

2.1 Proposals | Terraces

Terraces and roof gardens

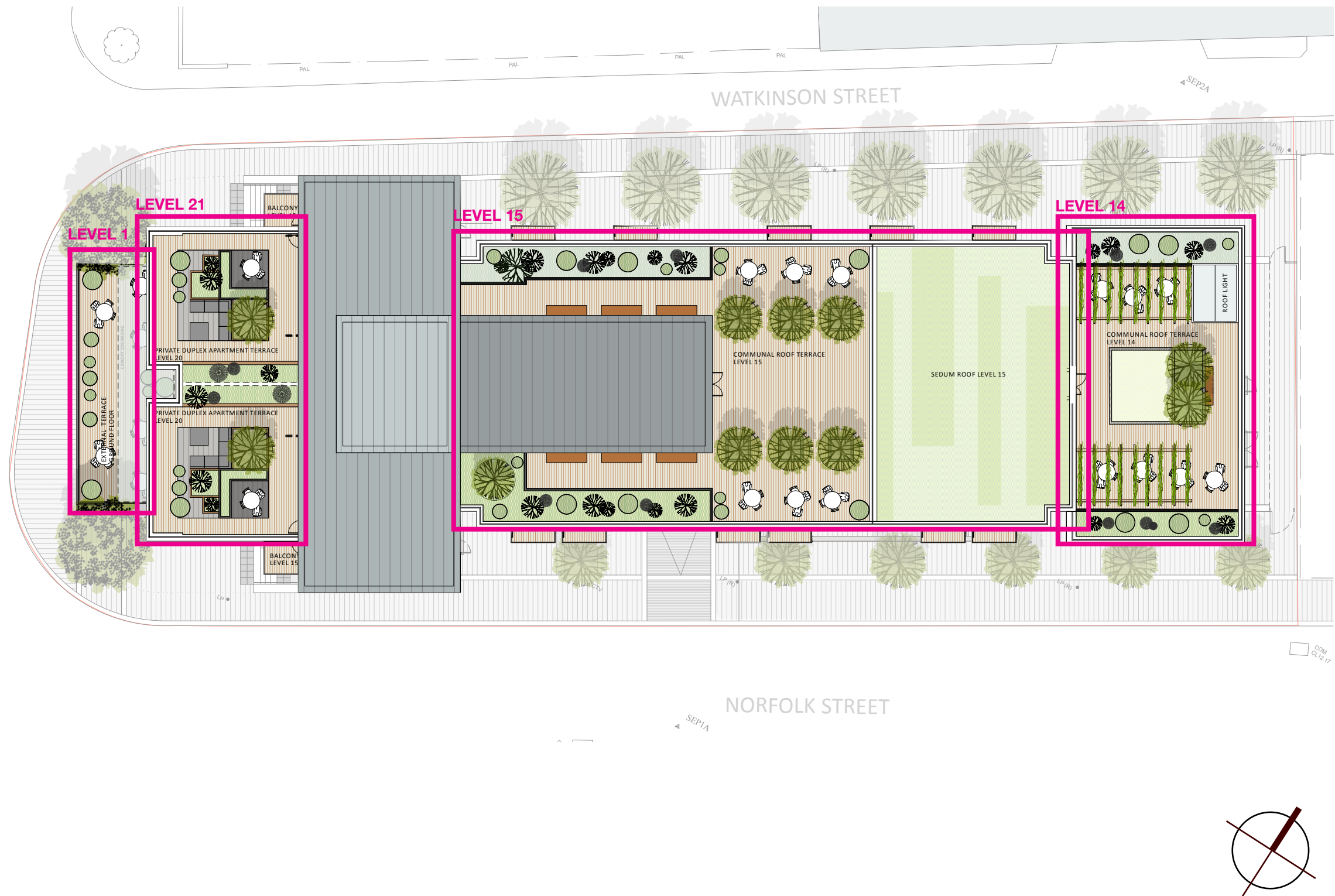
Opportunity for useable public realm at ground floor level is limited and so a series of terraces and roof gardens have been integrated into the design of the building.

Level 1 - a publicly accessible terrace overlooking the waterfront accessed by the proposed Entrepreneurial Hub on the ground floor.

