

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.



*"we create beautiful and sustainable places that make a difference both to people and to nature"*

Public Realm and bespoke vertical gardens: Mayfair



Public Realm and Gardens: Southwark



PBSA Nottingham



Landscape Terraces: Westminster



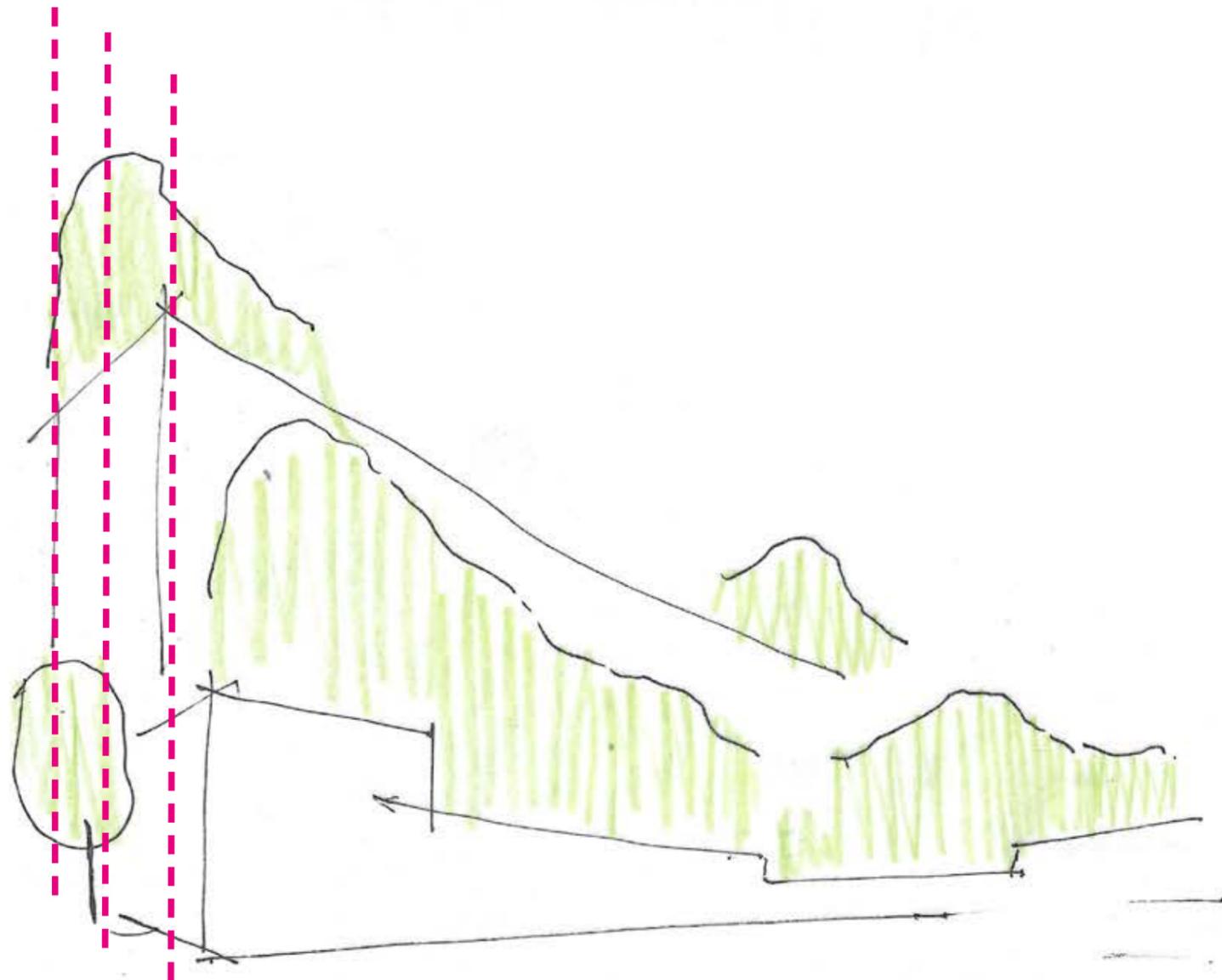
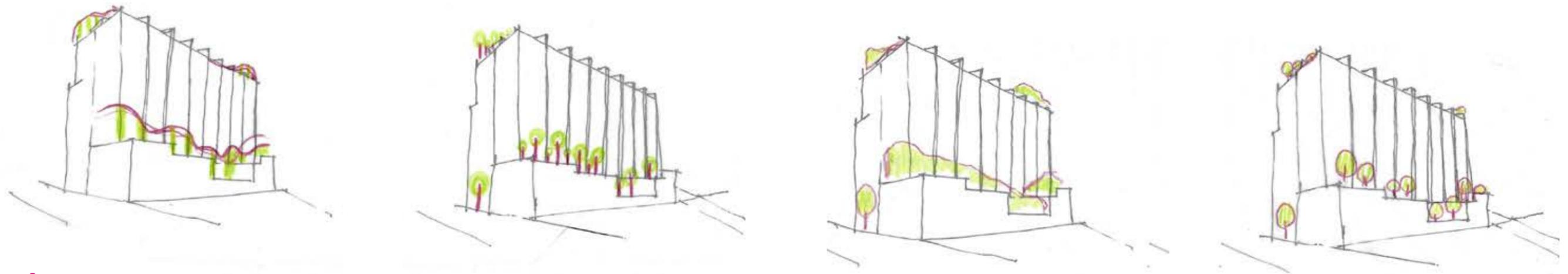
Roof Gardens: Kensington & Chelsea



