

Illustrative Section : Minimum 4.7m head height clearance for CEG servicing vehicle ramp

9 THE BRIDGE

9.1 DESCRIPTION

The bridge provides a pedestrian connection between Pall Mall and The Gardens, spans across the basement service area of Exchange Station. It is connected at either end by a short flight of stairs. It is integral to the delivery of the Plot B building and shall provide egress and access to this building as well as providing a well-defined route between Pall Mall and The Gardens.

9.2 LAYOUT

9.2.1 Refer to the Parameter Plans for the maximum permissible horizontal deviations. The layout of the bridge and its connection to the Plot B building is reflected in the illustrative proposal.

9.2.2 These deviations have been set up to enable the footprint to relate to the adjacent buildings while providing flexibility to allow development of the bridge's structure and balustrades.

Note: All building edges shown on the diagrams are for illustration only.

9.3 APPEARANCE

Principles

9.3.1 All external materials should be of the highest quality in terms of durability, robustness, alignment, spacing, junctions and workmanship.

9.3.2 The appropriateness of all materials should be considered in respect to exposure to variable weather conditions throughout the year.

9.3.3 Consideration should be given to the design of the bridge in relation to the facade southern facade of Plot B to ensure it features as an integral part of the overall architecture.

Materials

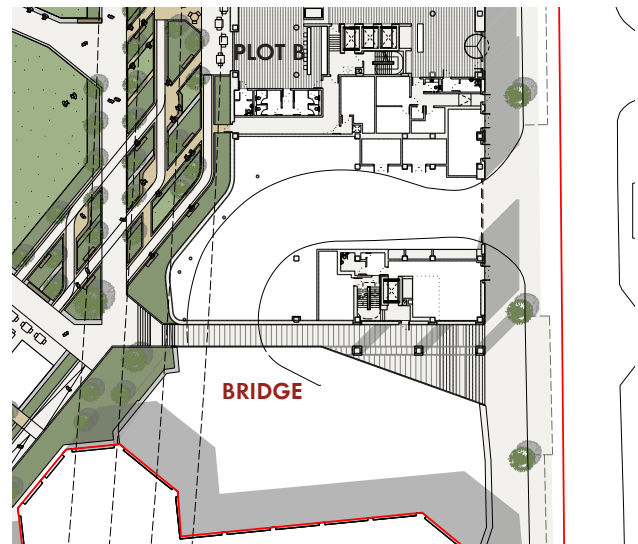
9.3.4 The durability and robustness of the materials used, their adjacencies to each other, and detailing shall be carefully considered to ensure the quality of the overall appearance of the building from the outset.

9.3.5 The following list of materials could be considered:

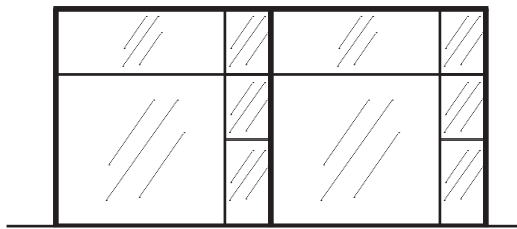
- Anodised aluminium
- Polyester powder coated aluminium
- Glass
- Steel
- Non slip metal decking

Fenestration

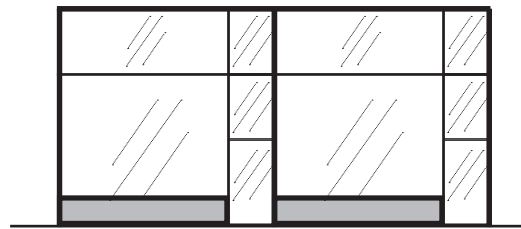
9.3.6 Regular fenestration patterns are encouraged



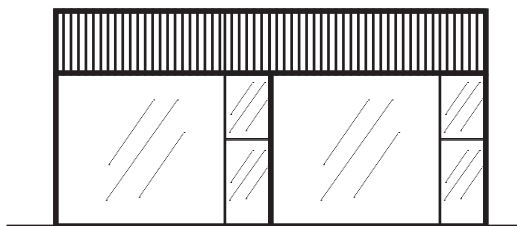
Illustrative diagram for design parameters of the Winter Garden



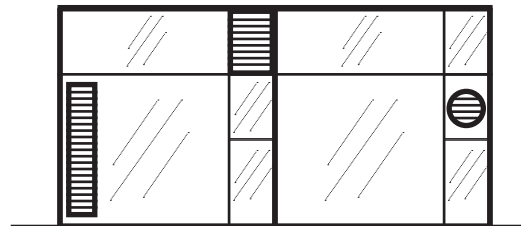
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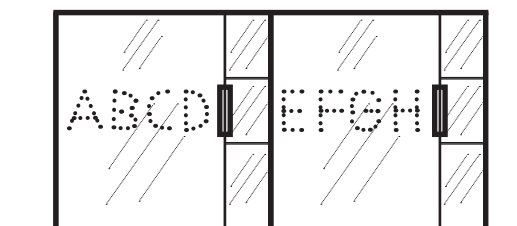
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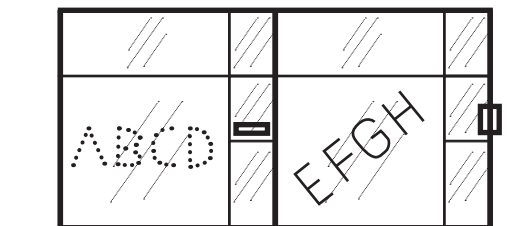
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10.1.8



10.1.9
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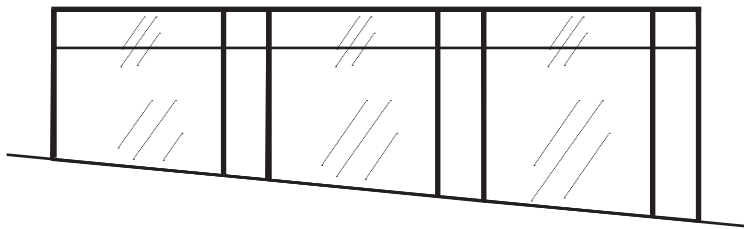
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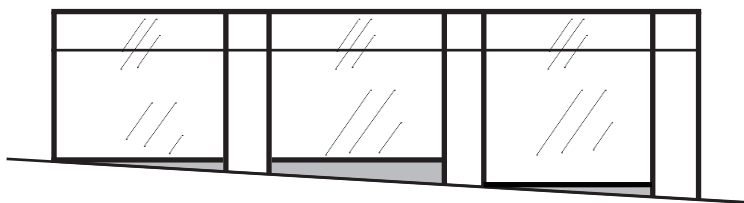
Illustrative diagrams demonstrating methods of acceptable integral retail signage & grilles within the facade treatment

10 RETAIL CODES

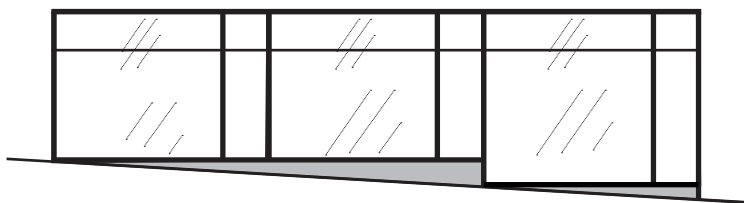
- 10.1.1 Retail units at the ground floor level will help to distinguish the spaces while making them attractive environments. The following design guidance must be met:
- 10.1.2 There must be a high level of transparency between the public realm and the building interior.
- 10.1.3 Shop fronts and entrances to shops must be arranged to achieve a regular rhythm.
- 10.1.4 There must be a limited number of shop front designs throughout the development. Variations in design based on a common formula should help to unify the retail component as a whole while distinguishing between key spaces and routes.
- 10.1.5 The glazing must be full height without stall risers
- 10.1.6 On elevations where the ground slopes, the glazing should follow the external levels as closely as practicable to maximise transparency.
- 10.1.7 Any services opening zones should be in a consistent location above the shop front glazing of each retail unit. They should also be designed as an integral part of the architecture and have a high-quality finish.
- 10.1.8 Coordinated shop signage must be applied within the designated zone.
- 10.1.9 Shop signage should be located behind the glazing but not attached to it. Locations should align with and acknowledge the mullions and of the fenestration.



