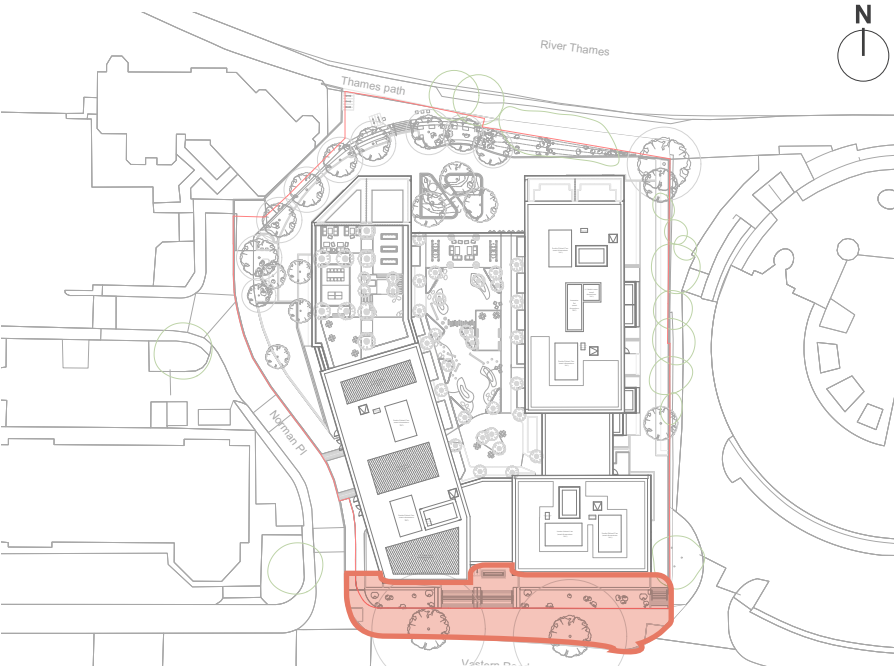


Vastern Road

- New active frontage with accessible access
- Improve legibility between Vastern Road and river front
- New large tree planting to continue avenue of London Planes along Vastern Road
- Soften the frontage with new biodiverse planting
- High-quality materials with places to sit



Precedent image



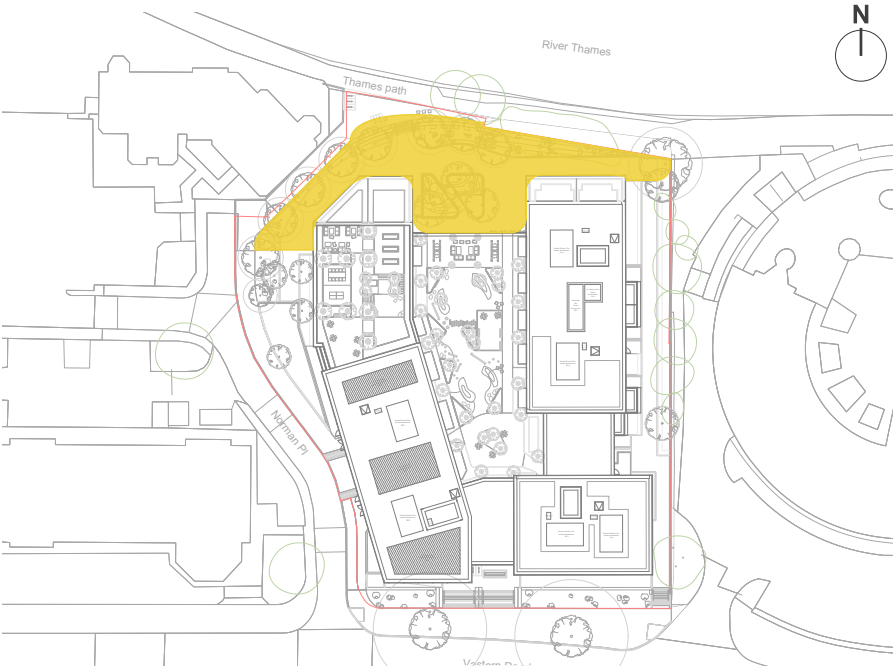
Key plan

Waterfront Square

- New public square with active frontage and commercial space with space for café spill out
- Celebrate the high-quality views towards the river and Christchurch Meadows
- Retain existing trees and significantly improve the quality and quantity of green infrastructure and integrated nature based sustainable drainage systems
- Enhance biodiversity, create new habitats and connect people with nature
- Integrated uses such as play on the way, artwork, and flexible external space for small scale events and community gatherings
- Enhance existing cycle routes and create new shared cycle and pedestrian routes



Precedent image



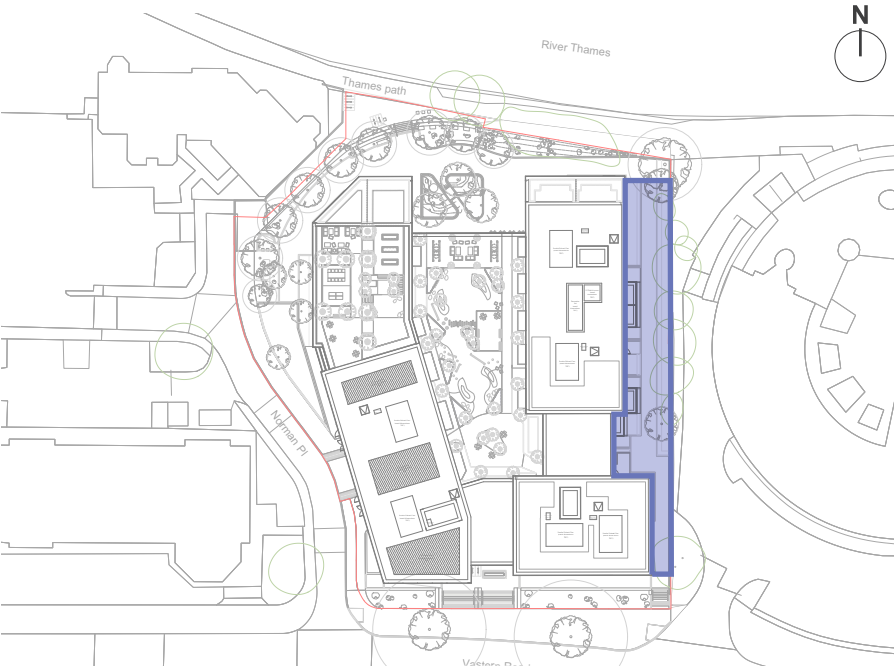
Key plan

Mews Street

- Mews character residential street
- Publicly accessible route to improve permeability around the emerging scheme
- Resident gardens with defensible planting to provide privacy
- High-quality materials, with clear demarcation between public and private space



