

6 PAVING DETAIL TO GARDENS





THE GARDENS

KEY:

1. Pedestrian footbridge linking through to Pall Mall
2.6m wide
2. Primary circulation route linking across the park
3. Feature anchor tree picking up key sightlines from Pall Mall and the bridge link
4. Secondary footpaths weaving through the gardens
5. Seating pockets for small groups and families
6. Detailing paving banding running throughout the gardens
7. Ornamental tree planting with spring and autumn interest
8. Linear planting elements including hedges run throughout the garden spaces
9. Signage totems mark the arrival into the park and help with wayfinding
10. Raised seating edge with timber inserts including arm and back rests.



8.15 THE SIDINGS GARDENS

Running north south through the masterplan the gardens create a unifying element that reaches out towards 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.

- 8.15.1 The railway heritage of the site is expressed most deliberately through the garden areas. Metal edging is used to represent the rails and plank format pavers to reflect sleepers.
- 8.15.2 Timber and steel beams are used to create seating opportunities and each tie into the recognised materiality of railway sidings and stations.
- 8.15.3 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, where as the ornamental varieties inject variation of colour and texture throughout the year.
- 8.15.4 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.
- 8.15.5 Permeable resin bound gravel is used for many of the paths to help support the emerging SUDs strategy for the site.



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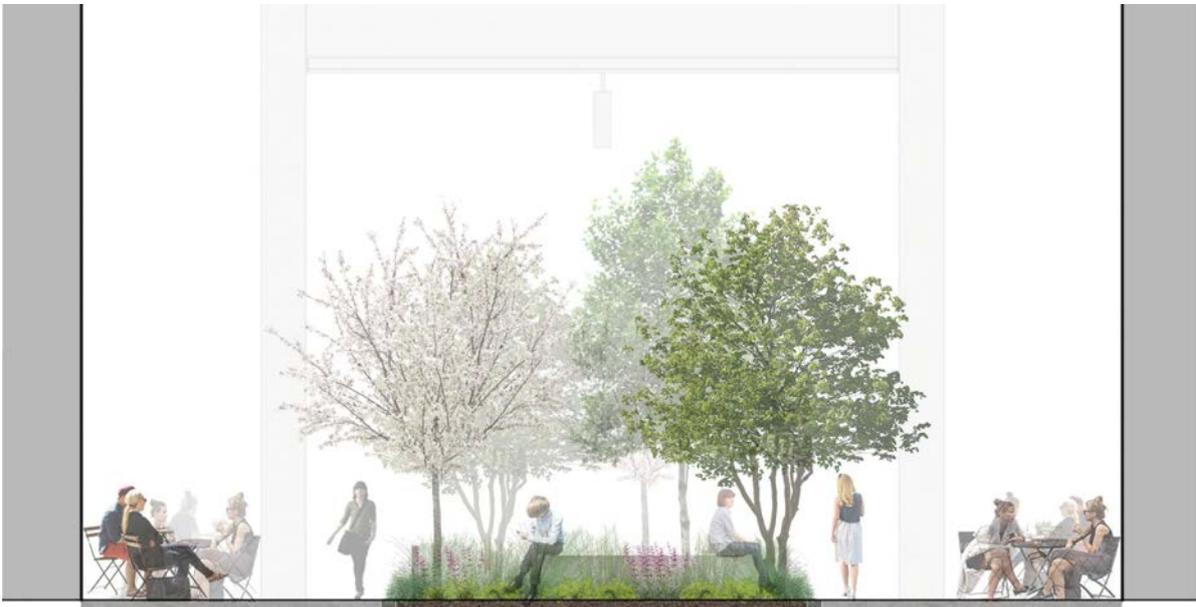




WINTER GARDENS

KEY:

