

06/04/22

ISSUED

Viadux - Phase 2

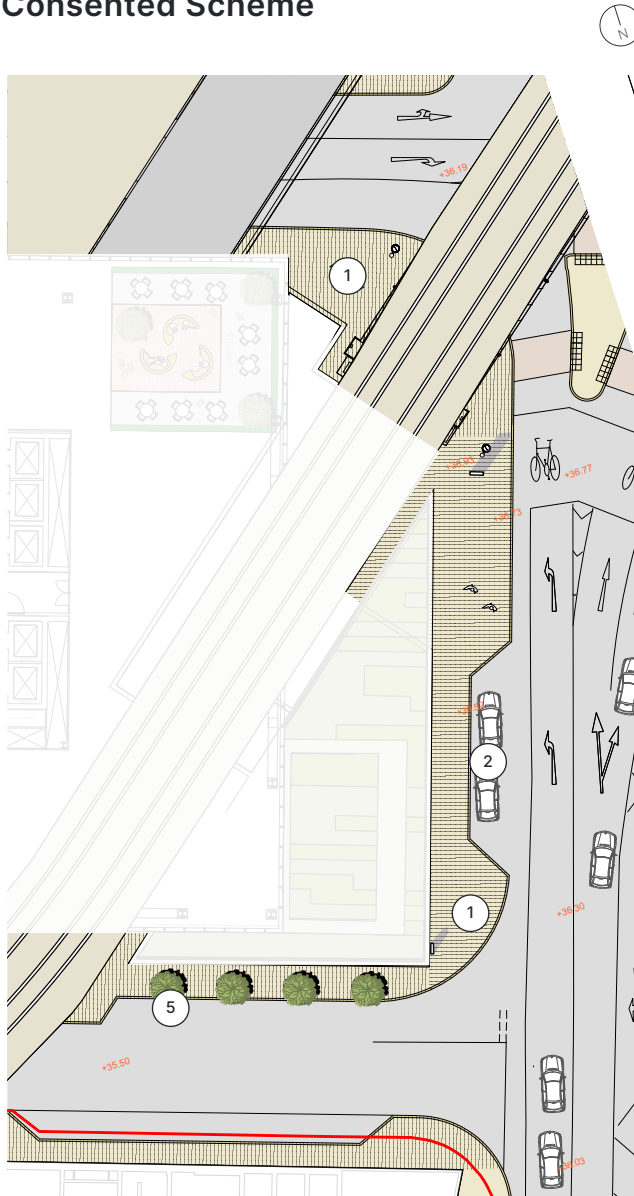
Minor Material Amendments - Landscape



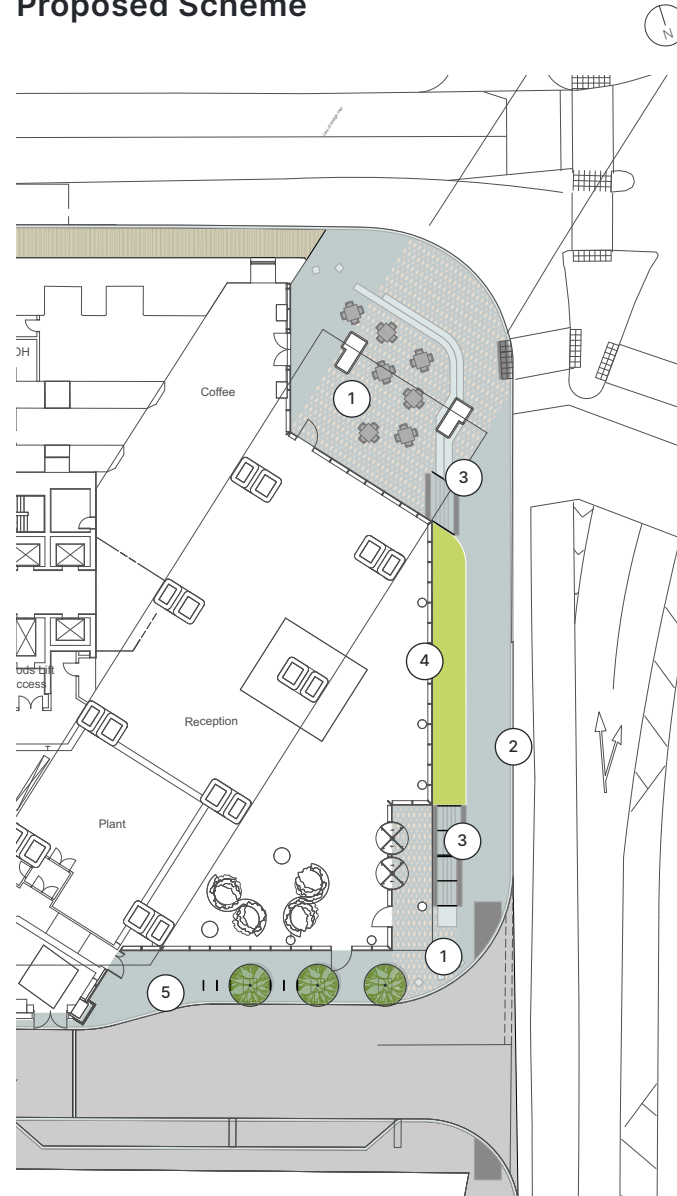
01

Level 01 Public Realm

Consented Scheme



Proposed Scheme



1. Paving materiality has been revised from yorkstone to granite with bespoke units.

Reason: To create a stronger sense of arrival, and acknowledgement of the heritage of the existing architectural features and heritage.

2. Omission of loading bay to Albion Street.

