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ANGEL GARDENS / NOMA PLOT L: LANDSCAPE DESIGN STATEMENT / PLANNING UPDATE

This design statement is intended to provide a detailed overview of the changes to the Angel Gardens landscape design since the previous planning update issue in December 2016. It should be read in conjunction with the following drawings: PL1378-GA-P100 Rev06 (Landscape Masterplan), PL1378-GA-P101 Rev04 (Hard Landscape Plan), PL1378-GA-P102 Rev 04 (Soft Landscape Plan), and PL1378-GA-P105 Rev04 (Levels and Access Plan).

Item 1: Courtyard Layout
The design and layout to the courtyard has been developed in order to create a larger area of hardstanding / useable space as requested by the client. The increased paved area will allow more flexibility for the use of the space, including for small events with temporary stalls and stands. The space would be able to accommodate small vehicles such as coffee kiosks, mobile pizza ovens, and open sided serving vans, but nothing larger. The space would also provide an area of level access for the installation and dismount of temporary equipment / kit within the event space.

In order to accommodate the larger area of paving in the courtyard, an area of planting has been omitted and the adjacent area of paving has been extended. In addition to omitting the area of planting, one tree has also been omitted from the courtyard. Due to the high density of proposed tree planting within the scheme, the tree has not been relocated elsewhere. The garden character will be retained as there will remain a large area of soft landscaping with ornamental planting beds and twenty semi mature trees planted within the courtyard space.

Access to the courtyard will be via Angel Street, through a level access route within the building. The layby on Angel Street will have a chamfered kerb to allow access for MEWPs, small service vehicles and those used for events.

Item 2: Angel Street Ramp
The layout to the Angel Street ramp area has been amended following a levels review of that area during the detailed design stage. Due to the required gradient to the car park ramp, it has been necessary to introduce an area of soft landscape to take up the level change between the ramp and adjacent footpath. The location of the cycle parking has been amended to suit the revised layout.

Item 3: Rochdale Road Planting
The planting area on Rochdale Road has been amended following changes to the internal layout and the introduction of a new door that clashed with the original planting area. The area of planting has been replaced with natural stone paving to match the adjacent footpath.

Item 4: Courtyard Planting
The planting area within the courtyard has been amended following changes to the internal layout and the introduction of a new door that clashed with the original planting area. The area of planting has been replaced with concrete block paving to match the adjacent area of hardstanding.

Item 5: Courtyard Pleached Shrub Planting
As part of the design development of the courtyard, the pleached shrub planting to the building edge has been omitted due to concerns over it's proximity to the building façade and the potential that it would become a potential maintenance issue. The area has been replaced with herbaceous planting.

Item 6: Miller Street Lift
As part of the detailed design and coordination process with the architect and structural engineer, the lift position has been amended in order to tie in with the slab edge and top of steps.

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