



Landscape Design Statement

The Met Building, London

Lazari Investments Ltd.

June 2021

The Met Building - Landscape

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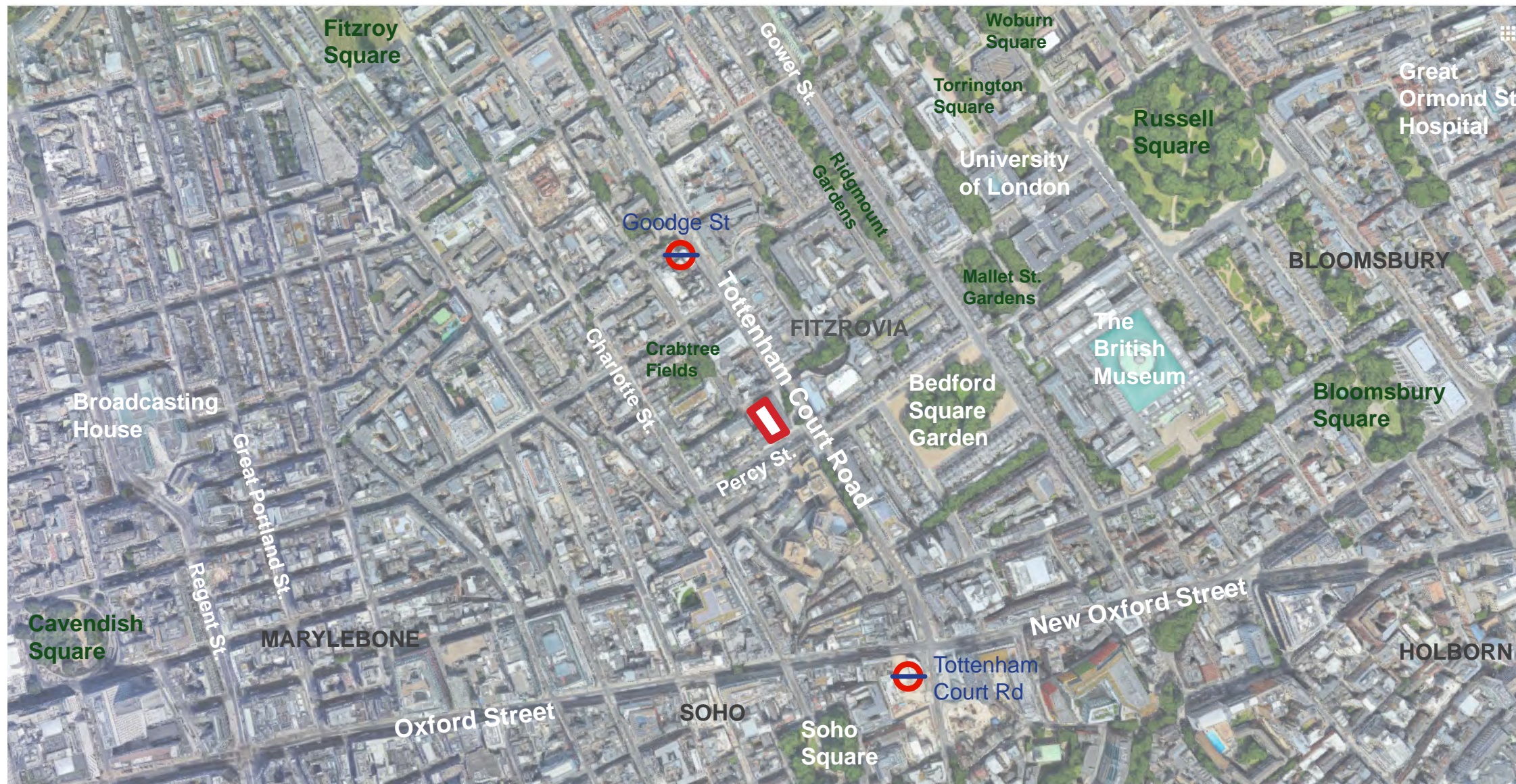
The Met Building - Landscape

Introduction

The Met Building is a mixed-use retail and office space building located on the corner of Tottenham Court Road and Percy Street in central London.

The Landscape Partnership was appointed in March 2021 to work with the project team to develop landscape proposals for the amenity terraces proposed for the scheme.

Site Context



The site is located on Tottenham Court Road in the Fitzrovia neighbourhood. The land-use in the area is predominated by retail, restaurants and office space.

This part of London is characterised by the prevalence of London garden squares - pockets of green surrounded by buildings.

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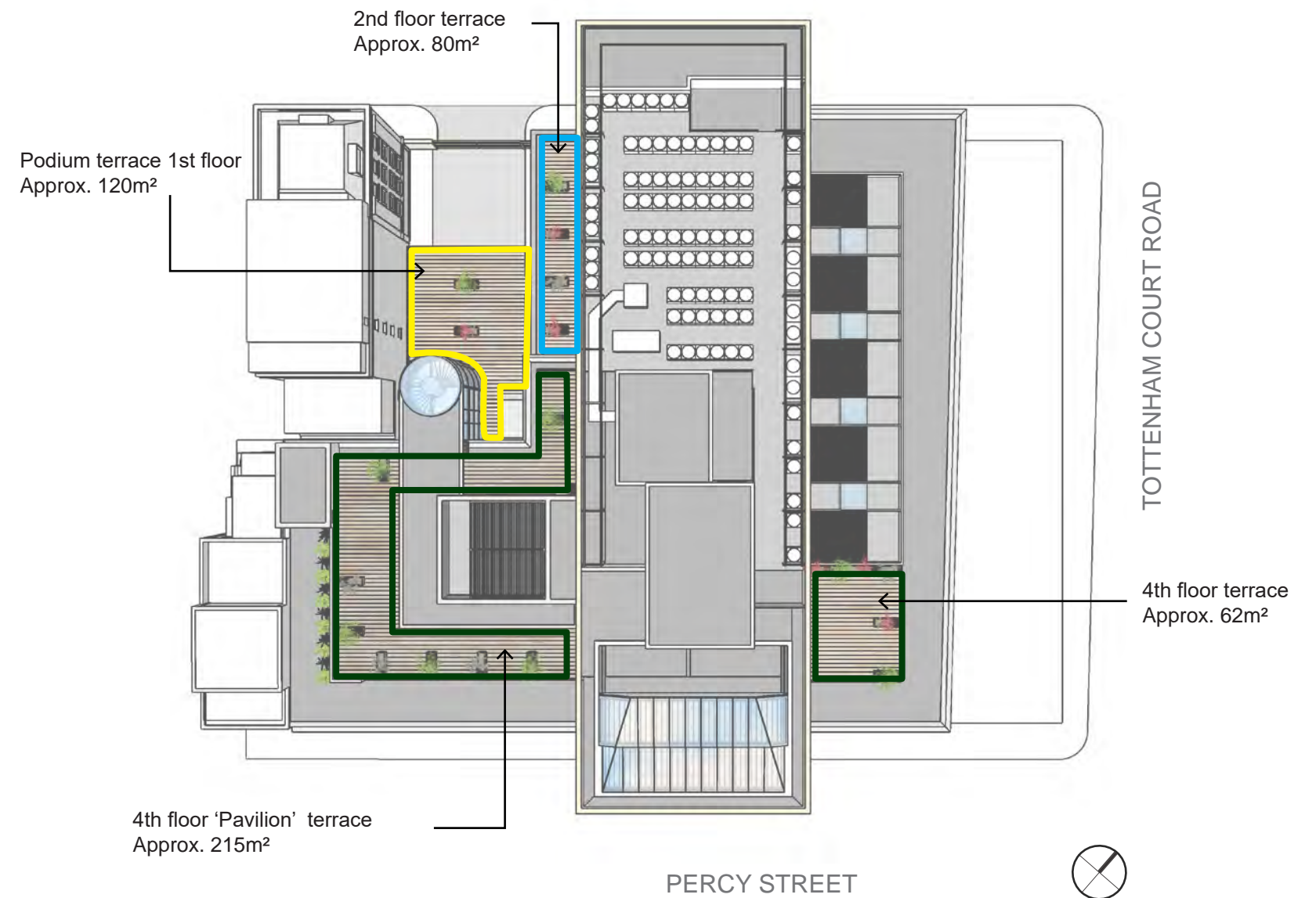
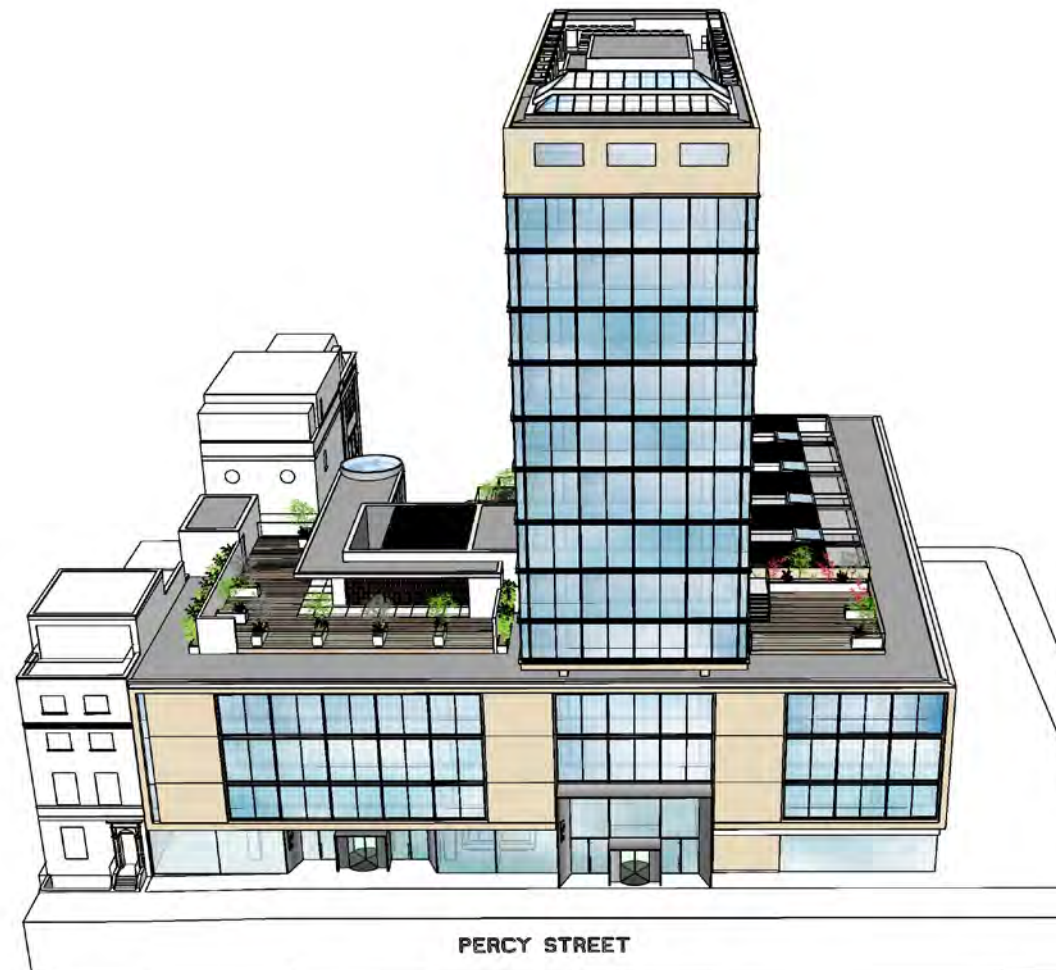
Project - Description & Brief

