

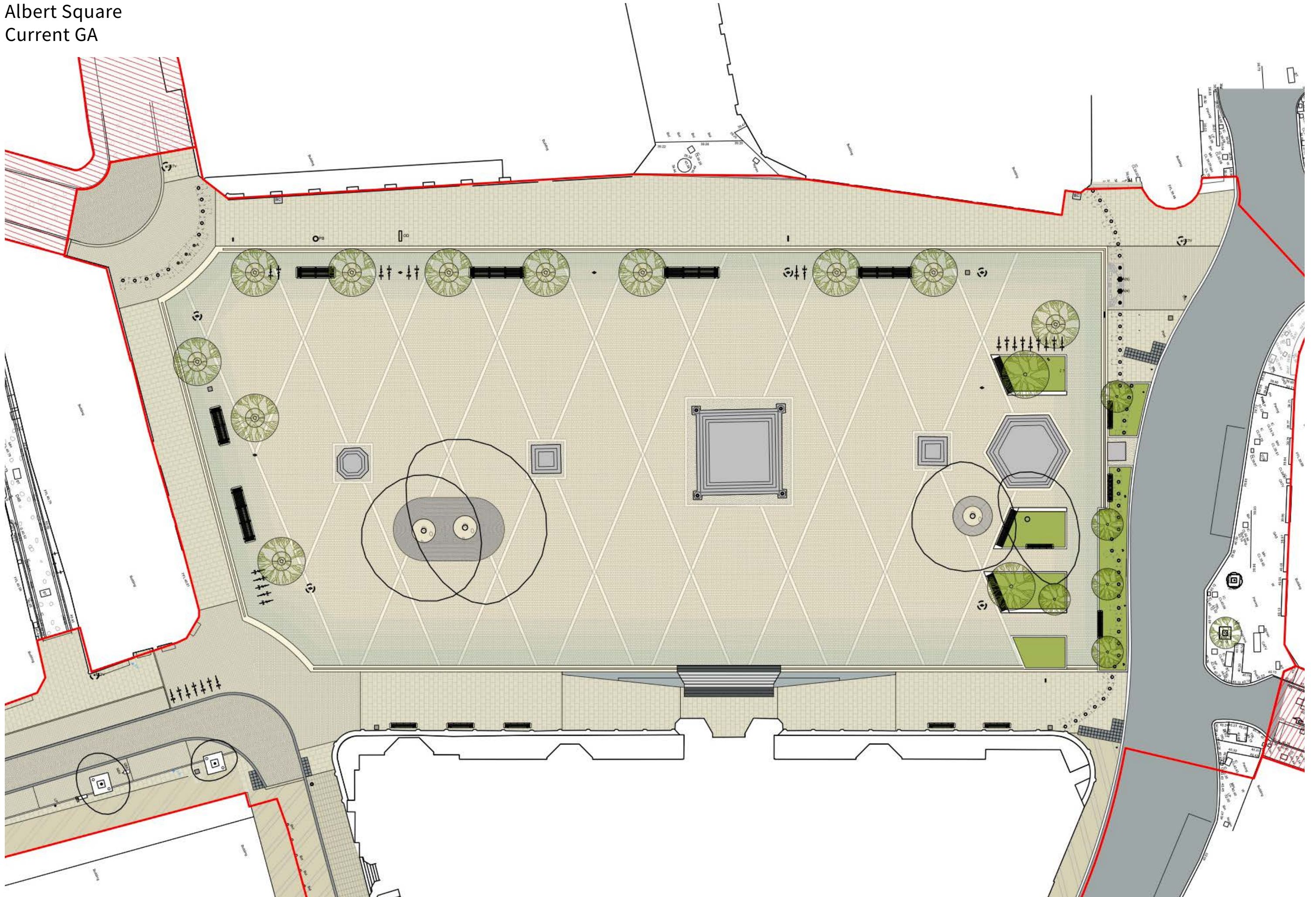
ALBERT SQUARE PUBLIC REALM
DESIGN UPDATES
03.02.21
PLANIT-IE



OUR
TOWN
HALL
PROJECT