Precedent image



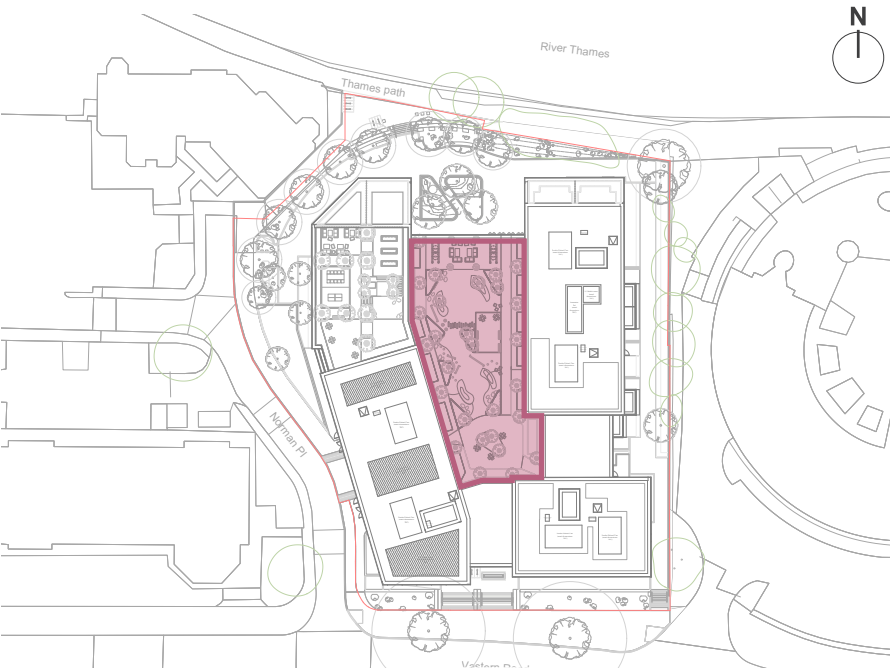
Key plan

Podium garden

- An inclusive and accessible space for all residents
- Celebrate local views over the square
- Defensible planting to podium level dwellings to provide privacy
- Integrated passive spaces for mindfulness, respite, reading
- Integrated nature based play features for dedicated play space for young children and toddlers
- Good levels of natural surveillance to improve safety and create a sense of community
- A very green space with ample tree and low level planting which responds to the northerly aspect and shaded condition of the garden



Precedent image



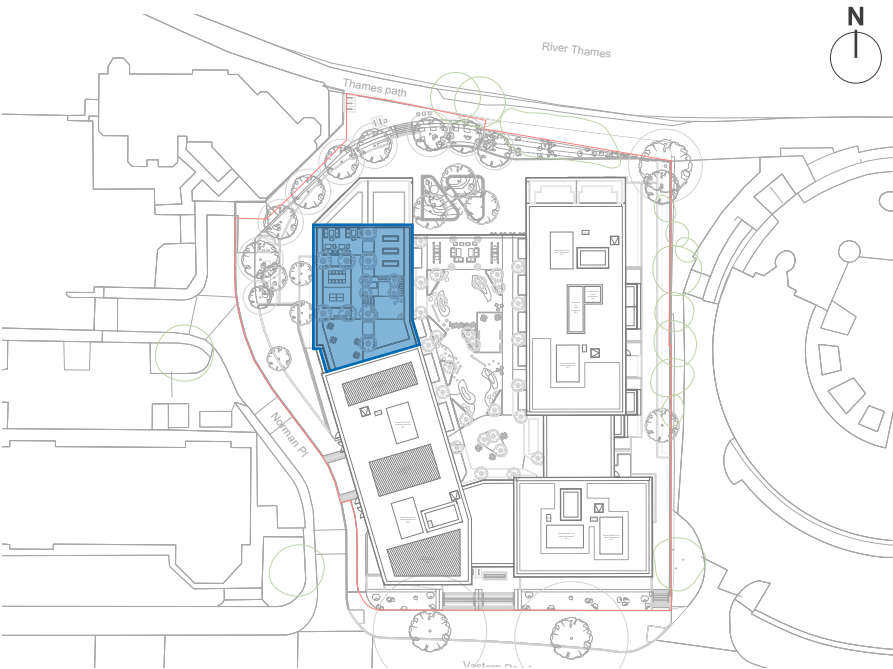
Key plan

Kitchen garden

- A space to celebrate the exceptional views towards the River Thames and existing open spaces
- Flexible space for passive recreation and a games table
- Integration of an outdoor kitchen with cooking and food preparation facilities
- Raised beds for food growing
- Raised planters, pergolas and tree planting to define the variety of spaces and improve micro-climate



Precedent image



Key plan

Green Roofs

- Low maintenance with a big biodiversity impact
- A space for flora and fauna
- Integrate building services and bio-solar green roof systems



Precedent image



Key plan

5.11 Landscape masterplan

The ground floor landscape proposals will transform the existing site into a welcoming, safe, and inclusive space for both residents and the public. The Thames Path will be retained along the river, and a new, wider footpath will be introduced to accommodate both cyclists and pedestrians.

A new public square with seating, café spill-out areas, artwork, and active frontage will be integrated with the emerging building footprint. Terraced seating facing the river will offer high-quality views over the tranquil river setting and towards Christchurch Meadow. These terraces can also serve as viewing spaces for programmed events on the river and in the surrounding areas.

Along Vastern Road, new tree planting will continue the existing London Plane avenue, and the existing low-quality shrub planting will be replaced with a biodiverse-rich planting palette woven throughout the public realm.

Along the eastern and north-eastern boundaries, the existing tree line will be retained and buffered with additional tree planting. Below the canopies, a new nature-based play trail will be introduced.

