

Circle Square No.3

Landscape Design & Access Statement Addendum

PLANIT

Document Control

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01
The Site & Concept

Approach

The approved approach for Circle Square No.3 is the creation of a new public garden, set within the heart of the southern portion of the Circle Square development.

Our aim is to create a biodiverse and unique offering; a space for residents, workers and visitors of Circle Square to come and relax amongst nature and get away from the bustling streets.

Wider public realm improvements will be delivered alongside the gardens. High quality tree lined streets and spaces will continue to maximise permeability across the entire masterplan.

The CS3 site is still achieving this approach with 47 new trees and 1370m2 of new, lush planting.

The following pages demonstrate the changes to our original approach in more detail.



Key

Application boundary

Circle Square Masterplan

02
Key Design Changes

Design Changes

Key design changes have been made through the design development process, with several being driven by clashes with existing services and wind mitigation. Changes made to the scheme have not compromised the design and, in most cases have enhanced the scheme, maintaining a verdant and biodiverse landscape for residents, workers and visitors to relax amongst nature.

1. Trees along Princess Street omitted due to clashes with an existing retaining wall beneath the footway.

2. Two trees along Cloak Street omitted due to clashes with existing below ground services.

3. Tree numbers within Symphony Gardens are being maintained. Subtle changes to the location and species selections to comply with wind mitigation guidance.

4. Tree and shrubs in containers have been introduced to spill out spaces along the MTC and CS3 façades, creating a sense of enclosure and intimacy to building edges. Containers will be above ground to avoid clashes with existing services. In the event of facade repair/ maintenance the containers will be lifted and replaced after works are complete.

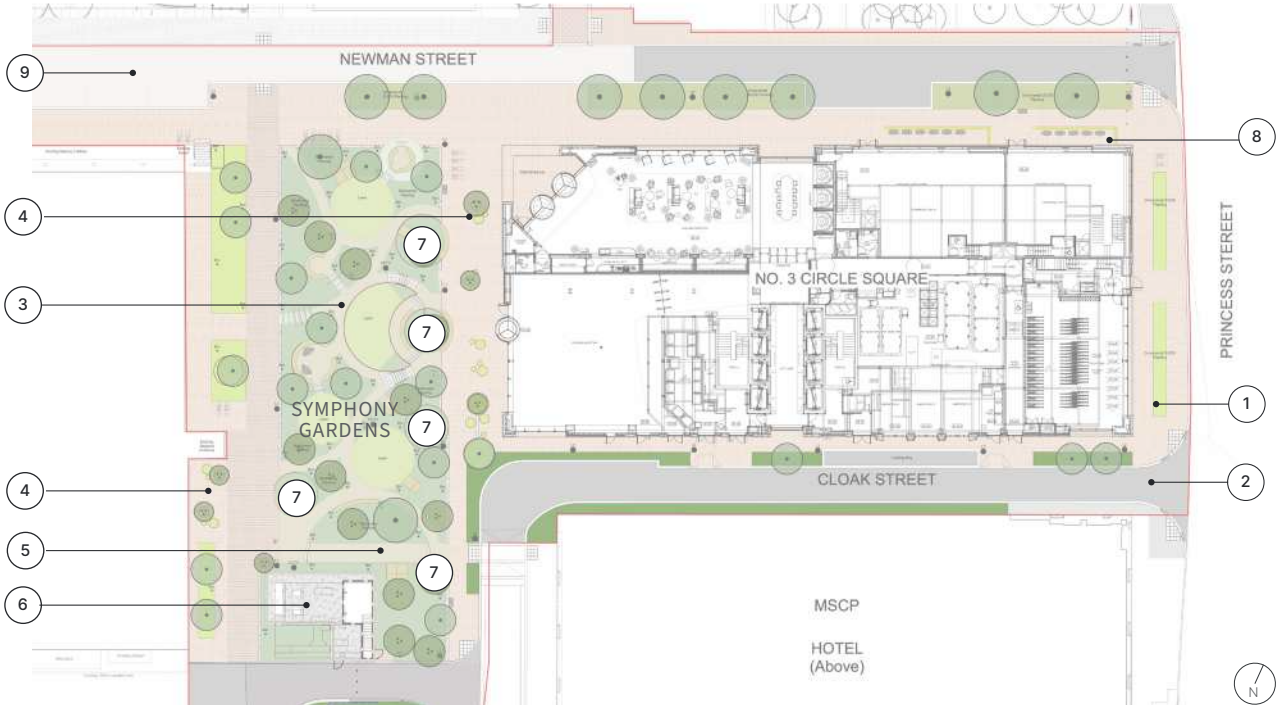
5. Direct link introduced across the southern portion of the garden, connecting Manchester Technology Centre to the MSCP/ Hotel.

6. Due to ongoing conversations with Electricity North West, access to the substation roof must be restricted to the public. Clear access for maintenance is provided off Cloak Street. The substation will be screened from view with a simple timber fence and associated climbers.

7. Raised planter edges have been introduced to provide a greater sense of enclosure and add structural elements within Symphony Gardens.

8. Steps to the CS3 spill out terraces have been removed to maximise the spill out opportunity along Newman Street.

9. Concrete paving to raised table on Newman Street replaced with coloured macadam, providing a more robust surface finish suitable for delivery vehicles.



Pedestrian Permeability

The movement principles set out under the approved outline planning application are reflected across the new masterplan proposals.

The new garden space is pulled away from the edges of the proposed No.3 and existing Manchester Technology Centre to create two new pedestrian links with direct access to the adjacent buildings and wider Circle Square development across Newman Street.

The majority of routes are vehicle free, generously wide and tree lined.

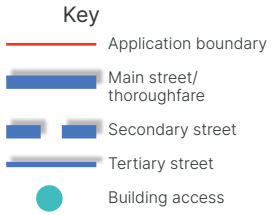
Crossing points along Newman Street are aligned with natural desire lines to improve legibility and seamless connectivity.

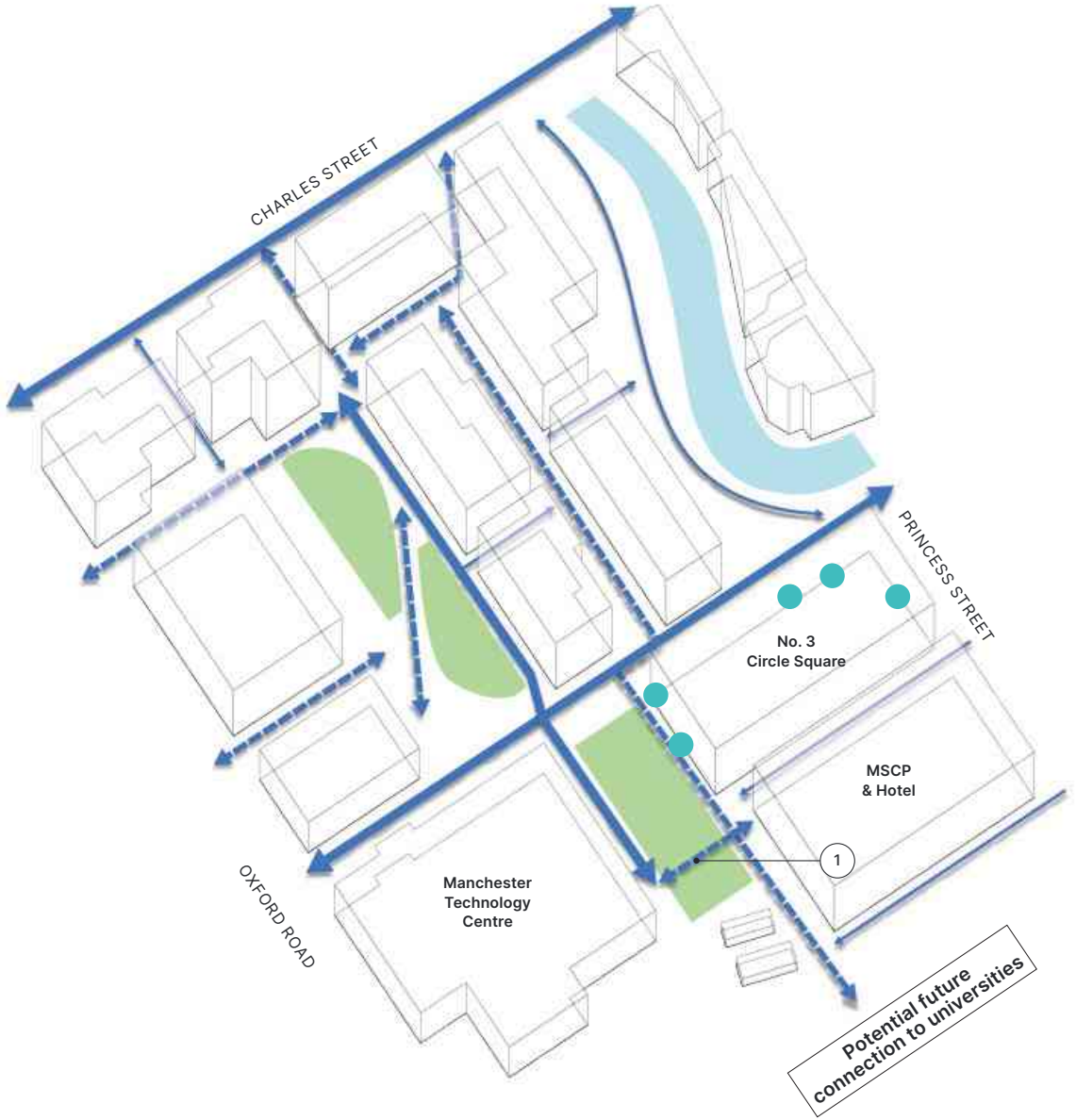
Access to No.3 is gained from Newman Street, directly adjacent the new Symphony Garden.

