LANDSCAPE

LANDSCAPE RECAP

A NETWORK OF PUBLIC SPACES



LANDSCAPE MASTERPLAN



LANDSCAPE MASTERPLAN - GROUND LEVEL



LANDSCAPE MASTERPLAN - GROUND LEVEL

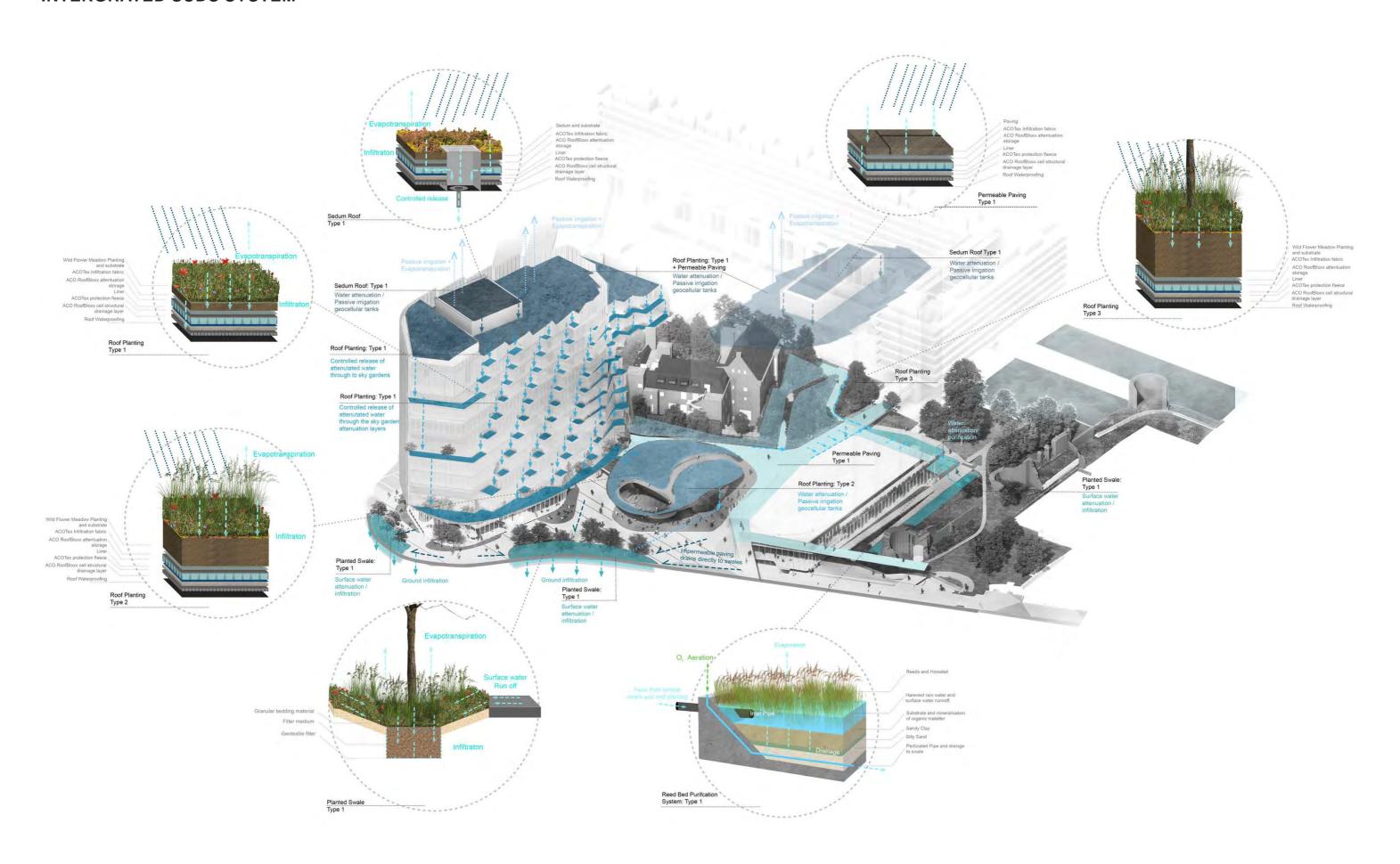
PLANTING + MATERIALS



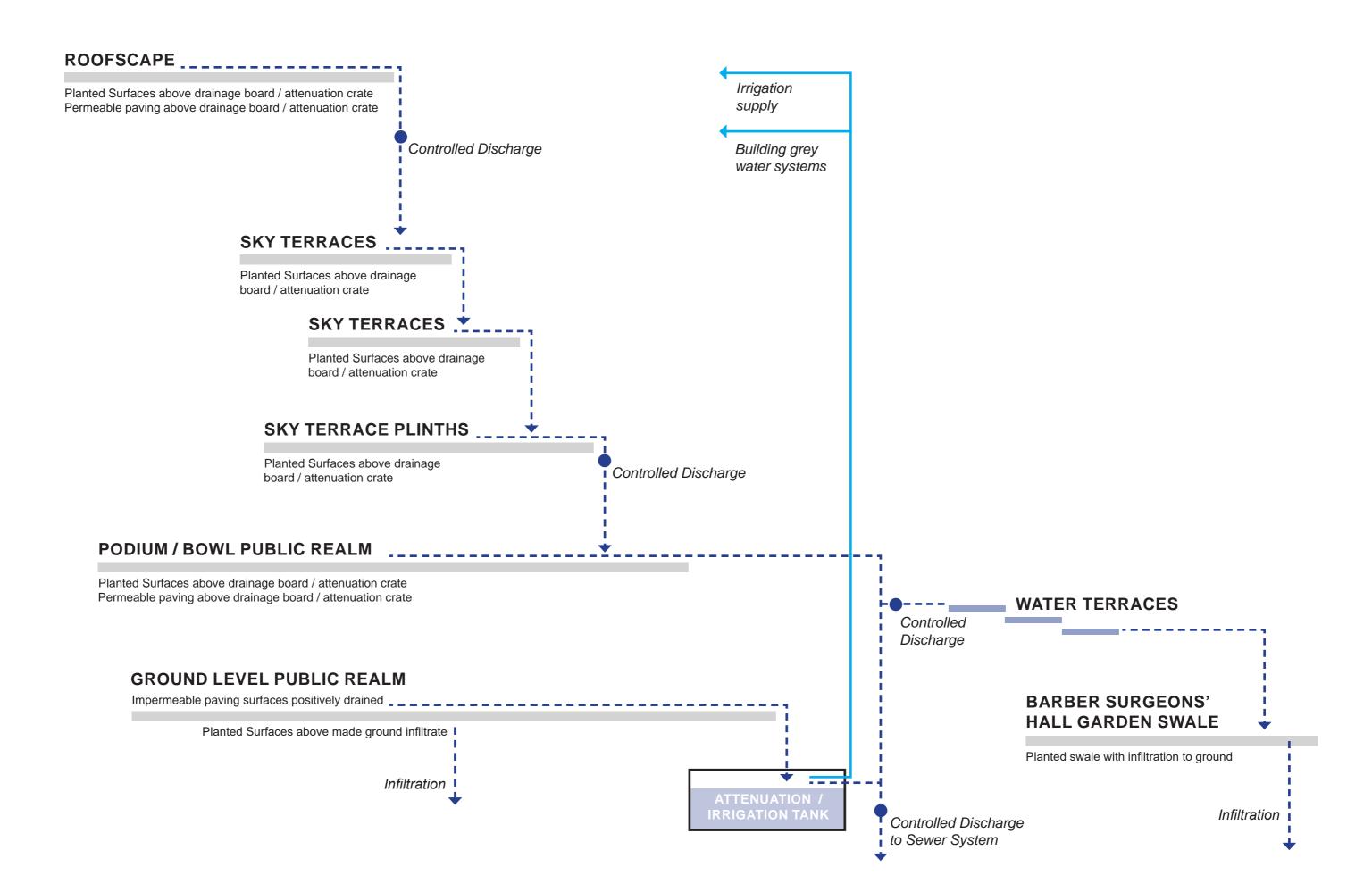


SUDS

INTERGRATED SUDS SYSTEM



LWW SUDS SYSTEM



ROOFSCAPE SYSTEM



Roof Sustainable Urban Drainage System

Except for M&E equipment all roof surfaces to be:

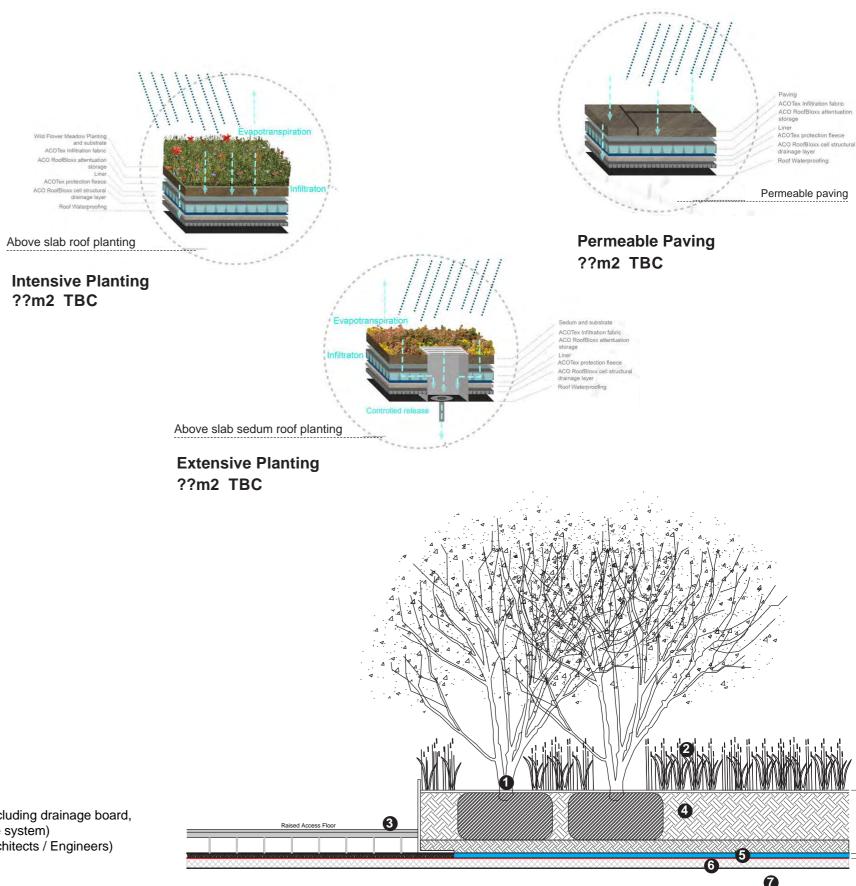
- Planted systems with drainage boards,
- Sedum roofs with drainage boards
- Paving with open joints or draining to drainage boards

Drainage boards to collect and attenuate surface water

Attenuated roof water to have a controlled release to:

- Sky Terraces
- Podium Roof

- 1. Semi Mature Tree Planting
- 2. Herbaceous / Ground planting
- 3. Paving surface draining to drainage board
- 4. Tree rootzone topsoil (1000-1200mm depth)
- 5. Drainage board layer (100mm depth apx. Including drainage board, separation layers etc. connected to drainage system)
- 6. Waterproofing layer / Insulation layer (by Architects / Engineers)
- 7. Support Structure (by engineers)



PODIUM PUBLIC REALM SYSTEM



Podium Sustainable Urban Drainage System

All podium surfaces to be:

- Planted systems with drainage boards,
- Paving with open joints or draining to drainage boards

Drainage boards to collect and attenuate surface water

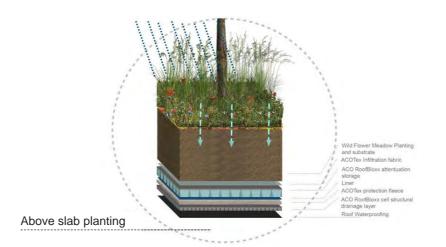
Attenuated roof water to have a controlled release to:

- Barber Surgeons' Hall Garden Swale
- Building Attenuation Tanks

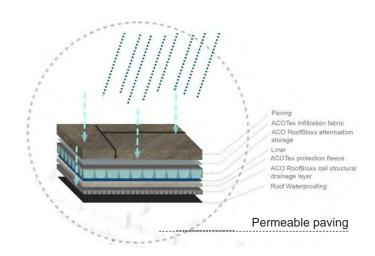
Note: Some paved surfaces are covered by buildings above and are only subjected to wind blown surface water.

