

21-31 New Oxford Street

Former Royal Mail Sorting Office
Landscape Statement - Addendum

1.2 Roof Landscape Strategy

Introduction

This document is being submitted in support of the Landscape Statement issued as part of the planning application associated with development of the 21-31 New Oxford Street (Former Royal Mail Sorting Office) site.

Having reviewed the changes which have emerged as part of the consultation process the only part of the landscape design submitted which is materially affected is the roof landscape. The following pages describe the revised roof landscape design.

Aims and Opportunities

The development has been designed to maximise the use of the roof tops by exploiting their visual, recreation and ecological potential. It is proposed to implement green roof terraces at the 5th, 8th and 9th floors. These will provide for the occupiers of the building and public visitors. It will also provide much needed biodiversity which is lacking on the current site.

These are categorised in four types:

- Roof terrace for communal access by residents (5th floor)
- Roof terrace for private access by office tenants (5th floor)
- Roof terrace for communal access by office tenants (8th and 9th floors - western part)
- Roof terrace for public access by general public (8th and 9th floor - eastern part)

The following text outlines the principles of the design of these spaces:

① Public Terrace - Level 8 and 9

The eastern part of level 9 roof terrace has public access provided via a lift from the ground floor at the corner of New Oxford Street and Dunn's Passage. The space is designed to take advantage of the excellent views over the London skyline by providing amphitheatre seating.

Stepped seat areas provide a link between level 9 and level 8 at both building corners. The material for these areas is proposed as a weathered timber (or similar composite material) to refer to the industrial heritage of the building and specifically the sleepers of the mail rail. Multi-stem tree planting is incorporated into the steps.

A kiosk building is provided and a paved area associated with this provides the possibility for cafe table seating.

② Communal office terrace – Level 8 and 9

The communal terrace includes more extensive ornamental planting for both enjoyment as well as biodiversity enhancement, which will be achieved through sedum planting around part of the terrace edges (BMU tracks). Shrub planting is focussed around the centre of the space around the plant zone.

The planting mix for these spaces will be developed with an ecologist at the detailed design stage to ensure maximum ecological benefits are achieved.

Stepped seat areas provide a link between level 9 and level 8 at both building corners take advantage of the views and provide focussed seating areas and match those provided on the public terrace.

A simple terrace runs around the perimeter of the 8th floor and is accessed via an external stepped seating from level 9 terrace.

③ Private office terrace – Level 5

Part of the level 5 terrace will be privately used by the commercial tenant of that floor. This has been designed as a simple hard space for workers to step out onto and enjoy the view. Evenly located planters will bring more interest and will soften the views out with gentle grass and shrub planting.

④ Communal residents terrace - Level 5

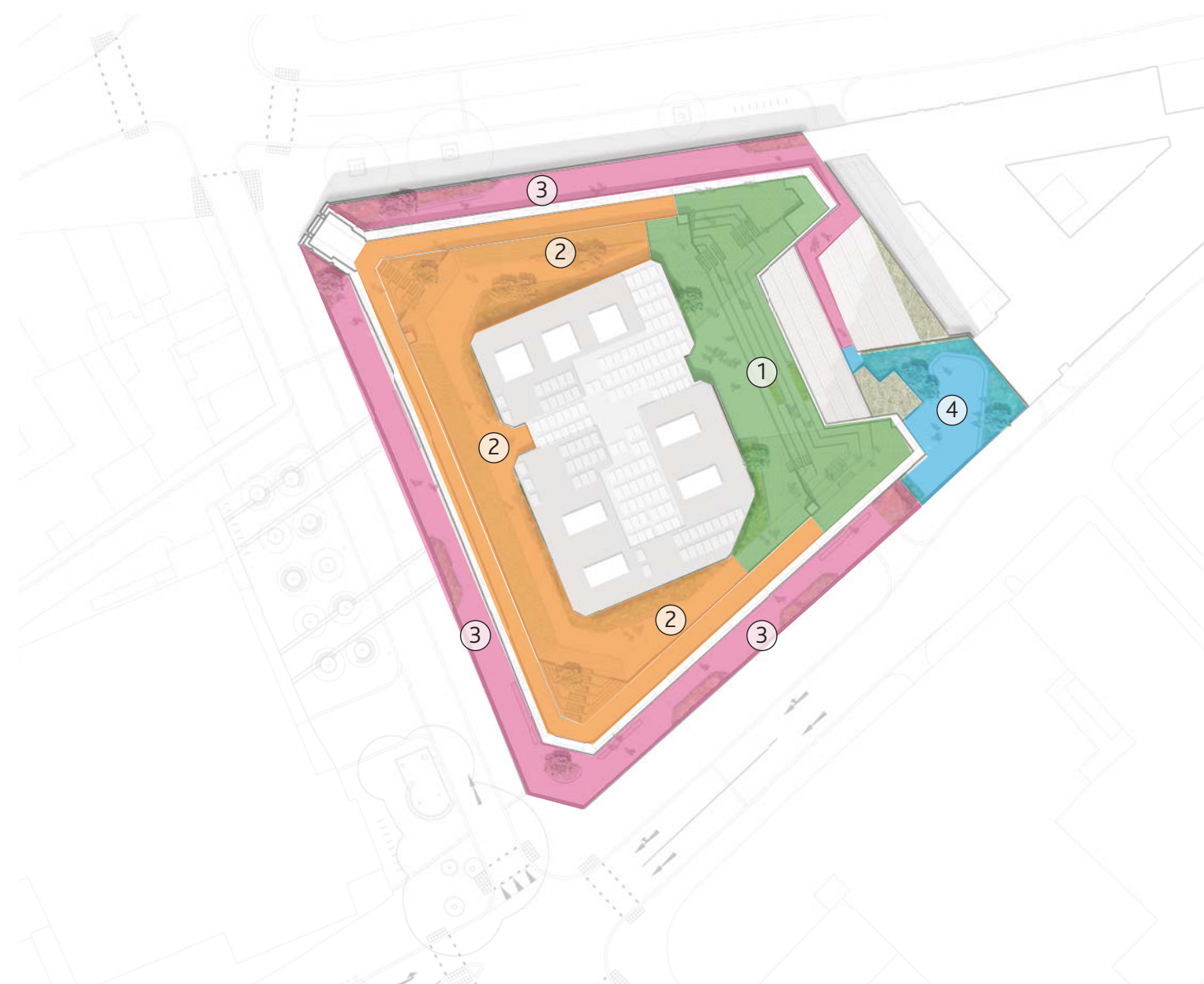
This terrace has been designed as an amenity space for the use of the residents only. It is a simple space with planting and seating provided which is directly accessed from the residential core. It will also incorporate a play space area required for the residents.



