



## Landscape Design & Access statement

Britannia Street,  
London

230125







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## introduction to PAD landscapes

PAD is a landscape architecture studio creating enduring, beautiful and sustainable places that make a difference to people and planet.

We are passionate about putting nature back into cities by using natural systems in urban environments.

Our multi-disciplinary, multi-lingual team create the highest quality designs for public realm, roof gardens, pocket parks, and many other landscape typologies.

We pride ourselves in collaborating closely with our clients, teams, and local communities, taking an individual approach to each and every project.

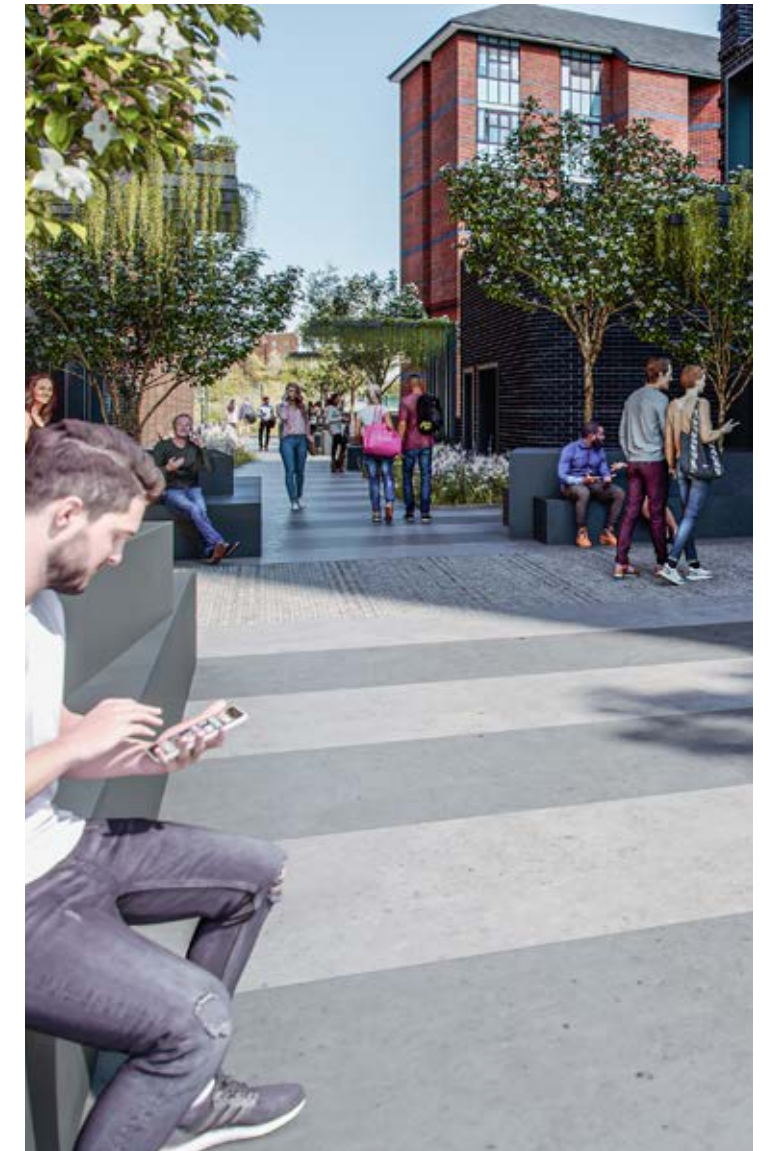
A selection of our current projects in the context of this application are illustrated on this page.