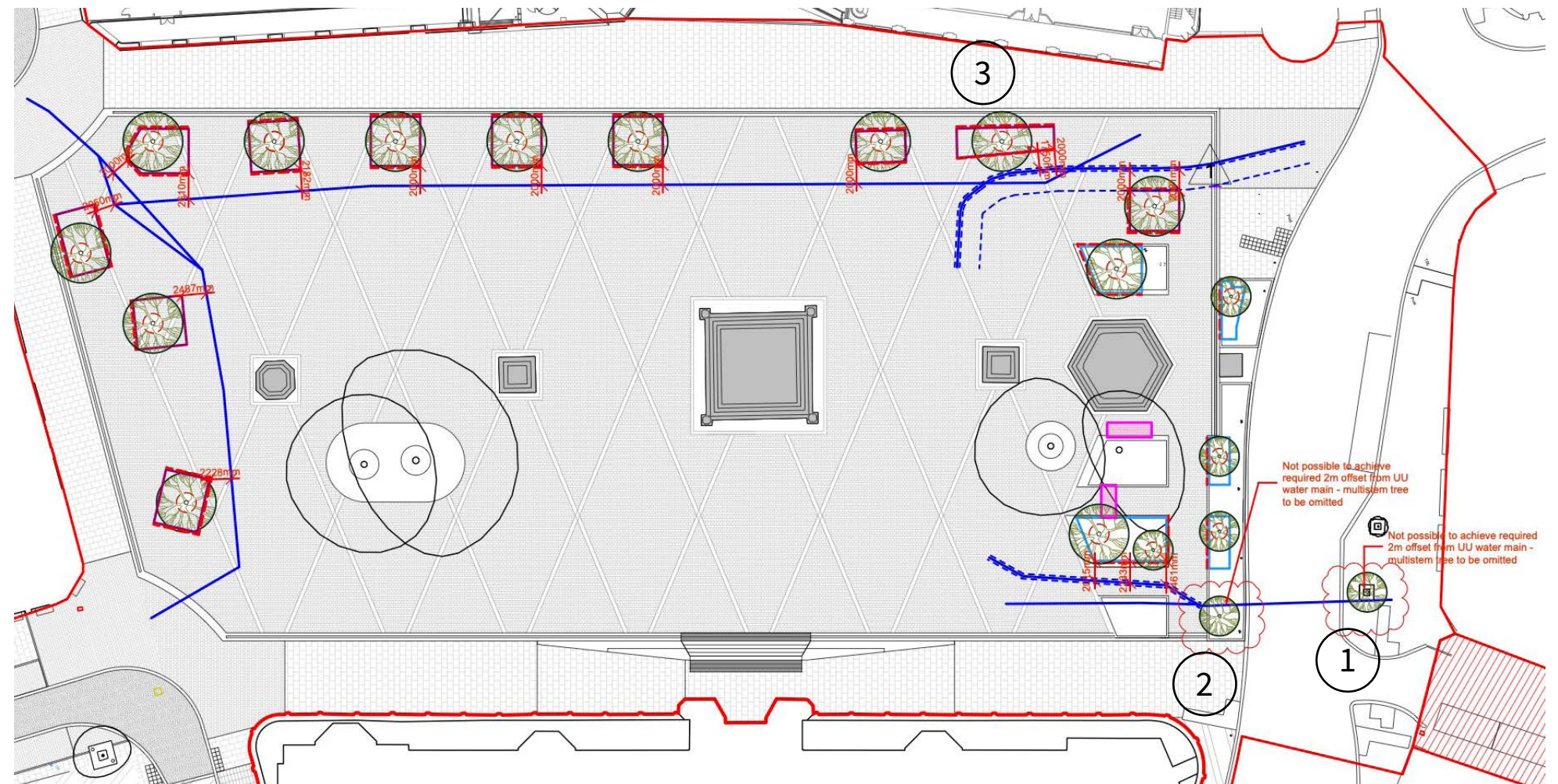


Albert Square
Current GA



Reasons for the changes to Albert Square design: United Utilities tree offset requirements

