REFERENCE
2190.1

PROJECT

2 & 3 ANGEL SQUARE / ANGEL SQUARE PUBLIC REALM

DOCUMENT

PUBLIC REALM DESIGN PLANNING UPDATE REPORT

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2&3 Angel Square Landscape - Stage 2 / Planning Consented Scheme



2&3 Angel Square Landscape Design Development - Overview

The Landscape GA shown on this page has been developed from the planning consented scheme across the following key areas and as summarised within this report:

1. 3AS / Angel Square Interface
2. Garden Terraces and Water Feature
3. 2AS / Service Road Interface
4. Angel St public realm
5. Miller St public realm
6. Service Yard



Design Development: 3AS / Angel Square Interface

Key areas of development:

1. Adjustments to layout and planters at interface with Angel Square public realm masterplan to coordinate with the developed design of the Square public realm. Includes the incorporation of 'stepping stone' routes developed as part of Angel Square public realm design.

2. Planters adjacent to 3AS building have been changed to rain gardens as part of the developed drainage and attenuation design. Seating edges developed as part of the furniture design development.

3. The paving design has been developed based on principles set out at Stage 2 / Planning and in coordination with developed proposals for Angel Square public realm.



Stage 2 Layout



Stage 3 Layout

Design Development: Garden Terraces and Water Feature

<u>Key areas of development:</u>

1. The paving design has been developed based on principles set out at Stage 2 and in coordination with developed proposals for Angel Square public realm.

2. The design of the terraces and water feature has been developed with input from the specialist. The upper pool has been simplified and the sculptural feature omitted to provide a more subtle design that is better integrated with the character of the terraces with a new planting area and tree planting to act as a focal point to the space. The water feature mechanical and electrical requirements have been developed with input from Cartwright Pickard and Buro Happold to establish a location for a pump room and associated control and maintenance equipment within the lower ground area of 3AS.

A 'stepping stone' route has been incorporated along the edge of 3AS that ties into the Angel Square public realm features.

3. The layout to Thread St and the level change to the Service Yard has been developed, with the planting area extended to provide screening to the Service Yard and a focal point that helps turn the corner and lead people through to Angel Square.

The retaining wall has been developed and coordinated with Buro Happold's structural design to tie into the new building and existing retaining wall to the Angel Gardens public realm. It is proposed that the wall will be clad using sandstone to match the building plinth with metal balustrade to the top. As set out at Stage 2, there will be some works required to modify the area at the interface with the Angel Gardens scheme and will include relocating the granite plinth and modifying the edgings and balustrade.

4. The paving to Thread St interface and upper ground has been developed and coordinated with Cartwright Pickard. As set out at Stage 2/Planning, the clay paving material will be continued through at this level to tie into the Angel Gardens public realm.



Stage 2 Layout



Stage 3 Layout

Design Development: 2AS Interface and Angel Street Public Realm

Key areas of development:

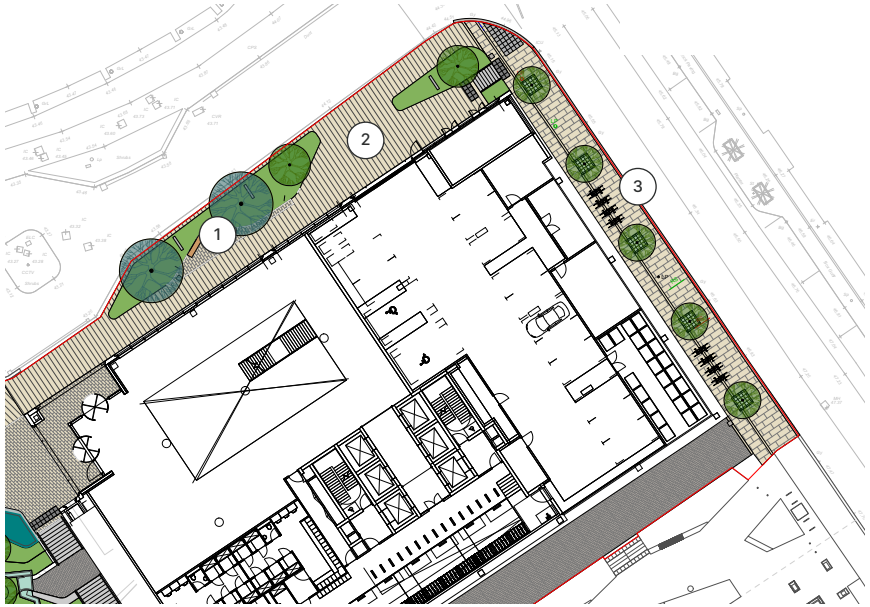
1. Minor adjustments to layout and planters at interface with Angel Square service road. Seating edges developed as part of the furniture design development.

2. The paving design has been developed based on principles set out at Stage 2/Planning and in coordination with developed proposals for Angel Square public realm.

3. The Angel Street footway has been developed to ensure levels coordination to tie into the existing carriageway. The option to retain the existing footway has been explored, however due to the challenging levels and requirement to install tree pits and street furniture in this area it is not possible to retain any meaningful areas and therefore it is proposed to lift and regrade the entire area.



