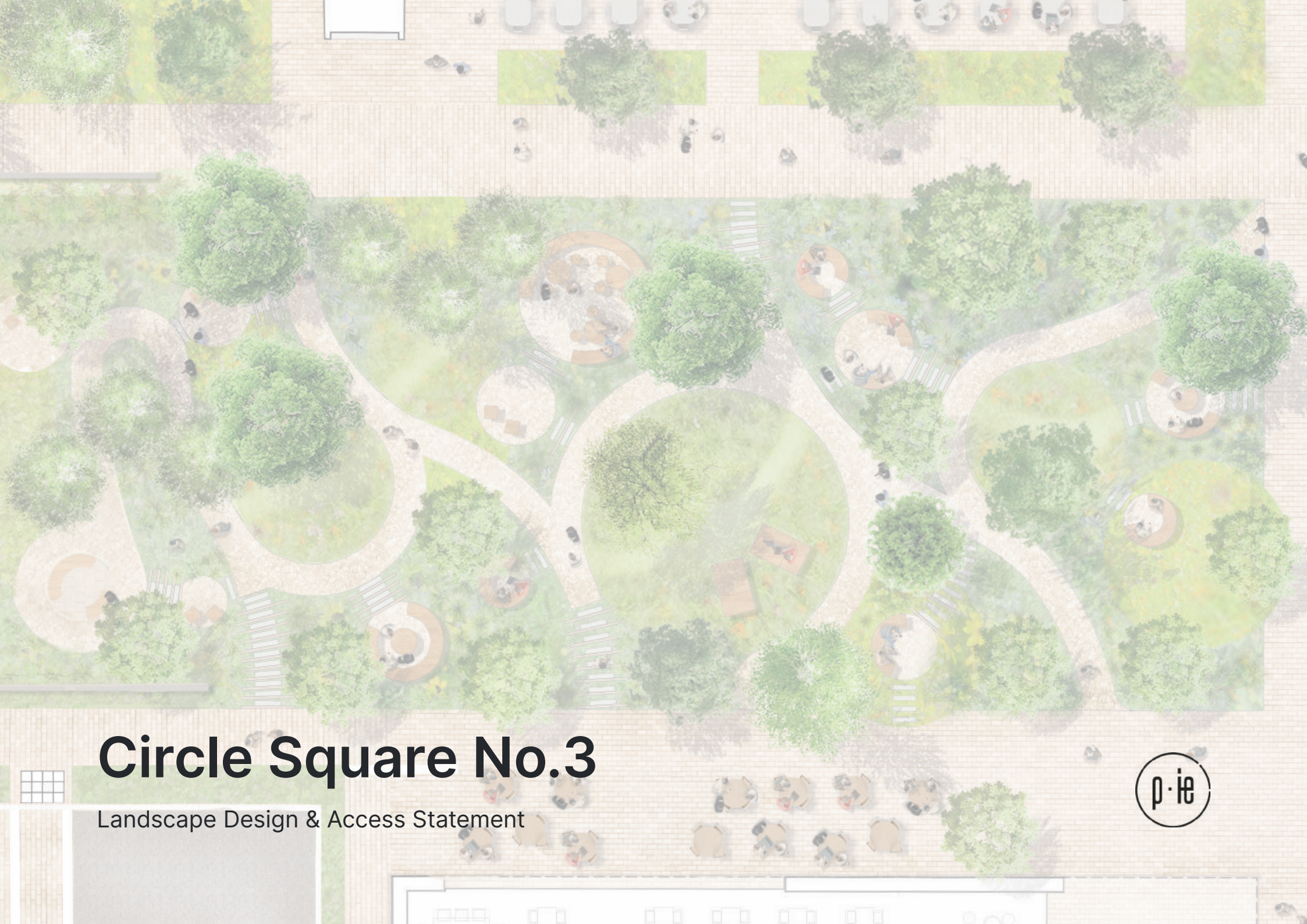




Circle Square No.3

Landscape Design & Access Statement



Document Control

<u>File Name</u>	<u>Prepared by</u>	<u>Checked by</u>	<u>Date</u>
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01

The Site & Concept

Approach

The creation of 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.

With 58 new trees and over 700m² of lush, woodland style planting our aim is to create 'Forest Bathing' for the city dweller.

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 following pages demonstrate our approach in more detail; explaining how the design has looked to balance ecology & habitat with form & function.



Key

Application boundary

Circle Square Masterplan

Pedestrian Permeability

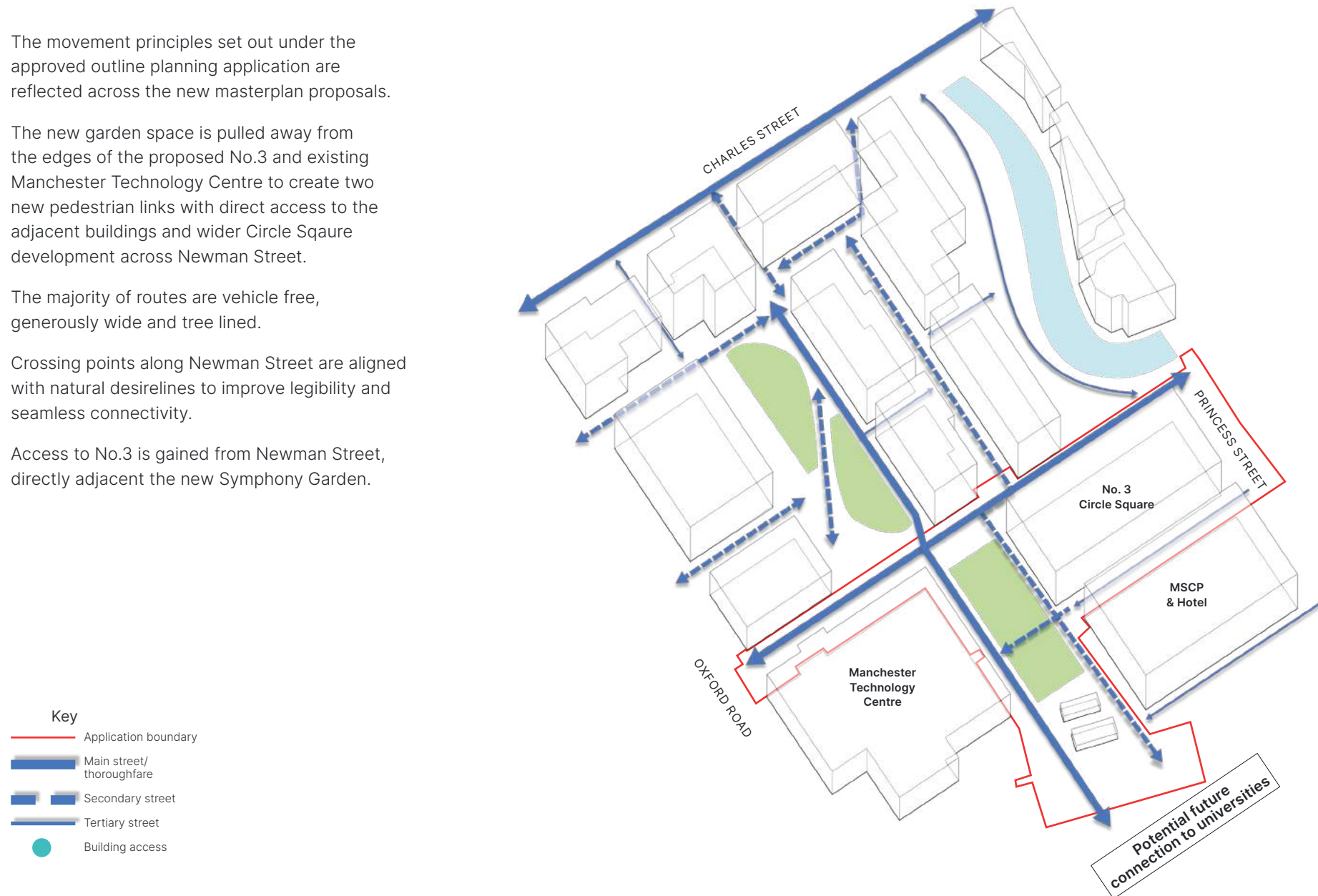
The movement principles set out under the approved outline planning application are reflected across the new masterplan proposals.