The scheme involves the refurbishment of the building with the creation of four new external amenity spaces on the roof of the second and fourth floors of the building. A new first floor podium terrace is to be created over the service yard to help screen views of the service yard from the upper levels of the building and to create additional outdoor amenity space for office users.

The brief for the roof terraces is to provide amenity spaces for building users for relaxing, informal meetings, lunching, breaks and events. The design of the roof terrace should improve views onto the terraces from the surrounding buildings, the podium and second floor terraces also provide screening of the service yard from within the building.

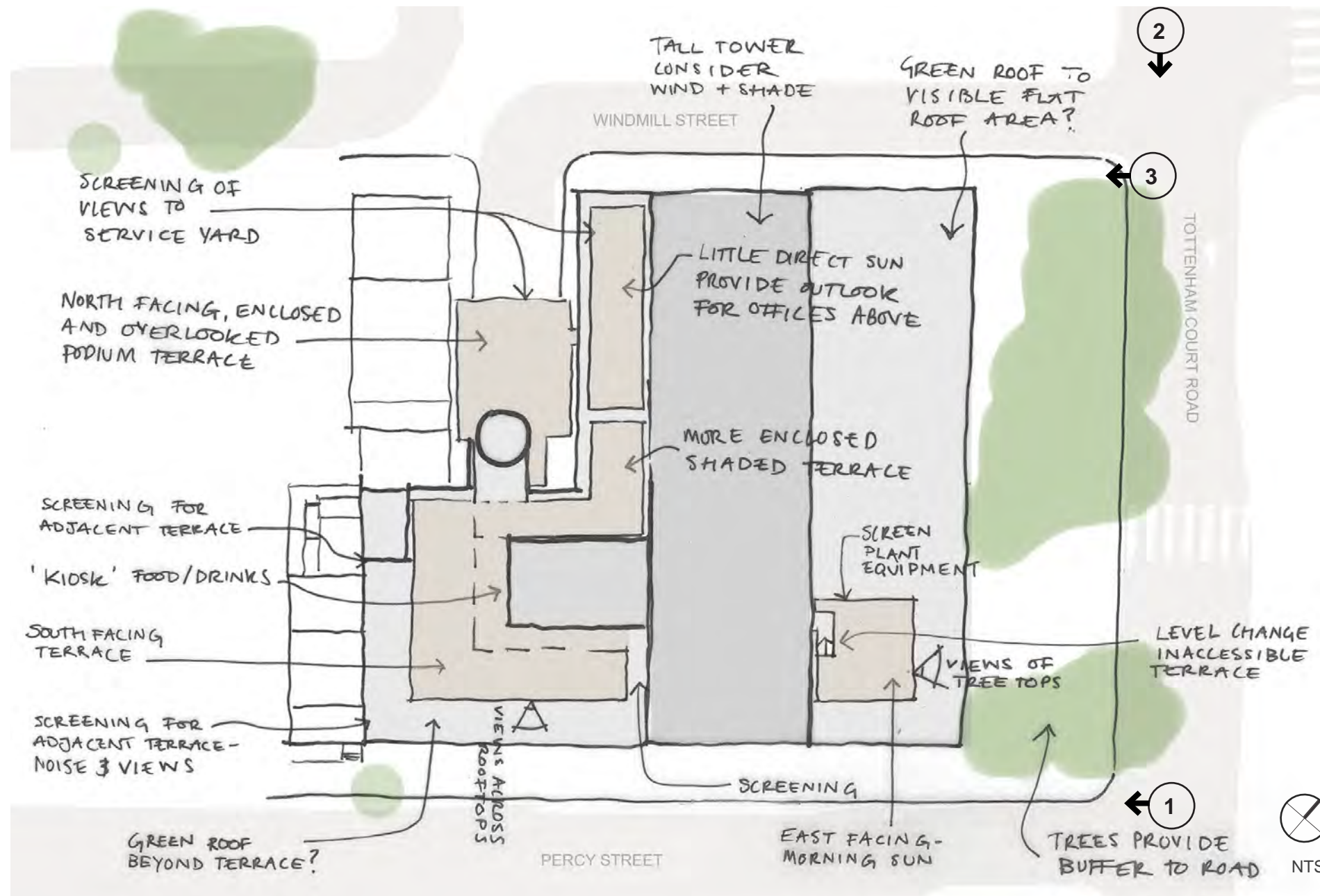
Considerations:

- Lightweight build-up, limited loading available with existing building structure
- Orientation and aspect effect planting choices and likely uses of terraces
- Shading and wind from tower
- Provide screening for adjacent and overlooking properties
- Provide attractive outlook for building users



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Site Analysis & Opportunities



Key Characteristics & Opportunities :

- Terraces on different levels, 1st, 2nd and 4th
- Overlooked spaces
- Consider street noise and pollution
- Consider neighbouring properties and views / noise
- Opportunity to create 'Raised Garden Square'
- Opportunity for views and guided views over the city between planted screens
- Opportunity to improve biodiversity