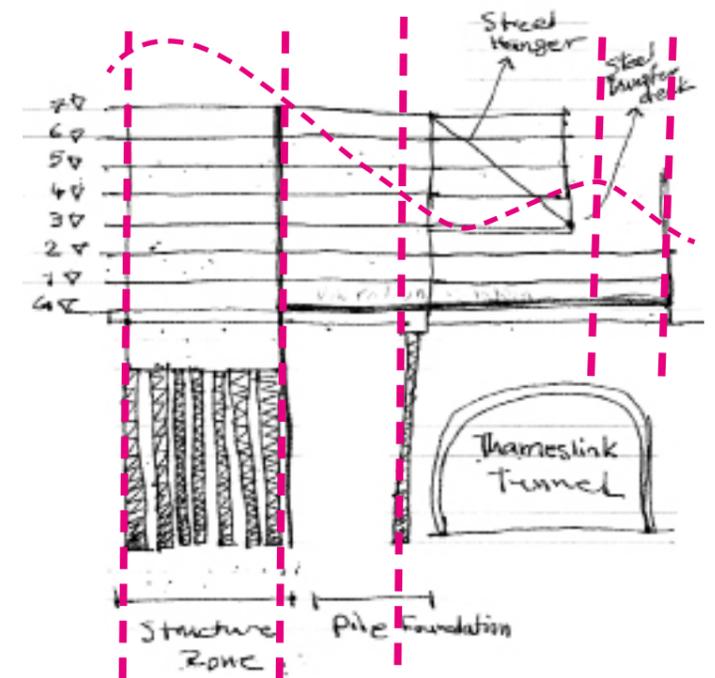
PBSA - Woolwich



Tree strategy  
***Britannia Street***



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



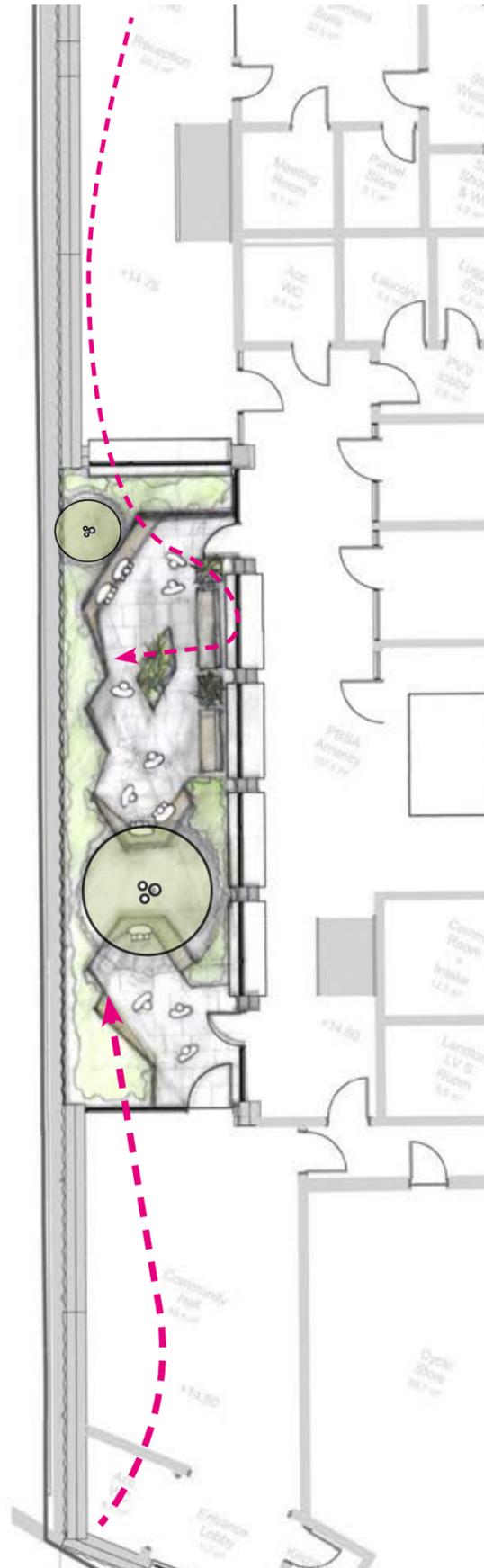
Consider incorporating larger **trees** on the **robust** structural sections of the building



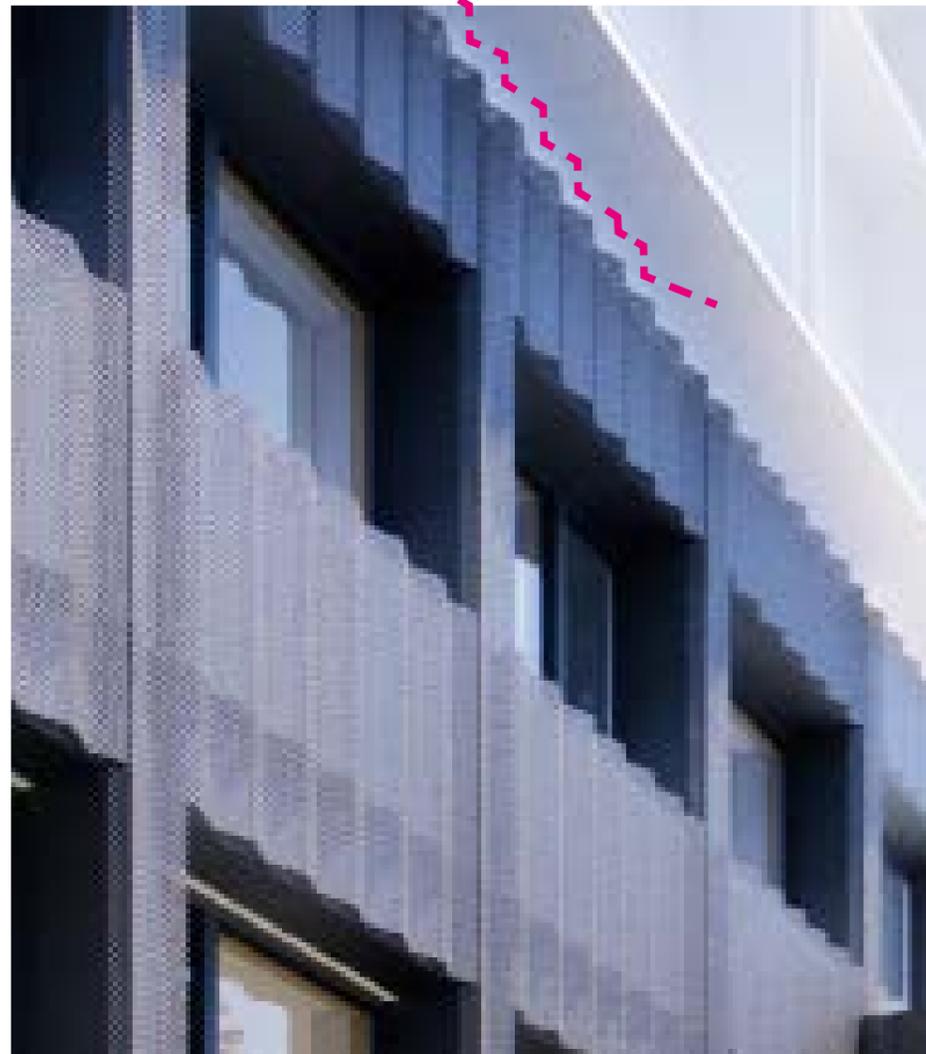
Using a **natural**  
design to **develop** a  
**new composition**  
that compliments the  
**facade**