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 desirelines to improve legibility and seamless connectivity.

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



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 with high-quality surfacing, 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.



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 improvements in security proposed through the use of access control points off Cloak Street.

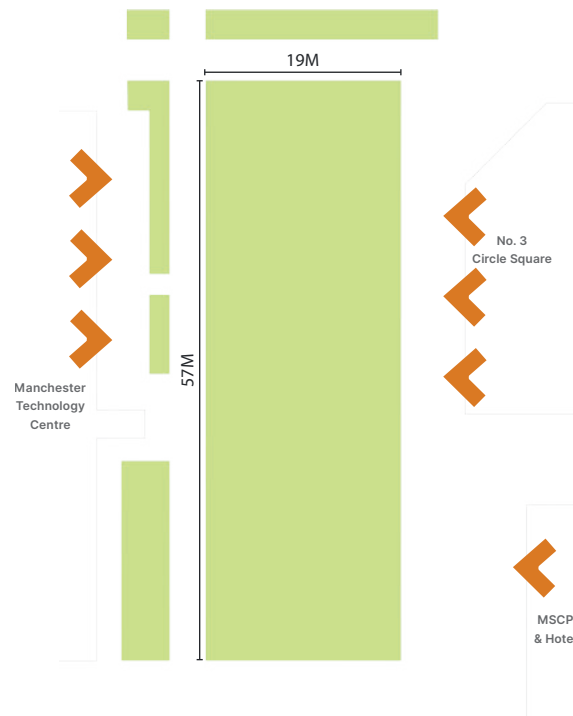
Automatic bollards are proposed at either end of Newman Street to provide a control measure for events both within the Circle Square development and wider city, particularly along Oxford Road.



Defining Place

Crafting how people experience the gardens through movement, views and setting.

Active Frontage



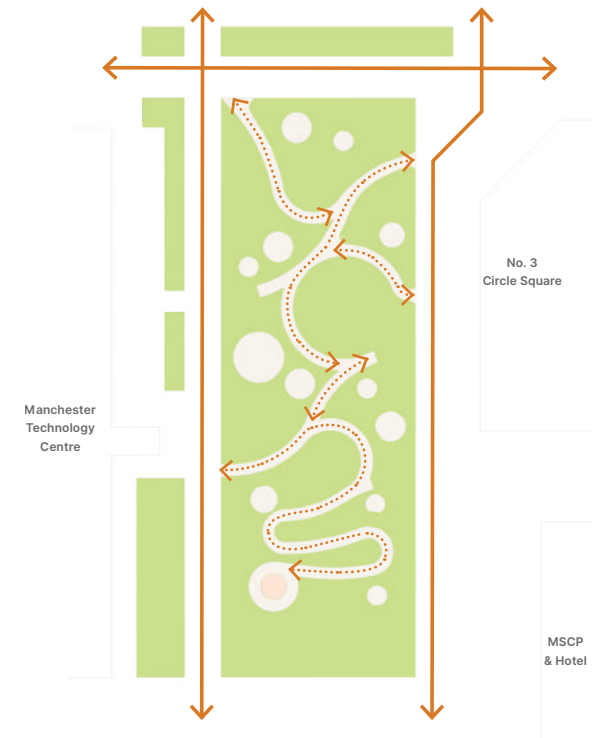
- Retail spill out from No.3
- Re-configuring ground floor uses of the MTC could create a spill out terrace overlooking the gardens.

Levels & Views



- Creating a raised vantage point above the surrounding public realm
- Drawing views north towards Symphony Park

Fast & Slow Routes



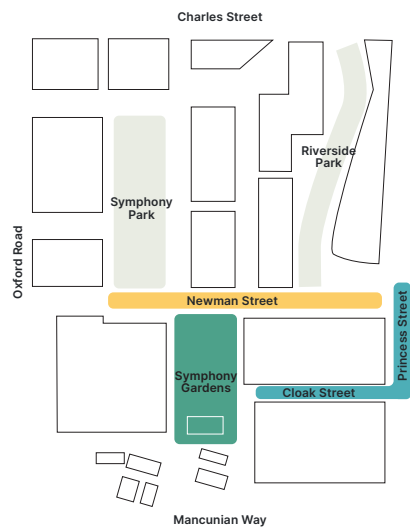
- Wide, straight routes pick up north - south desirelines along the edges of the garden
- Winding garden paths create friction, slowing movement, creating pockets for dwell