1) View along Percy Street from Tottenham Court Road



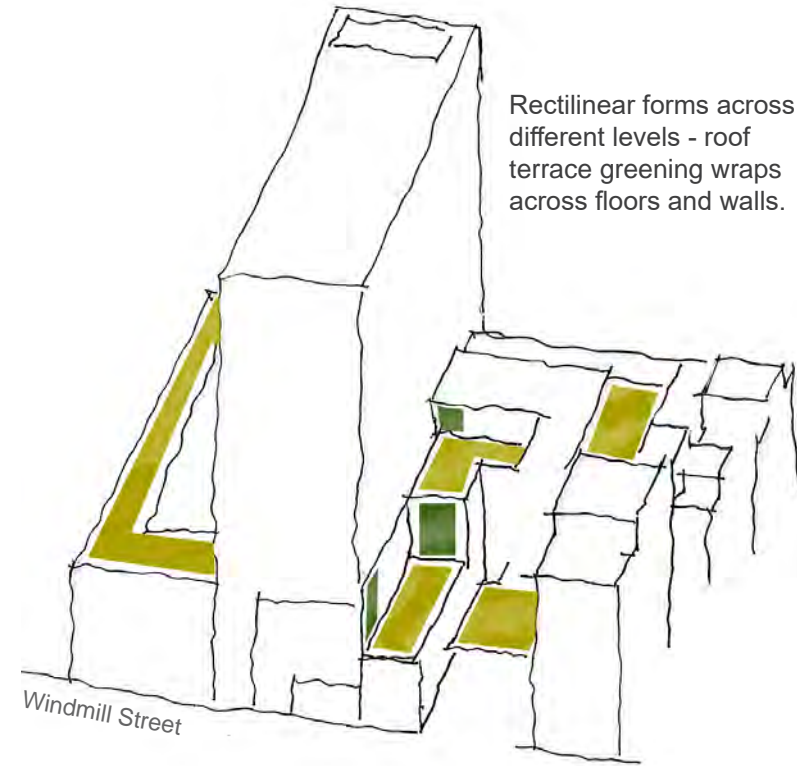
2) View along Tottenham Court Road



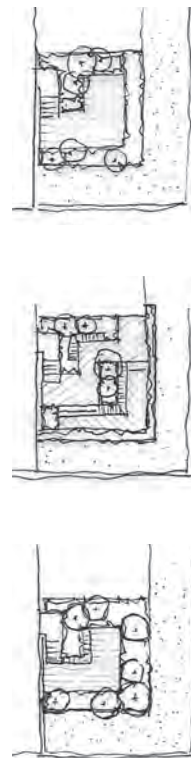
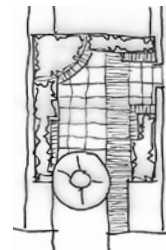
3) View along Windmill Street

Landscape Concept & Design Development

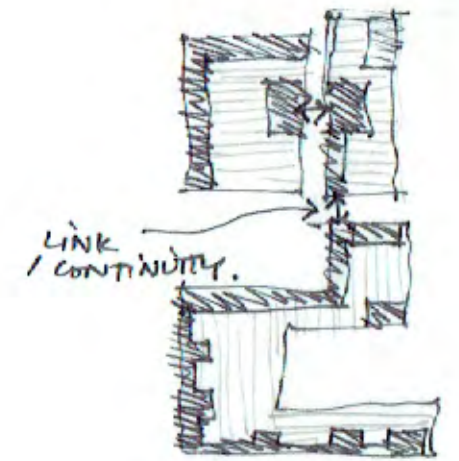
The design concept for the scheme sees the terraces as one space wrapping around the building - albeit separated across multiple levels. The terraces share qualities found in the local London Garden Squares; rectilinear spaces enclosed by buildings, pockets of green within urban fabric offering green and natural materials, a place of retreat and calm arising from the textural qualities of trees, planting and sense of contact with nature.



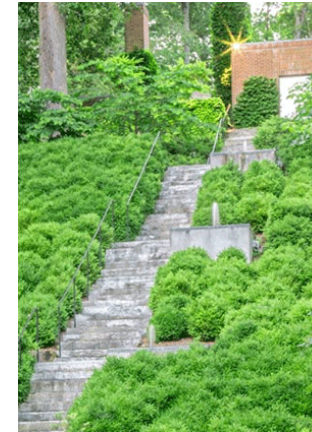
Rectilinear forms across different levels - roof terrace greening wraps across floors and walls.



- Elevated 'Garden Square'
- Linked, connected spaces create one space, one 'square'
- Create a patchwork of interlinked spaces - different textures and surfaces to enhance biodiversity and a sense of space
- Play with different floor levels to create a series of terraces, steps and planes within the space to create intimacy and a feeling of space



Precedent Images - Patchwork and layering of rectilinear forms:



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Landscape Proposals - Site Masterplan

It is expected that submission of detailed landscape proposals for approval will be the subject of a pre-occupation planning condition attached to any planning permission for the site and further detailed landscape proposals will be developed at that stage.

This following pages describe the proposed approach and illustrative proposals for the landscape scheme for the site and sets out the general character and quality of the proposed landscape.

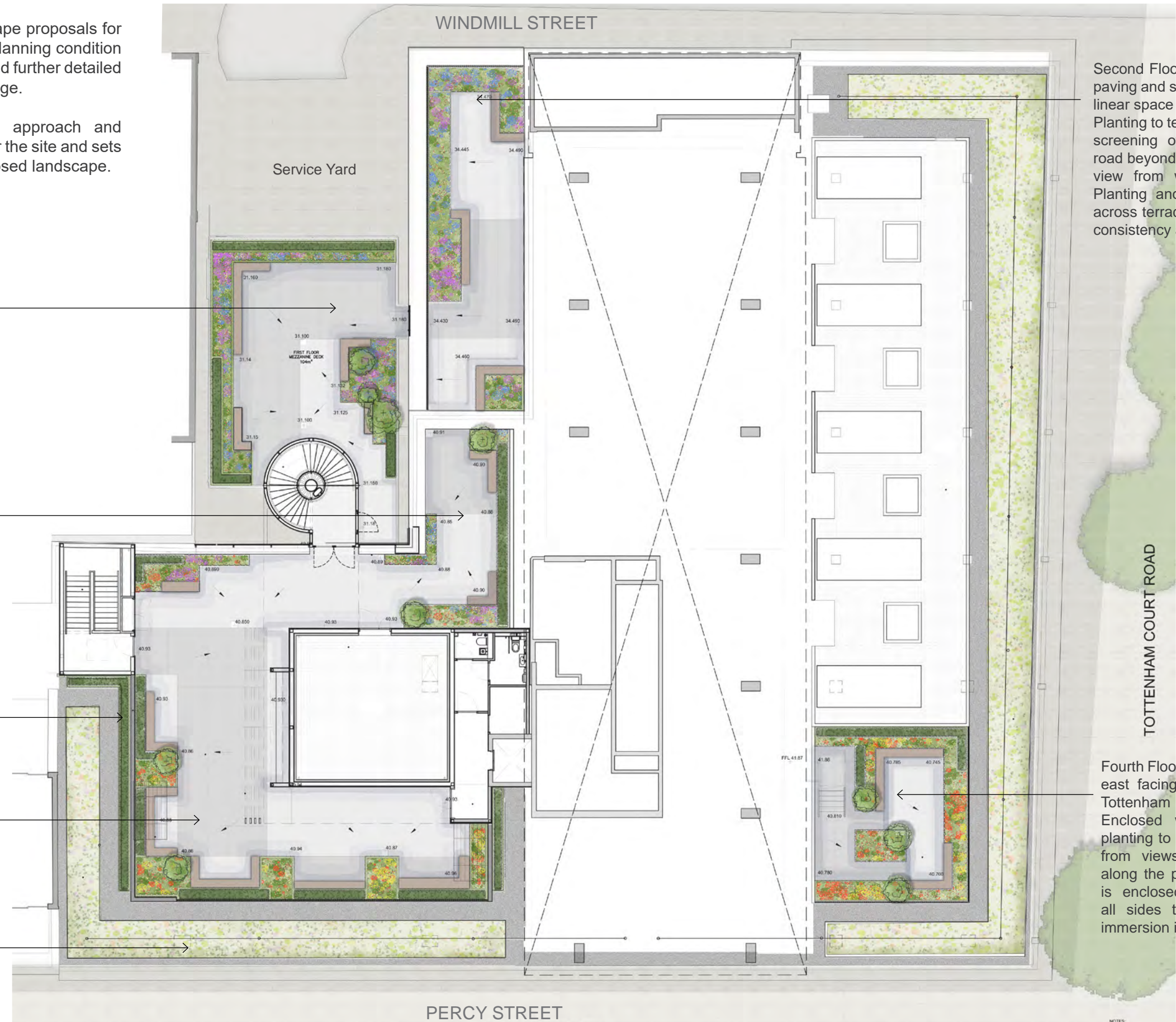
First Floor Podium Terrace - planting to edges to provide screening of service yard and windows of neighbouring properties. Central open space gives flexibility for use of space, loose furniture etc. Built-in seating nestles amongst planting for sense of seclusion and immersion in greenery.