Public Realm and bespoke vertical gardens: Mayfair



Public Realm and Gardens: Southwark



PBSA Nottingham



Landscape Terraces: Westminster



Roof Gardens: Kensington & Chelsea

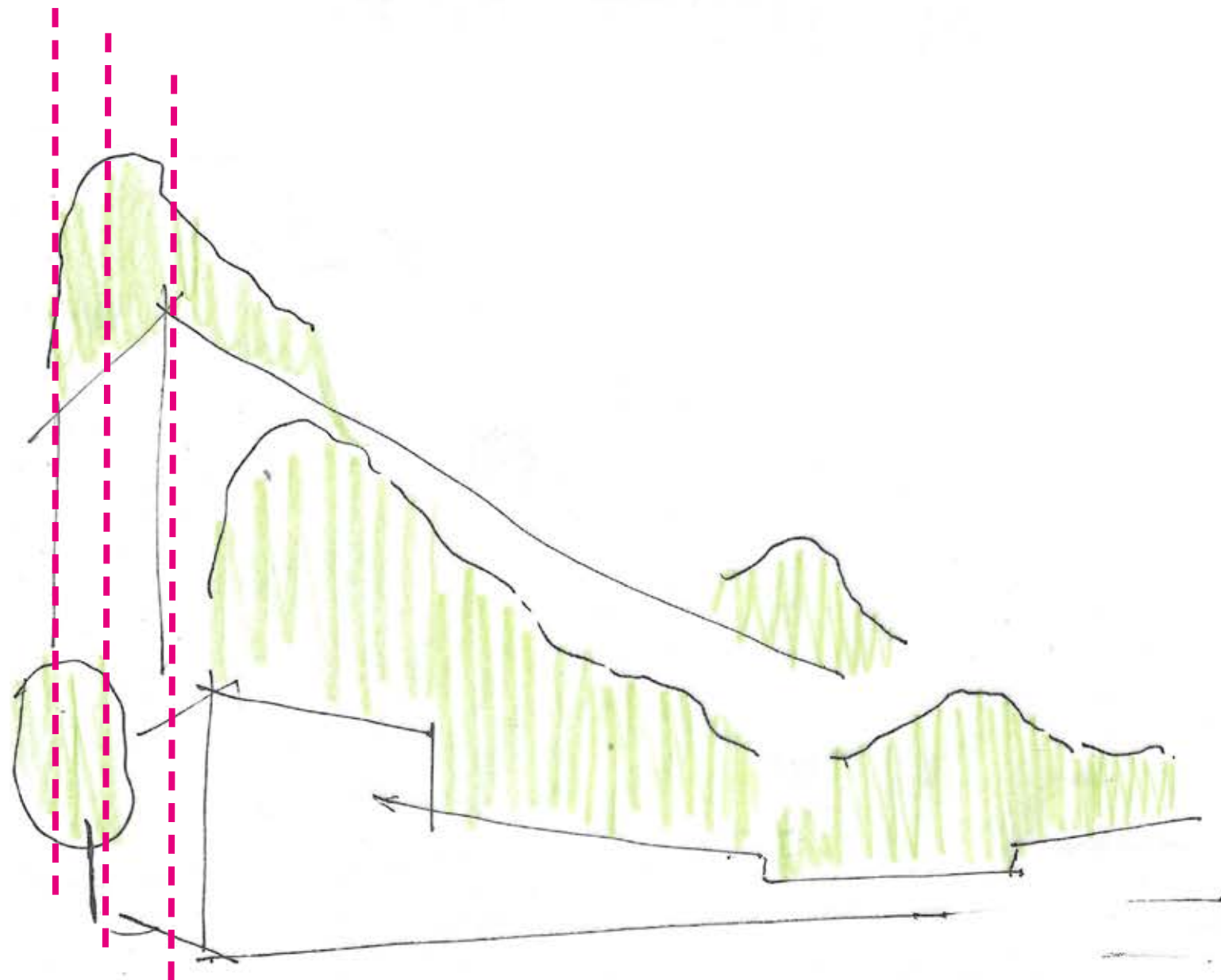
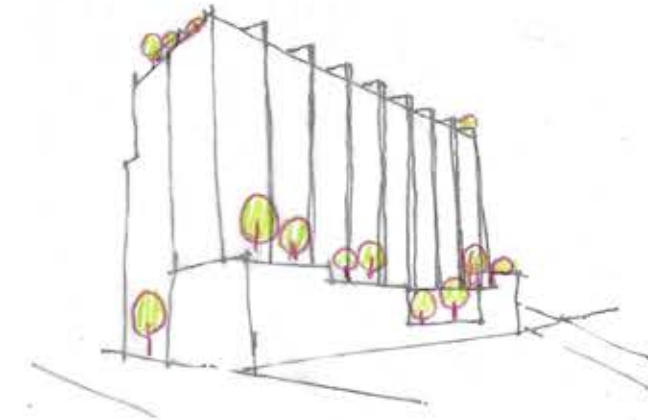
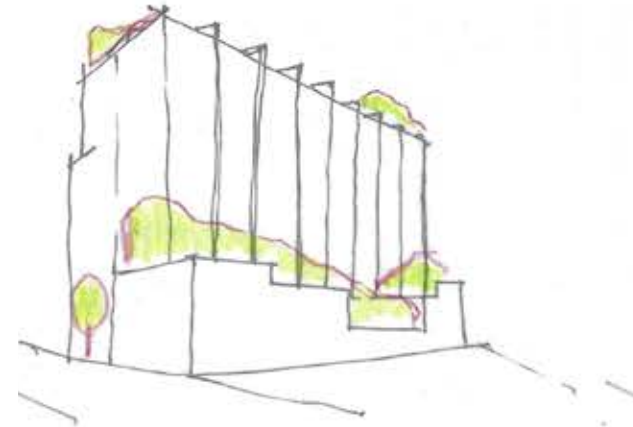
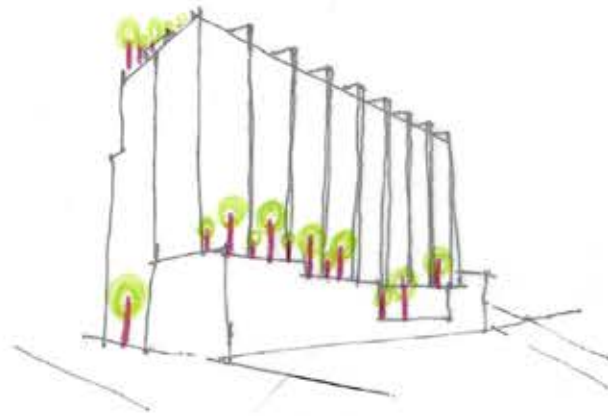
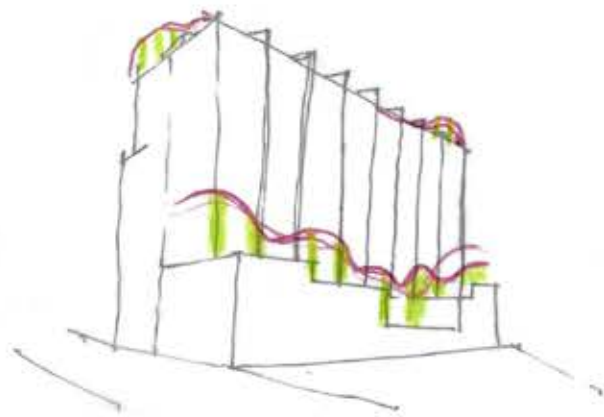


PBSA - Woolwich

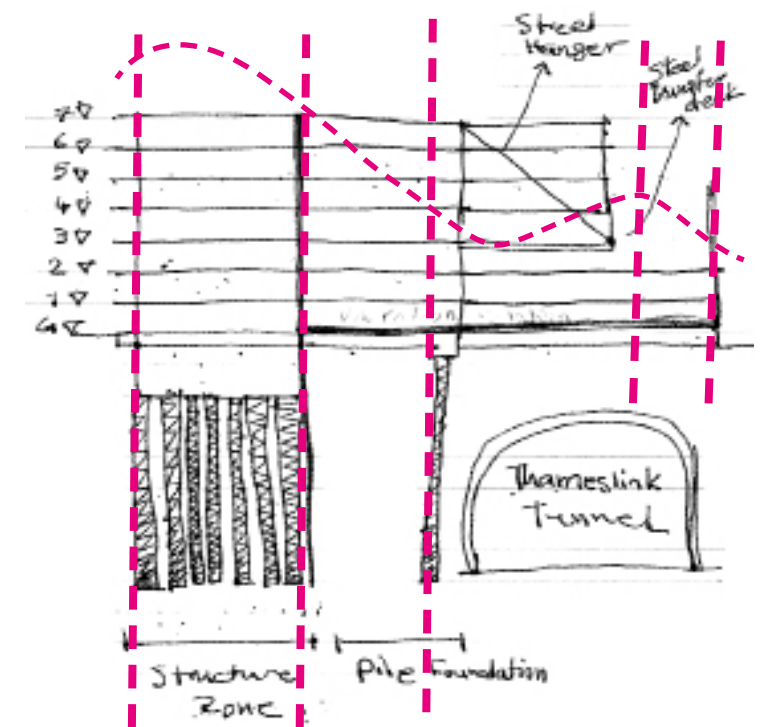




# Tree strategy *Britannia Street*



A green ravine  
to soften to  
the massing,  
complimenting  
architectural  
expression



Consider incorporating larger  
**trees** on the **robust**  
structural sections of the  
building



Using a **natural**  
design to **develop** a  
**new composition**  
that compliments the  
**facade**





