





# 4

## 4 Masterplan & Public Realm

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## 4 Masterplan & Public Realm

### 4.1 The Public Realm

The proposed uses for the Public Realm to The Square remains unchanged compared to the previously consented scheme with the periheral landscaping still accomodating all the main fixtures and features as was previously proposed. To the central Square, the landscaping proposals remain unchanged interms of the use, function and character. However, spatially, design components have been altered within the square to accomodate structural changes within the basement and also alterations to the water features, resulting in reductions to the area and expanse of the fountain jets.

The specific design changes to The Square are defined in more detail on the following pages.

### 4.2 Access & Inclusivity

Accessibility and inclusivity has remained as per the previous consented scheme, with some minor alterations which affect access points to The Square along Peel Street.

Steps and ramps have been maintained at accessible and compliant design standards, being avoided where possible and being kept to a minimum.

Access steps down into The Square from Peel Street have been reduced to now only include the main central steps into the square with two gently sloping footpaths leading up to the adjacent footways along Peel Street and Princess Street. Previously, the design included two additional narrower steps leading down into The Square which have since been omitted, rationalising the design and reducing complexity.

### 4.3 Masterplan Context

The Masterplan context will remain mostly unchanged to the previously consented scheme, however, some access/maintenance routing design will likely need to be revisited



Water Feature Jets



Flexible Events Use



Perimeter Seating Edge



Natural Stone Paved Square

#### 4.4 'The Square' - Public Realm Updates

The Square has been reconfigured to provide a space which provides many of the same characteristics as the previous landscape design proposals. However, minor changes and alterations have been required in order to reduce the scope of the square and design complexities.

##### 4.4.1 Item 1. Single Height Seating Perimeter

The seating element which wraps the perimeter of the square has been changed to a single height seating element, rather than the previously proposed double stacked terrace seating. This alteration still provides a similar design characteristic but provides cost savings for the scheme when applied to the entire scheme.

##### 4.4.2 Item 2 & 3. Feature Paving and Water Feature

The feature paving to the square has been retained but rotated 90 degrees running along the square in order to maintain the geometric characteristics of the square. The water features have been reduced and now sit within the west portion of the square and are spaced across 3 areas of feature paving.

##### 4.4.3 Item 4. Vehicular Loading and Stage Location

Due to the basement slab being retained as an existing structure, there are limitations placed on where a HGV vehicles and large vehicles can drive within the square and also where a stage can be located.

##### 4.4.4 Item 5. Security/HVM Line

The previous bollard secure line adjacent to the footway of Peel Street has been amended to reduce impact on adjacent services. The revised proposal places heavy set seating elements along the back edge of this footpath adjacent to the planting offering a vehicle deterrent/mitigation.



Illustrative Diagram Showcasing Main Design Changes

##### 4.4.5 Item 6. Terraced Edge

The terraced edge to the cycle stands has been altered slightly to provide 3 sets of stone terraces which take up the level change and provide design continuity with the wider single height seating perimeter. These act as both a mean of retainment to the level change but add further visual appeal.