Meandering routes across the site are provided through Symphony Gardens.

Design Changes:

1. A new direct link has been proposed across Symphony Gardens to connect the MSCP with the Manchester Technology Centre.





Vehicular Movement

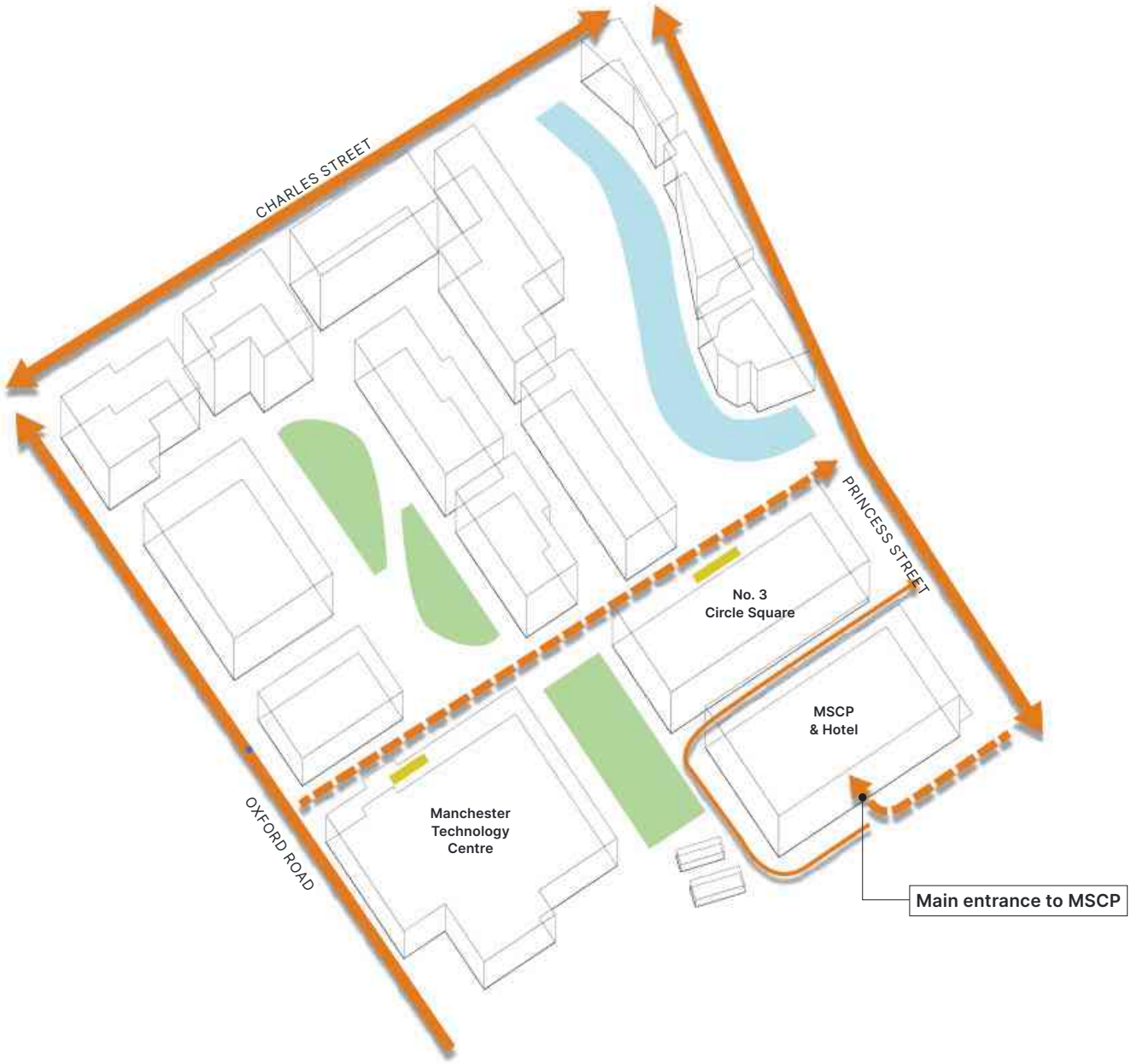
Newman Street is the main vehicular route west to east through the wider Circle Square masterplan with loading bays that serve for deliveries and visitors.

Newman Street connects the main roads of Oxford Road and Princess Street featuring a one way system, street trees and lighting.

The multi storey car park and hotel retain their existing access from Princess Street, with service access to No.3 Circle Square on Cloak Street.

Design Changes:

1. No changes have been made to the Vehicular circulation around the site.



Key

- Application boundary
- Main roads
- Secondary roads through site
- Service route to No.3
- Drop off

Maintenance & Servicing Movement

Servicing to No.3 is provided off Cloak Street egressing directly onto Princess Street.

This route provides the shortest possible route around the MSCP making use of the existing street infrastructure and limiting interactions with pedestrians along Newman Street and Symphony Gardens.

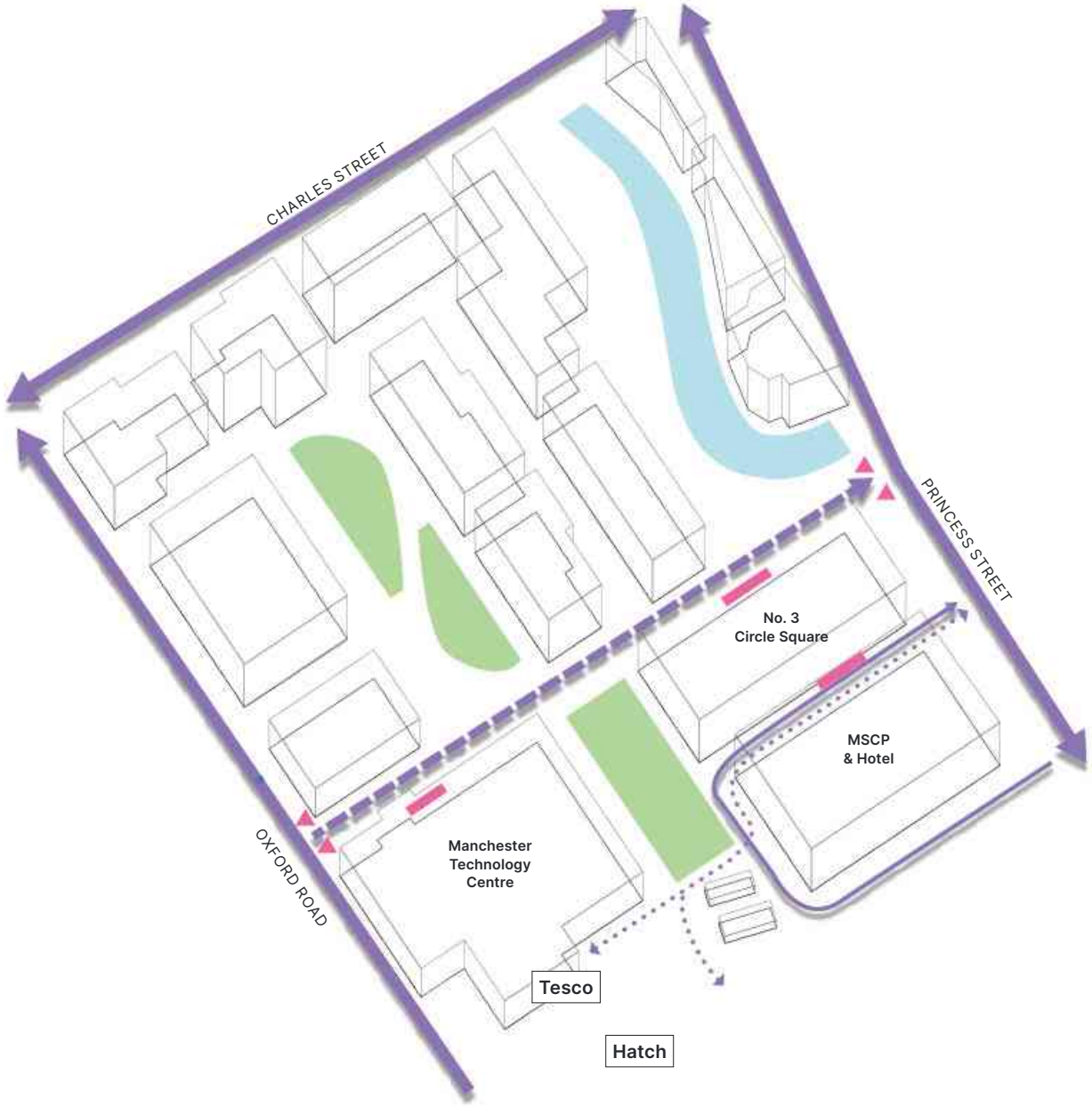
Loading is provided along Cloak Street for No.3 with short stay drop off bays along Newman Street for direct access to the main entrance.

Access arrangements to the MTC, Tesco retail unit and Hatch remain fully operational with access off Cloak Street.

Automatic bollards are proposed at either end of Newman Street to provide a control measure for events both within the Circle Square development and wider city, particularly along Oxford Road.

Design Changes:

1. No changes have been made to the maintenance and servicing movement around the site.



Key

- Application boundary
- Main roads
- One way street
- Service route to No.3
- Managed access for Tesco
- Loading bays
- Event control point

03
Softworks
Design Changes

Softworks Design Amendments

58 trees were approved under No.3 Circle Square Planning Permission Ref: 134288/FO/2022, 47 trees are now proposed for No.3 Circle Square due to alterations to the softworks proposals, it results in a loss of 11 trees.

The loss of trees are limited to Princess Street, Cloak Street and to the perimeter of the existing above ground sub-stations. The loss has been driven by clashes with existing services and structures uncovered during site preparation and following advice from ENW. Proposed tree numbers to Symphony Gardens and the heart of the public realm remain unchanged.

