



Circle Square No.3

Landscape Design & Access Statement Addendum

PLANIT

Document Control

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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.

The 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 Circle Square No.3 site is still achieving this approach with 47 new trees and 1340m² of new, lush planting.

The following pages demonstrate the changes to our previous application in more detail.

Key

Application boundary



Circle Square Masterplan



Key Design Changes

Design Changes

Key design changes have been made through the construction phase of the project.

Changes made to the scheme have not compromised the design which maintains a verdant and biodiverse landscape for residents, workers and visitors to relax amongst nature.

Changes include:

1. The inclusion of a sculptural art piece within Symphony gardens
2. Omission of the Newman Street spill out terraces
3. Planting omitted to the front of the existing above ground substations on Cloak Street.



01- Art Sculpture

Bee Sculpture

The sculpture was one of over 100 Bees created for the Bee in the City trail in 2018. The Bee sculpture itself is called "My Heart Belongs in this Place". It was designed and decorated by Kim Hubball and was sponsored by Bruntwood.

It was originally sited at Hatch, though when the trail ended in September 2018, Autotrader took ownership of it via a donation to one of the event's charities and housed it in their office at First Street.

Now that they are relocating to Circle Square, they would like to bring the Bee with them and showcase it within the new Symphony Gardens.

The inclusion of the Bee within Symphony Gardens will add a key focal point and feature to the landscape. The bright colours of the sculpture will be glimpsed through the tree canopies and draw people into the space.

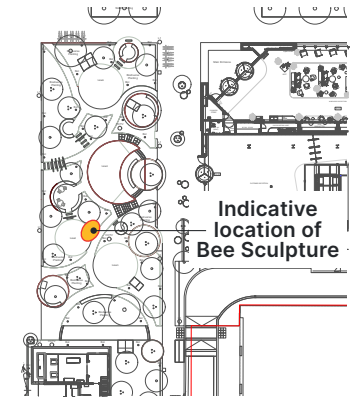
The sculpture will be nestled within shrub planing on the edge of a lawn area, a natural place to stop, dwell and observe. The bold colours of the Bee will be softened by the lush green backdrop of the surrounding planting.



"My Heart Belongs In This Place" Bee Sculpture

Dimensions of Sculpture

	Large Production Sculpture
Height, to top of head	1500mm
Height, to top of hive	850mm
Length, including wings and brackets	1800mm
Width, excluding fixing brackets	700mm
Width, including fixing brackets	900mm
Weight	54kg



Location Plan



View of Bee sculpture within Symphony Gardens

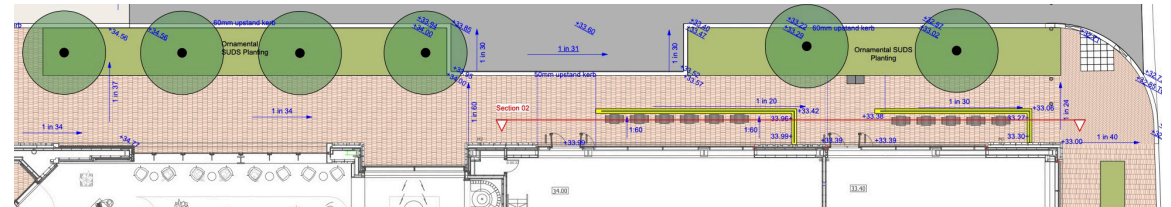
02-Spill Out

Approved Newman Street Spill Out

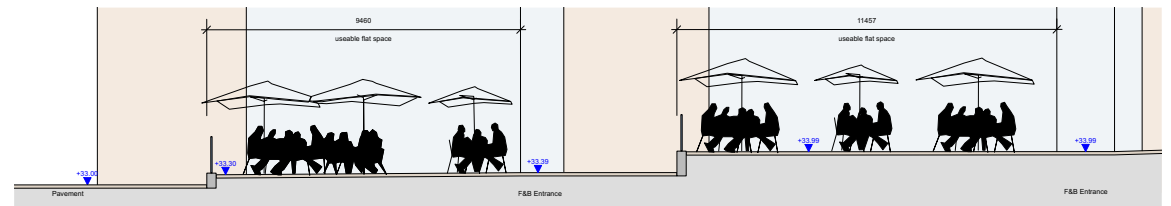
The approved plan proposed two 2m wide terraces, along the Newman Street building facade. The terraces would provide spill out opportunity for Circle Square No.3 Commercial Units 1 & 2.