Courtyard strategies  
***Britannia Street***

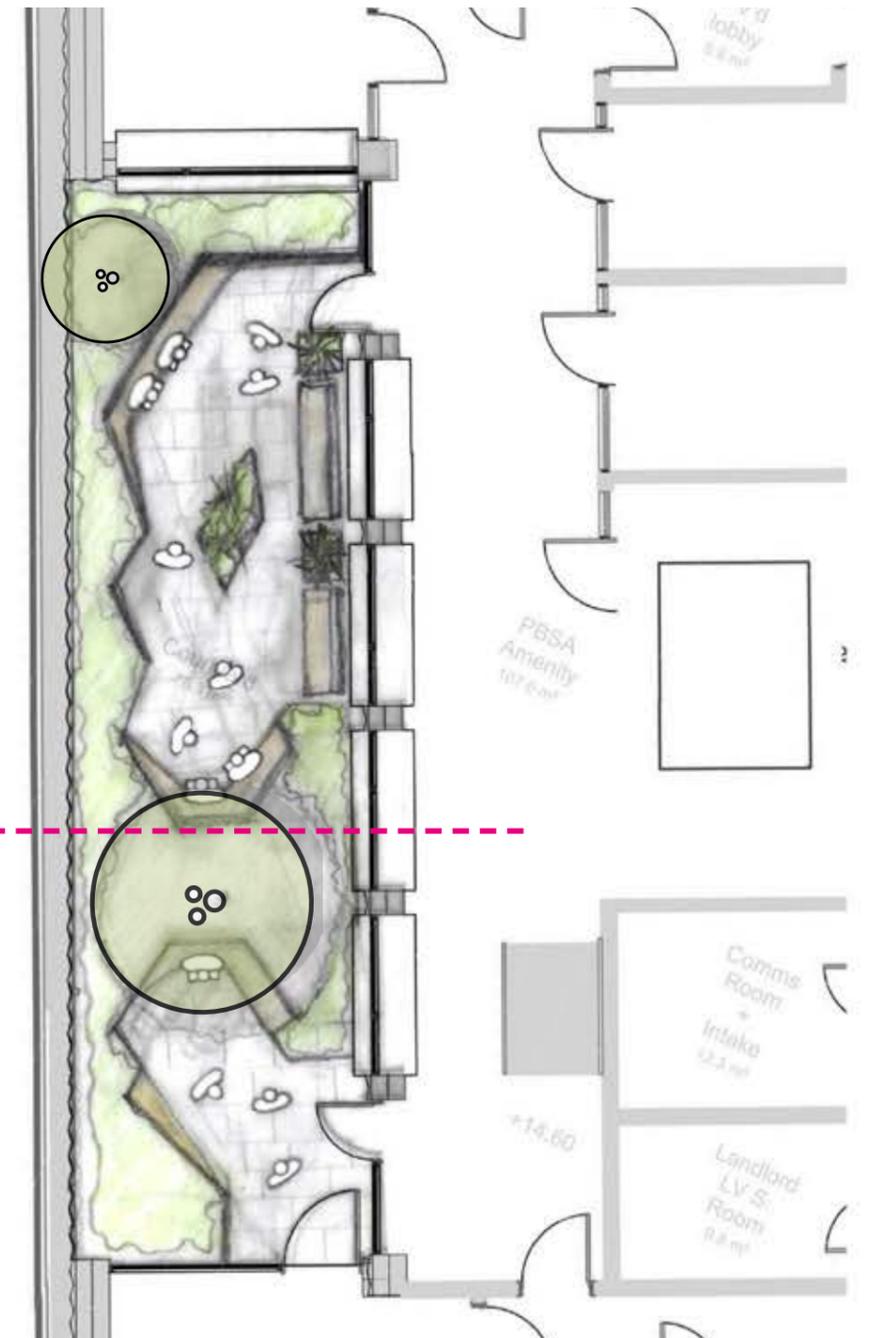


Facade expression used as a reference for the **planter lines**



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



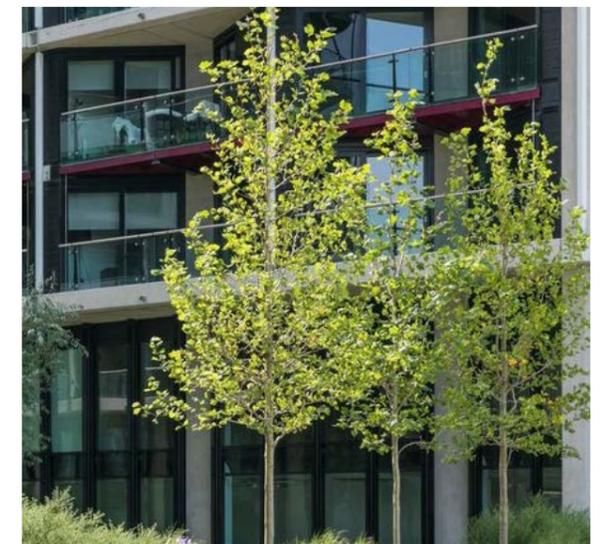
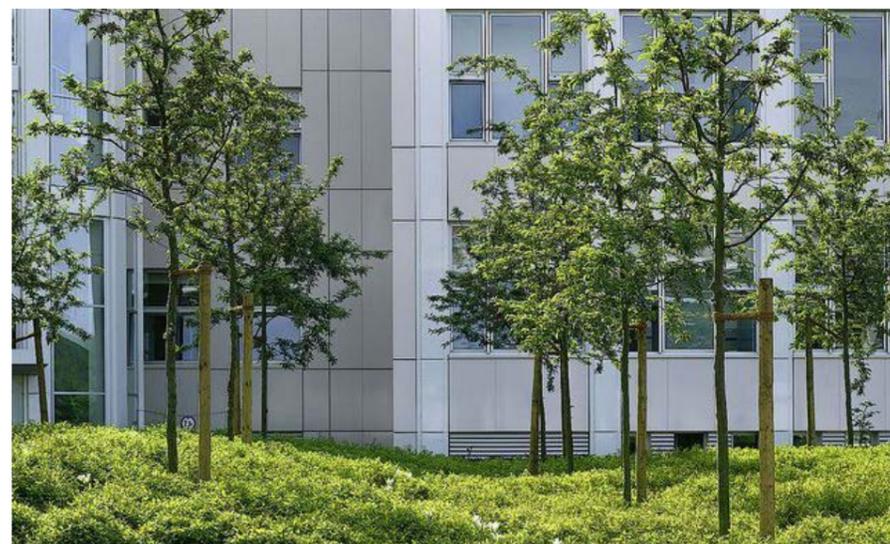