There is strong aspiration for the Circle Square Masterplan to provide biodiversity enhancement. To date, 89 trees have been planted within the Circle Square Masterplan area, in addition to the 47 trees proposed as part of No.3 Circle Square, it will bring the overall total number of trees within the Circle Square Masterplan area to 136 trees.

Design Changes:

1. Trees along Princess Street removed due to clashes with existing retaining wall exposed during site excavation.

2. Trees along Cloak Street removed due to clashes with existing services and access requirements to the building.

3. Trees moved into above ground planters. Therefore not counted as 'trees' for the purpose of this review.

3. Biodiversity within the Symphony gardens has been enhanced with approximately 100m² of additional shrub planting.

4. Trees omitted around the perimeter of the above ground substations following advice from ENW.

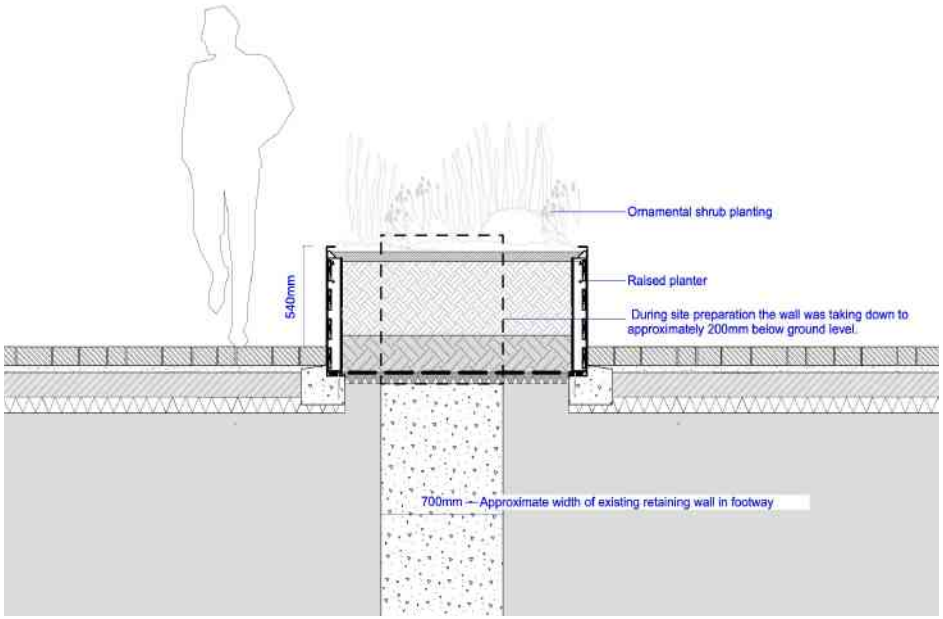


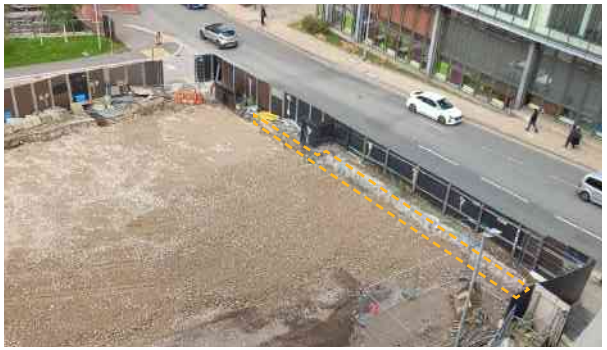
1. Princess Street Trees

4No. trees along Princess Street removed due to clashes with existing retaining wall exposed during site excavation.

The width of the existing wall is approximately 600-700mm. During site preparation the wall was taken down to approximately 200mm below ground level.

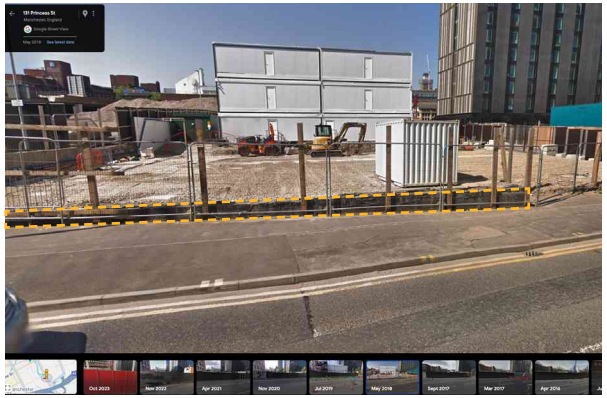
Ornamental shrub planting will still be proposed along the Princess Street footway but within raised beds to allow for the planting depth above the existing retaining wall.







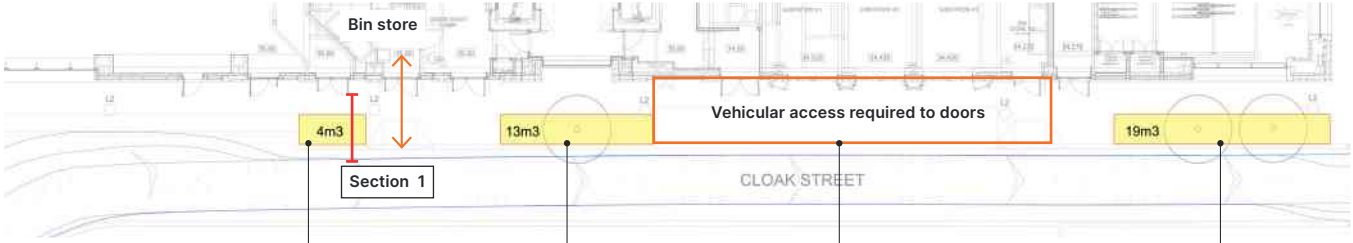
Retaining wall exposed along Princess Street on site.



Street View of Retaining wall exposed along Princess Street - May 2018

2. Cloak Street Trees

2No. trees along Cloak Street removed due to clashes with existing services and access requirements to the building.



Tree pit reduced in size to accommodate the vehicular tracking and access to the bin store door.

SW drainage pipe dissects the tree pit at approximately 800mm depth below paving level.

Tree pit volume only able to support 1 No. Tree.

1 No. Tree removed from this bed.

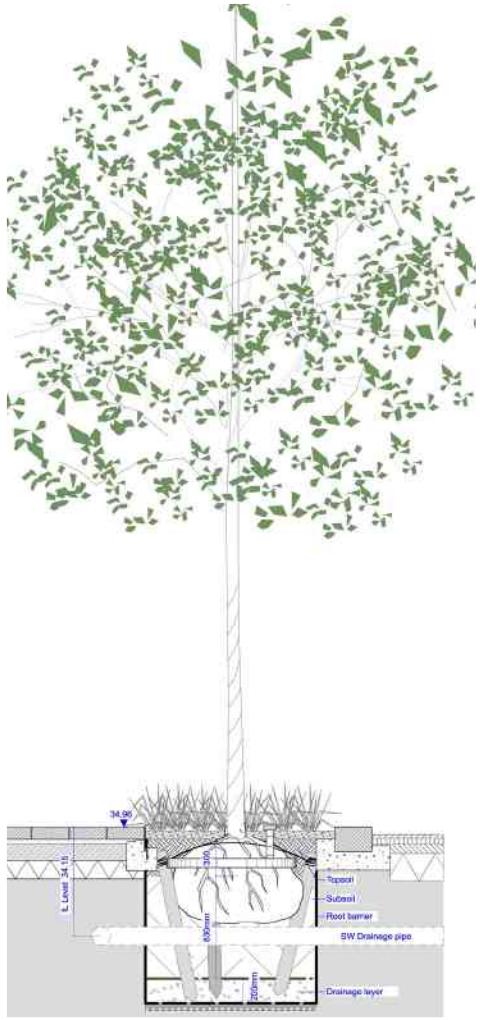
Clear vehicular access required directly in front of Fire control room and Substation doors

2 No. Trees required for wind mitigation

Tree pit length increased to increase soil volume to accommodate 2 trees.



Underground services to Cloak Street



Section 1

Approved Tree Concept

The approved tree planting plan, as shown below, demonstrates a range of form and seasonal interest, appropriate for the scale of the site. The species palette is in keeping with the wider Circle Square masterplan providing a cohesive character to the estate.

The proposed tree planting plan, as shown on the following page, aims to maintain the concept of the approved planting palette with the addition of evergreen avenue and focal trees. This was a requirement following advice from the wind mitigation testing.

The following page demonstrates the design changes to the approved tree concept.

Key

- Avenue trees - Deciduous - 27 No.
- Focal trees - Deciduous - 5 No.
- Enclosure trees - Deciduous - 26 No.

58 Trees in Total





Liriodendron tulipifera



Platanus orientalis



Betula pendula



Prunus 'The Bride'

Proposed Tree Concept

1. Tree locations and species within Symphony Gardens have changed in response to wind mitigation advice.
2. Trees along Princess Street omitted due to clashes with an existing retaining wall in the footway.
3. Two trees along Cloak Street have been removed due to clashes with proposed and existing services.
4. Tree and shrubs in pots have been introduced to spill out spaces along the MTC and CS3 façades to create structure and provide a sense of enclosure and intimacy. Trees and shrubs placed in containers due to below ground services and to facilitate facade replacement access.
5. Trees omitted around the perimeter of the above ground substations following conversations with ENW.

Key

- Avenue trees - Evergreen - 3 No.
- Avenue trees - Deciduous - 17 No.
- Focal trees - Evergreen - 3 No.
- Focal trees - Deciduous - 10 No.
- Enclosure trees - Deciduous - 14 No.
- Focal trees - Evergreen - In pots - 6 No.