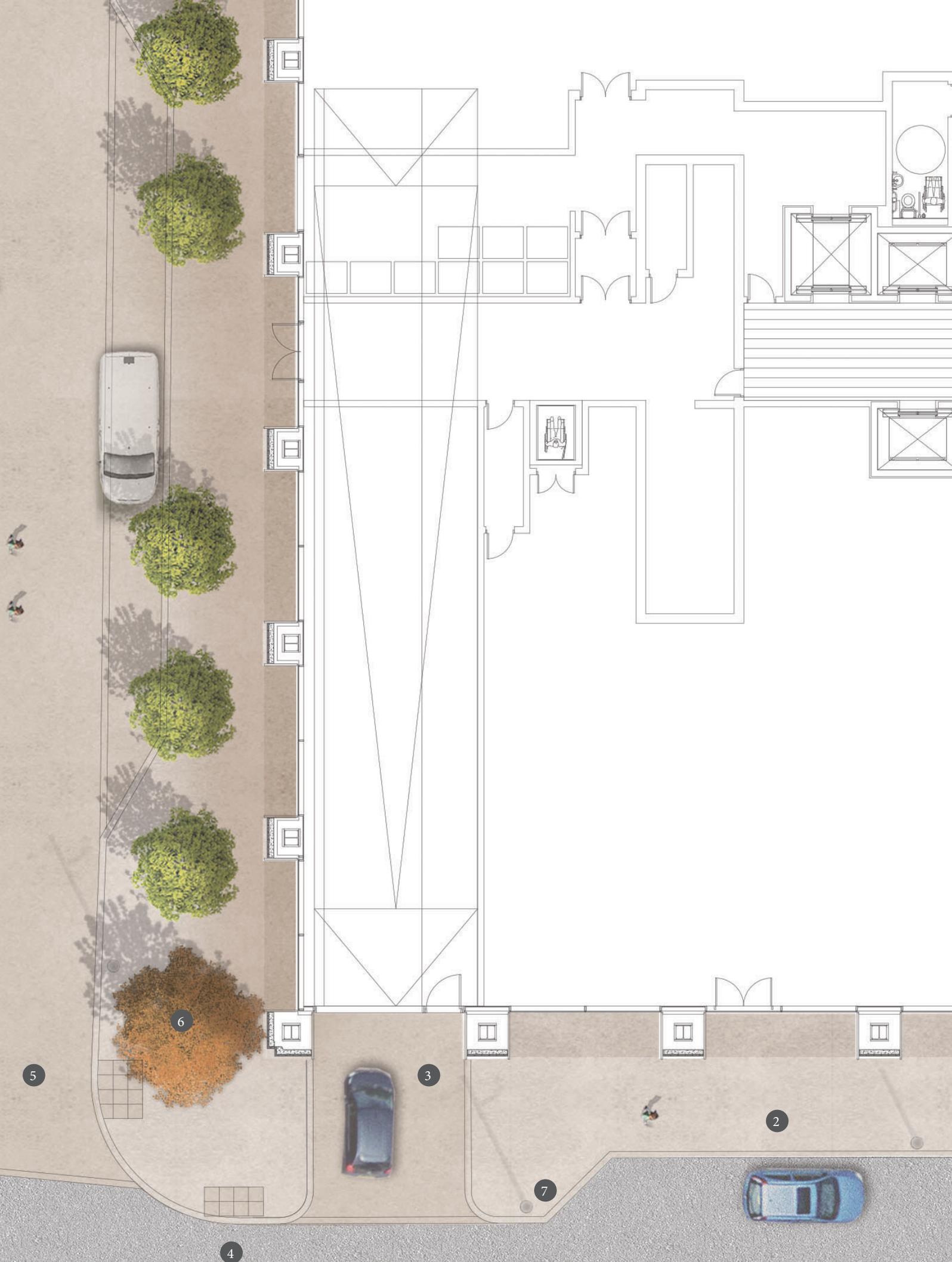
1. Avenue tree planting to Edmund Street edge
2. Paved threshold for building entrances and spillout opportunities
3. Informal footpath routes through central planted area
4. Mixed herbaceous and evergreen planting
5. Key circulation routes across the gardens
6. Ornamental tree planting lining the winter gardens
7. Seating opportunities within the centre of the winter gardens
8. Visitor cycle hoops
9. Signage element supporting wayfinding across the site