Roof Garden-L01 strategies  
***Britannia Street***



**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

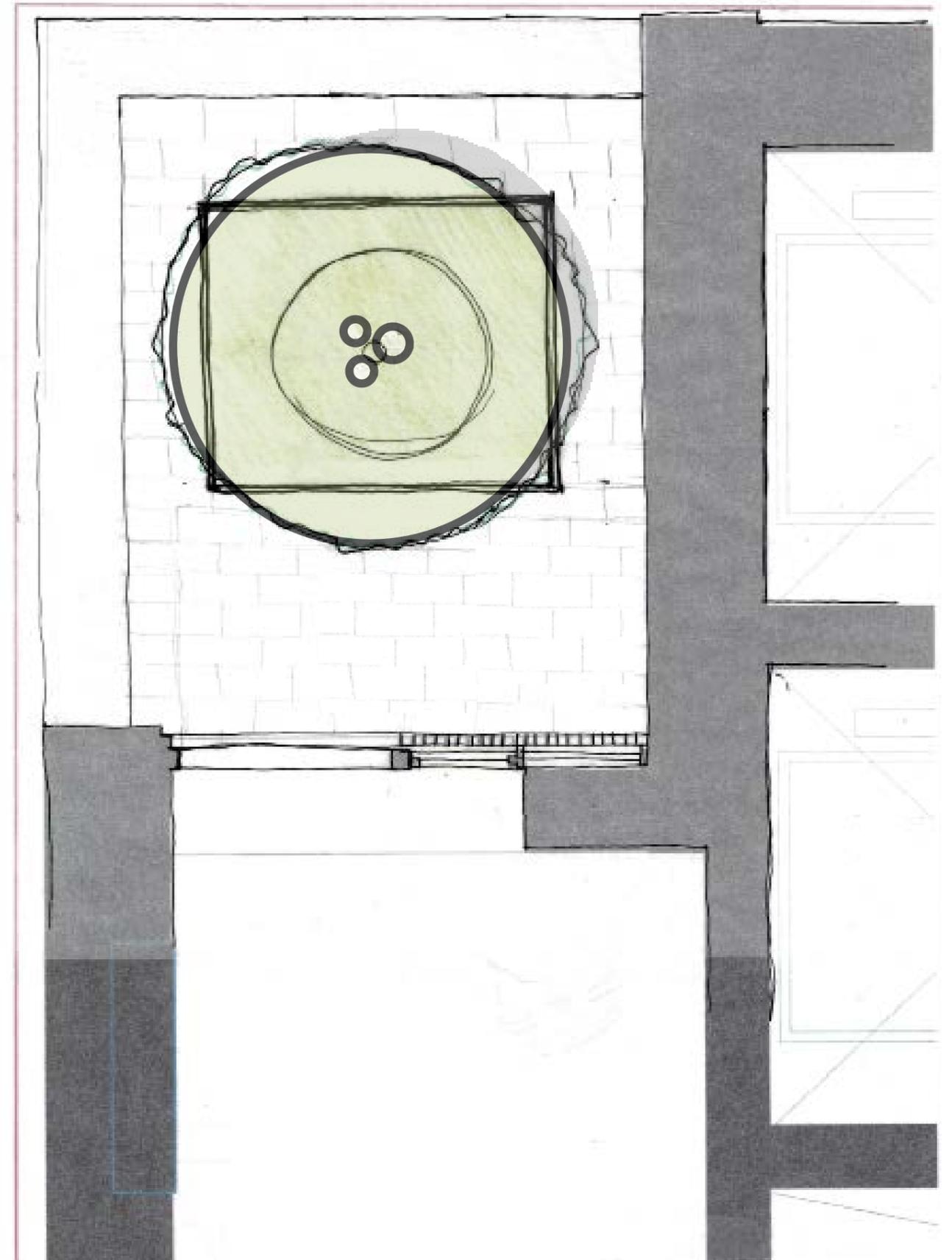




Level 5 strategies  
***Britannia Street***

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

Planting to create a  
refreshing outlook to  