47 Trees in Total

(excluding 6no. trees in pots)





Magnolia grandiflora



Platanus acerifolia



Liquidambar styraciflua



Pinus nigra



Cornus mas

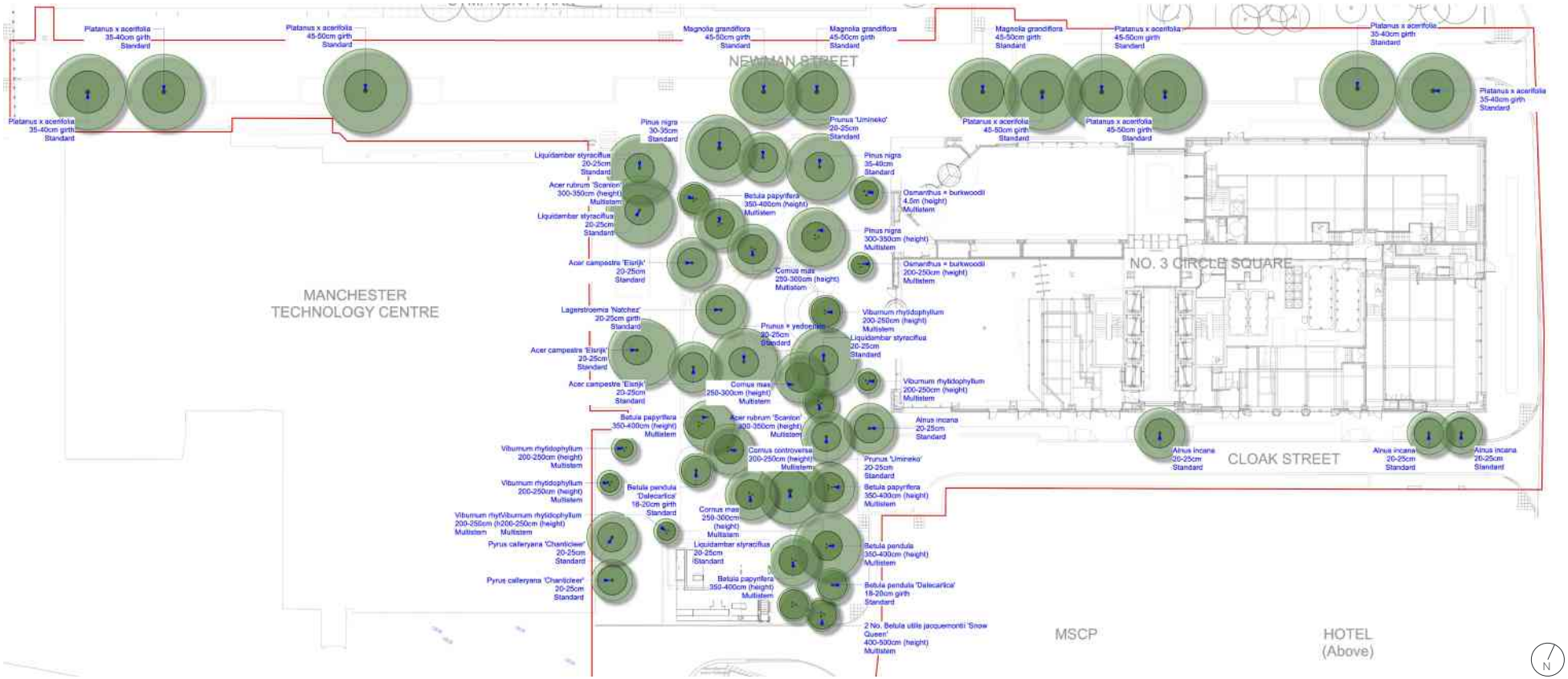
Proposed Tree Concept - 10+ Years

This diagram demonstrates a tree growth study showing the tree canopy extents after 10+ years.

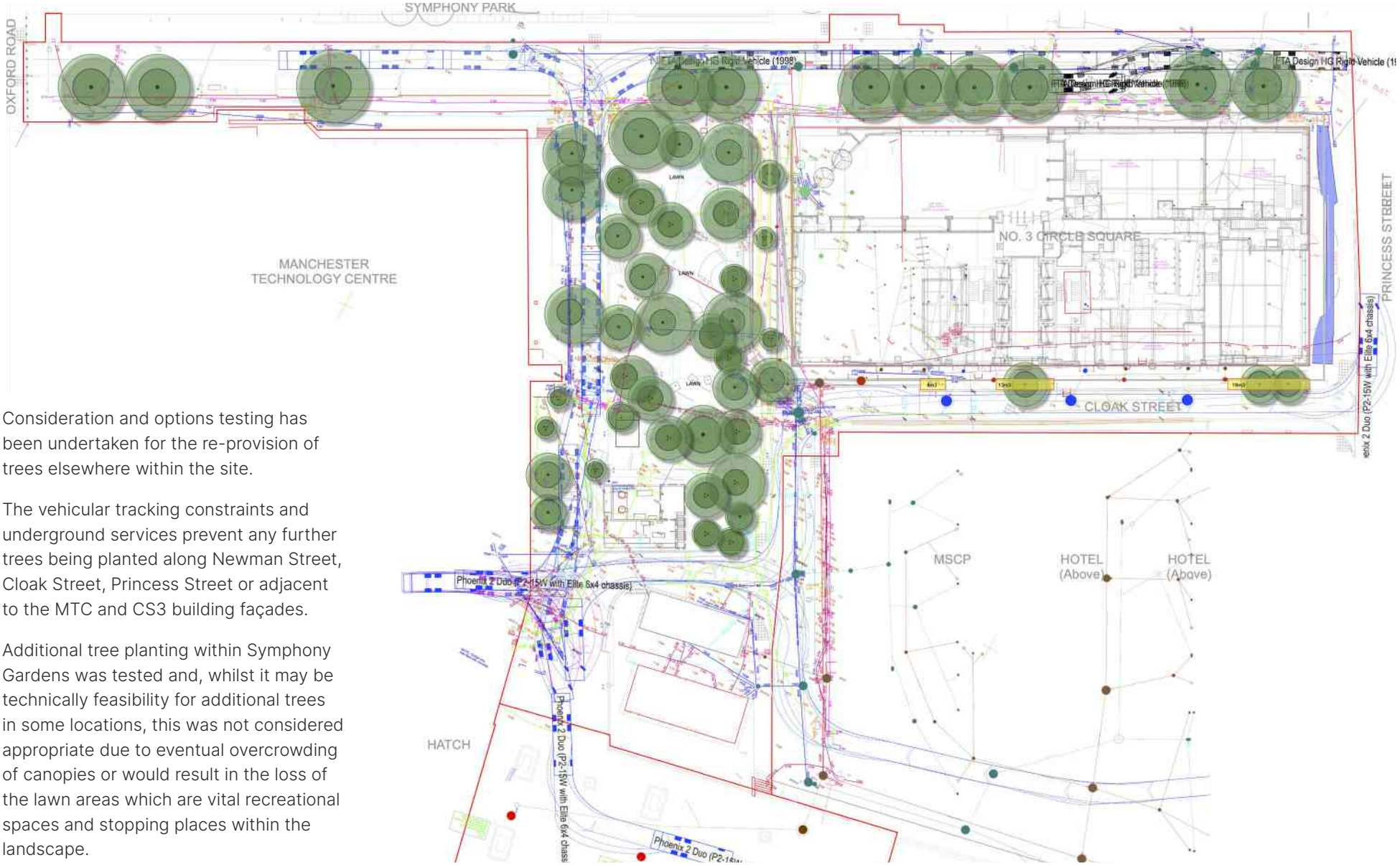
The canopy size shown is an average diameter based on RHS best growth rate guidance.

Where trees are positioned close to the building facade, it is unlikely that the tree canopy will reach their ultimate spread. These trees are represented at 70% their ultimate canopy size.

The plan demonstrates that tree spacing and positioning is appropriate.



Additional Tree Planting Constraints



Consideration and options testing has been undertaken for the re-provision of trees elsewhere within the site.

The vehicular tracking constraints and underground services prevent any further trees being planted along Newman Street, Cloak Street, Princess Street or adjacent to the MTC and CS3 building façades.

Additional tree planting within Symphony Gardens was tested and, whilst it may be technically feasibility for additional trees in some locations, this was not considered appropriate due to eventual overcrowding of canopies or would result in the loss of the lawn areas which are vital recreational spaces and stopping places within the landscape.

