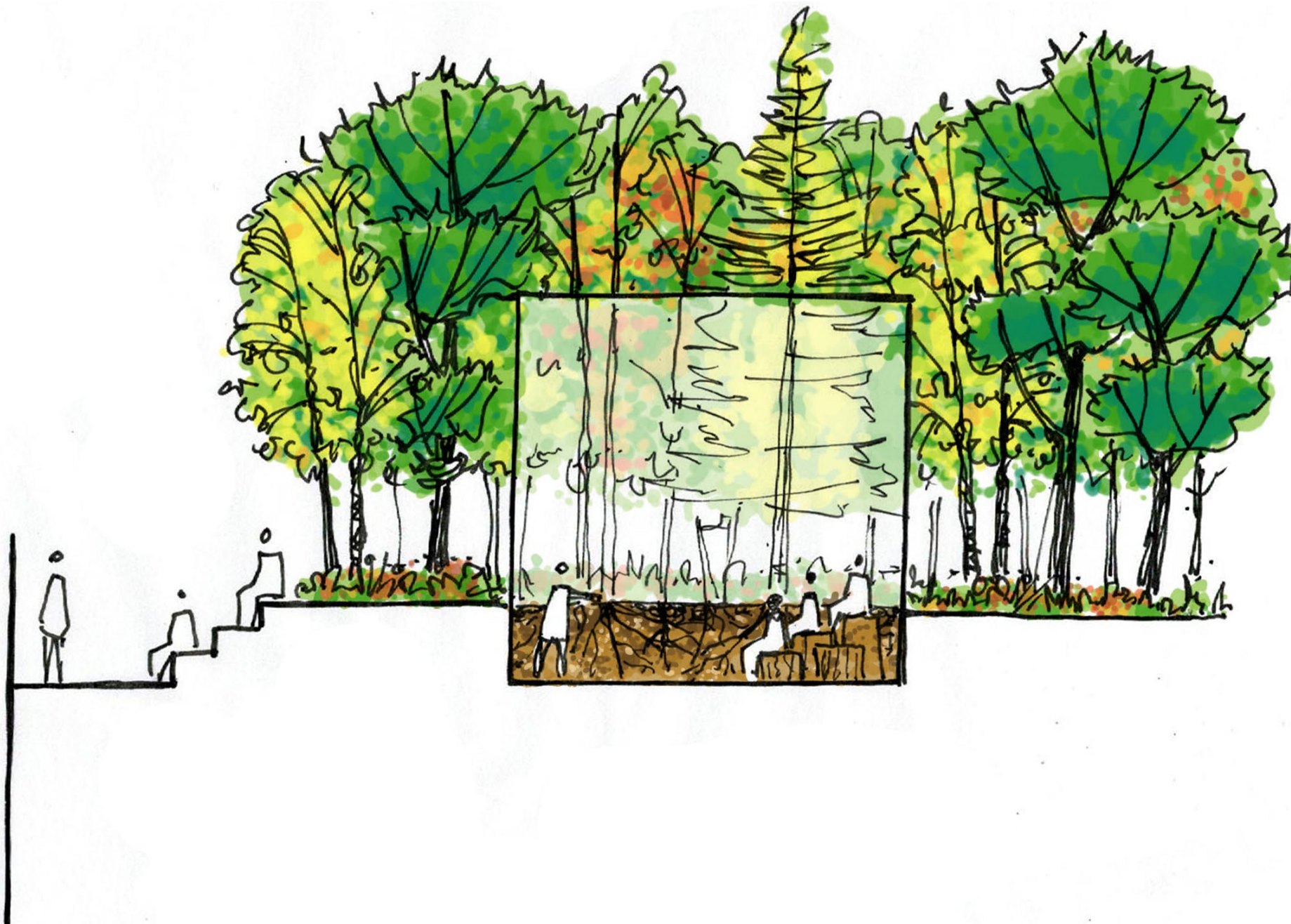
The richly layered planting will feel naturalistic, a result of ecological processes being allowed to work in combination with some light curatorial landscape management to keep seasonal interest and species diversity in healthy balance.





## 11. Roof terrace landscape character

### Public terrace: the woodland



The roof landscape is not simply trying to replicate a natural woodland in the sky. Architectural elements allow a broader experience of woodland than a conventional woodland would allow. The idea is twofold:

- Inhabiting the canopy level, being amongst the trees (as 'normal' woodland);
- Discovering the lower planting, being down in the roots and the underworld of the woodland.

In the middle of the woodland the round pavilion will help anchor this idea. It draws inspiration to the 'Jar' as reference to Keat's 'Ode on a Grecian Urn' (via Wallace Stevens 'Anecdote of the Jar' )



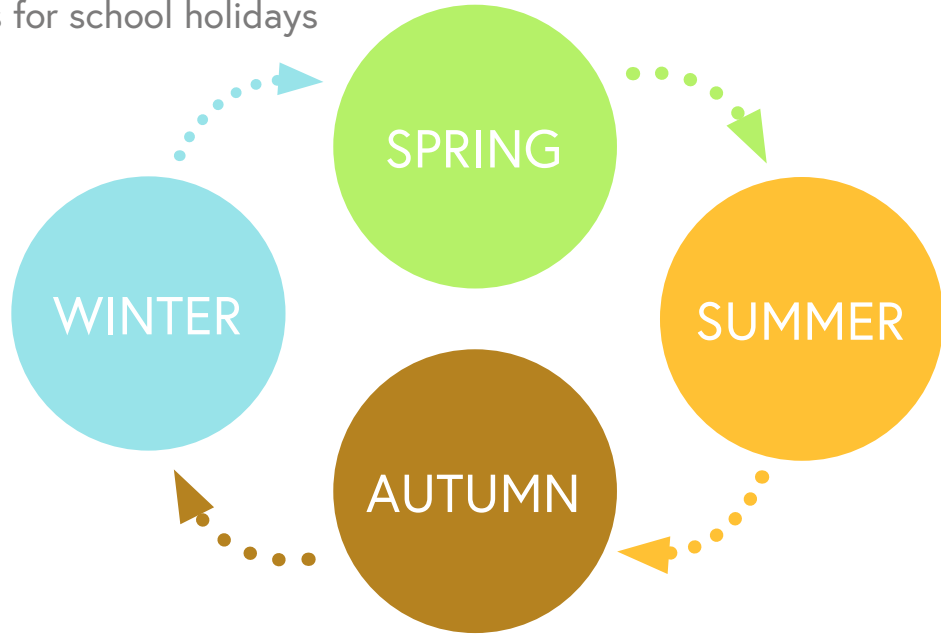
11. Roof terrace landscape character

Public terrace: Seasonal and evening programming in the woodland



The woodland setting, together with the 'Jar', provides opportunities for day and evening activities and events throughout the year.

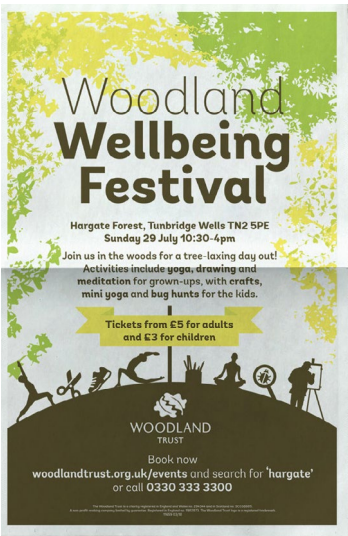
Family backpacks & plant hunter trails for school holidays



Friday Lates in the woodland



Space for school groups





## 11. Roof terrace landscape character

### Educational opportunities outside the Pavilion: Woodland and medicinal plants



The L24 garden can provide educational opportunities for local schools and groups on woodlands, their processes and lifecycles, the way humans can sustainably manage them for resources and food, and the medicinal values of the plants in practical medicine.

Creating a space that shows all levels of the woodland - from soil and decomposing plants, to new growth and old trees - could provide an exciting and inspirational space for children to visit and learn about the circular nature of ecosystems and our connection to the landscape.





11. Roof terrace landscape character

Public Terrace educational opportunities inside the Pavilion: The soil beneath our feet



Image credits:  
Left: Eden Project  
Top right: Soil Horizon (Lateral Office)  
Bottom: Tim O'Hare Associates and J&L Gibbons



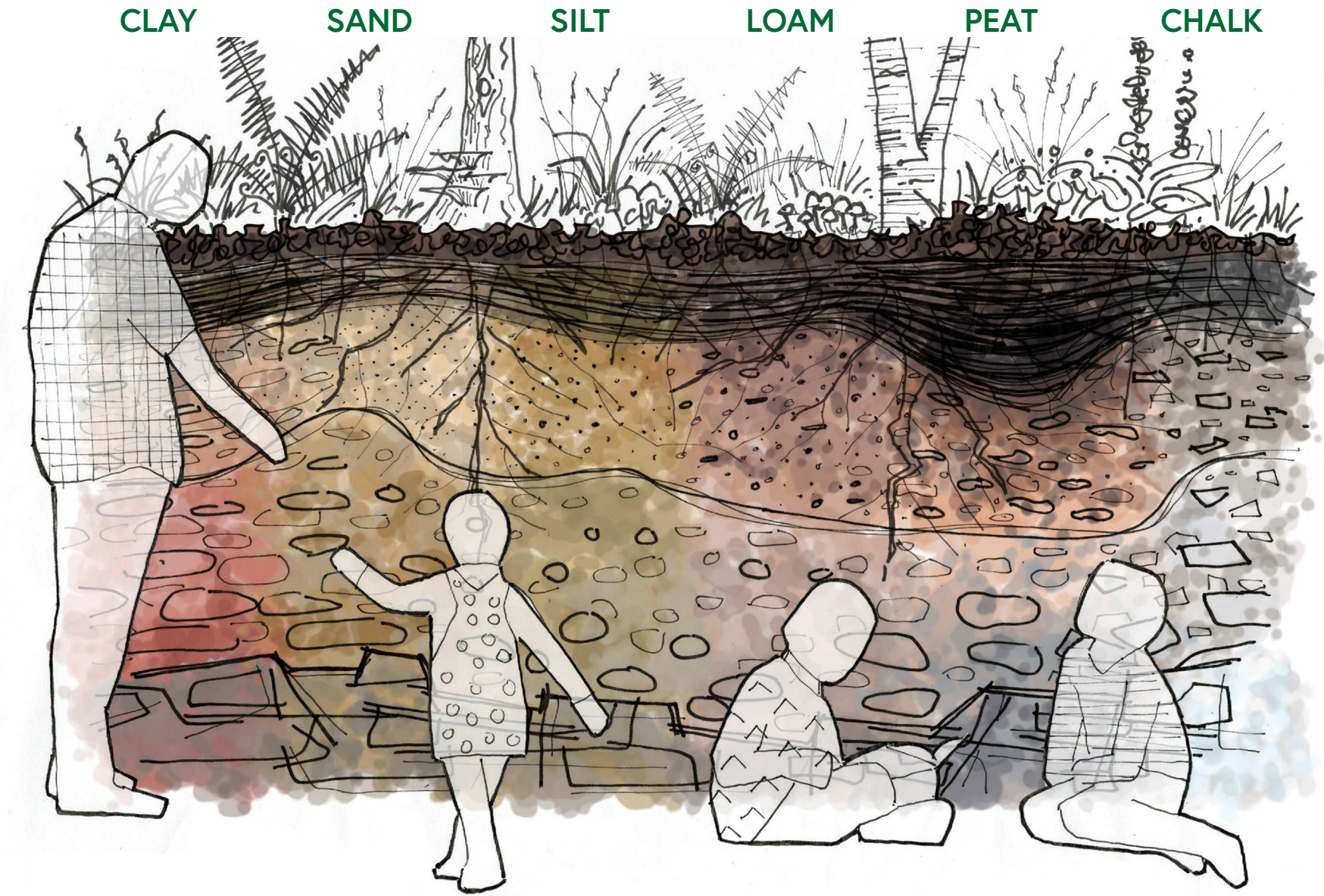
11. Roof terrace landscape character  
Public Terrace Precedents: 'Dig it!' at the National Museum of Natural History (Smithsonian)