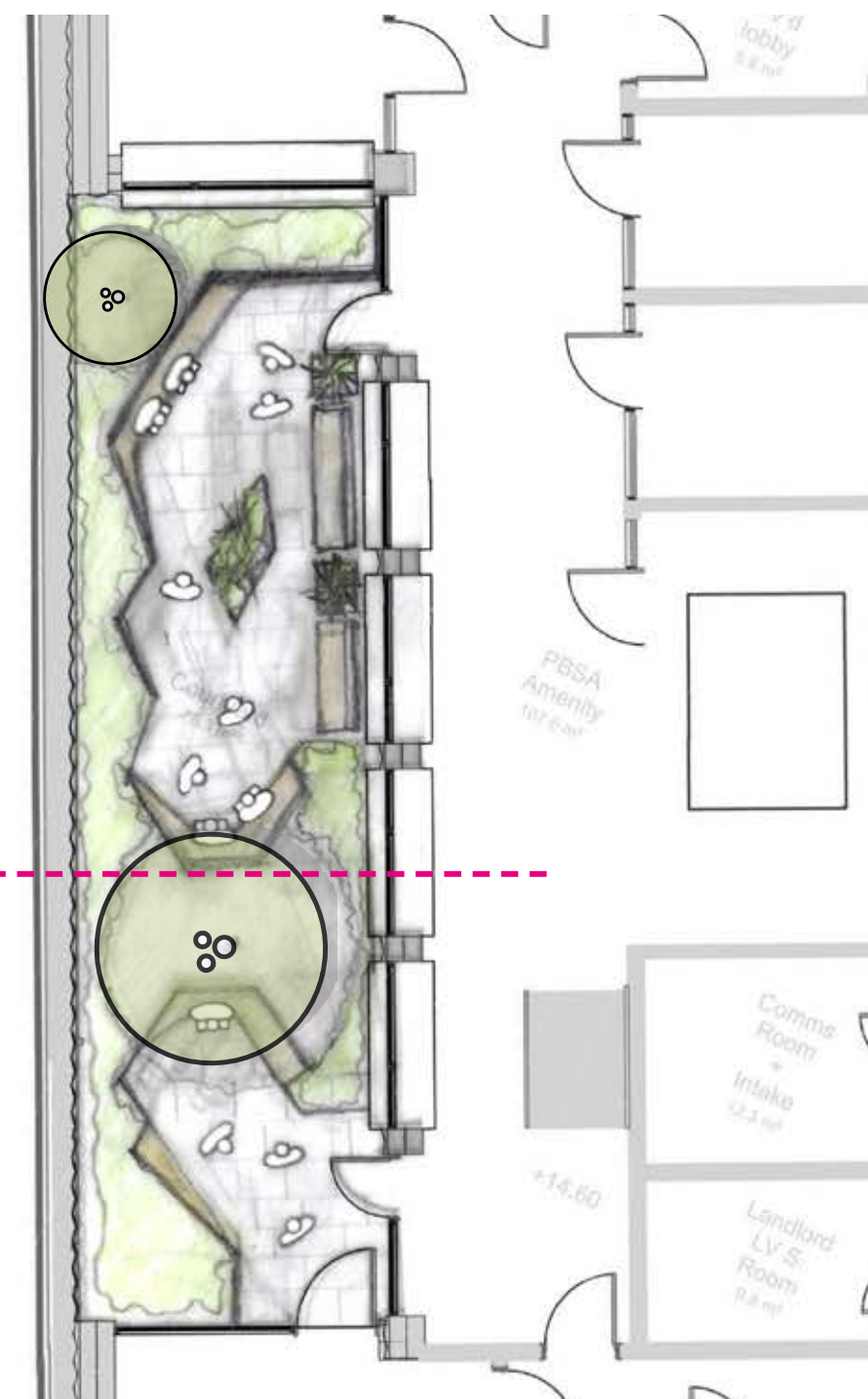
# Courtyard strategies *Britannia Street*

Facade expression used as a  
reference for the **planter  
lines**



Student  
Zone

Public  
Access  
Zone



**Dividing zone  
of planting** to provide  
**privacy**





# Courtyard concept ***Britannia Street***



Richly **planted**  
**zones** that provide  
a **biodiverse**  
**range** of species  
to **enliven**  
the **student**  
**amenity**



- 1 Buffer planting
- 2 Student Zone Seating
- 3 Public Access zone

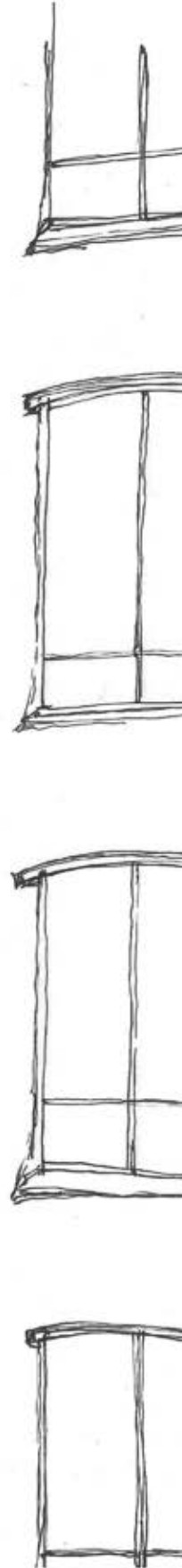






# Roof Garden-L01 strategies *Britannia Street*





**Comprehensive  
tree planting  
to introduce  
biodiversity and  
visually soften  
the facade for  
the neighbouring  
community**



Maximising  
tree planting  
to **achieve**  
UGF policy  
and improve  
outlook for our  
neighbours





