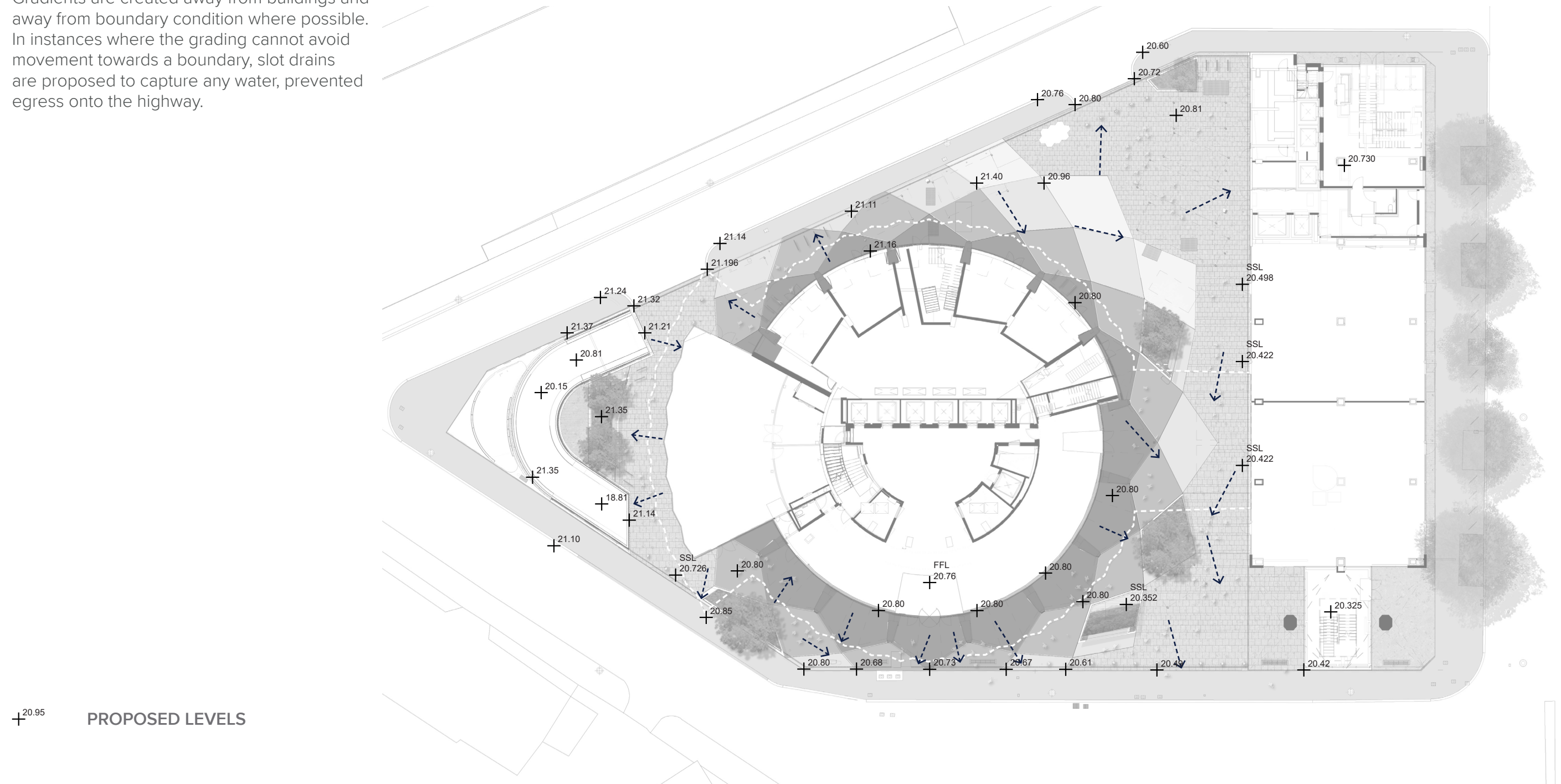


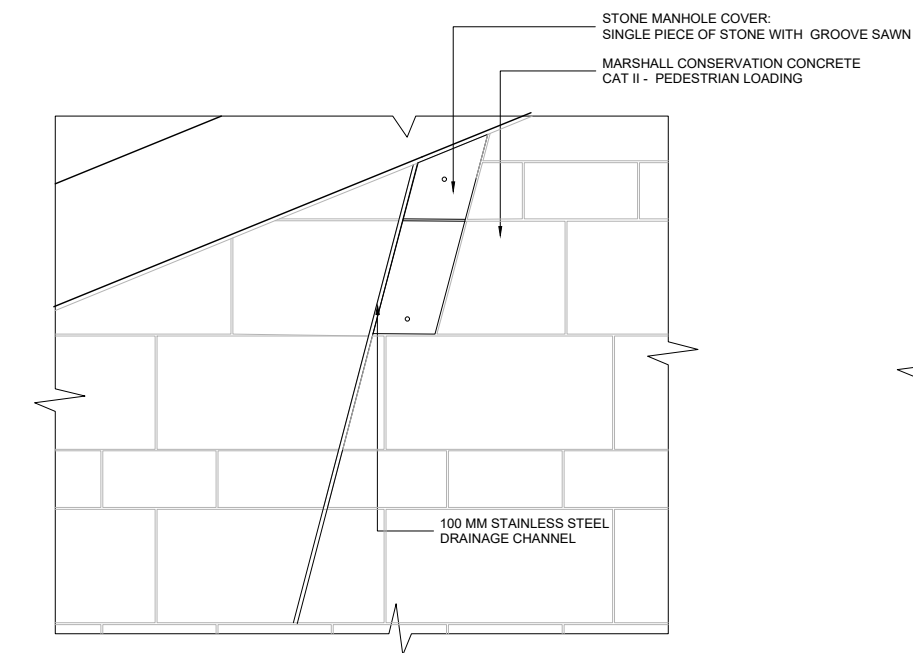
Gustafson  
Porter +  
Bowman

The developed drainage strategy has maintained the levels at the boundary interface. Internally the levels are managed to ensure flush connections to internal lobby spaces. Gradients are created away from buildings and away from boundary condition where possible. In instances where the grading cannot avoid movement towards a boundary, slot drains are proposed to capture any water, prevented egress onto the highway.