Fourth Floor Pavilion Terrace - wraps around north side of building. Planting 'cocoons' seating area and provides visual connection to lower terraces. Blank facade offer opportunity for taller planting, either hedges or climbers / green screen to walls.

Green Screen planting to provide screening of views and noise to / from neighbouring roof terraces

Fourth Floor Pavilion Terrace - south facing terrace with food and drink kiosk. Planting creates a green edge to the terrace, framing views out across roof tops and creates a series of seating 'booths' for smaller groups

Green roof - extensive green roof planting to improve views onto terraces, improve biodiversity and to provide link / continuity to both sides of the building



Second Floor Terrace - planting, paving and seating used to break linear space into smaller 'rooms'. Planting to terrace edge provides screening of service yard and road beyond as well as attractive view from within the building. Planting and paving forms link across terraces to provide visual consistency and connectivity.

Fourth Floor Terrace - south and east facing space overlooking Tottenham Court Road. Enclosed with tall screening planting to north and benefiting from views of tree canopies along the pavement the space is enclosed with planting on all sides to create sense of immersion in planting.

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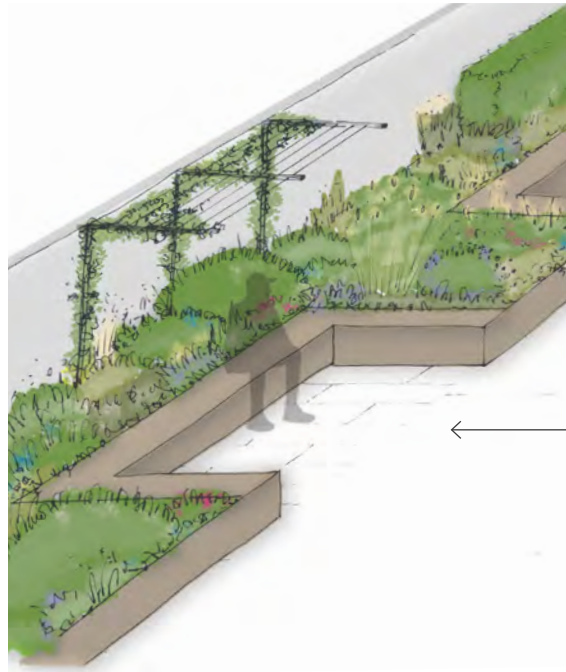
Landscape Proposals - Fourth Floor Pavilion Terrace

The largest amenity space, the fourth floor terrace benefits from a south westerly aspect. Plenty of integrated seating is included with benches set in amongst raised planters to create social seating 'booth' spaces. Lightweight pergola structures extend out from the dividing screening walls to provide further enclosure to the seating areas and create a framework for climbing plants.

Planting frames the southern half of the terrace with raised beds of ornamental drought tolerant species separating the amenity terrace from the extensive green roof beyond. The northern half of the terrace has a more open aspect to encourage a sense of connection between the terraces below. Porcelain paving is used throughout with a changes in plan size and texture to create a hierarchy of smaller spaces within the terrace.



Sense of immersion amongst planting



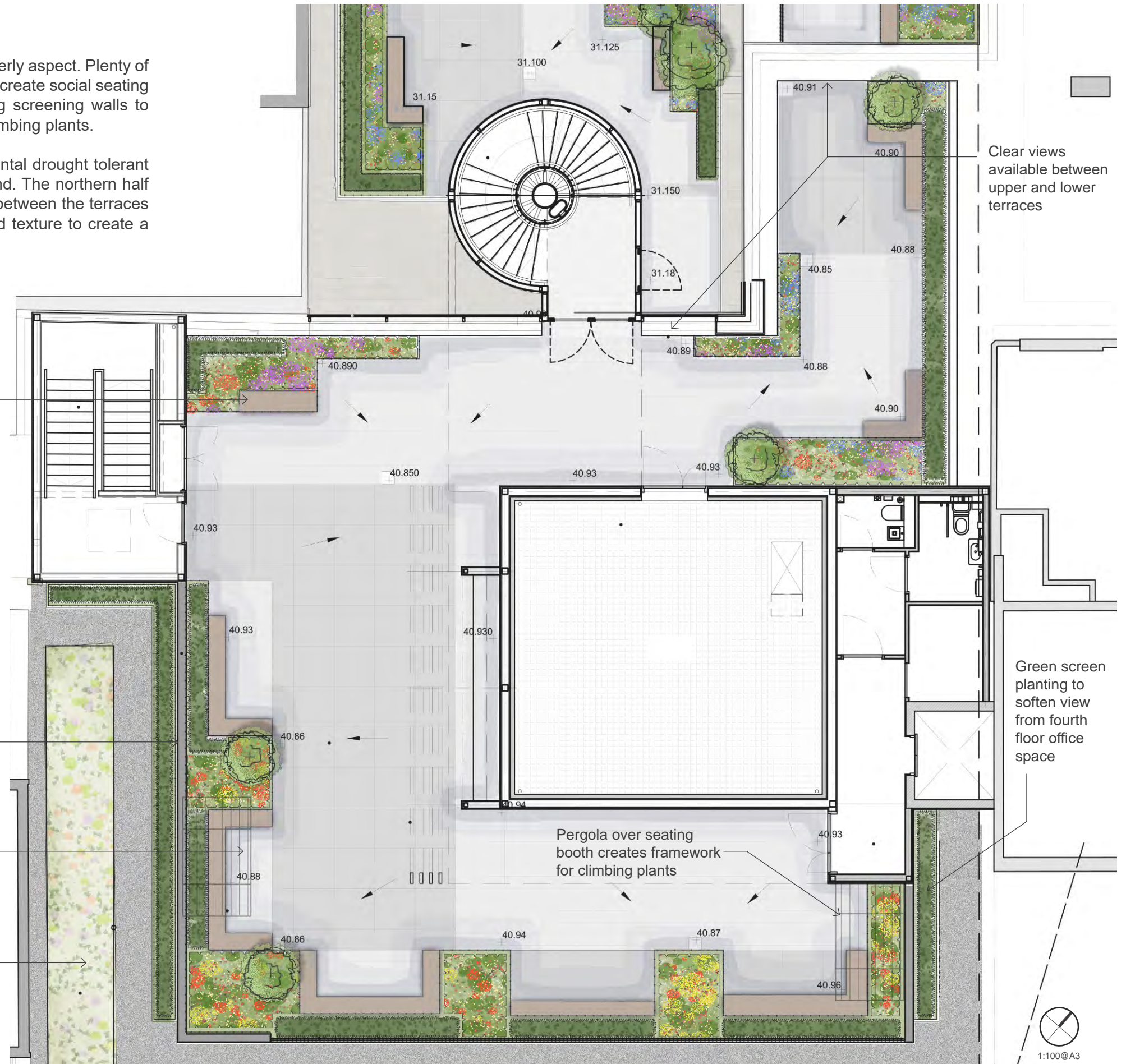
Pergola over seating 'booths'
Vertical linear element create shade, height and enclosure

Raised planters with integral seating

Lightweight wall and green-screen planting enclose amenity terrace and improve privacy between adjacent roofs

Pergola over seating booth creates framework for climbing plants

Extensive green roof extends beyond the accessible amenity terraces, providing additional beneficial habitats for invertebrates and birds



Clear views available between upper and lower terraces

Green screen planting to soften view from fourth floor office space

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Landscape Proposals - Fourth Floor Eastern Terrace