- 1. Semi Mature Tree Planting
- 2. Herbaceous / Ground planting
- 3. Paving surface draining to soft
- 4. Tree rootzone topsoil (1000-1200mm depth)
- Drainage board layer (100mm depth apx. Including drainage board, separation layers etc. connected to drainage system)
- 6. Waterproofing layer / Insulation layer (by Architects / Engineers)
- 7. Support Structure (by engineers)

Typical Podium Planting Detail



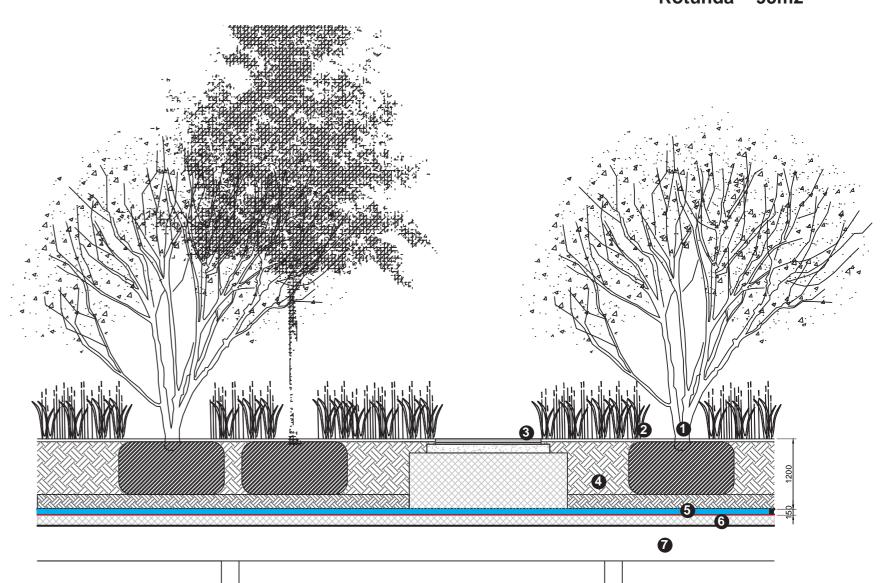
Planted Podium Surfaces
Bastion - 1,267m2
Rotunda - 1,153m2
N.Com - 50m2



Exposed Paving Surfaces

Bastion - 395m2 Rotunda - 513m2 N.Com - 390m2

Covered Paving Surfaces
Bastion - 979m2
Rotunda - 95m2



GROUND LEVEL PUBLIC REALM SYSTEM



Ground Level Sustainable Urban Drainage System

All ground level surfaces to be:

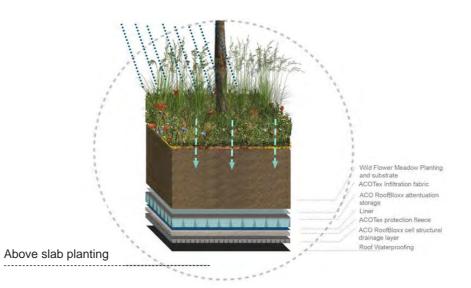
- Non-porous and positively drained

Surface water to be attenuated in building attenuation systems

Building attenuation tanks to have controlled release to main sewer

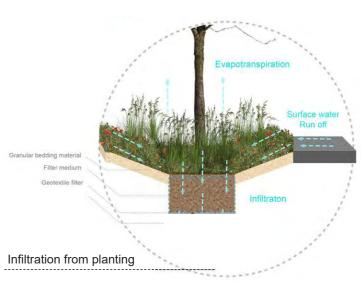
Note: Some paved surfaces are covered by buildings above and are only subjected to wind blown surface water.

Drainge for planting along road edge to infilrate directly into ground.

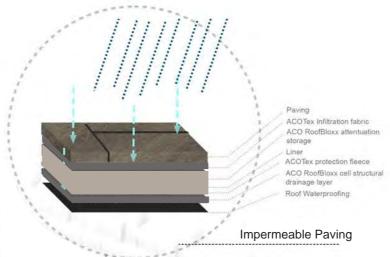


Planted Surfaces
(Draining to attenuation system)

Bastion - 22m2 Rotunda - 142m2



Planted Surfaces
(Draining directly into ground surface)
Rotunda - 265m2 Ground Level
(Excluding Barber Surgeons' Garden)

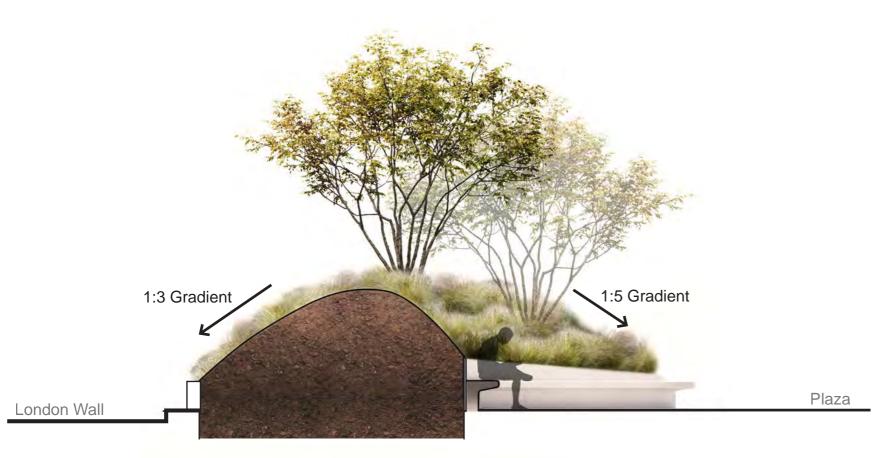


Impermeable Paving Surfaces (Positively drained to attenuation tank)

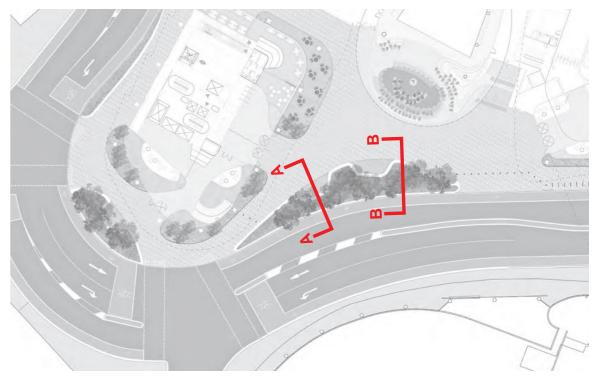
Exposed Paving Surfaces

Bastion - 470m2 Rotunda - 866m2 N.Com - 268m2 Bastion - 376m2
Rotunda - 904m2

LANDSCAPE MASTERPLAN - GROUND LEVEL

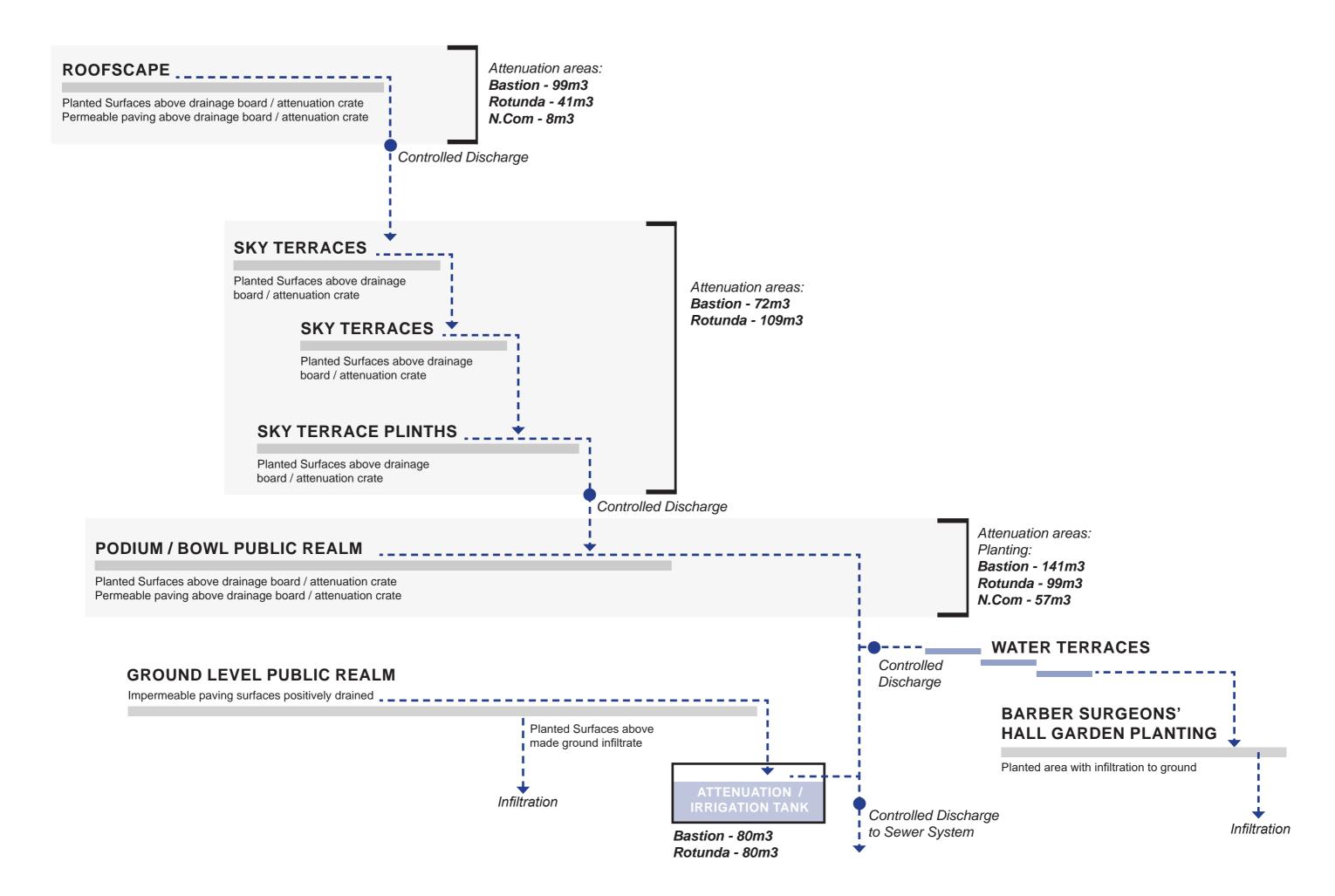


London Wall

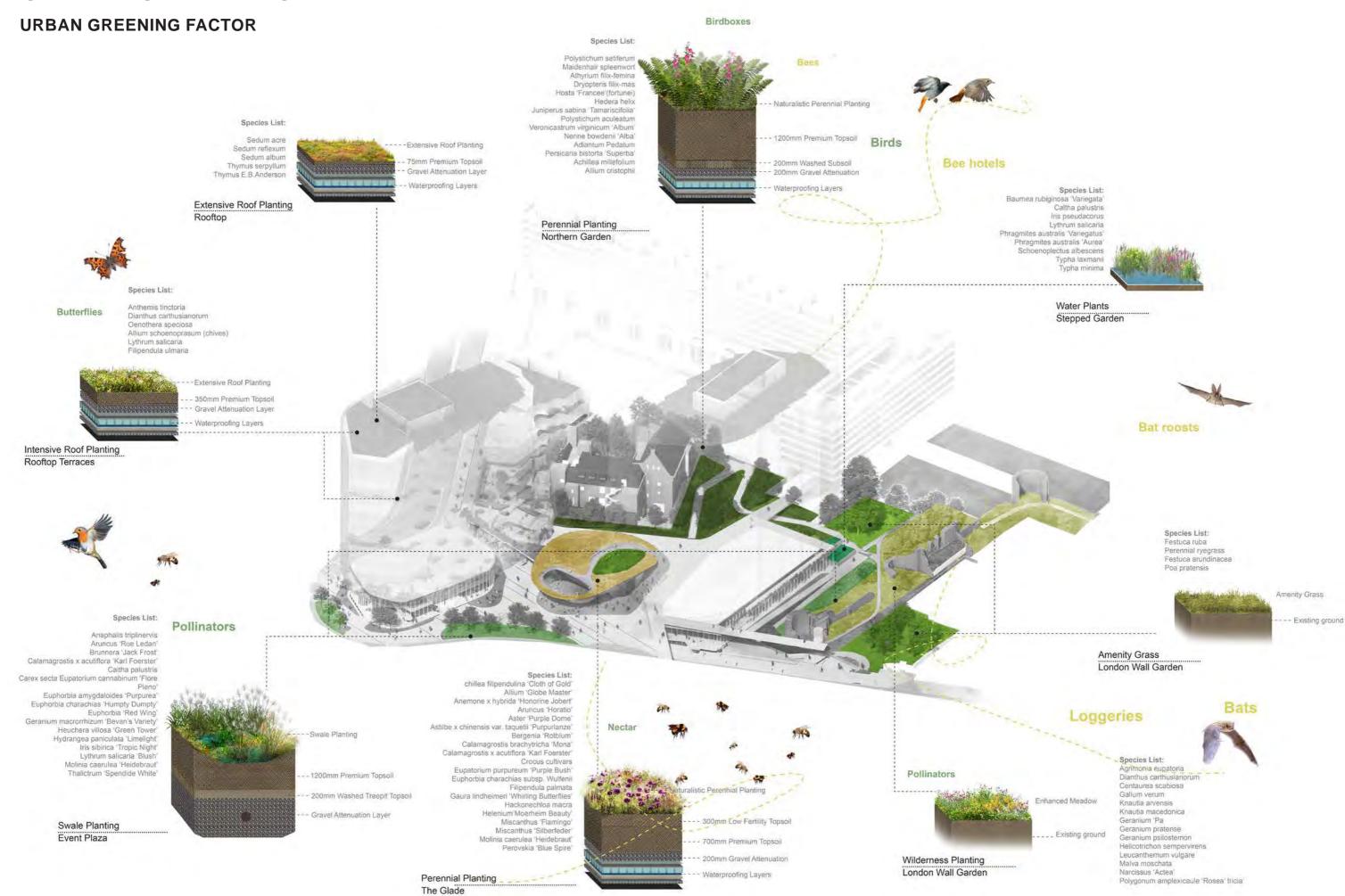




LWW SUDS SYSTEM



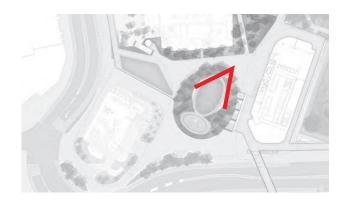
URBAN GREENING



THE BOWL / PODIUM UPDATES



THE BOWL / PODIUM UPDATES





THE BOWL / PODIUM UPDATES

PLANTING + MATERIALS



Resin bonded or Boligrip continuous aggregate surfacing



Tree planting: multistem *Amelanchier lamarckii* (Juneberry) Ground planting: Mixed herbaceous planting / Amenity Turf