Reason: Servicing to be carried out from Trafford Street.

3. Introduction of steps and seating walls.

Reason: To accommodate level change around the site.

4. Introduction of soft landscaping along eastern building elevation.

Reason: To enhance amenity and biodiversity value in the public realm and to provide a visual connection with the green elements on the building above.

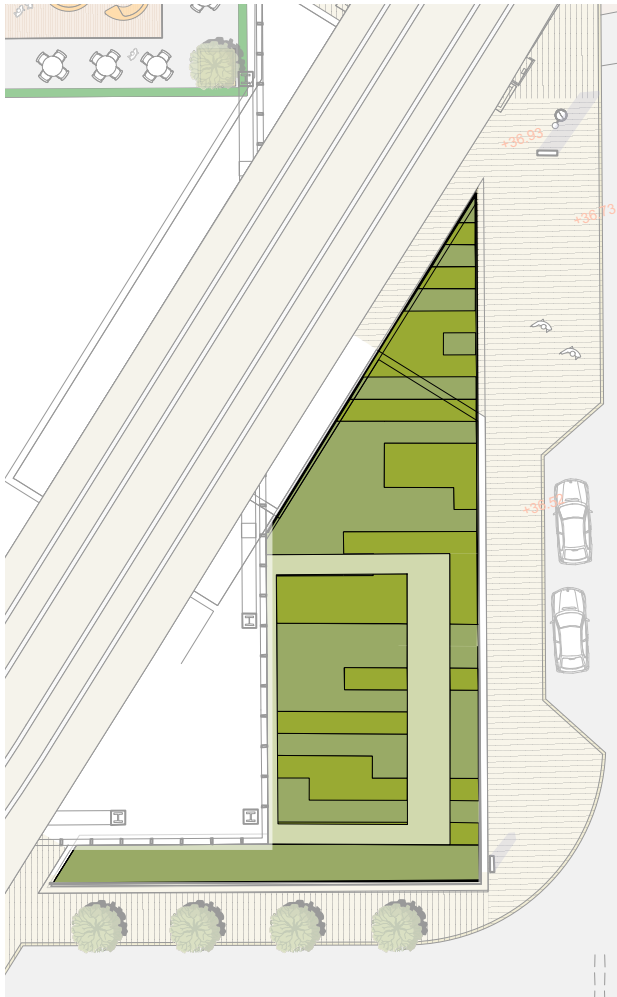
5. Omission of one tree to the south of the building.

Reason: Due to the tree pit clashing with existing services in the footway.