Public Realm Vision

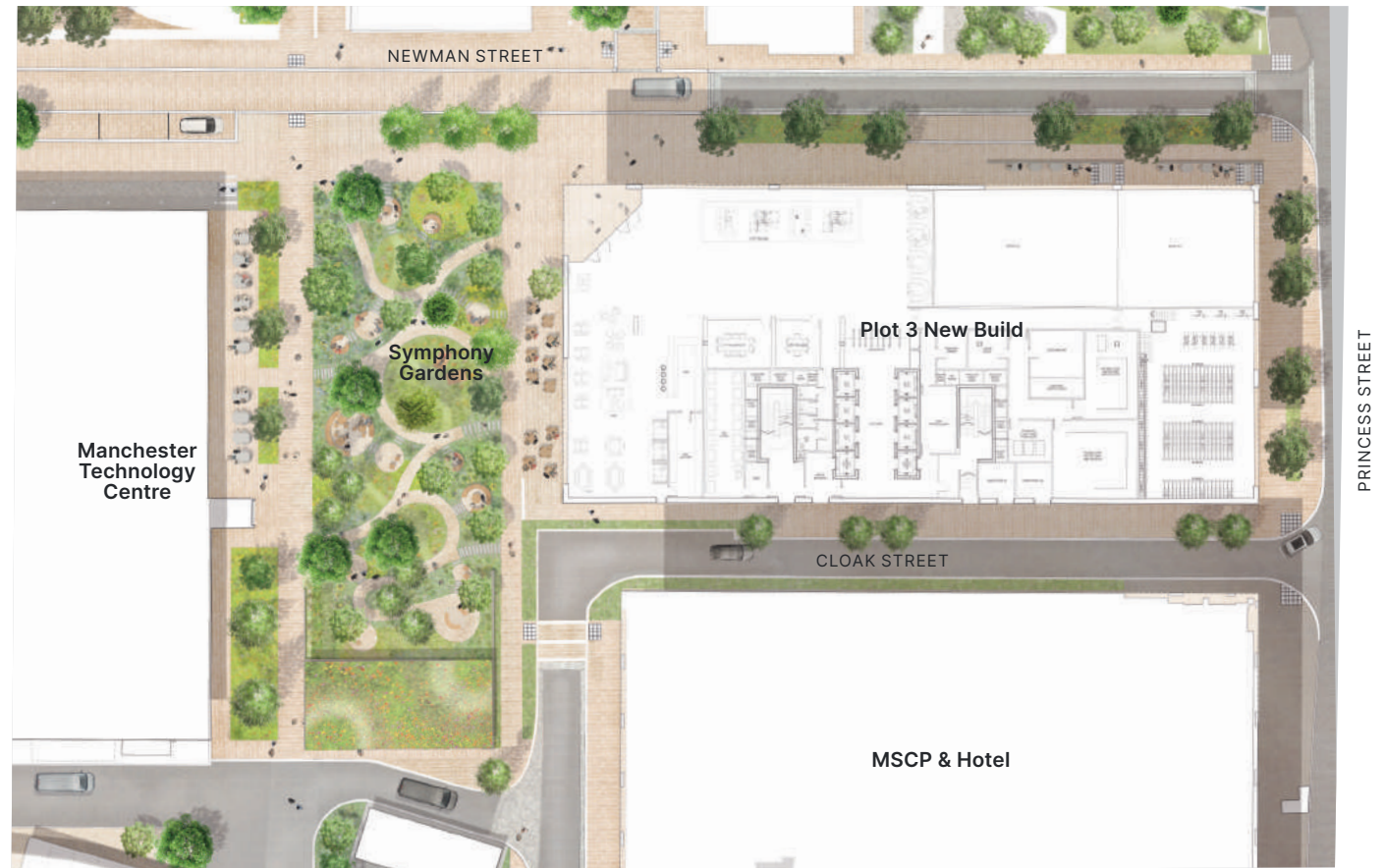
The public realm comprises 3 main character spaces:

- Symphony Gardens
- Newman Street
- Cloak St & Princess St

Unified through the use of the approved masterplan materials palette the scheme aims to seamlessly knit back into the wider masterplan whilst offering a unique new landscape type through the introduction of the Symphony Gardens.



Key Character Areas



No.3 Circle Square Masterplan and Illustrative Section

Spatial Arrangement

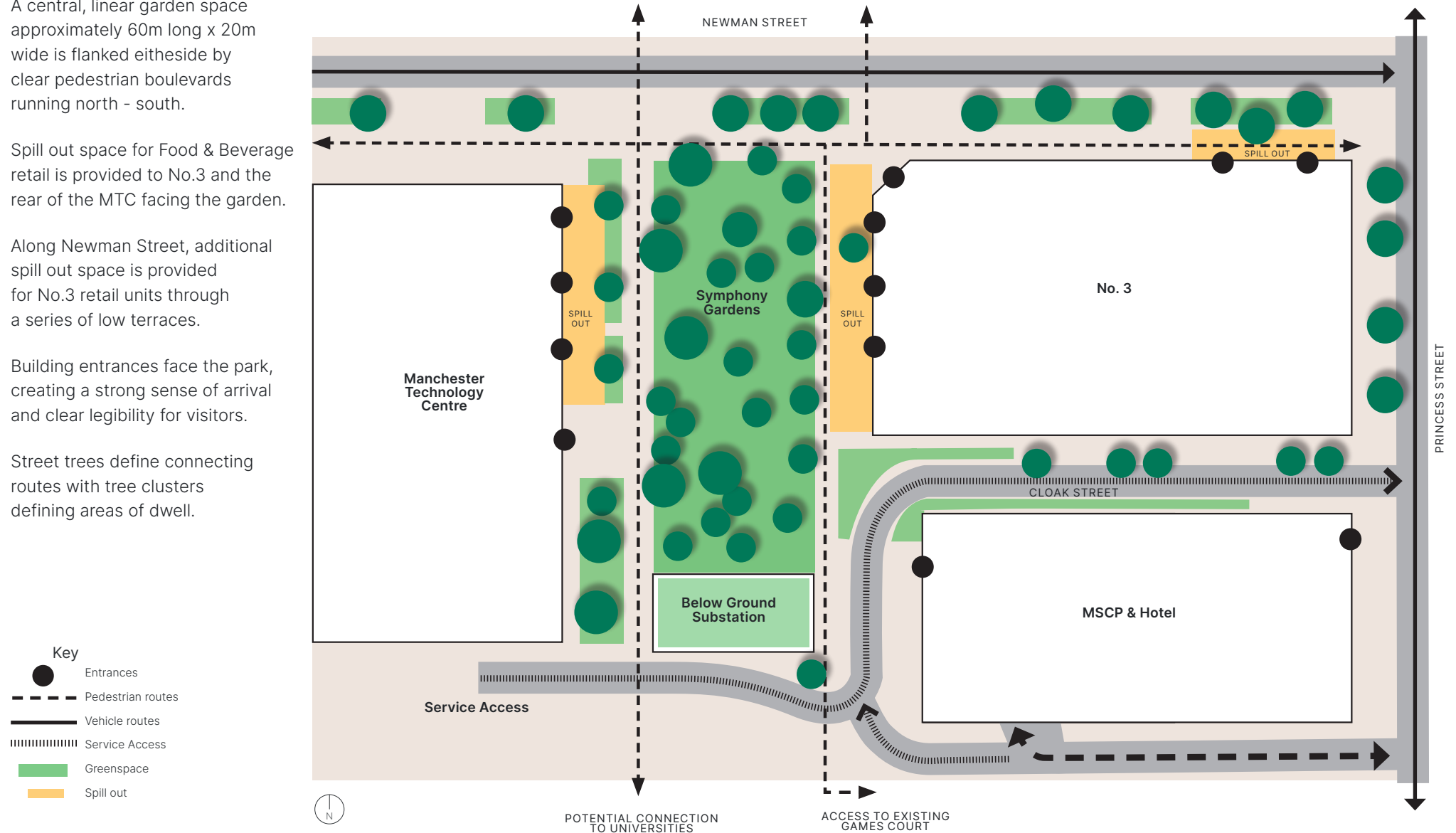
A central, linear garden space approximately 60m long x 20m wide is flanked either side by clear pedestrian boulevards running north - south.