Character of composite decking, stepped seating areas and views out



Planters for shrubs and trees



Proposed roof plan

1.3 Roof Landscape Plan

As part of the opportunities strategy emerging from the consultation process the roof terrace of levels 8 and 9 have been split to accommodate public access and communal office access. These areas are separated with screens. Similarly level 5 is divided into private office and private residential areas.

The roof terrace proposal has been developed to integrate the requirements of the different public and communal uses and to compliment the building design.

The distribution of hard surface and planters create a simple, robust and legible geometry. Planters, have been positioned with loading requirements of the structural design in mind. Trees situated at the stepped seating also contribute to wind mitigation. Sedum planting located at the BMU track increases the biodiversity. Climbers cover the walls of plant room while shrub planting provides seasonal variation and variety of foliage texture.

Two different hard landscape materials create the palette: light coloured slab paving and decking on the stepped amphitheatre seating.

Key features of design (part of application):

- ① Plant room with PV Panels on the roof
- ② Amphitheatre seating connecting level 9 and 8
- ③ Tree planted in the decking - offering wind protection
- ④ Sedum roof incorporated within BMU track
- ⑤ Sedum roof on lower levels
- ⑥ Private balconies



1.4 Public Roof Terrace

Aims and Opportunities

The public part of level 9 is structured around amphitheatre seating taking advantage of the views and doubling to provide access between levels 8 and 9. It is focussed around a cafe kiosk which has the potential for outdoor cafe seating. This space gives flexibility for events to take place in this space.

Planting provided in discreet planters helps to structure the space.

Stepped seating areas provide a link between level 9 and level 8 at both building corners. The material for these areas is proposed as a weathered timber (or similar composite material) to refer to the industrial heritage of the building and specifically the sleepers of the mail rail. Multi-stem tree planting is incorporated into the steps.

Screening that separates the area from commercial offices access can be opened out of hours of access to unify the space for events. It is also opened during BMU operation.

Design components

Paving and furniture

- ① Light colour slab paving
- ② Decking
- ③ Decking, removable for BMU track
- ④ Edging
- ⑤ Stepped seating
- ⑥ Steps
- ⑦ Platform lift
- ⑧ Screening between commercial office and public access (moveable for organised events and BMU operation)
- ⑨ Cafe tables

Planting

- ⑩ Proposed trees
- ⑪ Shrub planting
- ⑫ Climbers



1.5 Roof Terrace Planting

Trees

The tree planting is constrained by the loading allowance for roof top. Multi-stem, medium sized species trees are proposed in the locations indicated on the plan. These contribute to wind mitigation.

Planting

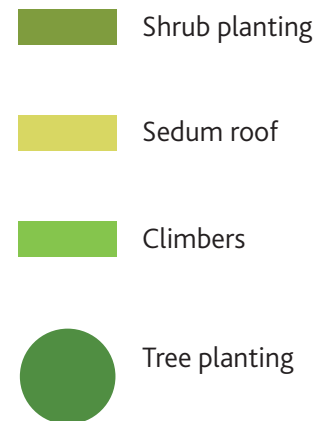
Planters are concentrated around the plant room at level 9 and along the external edge of the building at level 5.

Shrub species chosen for this location will need to be tolerant of roof garden conditions. Native and non-native species will be selected to create variety with a focus on texture and seasonal change.

Climbers planted around plant room create a green envelope that will increase biodiversity and interest of the design.

Sedum roof can be found in tree locations:

- Incorporated within BMU track
- Roof of level 5 access lobby to private residential terrace
- Roof of level 1 (in-accessible)



1.6 Roof Terrace hard materials and furniture

Paving materials

Two different paving materials create unique design of the roof terraces.





The main areas of levels 9, 8 and 5 will be paved with light coloured slabs in an uncomplicated and unobstructed manner.

Stepped seating areas connecting levels 9 and 8, will be paved with decking of large dimensions to give an industrial appearance.

Materials are selected for their long term viability, and to reduce the need for replacements and intensive maintenance.

Furniture

Seating provision will provide opportunities for extended stay to create an enjoyable and comfortable sense of place. Benches will be located to enable both open, unrestricted views over the city and in some cases more intimate spaces.

-  Seating
-  Light coloured slab paving
-  Decking
-  Extent of removable paving parts, to allow BMU movement.