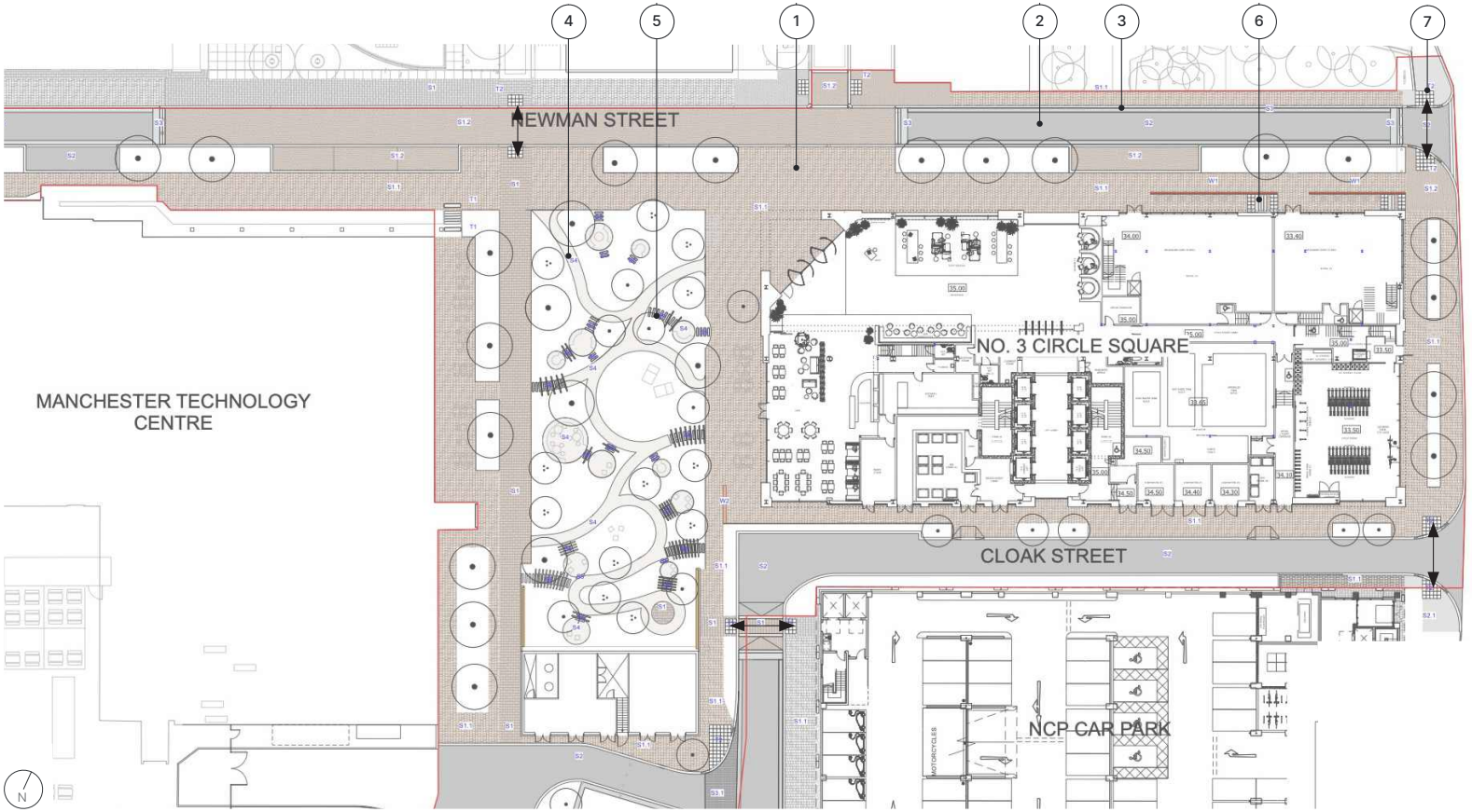
04
Materials Approach

Approved Hardworks Material Strategy

- Surface materials will be selected in accordance with the masterplan palette, ensuring consistency and reinforcing the sense of place.
- Designs will create a fully accessible public realm that accommodates all users and visitors.
- Designs will be compliant with Part M where access to buildings in being considered.
- Manchester's Design for Access 2 Guidance will inform all public realm areas.

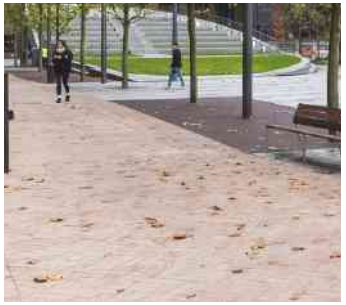
Key

S1	1.	Concrete sett paving
S2	2.	Tarmacadam
S3	3.	Granite setts
S4.1	4.	Resin bound gravel
S6	5.	Granite stepping stones
S7	6.	Granite steps
T1	7.	Hazard warning paving




Granite stepping stones


Resin bonded gravel 'Mulberry'


Kellen 'Volcanoo/Magnma'


Granite setts 'Kobra'

Proposed Hardworks Material Strategy

The majority of the surface finishes remain the same as the approved material palette.

Design Changes:

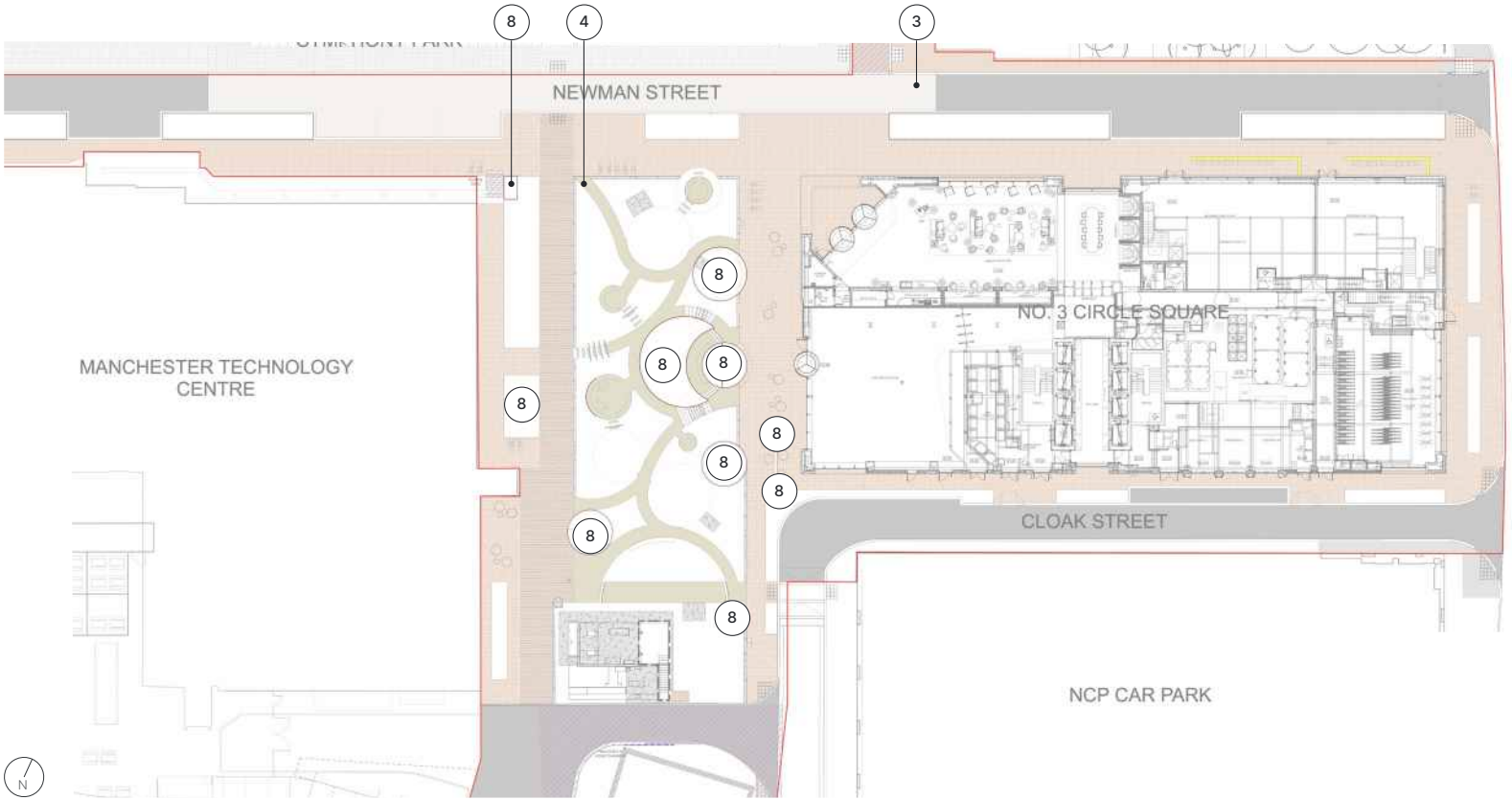
8. Raised planter edges have been introduced to provide a greater sense of enclosure and add structural elements within Symphony Gardens.

3. Concrete paving to raised table on Newman Street replaced with coloured macadam to achieve a more robust surface finish suitable for heavy duty deliveries.

4. The Resin bound gravel to Symphony Gardens has been changed to a lighter and more naturalistic colour to visually offset the planting and give a more gardenesque feel to the space.

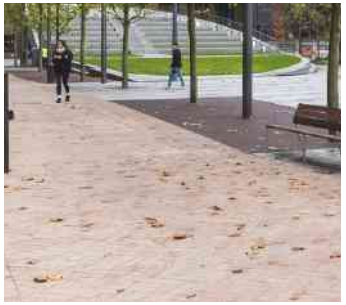
Key

1. Concrete sett paving
2. Tarmacadam
3. Coloured Tarmacadam
4. Resin bound gravel
5. Granite stepping stones
6. Granite steps
7. Hazard warning paving
8. Raised steel planter edges




Granite stepping stones


Resin bonded gravel 'Golden Pearl'


Kellen 'Volcanoo/Magnma'

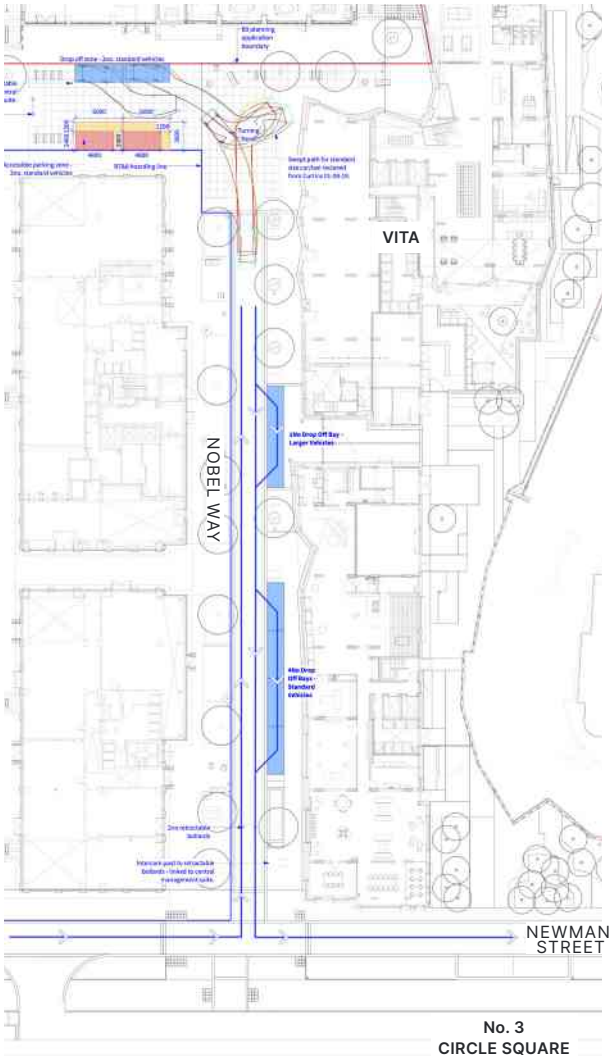

Coloured Tarmac 'Buff Quartzite'

Newman Street raised table paving

Concrete paving to raised table on Newman Street is to be replaced with coloured macadam to achieve a more robust surface finish suitable for heavy duty deliveries.