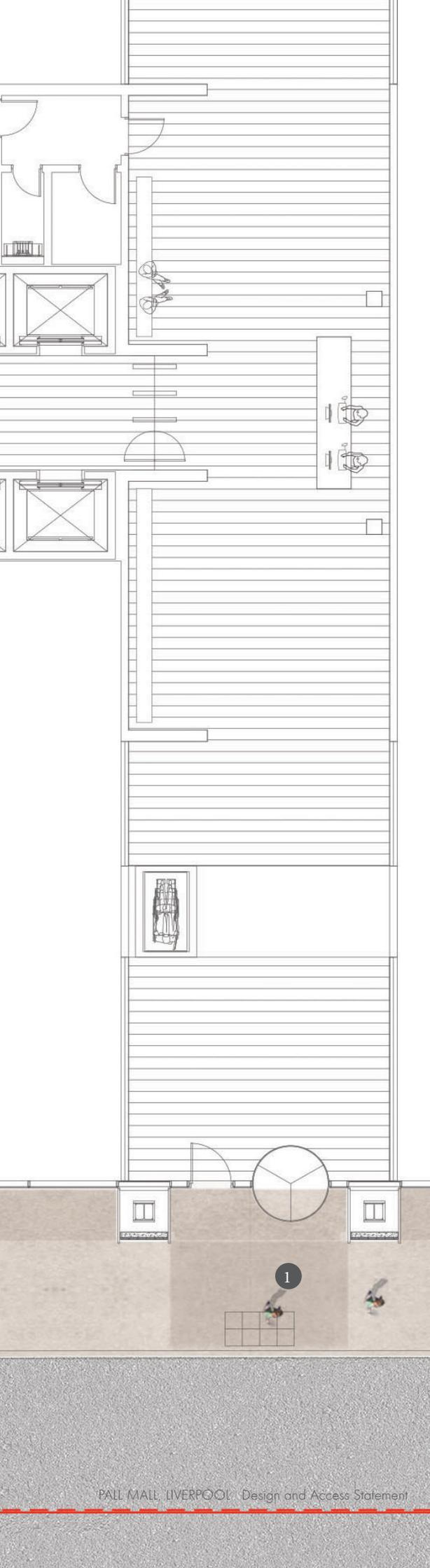


8.16 THE WINTER GARDENS

The Winter Gardens mark a transition between phase 1 of the masterplan and future phases. It is a publicly accessible covered space lying between blocks C & D. The gardens continue through the centre of the space creating a visual link through the masterplan and linking with the sidings garden.

- 8.16.1 Benches and seating plinths allow and encourage people to stop and spend time within the gardens throughout the year.
- 8.16.2 Given the covered nature of the gardens there is opportunity for a broader diversity of planting species to be introduced, with consideration of species often found in warmer climates introduced.
- 8.16.3 Mixed ornamental tree planting is considered for the Winter Gardens.
- 8.16.4 Rainwater catchment used for irrigation of the garden spaces.





8.17 BIXTETH STREET & EDMUND STREET

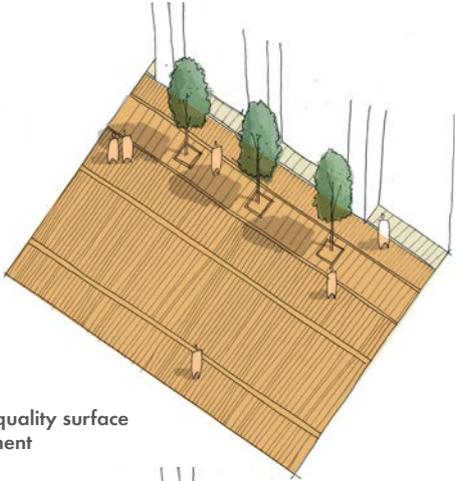
The character of the streetscape will aim to tie in with the existing established character that currently occupies Bixteth Street. Whilst kerb lines will be amended the surfacing will be re-instated in the grey granite paving.

- 8.17.1 Tactile paving will be relocated to tie in with amended crossing points providing level access for all users.
- 8.17.2 A contrasting paving texture and colour will be used to mark the new office building entrance and will run across the footpath.
- 8.17.3 A cropped sett unit is proposed for the generous building set backs to clearly identify the building's curtilage and prevent rough sleepers using the recesses.
- 8.17.4 Proposed feature tree planting to the corner of Bixteth and Edmund Street. Set within the hard landscape the selected trees should have a minimum 2.2m clear stem and a formal, fastigate canopy. Below ground cellular systems are used to enable sufficient rooting space to be available.
- 8.17.5 Access to building A basement for vehicles and cycles is permitted across the footway