# 11. Roof terrace landscape character

## Public terrace educational opportunities: Soil and our lives



The pavilion can provide an education resource for children and adult visitors about the whole woodland ecosystem, from tree top and down into the soil and its role in providing food, fibres, construction material, clean water, medicine, and climate regulation

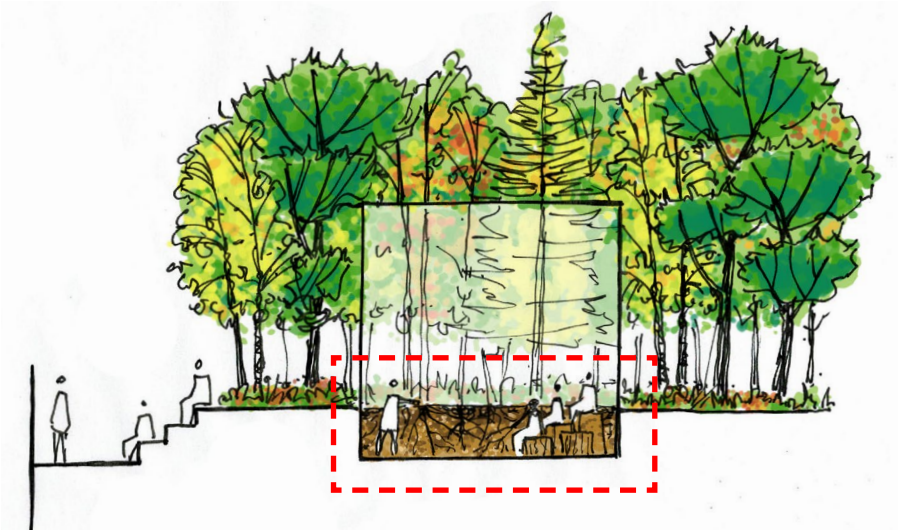
A window into the world underground can open up understanding for the vital role that soil plays in sustaining life and the uncountable network of species that it sustains, and that sustain it.

- Sustainability themes (value and fragility of soils):
- Soils of the past: fossils fuels, old fertile topsoils and subsoils
  - Soils of the present: manufactured soils, recovering soils, soil depletion and replenishment
  - Soils of the future: making new soils, protecting what we still have

Time-based events could also be integrated, like watering of soils to show permeability and interactions.

These potential interpretative strategies will be explored further in future design stages.

Soil profiles could be interpreted through layerable materials such as rammed earth or exposed aggregate concrete and display them to illustrate different conditions across the country and their contributing factors, such as underlying geology, weather and latitude. Retaining walls and seating, which hold the soil that sustains the woodland, can an educational feature.





## 11. Roof terrace landscape character

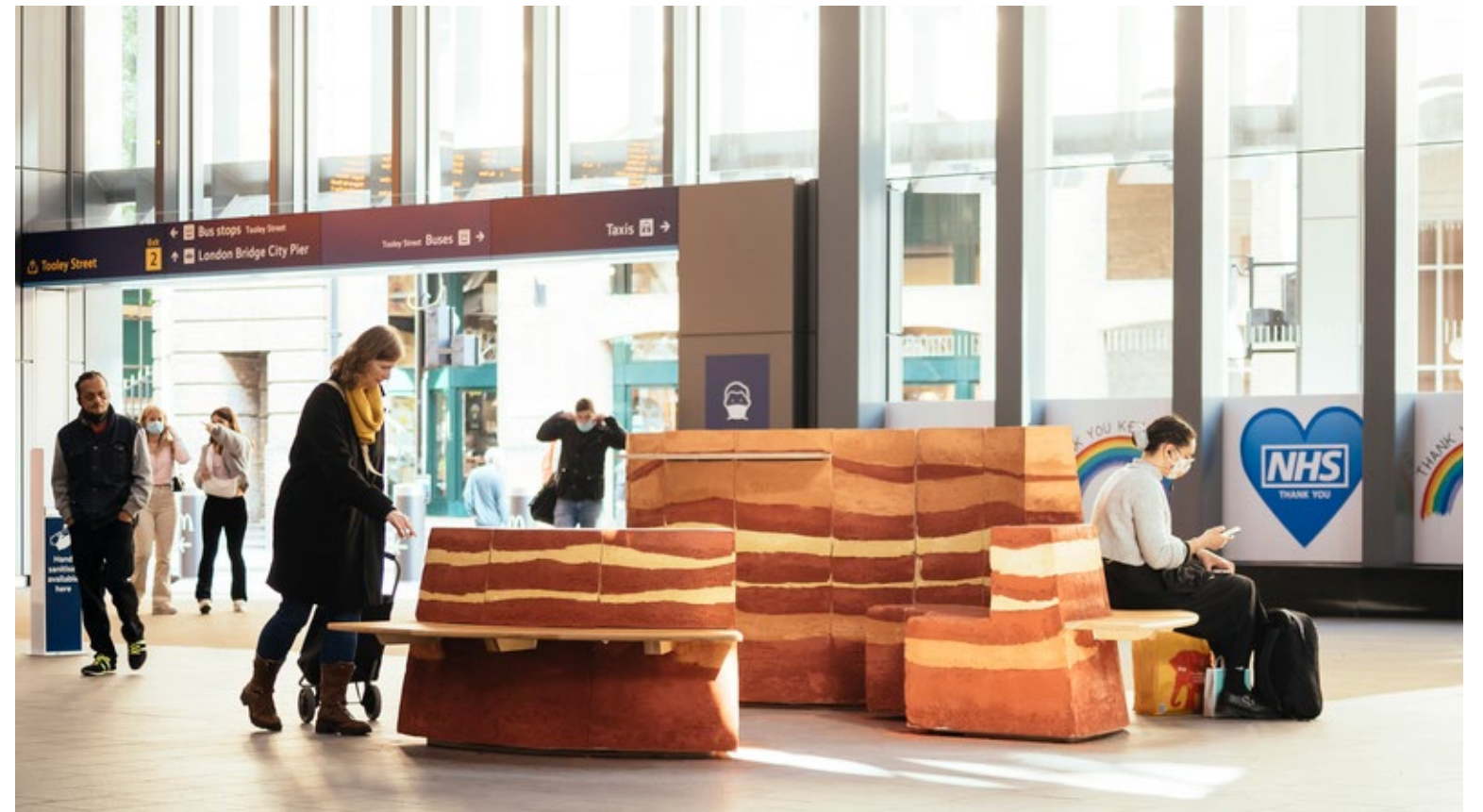
Public terrace Precedent: Curated soil profiles - Galerie des milieux, Jardin Botanique de Bordeaux





## 11. Roof terrace landscape character

Public terrace precedent: Station seating for Network Rail and London Festival of Architecture, London Bridge Station, 2020





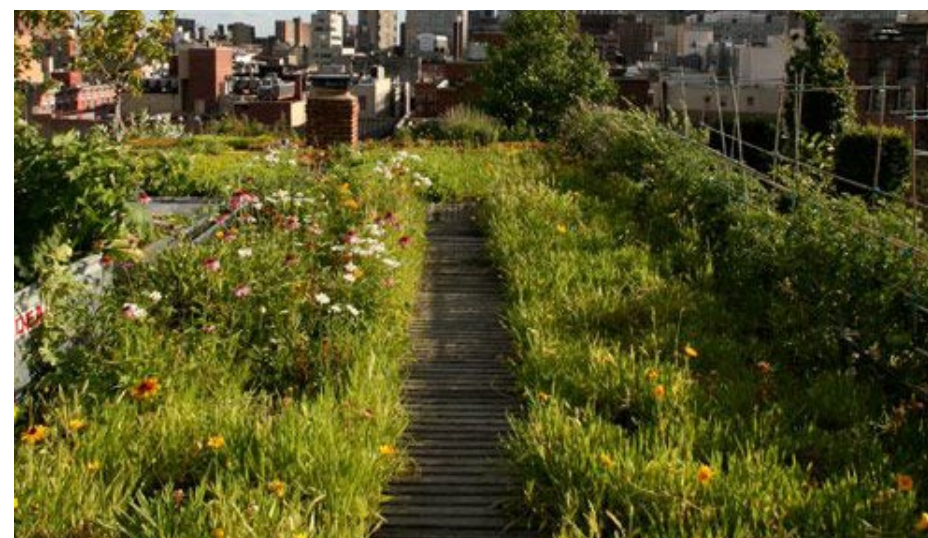
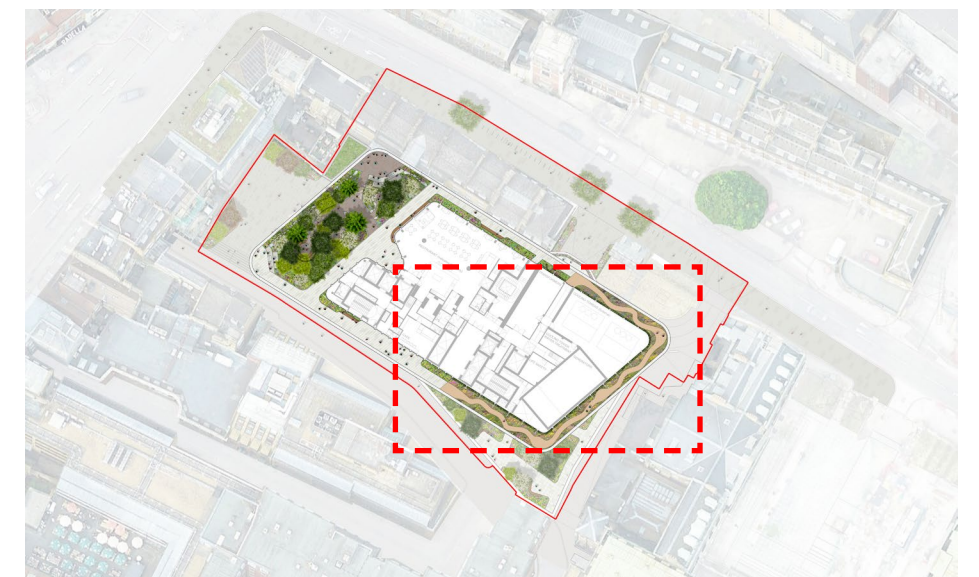
## 11. Roof terrace landscape character

### Wildlife terrace

- Wildlife habitats appear unmanaged but are a sensitive selection of plant species that co-habitat, providing layers of growth throughout the season, and managed to encourage biodiversity first (aesthetics simply follow)
- Although less showy, flowering species provide a rich source of nectar for foraging bees and other insects, even on north-facing aspects
- Evergreen and deciduous species provide year-round interest and shelter for a wider range of invertebrates than less species-diverse habitats supporting primarily quick growing pioneer plants