Spill out space for Food & Beverage retail is provided to No.3 and the rear of the MTC facing the garden.

Along Newman Street, additional spill out space is provided for No.3 retail units through a series of low terraces.

Building entrances face the park, creating a strong sense of arrival and clear legibility for visitors.

Street trees define connecting routes with tree clusters defining areas of dwell.



The Scale of Dwell

Within the garden a series of dwell spaces have been proposed that reflects how scale can inform use.

Larger 7m diameter pockets for team meetings to 2m diameter 'nooks' for private, intimate conversations the garden looks to offer a wide range of seating spaces to diversify how users engage with the space.



Teams

7m diameter

Small groups of several small groups and teams

Open but contained

Meeting and discussing



Groups

3m diameter

Small groups or two pairs

Closed and contained

Focussed discussion



Nooks

2m diameter

2-6 people

Intimate and secure

Private conversation

Landscape Visual



02

Character Areas

Symphony Gardens

The centre piece of the public realm will be the creation of a new garden.

With over 70% of the garden covered by planting and the remaining 30% of paths being permeable the scheme has maximised the greening potential of the site.

Incorporating various scales of seating areas to facilitate outdoor meetings and smaller intimate areas for individuals to escape the hustle and bustle of the city, the garden will mean different things to different people at different times.

The extensive planting scheme will provide the structure for the whole garden so careful thought for species selection will be vital to ensure long term success.

1. Dense woodland planting
2. Spill out
3. Boulevard
4. Mature trees
5. Small seating nook
6. Planting to terrace
7. Open lawn 'glades'
8. Group meeting
9. Garden terraces





Tree groupings



Immersive planting



Informal routes

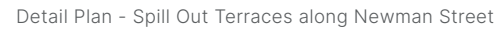


Texture and movement



Meandering routes

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





Terrace level to spill-out



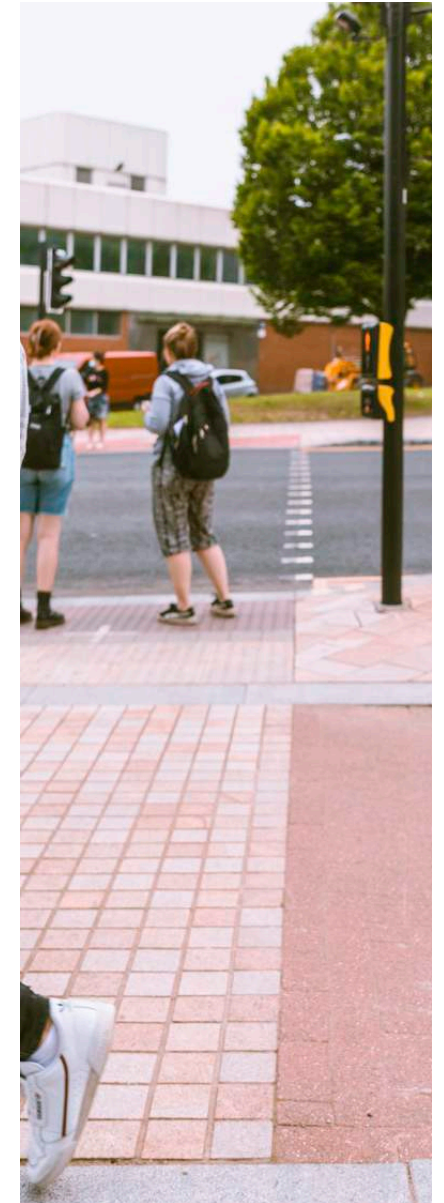
Tree avenue



SUDs planting



Cafe spill out



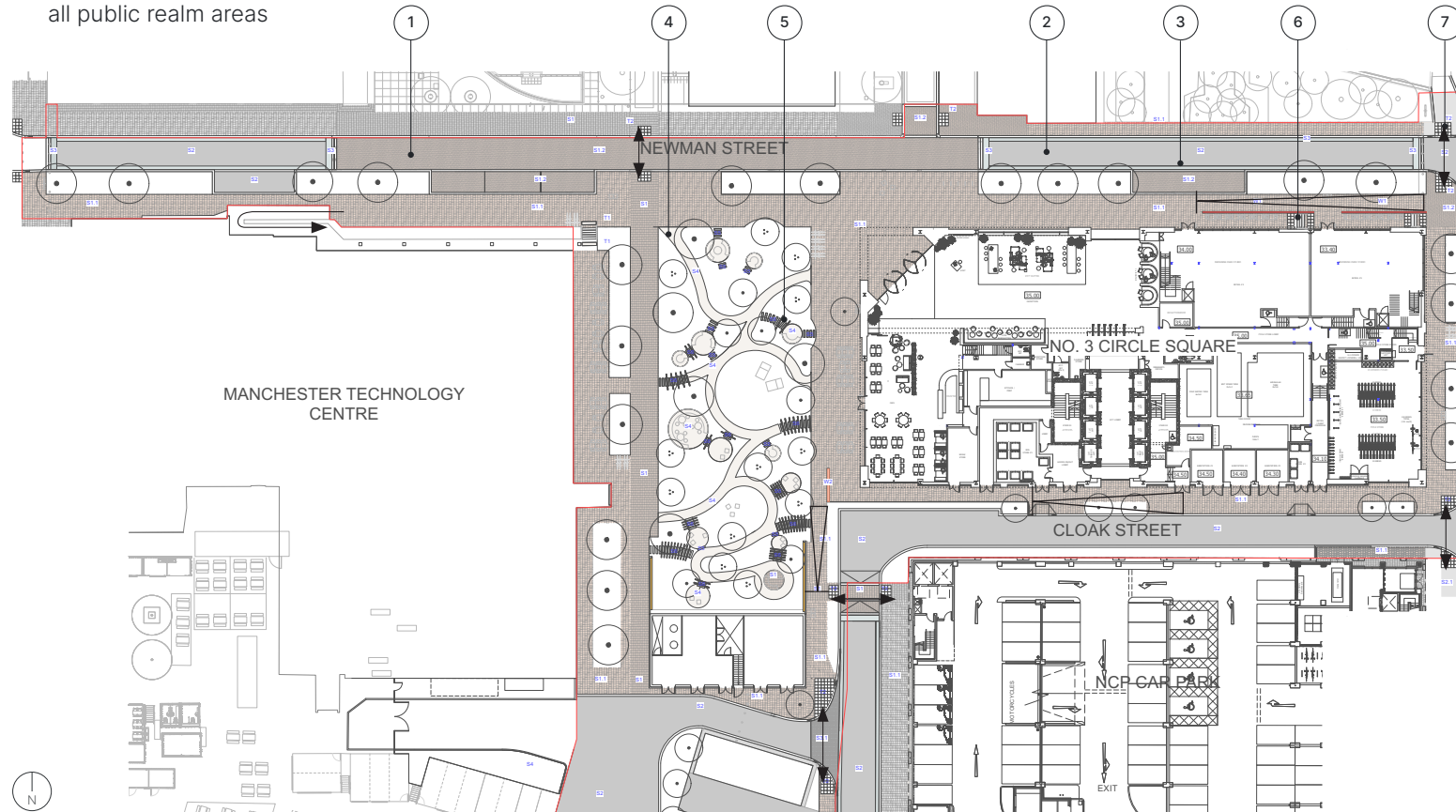
High quality crossings

03

Materials Approach

Hardworks 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 is being considered.
- Manchester's Design for Access 2 Guidance will inform all public realm areas