10.1.5
10.1.6



10.1.5
10.1.6



10.1.5
10.1.6



10.1.10 Projecting signs should be of a consistent size and located in the same position on each retail units.

10.1.11 Integrally illuminated and lit signage should be carefully considered so that forms an integral part of the architectural composition of the shop fronts.

10.1.12 The materials used for the shop signage should be selected from the following palette:

- Clear glass
- Anodised aluminium
- PPC finish aluminium
- Powder coated steel signage.



BUILDING C

BUILDING B

BUILDING D

LUMBER STREET

X1 BUILDING

BUILDING A

BIXTETH STREET

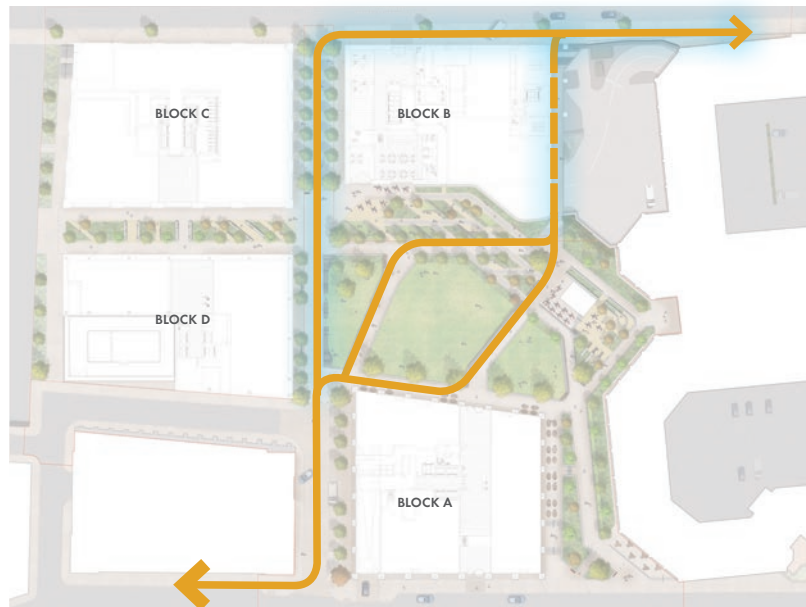




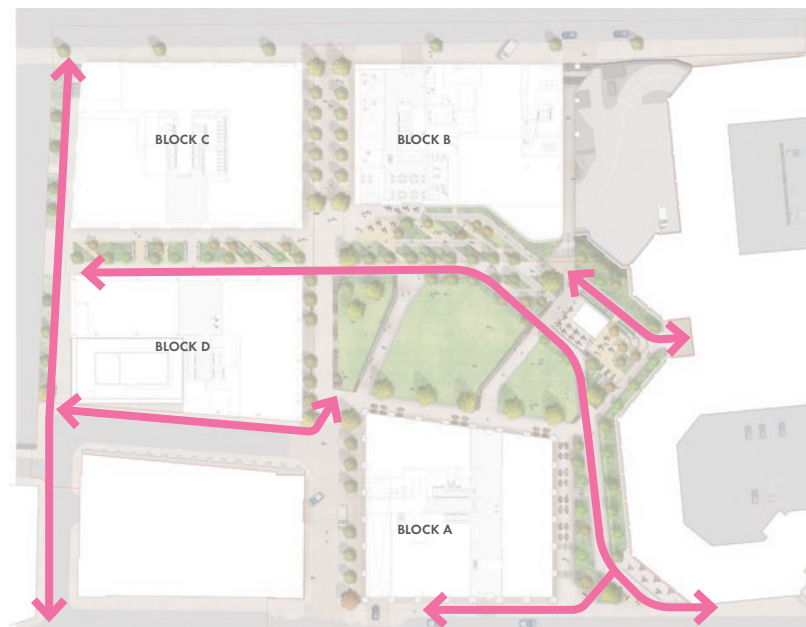
11 LANDSCAPE

11.1 LANDSCAPE MASTERPLAN

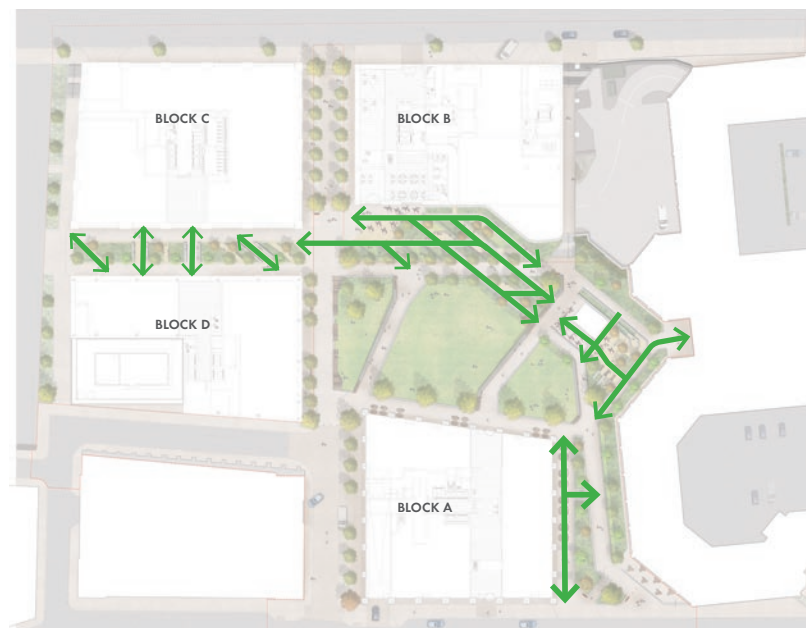
- 11.1.1 The public realm will offer a high quality outdoor space for surrounding residents and workers. The space will provide a valuable community resource offering a variety of opportunities to socialise, play, relax or take a walk and at the same time act as an extension to the work place.
- 11.1.2 It will be a space for city life and culture, designed to accommodate a vibrant mix of small interventions and activities at all times throughout the week.
- 11.1.3 The landscape proposals can be clearly articulated through a series of three typologies which include: The Lawns, Edmund Street and The Gardens. Beyond these key areas are also the public realm works to Bixteth Street, Pall Mall and to a lesser extent Lumber Street.