The decision to move away from concrete paving is in response to the concerns of longevity and durability of the paving to the existing vehicular route around the wider Circle Square estate.

The existing paving appears to have loosened and lifted in places creating an uneven surface, the corners of the pavers are chipping and where the paving meets banding or a different surface finish the paving is cracking and lifting.





Uneven surface



Chipped paving edges



Loose and cracked paving

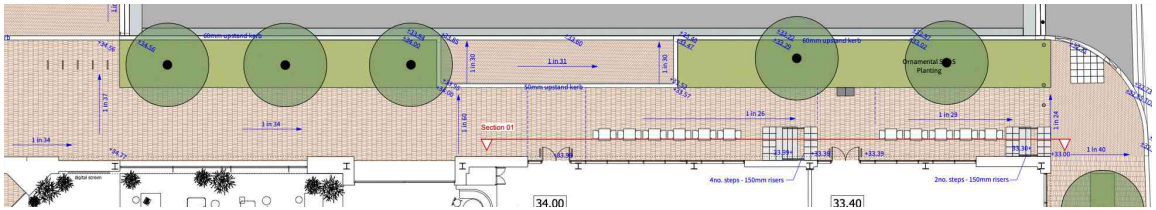
Proposed Hardworks Material Strategy
Raised steel planter edges



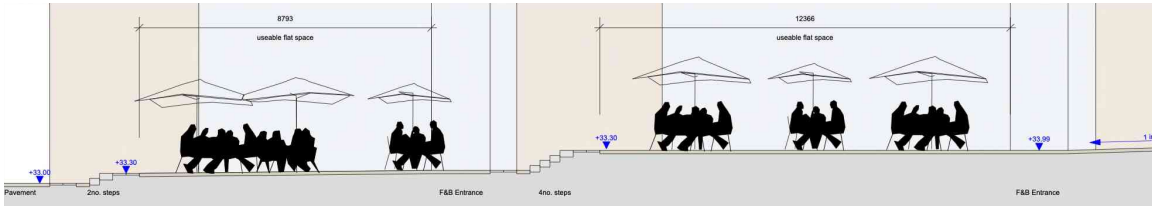
Approved Newman Street Terraces

Formerly known as Brancaster Road, Newman Street proposes a number of trees in areas of soft landscape along the southern edge.

1. Ramp access to MTC maintained
2. Drop off bays
3. Mature tree avenue
4. Single lane, one way street
5. Pedestrian crossings
6. SUD activated tree pits
7. Climate resilient planting
8. No.3 spill-out terraces



Detail Plan - Spill Out Terraces along Newman Street



Section - Spill Out Terraces along Newman Street



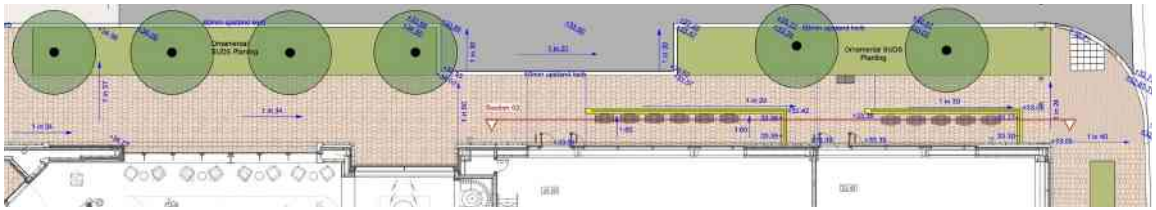
Proposed Newman Street Terraces

Design Changes:

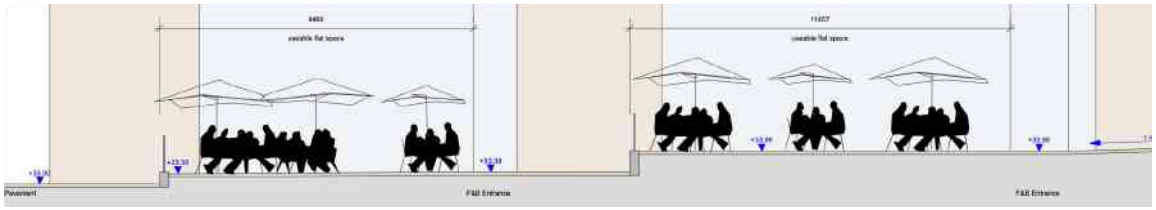
Steps to the CS3 spill out terraces have been removed to lengthen and maximise the spill out opportunity.

Concrete paving to raised table on Newman Street replaced with coloured macadam to achieve a more robust surface finish suitable for heavy duty deliveries.

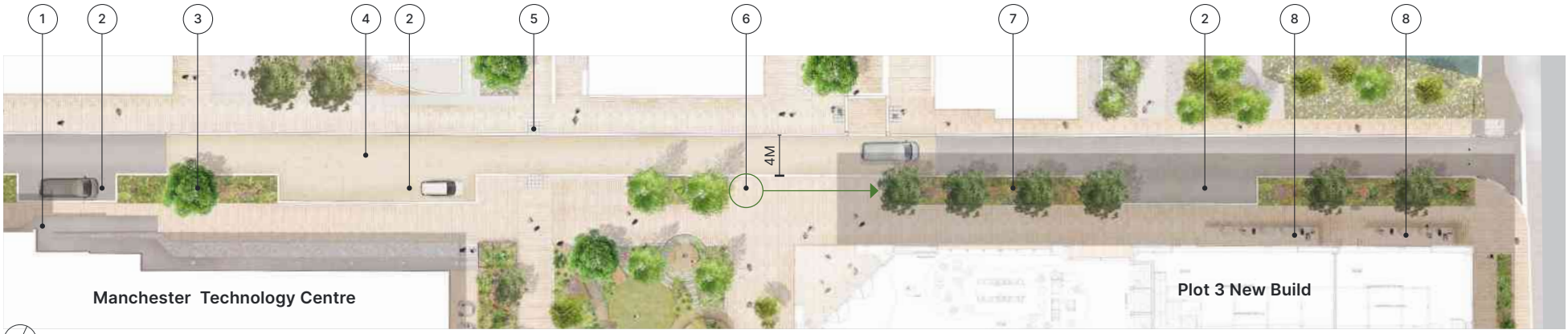
1. Ramp access to MTC maintained
2. Drop off bays - Macadam for a more robust finish
3. Mature tree avenue retained
4. Coloured Macadam for a more robust surface
5. Pedestrian crossings
6. Tree relocated to adjacent planting bed to facilitate building maintenance access
7. Climate resilient planting
8. No.3 spill-out terraces maximised



Detail Plan - Spill Out Terraces along Newman Street



Section - Spill Out Terraces along Newman Street

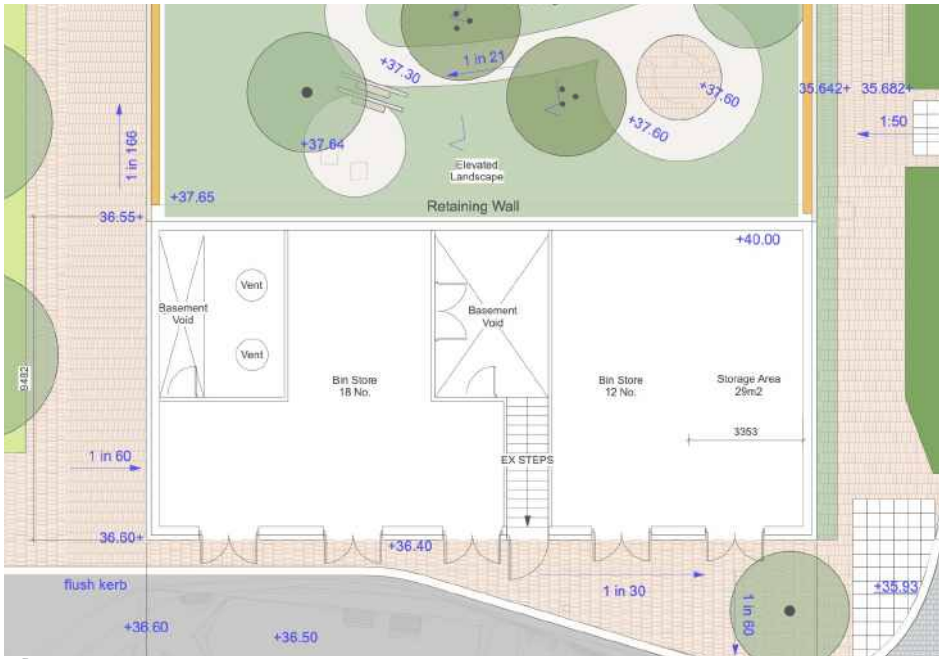


Underground Substation

Approved Strategy

The approved strategy for the substation was to form a structure over the top, with access provided off cloak street and space within the proposed structure for additional storage.

The intention was that the ground level to the perimeter of substation would be elevated, creating views north, back over Symphony Gardens, whilst screening views south towards the existing above ground sub stations and storage compound beneath the Mancunian Way.