Key

- | | |
|--|----------------------------|
| | 1. Concrete sett paving |
| | 2. Tarmacadam |
| | 3. Granite setts |
| | 4. Resin bound gravel |
| | 5. Granite stepping stones |
| | 6. Granite steps |
| | 7. Hazard warning paving |



Granite stepping stones



Resin bonded gravel 'Mulberry'



Kellen 'Volcano/Magma'



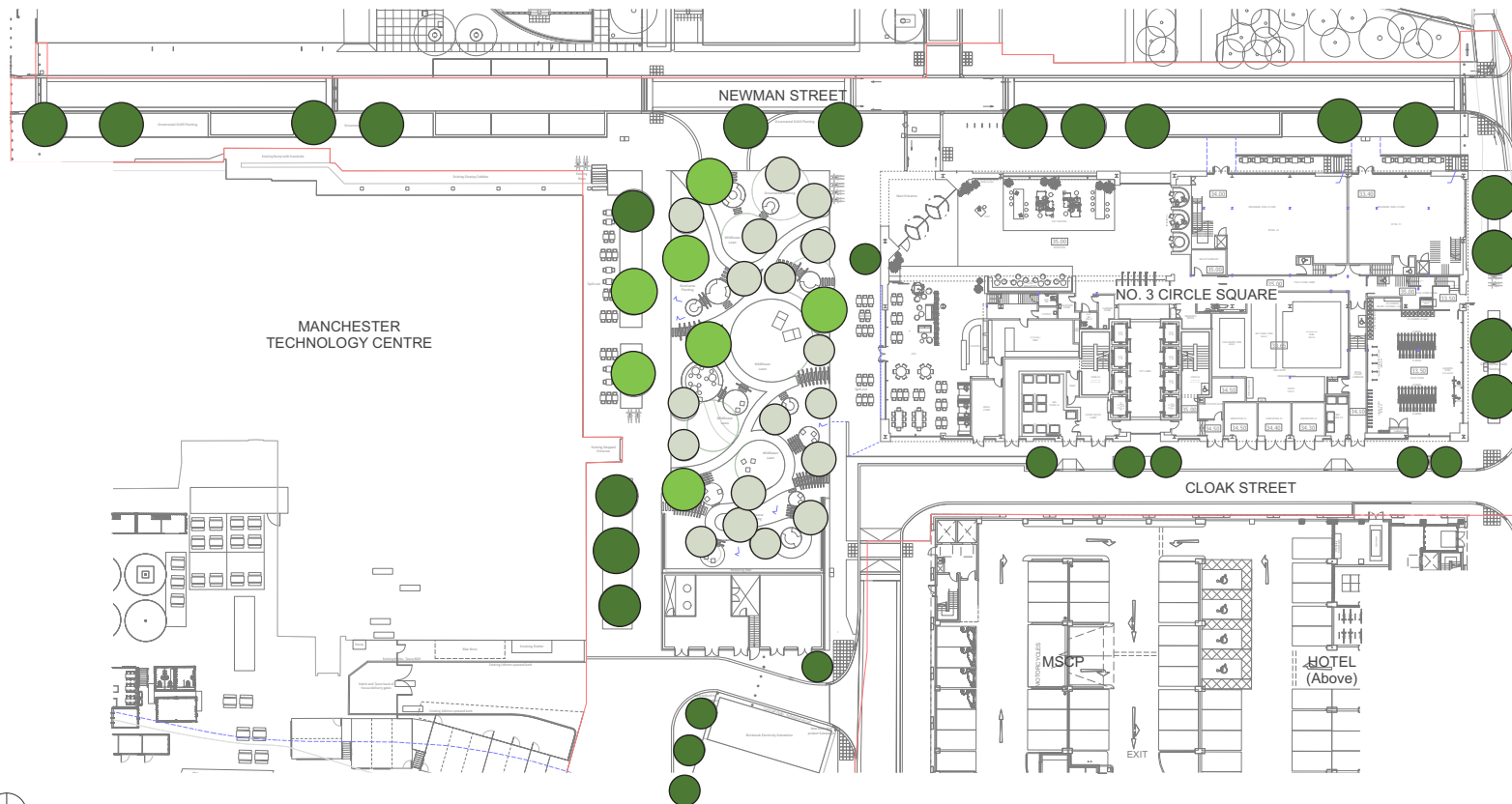
Granite setts 'Kobra'

Tree Concept

- Trees will demonstrate a range of form and seasonal interest, appropriate scale for the site and ecological value.
- Trees will be of a character in keeping with those of the local area such as the wider Circle Square masterplan to keep a cohesive character.
- Species chosen must be safe to be included within a public environment and easy to maintain.