Key

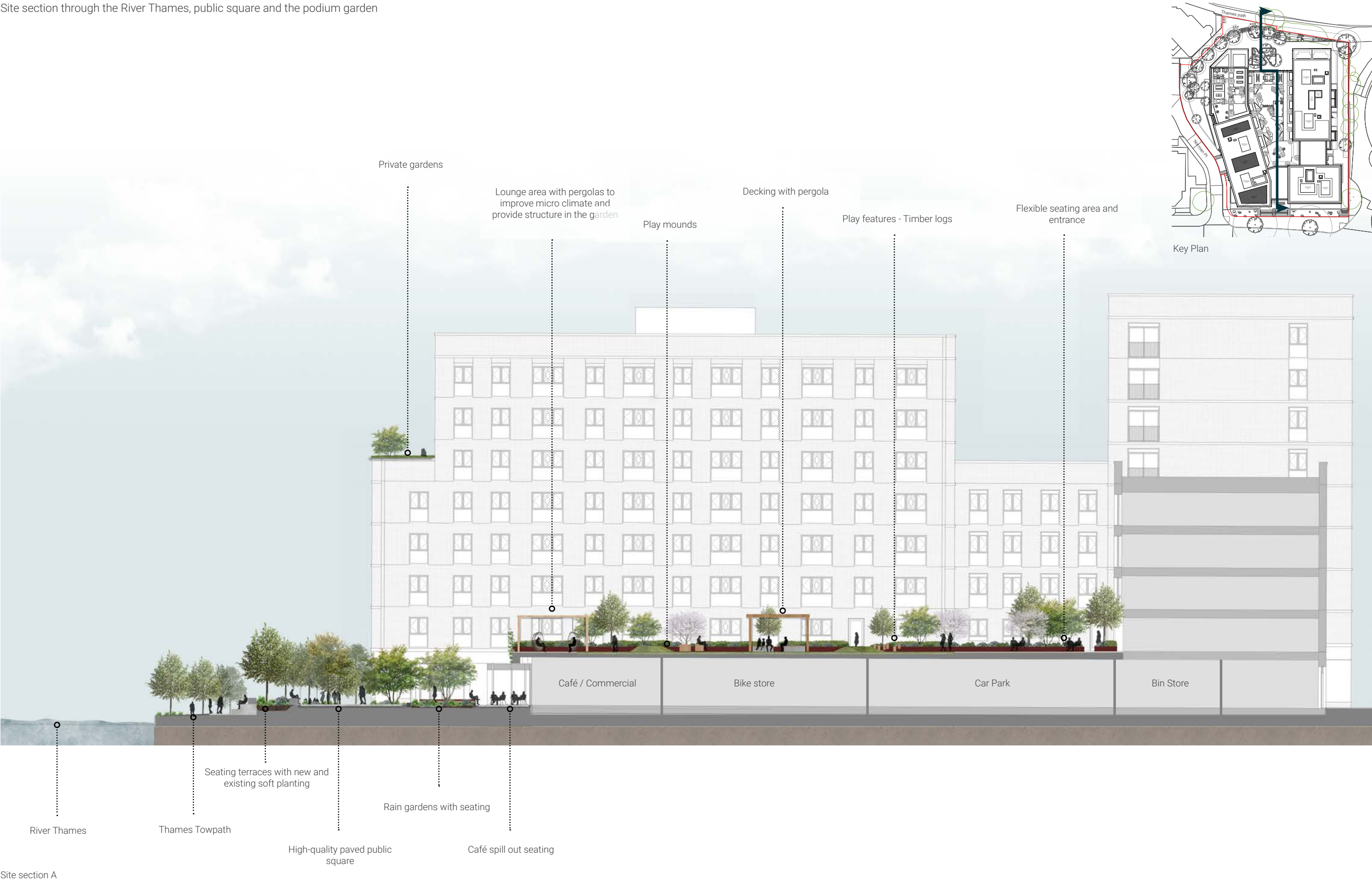
- 1 Thames Path and National Cycle Route 05
- 2 Shared pedestrian and cycle route
- 3 Seating terraces
- 4 Retained trees with low level planting and play trail
- 5 New public square with high-quality materials
- 6 Rain garden features
- 7 Opportunity for art work / sculpture
- 8 Feature bench
- 9 Seating corner
- 10 Defensible planting
- 11 Public footpath
- 12 Existing tree and low planting retained and enhanced
- 13 Café spill out
- 14 Car park entrance
- 15 Residential core entrances
- 16 Commercial / retail entrances
- 17 Staircase with handrail and hazard warning paving
- 18 1:21 sloped access
- 19 Soft planting (culvert below)
- 20 Short stay cycle parking
- 21 New tree planting on Vastern Rd
- 22 Retaining seating wall



Illustrative landscape masterplan

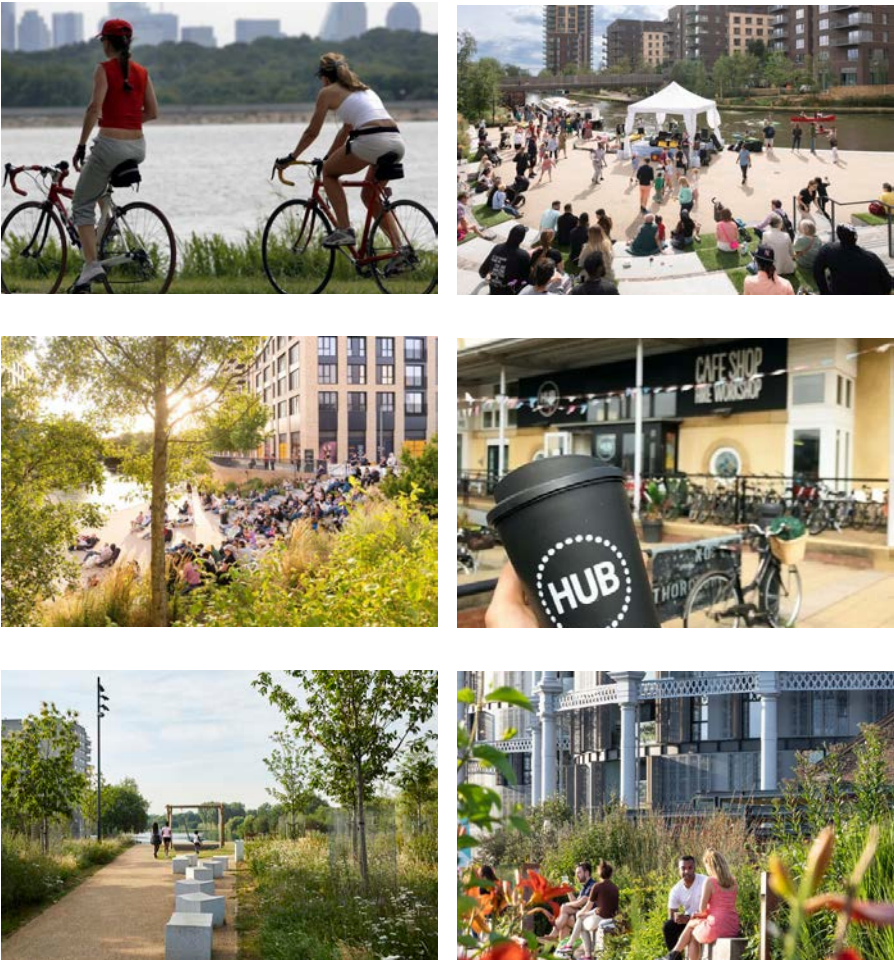
5.12 Landscape site sections

Site section through the River Thames, public square and the podium garden



5.13 Public realm - spatial arrangement

The adjacent diagram illustrates the variety of ground floor spaces which are publicly accessible. The spatial arrangement is coordinated with the internal uses to maximise internal and external benefits such as café spill out and celebrating active frontage in key locations within the public square and along Vastern Road.