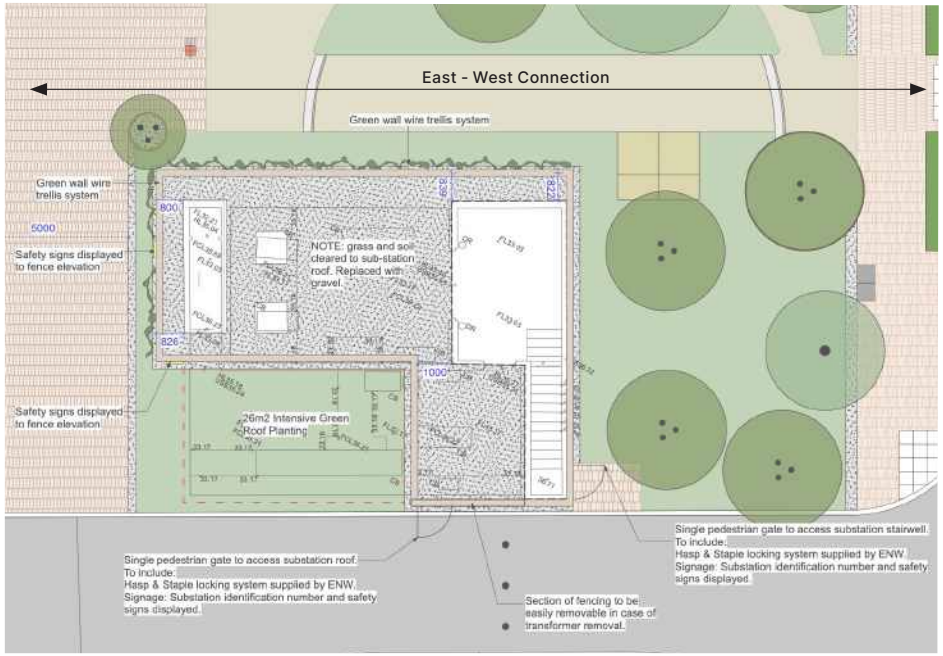
Proposed Strategy

Due to ongoing conversations with Electricity North West, the proposed roof structure was not acceptable. ENW also required the perimeter levels to remain relatively constant to facilitate future maintenance access for replacement purposes.

The original intention to create a 'bookend' and screen views to the south is retained through the introduction of a simple timber fence, greened with climbers.

By maintaining lower, more consistent levels around the sub station compound we have been able to introduce a direct east-west pedestrian route through the gardens.

Discussions with ENW were verbal and followed up via email as outlined in Appendix 01&02. The design team are awaiting a formal response from ENW.





Board and batten timber fencing



Black finish



Flowering climber species



Tensile wire system



Diamond formation

05
Appendix

Appendix 01 - Email conversation with ENW - March 2023

A virtual meeting was held with ENW, back in March 2023, where the Landscape General Arrangement was presented in relation to the above ground and below ground substations that sit to the southern end of the site.

Changes were made to the Landscape design based on verbal feedback received in that meeting. All recommendations were discussed verbally and followed up via email as outlined in the email chain shown here.

BJ

Barnes, John <John.Barnes@enwl.co.uk> Friday 10 March 2023 at 07:43

To: Victoria Ellenbogen; Britton, Graham; **Cc:** Lee Turner; James Warburton; Paul Johnson; Rob Moore; Abi Green

This message is flagged for follow-up. Mark Complete

To: Barnes, John <John.Barnes@enwl.co.uk>; Britton, Graham <Graham.Britton@enwl.co.uk>
Cc: Lee Turner <lee.turner@gmicon.co.uk>; James Warburton <jwarburton@cwcon.co.uk>; Paul Johnson <pjohnson@cwcon.co.uk>; Rob Moore <rm@planit-ie.com>; Abi Green <abi.green@gmicon.co.uk>
Subject: Re: No 3 Circle Square underground Sub-station

** This mail has been sent from an external source **

Hi John, Graham,

Based on last week's meeting we have had a re-review of the landscape layout to the underground sub-station. Please see sketch attached.

Due to the number of air vents, accessibility requirements to the compound and restrictions for public access, we have looked at creating a fenced off compound/zone for the sub-station, providing manual gated access off the service yard road.

The fence will be a simple timber slatted fence 1.8m high. No roof will be on the compound so that transformers / anything else can easily be craned in/out from the road.

An 800mm offset from each air vent has been allowed for to give clear access to each.

I have attached a general weight (kg/m2) for the shrub planting to the sub-station roof. We would suggest an intensive green roof system as shown in the diagram.

Please get back to us with any further comments.

Kind regards,
Victoria

BJ

Barnes, John <John.Barnes@enwl.co.uk> Friday 21 April 2023 at 09:5

To: Victoria Ellenbogen; Britton, Graham; **Cc:** Lee Turner; James Warburton; Paul Johnson; Rob Moore; Abi Green

Sketch-003Sub-stat... 4.2 MB

Screenshot 2023-03... 282.3 KB

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Victoria,

Firstly apologies for delay in reply but year-end activities have been a priority the last month.

In principle we think the concept is a good one.

Just a few queries,

1. Can you confirm the fence is enclosing all the vents as well as the substation stairwell etc. (it seems to)
2. For security we assume you are maintaining our steel railings and mesh above and this will not be affected. Therefore fence will be just in front of our existing railings. Please confirm
3. The fence around our "well to the front doors" will need to be designed to be easily removal in case of transformer removal etc.
4. The fence will need a single pedestrian gate at the top of our stairs, designed so once open we can open our existing gate.
5. The gate in the fence will need our lock , haspel/staple and safety signs displayed, and substation identification number.
6. Suggest our safety signs are displayed on each elevation of the fence.
7. What is the area you wish to use the intensive planting,?, and are there any planters on top of these.?
8. What are the darker green lines in front of the fence?

Happy to chat through if it helps.

Many thanks

John

John Barnes
Civil Design Team Leader
Grid & Primary Design,
Electricity North West,
Frederick Road,
Salford,
M6 6QH.
Mobile: +44 (0) 7384 877989 (Internal 56644)

From: Victoria Ellenbogen <ve@planit-ie.com>
Sent: 24 April 2023 12:00
To: Barnes, John <John.Barnes@enwl.co.uk>; Britton, Graham <Graham.Britton@enwl.co.uk>
Cc: Lee Turner <lee.turner@gmicon.co.uk>; James Warburton <jwarburton@cwcon.co.uk>; Paul Johnson <pjohnson@cwcon.co.uk>; Rob Moore <rm@planit-ie.com>; Abi Green <abi.green@gmicon.co.uk>; Sam Bailey <sam.bailey@bruntwood.co.uk>
Subject: Re: No 3 Circle Square underground Sub-station

** This mail has been sent from an external source **

Hi John,

Please see our comments below in red.

I have also attached an annotated sketch that should address your queries below.

Please let me know if you have any further queries.

Kind regards,
Victoria

To: Victoria Ellenbogen <ve@planit-ie.com>, Britton, Graham <Graham.Britton@enwl.co.uk>
Cc: Lee Turner <lee.turner@gmicon.co.uk>, James Warburton <jwarburton@cwcon.co.uk>, Paul Johnson <pjohnson@cwcon.co.uk>, Rob Moore <rm@planit-ie.com>, Abi Green <abi.green@gmicon.co.uk>
Subject: RE: No 3 Circle Square underground Sub-station

Victoria,

Firstly apologies for delay in reply but year-end activities have been a priority the last month.

In principle we think the concept is a good one.

Just a few queries,

1. Can you confirm the fence is enclosing all the vents as well as the substation stairwell etc. (it seems to) Yes that is correct.
2. For security we assume you are maintaining our steel railings and mesh above and this will not be affected. Therefore fence will be just in front of our existing railings. Please confirm Yes that is correct.
3. The fence around our "well to the front doors" will need to be designed to be easily removal in case of transformer removal etc. This can be achieved and we will consider this when we look at the detailed design.
4. The fence will need a single pedestrian gate at the top of our stairs, designed so once open we can open our existing gate. We have accommodated for two single pedestrian gates, one to access the substation stairwell and one to access the sub-station roof area and vents. Is this necessary or would one single pedestrian gate suffice?
5. The gate in the fence will need our lock , haspel/staple and safety signs displayed, and substation identification number.
6. Suggest our safety signs are displayed on each elevation of the fence.
7. What is the area you wish to use the intensive planting,?, and are there any planters on top of these.? The area of intensive planting will just be to the extents of the sub-station roof (32m2). See area marked in red dotted line on the drawing attached. No raised planters are proposed to the sub-station roof.
8. What are the darker green lines in front of the fence? The darker green lines represent climbing plants and tensile wire system fixed to the face of the fencing. This will just be to the Northern and Western elevations.

Happy to chat through if it helps.

Many thanks

John

Appendix 02 - Email conversation with ENWL - July 2024

This email chain outlines the full design development history of the landscaping around the below ground and above ground substations.

A formal response has been requested from ENW but we are awaiting receipt of this.

From: Victoria Ellenbogen <ve@planit-ie.com>
Sent: Monday, July 8, 2024 1:02 PM
To: Barnes, John <John.Barnes@enwl.co.uk>; Britton, Graham <Graham.Britton@enwl.co.uk>
Cc: Rob Moore <rm@planit-ie.com>; Abi Green <abi.green@gmicon.co.uk>; Sam Bailey <sam.bailey@bruntwood.co.uk>; 'Charlie Entwistle' <charlie.entwistle@bruntwood.co.uk>
Subject: Re: No 3 Circle Square underground Sub-station

Hi Graham,

Thanks for the call earlier, as discussed, we are submitting a Non-material Amendment Application for Planning for the Circle Square 3 / Symphony Gardens development. We have had a pre-app meeting with a rep from MCC and the feedback we received was that they want to see a formal response from ENW confirming that access must be restricted to the full extent of the underground substation roof and that tree planning is restricted to the perimeter of the above ground substations.

