

PROJECT:

Indecon Court, London

CLIENT:

Ogden Group

ARCHITECTS:

MacCormac Jamieson Prichard

BM SERVICES:

Environmental Impact Assessment,
Environmental Analysis
& Concept Landscape Architecture

VALUE:

Classified

DESIGN BRIEF

To provide input into the Environmental Statement, in terms of microclimate and landscape, for the proposed development of Indecon Court Millharbour, which sits within the Millennium Quarter Masterplan (MQM).

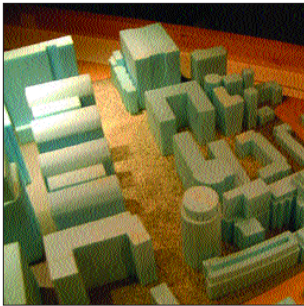
DESIGN INITIATIVES/ACTIONS UNDERTAKEN

Indecon Court falls within the mixed use area of the MQM, at the interface of the commercial and residential areas at the heart of the Quarter. The mix of land uses on the site includes the provision of key public open space referred to in the Masterplan as Lighterman's Gardens.

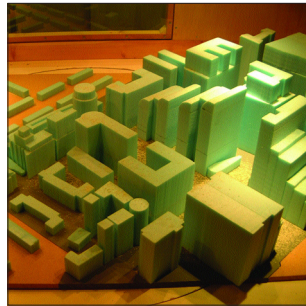
The client's brief addressed the following:

- Provide a vibrant and successful mixed use development.
- Create new pedestrian routes and connections through the site and enhance public access.
- Regenerate Millharbour and respect the Docklands setting and distant views.
- Create new public spaces.
- Provide an efficient service and vehicle circulation strategy.
- Provide a flexible framework for a successful development .
- Create a visible landmark that will establish the site as a destination.
- Design contemporary buildings that constitute a world class landmark within a World Heritage City.

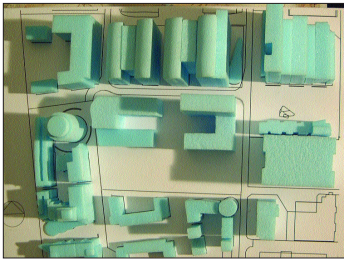
The Masterplan described the open space as the setting for the heart of the Quarter and was seen as having a 24 hour, 7 days a week, 365 day a year function. It needs to encourage and draw in significant numbers of people to make the proposed retail and cultural facilities viable. The focus of the microclimate assessment was therefore to make the park an attractive space where people are encouraged to stop and browse, sit, eat and meet. That is, a space which benefits from sun and is wind protected for as much of the year as possible. In this respect, initial wind tunnel tests were conducted using a 1:500 scale context model of the MQM, including current development proposals, and a solar shading analysis using a 1:1000 scale context model mounted in a heliodon.



Wind Tunnel Testing - Existing and Proposed



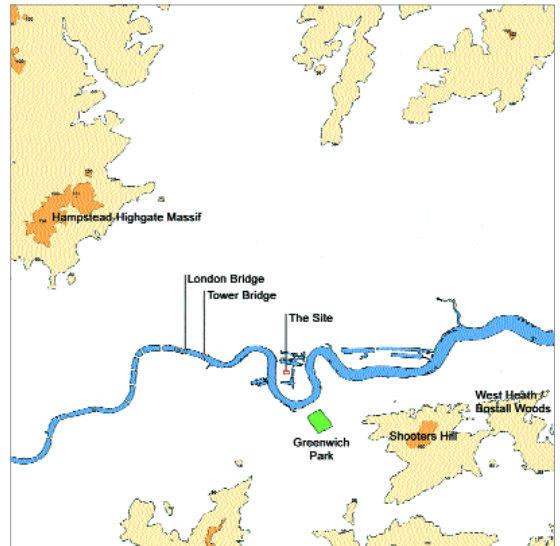
Wind Tunnel Testing - Proposed and Proposed



Heliodon Testing

Landscape concepts developed for the site included:

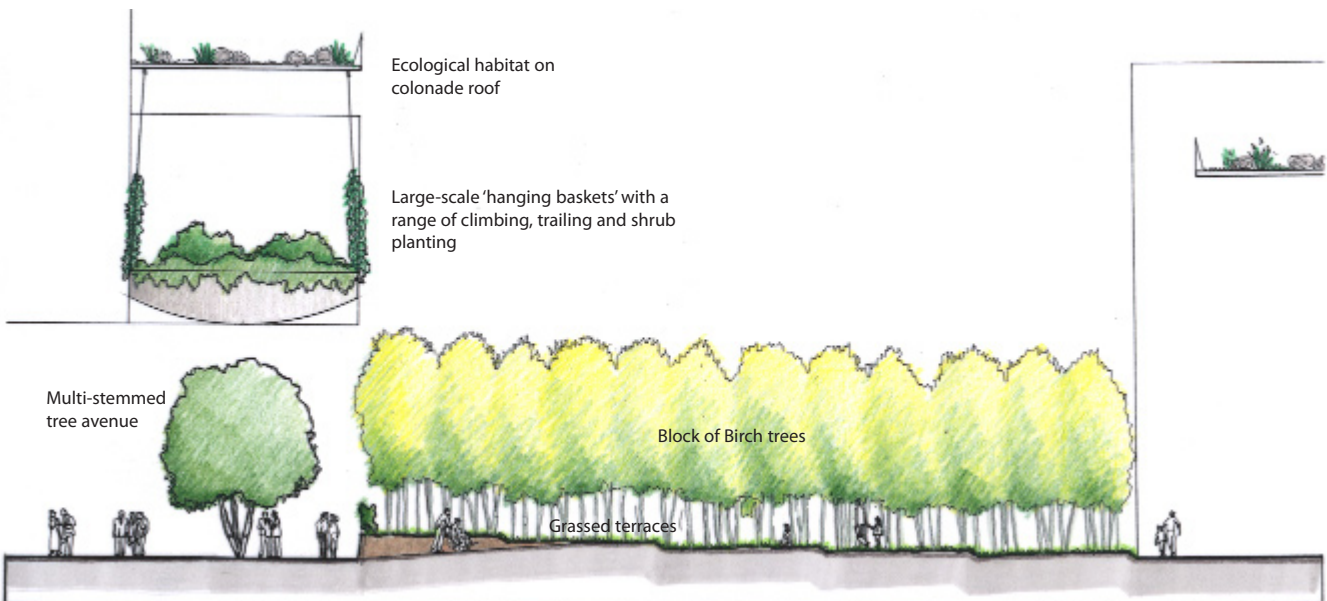
- Movement - animation
- Spectacle – water features, events areas, interesting planting
- Visual – an exciting landscape viewed from the surrounding buildings
- Quality – provide a setting and unifying element for the buildings
- Ecological habitats - roofscapes, internal planting, water elements



Site Location Plan



Open Space Network



Landscape Section