Primary Routes



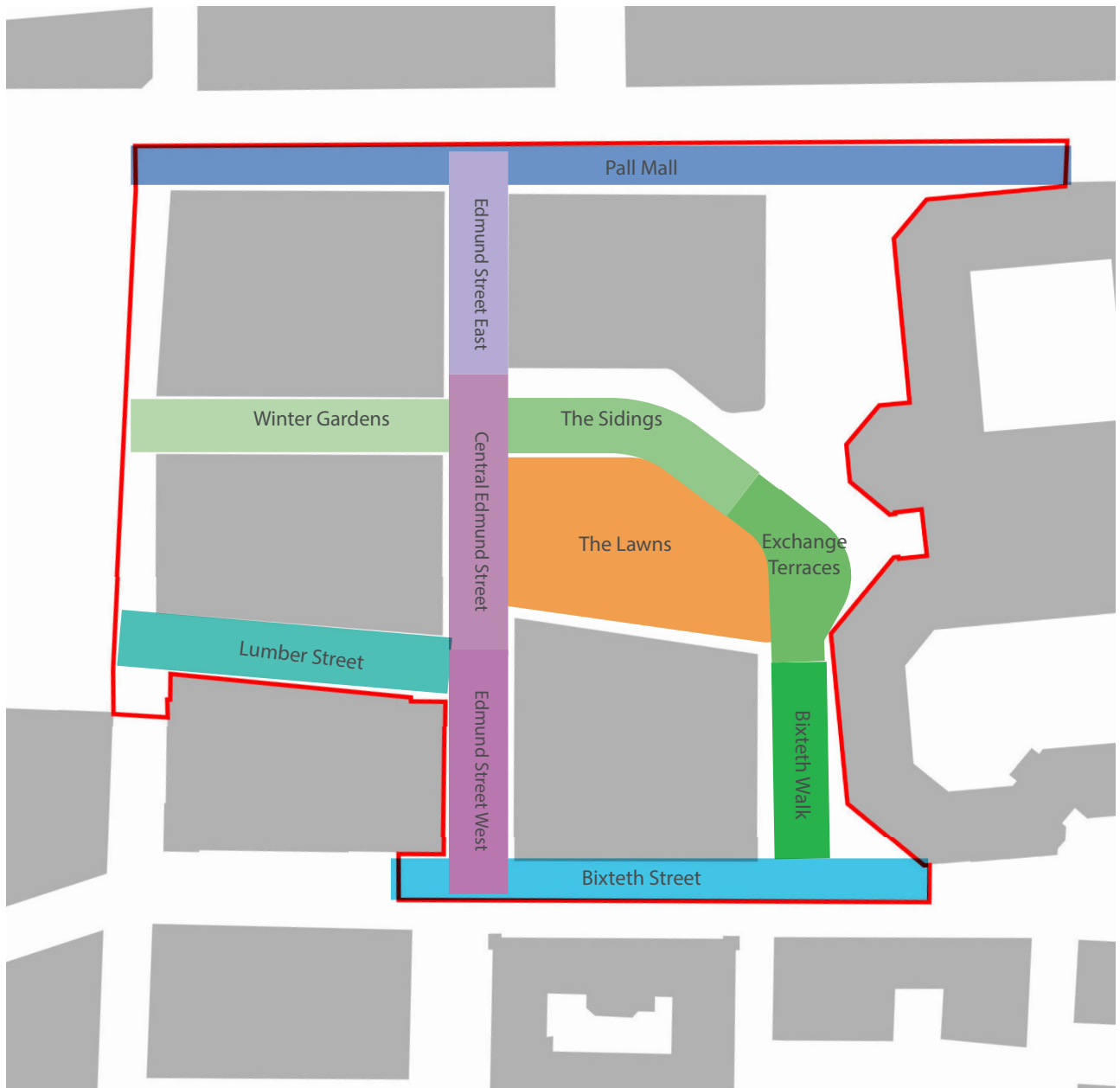
Secondary routes



Tertiary routes






11.2 HIERARCHY OF ROUTES

- 11.2.1 The landscape has a high level of permeability with a range of routes that link throughout the site. These can be split into three key grades, primary, secondary and tertiary.
- 11.2.2 **General**
Footpaths need to capture key desire lines from Lime Street Station through to the CBD.
All routes should have good lighting and clear sightlines with active ground floor uses addressing the key paths.
All footpaths should be surfaced in a high quality surfacing that is level with no sudden steps or raises in level. Footpaths should be designed in accordance with Manual for Streets 2 and Part M guidelines.
- 11.2.3 **Primary Routes**
These are key circulation routes linking east west across the site and should be a minimum width of 3m. These routes should prioritise pedestrians
- 11.2.4 **Secondary Routes**
Secondary routes provide connections north south through the development and link towards the future masterplan. These routes vary in width broadening out at path junctions and seating areas but should be maintained at a minimum of 2m.
- 11.2.5 **Tertiary Routes**
These are more intimate, indirect routes that offer a series of relaxed pedestrian routes through the park. Largely set within the garden areas these routes have a more gardenesque character to them and can drop to 1.5m in width.
- 11.2.6 **Steps**
Where steps do occur they should be designed to include; handrails, contrasting nosings and tactile paving to their approach.



Landscape Character Areas

KEY:

The Lawns	
Edmund Street	
The Gardens	
Bixteth Street	
Pall Mall	
Lumber Street	
Outline application	

11.3 LANDSCAPE CHARACTER

11.3.1 The landscape proposals can be clearly articulated through a series of three typologies which include: The Lawns, Edmund Street and The Gardens.

11.3.2 The Lawns

Positioned at the heart of the masterplan the lawns are laid level to enable flexible use, with opportunity for small scale events to be programmed. Raised edges take up the changes in level

11.3.3 Edmund Street

Edmund Street will act as the primary pedestrian route linking Bixteth Street and Pall Mall. It will be a high quality environment with paved surfaces, street tree planting and generous pedestrian routes linking directly into the heart of the park. Whilst Edmund Street will function as a primary pedestrian route it also caters for vehicle access, primarily to service Building A and access to the basement of the adjacent building.

11.3.4 The Gardens

Running north south through the masterplan the gardens create a unifying element that links to future masterplan phases. It's character is based around the creation of a series of communal gardens with pathways that weave through lush green planting.

11.3.5 Edge streets

Beyond the main park spaces are a series of edge treatments including Bixteth Street, Pall Mall and Lumber Street.–



Examples indicating landscape character



Illustrative proposals for the lawns

11.4 THE LAWNS

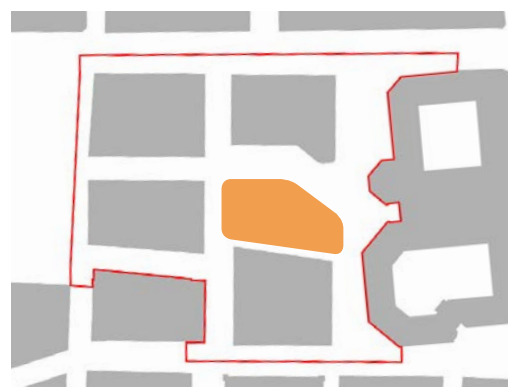
DESIGN PRINCIPLES

The lawns are the central element to the park. Raised to protect the edges from excessive wear they provide opportunity for flexible uses from informal play to picnics. The lawns are split into three and terrace down throughout the space enabling the edges to be utilised as seating.

- 11.4.1 Lawns should be largely level to enable flexible use.
- 11.4.2 Edges should be raised to provide opportunities for informal seating with a minimum kerb height of 150mm and a maximum seating height of 500mm.
- 11.4.3 A series of flush channels should be included within the lawn edging to enable level access onto the lawns.

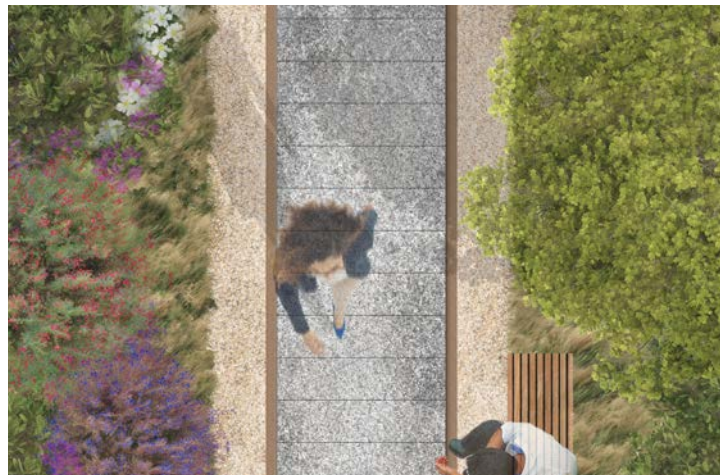
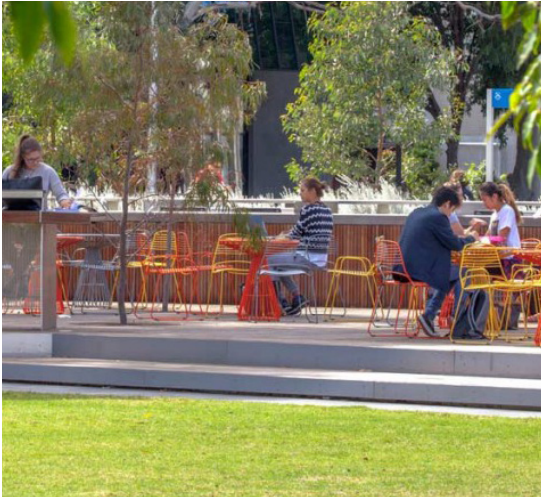
HARD MATERIALS

- 11.4.4 Natural stone surfacing should be used to all footpaths. Paths should be laid with even gradients with flush jointing to avoid any trips. Paving finishes should be slip resistant.
- 11.4.5 Paving should be laid to falls with positive drainage points.
- 11.4.6 Linear drainage systems should be used with appropriate heel guard covers.
- 11.4.7 Raised edges should be detailed in such a way to deter skateboarders, the use of cropped surfacing to the base of seating plinths should be considered.
- 11.4.8 Seating elements should include timber inserts with options including arm and back rests to cater for all users.
- 11.4.9 Building thresholds should be detailed to reduce the amount of cuts and awkward jointing.