The terraces would achieve a level zone for tables and chairs enclosed with a retaining wall and glazed balustrade screen.

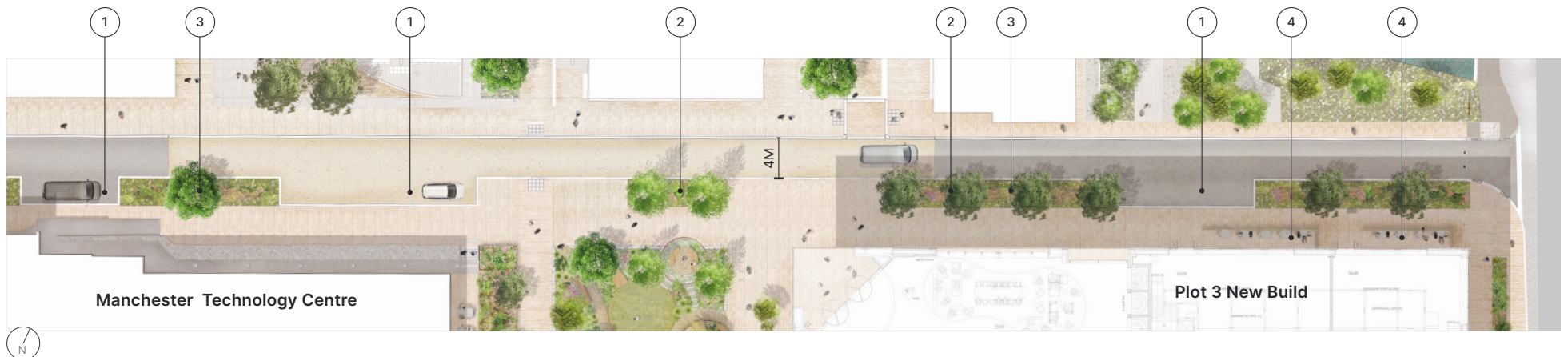
1. Drop off bays
2. Mature tree avenue
3. Climate resilient planting
4. No.3 spill-out terraces



Detail Plan - Spill Out Terraces along Newman Street



Section - Spill Out Terraces along Newman Street



Proposed Newman Street Spill Out

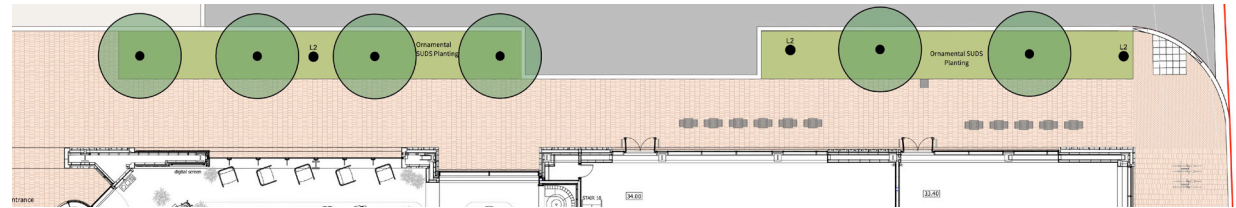
Design Change:

Level access terraces to the Circle Square No.3 commercial units have been omitted during the design development process.

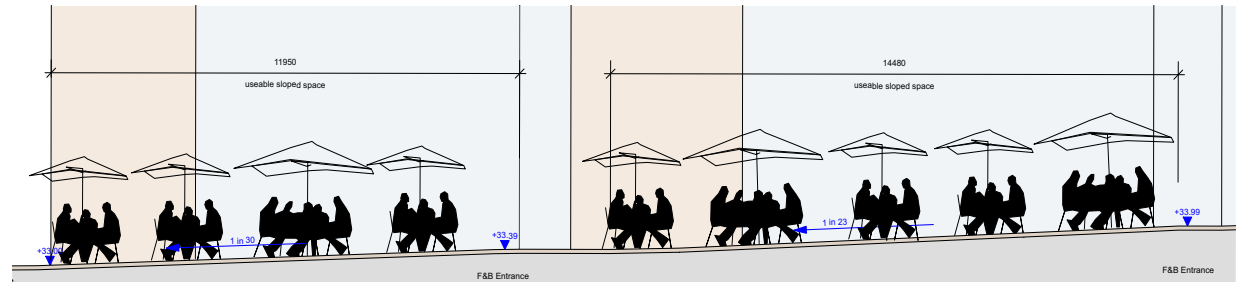
By losing the terraces, spill out spaces for the commercial units are maximised and not limited to the confines of a terrace with a dead end that restricts circulation.