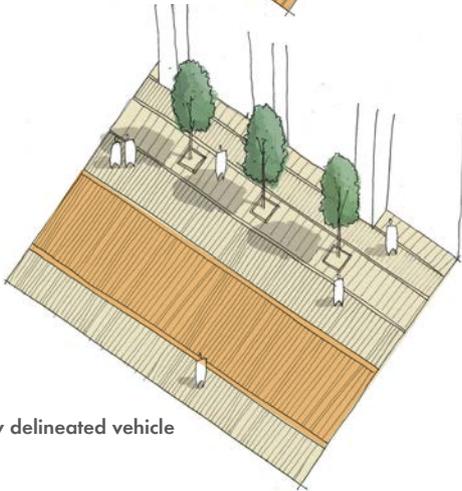
KEY:

- 1. Building A entrance highlighted through change in paving texture and detail
- 2. Bixteth Street footpath resurfaced with minor re-alignment of crossing points.
- 3. Basement access for vehicles and cycles
- 4. Realigned crossing points
- 5. Resurfaced carriageway to Edmund Street
- 6. Street tree planting to the edge of Edmund and Bixteth Streets
- 7. New highway build out with realigned crossing points

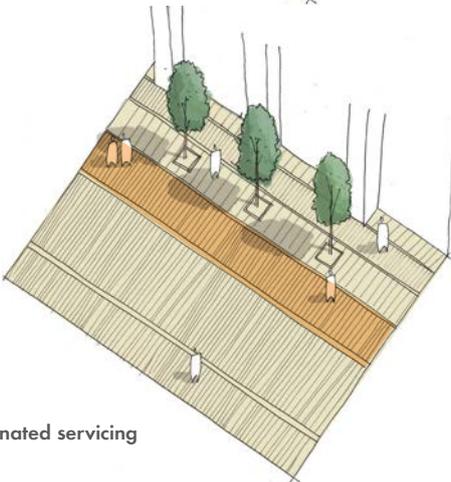
EDMUND STREET- DESIGN PRINCIPLES



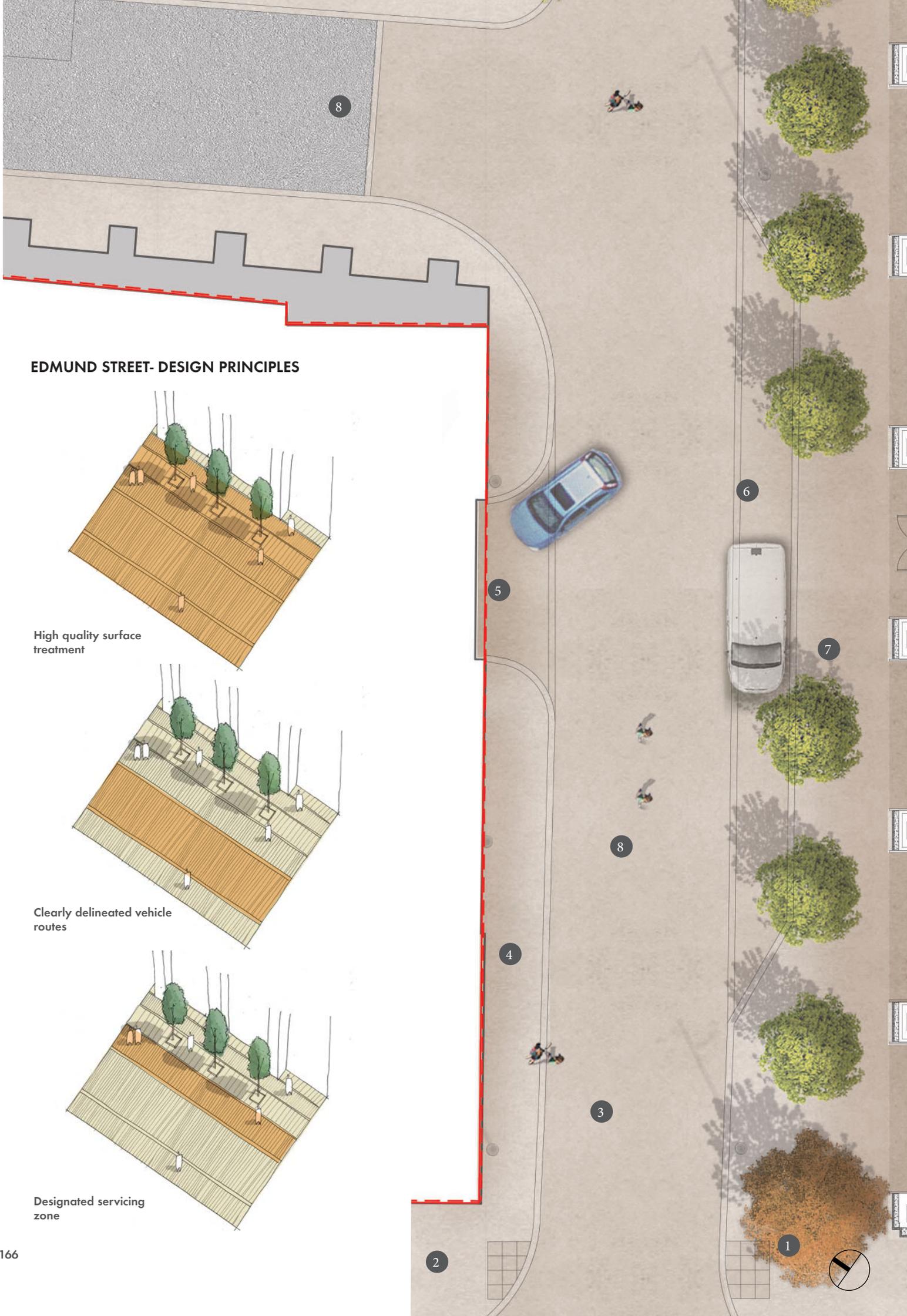
High quality surface treatment



Clearly delineated vehicle routes



Designated servicing zone





PEDESTRIAN STREET WITH VEHICLE ACCESS

KEY:

1. Feature broadleaf tree marking the entrance to the park
2. Crossing points to Edmund Street with drop kerbs and tactile paving
3. Resurfaced carriageway to Edmund Street
4. Raised kerb channel with 40mm upstand to mark the edge of the vehicle carriageway
5. Existing parking entrance/exit to X1 building
6. Delivery vehicle pull in bay
7. 2.5m wide pedestrian footway leading to the park
8. Threshold detail marking the transition from Lumber Street to Edmund Street