SOFT MATERIALS

- 11.4.10 Parkland tree species should be selected for the edge of lawn spaces to capitalise on the more generous space on offer.
- 11.4.11 Species such as *Gleditsia triacanthos*, *Quercus palustris* and *Juglans regia* should be considered within the lawns. A single species should be selected to the edge of the lawns. Beside Building A the tree will need to be semi shaded tolerant.
- 11.4.12 Tree planting within the lawns should be underground guyed and planted in accordance with the typical soft landscape details.
- 11.4.13 Shrub planting should be a high percentage of evergreen species to ensure year round structure and cover with emergent herbaceous species adding colour, height and texture.
- 11.4.14 Soil depths should be as follows:
Lawns- 150mm topsoil, 300mm subsoil
Shrubs- 300mm topsoil, 300mm subsoil
Trees- 400mm topsoil, 600mm subsoil.
- 11.4.15 High Grade Mulch depths;- a minimum of 50mm cover for all planted areas. Trees to have a minimum 1m diameter clear area with 50mm mulch coverage
- 11.4.16 Imported soils to be free from any contaminants and in accordance with BS3882:2015 for topsoil and BS8601:2013 for subsoils.



Examples indicating landscape character

Examples indicating materiality



Illustrative proposals for the gardens

11 LANDSCAPE

11.5 THE GARDENS

DESIGN PRINCIPLES

Running north south through the masterplan the gardens create a unifying element that link to the future masterplan phases. It's character is based around the creation of a series of communal gardens with pathways that weave through lush green planting. At various points the pathways widen to create opportunity for seating clusters to be created.

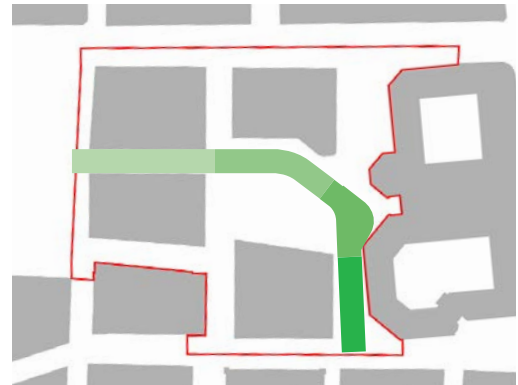
- 11.5.1 The railway heritage of the site should be expressed deliberately through the garden areas.
- 11.5.2 Timber and steel materials should be considered for use to create seating opportunities and tie in with the recognised railway materiality.
- 11.5.3 The garden areas are designed as part of the sustainable urban drainage system (SUDs) and capture much of the surface runoff allowing a certain capacity of attenuation.
- 11.5.4 Permeable resin bound gravel should be used for paths to help support the emerging SUDs strategy.

HARD MATERIALS

- 11.5.5 A variation of natural stone surfacing and resin bound gravel should be used to all footpaths. Paths should be laid with even gradients with flush jointing to avoid any trips. Surfacing should be laid to falls with positive linear drainage points.
- 11.5.6 Metal edging should be considered for detailing to represent the rails, with plank format pavers to reflect sleepers.
- 11.5.7 Lighting columns and accent uplighters should be used to create a distinctive character for the gardens, one that is softer with warmer lighting tones considered.

SOFT MATERIALS

- 11.5.8 Mixed native and ornamental tree planting is



used throughout the gardens with broadleaf native species used to create a longevity and structure to the park.

- 11.5.9 Species such as: *Quercus palustris*, *Magnolia kobus*, *Pinus nigra*, *Amelanchier lamarckii*, *Cornus mas*, *Cercidohyllum japonica*, *Betula utilis Jaquemontii*, *Pyrus Chanticleer*, *Malus tschonoskii*, *Crataegus monogyna 'Paul Scarlet'*, *Acer freemanii* and *Prunus avium 'Plena'*
- 11.5.10 Mixed shrub borders should include insect attracting species, specifically pollinators. Species such as *Gaura lindheimeri*, *Lavandula angustifolia*, *Salvia x sylvestris*, *Rudbeckia fulgida* and *Kniphofia Bees' Sunset*
- 11.5.11 Bulb planting should be included to lawn edges
- 11.5.12 Imported soils to be free from any contaminants and in accordance with BS3882:2015 for topsoil and BS8601:2013 for subsoils.
- 11.5.13 Soil depths should be as follows:
Lawns- 150mm topsoil, 300mm subsoil
Shrubs- 300mm topsoil, 300mm subsoil
Trees- 400mm topsoil, 600mm subsoil.
- 11.5.14 High Grade Mulch depths;- a minimum of 50mm cover for all planted areas. Trees to have a minimum 1m diameter clear area with 50mm mulch coverage



Illustrative proposals for Edmund Street



Examples indicating landscape character



11 LANDSCAPE

11.6 EDMUND STREET

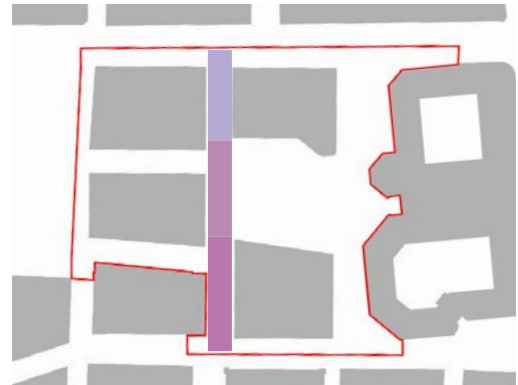
DESIGN PRINCIPLES

Edmund Street will act as the primary pedestrian route linking Bixteth Street and Pall Mall. The route will also cater for vehicle access allowing servicing and emergency vehicle access.

- 11.6.1 It should be a high quality environment with paved surfaces, street tree planting and generous pedestrian routes, 2-3m in width, linking directly into the heart of the park.
- 11.6.2 A procession of trees line the street with each street tree planted with hard surface surrounds to enable clear movement and permeability across the street.
- 11.6.3 Below ground cell systems should be used for each tree with rooting areas linked together to creating a generous volume of soil to aid establishment whilst preventing soil compaction.
- 11.6.4 Low kerb upstands (80mm max) with wide channel details will clearly distinguish the vehicle movement areas whilst retaining a pedestrian focussed character.
- 11.6.5 Ground floor units will form the most extensive frontage into the space along the street. A minimum of a 2m private space should be provided to each unit. Detailed material changes within the paving should demarcate its extent enabling spillout to occur.
- 11.6.6 Building entrances should be referenced in the adjacent surface material treatment to help define frontage and articulate the entrance threshold.

HARD MATERIALS

- 11.6.7 Natural stone surfacing should be used to all footpaths and vehicle routes. Paths should be laid with even gradients with flush jointing to avoid any trips. Paving finishes should be slip resistant.
- 11.6.8 Paving should be laid to falls with positive



drainage points with linear drainage systems used with appropriate heel guard covers.