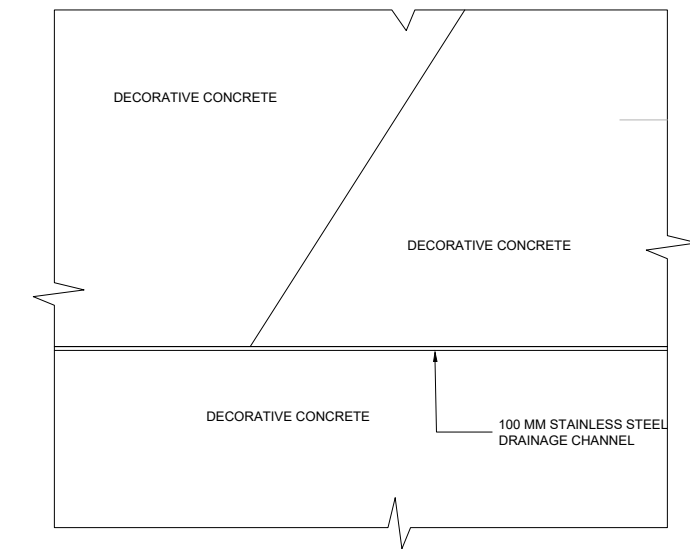


2.2 LANDSCAPE PROPOSALS - LEVELS AND DRAINAGE

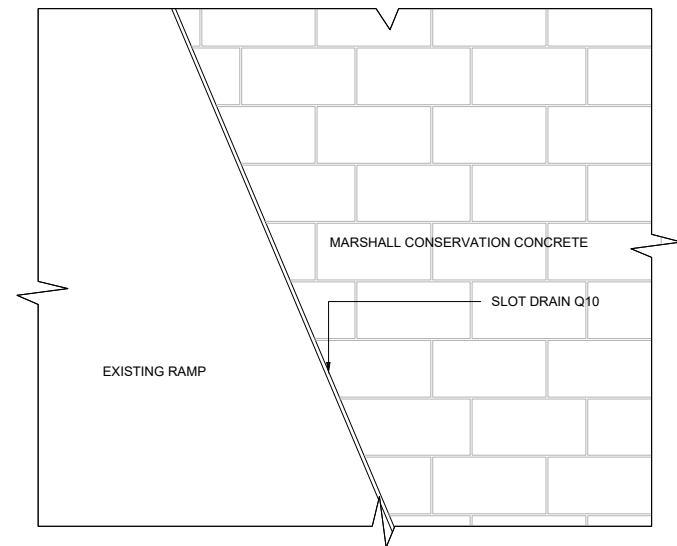
PROPOSAL - TYPICAL DRAINAGE DETAILS



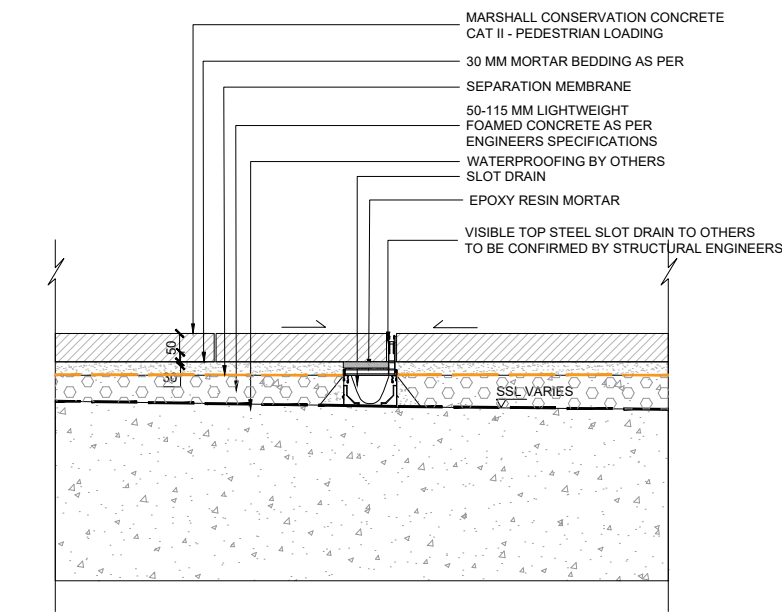