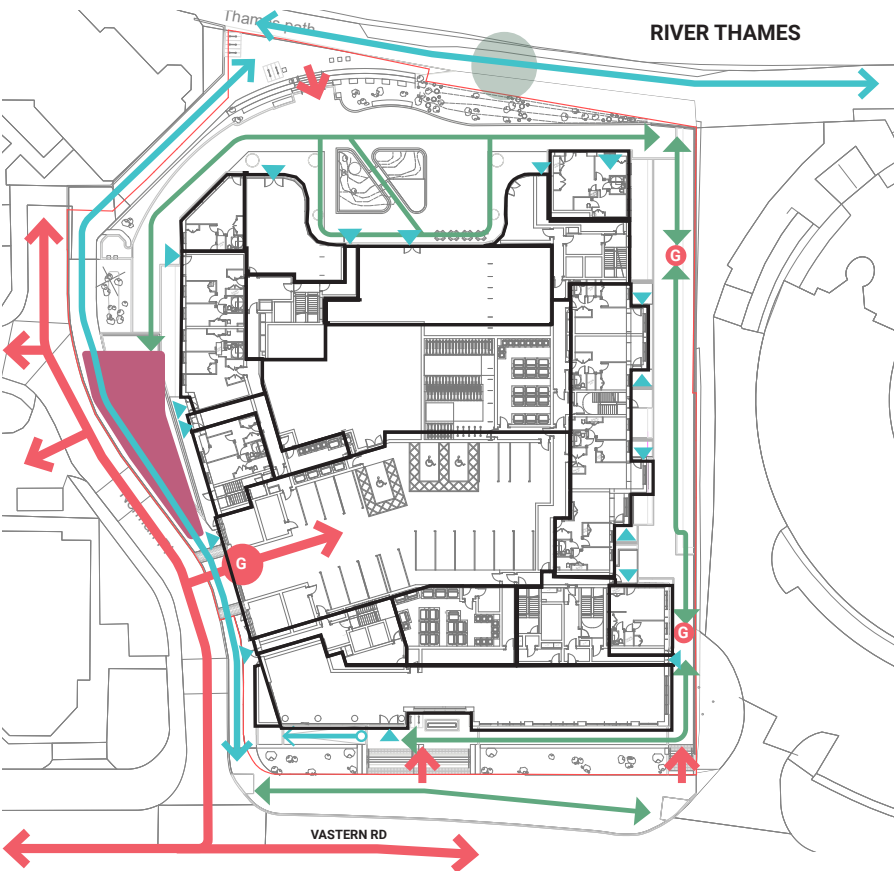


Precedent images conveying the look and feel of the landscape and public realm



Diagram illustrating the spatial arrangement of ground floor uses

Public realm - Movement and access

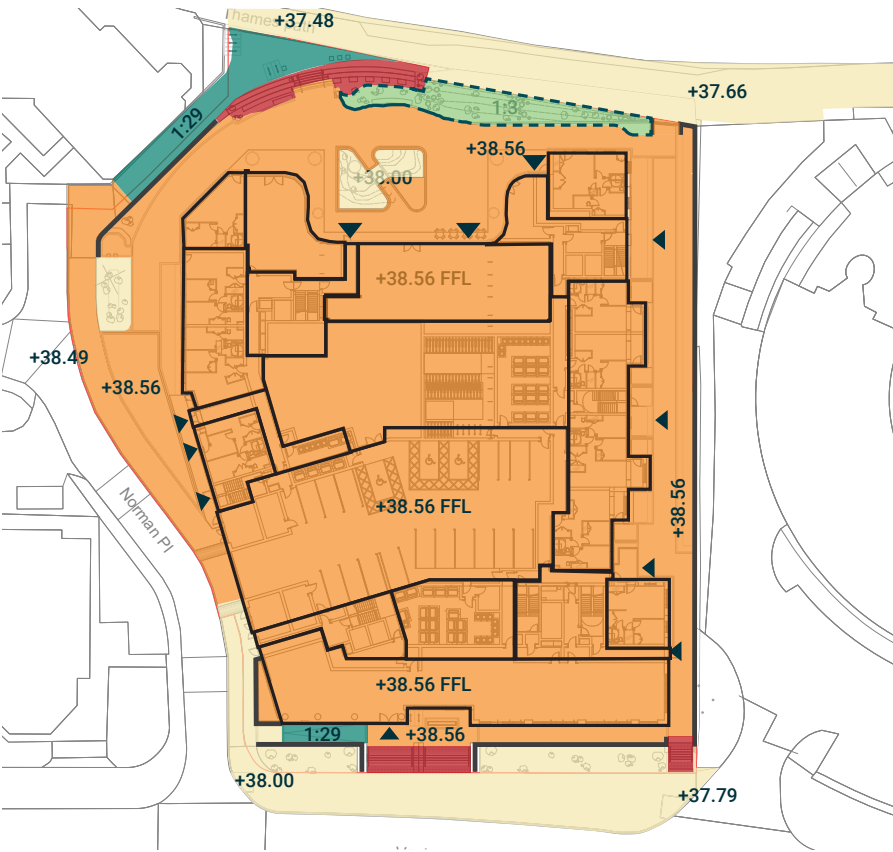


- The Thames Path has been widened where possible to create a more efficient cycle path to meet current guidelines
- A 3.5m wide shared pedestrian and cycle path is introduced along Norman Place to promote active travel
- The ground floor scheme is fully accessible, there are no ramps and all steps are designed to Part M of the Building Regulations and accompanied with hazard warning paving and handrails
- Secure gated access to the car park

Key:

- Existing vehicular routes
- Shared space / refuse collection and loading
- Shared pedestrian and cycle footpath (3.5m min. width)
- Stepped pedestrian access
- Sloped access (1:29 gradient)
- Publicly accessible pedestrians routes and footpaths
- Building access
- Secure gated access

Public realm - Site levels (in m AOD)