View A: Illustrative 3D Section Cut Through: Peel Street Plant-



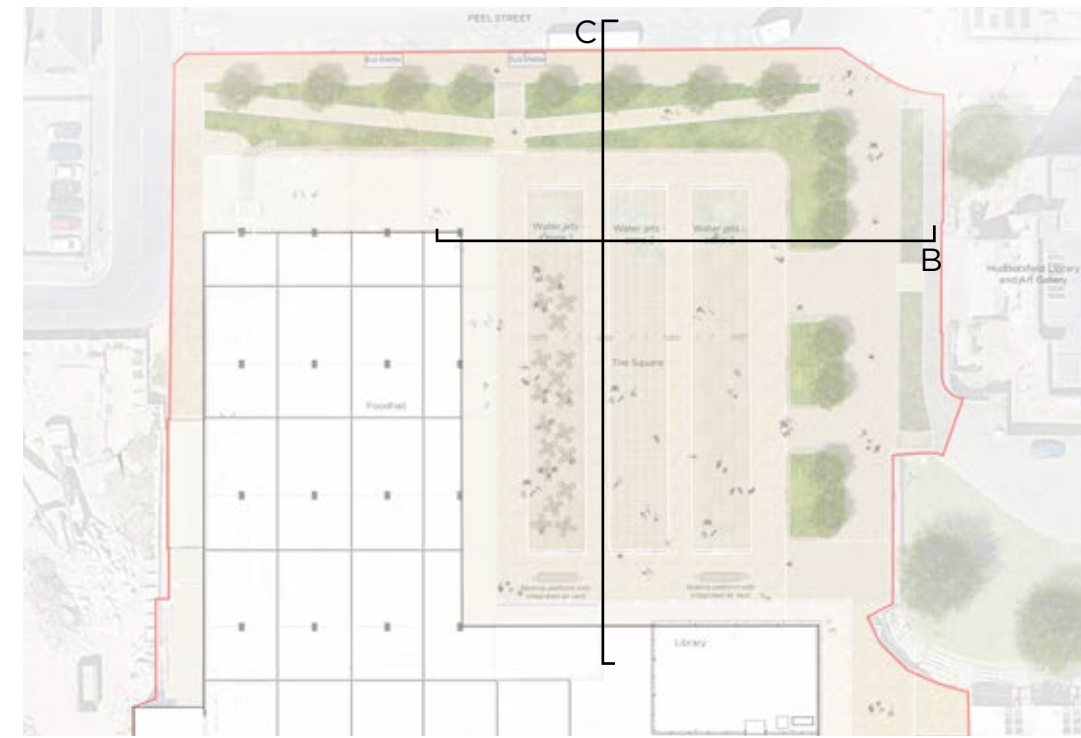
View B: Illustrative 3D View: Single Height Planter Island

### 4.5 Illustrative Interim Sections

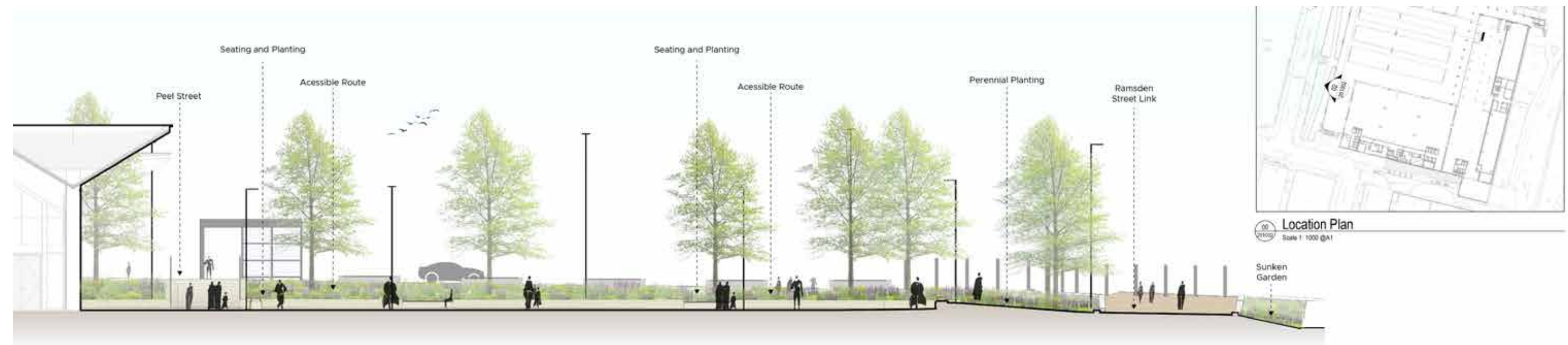
The below sections illustrate the temporary scenario of the south of the building located by the servicing access. The upper level will be protected by a balustrade, whilst to the lower level existing steps will be retained.

### 4.6 Illustrative Sections To The Square

To The Square, the sections illustrate the proposed landscaping, demonstrating the level changes across the square and also the treatments to the edge of the square.