1 SLOT DRAIN BY SANDTONE - plan  
1:10



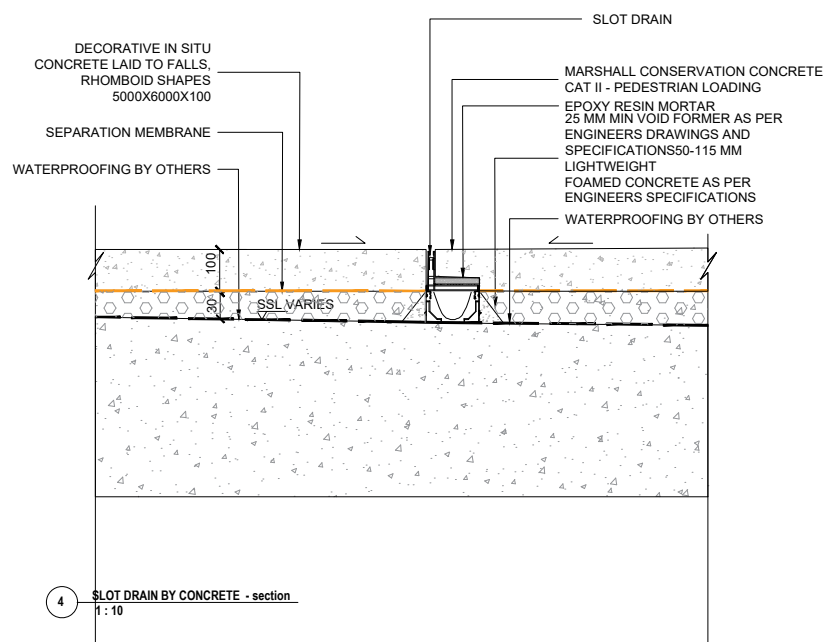
3 SLOT DRAIN BY CONCRETE - plan  
1:10



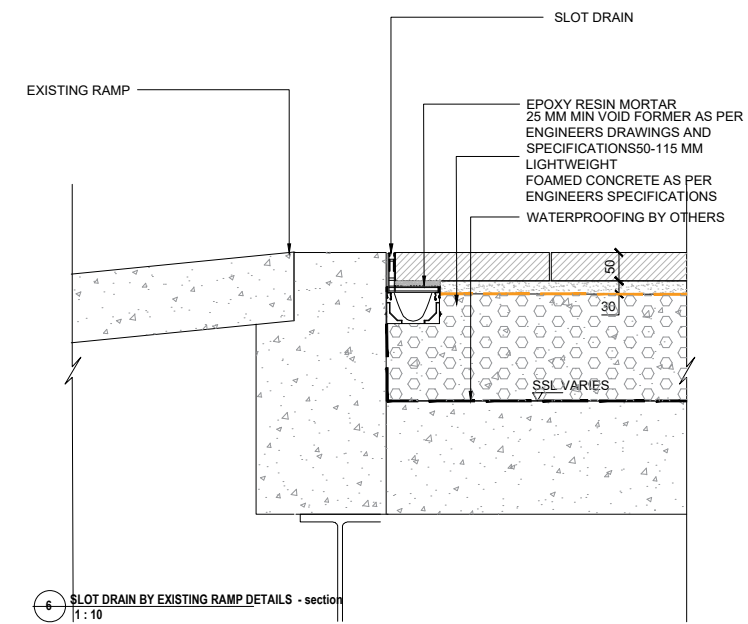
5 SLOT DRAIN BY EXISTING RAMP DETAILS - plan  
1:10