Wildlife corridor character area



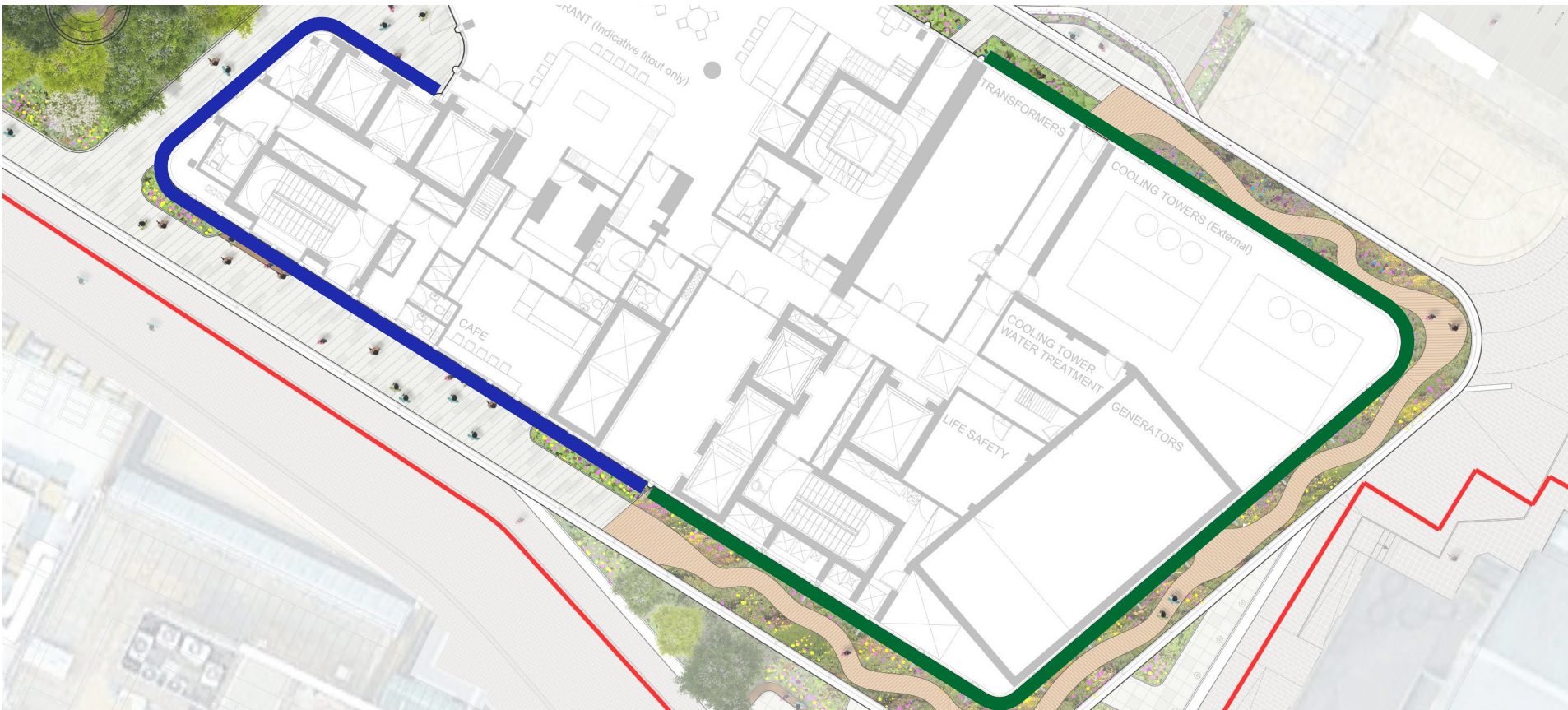


# 11. Roof terrace landscape character

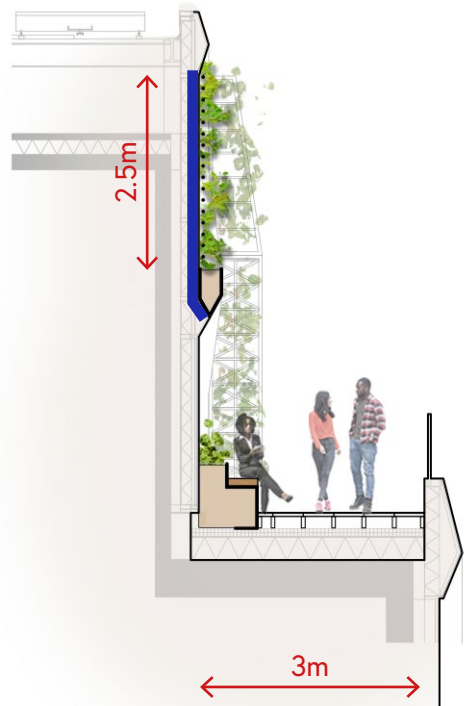
## Green walls (climbing plants)

Important feature for the L24 public terrace, a large portion of the building at this level is covered with green walls. They provide a visual amenity and add ecological value to New City Court. The climbing plants also soften the visual impact of the plant rooms and services located on the same level.

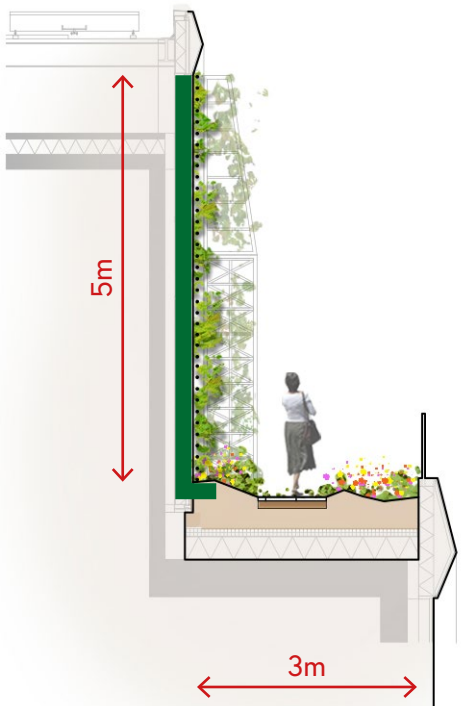
- There are two types of climbing plants:
- Wrapping the north, east and south façades, along the wildlife corridor, climbing plants are in full height;
  - In the south-west, planters are provided in the top level to sustain climbing plants.