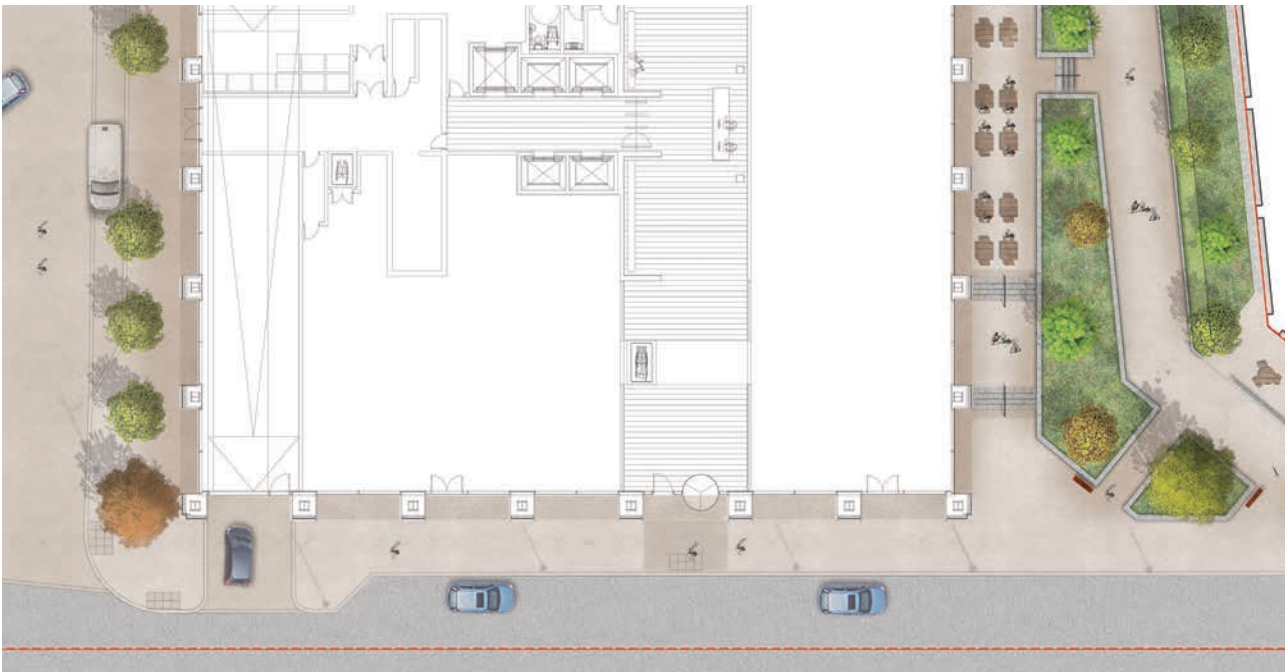
- 11.6.9 Vehicle carriageways should be demarcated through a transition of material finish and possibly colour.
- 11.6.10 Channel edgings to the main vehicle route should be included with a minimum 80mm upstand to clearly define pedestrian only spaces.
- 11.6.11 Tactile paving should be used to mark crossing points at the junction with Bixteth Street and Pall Mall
- 11.6.12 Lighting columns should be used to create the correct level of lighting throughout the street.

SOFT MATERIALS

- 11.6.13 Tree planting is largely within hard landscaping so species selected should be appropriate for such use.
- 11.6.14 Tree form should be formal with even, fastigate canopies. Species such as *Carpinus betulus* 'Frans Fontaine', *Pyrus chanticleer*,
- 11.6.15 Below ground cellular systems, backfilled with approved soils should be used for all trees within hardstanding areas.



Examples indicating landscape character & materiality



Illustrative proposals for Bixteth Street



Illustrative section across Bixteth Street

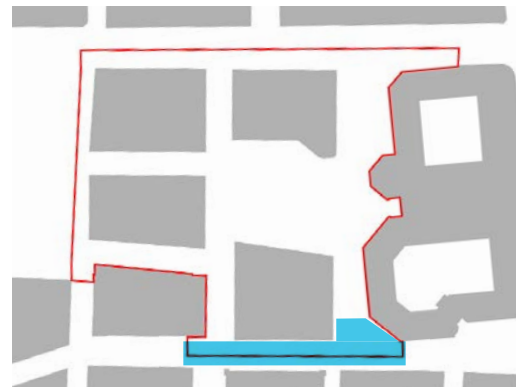
11.7 BIXTETH STREET & WALK

DESIGN PRINCIPLES

The character of the streetscape will tie in with the existing established character that currently occupies Bixteth Street.

HARD MATERIALS

- 11.7.1 Natural stone surfacing should be used for pavements along Bixteth street. Surfaces should be laid with even gradients with flush jointing to avoid any trips. Paving finishes should be slip resistant.
- 11.7.2 Grey granite stone should be used to tie in with the existing streetscape appearance.
- 11.7.3 Paving should be laid to falls with positive drainage points.
- 11.7.4 Tactile paving should be used to mark designated crossing points providing level access for all users.
- 11.7.5 A contrasting paving texture and colour will be used to mark the new office building entrance. This should run across the whole length of the footpath.
- 11.7.6 Thresholds to the building should be demarcated by a contrasting finish or cropped sett unit to clearly identify the building's curtilage.
- 11.7.7 Ground floor units will form the most extensive frontage along the southern elevation of the building. A minimum of a 3m spillout space should be provided to each unit enabling out door dining. Detailed material changes within the paving should demarcate its extent.
- 11.7.8 Lighting columns should be used to create the correct level of lighting throughout the street and key footways to an adoptable standard.
- 11.7.9 Signage totems should be used to mark Edmund Street and Bixteth Walk.

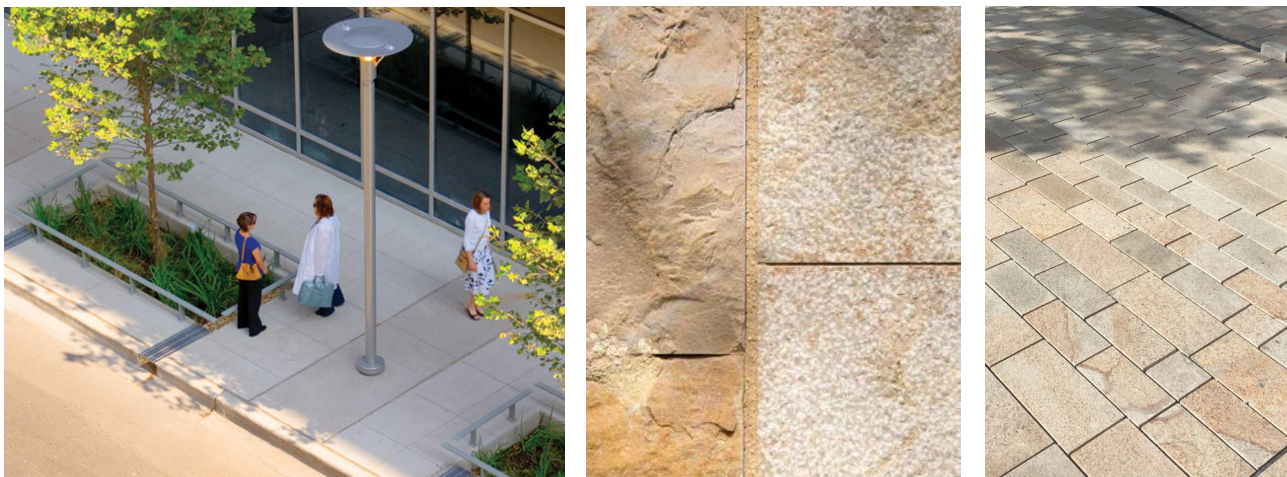


SOFT MATERIALS

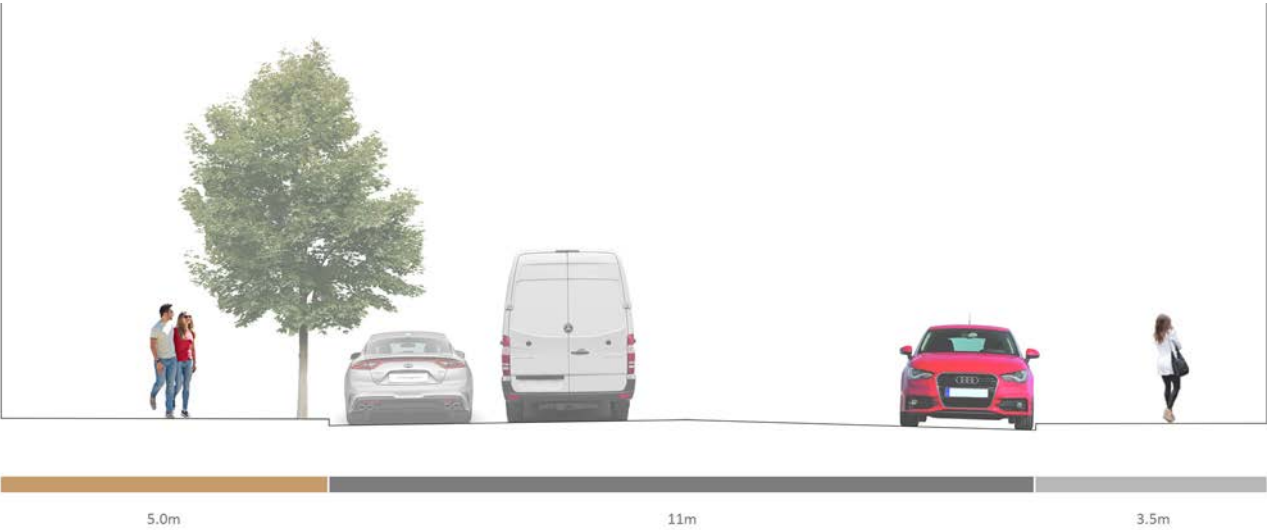
- 11.7.10 Tree planting is largely within hard landscaping and associated with the junctions of Edmund Street and Bixteth Walk.
- 11.7.11 For tree planting to Edmund Street below ground cellular systems should be used and backfilled with approved soils for all trees within hardstanding
- 11.7.12 The junction with Bixteth Walk includes a series of raised planters which help take up the change in level rising into the site. These planters include tree planting and mixed ornamental shrub planting.
- 11.7.13 Tree species should have light canopies with a small leaf to avoid over shadowing of the spillout space. Species such as Betula ermanii and Prunus serrula should be considered.
- 11.7.14 Soil depths for planters should be as follows:
Shrubs- 300mm topsoil, 300mm subsoil
Tree Pits- 400mm topsoil, 600mm subsoil.