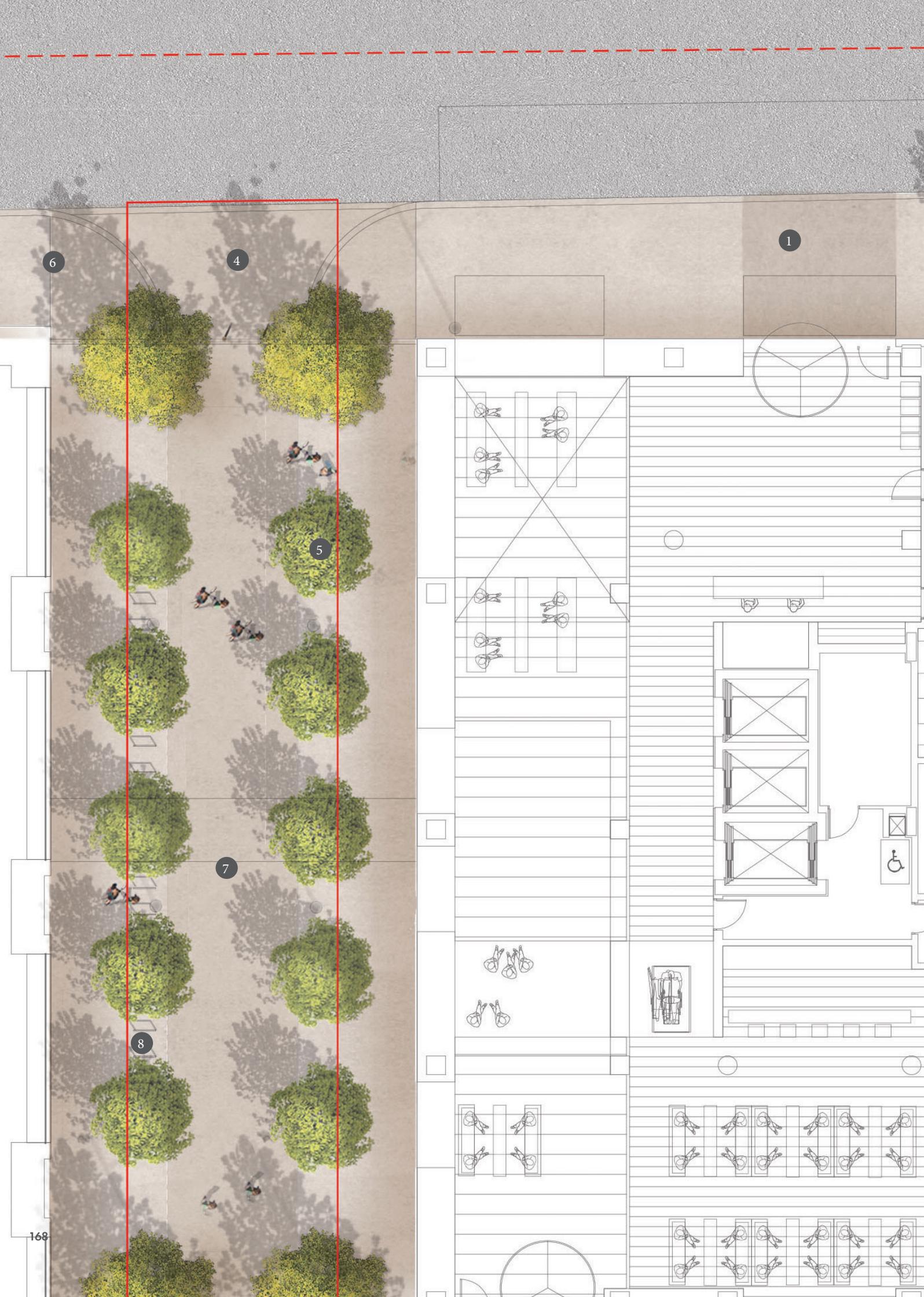
8.18 EDMUND STREET

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.

- 8.18.1 A procession of trees leads from Bixteth Street to Edmund Street with a feature broadleaf specimen used to articulate the corner of the two routes. Species with a tighter canopy and clear stems are proposed for the remaining trees.
- 8.18.2 Each street tree is planted with hard surface surrounds to enable clear movement and permeability across the street. To support this a network of below