Climbing plants location at L24 public terrace



Top storey climbing plants



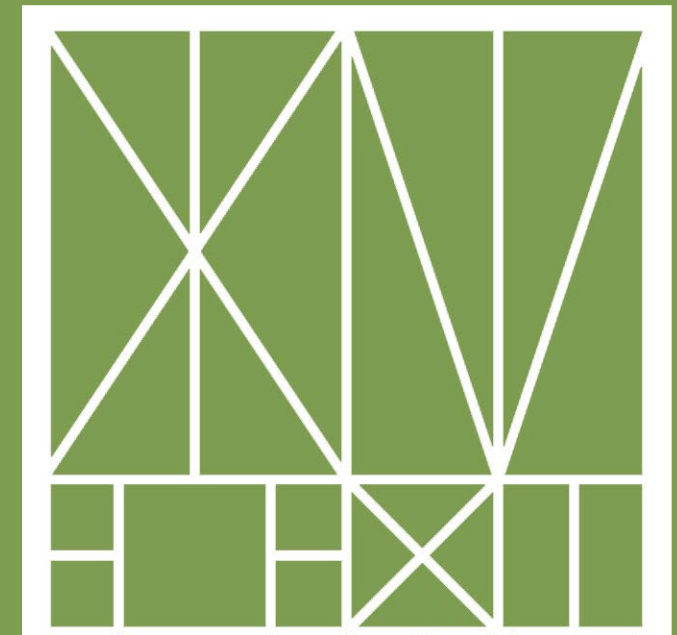
Full height climbing plants



Reference image







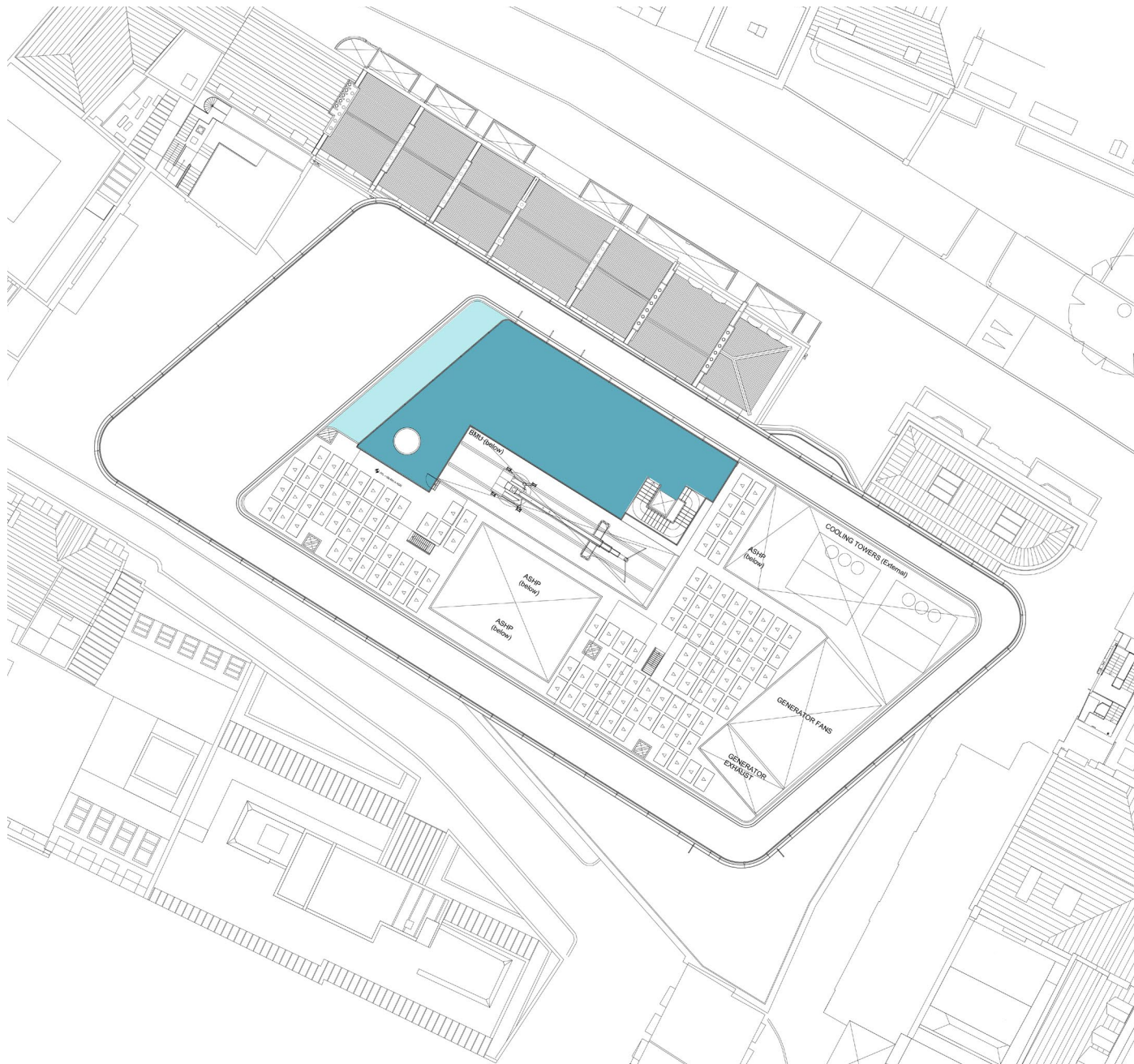
12. L26 roof terrace





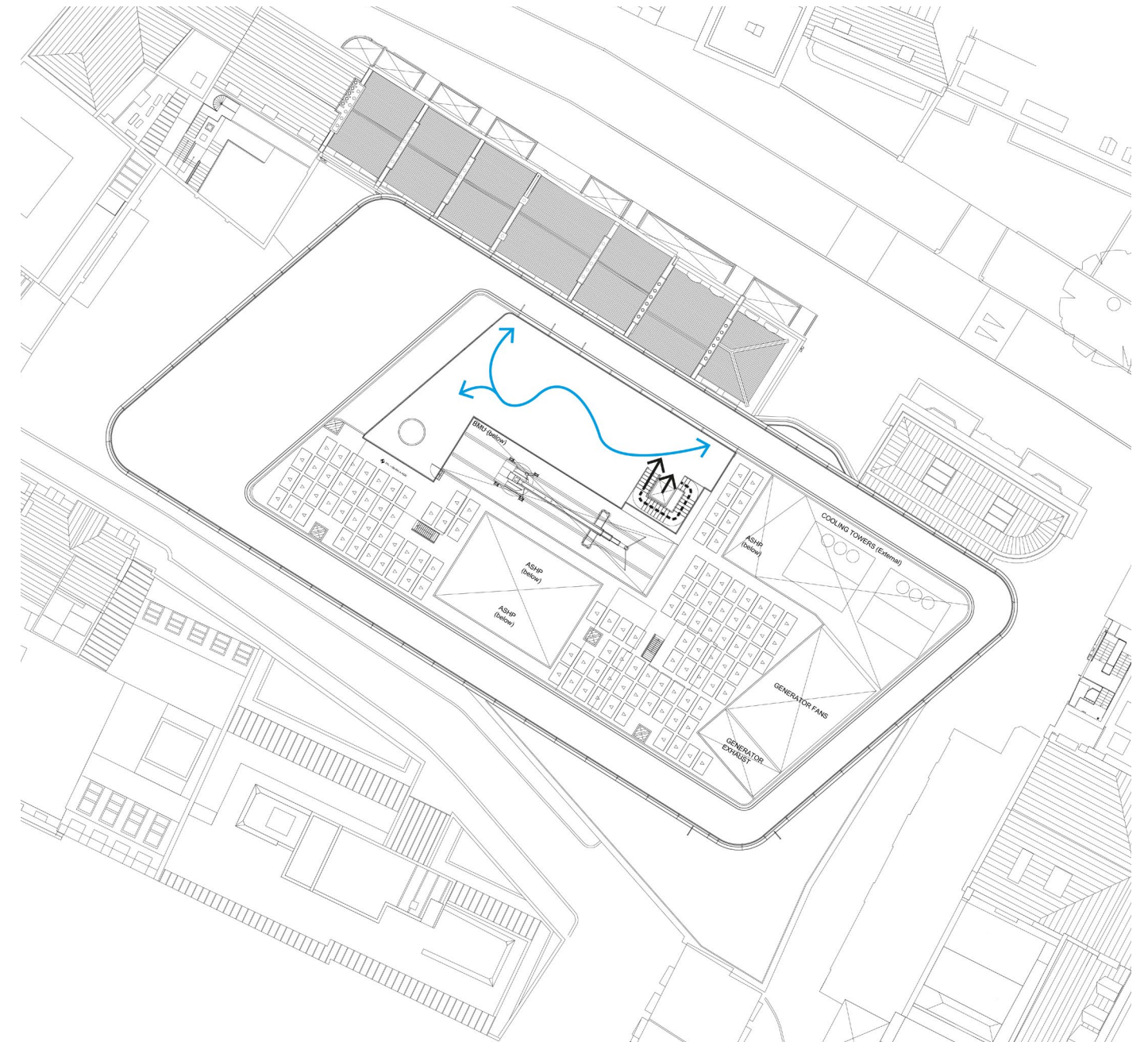
## 12. L26 roof terrace analysis

### Provision, access and circulation



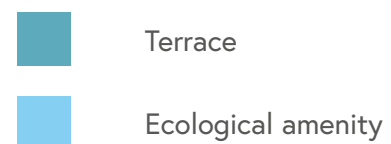
Space provision diagram

The Level 26 terrace is located at the top of the building. It is reserved for all office tenants.



Circulation diagram

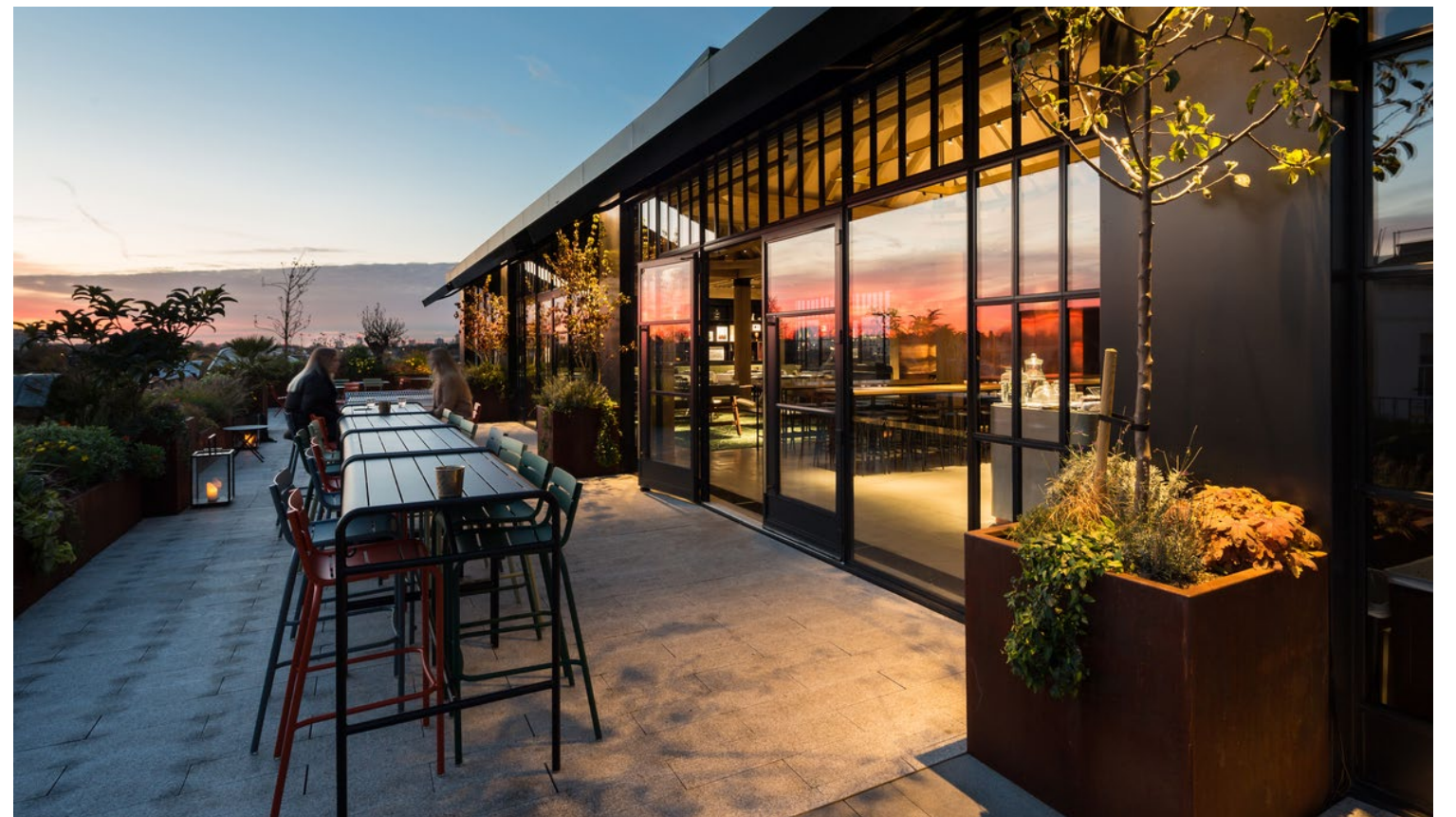
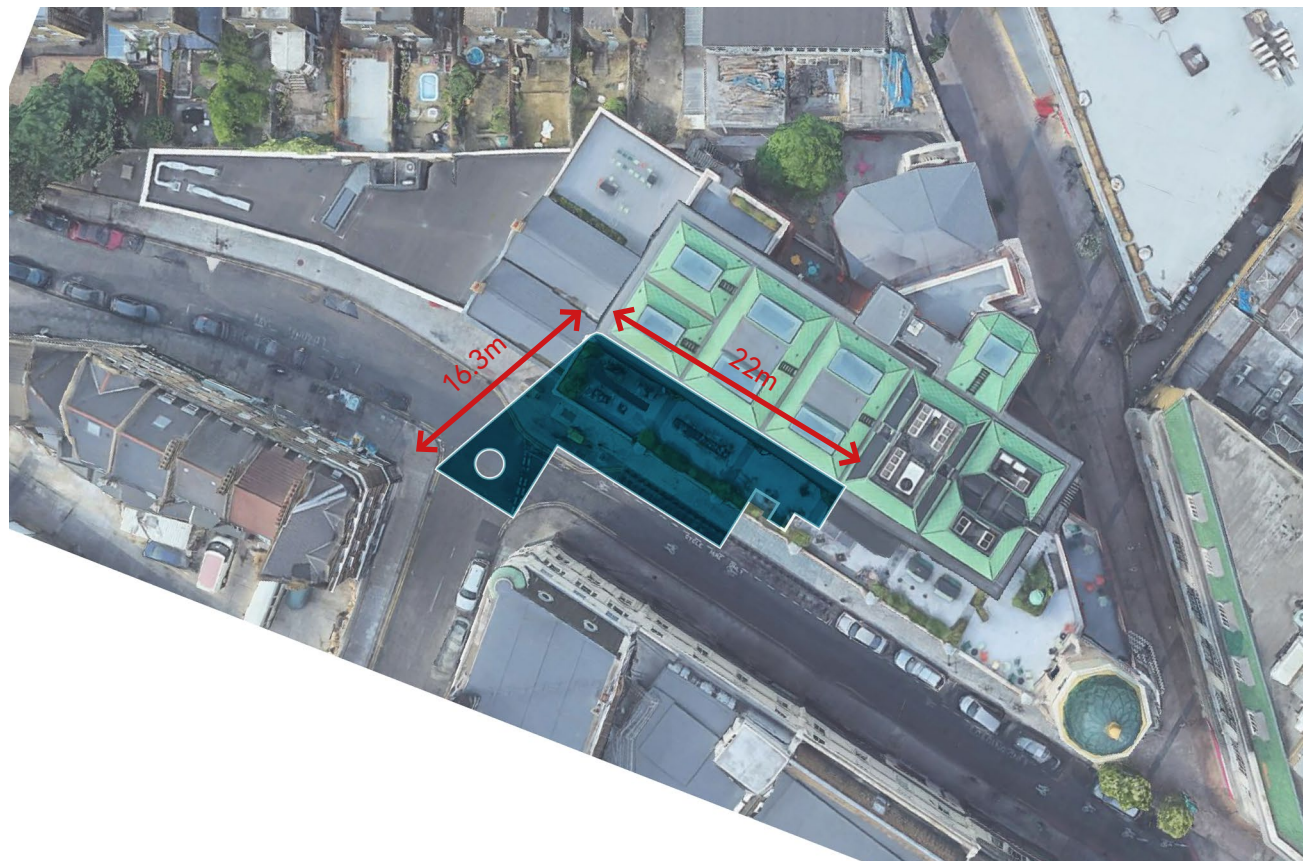
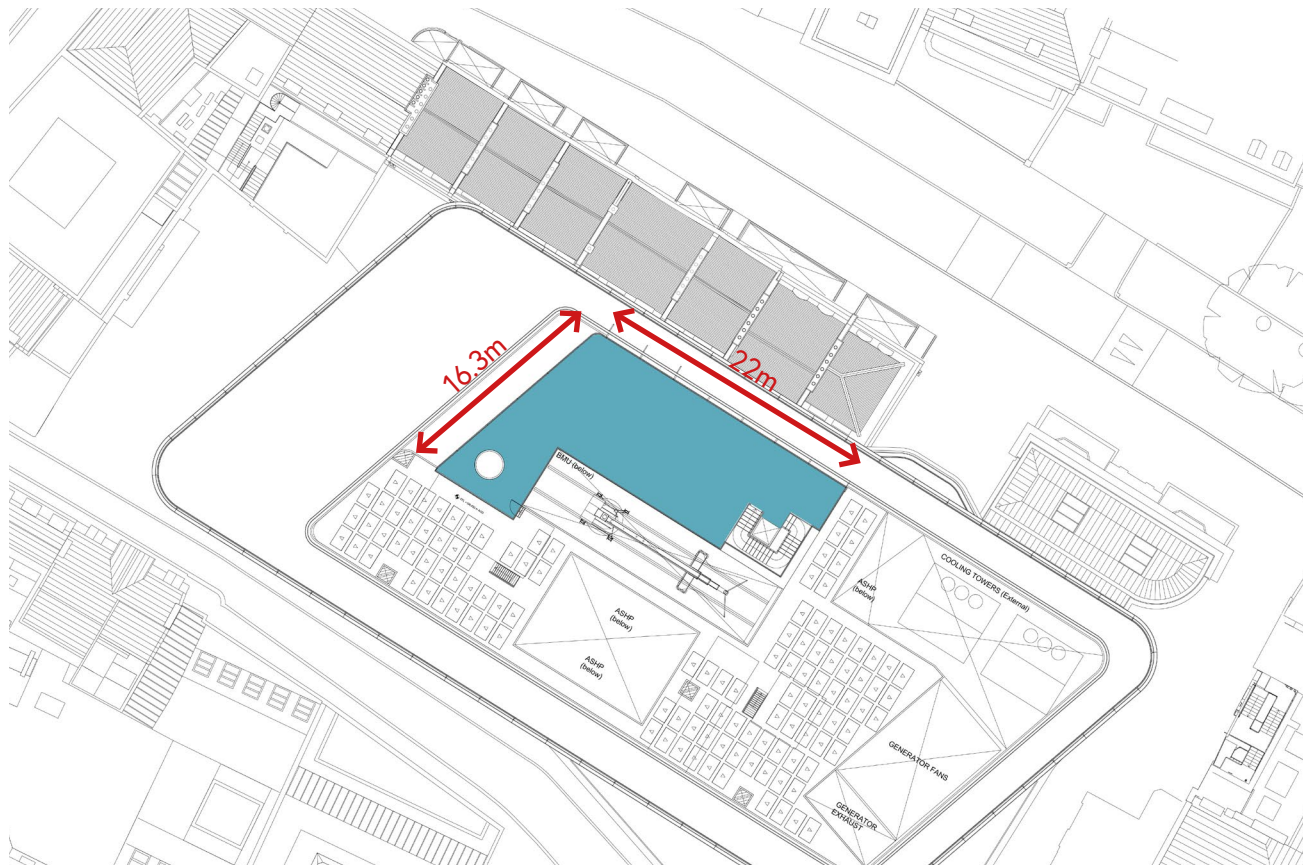
Access to the Level 26 terrace is achieved by a stairs in the East side of the terrace, coming directly and only from office work spaces.