the study rooms

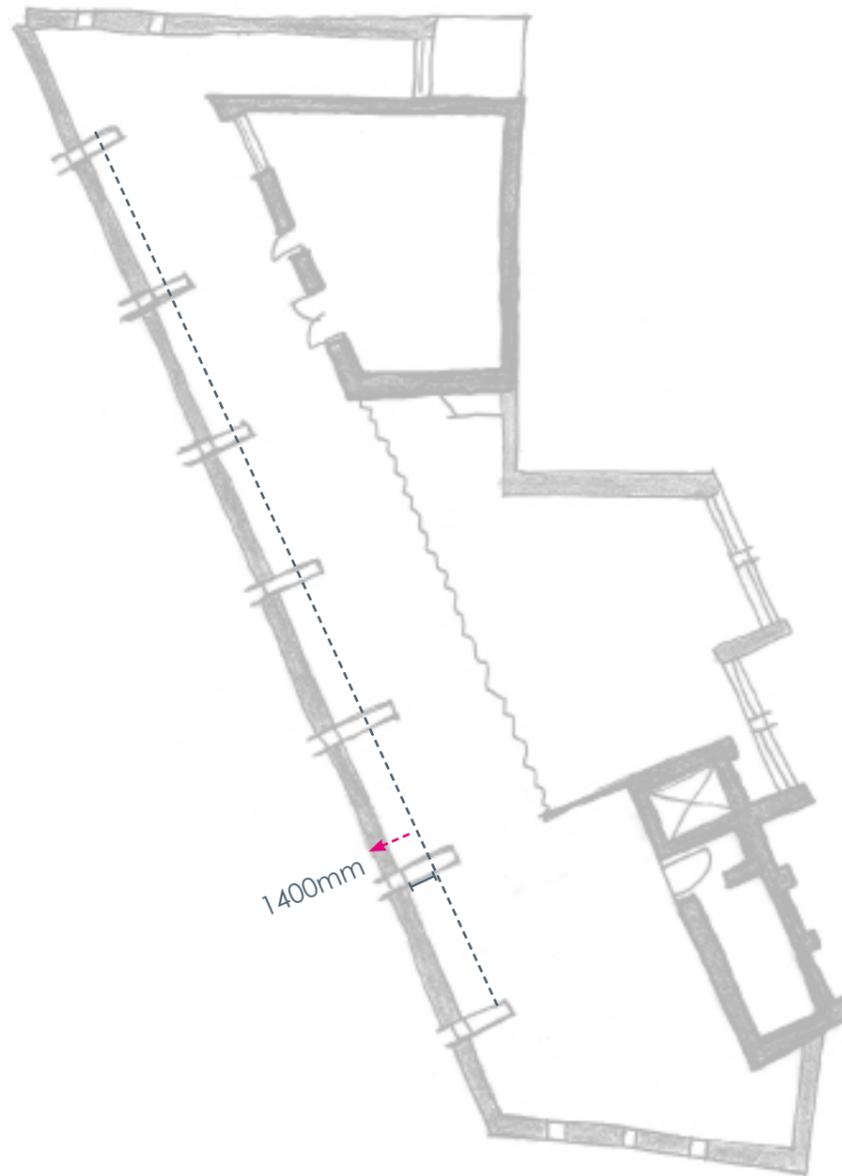




# Roof Garden-L07 strategies *Britannia Street*

## 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



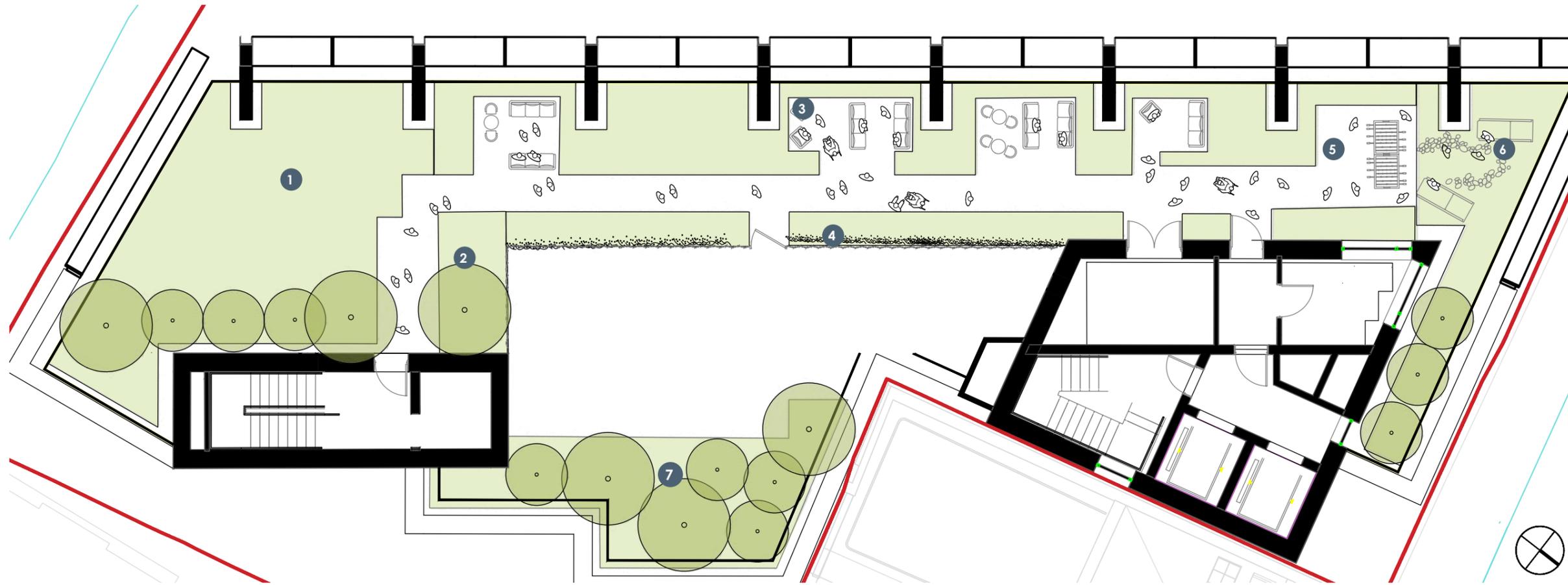
# Roof Garden Opportunity and Vision





Roof Garden-concept  