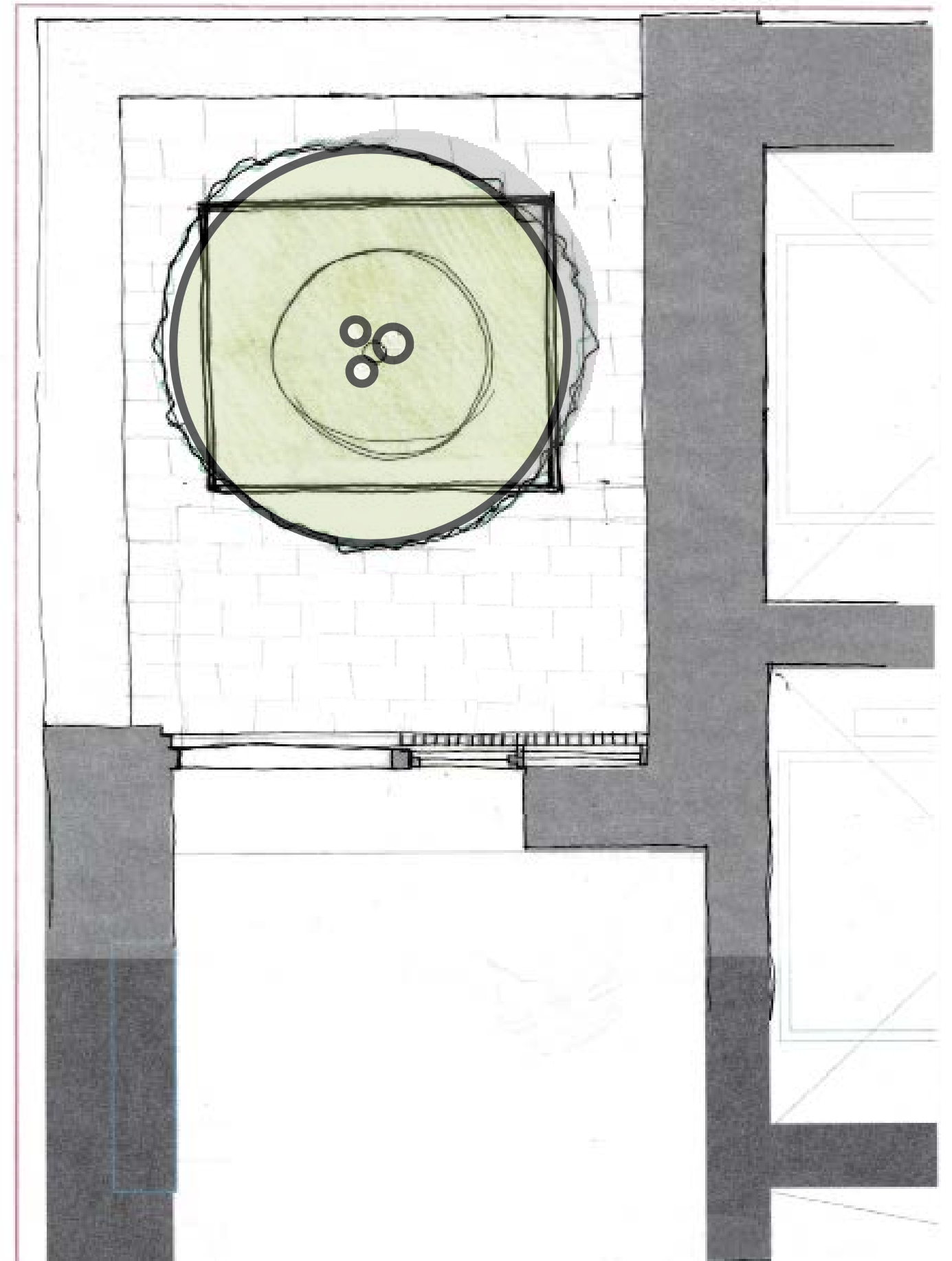


# Level 5 strategies ***Britannia Street***



Create a green  
buffer **Greening**  
for neighbouring  
residents.

Planting to create a  
refreshing outlook to  
the study rooms





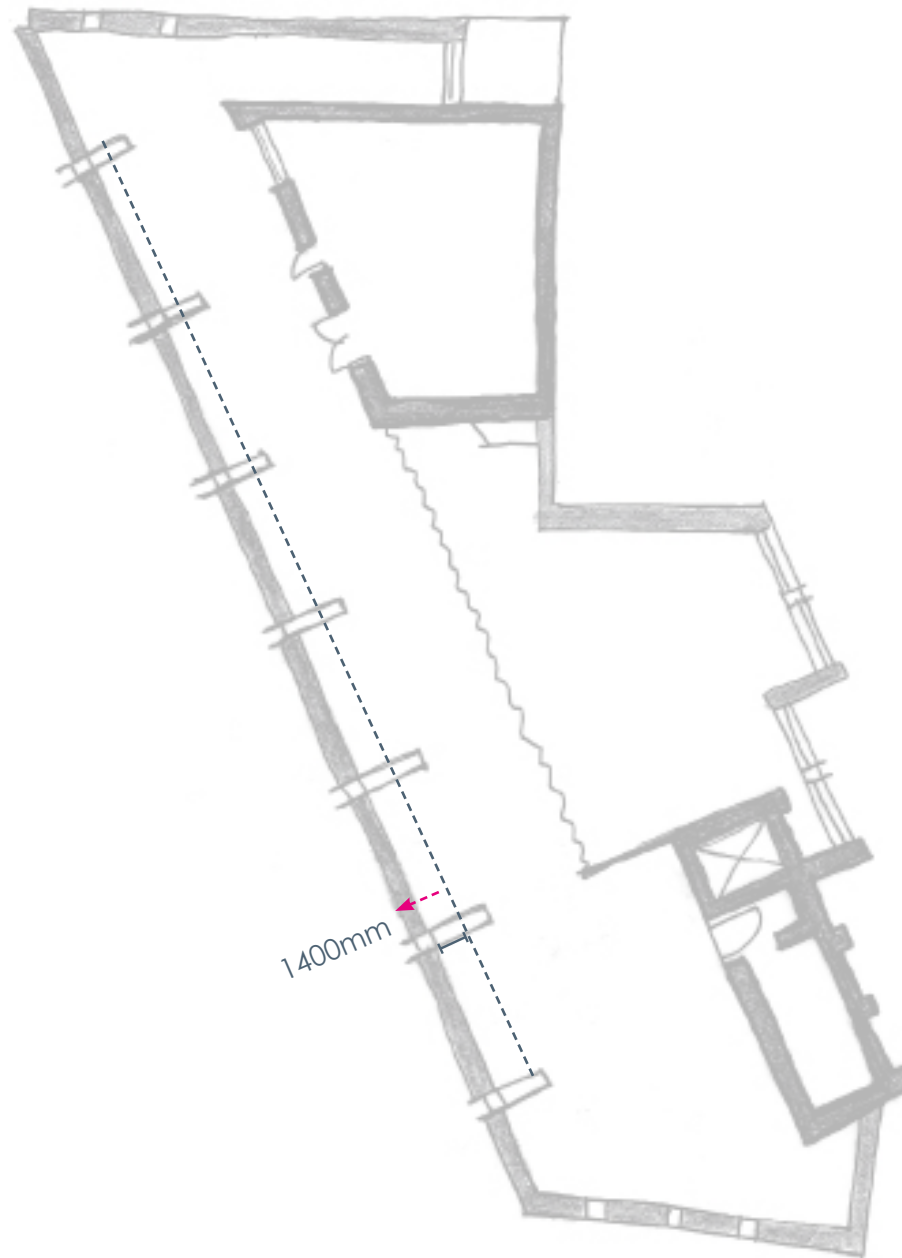


# Roof Garden-L07 strategies *Britannia Street*



## Balustrade Adjustment

Testing placement of the balustrade,  
**shifting** forward doesn't appear  
readable from the street. Allowing  
more **usable amenity  
space** for students.