Level 14 - Private communal terrace for use by residents. It is envisaged that this will be used for social gatherings, break-out space from the adjacent gym as well and quiet reflective space.

Level 15 - Private communal terrace for use by residents. An area for both social communal use and and quiet reflective activities.

Level 21 - Private garden terraces for penthouse apartments.





2.1.1 Proposals | **Level 14 Communal Terrace**



Planting: Betula Pendula “Youngii”

**Soft landscape**

Large planting beds flank the east and west sides of the communal terrace providing edge protection.

Planting will consist of robust groundcover of low growing ornamental grasses

Specimen shrubs such as Phyllostachys and Cotinus will be planted in deeper containers within the planting beds.

**Hard landscape materials**

The planting beds will be edged with corten steel, which will also be used for raised planters accomdating larger shrubs within the beds which require a deeper planting medium.

The terrace surface will be a composite deckboard in grey.

Perimeter balustrades will be glass and steel as proposed by the Architects.



Structure: Pergola with climbing plants



Planting: Lawn (astro-turf) area with corten edging



Paving: Ecodek Composite Pebble grey boards



Planters: Corten planters





Planting: *Phyllostachys aurea* (container planting only)

**Concept**

This terrace offers activities linked to the adjacent gym and quieter breakout space with seating for sociable groups.

It overlooks a extensive sedum roof.

The larger space is more open, defined by trees and shrubs in raised freestanding planters. Either side of the gym are smaller more intimate spaces dominated by groundcover planting and specimen shrubs.

**Hard landscape materials**

The planting beds will be edged with corten steel, which will also be used for raised planters accommodating larger shrubs within the beds which require a deeper planting medium. The Tamarisk will be planted in Streetlifes Shrubtub colour planters or similar.

The terrace surface will be a composite deckboard in grey.

Perimeter balustrades will be glass and steel as proposed by the Architects and will be accessible in the vicinity of the larger open space.

**Soft landscape**

Large planting beds flank the east and west sides of the communal terrace providing edge protection and shelter for the seating areas which back on to the gym. Planting will consist of robust groundcover of low growing such as ornamental grasses with taller growing perennials Mounds of clippable shrubs such as Lonicera will also give height to the beds. Specimen shrubs such as Phyllostachys and Cotinus will be planted in deeper containers within the planting beds.

The larger open space of this terrace will be divided by two rows of Tamarisk set in raised planters.

A sedum roof is proposed to the roof of level 14. This will be visible but inaccessible from the Level 15 terrace.



Planting: *Tamarix* spp.



Planting: *Lonicera nitida*



Planters: Streetlife Shrubtub colour Anthracite





2.4 | **Level 20 Private Duplex Terraces**



Planting: Betula spp. multistem

**Concept**

The outdoor space adjacent to these two apartments offers an outdoor living area with views out over the waterfront. A central area define by raised planters offers a sheltered dining area facing the living area of the apartment and a separate seating area with outward views

The central location allow for a circular walking route around the terrace.

**Hard landscape materials**

The terraces are paved with a composite deckboard in varying tones.

The raised planters will be fabricated from corten steel at varying heights to accommodate different planting types.

**Soft landscape**

Within the deepest planter a large sculptural multi-stem Betula is proposed. The lower planters contain a mixture of evergreen and sculptural, flowering shrub planting and seasonal perennials.



Furniture: Mamagreen Oko Outdoor Lounge Seating or similar



Furniture: modern table and chairs



Pots: loata Kyoto pots or similar



Planters: Stacked corten planters



3.0 | **Comfort and microclimate**

The scheme design has been assessed in relation to sun-path, view orientation and prevailing wind, to ensure that sheltered, sunny locations are provided at each landscape level and terrace.

Open space along the west of the development will be thoughtfully designed to optimise the capture of light throughout the day with an emphasis on views to the west where users will benefit from a pleasant atmosphere and attractive space to enjoy the evening sun.

The courtyards will see spaces designed to capture as much light as possible. Lighting will be designed thoughtfully so not to obstruct views over the cityscape; in enclosed areas soft, warm light will create a comfortable and intimate atmosphere.