Key

- Avenue trees
- Focal trees
- Enclosure trees



Liriodendron tulipifera



Platanus orientalis



Betula pendula



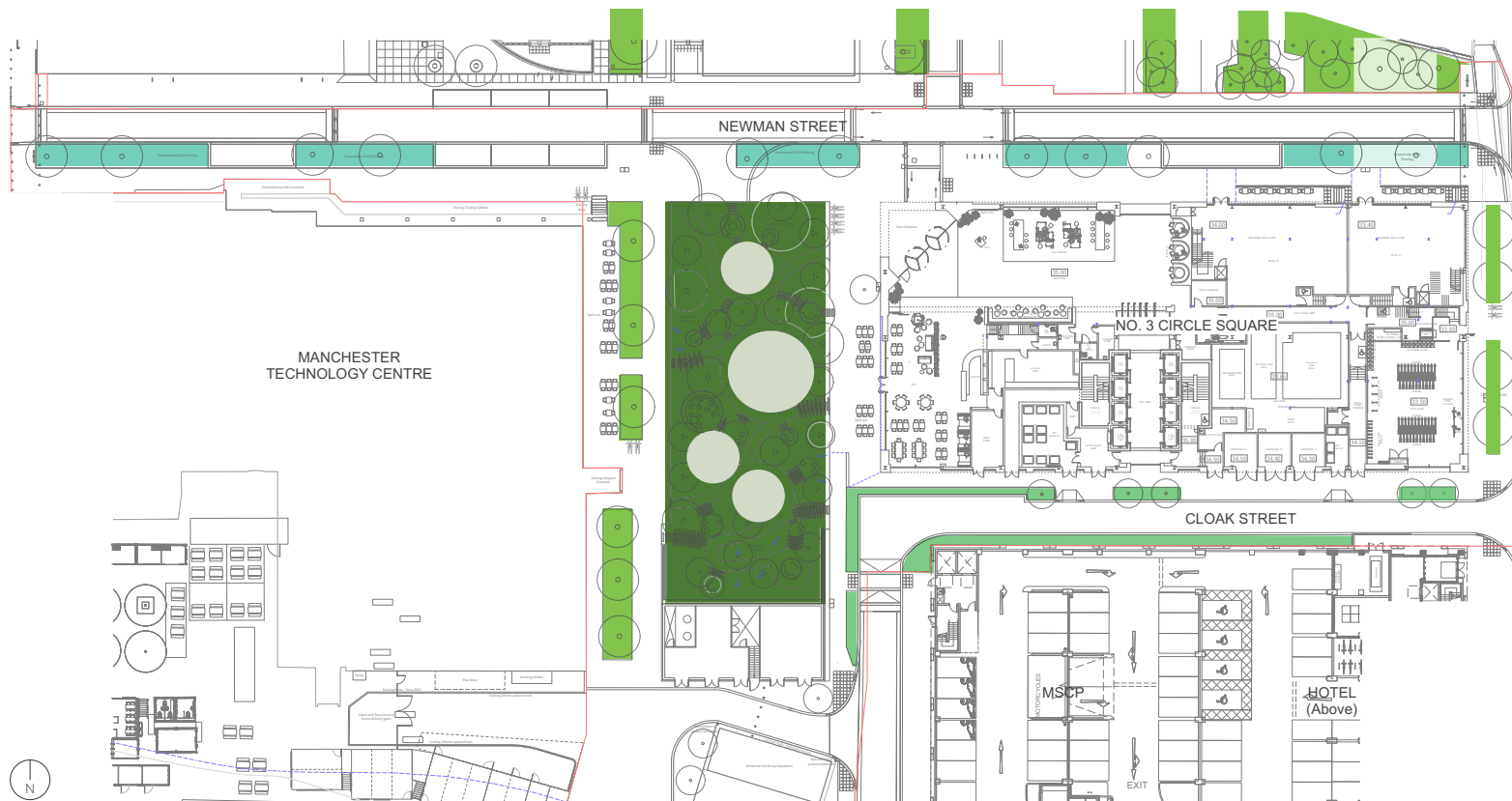
Prunus 'The Bride'

Softworks Planting Strategy

- Planting species should include 80% of native species and 20% ornamental species. It should consider other ecology benefits such as including pollinators, semi native varieties, attracting insects and providing habitat.
- Planting species should be in keeping with the wider Circle Square masterplan while maintaining a distinct identity for each planting typology.
- Planting should include species that are safe to the public and easy to maintain.

Key

- SUDs planting
- Boulevard planting
- Woodland glade
- Woodland green foil
- Buffer planting



SUDs planting



Boulevard planting



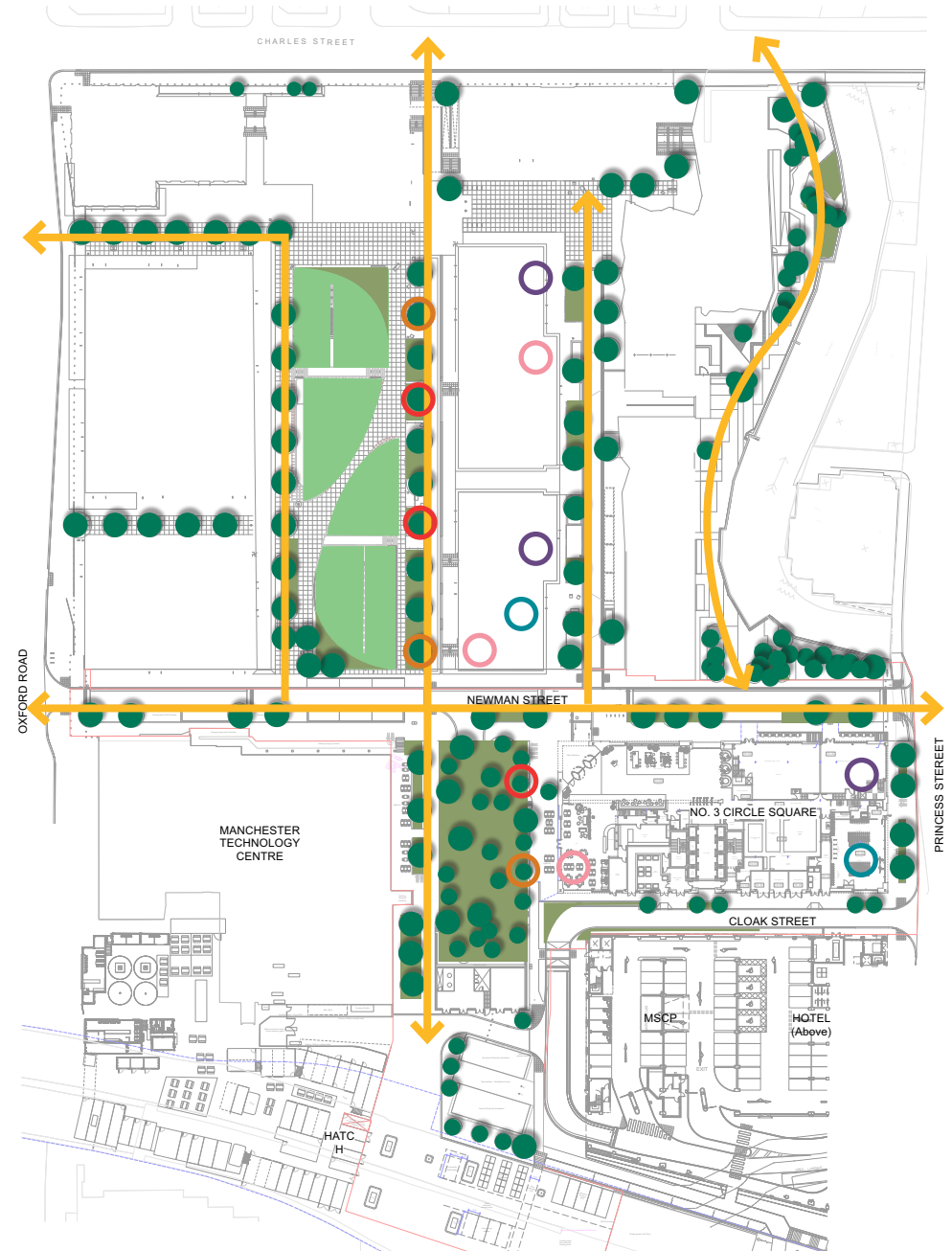
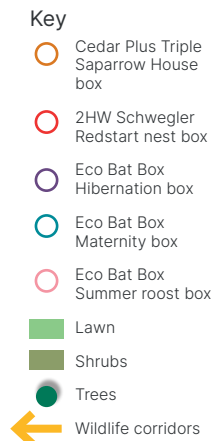
Woodland glade



Woodland green foil

Biodiversity Strategy

- Bird boxes will be used throughout the site to accommodate typical urban bird species, away from street and security lighting, in keeping with the wider Circle Square bird and bat box strategy as per the advice of ecologists.
- Trees and planting will use native and wildlife-friendly species, shrubs and herbaceous species to provide nectar for invertebrates and berries for birds.
- Wildlife corridors in the wider Circle Square masterplan will be extended through the site to increase the permeability of the site to wildlife.
- Both bird and bat boxes will be in colour tones which are discreet against the trunk of the trees or buildings which they are located, blending into the landscape.