- UU guidance document 'Standard Conditions for Works Adjacent to Pipelines Document Ref. 90048' includes offset requirements for various tree species from any UU underground asset or pipe (large trees to have 10m offset, medium trees 6m offset, small trees 3m offset). The guidance also includes advice on the use of root barriers (see extract below) where the standard offset requirement cannot be achieved.
- As part of the dialogue during the C4 (utility diversion) application process, UU have agreed that tree pit root barriers can be used in order to reduce the standard offset requirements. They have advised that a minimum 2m offset is still required between the edge of their pipe/asset and the edge of any proposed tree pits.
- It has been possible to achieve this offset requirement in all locations except for three trees as highlighted on the adjacent plan that clash with a UU 500mm trunk main (blue line).



Plan showing UU trunk main and tree pit offsets

- The first (1) is a proposed replacement for the existing tree on Princess St that has died (outside Piccolino). It was proposed to utilise the existing tree pit in this location however UU have recently advised that they had never approved the original tree planting and will therefore not accept the tree to be replaced in this location.
- The tree (2) proposed in the planter to the Princess St edge of the square is a smaller multistem tree. This tree position has been dictated by the available space between the HVM bollard foundations.
- The tree (3) within the avenue is a large tree that would normally require a 10m offset. It is only possible to achieve a 1.75m offset and UU have rejected this.
- It is proposed to omit trees (1) and (2) from the scheme due to existing constraints (as detailed on the following page), and relocate the tree (3) within the avenue to achieve the required 2m offset.



6.6 United Utilities will consider the provision of specific tree root barriers where there is a need to establish trees closer to Pipeline(s) than would normally be acceptable best practice. Vertical or horizontal barriers can be effective and acceptable so long as they are professionally specified and installed following manufacturer's instructions and a suitable distance from the tree trunk to ensure tree stability at maturity. See the figures below for typical examples of these methods. These barriers shall be 1 – 2mm thick semi rigid type and be fitted by either a specialist installer or by very closely following the manufacturer's guidance. Further advice about root barriers can be found in BS8545.



Why can't the trees be relocated?

Existing and Proposed Utilities:

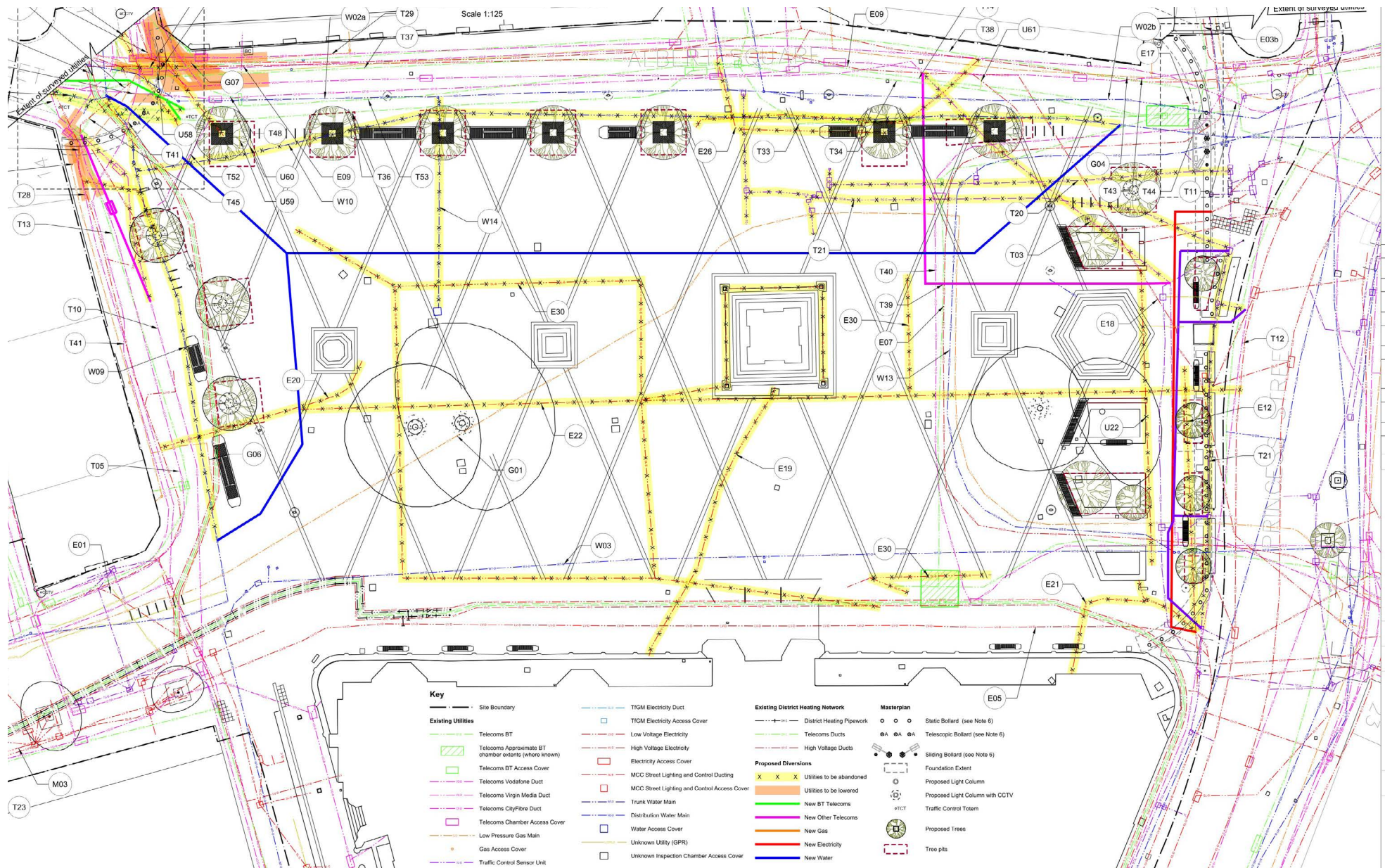
- Albert Square has a significant number of existing utilities and the majority of these run around the edges of the square (where trees are proposed). A large number of utilities are being diverted to accomodate the current proposed trees as can be seen on the adjacent diagram.
- There is also a concentration of utilities at the corners of the square at Mount St, Southmill St, and Princess St.

Events and Access Requirements:

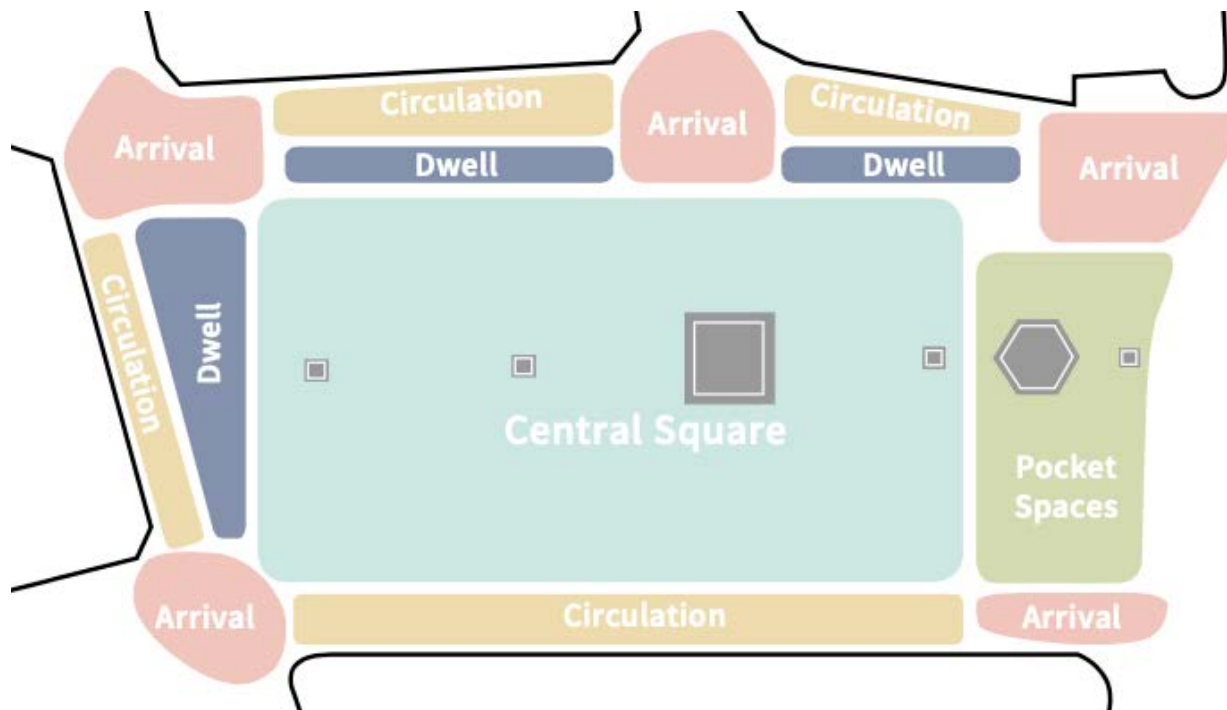
- The central area of Albert Square has been designed to be as clear and flexible as possible to allow for events, circulation, and legibility of design.
- The existing retained trees impact upon this openness, therefore any additional tree planting would further compromise the use of the space.
- The footways to all egdes of the square have been designed as generous circulation routes that are clear from any obstacles and clutter to allow for ease of movement and navigation.
- It is anticipated that the businesses to the south and west of the square will utilise part of the footway for licensed outdoor seating areas.
- At 3 corners of the square (Mount St, Southmill St, Princess St) there is a requirement for clear space to allow vehicle access for events and service vehicles to enter/egress.
- These areas are also arrival spaces and have therefore been kept clear to aid orientation and navigation.