ground cell systems will link the rooting zones creating a generous volume of soil to aid establishment whilst preventing soil compaction.
- 8.18.3 Low kerb upstands with wide channel details will clearly distinguish the vehicle movement areas whilst retaining a pedestrian focussed character.



Section across Edmund Street



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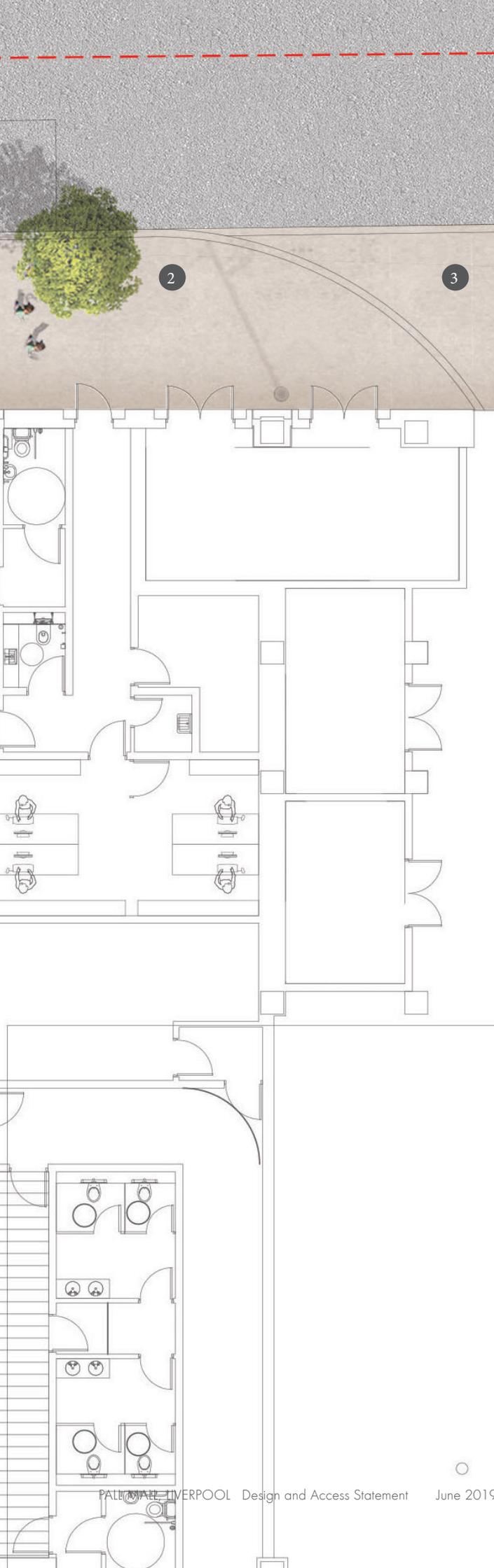
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8.19 PALL MALL & EDMUND STREET INTERFACE