HVM / SECURITY STRATEGY

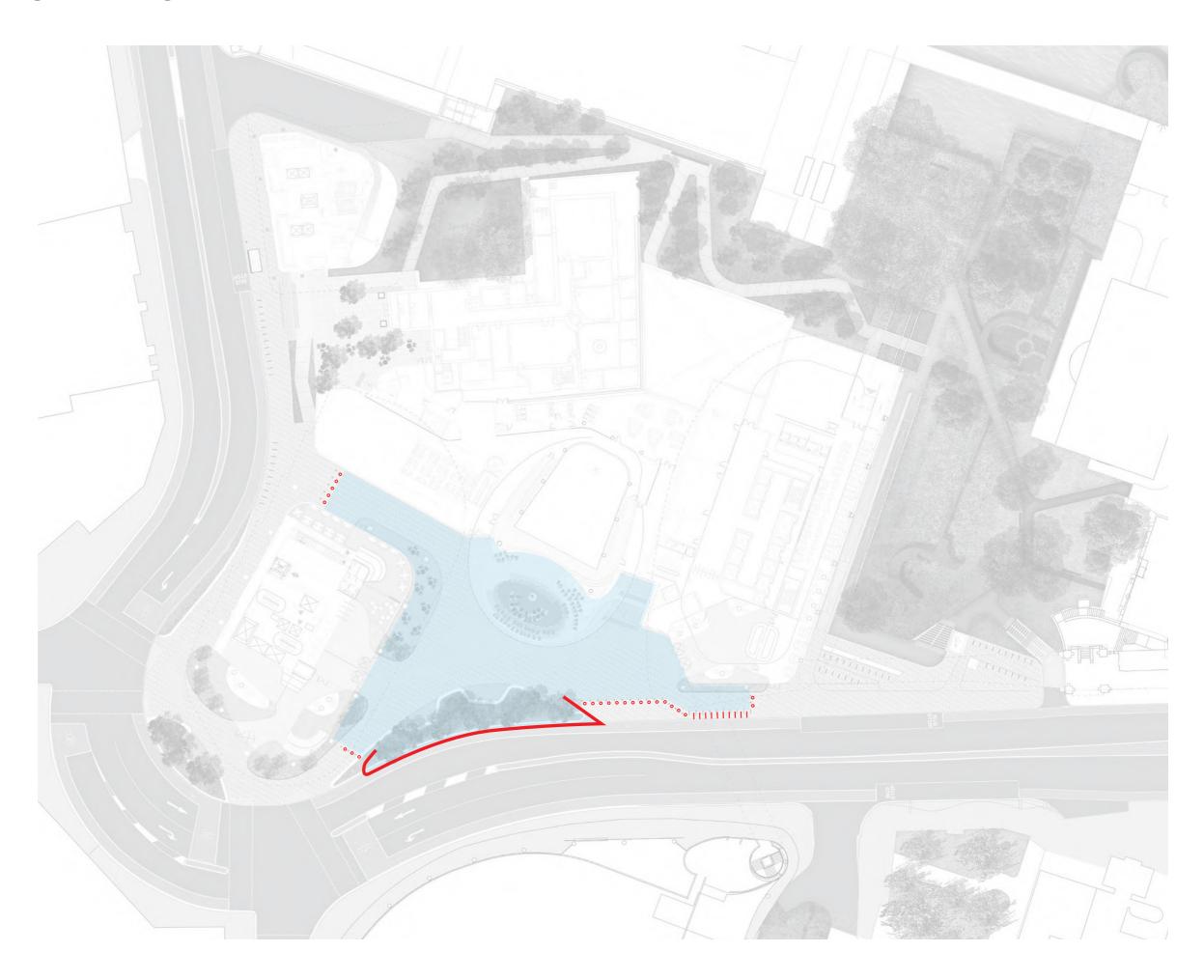
Security Devices:

Upstand wall

PAS68 bollards

Cycle stands

Protected area



PUBLIC REALM MAINTENANCE

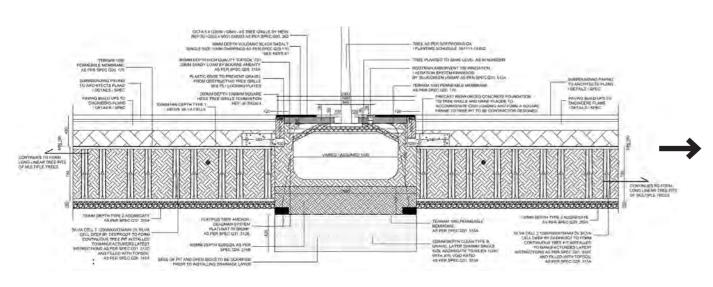
1. Appropriate Landscape Design

The landscape / planting will be appropriately designed to allow the planting to flourish. This means:

- 'The right plant in the right location' Placing plants suitable and adaptable to each individual setting / location can ensure they thrive and reduce the maintenance and aftercare required
- Providing adequate root space for trees and climbers to reach maturity (25-30m3 of soil per large tree / 15-20m3 soil per medium tree)
- Appropriate drainage to all planting zones ensuring planting / soil drains down within 48 hours of storm events so soil does not become waterlogged and anaerobic
- Appropriate irrigation / watering regimes to allow the planting to flourish during drier climatic periods
- Appropriate / thought through strategies allowing ease of access for maintenance personnel, use of maintenance equipment and removal of plant debris.



Green Wall Planting - Lord's Cricket Ground







PUBLIC REALM MAINTENANCE

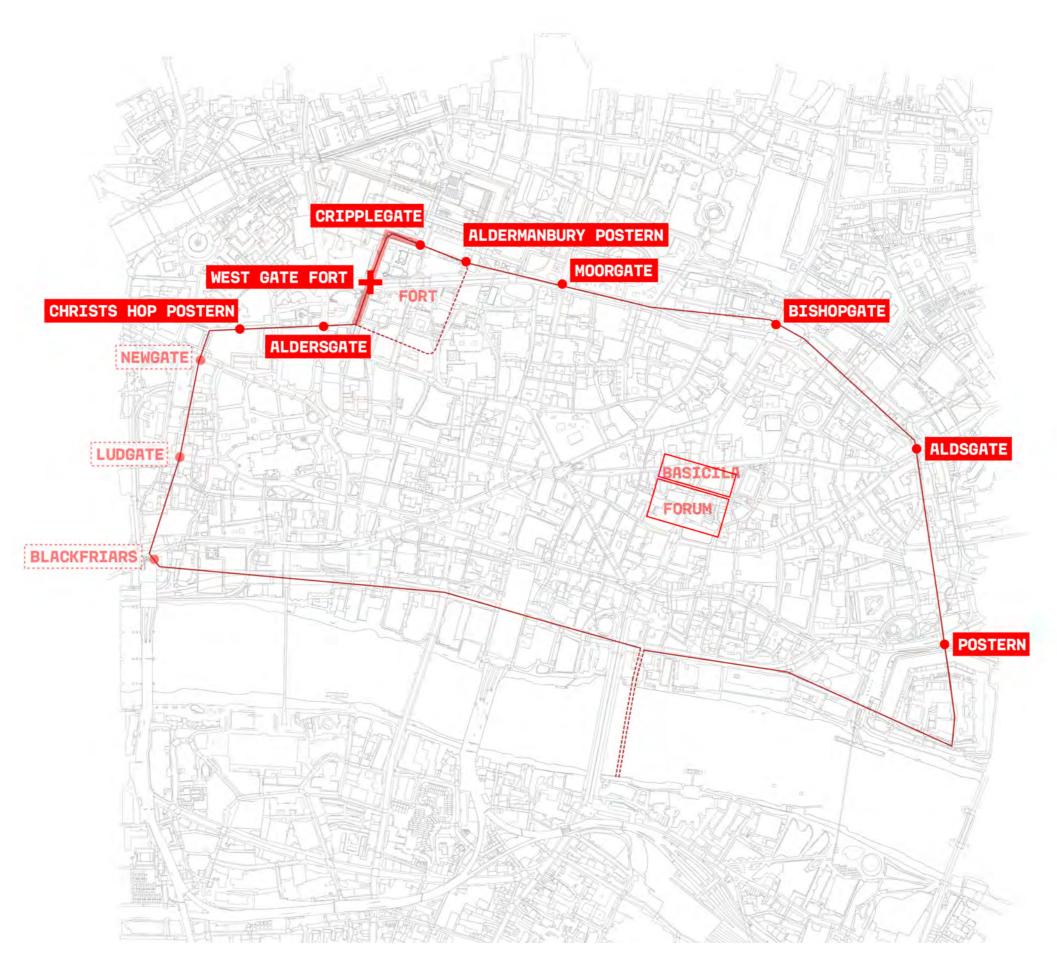
2. Detailed Landscape Maintenance Strategies

- Detailed maintenance schedules for each planting typology
- Maintenance strategies / schedules to for part of planning permissions
- Maintenance obligations to form part of any owner / tenant agreement and obligations
- Maintenance to be carried out but suitably qualified maintenance personnel.

																										_		
WEEK NO.	JANU	IARY					FEBRUARY				MARCH				APRIL				MAY				JUNE					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	7 1	18	19	20	22	23	24	25			
REES																												
Watering	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Inspection for pests /disease					1								1									1						
Maintaining loose mulch													1															
Fertilise													1															
Minor works, pruning, leaf, cut-back and dead material removal													1				1					1						
Re-firming after strong winds, frost heave and other disturbances	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	1	*	*	*	*	*	*			
Weed control / hand weeding													1	1	1	1	1	1		1	1	1	1	1	1			
Reinstatement of damaged trees	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	,	*	*	*	*	*	*			
Checking underground guys					1																							
Crown lift and crown thin trees as necessary												C		J														
																										_		
	JULY					AUGL				SEPTI	EMBER			ОСТОЕ	BER			NOVI	EMBE	R		DE	ECEMBE	R				
WEEK NO.	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51			
REES													_															
Watering	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Inspection for pests /disease				1								1								1								
Maintaining loose mulch												1																
Fertilise												1																
Minor works, pruning, leaf, cut-back and dead material removal				1				1				1				1												
Re-firming after strong winds, frost heave and other disturbances	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Weed control / hand weeding	1	1	1	1	1	1	1	1	1	1	1																	
		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Reinstatement of damaged trees	*								1		1		1															
Reinstatement of damaged trees Checking underground guys	*																			1						_		

HERITAGE RESEARCH AND INTERPRETATION

CITY WALL GATES + POSTERNS



ROMAN WALL WALK POINTS OF INTEREST (22-25 NOT SHOWN)