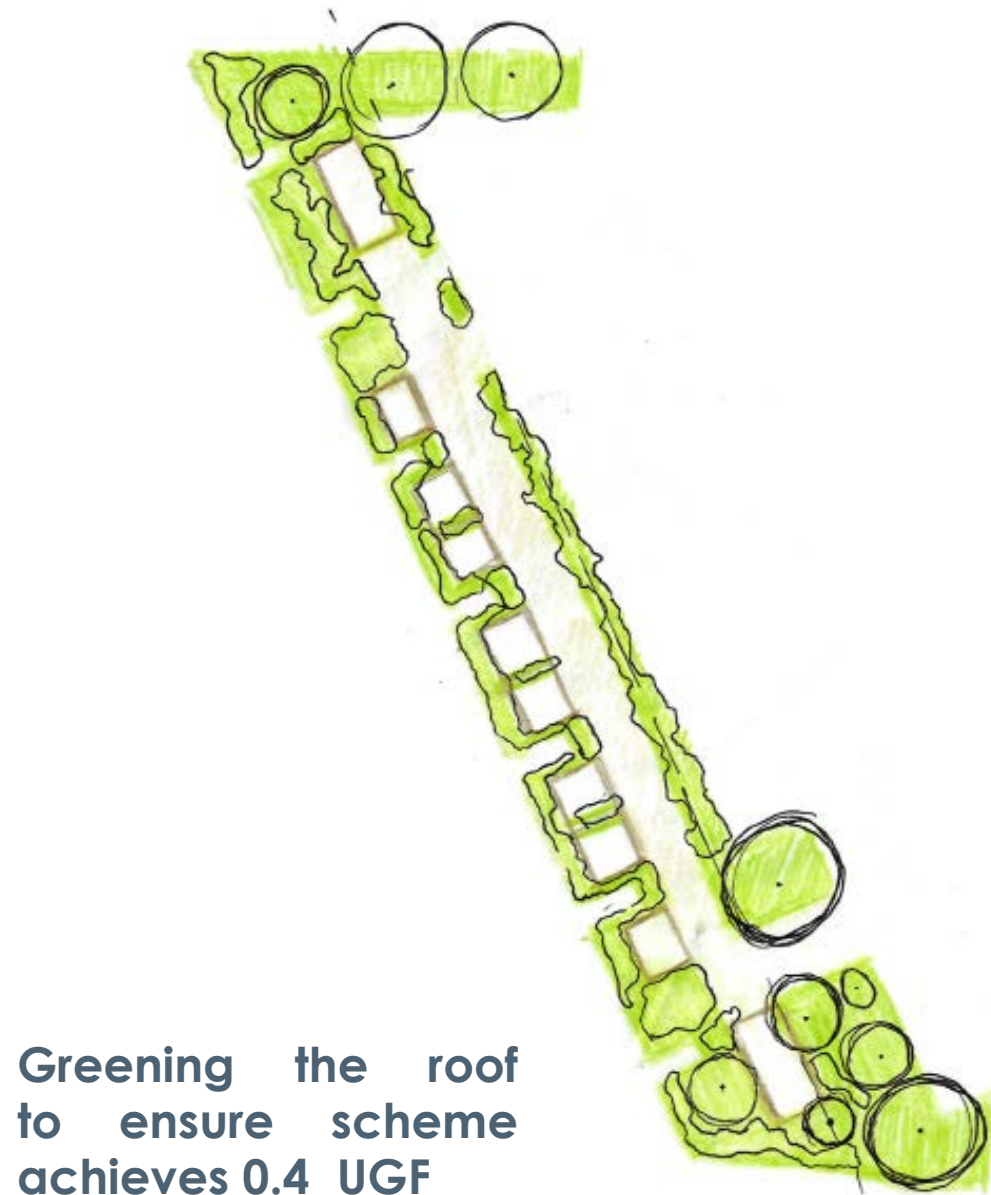
View from Wicklow street shifting balustrade 1000mm further west