## 12. L26 roof terrace analysis

Level 26 terrace scale comparison: Upstairs roof terrace, Brixton, UK

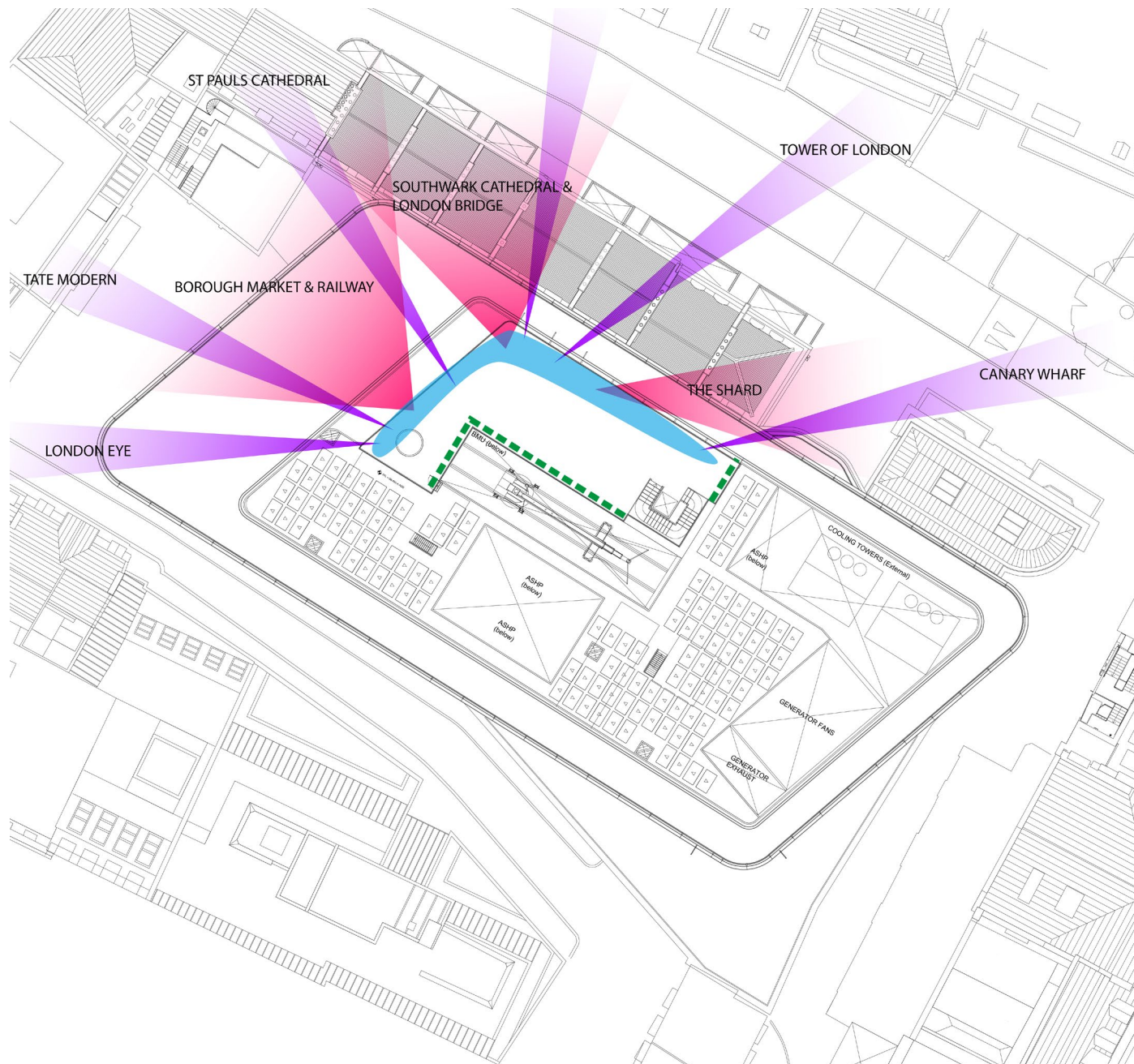


Upstairs at The Department Store



## 12. L26 roof terrace analysis

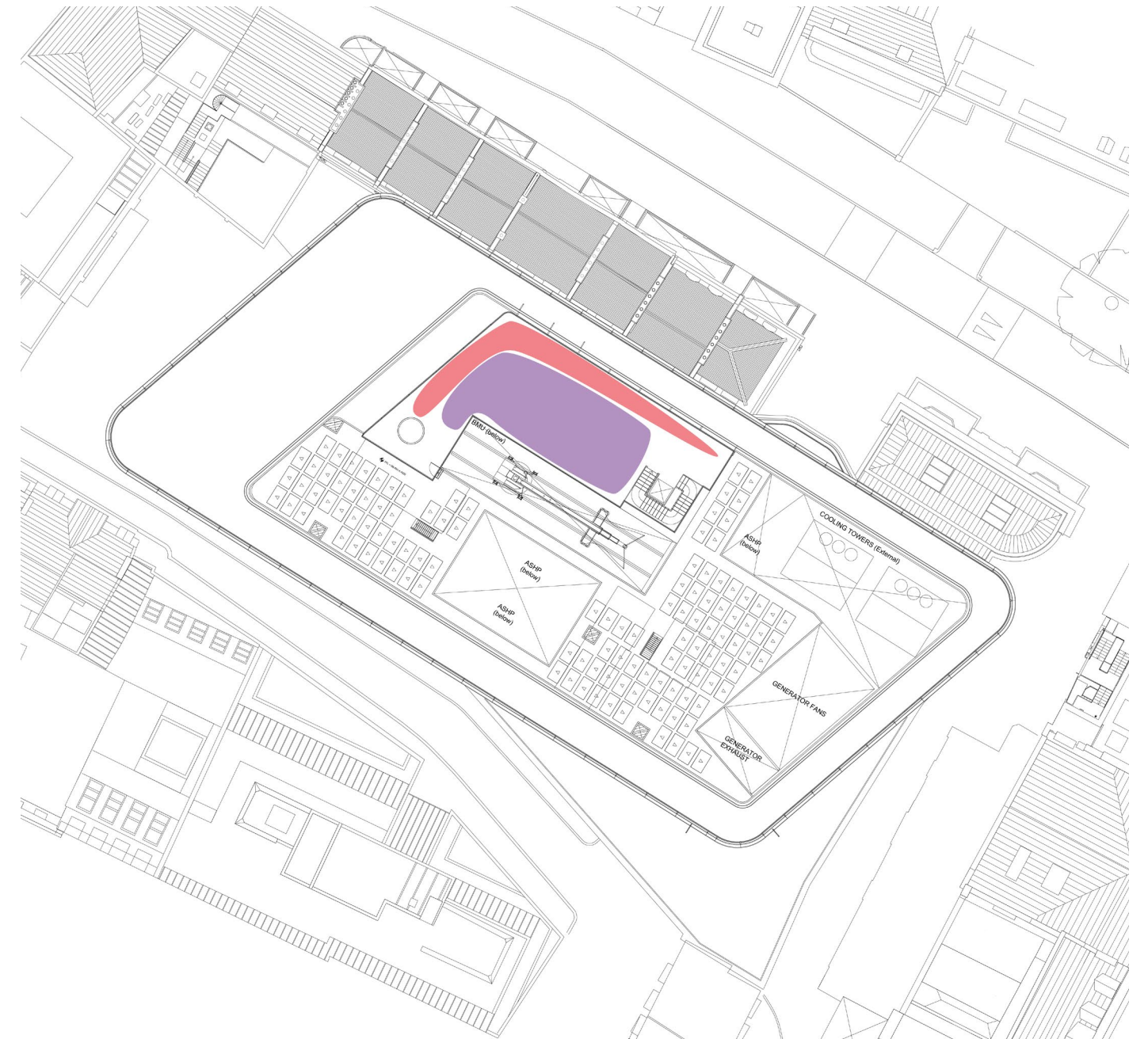
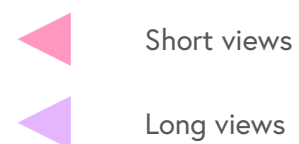
### Views and zoning



Views diagram

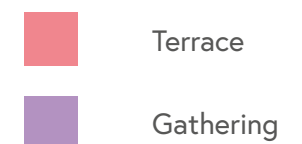
Key views from the Level 26 terrace are oriented towards west, north and north-east.

Being on the top of the building, people will also enjoy the canopies of the tree from the Level 24.