ROMAN GATE



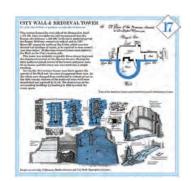












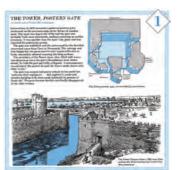










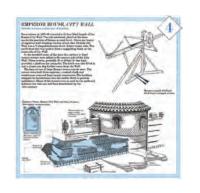


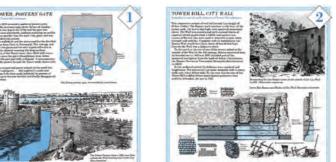














EXISTING FORMS OF INTERPRETIVE ELEMENTS

PHYSICAL/ PERMANENT

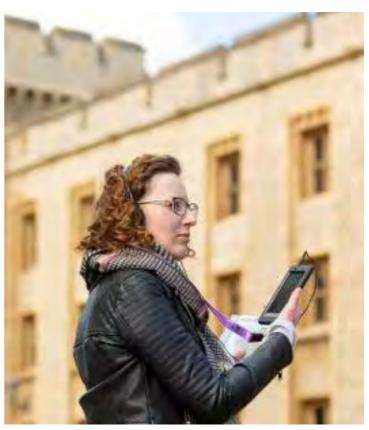


CITY OF LONDON CORPORTATION PLAQUES



OTHER INTERPRETIVE ELEMENTS

VIRTUAL/TEMPORAL



SELF GUIDED AUDIO TOURS - GPS ORIENTED

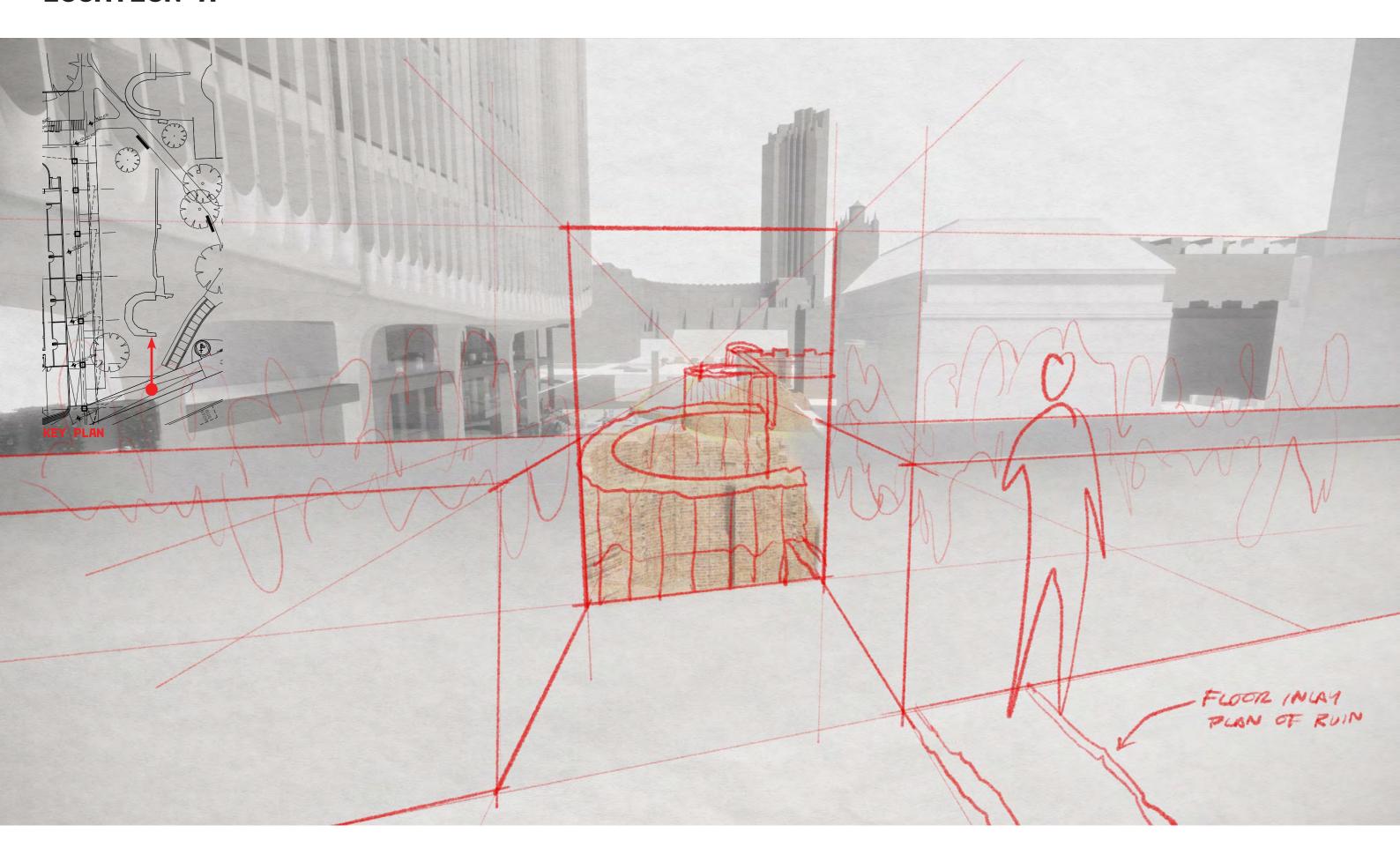
Heritage Connections and Interpretation

- Connecting the new destination with the City's wider cultural offer
- Interpreting historical narratives for new and future generations
- Drawing on heritage of the area to inform artist brief and programming
- Exemplars include augmented reality mobile journeys, audio artworks and interpretive plaques