Heritage Views

- There are a series of significant heritage views that were considered as part of the HIA. The current design is based around maintaining these key views and keeping trees and vertical elements away from these as much as possible.

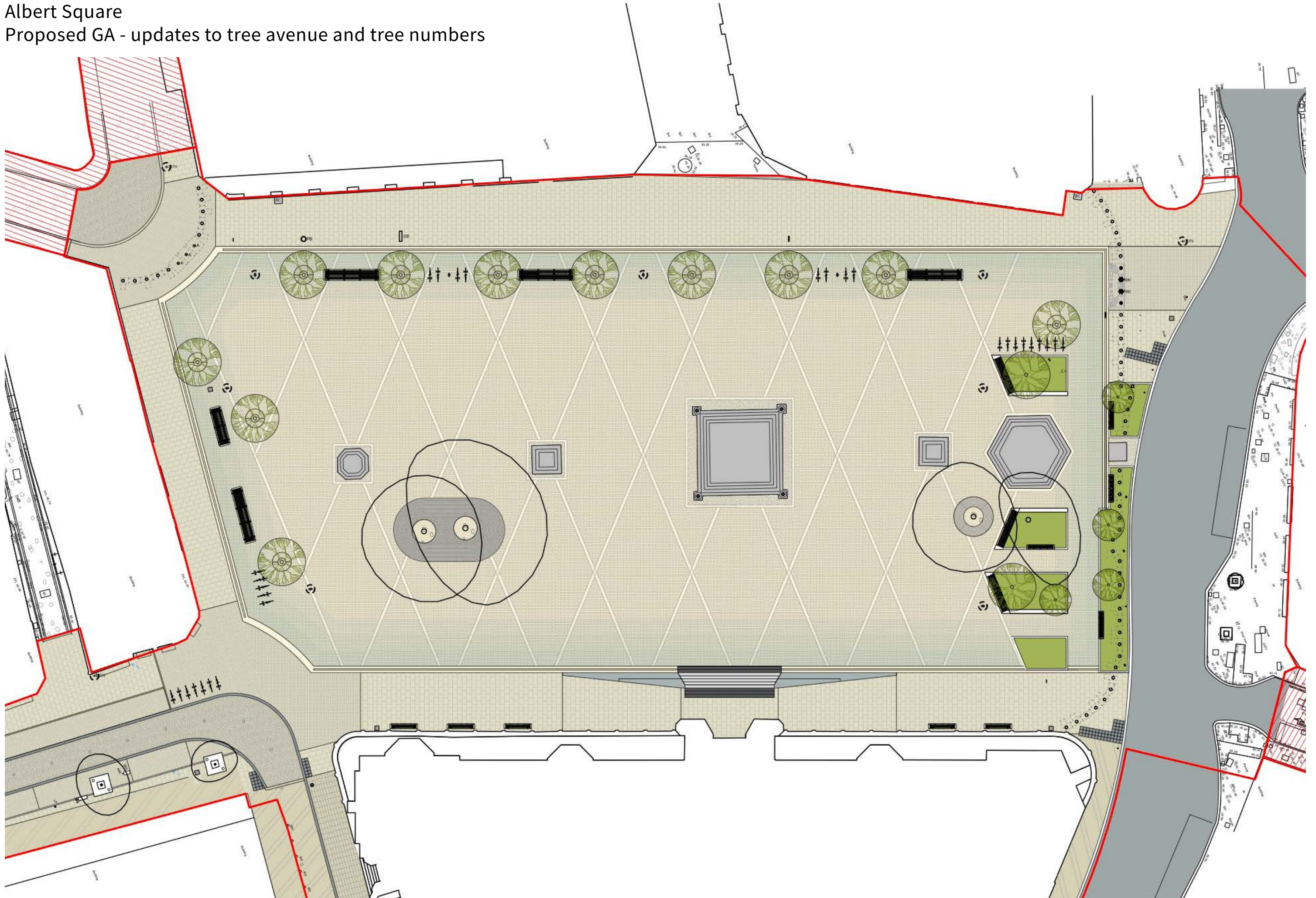


Arup Proposed Combined Utilities Diversions Plan (yellow highlighting denotes abandoned/diverted utilities)



Albert Square spatial character / organisation diagram

Albert Square
Proposed GA - updates to tree avenue and tree numbers



SUMMARY OF CHANGES TO CURRENT PUBLIC REALM SCHEME:

- Abert Square tree avenue has been repositioned to provide a 2m offset between the tree pits and water main as required by United Utilities.
- This includes the repositioning of all 7no trees within the avenue and a minor adjustment to the overall alignment (avenue moved 250mm east towards the square).
- Lighting columns and street furniture positions amended to coordinate with the new tree positions. This includes the omission of 1no small seating plinth due to the constraints of the new layout.
- Omission of 2no trees as unable to provide a 2m offset between tree pits and water main as required by UU. This includes one of the proposed smaller trees within the gardens on Princess St, and the replacement tree on the opposite footway outside Piccolino (Northern Assurance Building).