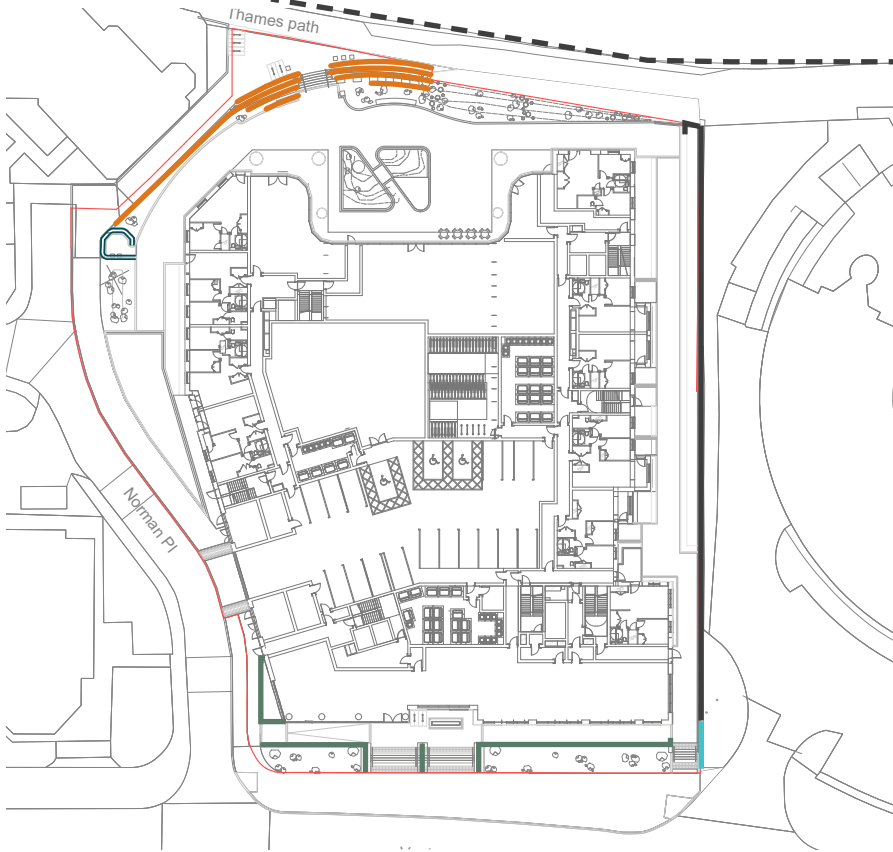


- All internal Finished Floor Levels are +38.56
- All slopes are 1:29, no hand rails or tactiles required
- Level change is managed and integrated with steps and terraced seating
- Soft landscape approach to managing levels along the river. Boulders and sloped bank with vegetation. Slopes are no greater than 1:3

Key:

- Lower levels
- Upper levels
- Sloped level change
- Stepped access (Including seating terraces)
- Soft embankment with boulders and vegetation

Public realm boundaries



- The existing eastern boundary will be retained and made good as required
- New seating walls are introduced along Vastern Road to manage the level change and create spaces for people to dwell and wait, promoting an active frontage character along Vastern Road
- The seating terrace in the north western corner of the of the public square manage level change whilst also creating a vibrant public realm with ample space for people to dwell and sit whilst overlooking the River Thames

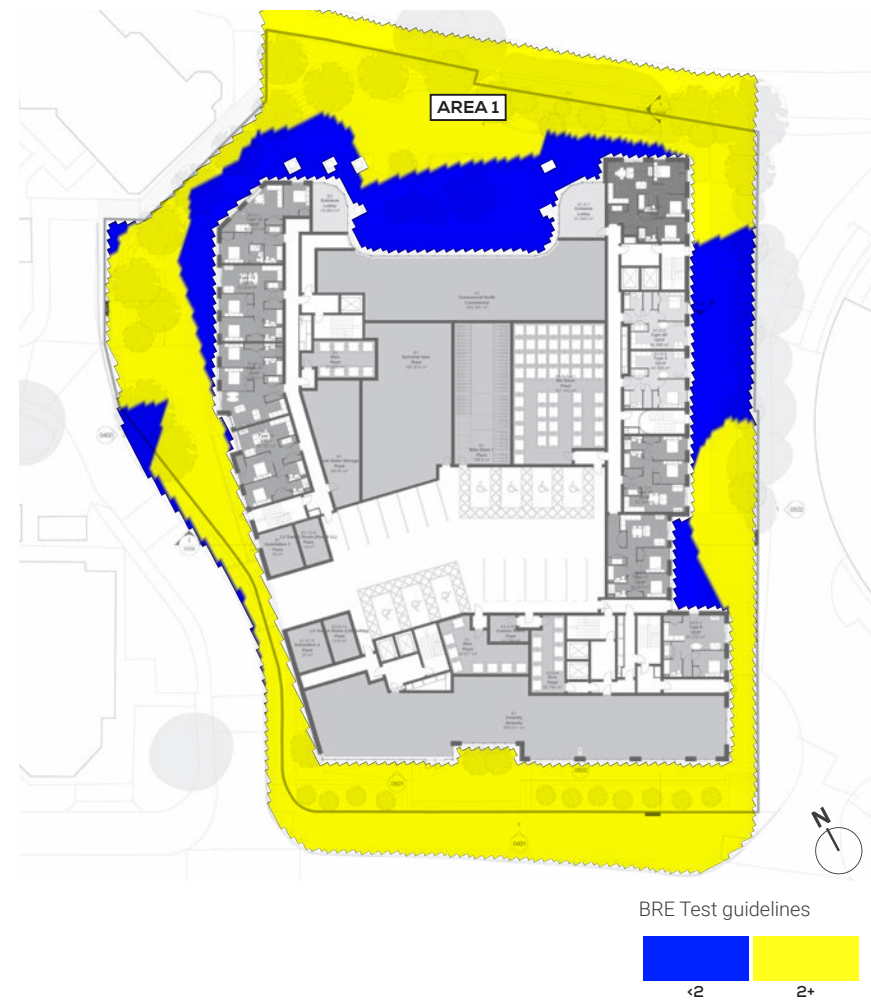
Key:

- Existing wall and railing retained and made good
- New retaining wall and railing to match existing
- Retaining seating wall
- Seating wall
- Seating terraces
- Existing river wall and railing retained