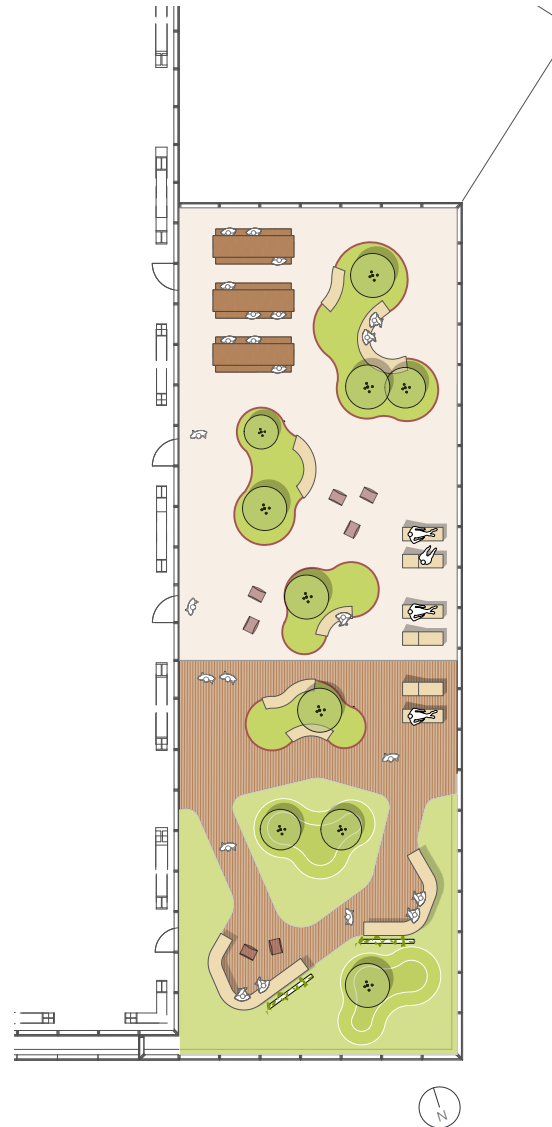
02

Level 02 Roof Terraces

Consented Scheme



Proposed Scheme



The L02 roof terrace design has changed in line with the revised architectural layout.

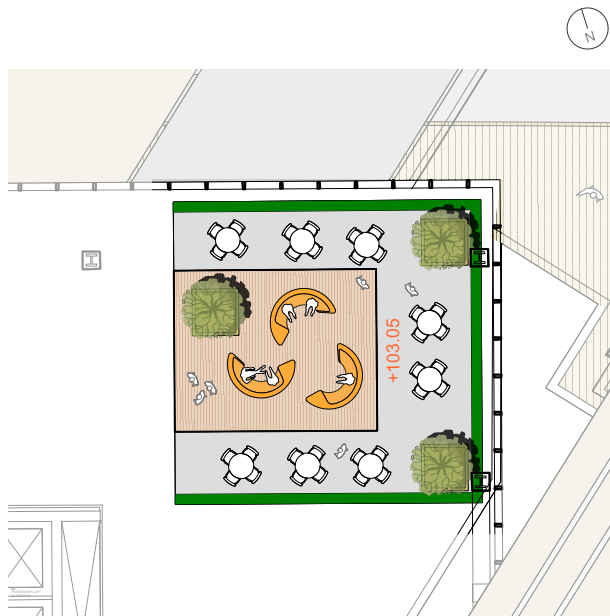
The new design now enables access for users of the building compared with the previous proposal which was inaccessible.

The new proposal provides much greater amenity value with social opportunities for users of the building as well as biodiversity value within the planting to the southern end.

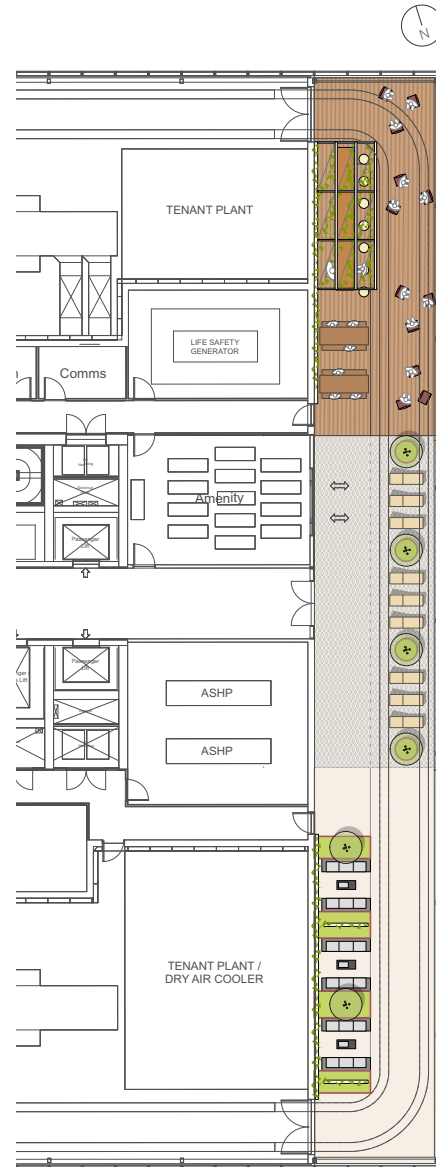
03

Level 15 Roof Terrace

Consented Scheme



Proposed Scheme



The L15 roof terrace design has been reconfigured in line with the revised architectural layout.

The new design creates better opportunities for views from three aspects of the terrace.

The design incorporates a BMU cradle track whilst enhancing the amenity value of the terrace with provision for a bar, green walls and seating spaces for various social gatherings.

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