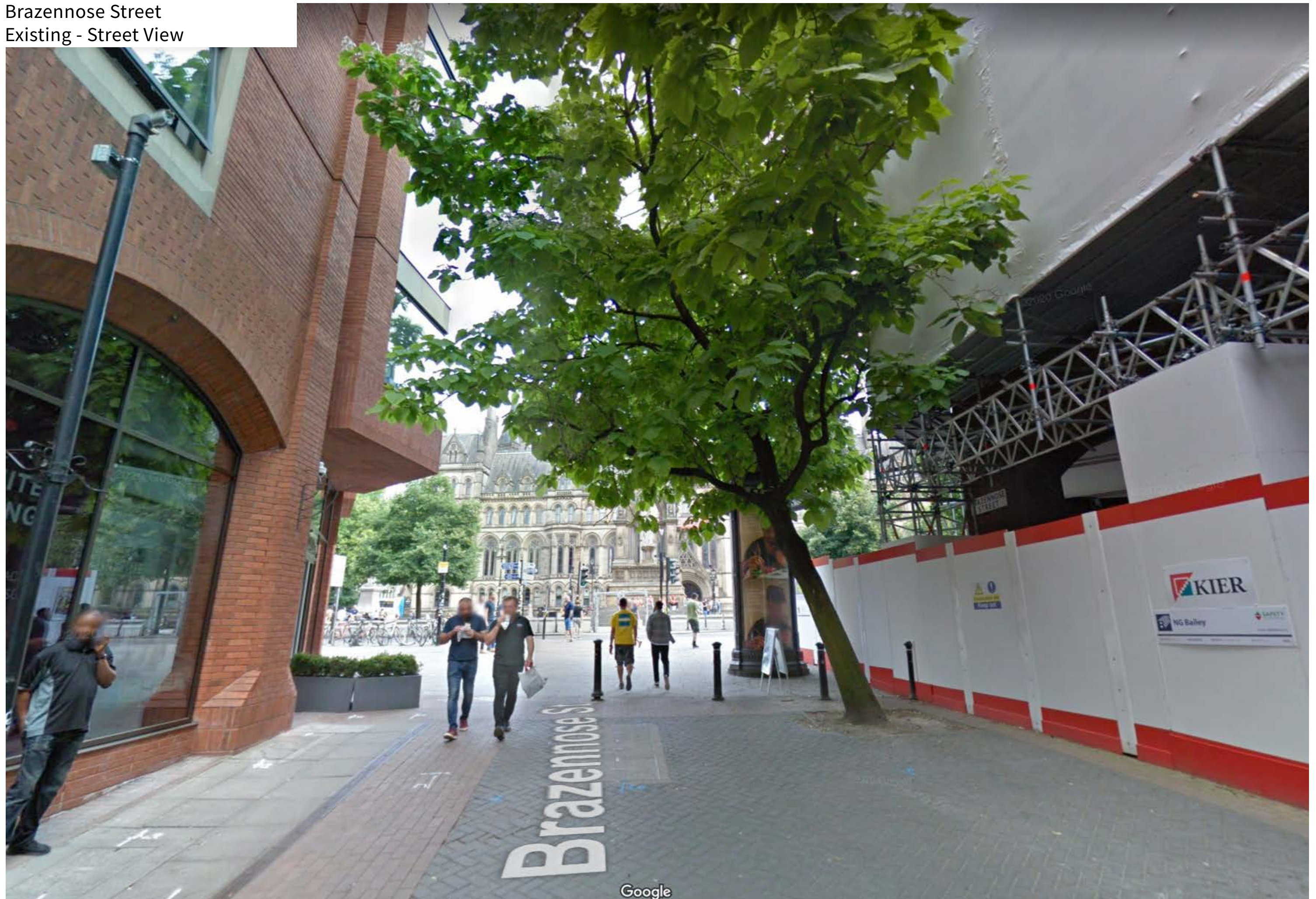
PROS:

- Provides the required 2m offset for the tree pits from the water main. Tree pits are well proportioned (squarer) allowing optimum conditions for tree growth.
- Tree avenue is unbroken and works better with the geometry of the design.
- Position of lighting columns work better with the geometry of the new design.
- Improved views from Southmill Street and Princess Street.
- Improved site access from Southmill St (provides a greater offset between delivery vehicles and external dining spaces).
- Improved egress onto Princess St - feels more open, reduces the risk of events vehicles damaging trees.
- Improves the alignment of the UU water main diversion with site obstructions (offset from manholes).

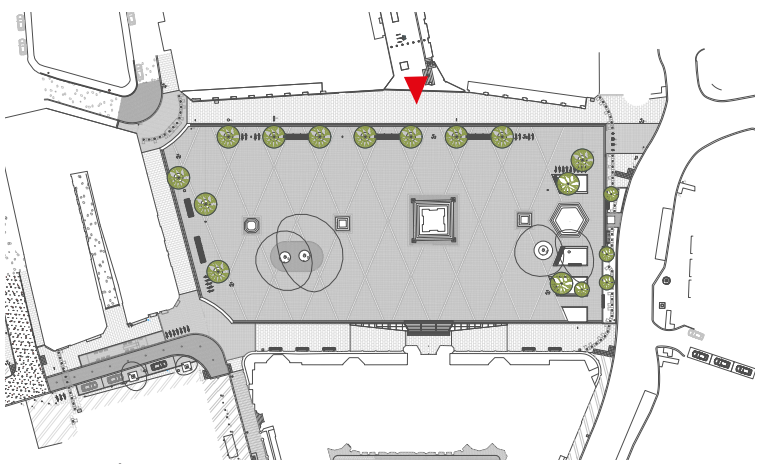
CONS:

- Impacts upon the view from Brazennose St (although existing trees on Brazennose St already screen views into the square to some extent).
- There will be a reduced number of trees in the Public Realm (due to not meeting the offset requirement with UU water main at Princess St). Due to the site requirements it is not possible to relocate the two trees within the scheme.
- Omission of seating plinth due to relocation of tree avenue and constraints of events vehicle tracking requirements.

Brazennose Street
Existing - Street View



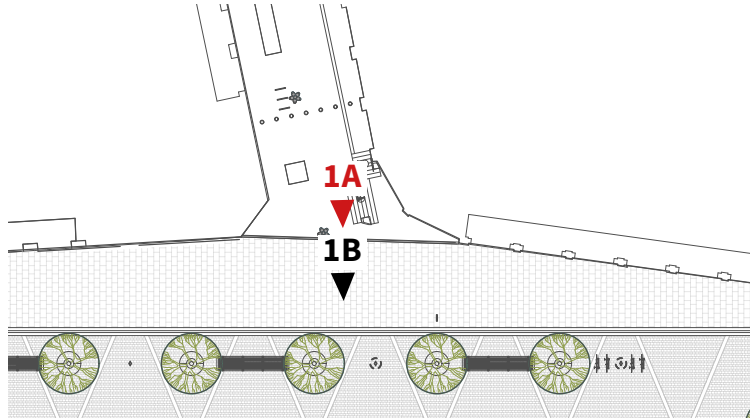
View - Brazenose Street
Existing View (back of footway)



Location Plan



CGI View 1A - Brazenose Street
Current Scheme



Location Plan



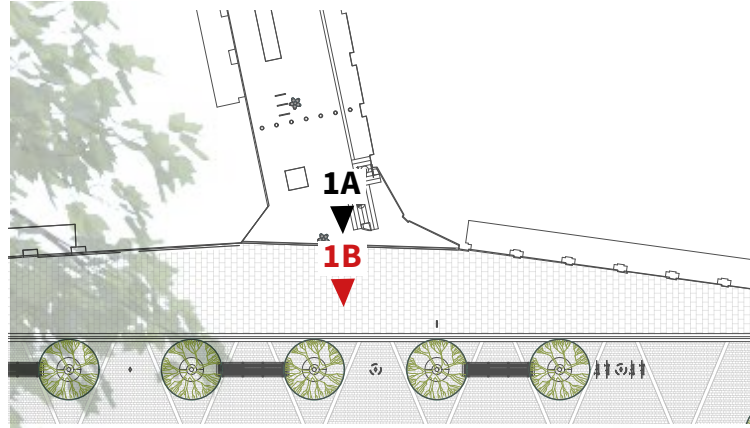
CGI View 1A - Brazenose Street
Proposed Scheme



CGI View 1A - Brazenose Street
Proposed Scheme - Mature Trees



CGI View 1B - Brazenose Street
Proposed Scheme



Location Plan

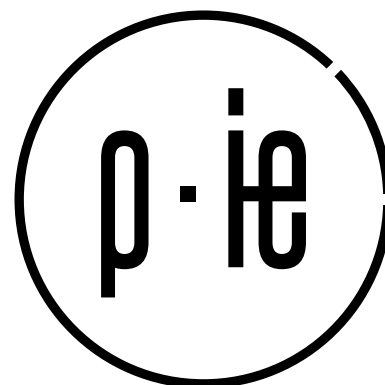


CGI View 1B - Brazenose Street
Proposed Scheme - Mature Trees



MANCHESTER STUDIO

2 Back Grafton Street
Altrincham, WA14 1DY
+44 (0)161 928 9281
info@planit-ie.com



LONDON STUDIO

Waterside, 44-48 Wharf Road
London, N1 7UX
+44 (0)207 253 5678
www.planit-ie.com