5.14 Ground floor plan - Overshadowing & daylight assessment

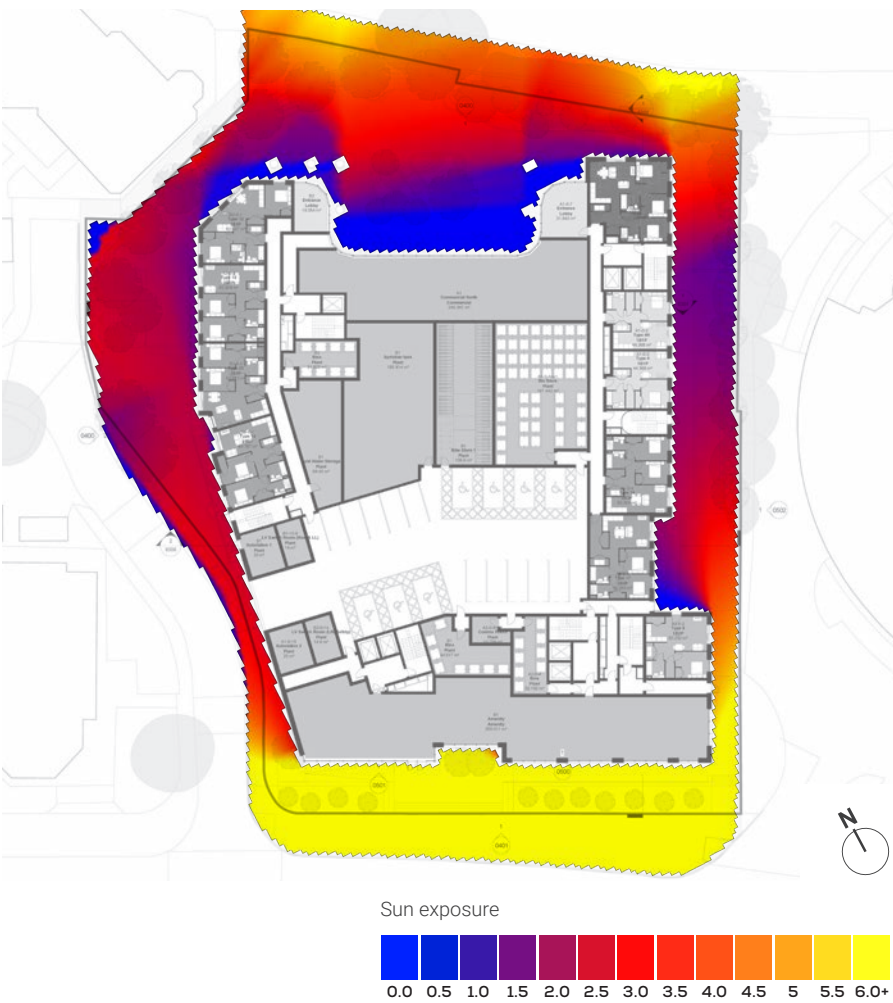
Public realm

Sun hours on ground - BRE test



BRE recommends 2+ hours of sunlight on 21st March for at least 50% of the open space. The diagram above demonstrates that 75% of the ground floor open space receives 2+ hours of sunlight on the 21st March.

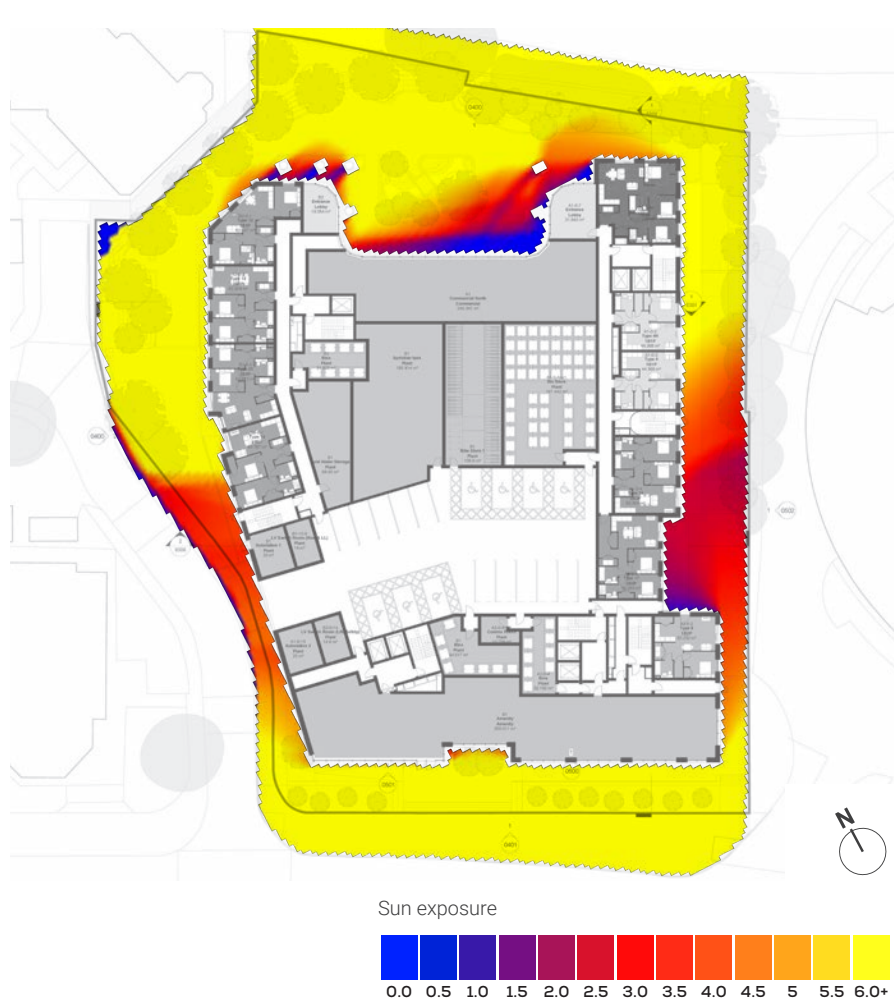
Sun exposure on ground - 21st March (Spring equinox)



The diagram above shows the sun exposure on ground for 21st March. The assessment demonstrates that Vastern Road receives more than 8+ hours of sunshine, receives approximately 2.5 - 3.5 hours of sunshine.

The new public square fronting the river receives around 3 -4 hours of sunshine, although a portion of the square nearest the new building will receive approximately 0.5 hours of sunshine.

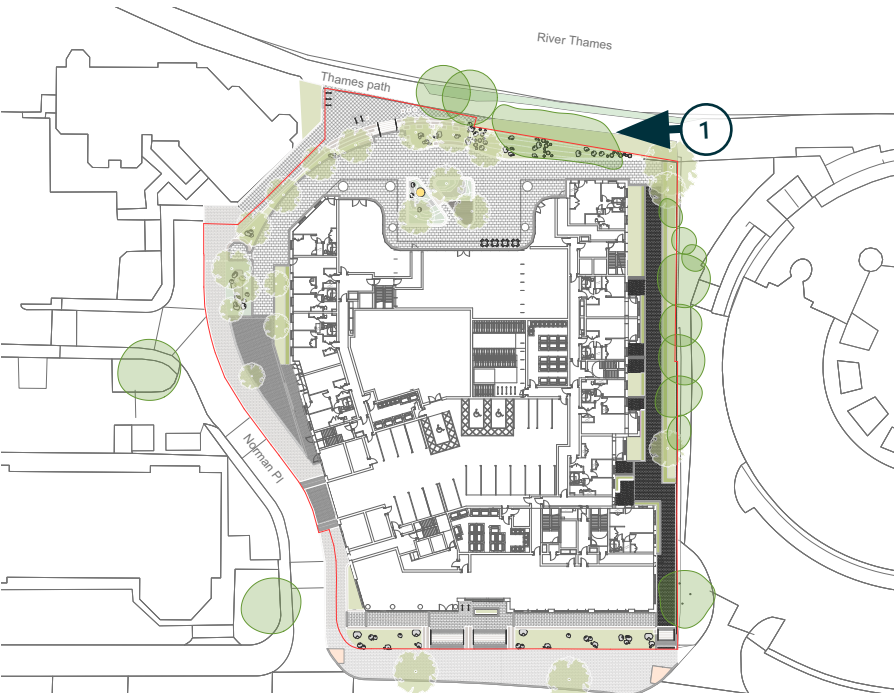
Sun exposure on ground - 21st June (Spring solstice)