This solution opens up the elevation of the building allowing for more engagement with the street scene. The footpath becomes more accessible with less obstacles or obstructions. Additionally, spill out becomes more flexible with further opportunity for events and increased space for tables and chairs.

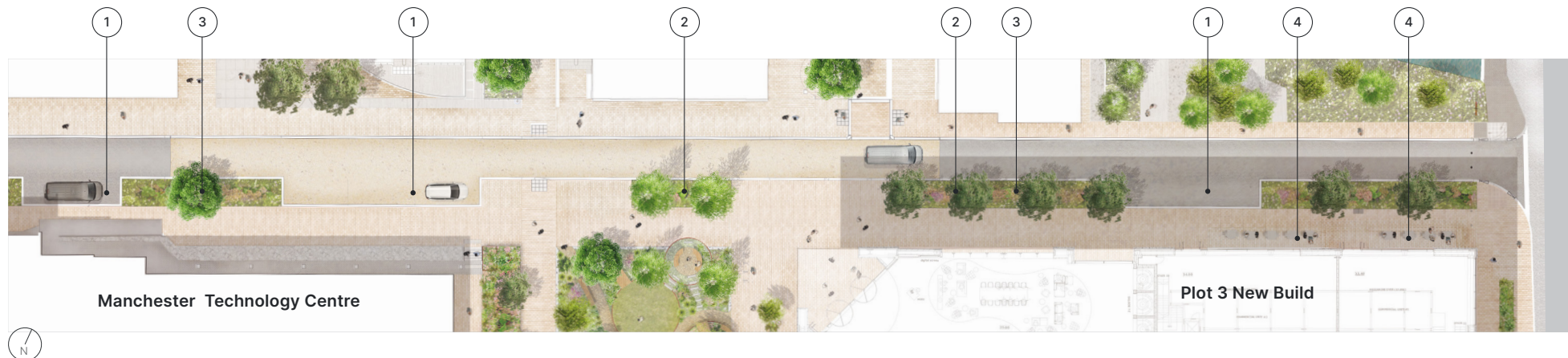
1. Drop off bays
2. Mature tree avenue
3. Climate resilient planting
4. No.3 spill-out zone



Detail Plan - Spill Out Terraces along Newman Street



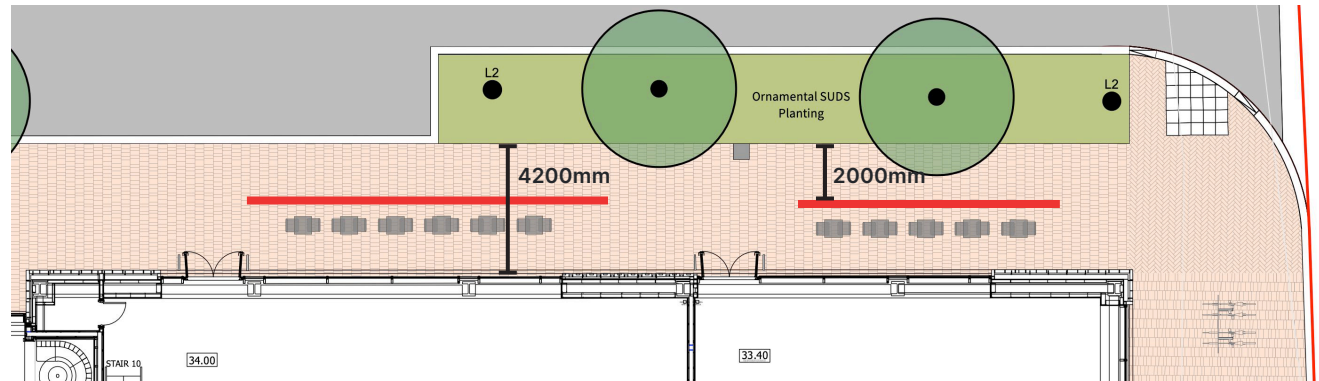
Section - Spill Out Terraces along Newman Street



Removable Barriers to Spill Out Zone

Removable barriers can be put in place to enclose the spill out zone and separate the area from the footpath. This will ensure a 2m clear route is maintained for pedestrian access and circulation,

This solution has been successfully utilised and managed elsewhere on the Circle Square Estate.