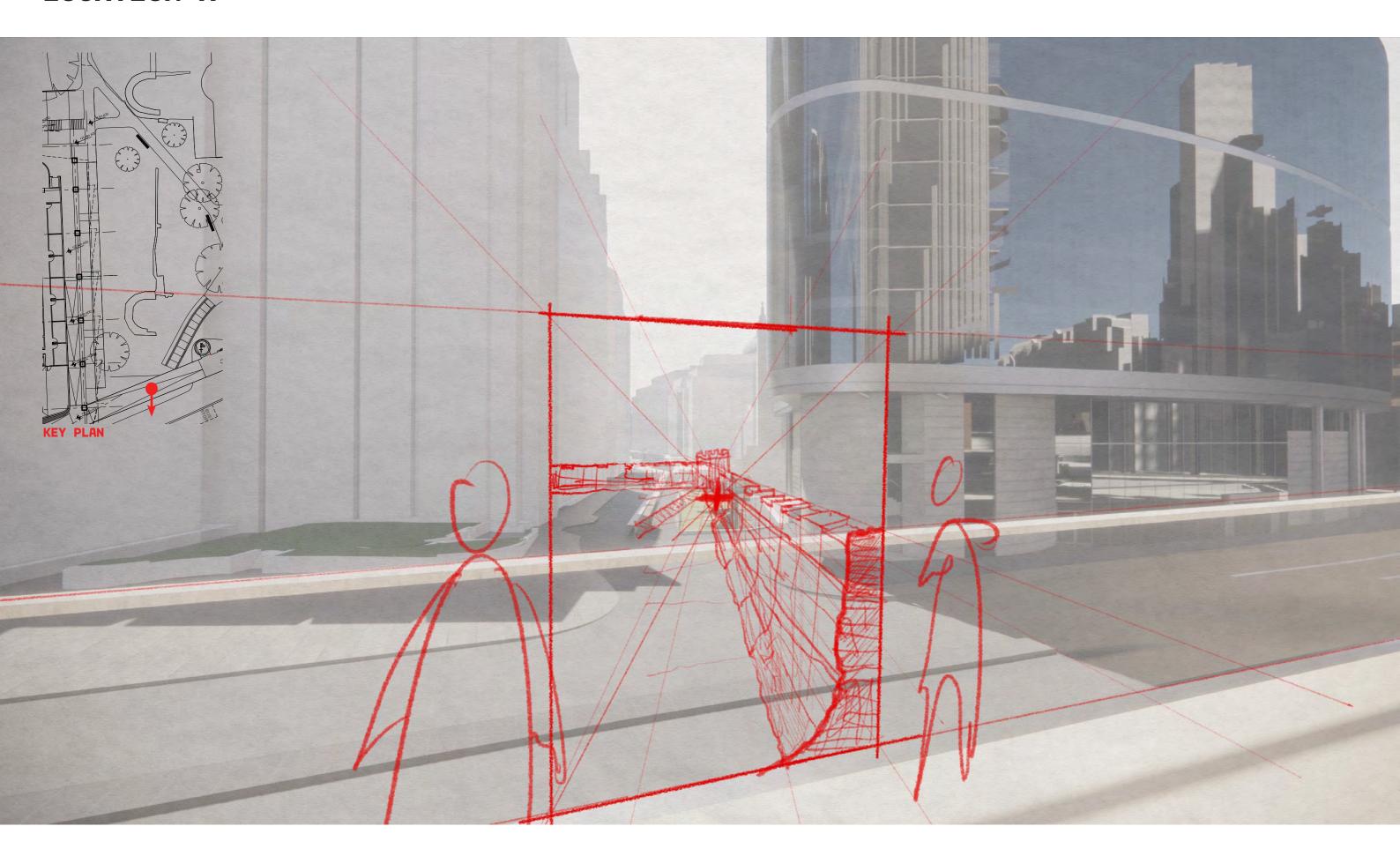




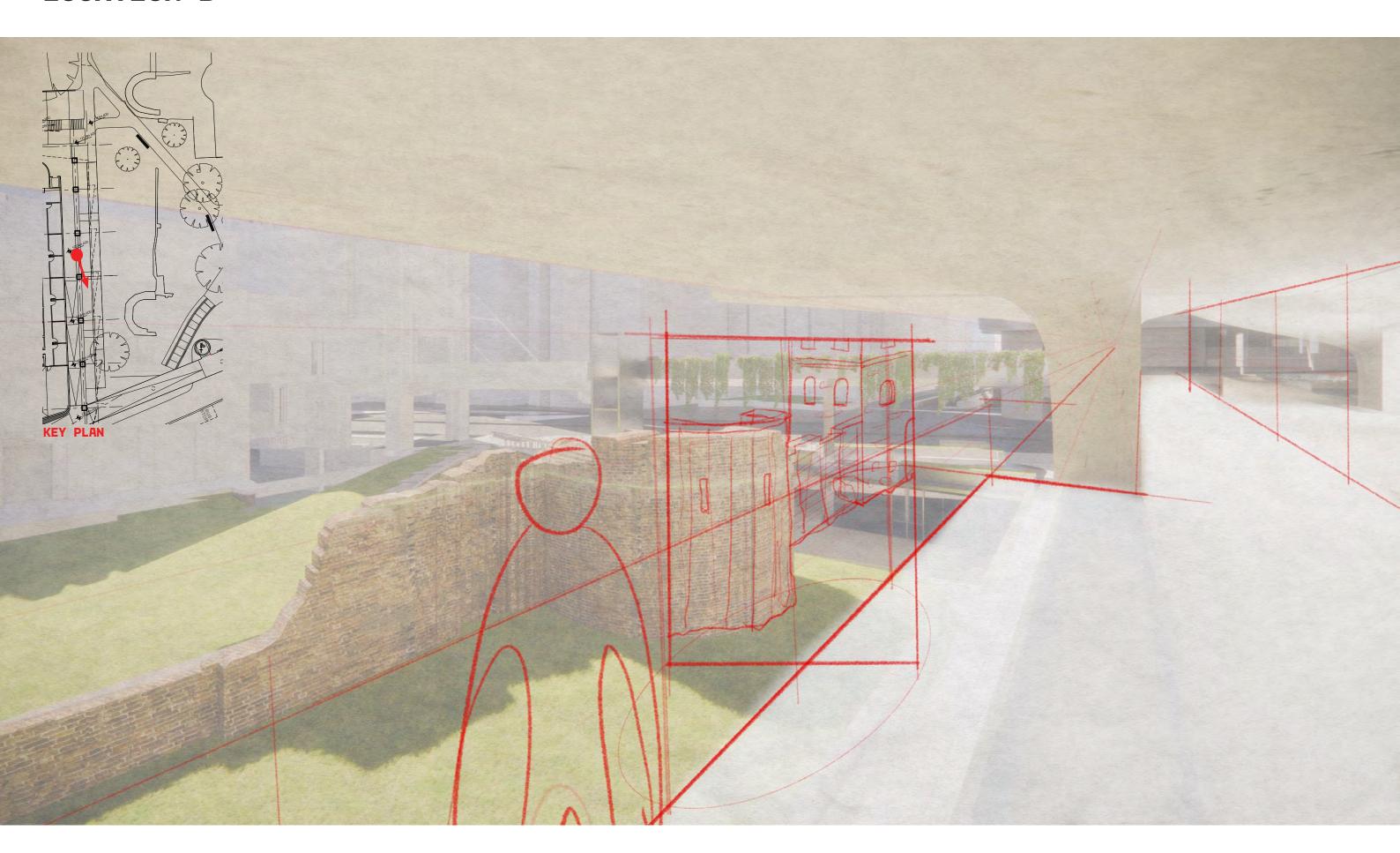
LOCATION A



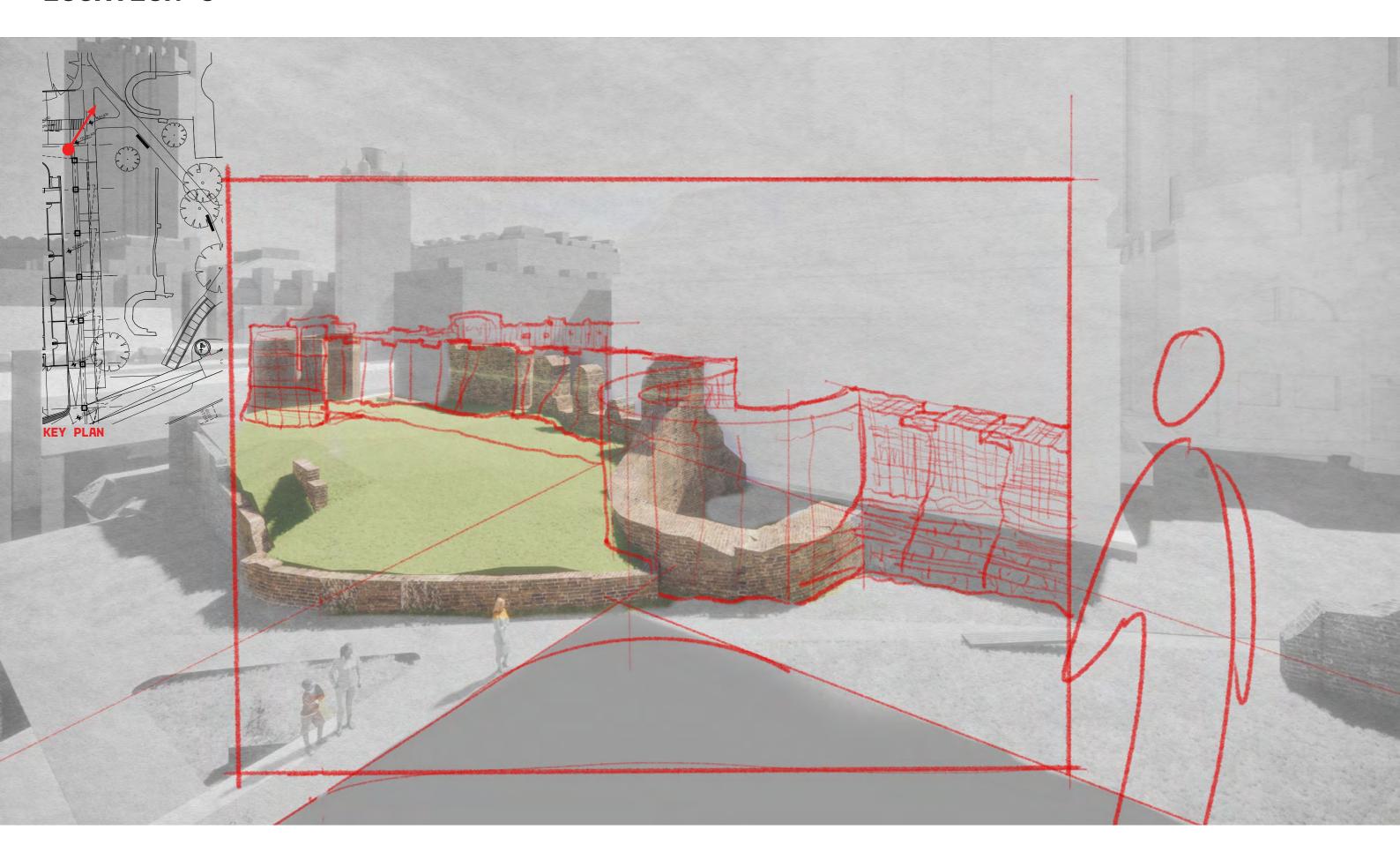
LOCATION A



LOCATION B

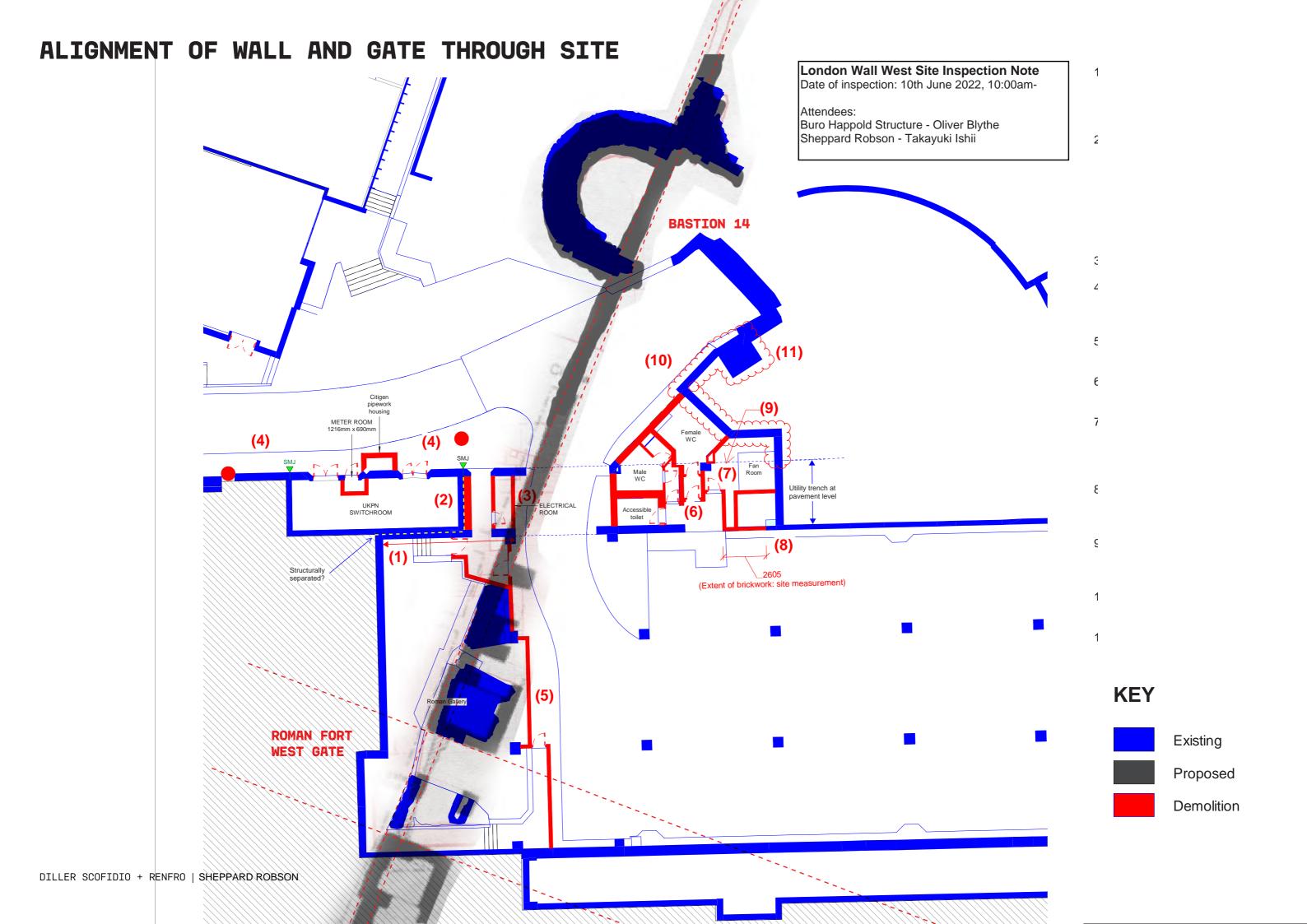


LOCATION C

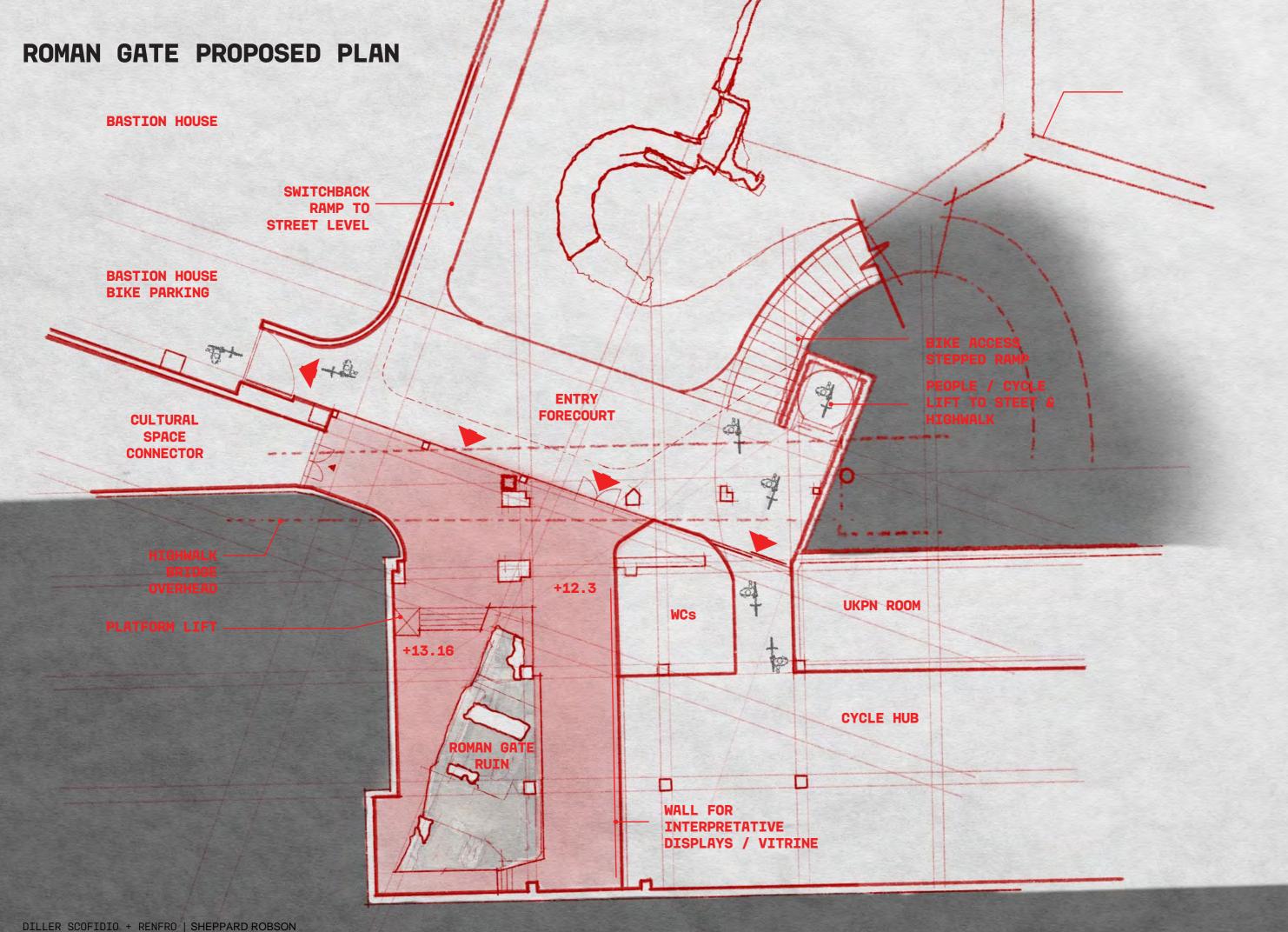


ROMAN GATE ROOM









LIGHT SPACE



PROJECTIONS - WALL VIEW TO NOBLE ST



USES / AREAS

09/02/2023



1	I										ROTUNDA SITE - incl. CENTRAL SITE															
23	BASTION HOUSE									ROTUNDA S	SITE - incl. C	ENTRAL SIT						NORTH COMMERCIAL								
					LANDLORD			」 ′					LANDLORD													
Level	(approx.	GIA (approx. sqm)	NIA (approx. sqm)	Office B1	Reception /Amenities	Restaurant / Café		Maker Space	Nett to Gross	GEA (approx. sqm)	GIA (approx. sqm)	NIA (approx. sqm)	Office B1	-		Exhibition / Event/ Cultural Space D1 / D2	Nett to Gross	GEA (approx. sqm)	GIA (approx. sqm)	NIA (approx. sqm)	Office B1	Office Reception /Amenities	Other Uses	Nett to Gross		
				E(a)	E(a)	E(b)	SG	l	NIA / GIA	I			E(a)	E(a)	E(b)		,	1			E(a)	E(a)	SG			
15	598	534	275	-(9)	275	-	_	_	51	_	-	-	-(9)	-(9/	-(~)	-	-		-	-	-(9)	-(9 <i>)</i>	-	-		
14	1,884	1,825	1,522	1,522	-	-	-	-	83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
13	1,874	1,816	1,511	1,511	-	-	-	-	83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	!		
12	1,880	1,825	1,518	1,518	-	-	-	-	83	448	390	164	-	-	-	164	42	-	-	-	-	-	-	-		
11	1,889	1,834	1,527	1,527	-	-	-	-	83	1,632	1,575	1,361	-	-	725	637	86	-	-	-	-	-	-	!		
10	1,901	1,846	1,443	1,443	-	-	-	-	78	1,626	1,573	1,236	1,236	-	-	-	79	-	-	-	-	-	-	-		
9	1,910	1,855	1,450	1,450	-	-	-	-	78	1,657	1,604	1,266	1,266	-	-	-	79	-	-	-	-	-	-	- '		
8	1,917	1,863	1,458	1,458	-	-	-	-	78	1,675	1,623	1,284	1,284	-	-	-	79	-	-	-	-	-	-	-		
7	1,925	1,872	1,466	1,466	-	-	-	-	78	1,698	1,644	1,307	1,307	-	-	-	80	-	-	-	-	-	-	- !		
6	1,939	1,885	1,480	1,480	-	-	-	-	79	1,731	1,676	1,318	1,318	-	-	-	79	-	-	-	-	-	-	-		
5	1,982	1,927	1,524	1,524	-	-	-	-	79	1,775	1,721	1,364	1,364	-	-	-	79	-	-	-	-	-	-	- !		
4	1,998	1,944	1,541	1,541	-	-	-	-	79	1,829	1,775	1,416	1,416	-	-	-	80			-	-	-	-	-		
3	2,023	1,967	1,565	1,565	-	-	-	-	80	1,883	1,826	1,467	1,467	-	-	-	80	107	95	28	-	28	-	- 040/		
2	2,033	1,976	1,575	1,575	-	-	-	-	80	1,935	1,877	1,518	1,518	-	-	-	81	621	583	474	474	-	-	81%		
1	1,288	1,280	878	878	-	-	-	-	69 50	1,598	1,561	1,236	1,236	-	-	- 000	79	653	615	512	512	-	-	83%		
M	1,078	895	527	-	- 540		-	527	59 70	911	815	507	277	- 107	-	230	62	479	454	363	363	- 407	-	80%		
G	1,716	1,623	1,136 304	-	548	588	304	-	70 11	2,541	2,465	1,730 2.117	-	187	302	1,242	70 71	410 781	387 735	259	-	137	122	-		
LG D1	2,874 2,248	2,680 2,005	304	-	-	-	304	-	11	3,199 2,326	2,986 2,078	2,117	-	-	-	2,117	/1	/81	/35	-	-	-	-	-		
R2	2,240	2,005		-	-	-	_	-	-	1.912	1.694	-	-	-	-	-	-	-	_	-	-	-	-	-		
Total sam	34,957	33,451	22,699	20,457	822	588	304	527	_	30,374	28,882	19,291	13,689	187	1,027	4,389		3,050	2,869	1,635	1,348	165	122	_		
Total sqff	376.277	360.061	244,329	220,195		6,330	3.275	5.677		326.950	310.881	207,651	147.346	2.010	11,050	47.245	-	32.835		17,598	14.509	1,780	1,308	-		

These areas have been prepared for the sole use of Sheppard Robson Architects LLP's (SR's) client and the purposes of town planning only, are approximate and can only be verified by a detailed dimensional survey of the completed building.