***Britannia Street***

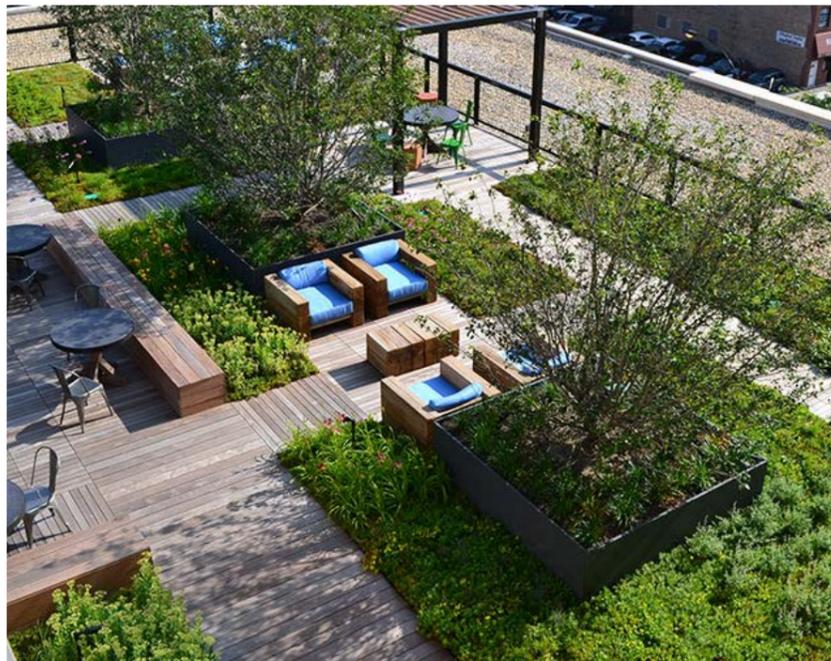
# Roof Garden concept



- 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

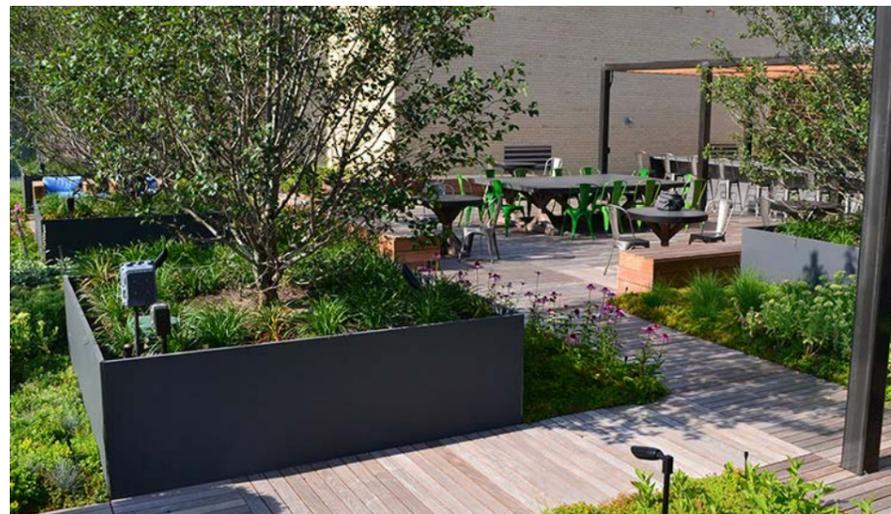
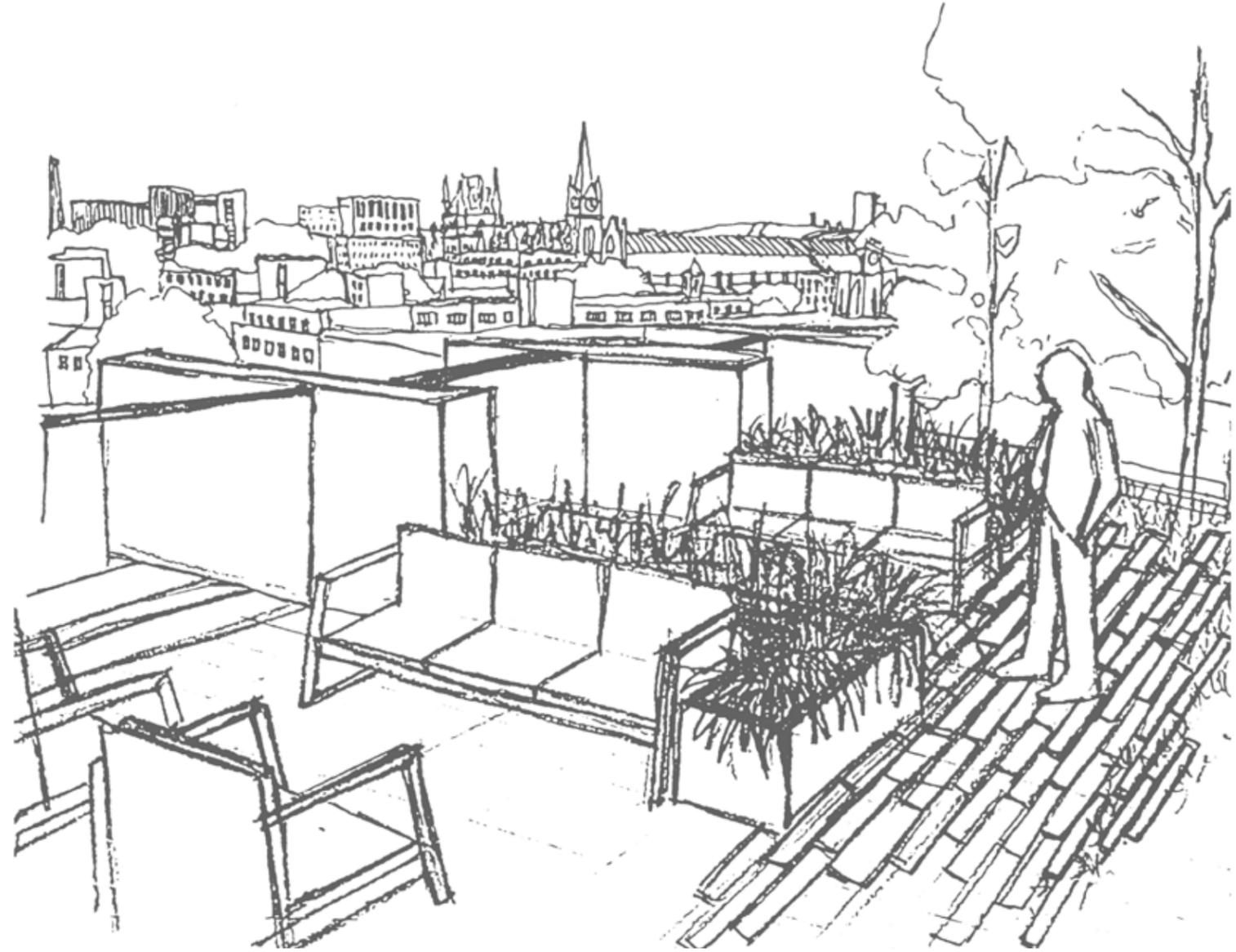
A series of garden rooms with space for events, maximising views across the city