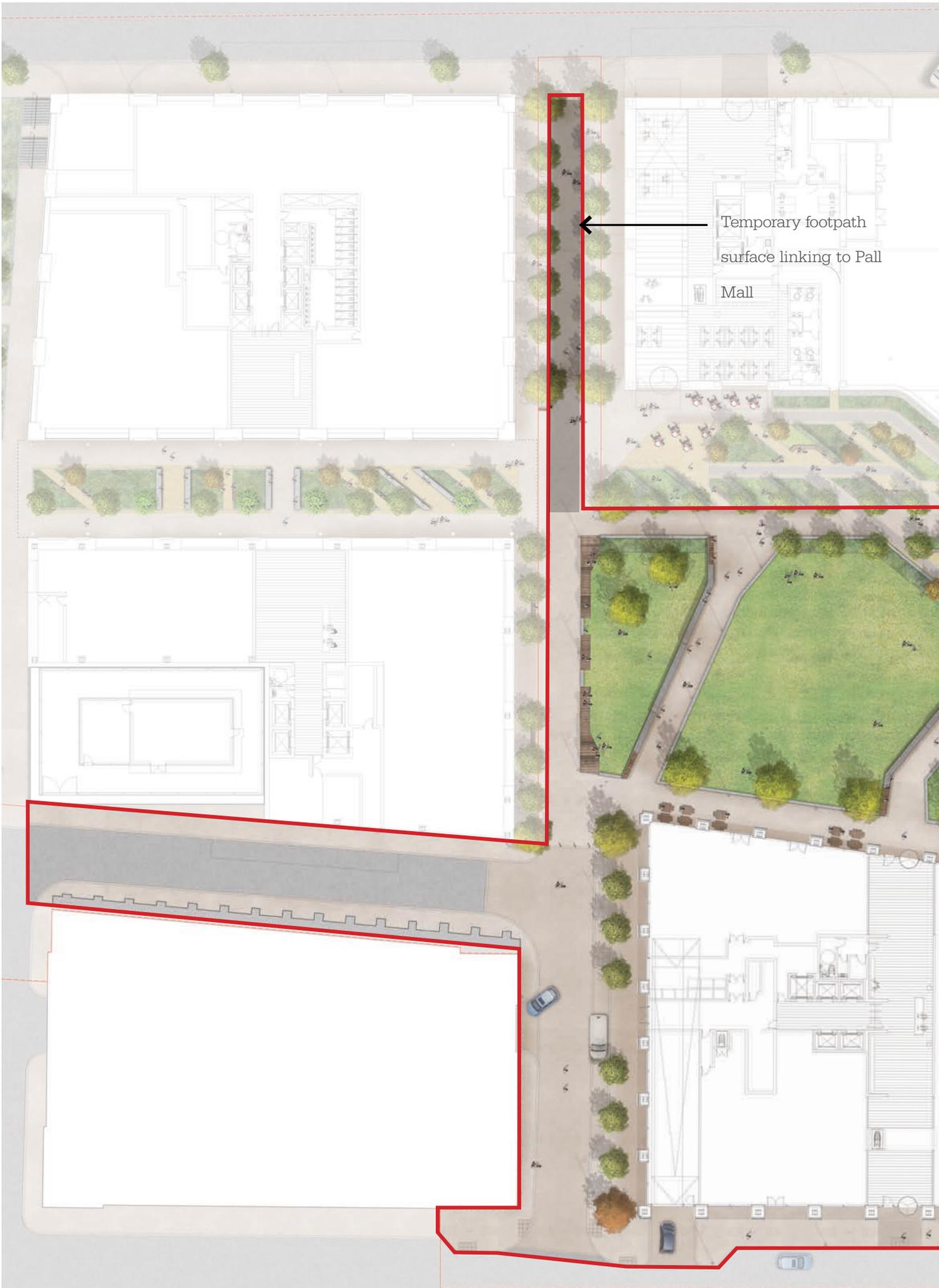
Enhancing the character along Pall Mall is hugely important given it is the address for a new hotel and one of the key entrances into the park.