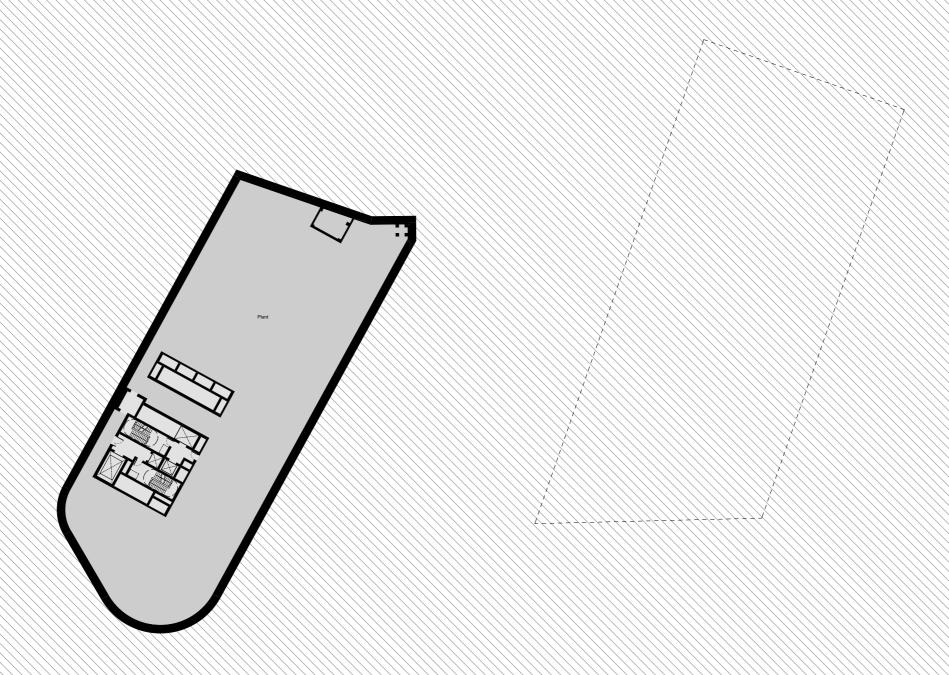
Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas.

All areas are calculated in square metres unless otherwise noted. Where figures are also provided in square feet a conversion factor of 10.764* has been used and the result rounded to the nearest whole number.

Unless otherwise agreed with SR's client in writing, figures relate to the likely areas of the building at the current stage of the design and are calculated using:the RICS Code of Measuring Practice 6th edition 2015

Rotund Site and Bastion House area measurement based on DS+R's Rhino model dated 24/01/2023 which was translated to Revit. North Commercial area measurement based on DS+R's Rhino model dated 13/01/2023.

NIA area measurement calculated based on assumed structure.



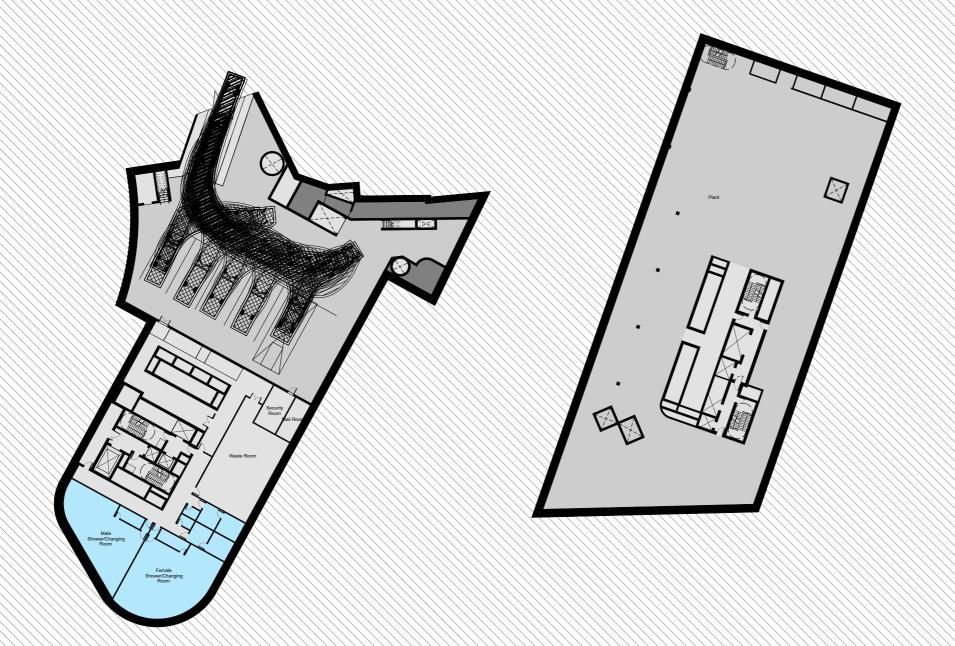
LWW-SR-SK-00-162

09/02/23

Diller Scofidio + Renfro | Sheppard Robson

6594 London Wall West

Sitewide - Area Plan NIA - Basement 2 Floor Plan

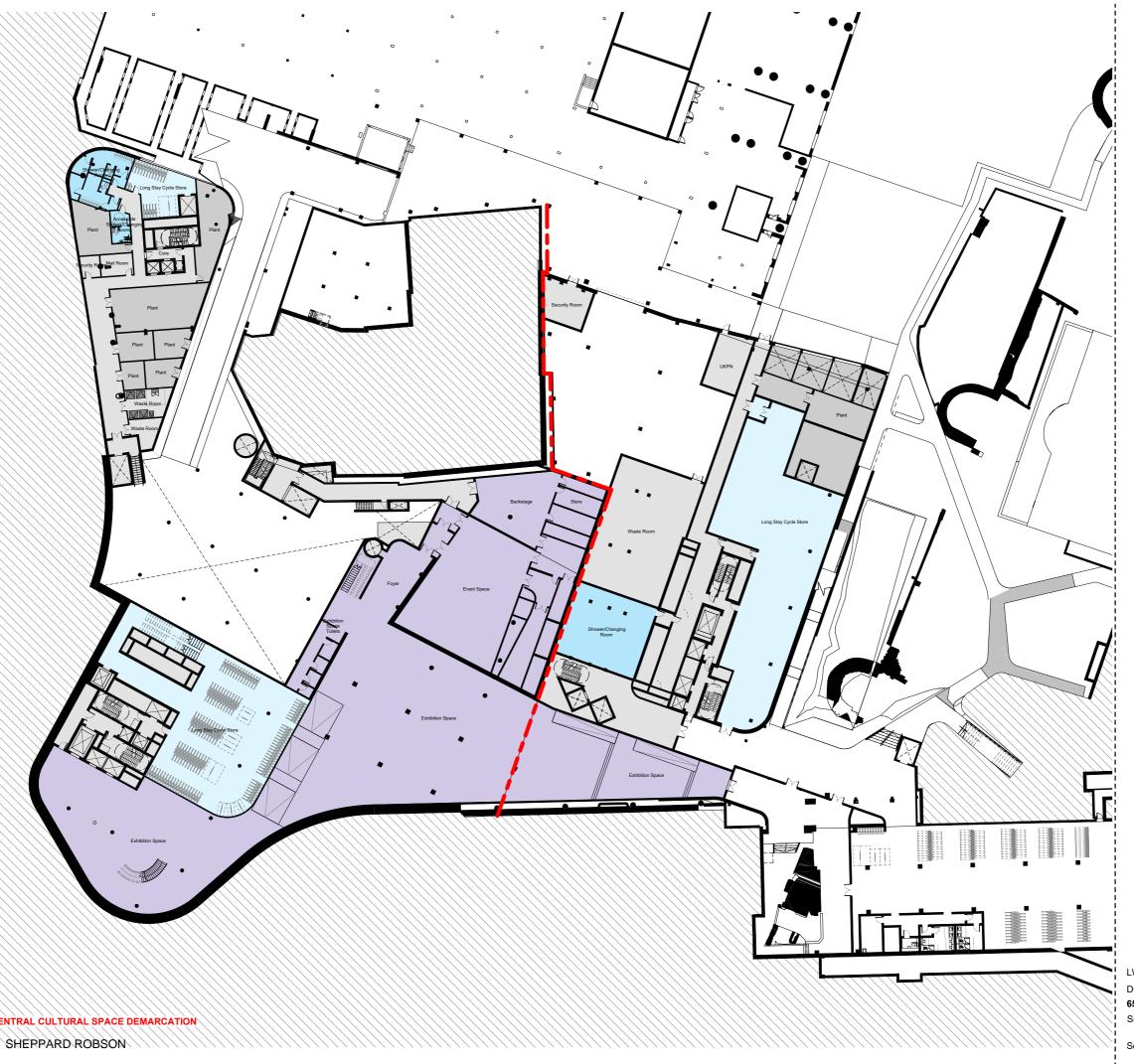


LWW-SR-SK-00-162B

09/02/23

Diller Scofidio + Renfro | Sheppard Robson

Sitewide - Area Plan NIA - Basement 1 Floor Plan

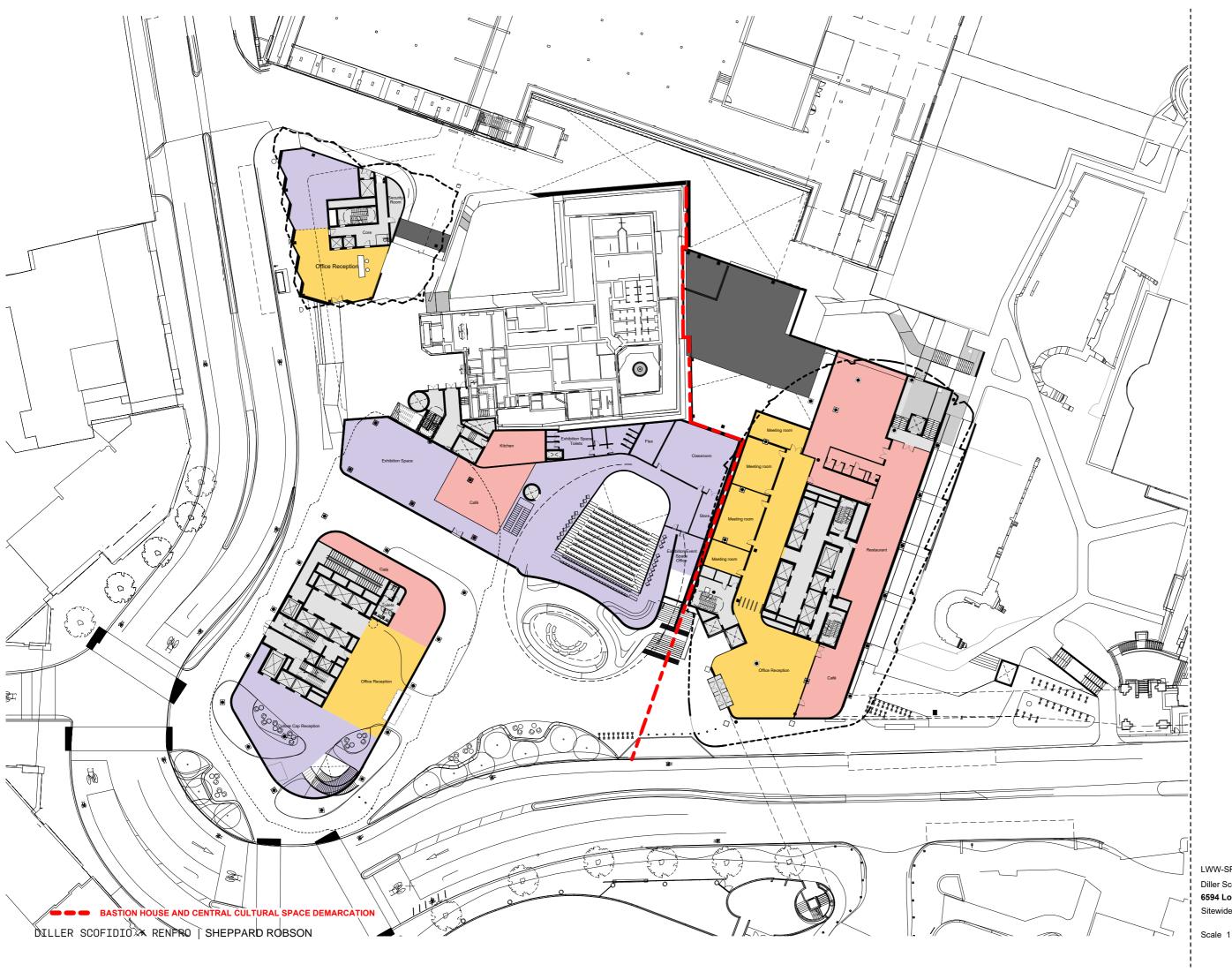


BASTION HOUSE AND CENTRAL CULTURAL SPACE DEMARCATION

DILLER SCOFIDIO + RENFRO | SHEPPARD ROBSON

LWW-SR-SK-00-163-Rev.E 09/02/23 Diller Scofidio + Renfro | Sheppard Robson 6594 London Wall West