Roof garden fully planted supports achieving 0.4 UGF score

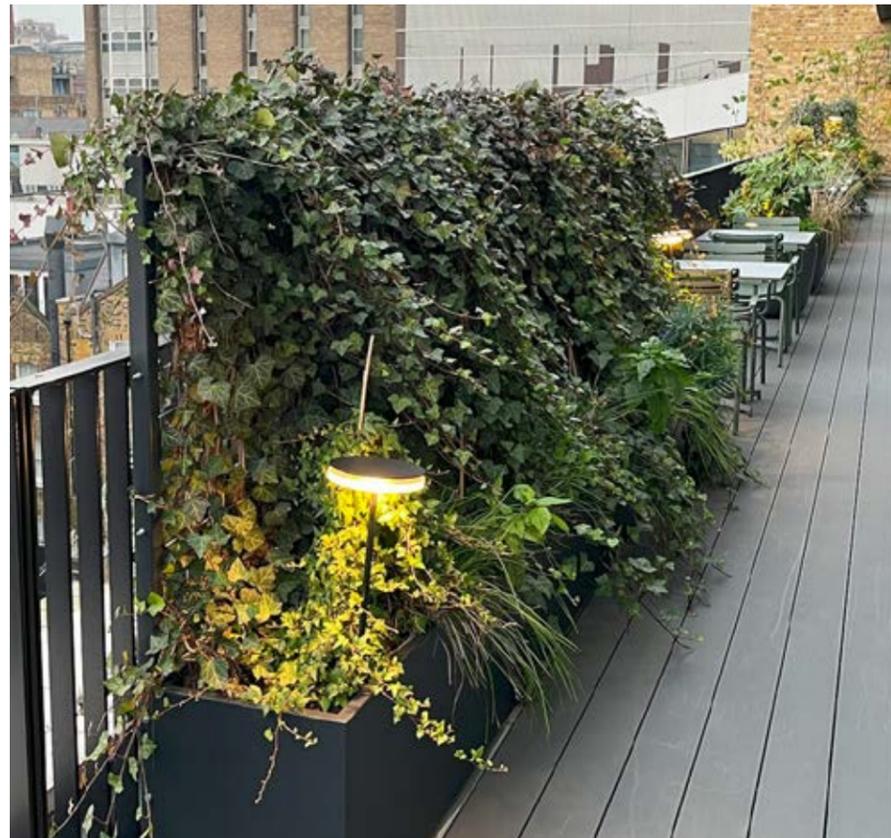
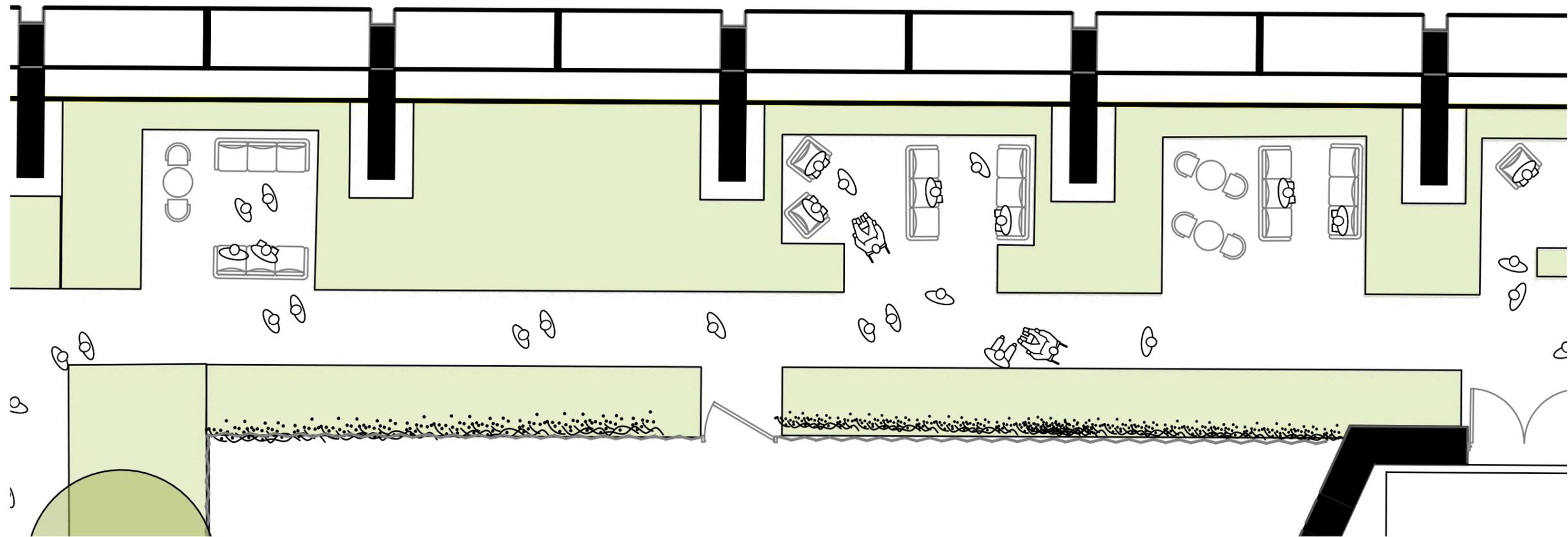