Detail Plan - Spill Out Terraces along Newman Street



Removable barriers utilised on Circle Square Estate



Post and boards / banner



Removable planters

03 - Softworks

Design Amendments

Softworks Design Amendments

The approved proposal was to surround the existing substations with a mix of dense evergreen shrub planting to soften the brick facade of the building and to extend the lush planting beyond Symphony Gardens into the service yard.

Runs of services were installed within the road and footpath in front of the substation building, as part of the early works of the development. The services are extensive in this area and are relatively shallow below ground level. Appropriate soil depth for shrub planting cannot be achieved here.

30m² of shrub planting has been omitted within this zone. The total area of shrub planting with the loss of 30m² is unchanged to what has been approved (under the original Planning Permission Ref: 134288/FO/2022).

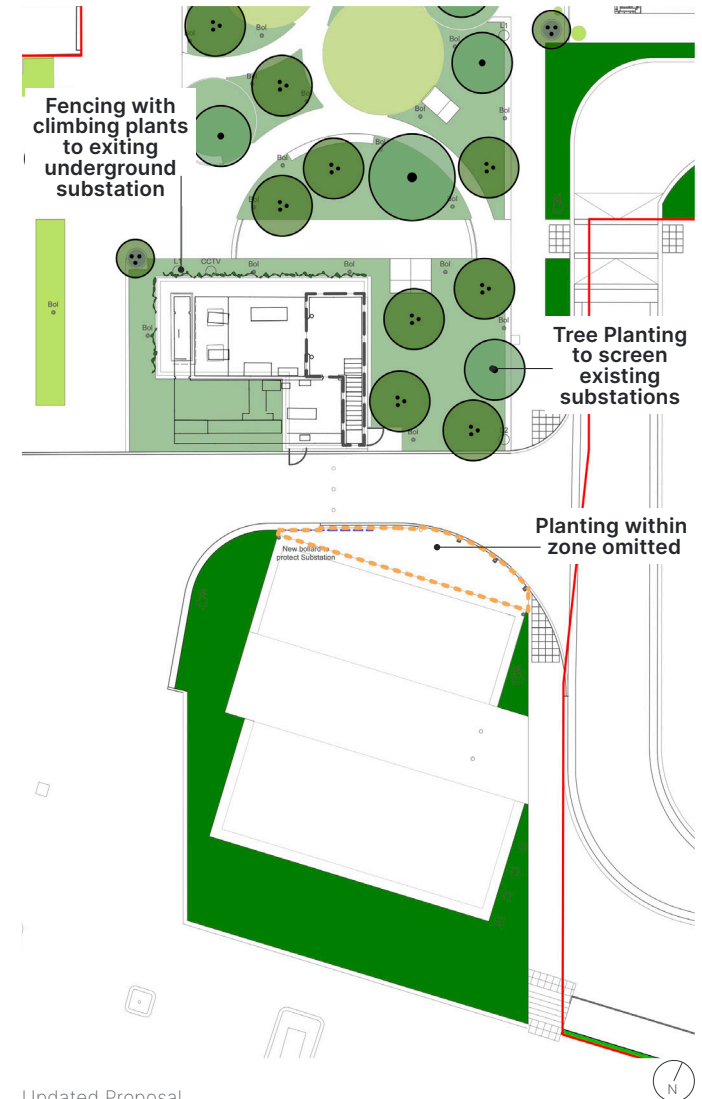
Existing macadam surfacing to this area will be retained providing a robust and appropriate surface finish for the non-public facing service yard.

Re-providing 30m² of shrub planting within the site has not been possible to achieve as there no ideal place to include any more planting beds. The design of Symphony gardens is already verdant and lush with no additional space for beds without limiting access. Additional planting beds to the perimeter of Symphony Gardens and the surrounding streets are restricted by services in the ground and delivering accessible routes for both pedestrians and service/emergency vehicles.

A green backdrop to the substations, when viewed from Symphony Gardens, is still achieved with tree planting, fencing and climbing plants to the perimeter of the below ground substation within Symphony Gardens.



Site photographs - installation of underground services



Updated Proposal

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