Sitewide - Area Plan NIA - Lower Ground Floor Plan

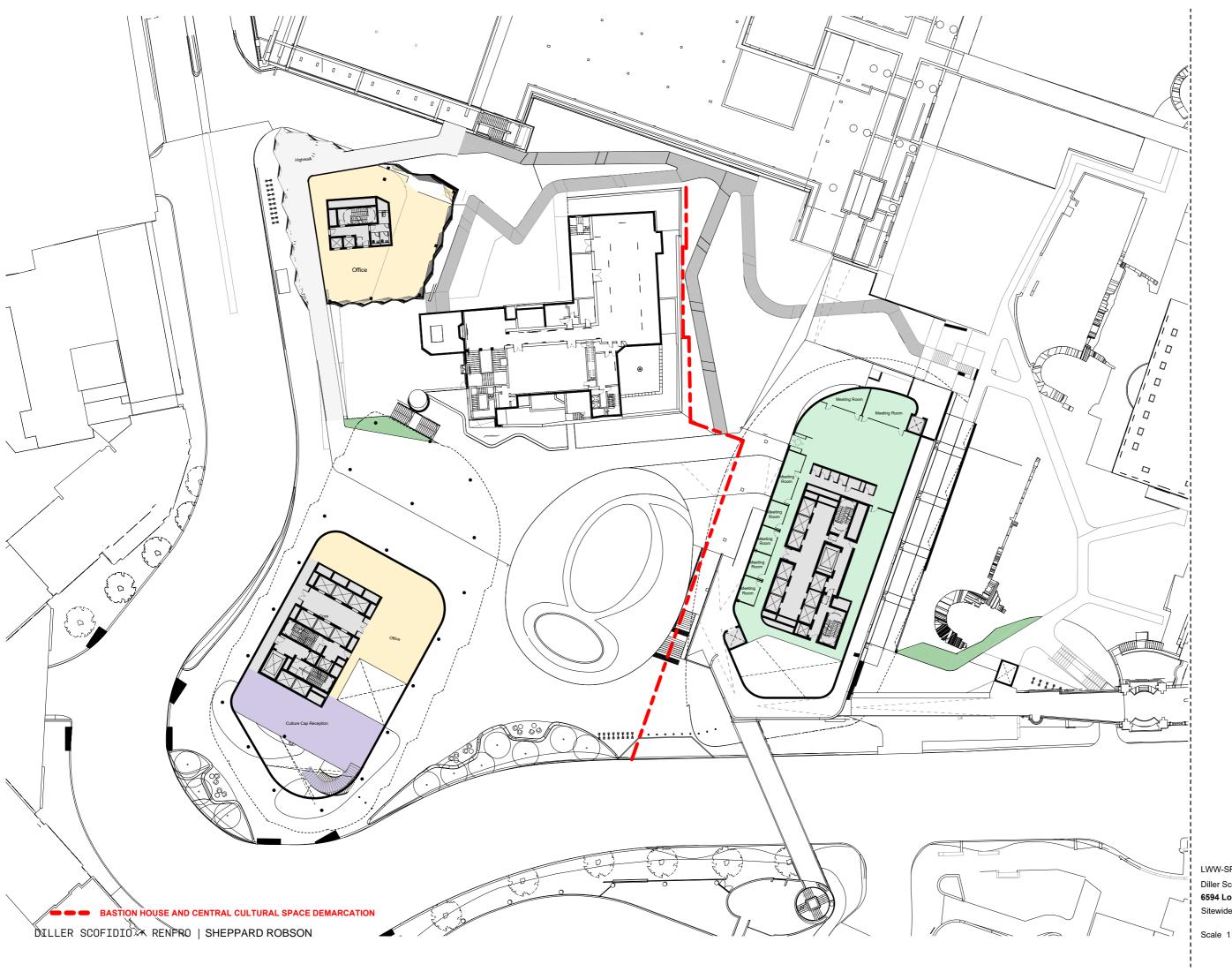


LWW-SR-SK-00-164-Rev.C 09/02/23

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6594 London Wall West

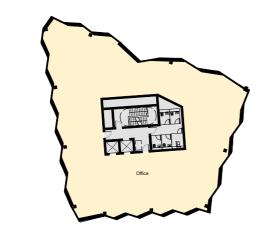
Sitewide - Area Plan NIA - Ground Floor Plan

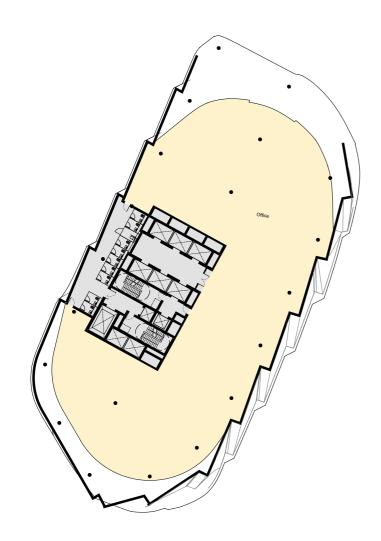


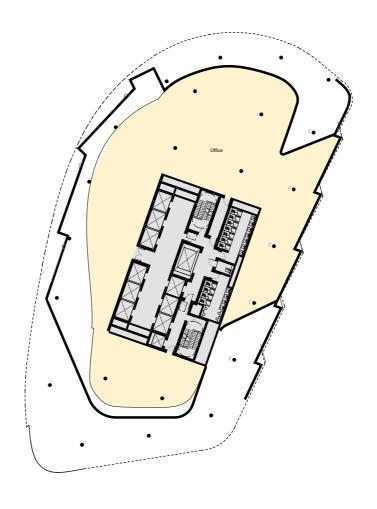
LWW-SR-SK-00-165-Rev.E 09/02/23

Diller Scofidio + Renfro | Sheppard Robson
6594 London Wall West

Sitewide - Area Plan NIA - Mezzanine Floor Plan



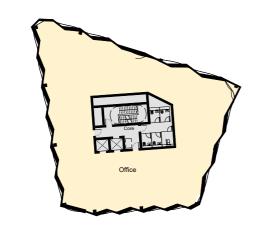


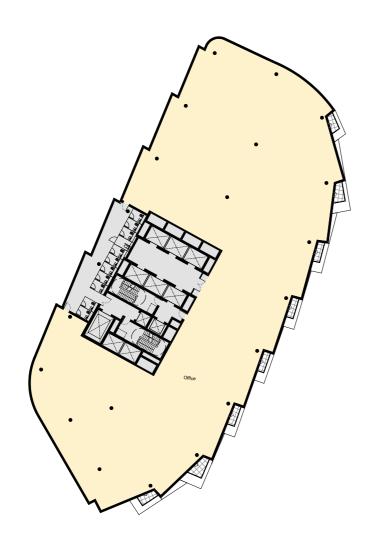


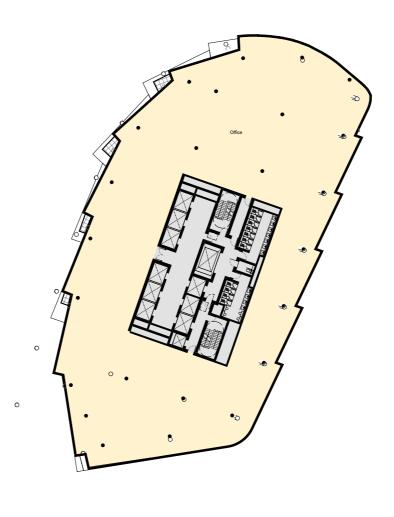
LWW-SR-SK-00-166-Rev.B 09/02/23

Diller Scofidio + Renfro | Sheppard Robson
6594 London Wall West

Sitewide - Area Plan NIA - First Floor Plan





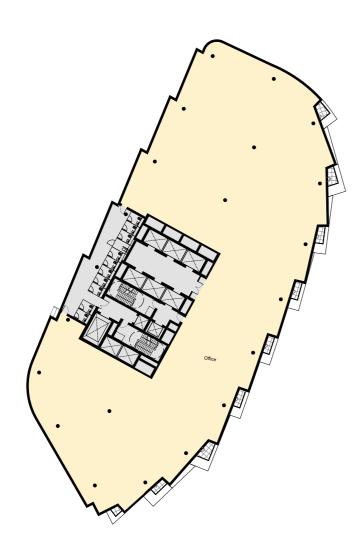


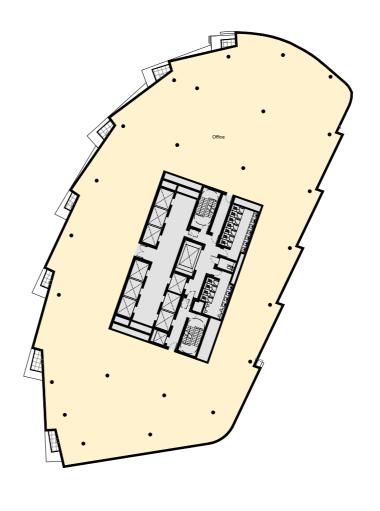
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Sitewide - Area Plan NIA - Second Floor Plan





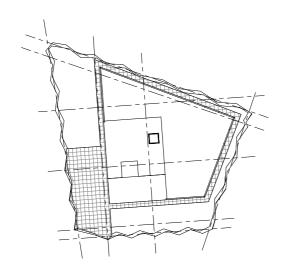


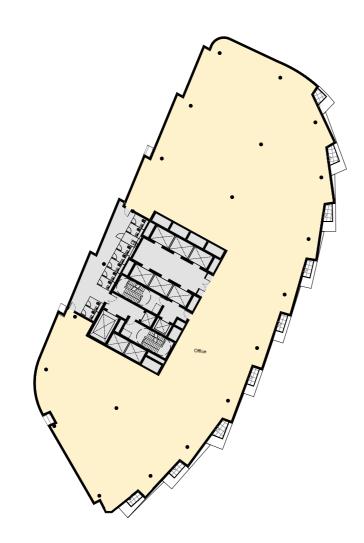
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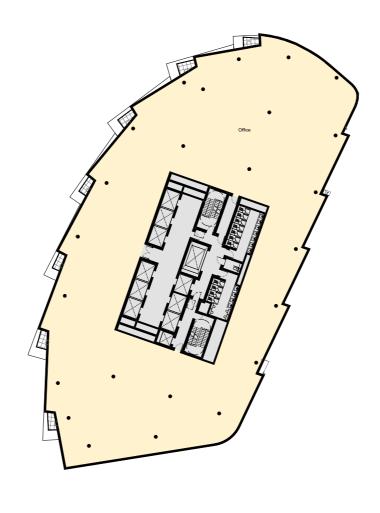
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Sitewide - Area Plan NIA - Third Floor Plan





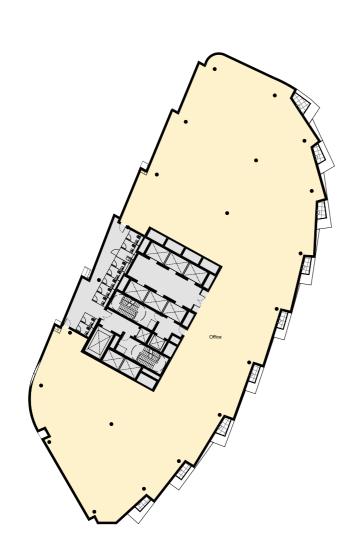


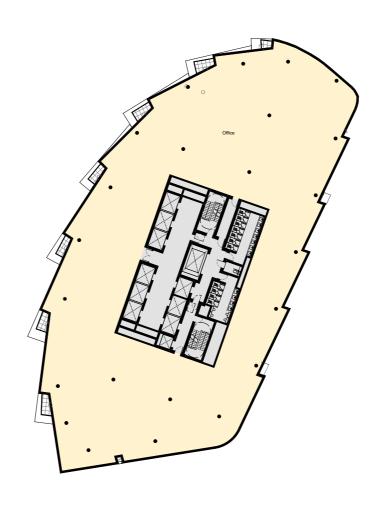
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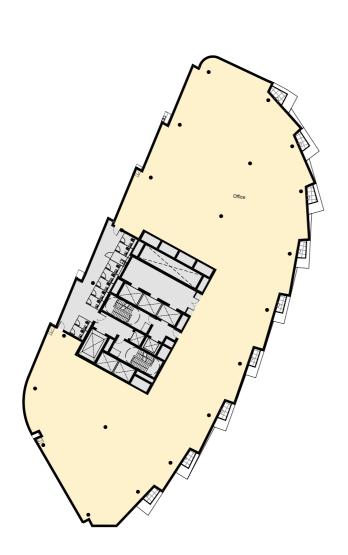
Sitewide - Area Plan NIA - Fourth Floor Plan

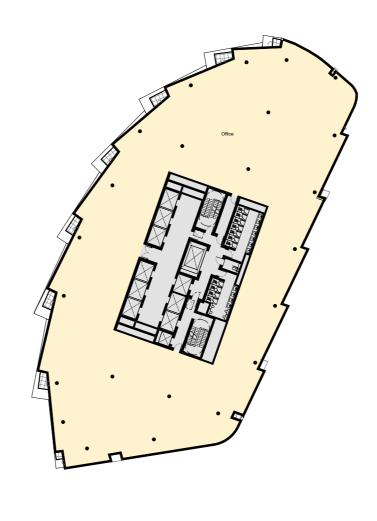




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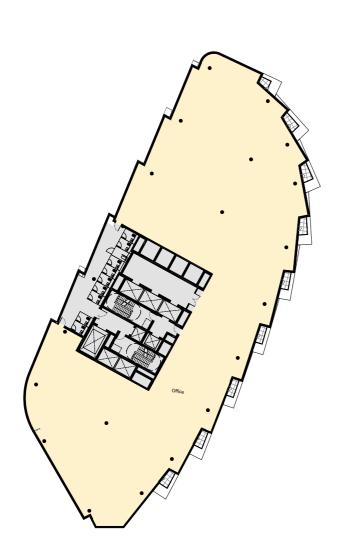
Sitewide - Area Plan NIA - Fifth Floor Plan