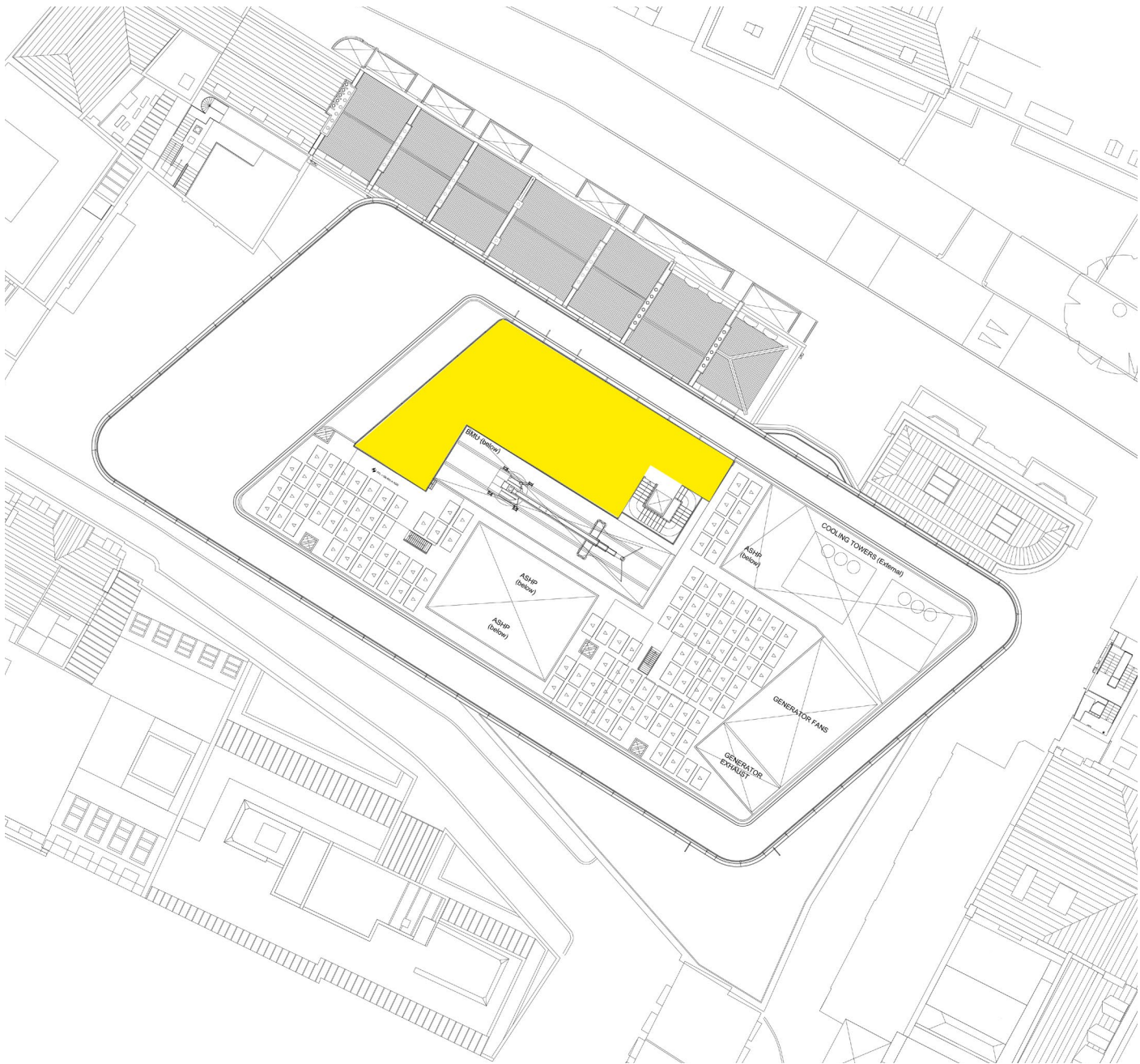
Zoning diagram

We expect movement to be more concentrated at the edges of the terrace, where visitors can enjoy views out. The more sheltered central area would be used for sitting, relaxing and gathering.



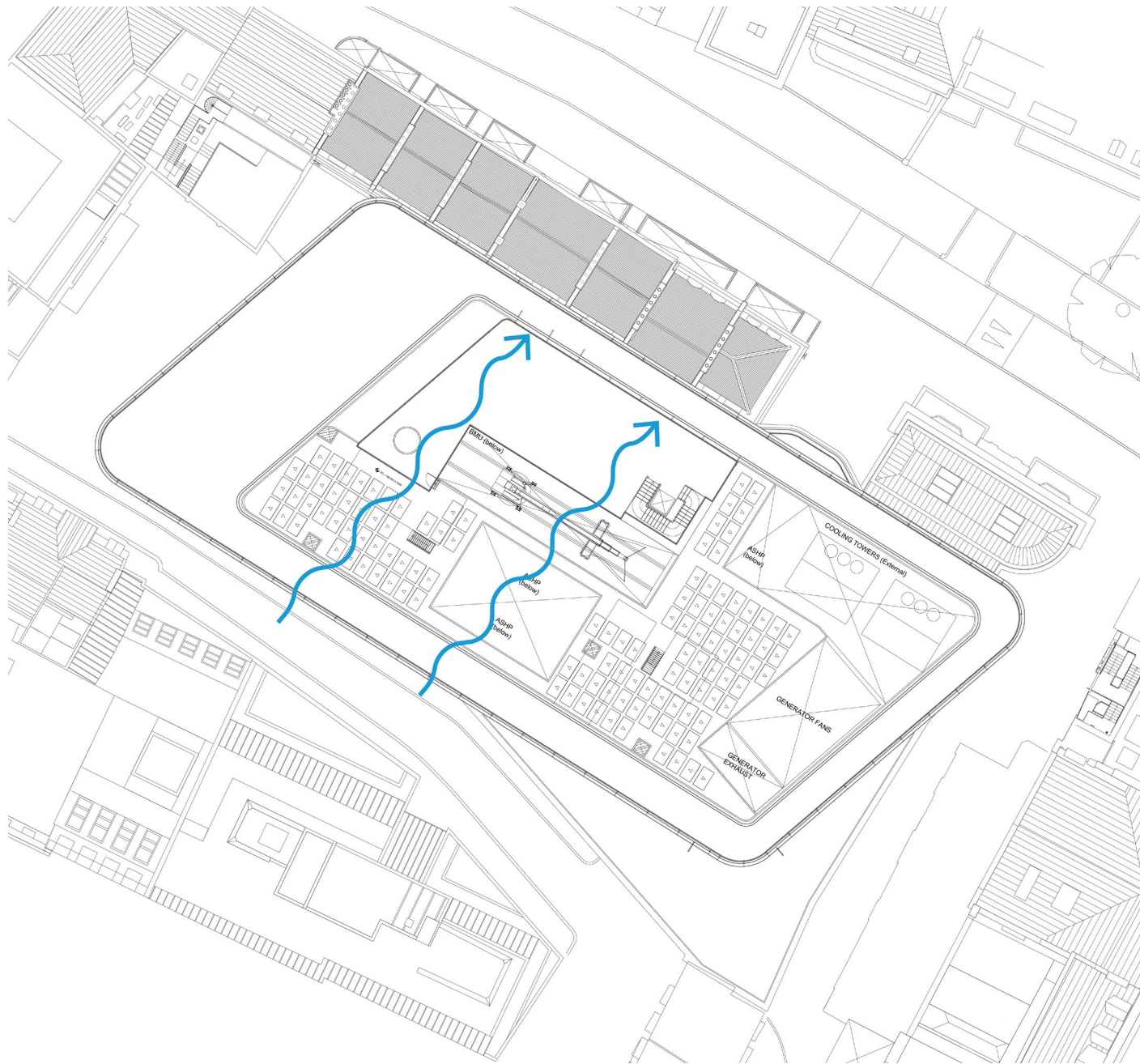


12. L26 roof terrace analysis  
Microclimates: sun-shade | wind



Sun-shade diagram  
Being on the rooftop, this terrace will receive unimpeded sunlight throughout the seasons.

 Sunlight



Wind diagram  
The building wind studies indicate that some exposure to wind on this terrace is expected year-round.  
  
In coordination with the wider design team, mitigation measures will be in place to reduce the impact of the wind and improve comfort levels on this terrace.

 Prevailing wind



## 12. L26 roof terrace design strategies

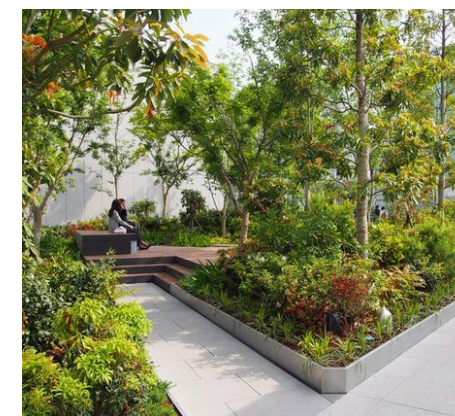
### Overall landscape plan



The design layout of the Level 26 terrace aims to be simple, with clean lines creating a relaxed feel.

The terrace is a combination of fixed planters and movable elements (seating and planters). The fixed planters have also a strategic position: they provide screening to reduce the impact of the wind observed in the wind study and to occupy the spaces that are likely to feel uncomfortable for sitting and standing.

The movable planters will allow the central spaces to be used flexibly from day to evening times, everyday uses and occasional events.