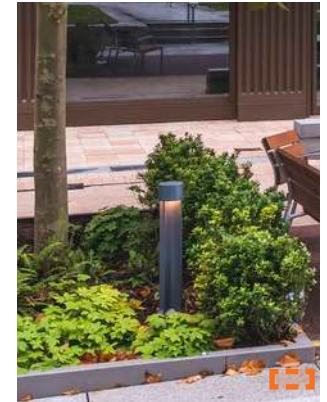
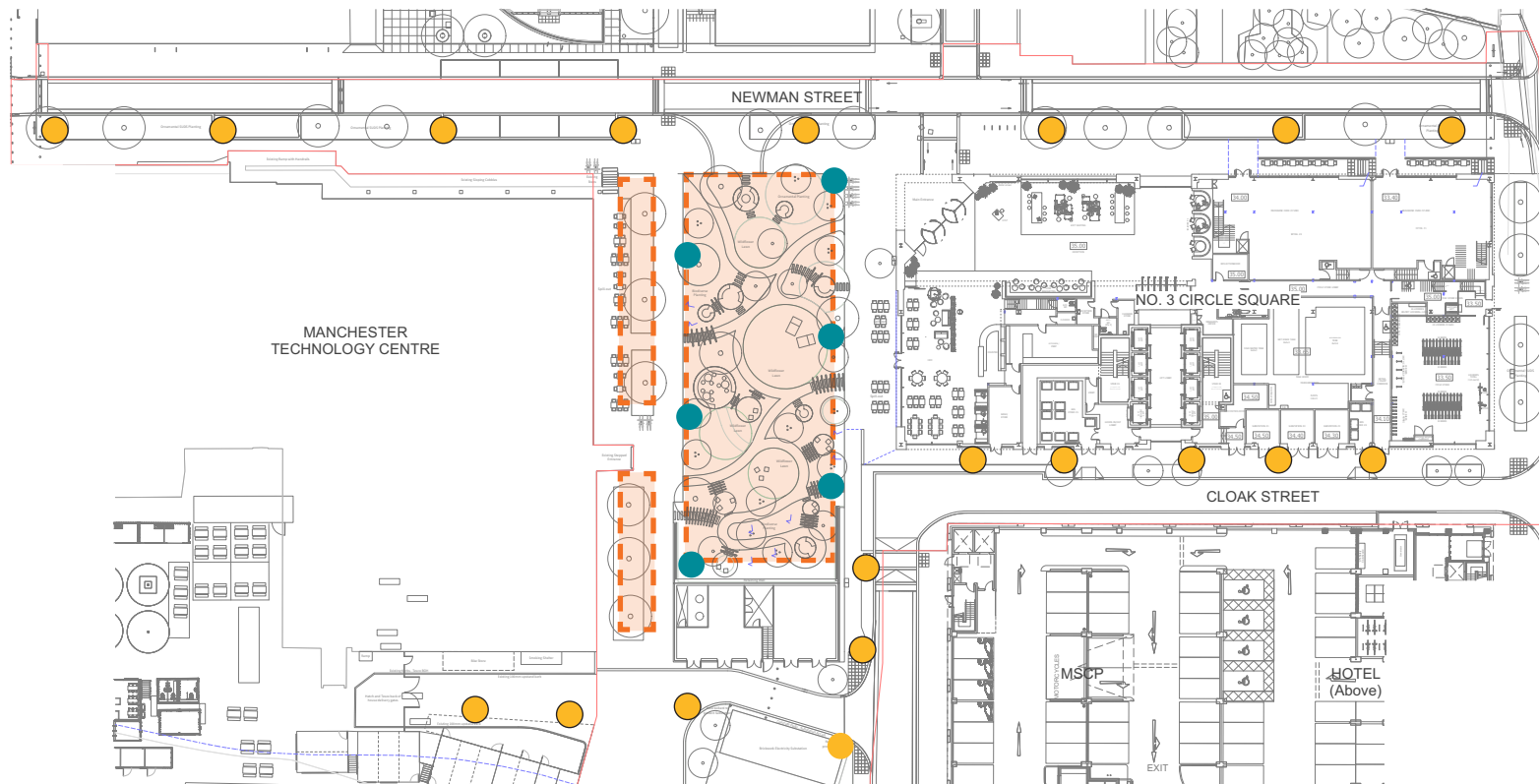


Lighting Strategy

- Lighting will be in keeping with the wider Circle Square masterplan to ensure the site has its own character, while part of a unified approach in placement and design.
- Lighting will consider durability and longevity criteria ensuring that each material is fit for purpose, has manageable maintenance regimes.
- The strategy will ensure the required lux levels are met to for a safe and comfortable site on the advice of a lighting specialist.

Key

-  1. Bollard lighting
-  2. Multi-headed lighting column
-  3. Halo lighting column