Stage 2 Layout



Stage 3 Layout

Design Development: Miller Street Public Realm and Service Yard

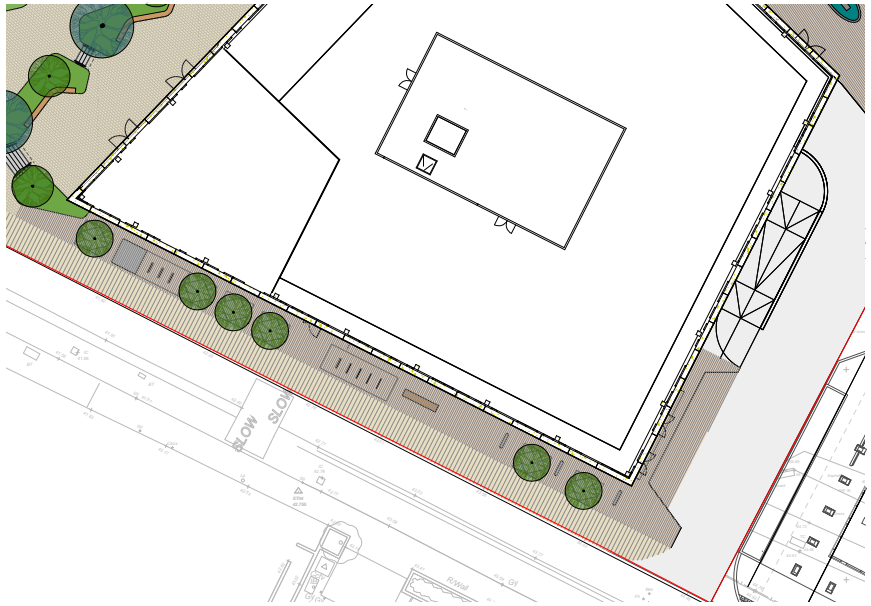
Key areas of development:

1. The layout to Miller St established at Stage 2 has been largely retained, including tree planting in moveable planters, cycle and smoking shelters and wind screens. The design has been developed to ensure proposed levels tie into the existing adopted carriageway and footway, and the proposed building FFLs that have been coordinated with Cartwright Pickard. Due to the generous offset between the new building and the adopted footway it will be possible to retain the majority of the footway without the need to lift and reprofile the ground levels.

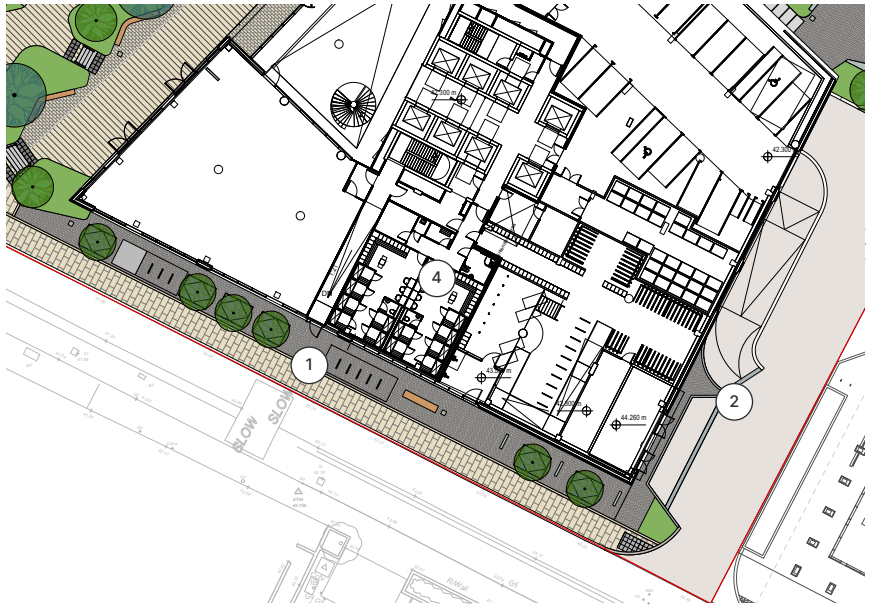
As set out at Stage 2, the paving to the non adopted areas will be small unit clay to mirror the detail further up Miller St at Angel Gardens and will provide a clear delineation between the adopted and non adopted areas.

2. The layout to the Service Yard has been developed and coordinated with Cartwright Pickard and Buro Happold. Due to the challenging site levels and existing constraints of the Angel Gardens public realm, it has been necessary to extend the vehicle ramp as shown to provide 1:12 transitions to the ramp and the loading bay has been shortened to accommodate this.

Due to the steep gradients that are unavoidable due to the existing site constraints, a planting area has been introduced to help take up the level change at the junction with Miller St. As set out at Stage 2, the materiality to the Service Yard will be consistent with what has been established as part of the Angel Gardens project in order to provide continuity.



Stage 2 Layout



Stage 3 Layout

Angel Square Public Realm - Stage 2 / Planning Consented Scheme



Redline boundary

Design Development: Angel Square Public Realm

Key areas of development:

1. NOMA tree location switched with water feature to work around unknown services.
2. Water feature plant/required pumps located adjacent to the proposed community structure.
3. Layout of terraces updated after detailed levels review to accommodate existing service covers.
4. Minor changes to planting bed shapes to incorporate additional circulation.



Redline boundary

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