## Planted garden rooms

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



# Climber wall to screen plant room





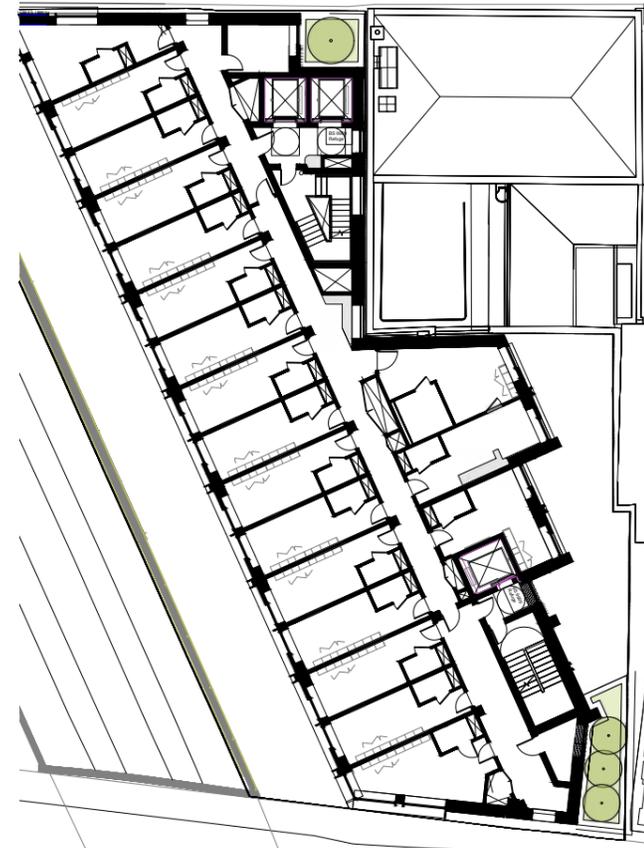
UGF strategy  
***Britannia Street***



Courtyard UGF Strategy



Level 01 UGF Strategy



Level 05 UGF Strategy



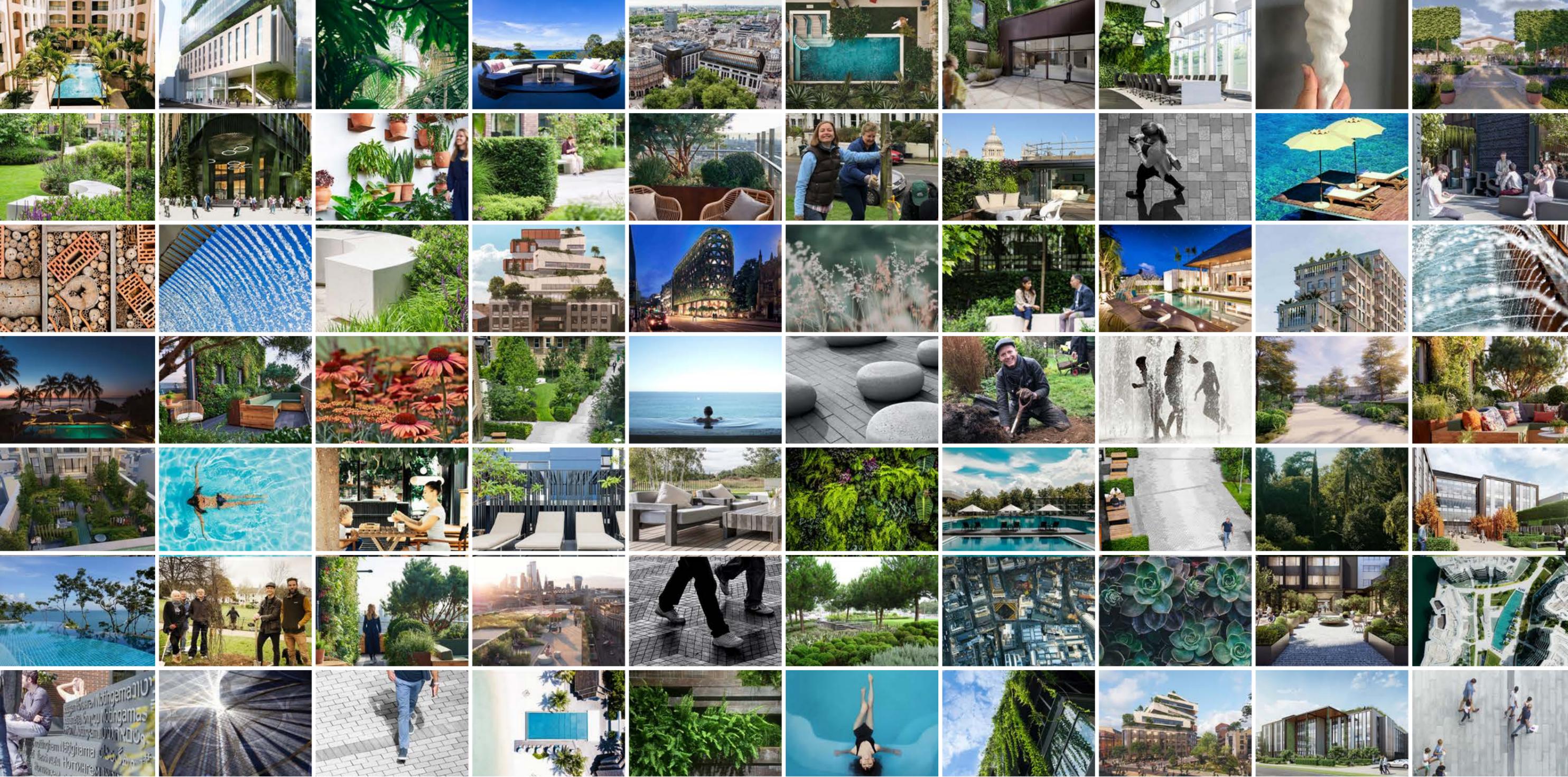
L07 UGF Strategy

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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