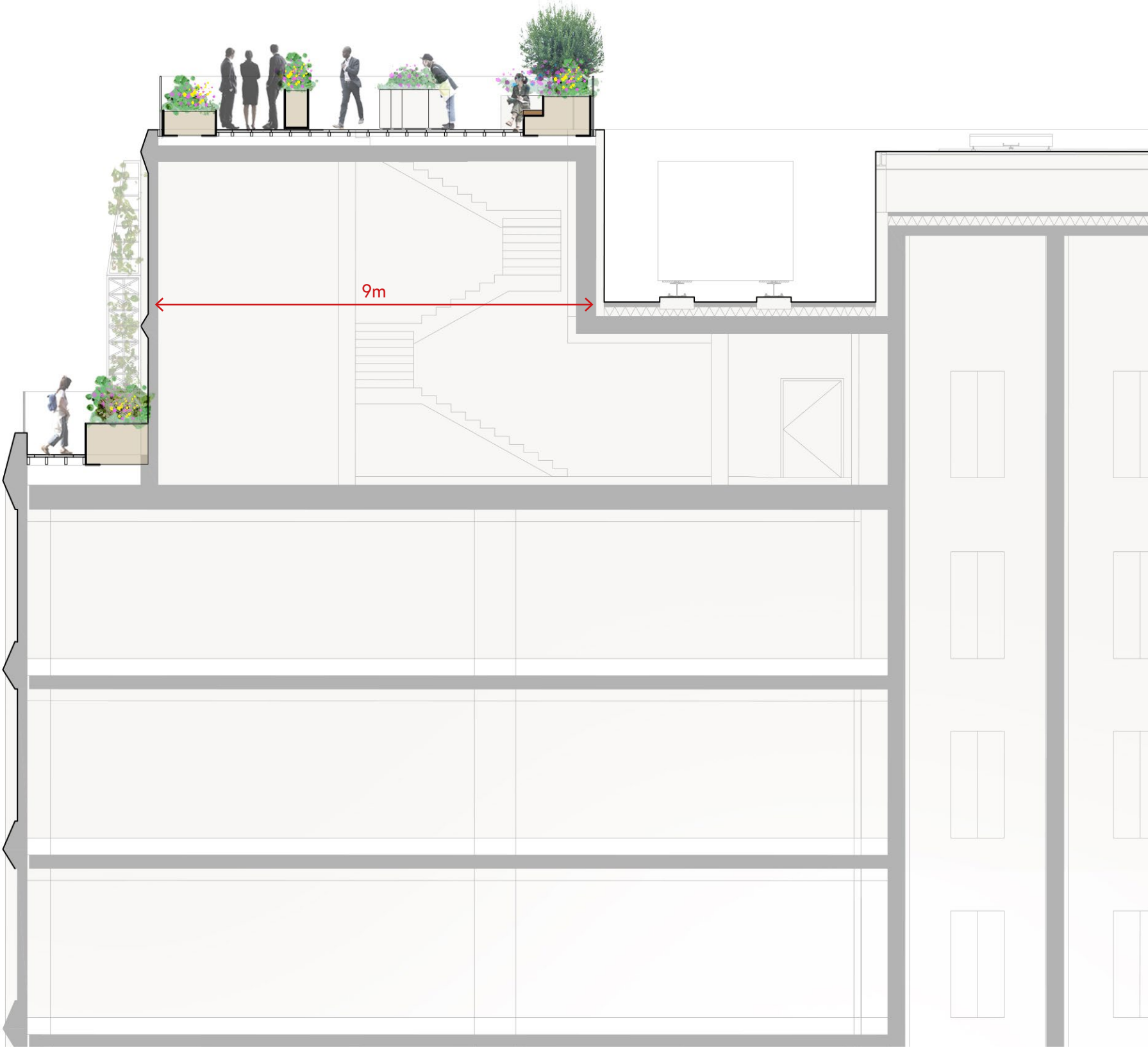
Reference images



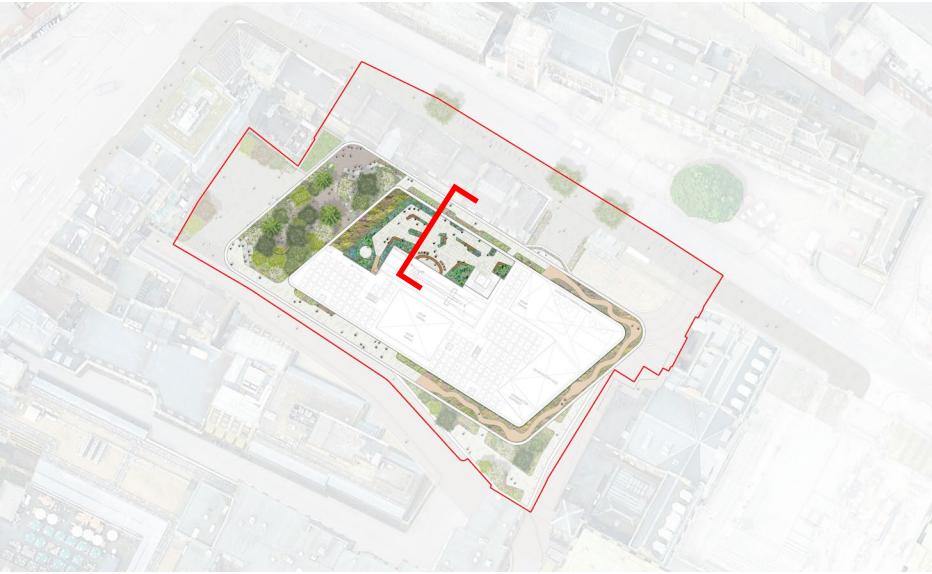
12. L26 roof terrace design strategies

Overall landscape sections

The terrace has fixed planters and seating along the south side to visually screen the BMU and plant rooms. The other planters are temporary and moveable to create different scenarios to accommodate events as well as everyday use patterns that will change with the seasons.



L26 office terrace & L24 terrace - Section





## 12. L26 roof terrace landscape character

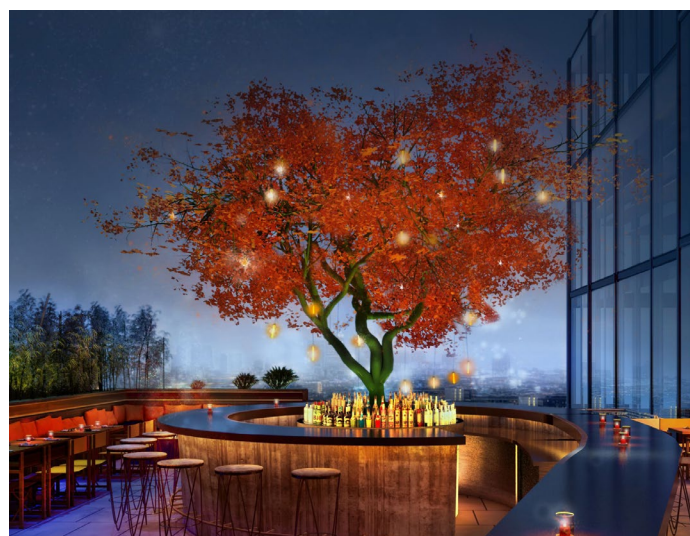
### Office rooftop terrace



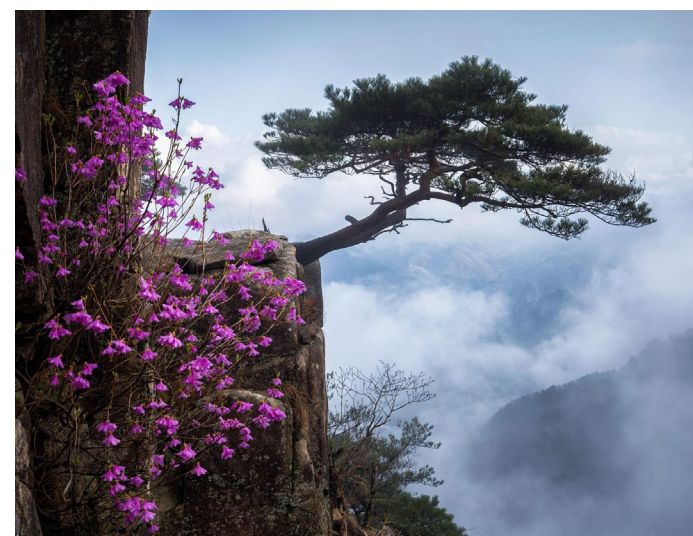
Office terrace character area

Sleek and exquisite, the terrace will be a flexible space for different sized gatherings, expansive or intimate. The combination of fixed and moveable planters create a sense of shelter and enclosure that can be adjusted as the seasons change.

The terrace design highlights viewpoints to local landmarks for day time events and displays curated landscape elements



Starting reference: Sushi Samba



Native Scots pine + flowering ornamentals

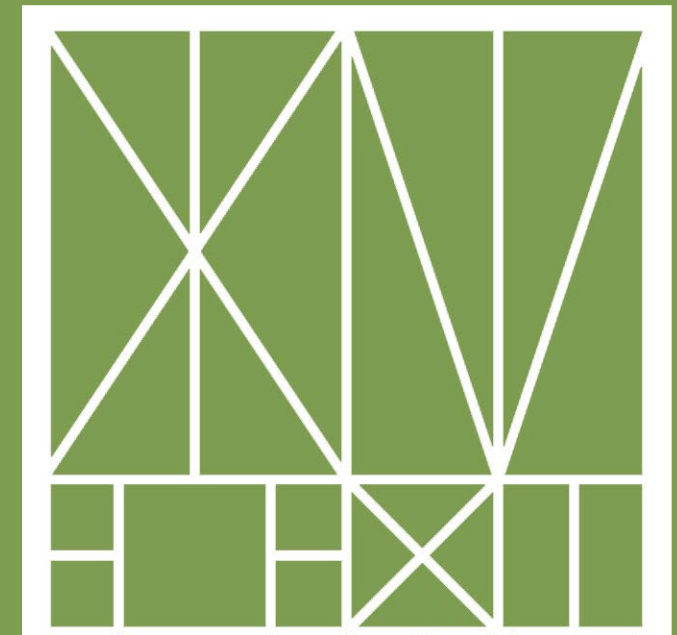


Emphasis on big views to landmarks



Planting frames spaces





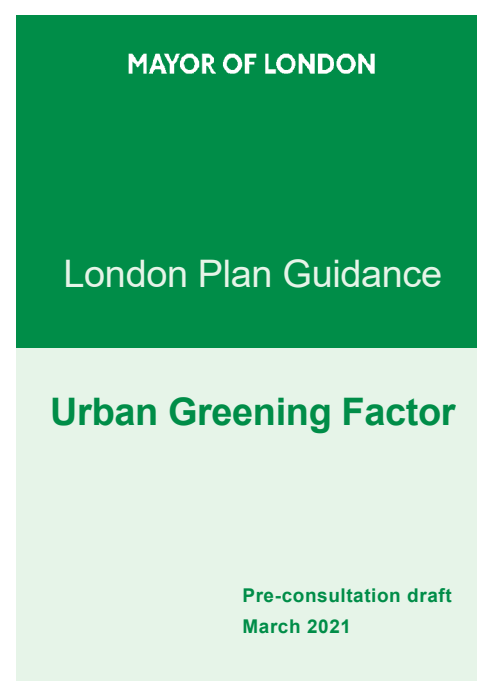
## 13. Urban Greening Factor





## 13. Urban Greening Factor

### Basis for calculations



Surface cover type	Factor
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8
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
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
Flower-rich perennial planting.	0.7
Rain gardens and other vegetated sustainable drainage elements.	0.7
Hedges (line of mature shrubs one or two shrubs wide)	0.6
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6
Green wall –modular system or climbers rooted in soil.	0.6
Groundcover planting.	0.5
Amenity grassland (species-poor, regularly mown lawn).	0.4
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3
Water features (chlorinated) or unplanted detention basins.	0.2
Permeable paving.	0.1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	0

The *London Plan Guidance Urban Greening Factor* document provided from the Greater London Authority (pre-consultation draft of March 2021). It supersedes the *Urban Greening Factor for London* document created by the Ecology in 2017 consultancy for the Greater London Authority.

Of particular note:

*'Vertical surface areas of proposed green walls should be included in the UGF calculation but not be added to the site's total area. This may mean it is possible to score a UGF of more than 1, which is equivalent to the whole site area, where extensive use of green walls is proposed.'*

And;

*'Measure projected tree canopy in sqm. Projected tree canopy is to be measured as shown on the Landscape Masterplan drawing and should not exceed published maximum canopy area stated by supplier nursery.'*

*'Features underneath the tree canopy should also be calculated in their own right according to their own factor e.g. where trees stand over amenity grassland.'*

Using this revised basis for calculations, we present in the following pages the relevant diagrams and table to account for the New City Court UGF score.



### 13. Urban Greening Factor Measurement: Ground floor



Ground floor area diagram

The diagram below shows the areas measured for the ground floor.

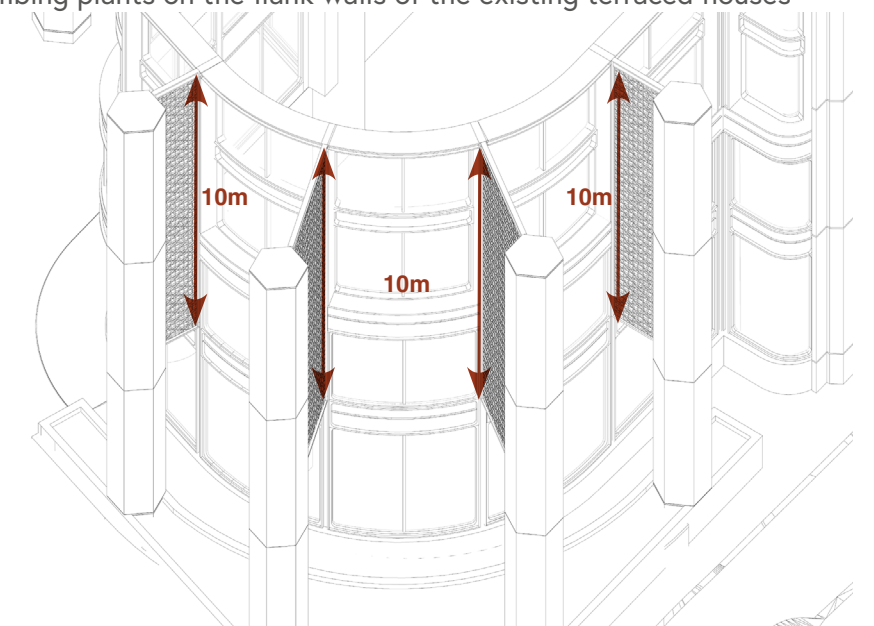
In accordance with 2021 guidance, tree canopies and understorey perennial planting are accounted for separately, rather than in one aggregate line item.

We have also counted the vertical areas of climbing plants on the flank walls of the Georgian terraces and on the wind mitigation fins.

The gallery is allocated a nil value, as it is considered a covered space with a sealed floor surface.