Illustrative proposals for Pall Mall



Examples indicating landscape character and



Illustrative section across Pall Mall

11 LANDSCAPE

11.8 PALL MALL

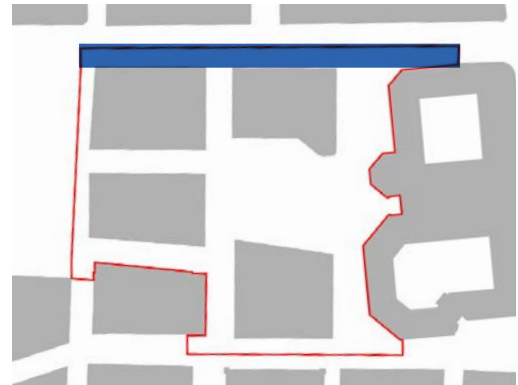
Enhancing the character along Pall Mall is hugely important given it is the address for a new hotel and one of the key entrances into the park. It should have a consistent character that informs future proposals along its length.

Tree planting and resurfaced footpaths will breathe a new life into the street, enhancing the quality and creating a more positive pedestrian environment.

Service, maintenance and emergency vehicle access will be permitted from Pall Mall but only via a control point with drop bollards to prevent unwanted vehicle access.

HARD MATERIALS

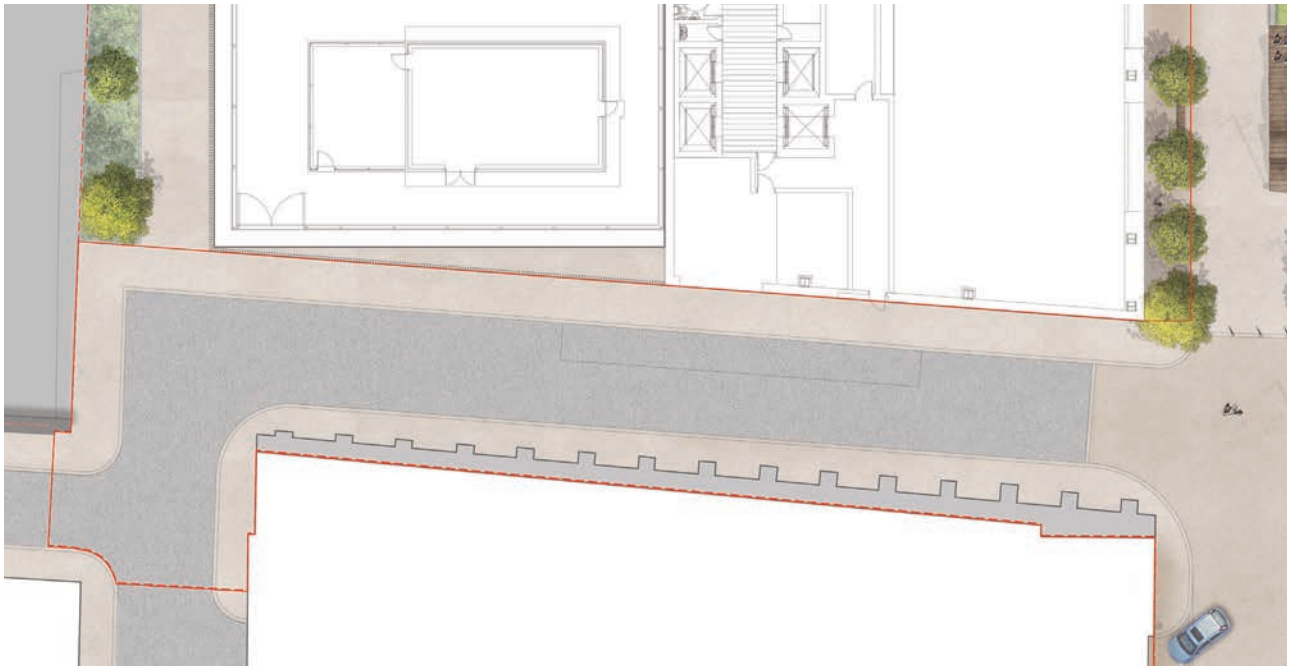
- 11.7.1 High quality surfacing should be used for pavements along Pall Mall. Surfaces should be laid with even gradients with flush jointing to avoid any trips. Paving finishes should be slip resistant. Paving should be laid to falls with positive drainage points.
- 11.7.2 A contrasting paving texture and colour will be used to mark the new hotel entrance. This should run across the whole length of the footpath.
- 11.7.3 Thresholds to the building should be demarcated by a contrasting finish or cropped sett unit to clearly identify the building's curtilage.
- 11.7.4 Service vehicle access is maintained to the Exchange Station basement. The appearance of this should be played down with footpath materiality running across the junction continuing the character of a pedestrian priority route.
- 11.7.5 Pedestrian footpaths should be clear of obstructions and a minimum of 2.5m in width.
- 11.7.6 Ground floor units will form the most extensive frontage along the Pall Mall elevation of the building so A minimum of a 2m spillout space should be provided to each unit enabling out door dining. Detailed material changes within the paving should demarcate its extent.



- 11.7.7 Lighting columns should be used to create the correct level of lighting along the street to adoptable standards with key entrances highlighted further.
- 11.7.8 Signage totems should be used to mark the junction with Edmund Street and the footbridge link

SOFT MATERIALS

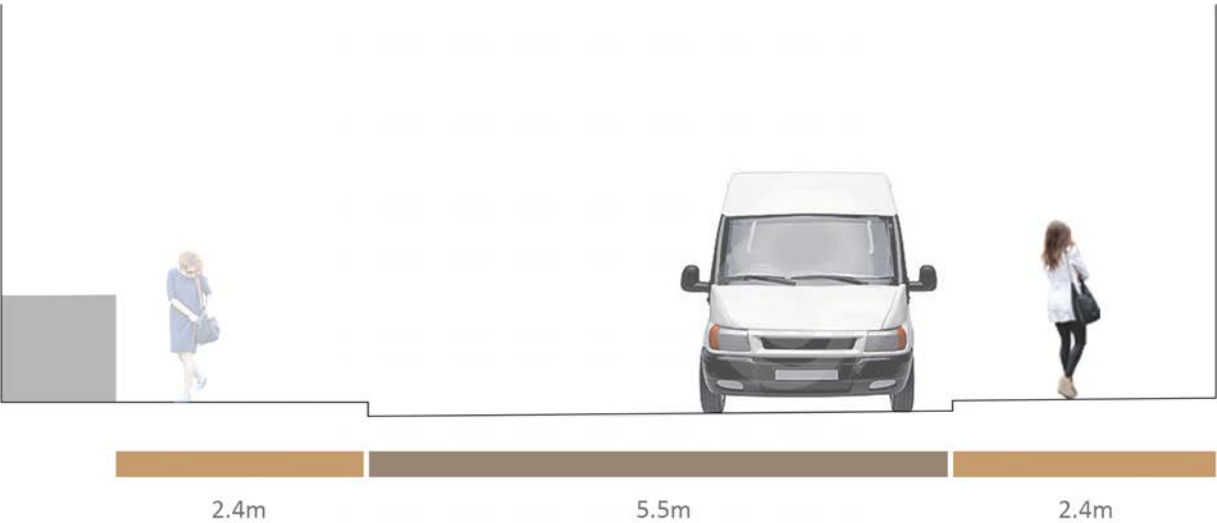
- 11.7.9 Tree planting to the corner of Edmund Street will push out onto Pall Mall clearly marking the entrance into the park. Below ground cellular systems, backfilled with approved soils should be used for all trees within hardstanding
- 11.8.10 An avenue of street trees lead users into the heart of the park and beyond towards Bixteth Street and the CBD.
- 11.8.11 Tree planting along Pall Mall is subject to detailed site survey identifying exact location of services. Slit trenches should be undertaken at regular intervals along the footpath and service routes plotted.
- 11.8.12 Root barriers should be used where tree planting is proposed adjacent to buildings and services.
- 11.6.13 Tree form should be formal with even, fastigate canopies, species such as *Carpinus betulus* 'Frans Fontaine', or similar.
- 11.6.14 All trees to be clear stem to a minimum 2.5m.



