



File Note

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| Job / File No | 779/P07 – SWC L5 Roof Terrace |
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| Subject | SWC Statement of Need |
| Note Author | EB (SWC) / CR / IR/ GT |

In redesigning the North Terrace of the SWC building, we seek increase its use by SWC staff and visitors. The terrace is currently laid out as a wildflower meadow. Although the areas of wildflower turf at level 5 were originally intended to be used by the staff as places to sit, in practice this does not happen. The linear bench facing the wildflower turf is also underutilised as it faces a single direction, and therefore is not conducive to conversation or small meetings. A number of staff may be short on outdoor space at home, and would welcome the opportunity to have the use of outdoor space while at work.

The proposed modifications are intended to make better use of the outdoor space for interaction. By improving the amenity and wellbeing value to the building users, and will create two separate areas for loose seating which would be used for small meetings, eating lunch and casual conversations. To allow for this, additional raised planters will be introduced to provide some privacy and additional decked areas introduced to ensure that these additional seating areas are accessible to the mobility impaired. An increase in the available area for seating outside will also assist the SWC in maintaining social distancing (should the requirement to do so continue, **as appears to be the case**), extending the space available for people to **safely** sit and eat or to work.

The proposal will maintain more than 50% of the current ground coverage in wildflower turf. The additional raised planters will contain trees and/or shrubs with underplanting (e.g. vinca minor), which will provide additional varieties of planting at the roof terrace. The addition of herb garden planting at the west end of the roof for the brasserie will increase the variety of planting, and the introduction of a water feature on the roof will also help attract insects and birds. We will also allow the bamboo (already in place) to increase in height as originally designed, which will provide greater wind protection and privacy from surrounding buildings—this will be particularly valuable as Howland Street is likely to see increased traffic due to the changes in road layout around Tottenham Court Road. We will also improve accessibility of the external area by widening the western and eastern edges of the decking to ensure wheelchair accessible external links between the Brasserie, central roof terrace area and the admin area.

The footprint areas of the existing green roofs and walls are:

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| Upper Courtyard Green Wall (L0): | 98m ² |
| Pocket Park Green Wall (L0): | 60m ² |
| Service Area Roof (L1): | 120m ² |
| External Workshop Roof (L1): | 20m ² |
| L4 Green Roof: | 80m ² |
| L5 Roof Terrace – Wildflower Turf: | 161m ² |
| <u>L5 Roof Terrace – Planters:</u> | <u>81m²</u> |
| Total Existing Green Roof & Walls: | 620m ² |

The proposal for the modifications to the level 5 roof terrace will replace **40m²** of wildflower turf with decking and **the herb garden (2.9m²) will be placed on a raised staging above the wild flower turf.**

End