Climbing plants on the flank walls of the existing terraced houses



Wind mitigation panels at King's Head Courtyard



### 13. Urban Greening Factor

#### Measurement: Roof terraces

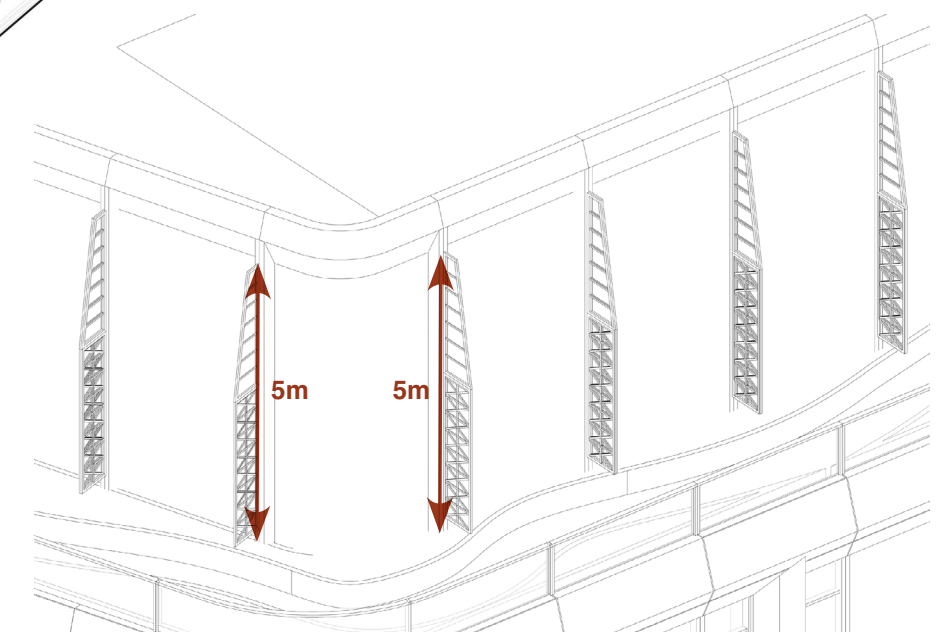
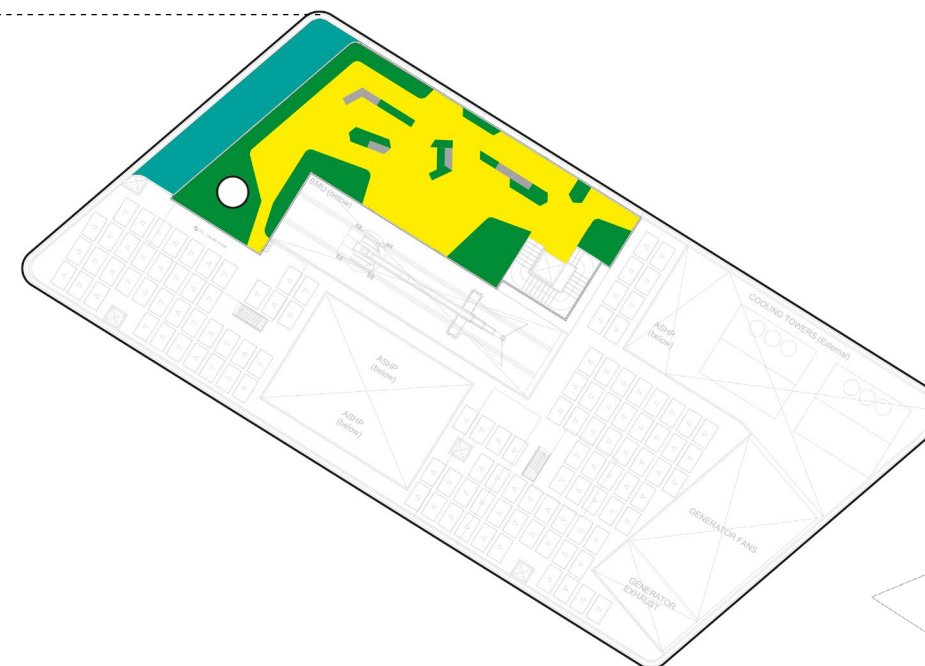
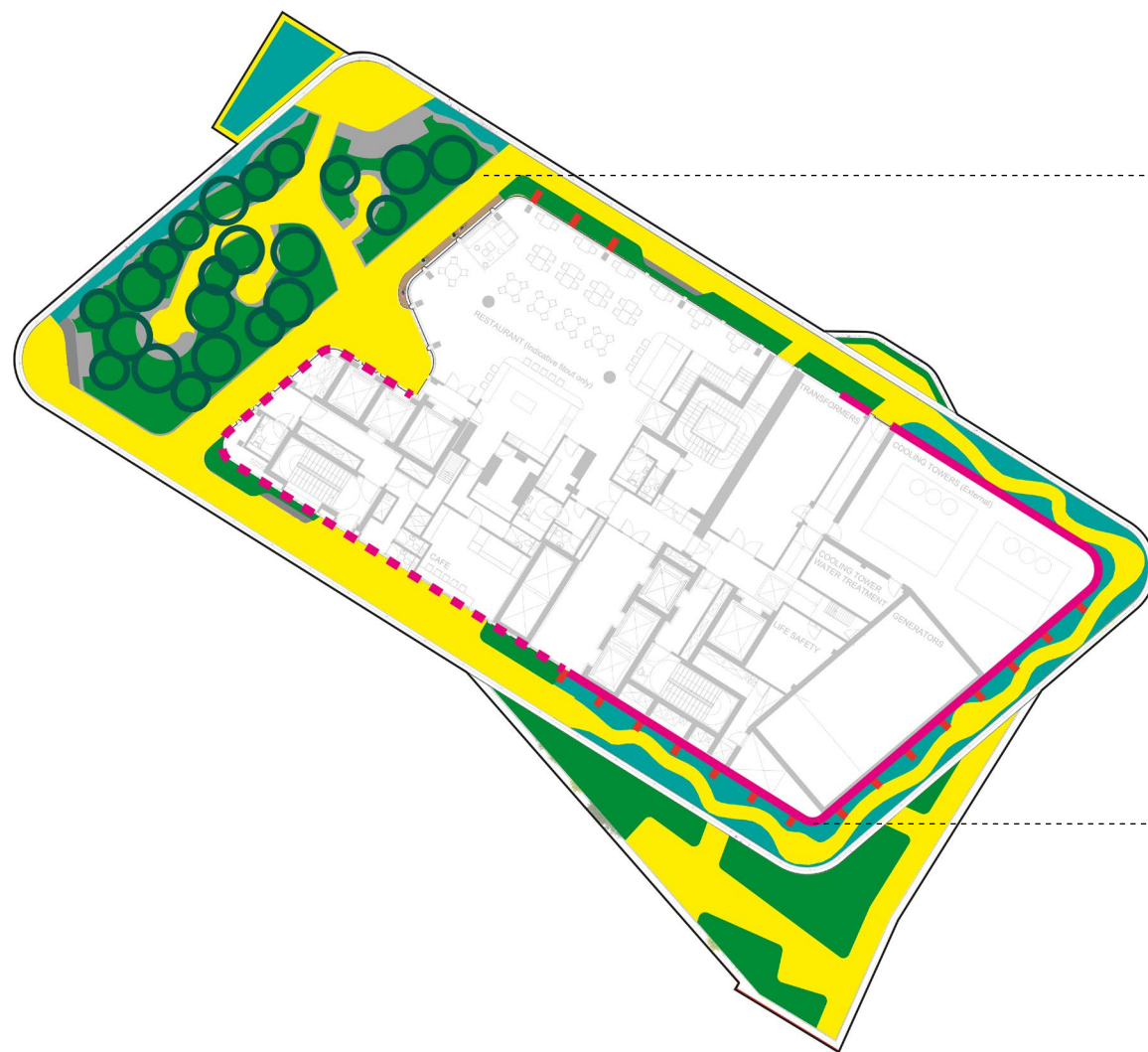
The diagrams below show the areas measured for the roof terraces at Levels 1, 3, 24, and 26, as well as the balconies (21no.).

Tree canopies and understorey perennial planting are accounted for separately, rather than in one aggregate line item.

We have also counted the vertical areas of the climbing plants on the wind mitigation fins around the wildlife corridor at Level 24.

The total UGF achievable across all the levels of landscape is 0.41.

We note, however, that this figure could be 0.48 if the areas occupied by the Georgian terraces (which cannot be greened, due to their heritage status) were to be excluded.



Levels 01, 03 & 24 area diagram

Level 26 area diagram

Wind mitigation panels at Level 24



# 13. Urban Greening Factor New City Court score

Location		Description	#	Factor	Area (m2)	Score	Notes
Ground Floor							
St Thomas Street Entrance		Vegetation over structure (raised planter)	2	0.8	22.3	17.84	Intensive green roof
		Climbing plants (building flanks - vertical area)	2	0.6	154.8	92.88	Climbing 9m high
		Permeable paving (proposed area)	1	0.1	93.1	9.31	
King's Head Courtyard		Trees (planted in natural soils)	5	0.8	52.2	41.76	
		Vegetation over structure (raised planter)	3	0.8	105	84.00	Intensive green roof
		Climbing plants (building flanks - vertical area)	2	0.6	71.4	42.84	
		Climbers (along wind mitigation panels)	4	0.6	55.5	33.30	Climbing 6m high
		Permeable paving (proposed area)	1	0.1	190	19.00	
		Sealed surface (stairs and ramps)	2	0	46	0.00	
Beak Alley East Passage		Permeable paving	1	0.1	174	17.40	
		Sealed surface (loading bay area)	1	0	488.3	0.00	
Internal space		Sealed surface (Gallery)	1	0	464.4	0.00	
		Sealed surface (Passage between Georgian terraces)	1	0	15.8	0.00	
Level 1							
Level 1 Green roof		Vegetation over structure (ecological green roof)	1	0.7	22.5	15.75	Extensive green roof
		Permeable paving	1	0.1	9.5	0.95	Gravel strip
Level 3							
Level 3 Terrace		Vegetation over structure (raised planter)	4	0.8	97.3	77.84	Intensive green roof
		Permeable paving	1	0.1	88.5	8.85	
Level 24							
Woodland		Trees (planted in natural soils)	24	0.8	188	150.40	Woodland trees
		Vegetation over structure (woodland area)	2	0.8	196.2	156.96	Intensive planting
		Permeable paving (paths and glade areas)	1	0.1	79.7	7.97	
Terrace		Vegetation over structure (raised planter)	2	0.8	45.1	36.08	Intensive planting
		Climbers (along top storey building bays)	22	0.6	112.5	67.50	Climbing 2.5m high
		Permeable paving	1	0.1	227.8	22.78	
Wildlife corridor		Vegetation over structure (wildlife corridor)	2	0.7	103	72.10	Extensive green roof
		Climbers (along building bays, full height)	22	0.6	300	180.00	Climbing 5m high
		Climbers (along wind mitigation panels)	18	0.6	197.7	118.62	Climbing 5m high
		Permeable paving (winding path)	1	0.1	80	8.00	
Level 26							
Level 26 Terrace		Vegetation over structure (raised planters)		0.8	58.7	46.96	Intensive green roof
		Vegetation over structure (moveable planters)		0.8	7.7	6.16	Intensive green roof
		Vegetation over structure (ecological green roof)		0.7	43.3	30.31	Extensive green roof
		Permeable paving		0.1	154.4	15.44	
Balconies (L3 to L23)							
Balconies		Vegetation over structure (raised planter)	21	0.7	52.5	36.75	balconies repeat from L3 to L23
		Permeable paving		0.1	170.1	17.01	
Total score						1434.76	
Red line boundary (total area in m2)						3512	
Urban Greening Factor Score						0.41	