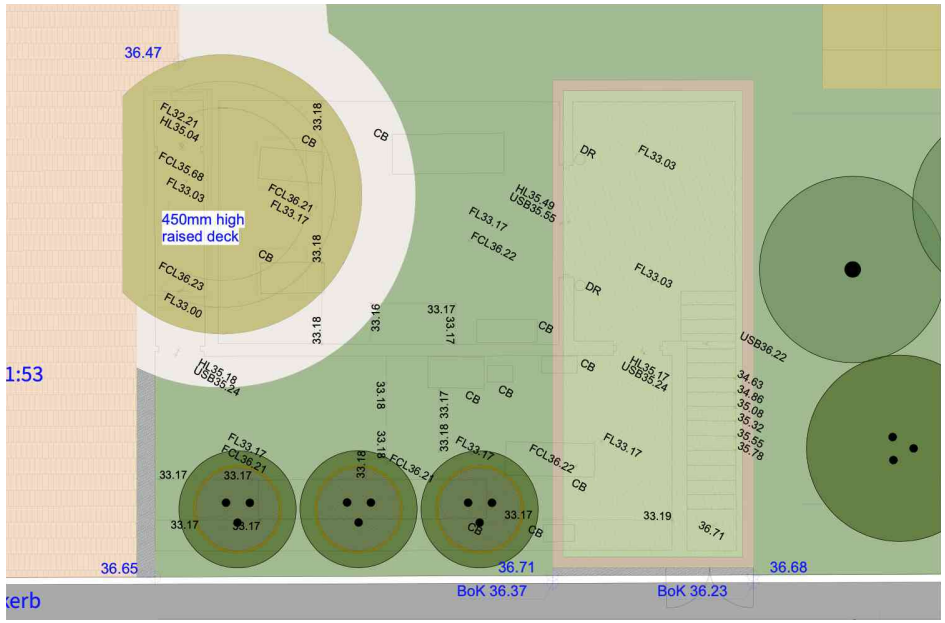
If you recall, we had a Teams meeting back in April 2023 where ENW laid out the restrictions and requirements for access to the underground sub-station (see email chain below).

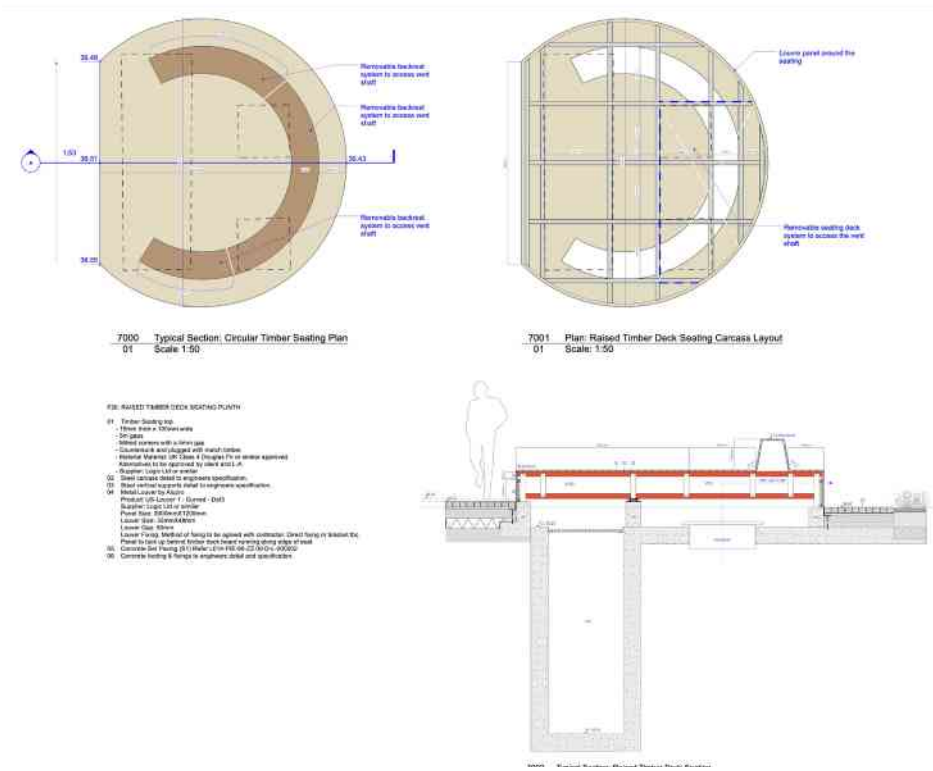
I have outlined the design development to the area below:

The original proposal was for a structure to be built over the sub-station roof providing additional storage for the site management team. ENW advised that the area above the substation roof cannot be used for storage as this could prevent access.

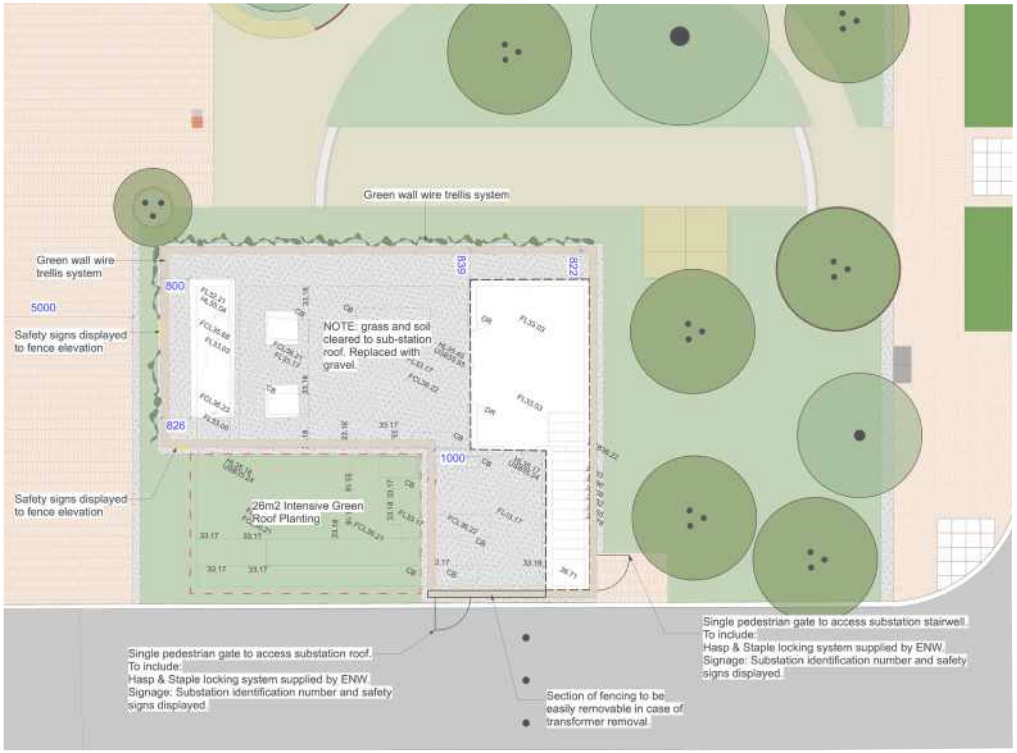


We then presented an option to reduce the size of the structure to cover just the existing stairwell down to the underground sub-station, adding shrub planting and trees in pots to the sub-station roof and a bespoke timber vented seat above the existing vents. ENW advised that any structure above the sub-station roof is not acceptable and access to the full extent of the substation must be restricted to the public as this could be a safety issue in the event of a fire. A fence to the full perimeter was suggested.





After a meeting with you and **John** we agreed on the strategy below:



Intensive substrate



	Function	Product name	Thickness (mm)	Weight (kg/m²)
1	Intensive planting	Specifically selected for each individual roof.	Thickness and weight will vary with chosen planting	
2	Intensive substrate	BauderGREEN SUB-IM UK	200 (min)	250 (min)
3	Filtration layer	BauderGREEN FV 12S 100	1	0.13
4	Drainage board	BauderGREEN DSE 40	40	15.3
5	Protection layer	BauderGREEN FSM 1100	8	7.1
6	Seperation and slip layer	BauderGREEN PE 02	0.4	0.38
7	Bauder's underlying waterproofing system	Robust waterproofing is required for this build-up, typically bituminous membrane or Hot Melt systems.	-	-
System build-up			249	272
In-depth and up-to-date product specific technical data is available for each element within a system. Download from our website bauder.co.uk/technical-centre				

Approvals, certification and guarantee

- Comprehensive range of guarantees for this system.
- Substrate, filtration layers and drainage boards comply with FLL guidelines.

View certifications here ▶

It was also agreed that all of the trees to the perimeter of the above ground sub-stations needed to be removed.





Would ENW be able to provide us with a formal statement that outlines the above for us to include in the NMA planning application that is being submitted before 12/07/24.

Kind regards,
Victoria

From: Barnes, John <John.Barnes@enwl.co.uk>
Date: Friday, 12 July 2024 at 06:54
To: Victoria Ellenbogen <ve@planit-ie.com>, Britton, Graham <Graham.Britton@enwl.co.uk>
Cc: Rob Moore <rm@planit-ie.com>, Abi Green <abi.green@gmicon.co.uk>, Sam Bailey <sam.bailey@bruntwood.co.uk>, 'Charlie Entwistle' <charlie.entwistle@bruntwood.co.uk>
Subject: RE: No 3 Circle Square underground Sub-station

Victoria,

Whilst Graham and I provided design advice and assistance to your proposals, any formal ENWL company statement to be included in the NMA planning application will need to come from our Land rights and Consent team or legal department.

I will forward the information internally and hopefully they can assist.

Many thanks

Kid regards

John

John Barnes
Civil Design Team Leader
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