2 SLOT DRAIN BY EXISTING RAMP DETAILS - section  
1:10



4 SLOT DRAIN BY CONCRETE - section  
1:10

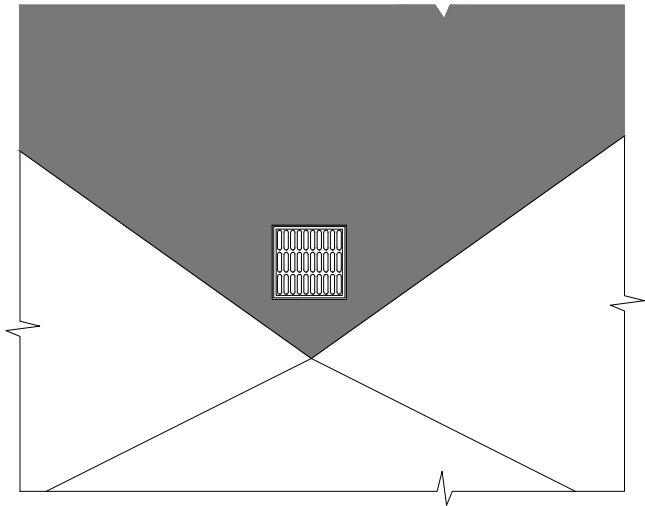


6 SLOT DRAIN BY EXISTING RAMP DETAILS - section  
1:10

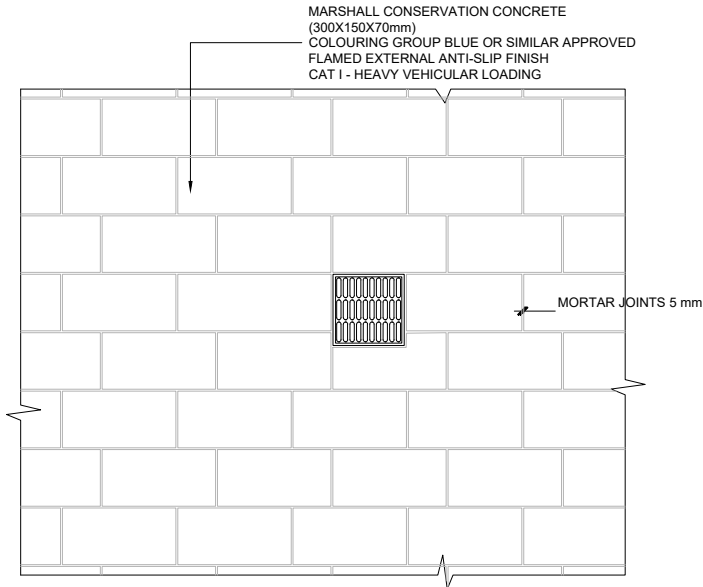
0 150mm  
50

2.2 LANDSCAPE PROPOSALS - LEVELS AND DRAINAGE

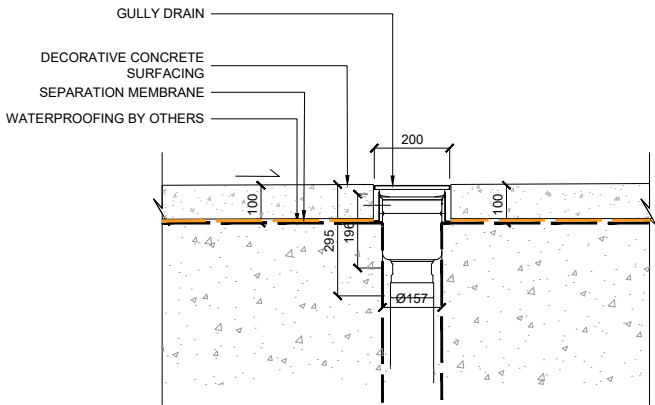
PROPOSAL - TYPICAL DRAINAGE DETAILS



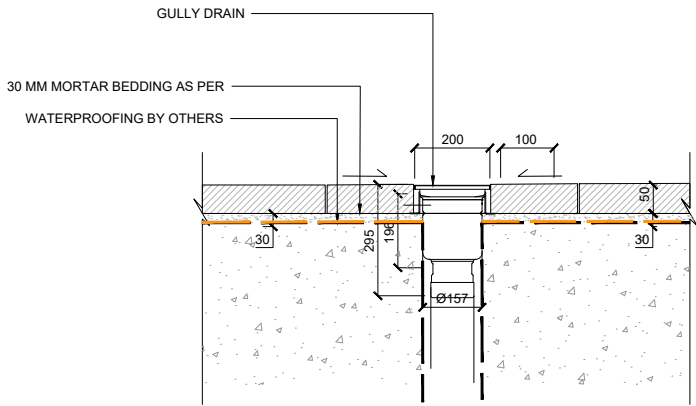
1 GULLY DRAIN IN CONCRETE DETAILS - plan  
1:10