Illustrative proposals for Lumber Street



Examples indicating landscape materiality and character



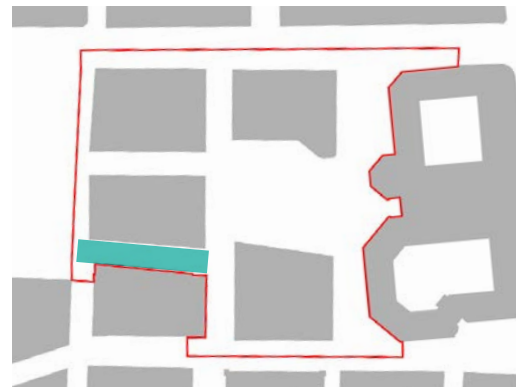
Illustrative section across Pall Mall

11.9 LUMBER STREET

Lumber Street primarily functions as a service route allowing delivery access and circulation for the adjacent X1 building.

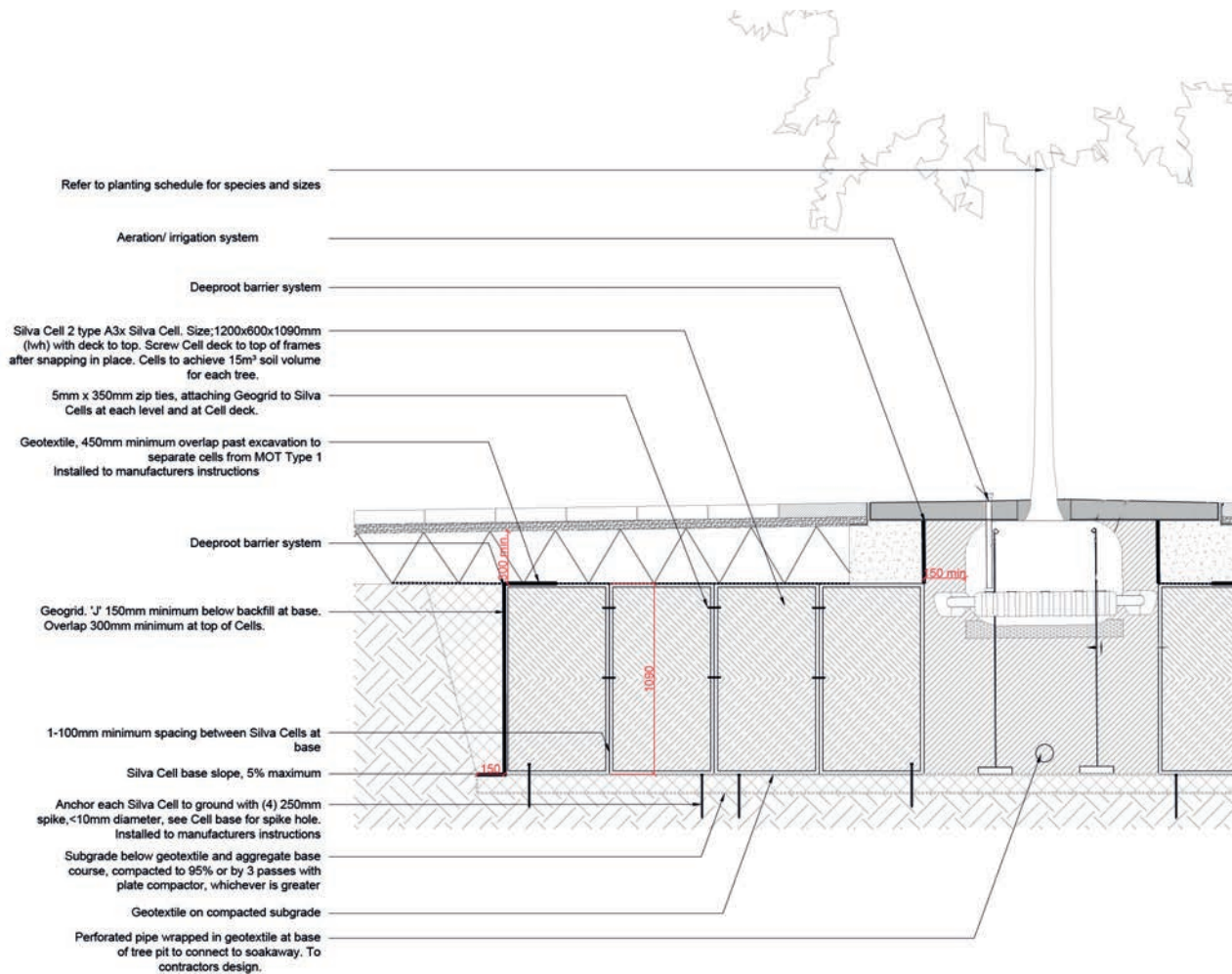
HARD MATERIALS

- 11.9.1 A central vehicle carriageway will provide vehicle access and should be laid out in such a way to enable tracking of both service and emergency vehicles.
- 11.9.2 Street edges will be marked with kerb upstands of a minimum of 80mm.
- 11.9.3 Footpaths are surfaced in a high quality paving and set at a minimum 1.5m wide to both sides. Paving should be laid to falls with positive drainage points.
- 11.9.4 Where the street meets Edmund Street the surfacing will change to a paved finish to signify the change in character to a more pedestrian focused route.
- 11.9.5 A series of metered parking bays marked out along the edge of the street.
- 11.9.6 Surface chippings should be included within the standard carriageway to lift its appearance.
- 11.9.7 Lighting columns should be used to create the correct level of lighting along the street with key junctions highlighted further.
- 11.9.8 Cowls will be fitted where columns sit adjacent to residential units to avoid excessive glare and light spill.

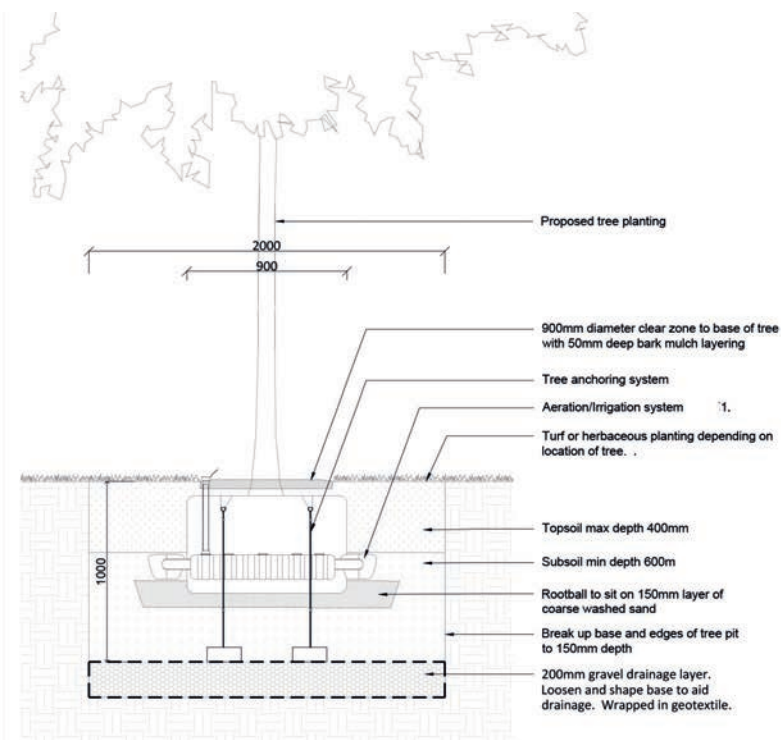


SOFT MATERIALS

- 11.9.9 Tree planting to the corner of Edmund Street will push out from the corner of building D and mark the route through to the park.
- 11.9.10 Below ground cellular systems, backfilled with approved soils should be used for all trees within hardstanding