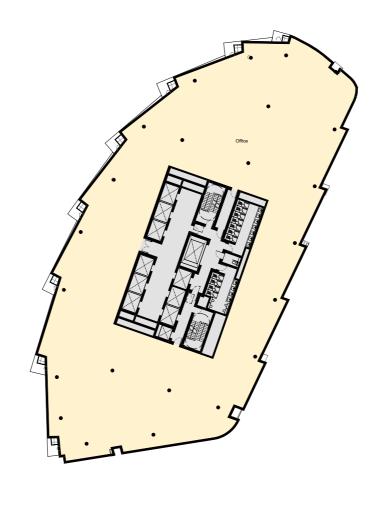




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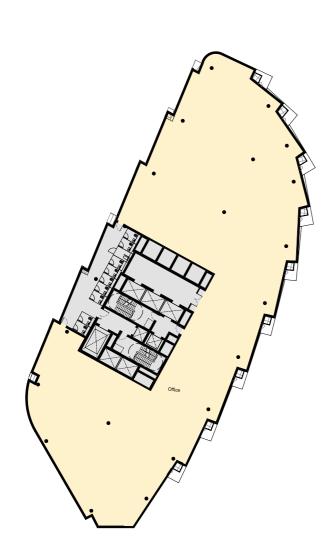
Sitewide - Area Plan NIA - Sixth Floor Plan

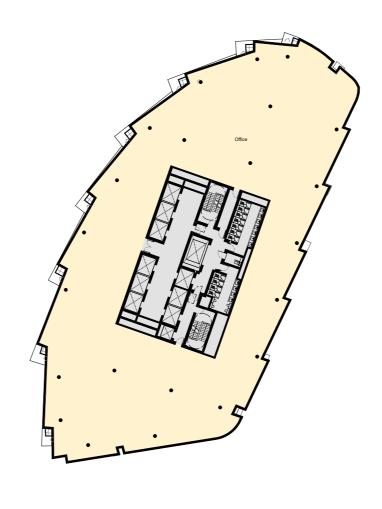




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Sitewide - Area Plan NIA - Seventh Floor Plan



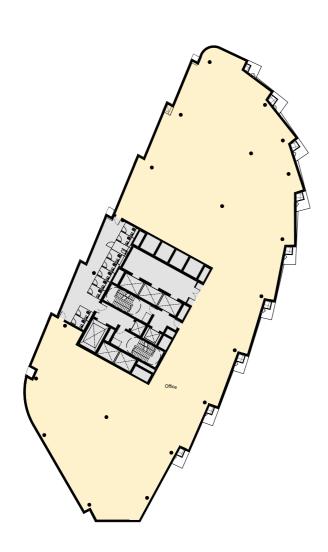


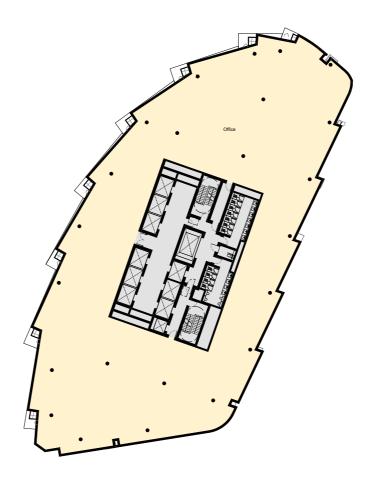
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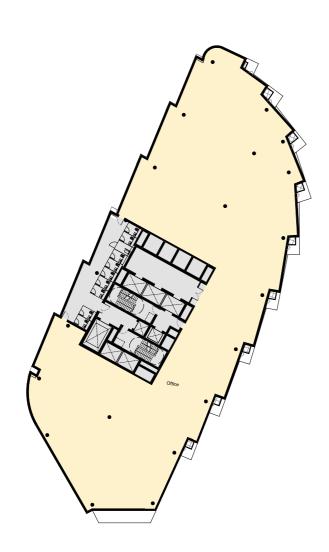
Sitewide - Area Plan NIA - Eight Floor Plan

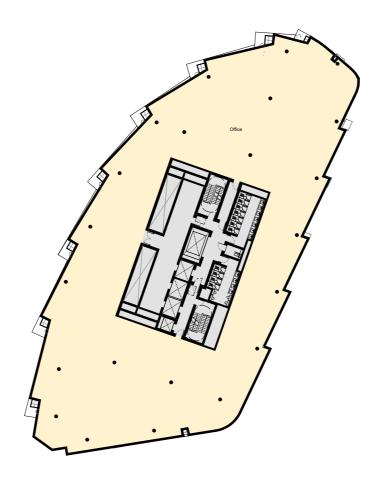




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Sitewide - Area Plan NIA - Ninth Floor Plan



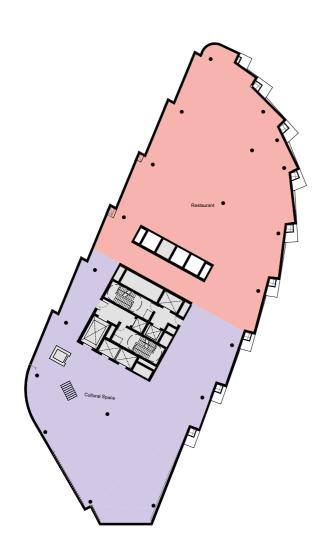


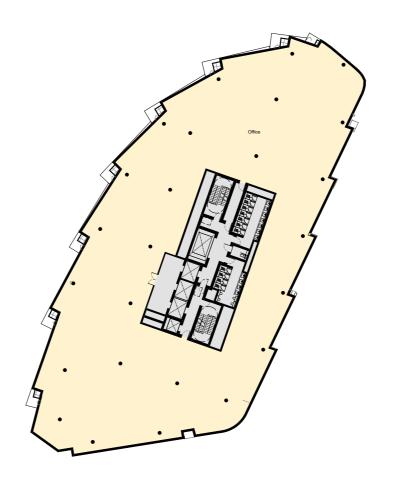
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Sitewide - Area Plan NIA - Tenth Floor Plan



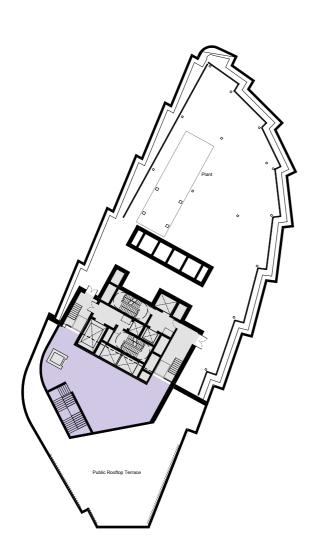


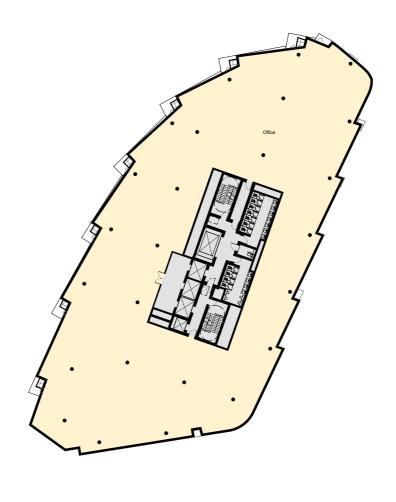
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Sitewide - Area Plan NIA - Eleventh Floor Plan

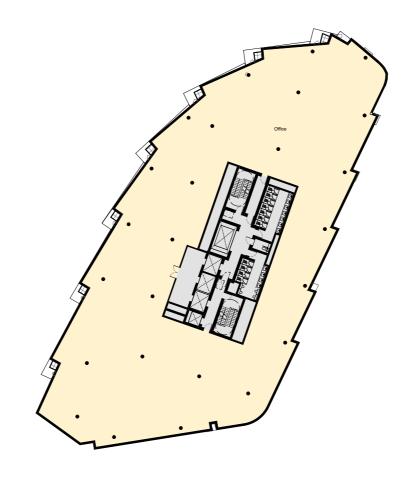




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Sitewide - Area Plan NIA - Twelfth Floor Plan

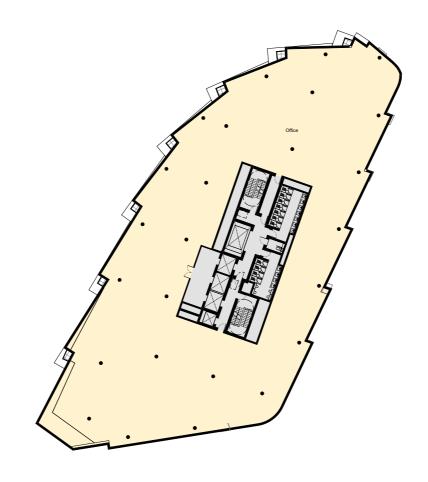


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Sitewide - Area Plan NIA - Thirteenth Floor Plan

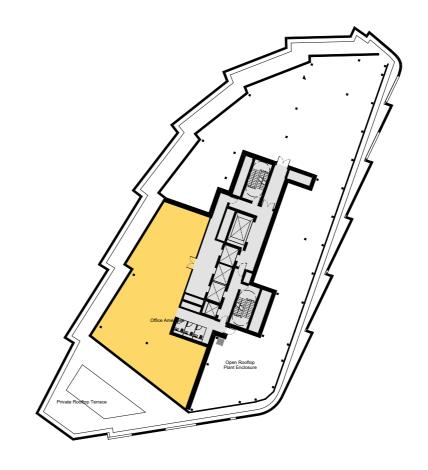


LWW-SR-SK-00-179

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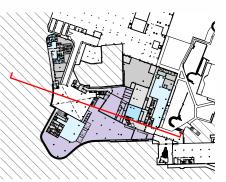
Sitewide - Area Plan NIA - Fourteenth Floor Plan



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Sitewide - Area Plan NIA - Fifteenth Floor Plan





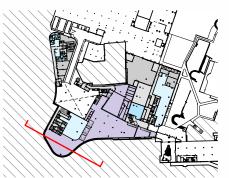
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Sitewide - General Arrangement - Sitewide Section 1





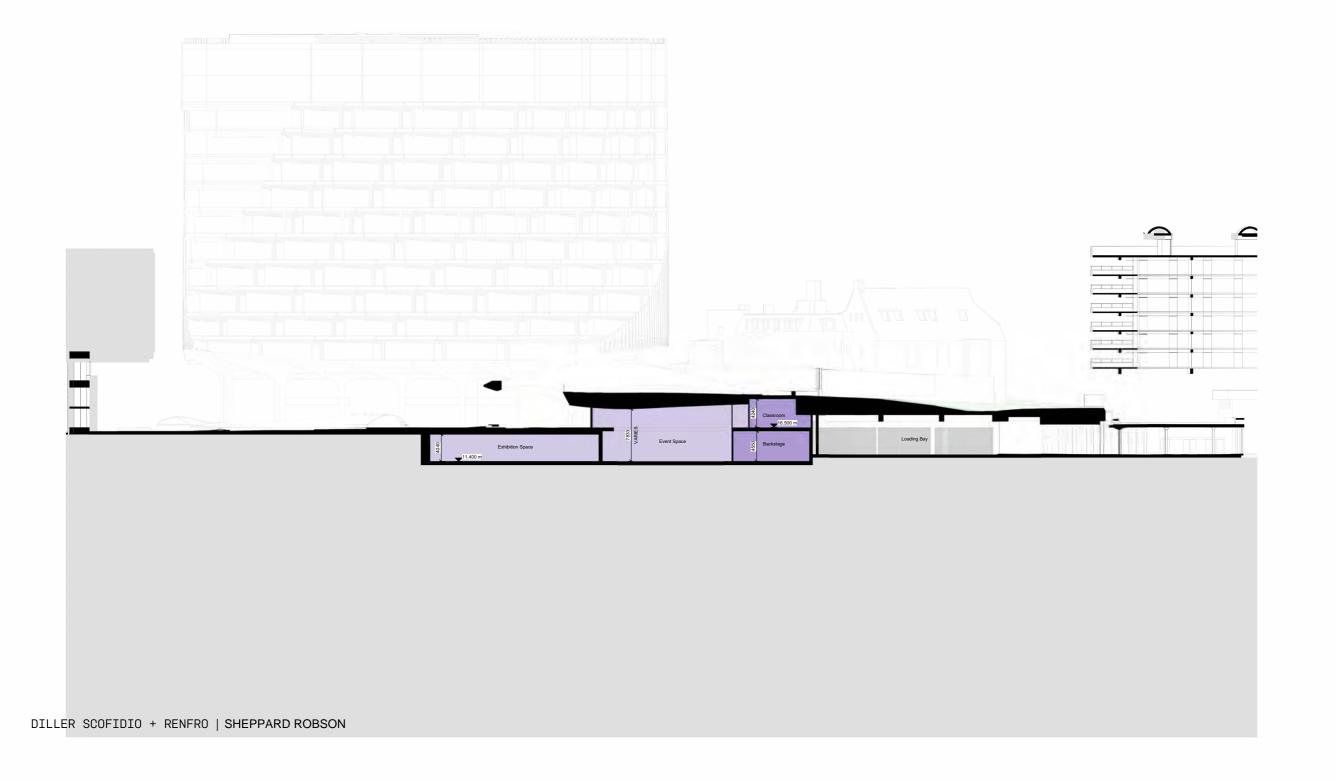
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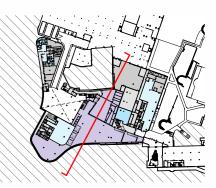
06/12/22

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Sitewide - General Arrangement - Sitewide - Section 2





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06/12/22

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Sitewide - General Arrangement - Sitewide Section 3