View from Britannia St shifting balustrade 1000mm further west







Greening the roof to ensure scheme achieves 0.4 UGF



Maximising zones for amenity to allow for flexible communal areas

Offer opportunity for mixed use seating for larger groups and individuals





## Roof Garden Opportunity and Vision



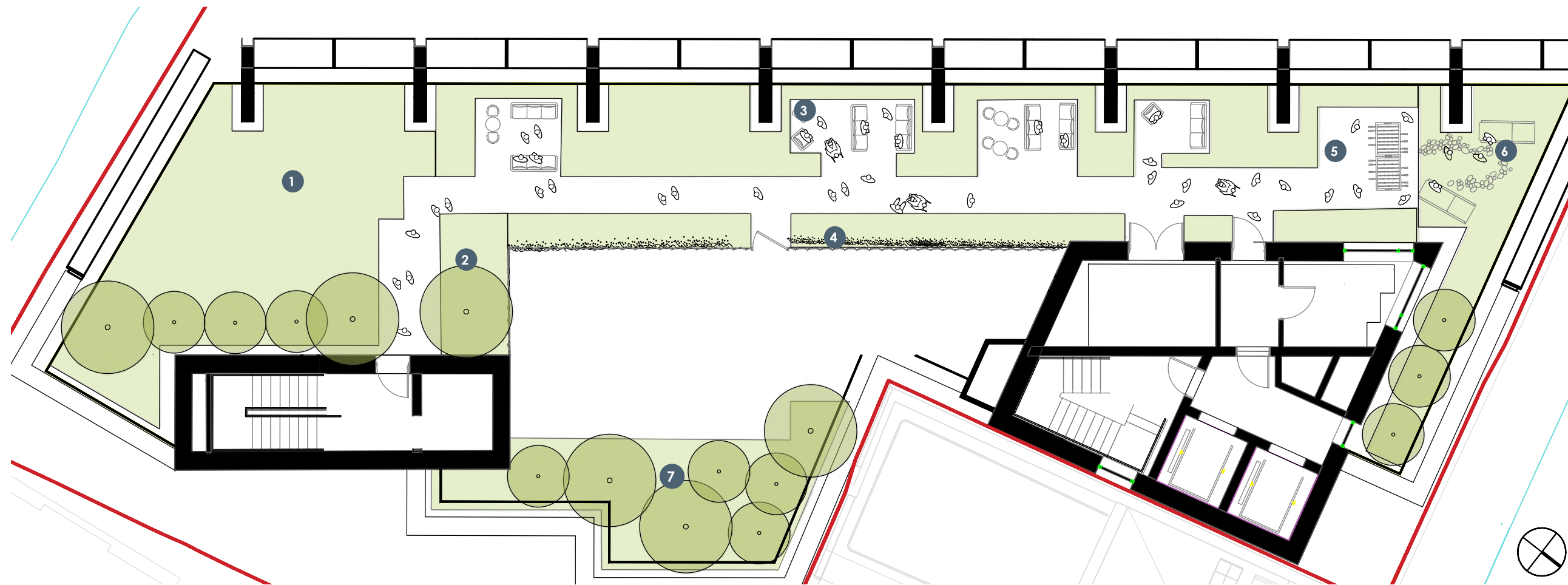




# Roof Garden-concept *Britannia Street*



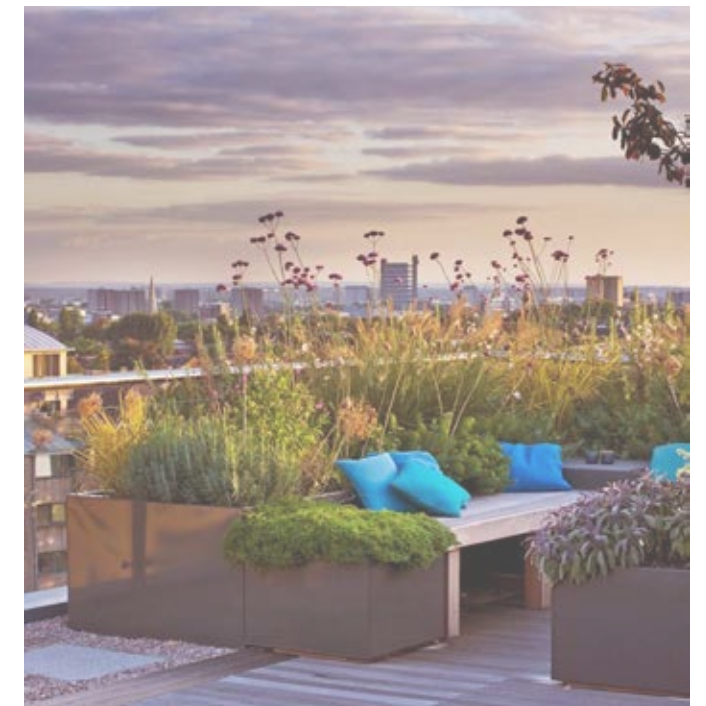
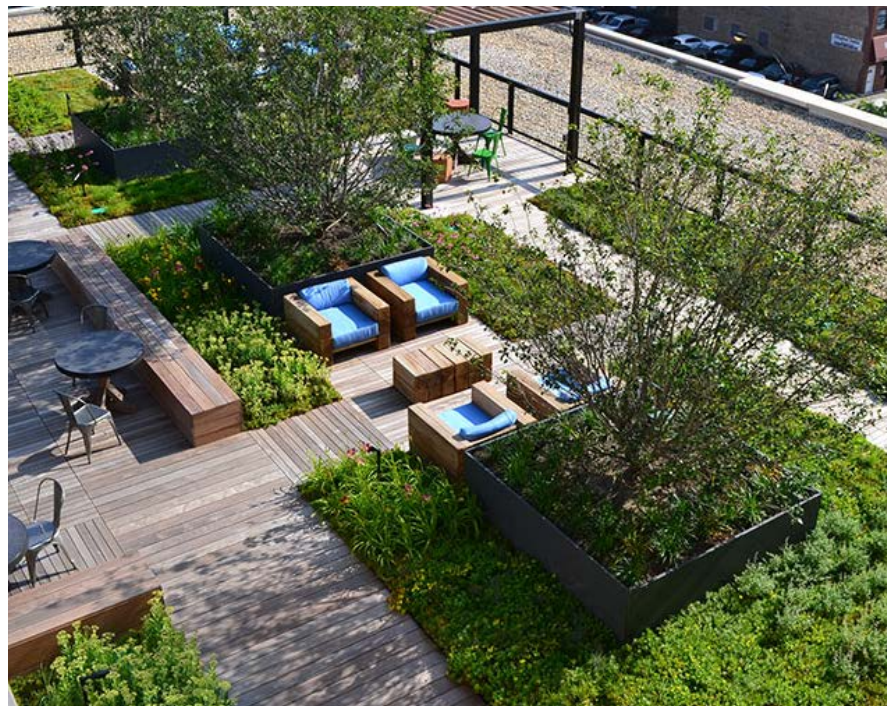
## Roof Garden concept



- 1 Wildflower roof amongst PV's
- 2 Planters
- 3 Garden rooms
- 4 Climber wall
- 5 Amenity space
- 6 Seating amongst wildflower
- 7 Wildflower roof with tree planting

A series of garden rooms with space for events, maximising views across the city

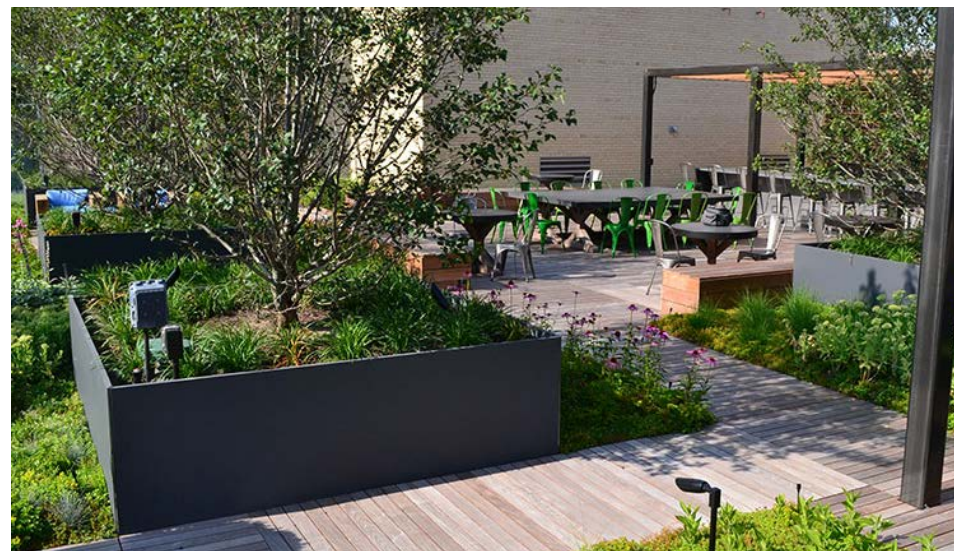
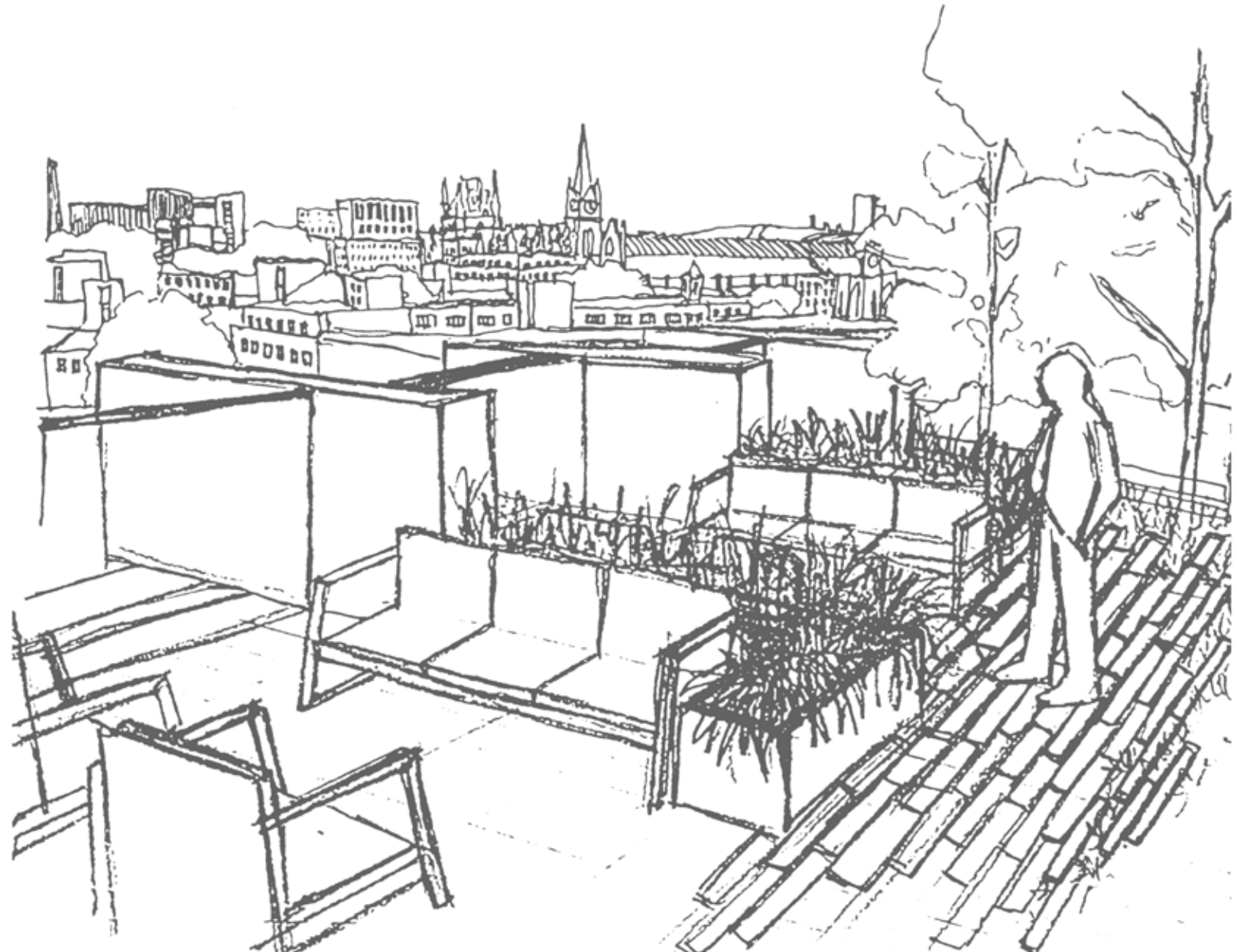
Roof garden fully planted supports achieving 0.4 UGF score