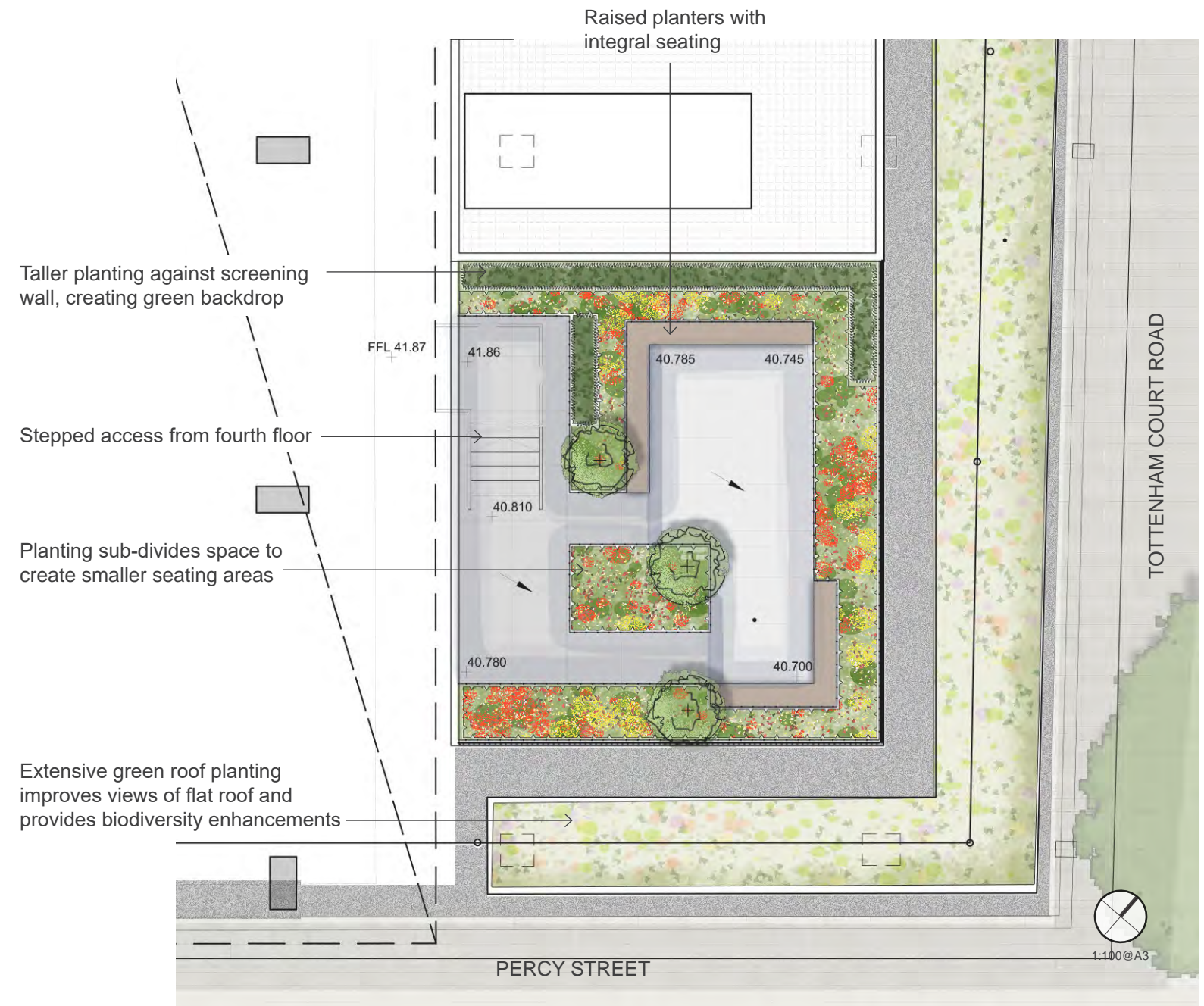
To the east of the tower structure is another smaller amenity terrace accessible via a set of steps from the fourth floor. The terrace is located at the corner of the site, facing east onto Tottenham Court Road and south onto Percy Street. The terrace is set back from the edge of the roof space, the flat roof beyond carpeted with extensive green roof planting.

Seating areas are created enclosed by raised planters to allow a sense of immersion within planting and help screen and filter the surrounding busy roads. The elevated position of the terrace gives views into the canopies of the large street trees to the east on Tottenham Court Road, forming a green edge to the space.

The existing area of mechanical plant to the north of the terrace will be enclosed by new screening panels, taller green screen or hedging planting will be planted in front of the screening panel to provide a strong green backdrop and sense of enclosure to the north site of the terrace.



Raised steel planters enclose edge of terrace

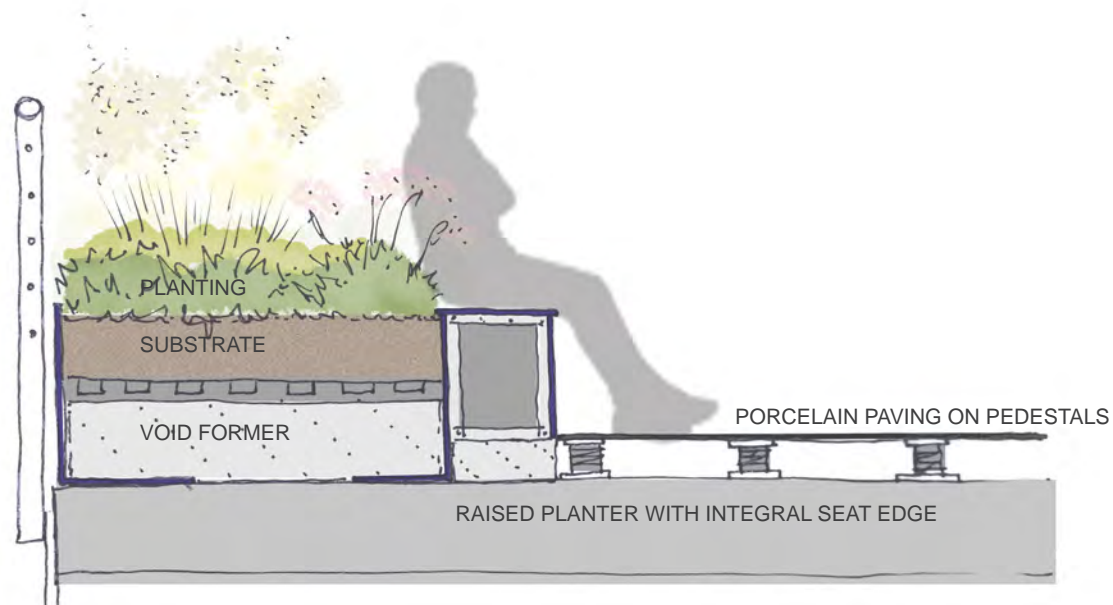


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Landscape Proposals - Second Floor Terrace

The second floor looks onto a linear terrace, the northern and western edges of the external space are bordered by raised planters to soften and screen views of the service yard and road from within the office space. The terrace edge is open at the southern end to allow views between the podium roof terrace below and the fourth floor terrace above. The layout of paving and planters appears to 'flow' across the terraces to create a sense of cohesion and unity to the scheme. This consistency is strengthened by the use of the same materials across each terrace and through repeated plants and planting combinations.