The diagram above shows the sun exposure on ground for 21st June. The assessment demonstrates that Vastern Road, most of, and the public square will receive 8+ hours of sunshine.

Artists impression

The adjacent artwork depicts a view looking west along the Thames Path and National Cycle Route. Where possible, the Thames Path has been widened. The existing trees are retained, complemented by a new shade-tolerant planting palette and a nature-based play trail introduced below the dappled tree canopy to activate what is currently a neglected space.



Key plan



Artist impression looking from the River Thames towards Waterfront Square

5.15 Podium garden

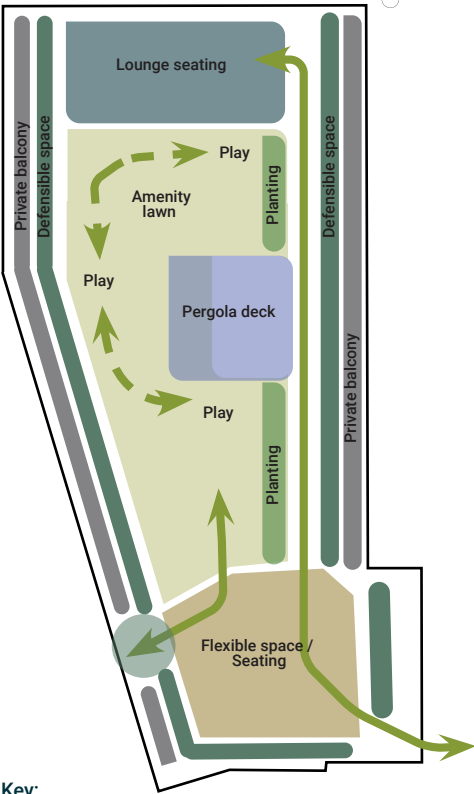
The first-floor podium garden is the largest residential amenity space, with access points from both the east and west cores. Private terraces with defensible space are provided for the podium-level flats.

Passive uses such as reading areas and dedicated play spaces for children under five are integrated with nature-based play features, including timber logs, mounds, timber balance beams, and boulders.

A decked area offers a flexible space for residents to gather. Hard standing surfaces have been minimized across the terrace to create a green, nature-based landscape scheme.

A lounge area is introduced along the northern edge to celebrate views over the square and towards the river, while also creating activity on the podium edge from the square.

Podium garden spatial arrangement



Key:

- 1 Core access
- 2 Amenity lawn
- 3 Play features - logs, mounding, balance beams
- 4 Raised planters and defensible space to dwellings
- 5 Car park smoke fan
- 6 Decking with pergola
- 7 External lounge
- 8 Hanging seating
- 9 Private terraces



Illustrative masterplan for the residential amenity terrace on Level 01



London plane - Columnar form (Native)



Common alder (Native)

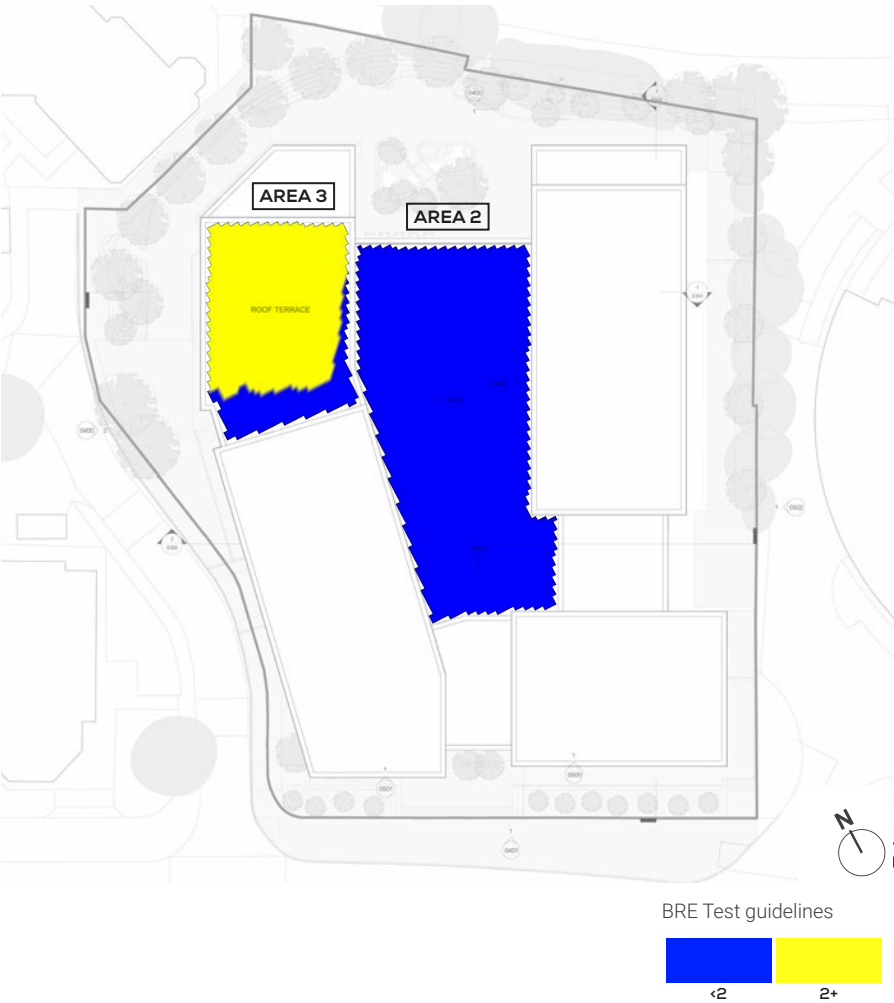


Juneberry (Non native)