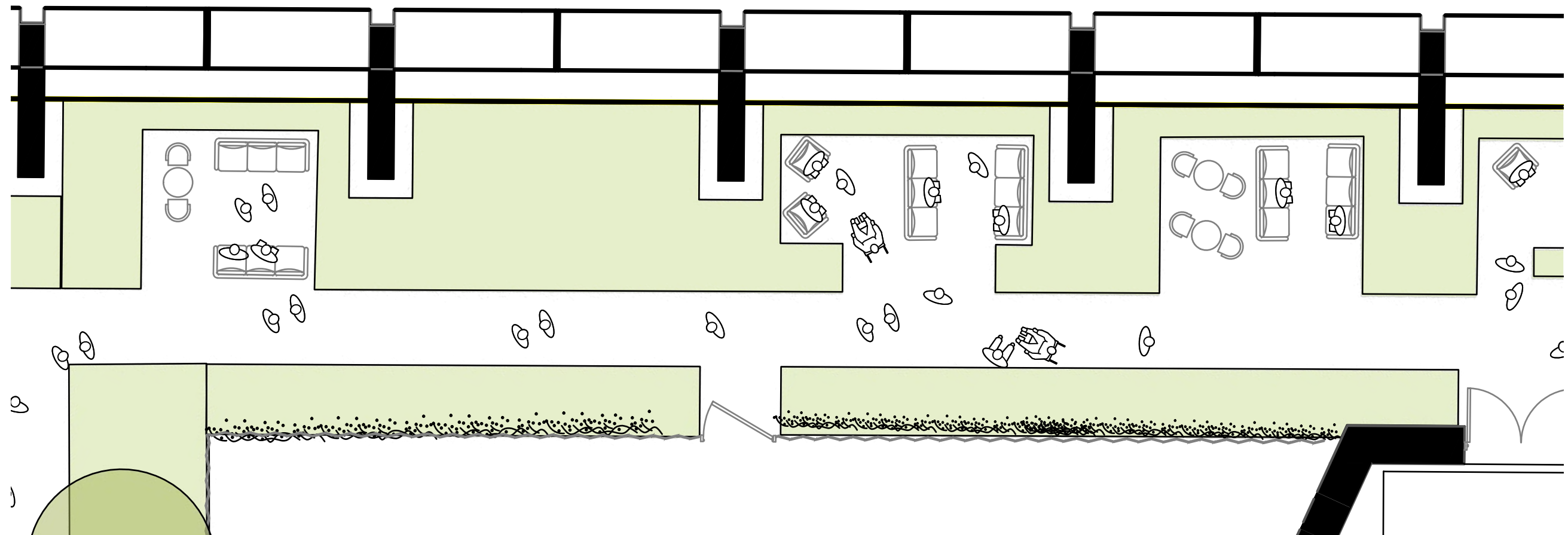
## Planted garden rooms

A series of garden rooms responding to the architectural fins, creating shelter and intimacy for residents.