3 GULLY DRAIN IN STONE DETAILS - plan  
1:10



2 GULLY DRAIN IN CONCRETE DETAILS - section  
1:10



4 GULLY DRAIN IN STONE DETAILS - section  
1:10

0 150mm  
50





## STREET FURNITURE

## 2.3 LANDSCAPE PROPOSALS - STREET FURNITURE

### PROPOSAL - PLANTERS

#### PLANTERS

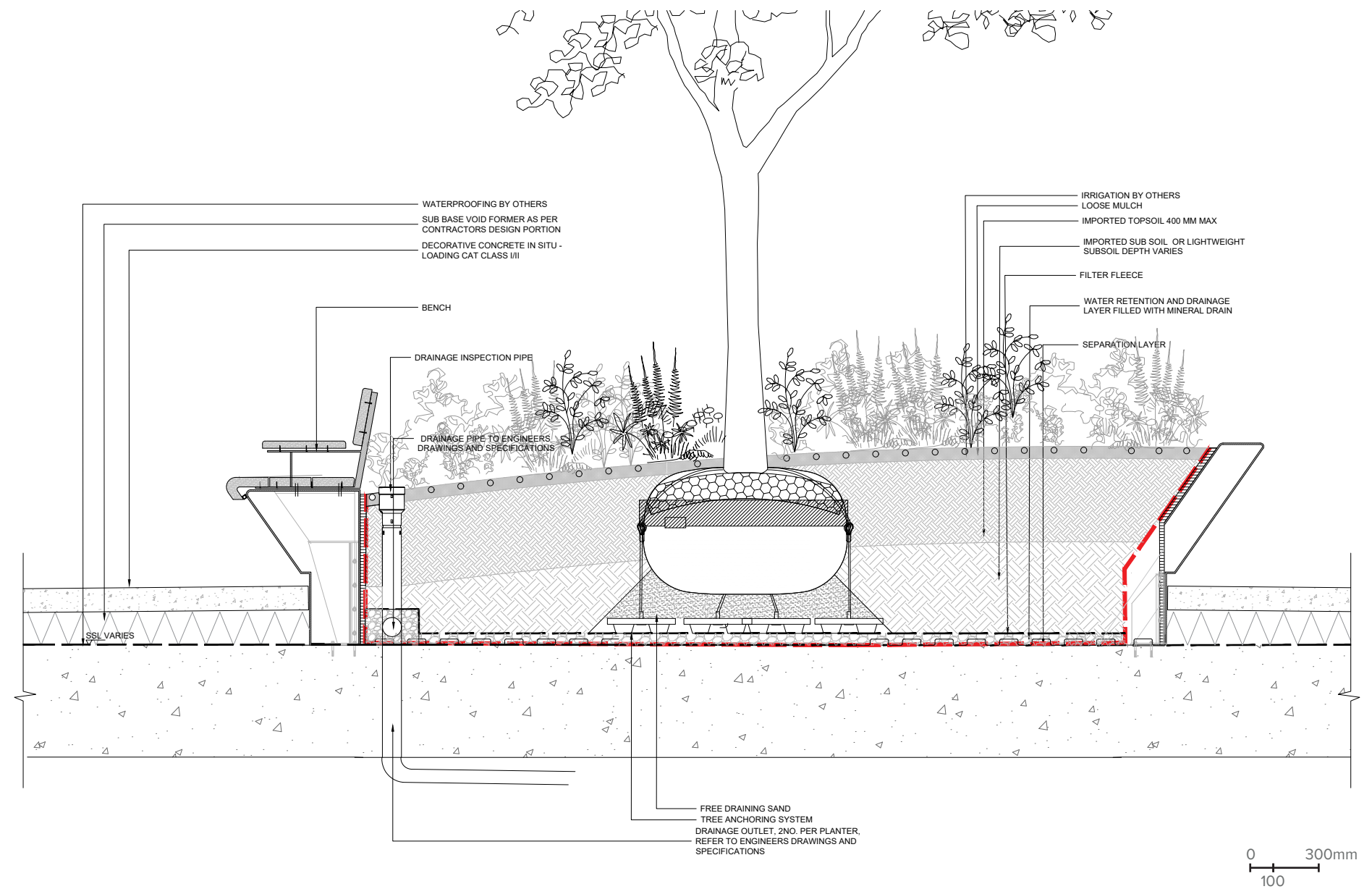
The stainless steel raised planter provides sufficient volume above ground for planting together with small trees to be incorporated into the public realm. Ventilation has been removed from being incorporated into the planter, to a less complex solution as separate in-ground grilles as mentioned in the chapter above.

This change simplified the planter detail, and increased soil volume to support healthy plant growth. The removal of the vent from the planters also ensured that the profile could be kept low enabling sightlines above the planting for security and safety.

Other considerations that have been guiding the design of the planters during the detailed design stage include:

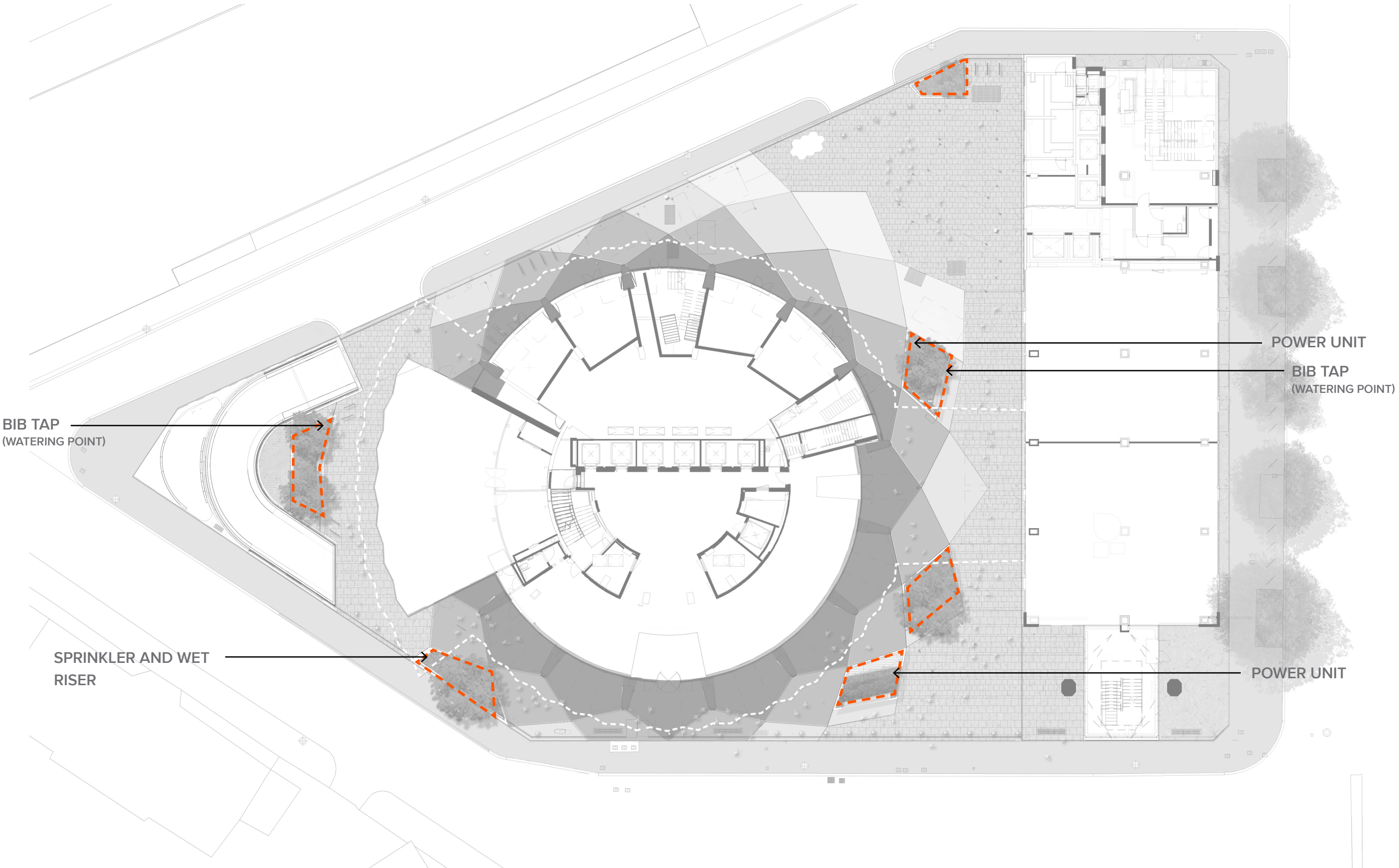
- Bib taps for facade maintenance
- Irrigation
- Drainage
- Incorporating a sprinkler cabinet and wet riser in planter profile
- Benches with backrest and armrests
- Lighting
- Draw pits for electrical services

In addition, the planter profiles have been re-worked with a manufacturer to ensure buildability.