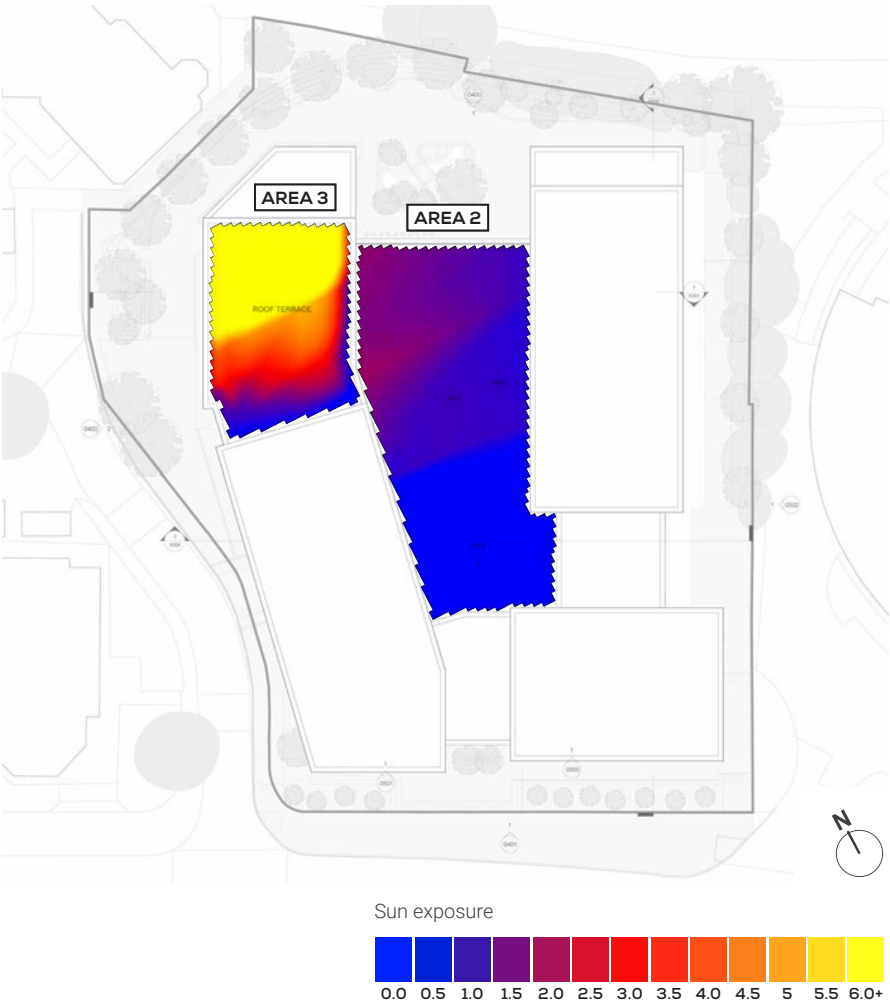
Hazel (Native)

5.16    Amenity terraces - Daylight analysis

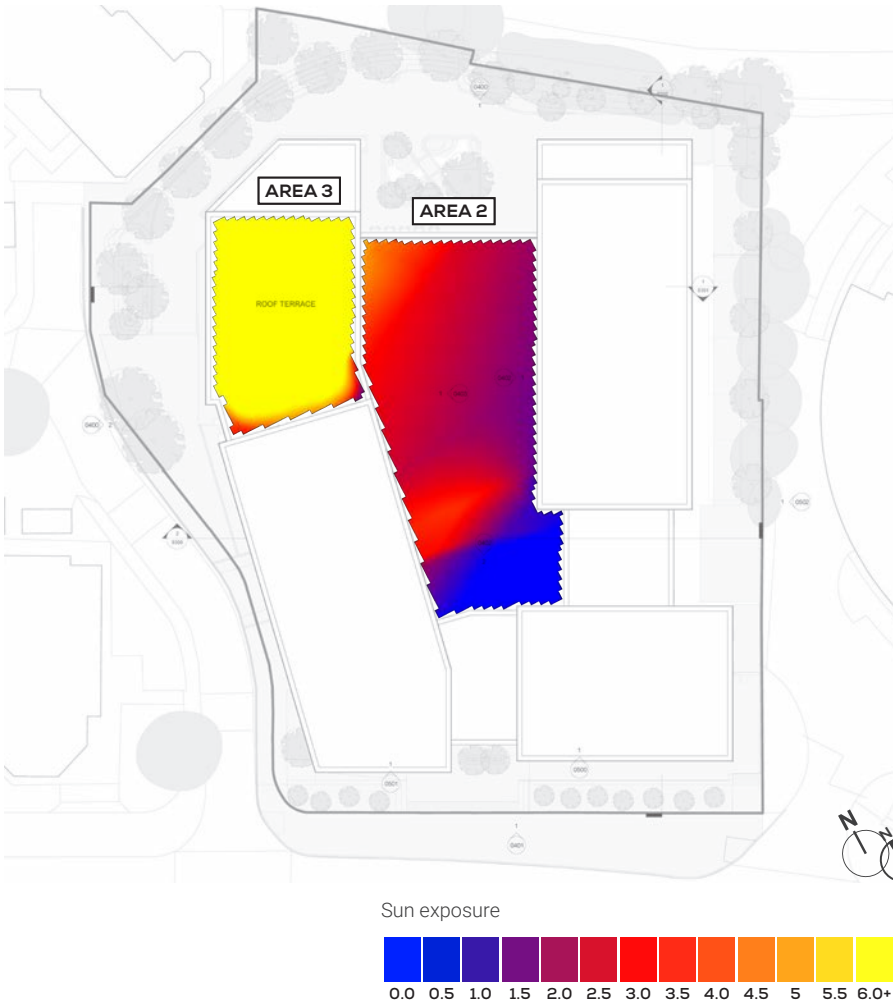


BRE recommends 2+ hours of sunlight on 21st March for at least 50% of the open space. Area 3 receives 78% of sunshine, whilst Area 2 receives below the guidelines.

The daylight and overshadowing assessment will help inform the spatial arrangement, planting palette and use of each terrace to ensure the emerging landscape proposals respond to the micro-climate.



The diagram above shows the sun exposure is below 3 hours in Area 2 (Level 02) on the 21st March. However, almost all of Area 3 (Level 08) achieves 4+ hours sunshine.



The diagram above shows the sun exposure is improves during the peak of summer, as expected. Most of Area 2 (Level 02) achieves 3+ hours of sun exposure, and all of Area 3 (Level 08) achieves 8+ hours sunshine.

Artists impression - Podium garden (Level 01)



Key plan



Artist impression looking over the Podium Garden (Level 01) from a bird's eye perspective