## Climber wall to screen plant room







# UGF strategy *Britannia Street*

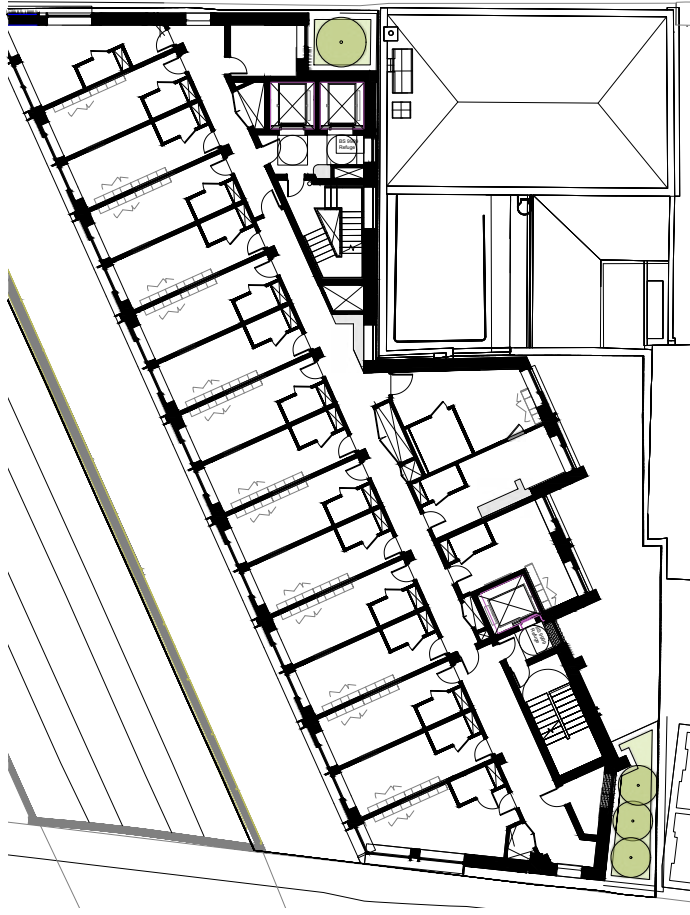




Courtyard UGF Strategy



Level 01 UGF Strategy



Level 05 UGF Strategy



L07 UGF Strategy

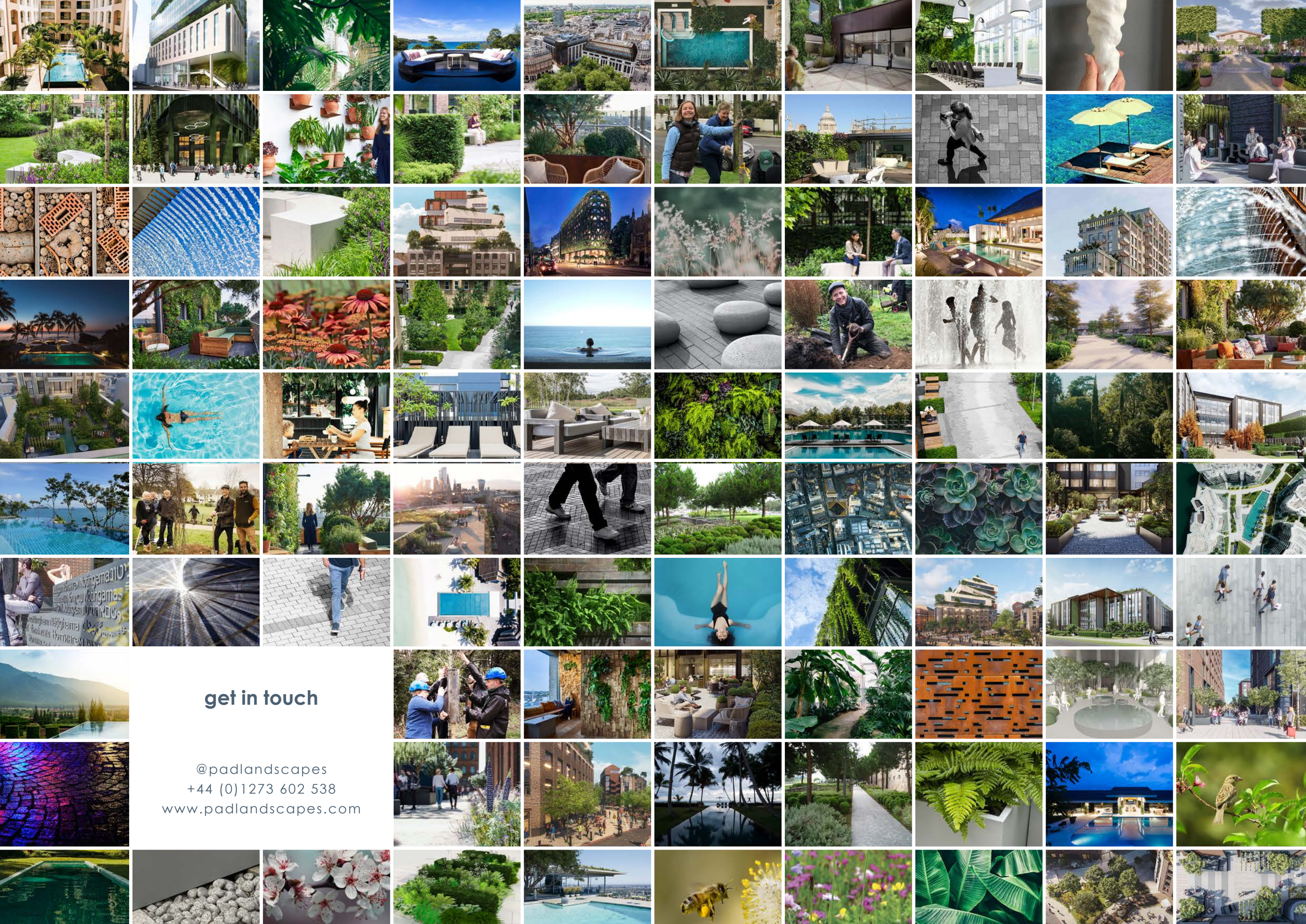
Location and Description	No.	Total Area m2	Typology	UGF Factor	Value
<b>Tree planting Roof garden</b>					
Tree planting (2m dia)	10	31.5	Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	18.9
Tree planting (3m dia)	6	42	Standard trees planted in pits with soil volumes less than two thirds less than the projected canopy area of the mature tree	0.6	25.2
<b>Tree planting Courtyard</b>					
Tree planting(4m dia)	2	25	Standard trees planted in pits with soil volumes less than two thirds less than the projected canopy area of the mature tree	0.6	15
Tree planting (2m dia)	3	9.5	Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	5.7
Tree planting (3m dia)	2	7	Standard trees planted in pits with soil volumes less than two thirds less than the projected canopy area of the mature tree	0.6	4.2
<b>Courtyard planting</b>					
Planting	NA	37	Rain gardens and other vegetated sustainable drainage elements.	0.7	25.9
Courtyard paving		36	Permeable paving	0.1	3.6
<b>Green roofs -Levels 1</b>					
Tree planting (1.5mdia)	3	5.1	Standard trees planted in pits with soil volumes less than two thirds less than the projected canopy area of the mature tree	0.6	3.06
Tree planting (2mdia)	4	12.6	Standard trees planted in pits with soil volumes less than two thirds less than the projected canopy area of the mature tree	0.6	7.56
Tree planting (3mdia)	2	14	Standard trees planted in pits with soil volumes less than two thirds less than the projected canopy area of the mature tree	0.6	8.4
Planting	NA	113	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	90.4
<b>Green roofs -Level 5</b>					
Tree planting (2mdia)	3	9.5	Standard trees planted in pits with soil volumes less than two thirds less than the projected canopy area of the mature tree	0.6	5.7
Tree planting (2.5mdia)	1	5	Standard trees planted in pits with soil volumes less than two thirds less than the projected canopy area of the mature tree	0.6	3
Planting	NA	17.5	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	14
<b>Roof garden planting - Level 7</b>					
Planting areas	NA	228	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	182.4
<b>climber wall</b>					
Planting areas (courtyard)	NA	36	Climbers rooted in soil	0.6	21.6
Planting areas (roof terrace)	NA	36	Climbers rooted in soil	0.6	21.6

Values combined 412.12  
Total Site Area (m2) 1036  
GLA score 0.3977992

Maximising tree planting  
to levels 1 & 7 to achieve  
policy

Optimising roof  
gardens through  
wildflower roof under  
PV's





get in touch

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