Bollard lighting



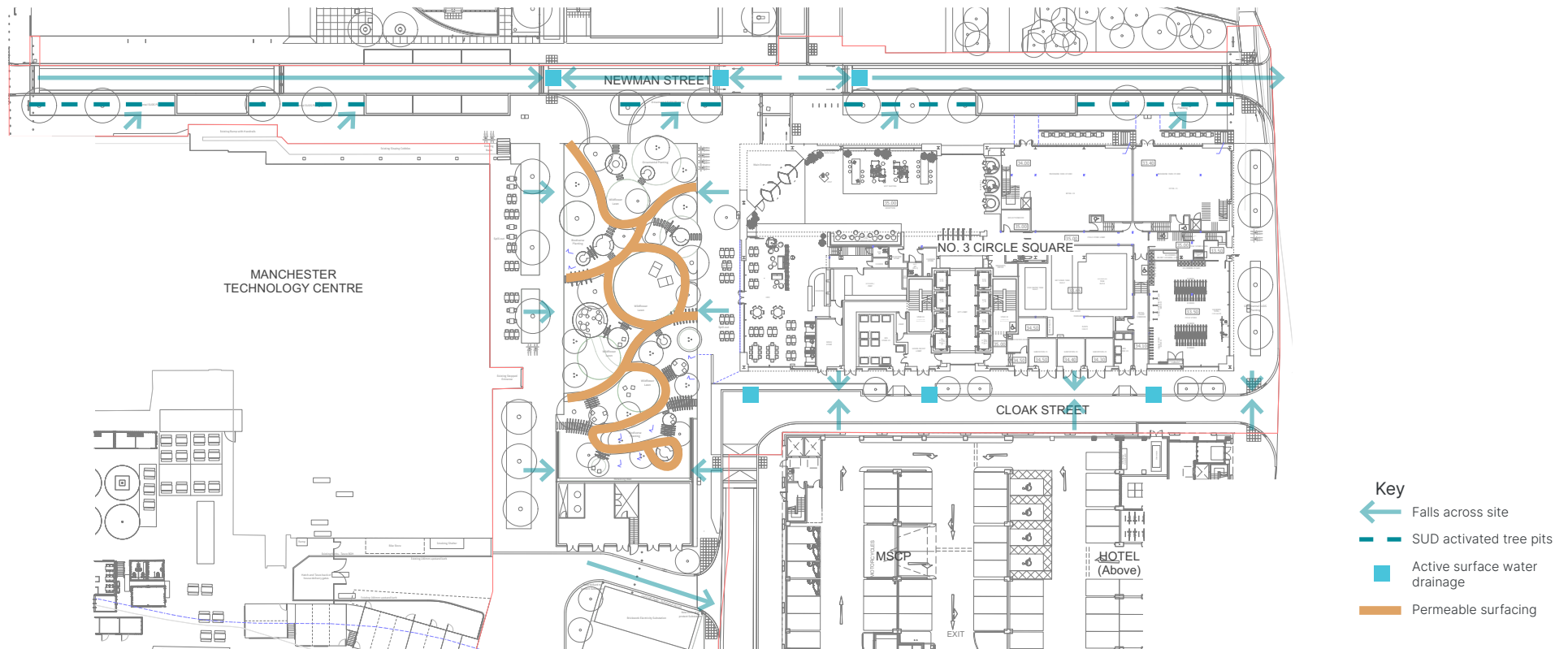
Multi-head lighting column



Halo lighting column

Drainage Strategy

- SUD activated tree pits along Newman Street will hold surface water run-off before filtering through the active drainage system
- Falls across the site will be coordinated with specialists to ensure that all surface water flows to the active drainage system.
- Permeable surfacing in Symphony Gardens will reduce the amount of surface water run-off to manage throughout the site.



04

Future

Considerations

Masterplan Timeline

The plans below demonstrate the evolution of the southern portion of the masterplan for plots (1a, 1b, 12 and 13)



2015 Masterplan



No.3 Planning Application Masterplan



Future Aspirational Masterplan

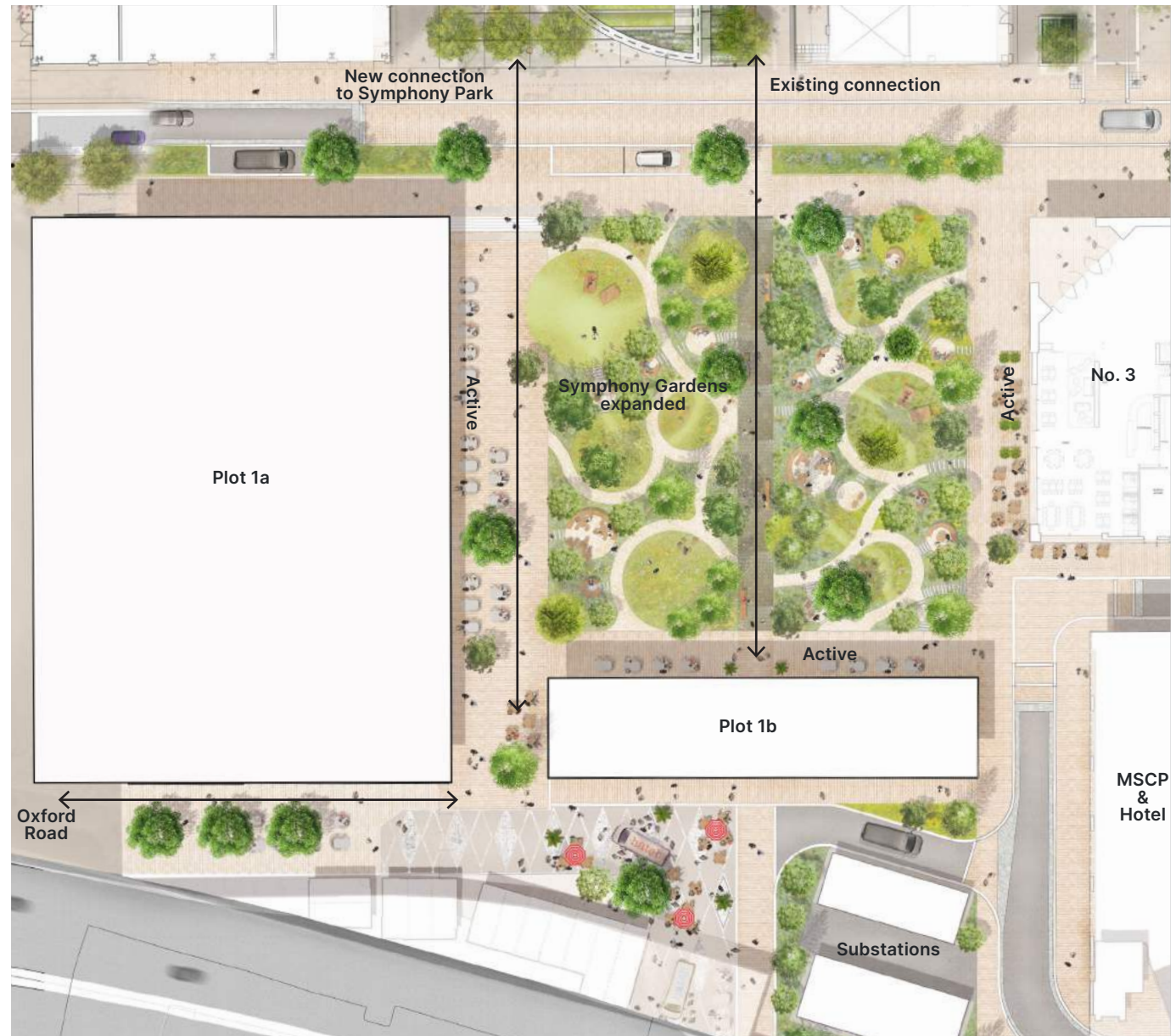
Completed Symphony Gardens

The plan opposite illustrates how Symohony Gardens could expand to almost double in width should future proposals look to replace the MTC building with a new development (Plot 1a) along Oxford Road.

To the south, Plot 1b introduces a 'pavillion on the park' scale to the development, similar in size to the Ivy on Hardman Square, Deansgate. Located on the southern edge, this smaller development minimises over-shadowing and creates a garden space that has active frontages to 3 sides.

Servicing off Cloak Street is maintained for Plots 1a, 1b, No.3 and Hatch as well as maintenance access for existing substations adjacent the Mancunian way.

An opportunity to create a new pedestrian connection with Oxford Road along the southern facade of Plot 1a increases public accessibility to the gardens and wider estate.



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