2.3 LANDSCAPE PROPOSALS - STREET FURNITURE

PROPOSAL - PLANTERS



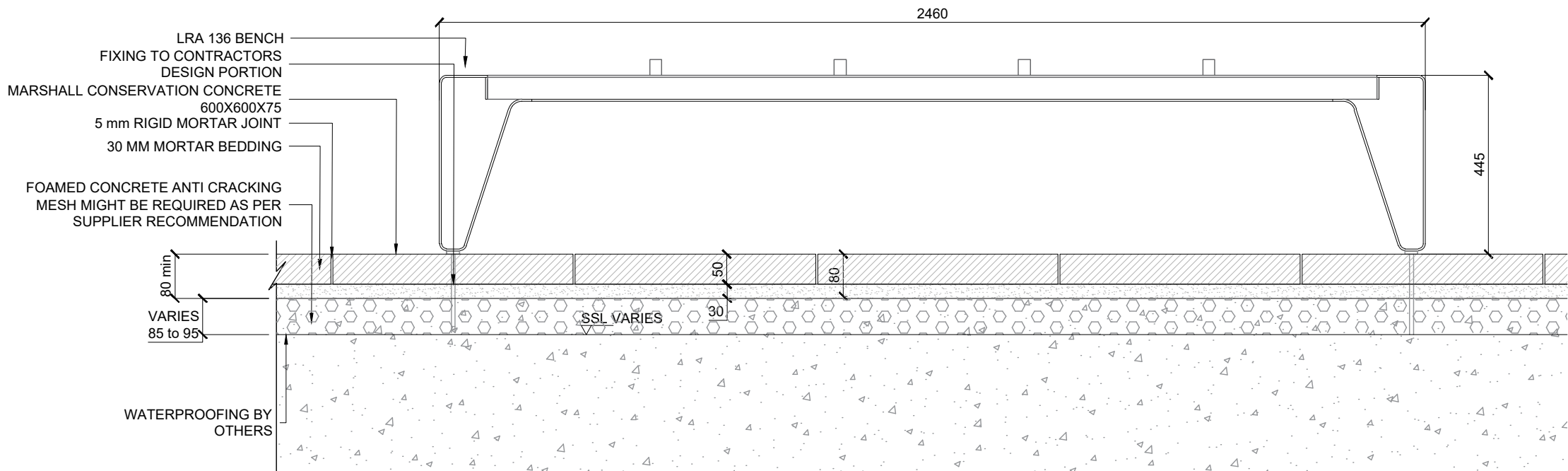


2.3 LANDSCAPE PROPOSALS - STREET FURNITURE

PROPOSAL - BENCHES

BENCHES

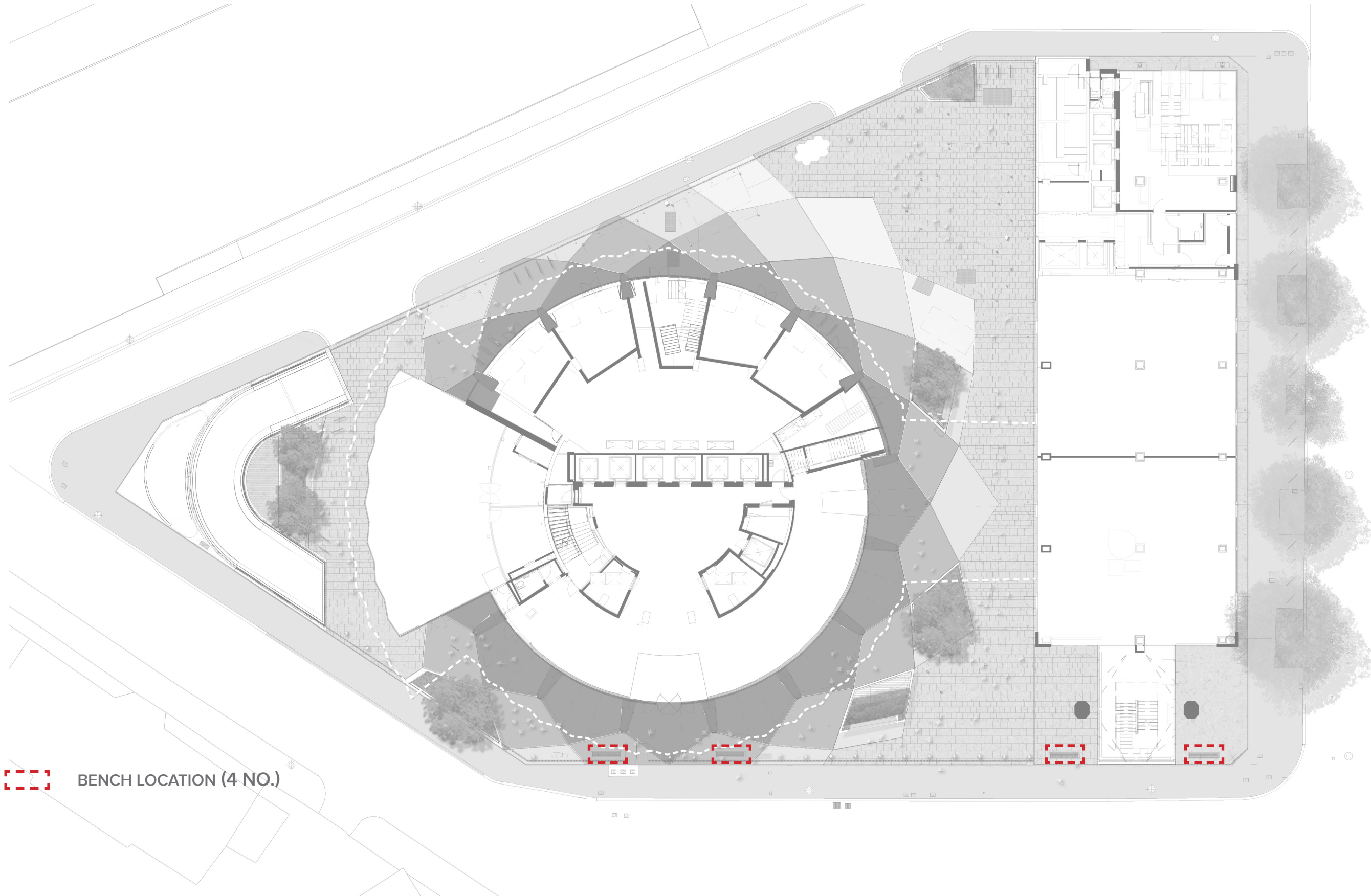
The four freestanding benches have been selected from the product range Radium from MM Cite. The angularity and lightness of the bench profile is in keeping with the overall language of the architecture and landscape elements. The finish of the steel will be brushed stainless steel and the seating surface a warmer composite wood to complement the seating integrated into the planters. Further specificalton information is provided in the Appendix to this report.