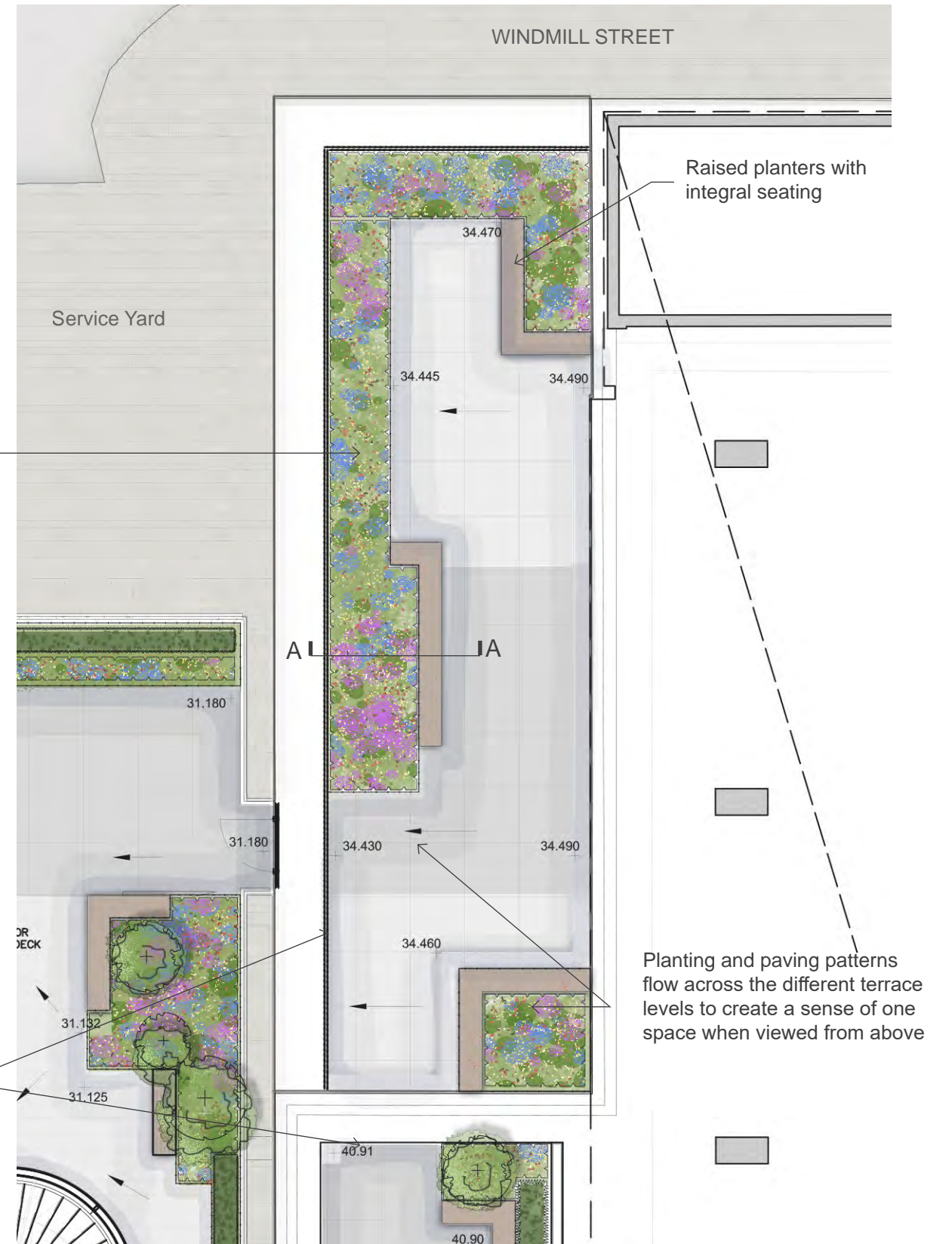
Loading constraints necessitate a shallow build-up for the planting substrate, plants adapted to suit these conditions will be selected and the beds raised up to give greater height to the planting, allowing users to sit amongst the planting on the integral seating.



Indicative section A - A

Views of the service yard and road are softened by planting along terrace edge

Terrace edge is open to views between terraces



1:100@A3

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Landscape Proposals - First Floor Podium Terrace

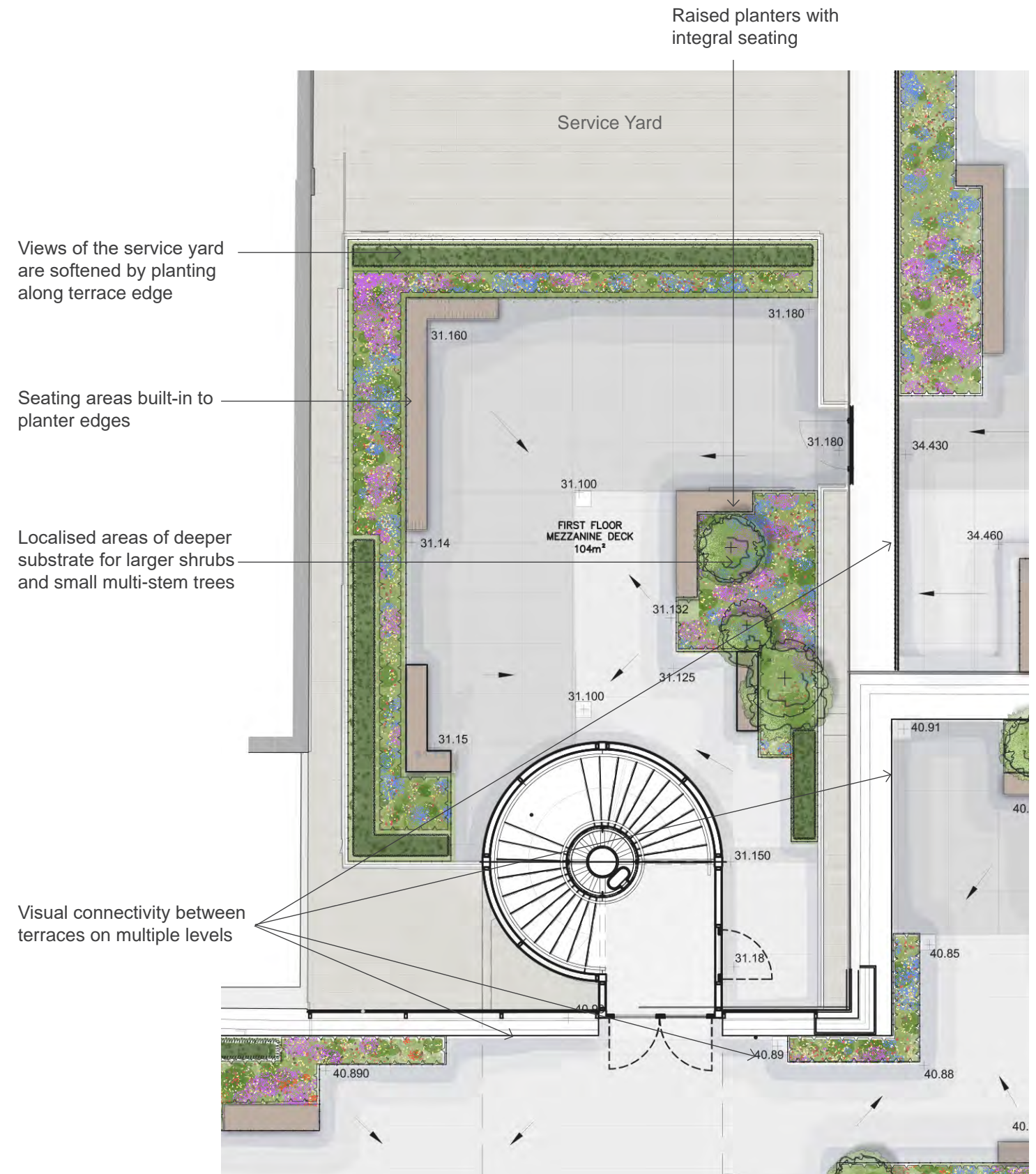
Above the service yard a new podium deck will create an external amenity terrace for the first floor, accessible from the circular staircase or from the east side of the building, the terrace extends the available external amenity space as well as providing a more attractive outlook from the building above than the service yard at ground floor level.

In keeping with the other terraces the first floor podium terrace has a simple palette of porcelain paving, smooth linear raised planters with integral seating areas and planting to enliven the space with colour, texture and movement. In selected places the planting substrate is deeper to accommodate larger shrubs and small trees, creating variety of height, planting structure and micro-climates to allow a greater variety of planting types.

Taller planting for screening will be used at the edge of the terrace to create a sense of enclosure and privacy for the first floor terrace and to help screen views of the service yard below.



Seating edge integrated into raised planters



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Materials Strategy

The materials have been selected to complement the building as well as the planting style. Warm grey toned paving provide a soft backdrop to seasonal colours within the planting whilst powder coated metal raised planters are coloured to suit the building's architectural metalwork.

The materials will also be selected to be robust, low maintenance and visually appealing. High quality porcelain paving is proposed across all of the roof terraces to provide a unifying palette. Two plan sizes and textural finishes will be used to create subtle subdivision of the terrace spaces. The thickness and build-up of the paving will be selected with reference to required roof build-ups and loading constraints. Planters to the roof gardens will be lightweight metal panel structures with integral benches.



Seating -

The smooth powder coated steel surface of the raised planters would be used to flow over the planter edge in places to create integrated bench seating within the planting areas. Patterned perforations in the metal would introduce additional texture and pattern and allow water drainage.

The terrace have ample space for additional loose furniture (cafe style tables and chairs) if required, which would allow for flexible use of the spaces and allow for informal groupings / meetings etc.



Metal planters with integral seating



Pergola to fourth floor - Vertical linear element creates shade, height and enclosure

Raised Planters -

Steel panel system to create areas of planting, e.g. Kinley Planterline

Raised Planters typically include:

- Waterproofing & Protection layers
- Drainage / reservoir board
- Filter membrane
- Specialist lightweight intensive roof garden growing medium e.g. 300 - 500mm
- Planting - mix of herbaceous perennials, ground cover plants, small shrubs and ornamental grasses. Small multi-stem trees depending on achievable soil depths / loading etc.
- Gravel / Leca mulch



Lightweight void former may also be used to create height and interest within the planting areas without increasing soil depths and loading stress.