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

- 8.19.1 Tree planting to the corner of Edmund Street will push out onto Pall Mall clearly marking the entrance into the park.
- 8.19.2 An avenue of street trees lead users into the heart of the park and beyond towards Bixteth Street and the CBD.
- 8.19.3 Designed as a pedestrian focussed space the street will allow clear sight lines from the street into the park.
- 8.19.4 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.

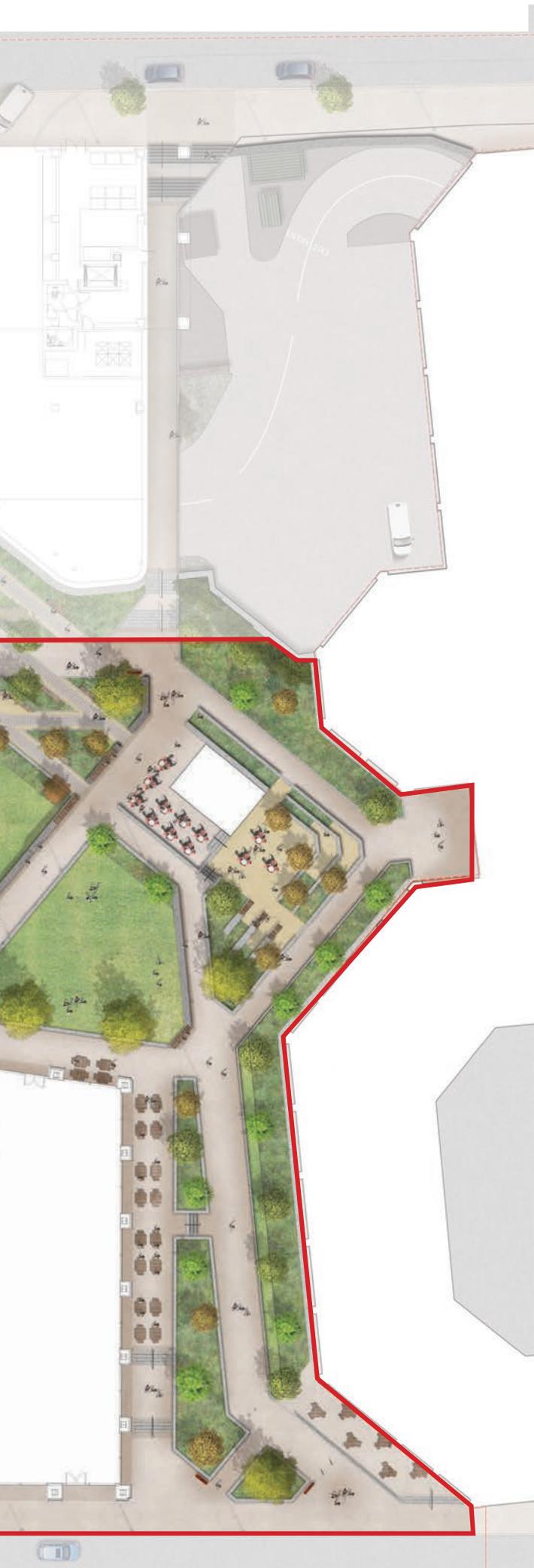
KEY:

- 1. Footpath along Pall Mall resurfaced with the hotel entrance highlighted through surface changes to the footway
- 2. Proposed tree planting introduced along Pall Mall footway, subject to site investigations and services
- 3. Vehicle access for Exchange Station Building and basement
- 4. Key pedestrian entrance from Pall Mall into the site
- 5. Tree lined avenue leading into the park
- 6. Surface changes to mark pedestrian link
- 7. Drop bollards to control vehicle access but allow maintenance access
- 8. Visitor cycle bays



Temporary footpath
surface linking to Pall

Mall



8.20 DETAILED APPLICATION BOUNDARY

The detailed application boundary includes a large portion of the park, gardens and connecting routes. The area includes the following areas; Edmund Street, Bixteth Walk, The Terraced Gardens, connections to the Exchange Building, The Lawns and the first element of the Siding Garden.

Whilst the vast majority of the proposed landscape will be completed as part of a finished scheme the footpath link through to Pall Mall will be completed in a temporary surface, with a view that this connection would be completed as part of any future hotel (block B) development.