2.3 LANDSCAPE PROPOSALS - STREET FURNITURE

PROPOSAL - BENCHES

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Bowman





2.3 LANDSCAPE PROPOSALS - STREET FURNITURE

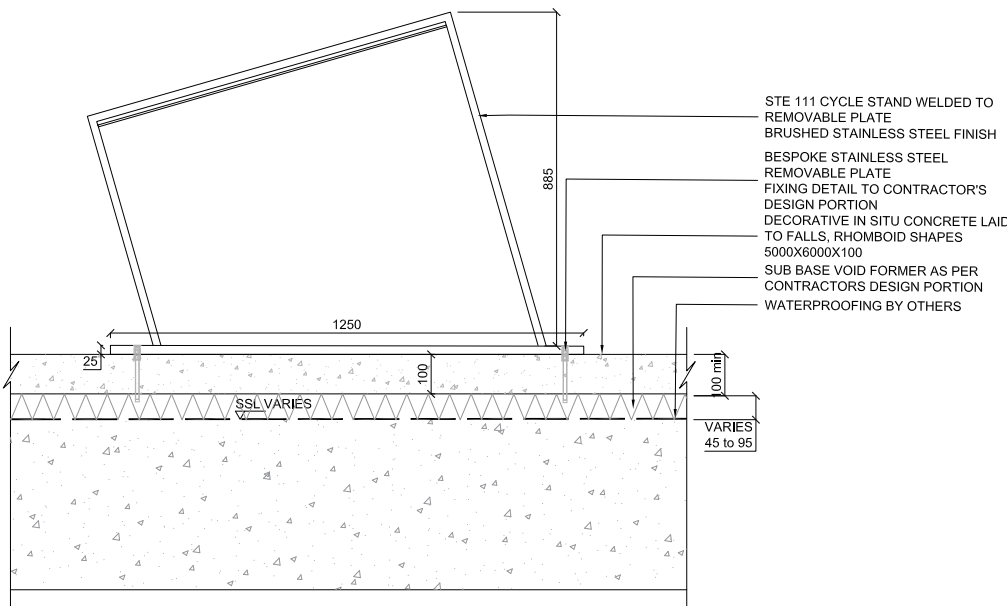
PROPOSAL - CYCLE STANDS

CYCLE STANDS

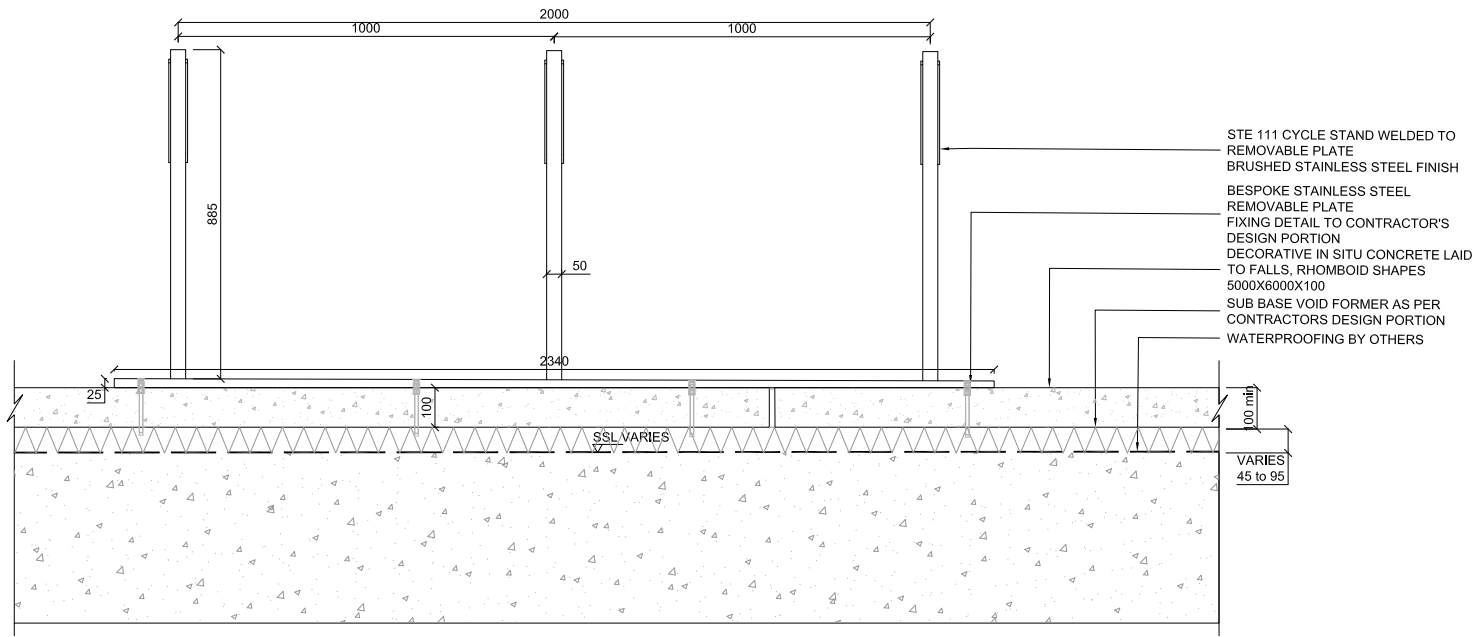
The modernist language continues in the angles of the simple shapes for the bicycle racks. Each piece provides two bicycle parking spaces with a total of 17 on site and 42 offsite as per the consented scheme (refs: 2019/2773/P and 2019/2790/L). There has been a relocation of the 4 stands to the west side of the site to accommodate on site discovery and changes to the ramp parapet.

6 no of spaces provided at the base of the tower will be removable due to the intermediate access of UKPN substations. A baseplate can be unscrewed in the event that access is required for a change of equipment or other major maintenance.

Further specification information is provided in the Appendix to this report.



BICYCLE STANDS



REMOVABLE BICYCLE STANDS