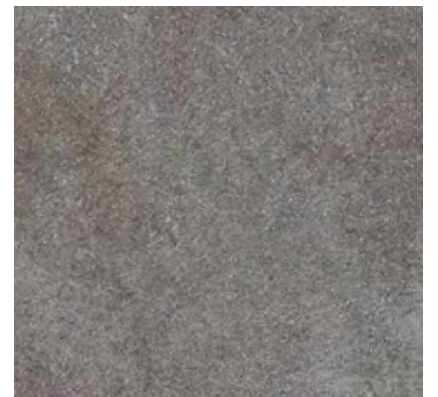
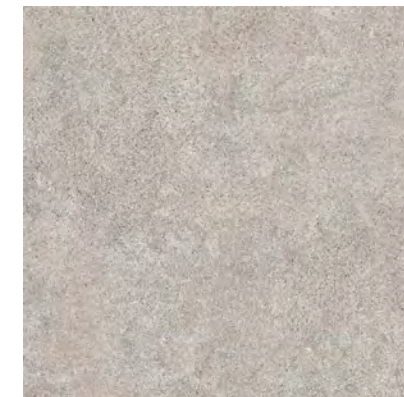


Raised steel panel planter systems. Finish to be powder-coated to match architectural metalwork and coordinate with paving



Paving -

Porcelain paving on a pedestal system is proposed for its high quality finish, durability and lightweight build-up. Complementary paving colours, sizes and finishes would be selected to subtly define spaces within the terraces.



Porcelain paving, e.g. Oxidation range, in Ember and Ore and Sherwood range in Dornoch by Solus Paving

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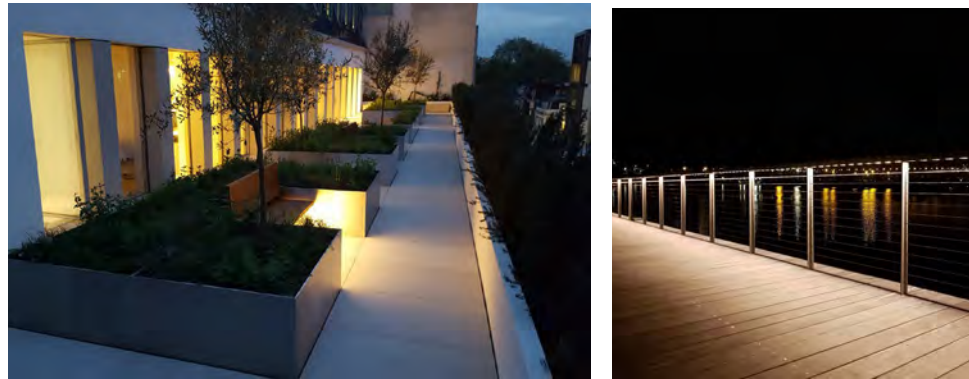
Lighting Strategy

Pedestrian routes through the roof terrace gardens would be subtly illuminated by a combination of lighting integrated into seating and balustrades and mounted on the building. Additional lighting and definition at entrances provided by building mounted lighting.

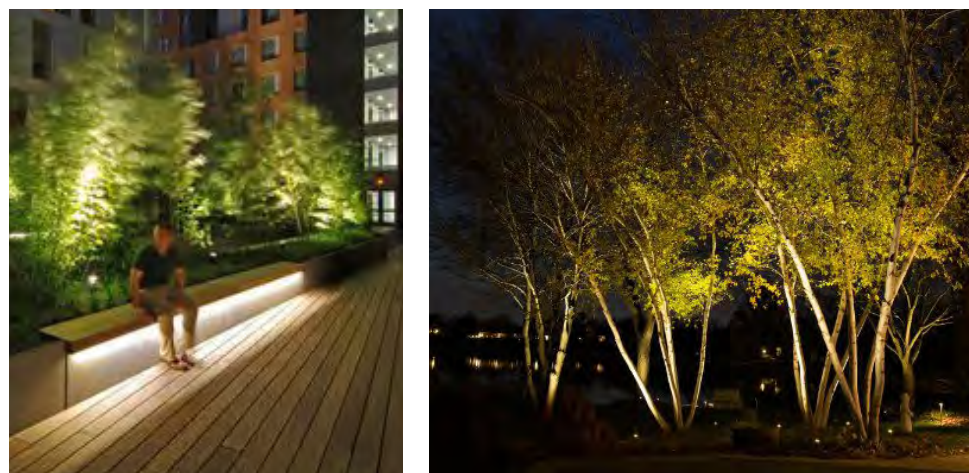
The canopy / roof over part of the fourth floor pavilion terrace would include downlighting to provide additional functional lighting for evening events and use of the bar area.

Decorative up-lighting, where appropriate, will be used to illuminate small trees and vertical greening though the site to provide an additional textural and decorative element to the site.

It is envisaged that lighting proposals will be covered by a preoccupation planning condition and that a detailed lighting design will be prepared at the detailed design stage and submitted to the LPA for approval.

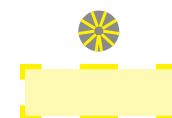
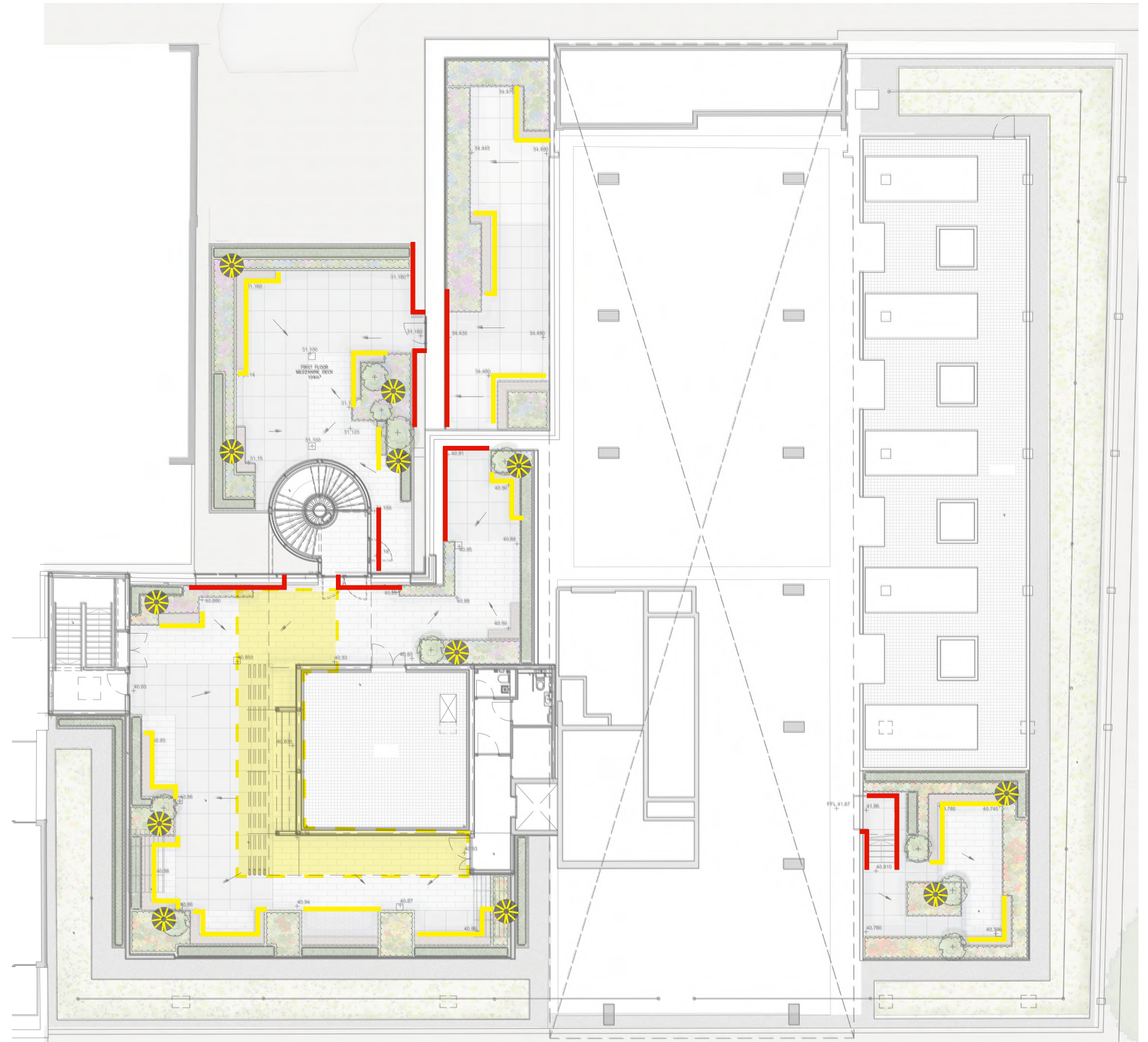