Typical detail of tree planting in hard



Typical detail of tree planting in soft

11.10 PLANTING STRATEGY

A wide variety of soft landscape typologies are incorporated into the design, these are outlined below;

11.10.1 TREE PLANTING IN HARD

Below ground cell systems should be used for each tree within hard landscape areas. Tree pits linked with rooting areas joining together to create a generous volume of soil to aid establishment. Root barriers should be used where tree planting is proposed adjacent to buildings and service routes. Trees to be underground guyed using platypus anchoring systems or similar. Tree pit depth a minimum of 1200mm (1000mm soil, 200mm clean stone drainage layer) with an overall volume of 15m³ for each tree.

11.10.2 TREE PLANTING IN SOFT

Trees to be planted in pits of a minimum of 1200mm deep made up of the following, 400mm topsoil, 600mm subsoil and 200mm clean stone to act as a drainage layer. Tree to be underground guyed with manual irrigation/aeration system included.

11.10.3 TREES

Rootballed stock proposed and to be planted within the standard planting season- October-March. Where planting occurs outside of this container grown stock is to be used to enable flexibility for year round planting. Specification in accordance with BS 3936-4:2007.

11.10.4 ORNAMENTAL & HERBACEOUS SHRUB AND HEDGE PLANTING

Soil depths set at a minimum 300mm topsoil and 300mm subsoil. All shrub and herbaceous planting to be specified at a minimum size of 2-5 litre pots planted at a minimum density of 5 to 7 /m². Mixed shrub, herbaceous and grass species planted at minimum 5/m².

11.10.5 SHRUBS

All specimens to be selected from healthy stock and in accordance with National Planting

11.10.6 AMENITY LAWNS

Soil depths set at a minimum 150mm topsoil and 300mm subsoil. Lawns laid level with minimum deviation. High grade turf, Rowlawn medallion or similar should be used.

11.10.7 BULB PLANTING

Soil depths set at a minimum 150mm topsoil and 300mm subsoil.

11.7.8 MULCH

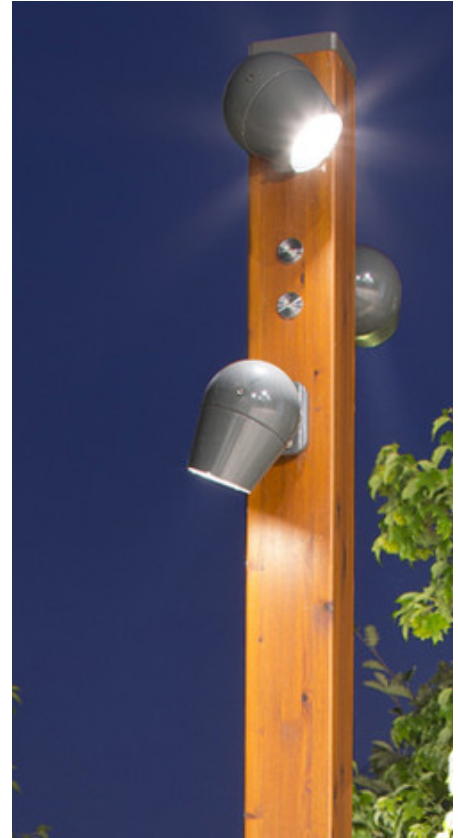
High Grade Mulch depths;- a minimum of 50mm cover for all planted areas. Trees to have a minimum 1m diameter clear area with 50mm mulch coverage

11.10.9 SOILS

Imported soils to be free from any contaminants and in accordance with BS3882:2015 for topsoil and BS8601:2013 for subsoils.

11.10.10 TIMES OF YEAR FOR PLANTING

All dates for planting to be followed;
Deciduous trees and shrubs: Late October to late March
Conifers and evergreens: September/ October or April/ May.
Herbaceous plants
September/ October or March/ April.
Container grown plants: At any time if ground and weather conditions are favourable.
Dried bulbs, corms and tubers: September/ October.
Colchicum (crocus): July/ August.
Green bulbs: After flowering in spring.

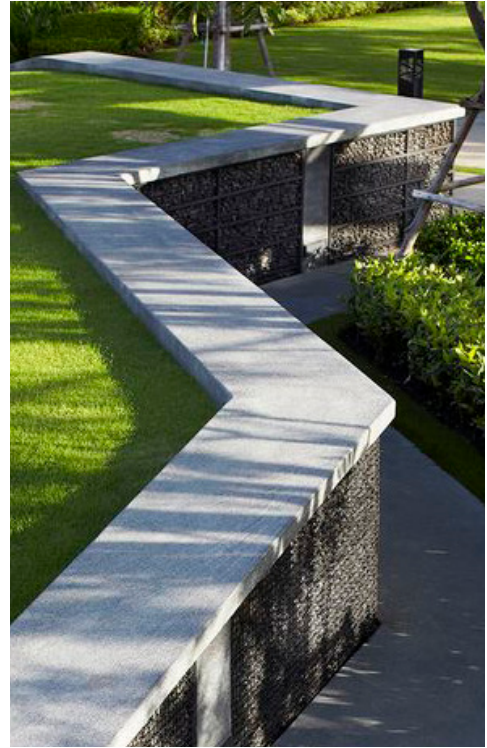


Example of lighting character

11.11 LIGHTING STRATEGY

The site will be well lit and in line with relevant BS standards and Liverpool city guidelines. Coverage will include all key pedestrian and service routes with entrance points and junctions highlighted.

- 11.11.1 Column lighting is proposed for all primary routes throughout the park and key streets.
- 11.11.2 Feature up and down lighting will be included to the anchor trees around the site and within the park and where appropriate more character lighting introduced- for example through the garden areas.
- 11.11.3 Bespoke seating elements will be picked out with recessed lighting where appropriate.
- 11.11.4 Illumination through the gardens should include low-level amenity lighting such as illuminated bollards and directed column lighting. This will help create a pedestrian scale environment, whilst minimising light spill.
- 11.11.5 Appropriate cowls shall be included to column lighting when used adjacent to existing residential units, ie. Lumber Street and the adjacent X1 building.
- 11.11.6 Signage will be illuminated to ensure wayfinding remains clear throughout winter months and into early evening.



Examples of street furniture character

11.12 STREET FURNITURE STRATEGY

The durability and robustness of the street furniture selected and their detailing should be carefully considered to ensure the quality of the public realm is maintained.

All materials should be of the highest quality in terms of durability and be specified with heavy use, wear and tear in mind. The following key street furniture elements are likely to be included within the proposals:

11.12.1 Seating:

Seating elements should be located throughout the scheme and include back rests and arm rests. Timber should be considered as a primary seating surface with durable steel or stone bases. All fixings to be concealed.

11.12.2 Cycle hoops:

High grade steel with durable finish should be used for all cycle hoops within the park areas.

11.12.3 Bins:

Durable, robust bins should be selected with a good capacity and strong opening/ closing mechanism to avoid damage. Bins should include cigarette ash trays and stubbing out points.

11.12.4 Bollards:

At various points in the site bollards are required to control vehicle access. These should be drop bollards with telescopic fixings, manual and automated to be considered subject to management solution.

11.12.5 Anti skate elements

Where skating may occur consideration should be made to prevent damage occurring. Raised elements should be considered rather than recessed. Where possible adjacent surface materials should help deter skateboard use such as cropped surfaces.

11.12.6 Signage

Elements will be illuminated to ensure wayfinding remains clear throughout winter months and into early evening. Totem format to be considered.

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