Integrated planter and seating lighting to terraces, balustrade lighting



Integrated planter and seating lighting to terraces

Decorative uplighting to trees



Up-lighters to trees & hedging

Down lights in roof / canopy

Linear lights integrated in benches

Linear lights integrated in balustrade / handrail

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Planting Strategy

The objectives behind the planting for the Met Building redevelopment are to introduce urban greening through use of planting where possible within the amenity roofscapes to create a sense of contact with plants and nature for the building users. A variety of planting types will be included to increase biodiversity offering of the site with planting for pollination and food sources for birds and invertebrates. In addition to improving the visual and amenity environment of the building users the planting will also slow down rainwater run-off and help reduce the heat island effect.

The **intensive** planting to the amenity terraces provides colour, texture, movement and ornamentation to contrast with and enhance the linear hard landscape. Swathes of planting would weave across the different levels of the building, responding to the micro-climate, orientation and available soil depths of each space.

Where loading constraints allow, deeper pockets of planting substrate will be used to support a framework of hedges and green-screens (climbing plants pre-grown on a wire structure) which will provide height to define and sub-divide the roof spaces as well as screening and softening of views of mechanical plant, the service yard and between neighbouring developments.

Robust and textural, ornamental grasses provide movement, colour and contrast within planting blocks of shrub and herbaceous perennials. Colour, interest, and ornamentation will be introduced through the use of specimen shrubs, small multi-stem trees and flowering plants. Bulbs will be used throughout the planting areas to introduce colour and seasonality during winter and spring months.

The colour palette to the south and western facing terraces of the fourth floor would be dominated by silvery foliage and brighter colours of the sun-loving drought tolerant plants suited to this position. On the north side of the building a lush and greener community of plants would be selected for shade tolerance.

The **extensive** green roof that wraps around the building at fourth floor level will include a number of features to improve the biodiversity of the site, including; variety of planting types including sedums, wildflowers and grasses; logwood piles and deadwood areas to provide shelter and nesting site for invertebrates and; mounded south facing sand banks for burrowing bees and wasps.

Plants will be chosen that are robust and drought tolerant and are considered suitable to the conditions of the site. The planting design will use UK-native plant species where appropriate and will aim to provide a structurally diverse plant community to maximise biodiversity and enhance the environment for all users.



Green Screens / Vertical Greening -

Pre-grown green screens of varying sizes can be used for instant height and screening.
e.g. Mobilane Green Screen



Extensive Green Roof -

Extensive areas of green roof have similar build-up to the intensive but with reduced soil depth (typically 80 - 100mm)



Layers of planting at different levels frames views and divides terraces into 'garden rooms'

Planting Strategy

It is envisaged that planting proposals will be covered by a pre-occupation planning condition and that a detailed planting design will be prepared at the detailed design stage and submitted to the LPA for approval.

Planting typically includes:

Achillea
Alchemilla mollis
Allium
Amelanchier
Anemanthele lessoniana
Anthriscus sylvestris
Asplenium scolopendrium
Anemone hybrida
Anthriscus sylvestris
Astrantia
Ballota pseudodictamnus
Betula
Calamagrostis
Campanula persicifolia
Carex divulsa
Ceanothus
Centranthus rubra
Choisya
Clematis cirrhosa 'Freckles'
Convolvulus cneorum
Cornus cousa
Digitalis
Dryopteris affinis
Echinacea
Epimedium
Erigeron karvinskianus
Eryngium
Euonymus
Euphorbia
Fatsia japonica
Garrya elliptica
Gaura lindheimeri
Geranium
Hebe

Hylotelephium
Helleborus
Heuchera
Helictotrichon sempervirens
Ilex crenata
Kniphophia
Lavendula
Libertia
Liriope muscari 'Monroe White'
Lonicera henryi
Luzula nivea
Lychnis coronaria
Malus
Miscanthus sinensis
Narcissus 'Thalia'
Nerine bowendii
Pachysandra terminalis
Polystichum aculeatum
Pennisetum
Pesicaria
Rudbeckia
Salvia
Sesleria
Skimmia confusa 'Kew Green'
Stachys byzantina
Stipa gigantea
Stipa tenuissima
Teucrium x lucidrys
Tulipa hagen 'Little Beauty'
Tulipa sylvestris
Verbascum
Verbena bonariensis
Veronicastrum



Alchemilla mollis



Skimmia confusa 'Key Green'



Luzula nivea



Tulipa whittallii



White *Astrantia* flowers among green foliage of ferns and *Geraniums*



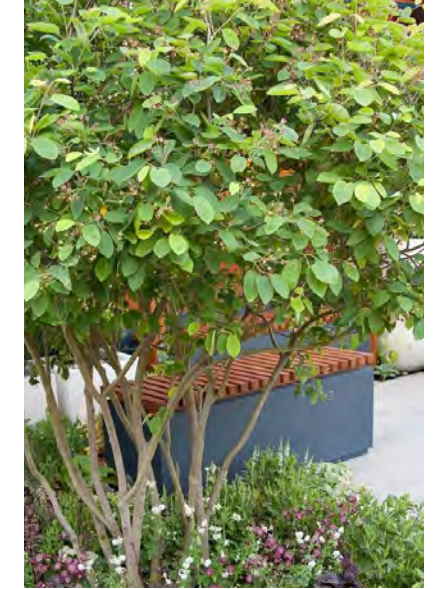
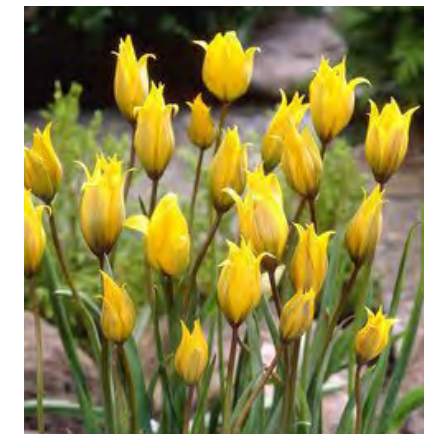
Autumn colour and textural grasses



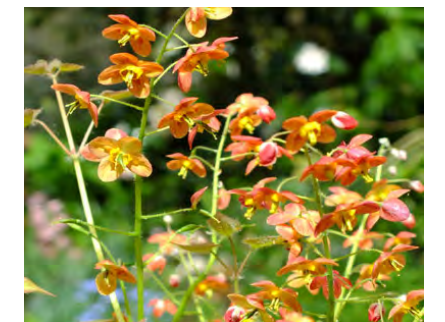
Heuchera



Textural planting with seasonal interest and wildlife friendly flowers

Multi-stem *Amelanchier* trees

Bulbs provide early season colour
Tulipa sylvestris



Epimedium provide colour and evergreen foliage

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Summary & Conclusion

The integration of planting and amenity terraces space within the redevelopment of The Met Building will offer a number of positive benefits for the building users and the local environment.

The key landscape effects of the proposed scheme are summarised below:

- Provide outdoor amenity space with planting on roof-top terraces for building users with generous communal spaces while also providing secluded areas and a sense of privacy for smaller groups
- Introduce planting and greening where possible to enhance the physical environment site users as well as providing new habitats and biodiversity improvements to the area
- Ecological benefits will be provided through the increase in the amount of planting to the site and a variety of planting types / habitats. The planting scheme will include a variety of nectar rich flowering plants as well as fruiting and berrying species from roof tops, tree canopy to shrub and ground cover levels
- The green roof areas (intensive and extensive) will help to slow surface water run-off as well as reducing the heat island effect
- The appearance of the existing roof spaces will be improved when viewed from within the building and adjacent buildings and roof spaces

Appendices

Please refer to the following drawing for further details of the landscape proposals

Appendix A: Podium & Roof Terraces L21404-TLP-PA01