Location Plan



Illustrative Section B - Through Square From Foodhall







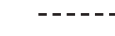
Illustrative Section C - Through Square To Peel Street

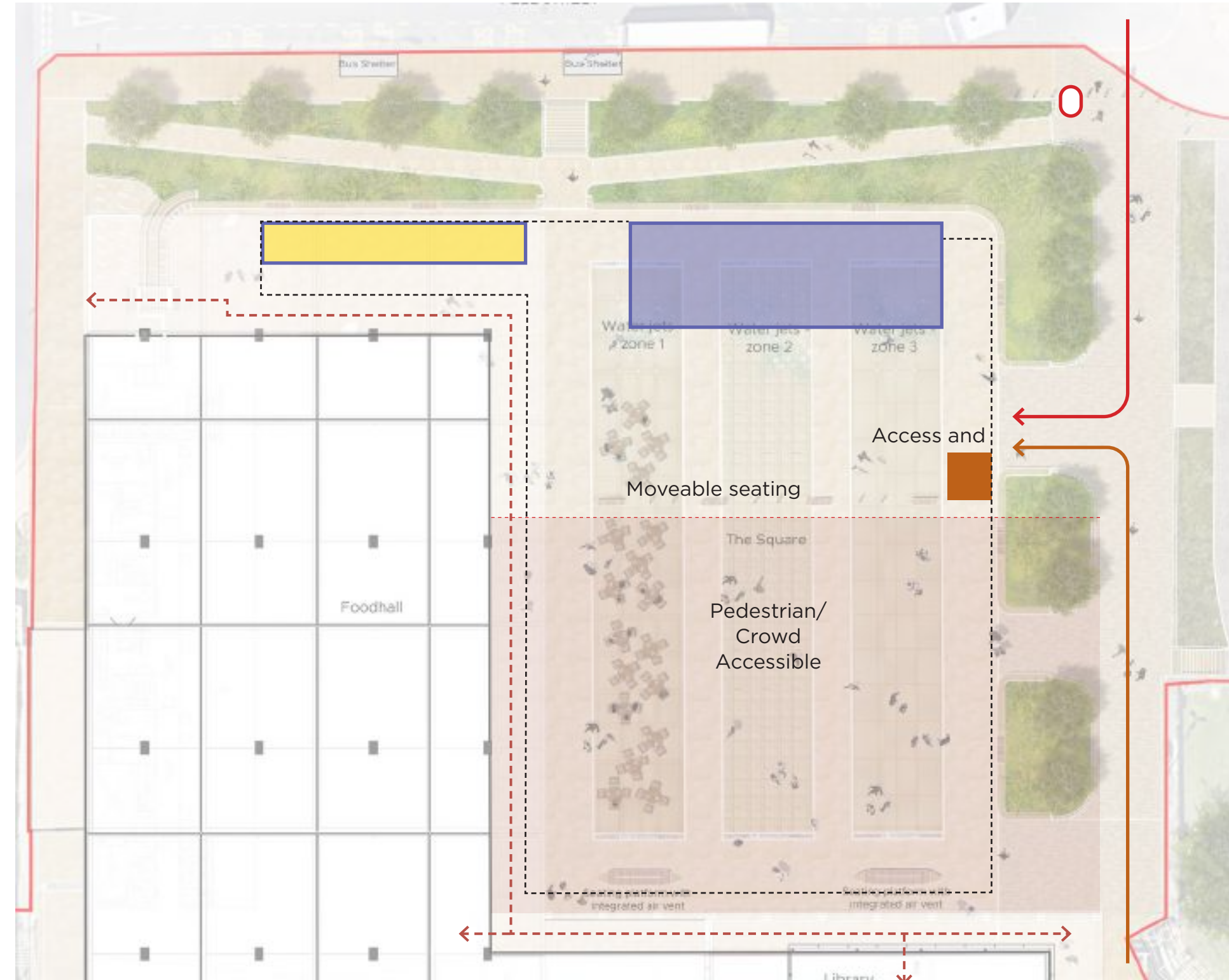
#### 4.7 'The Square' & Events

The Square will be subject to use as a flexible events space during certain periods of the year. The diagram overleaf explores this functionality of the space, including how and where people and vehicles would be diverted to operate and use the events space.

There are loading restrictions placed on the events space due to the basement slab now being retained rather than replaced. The red tone to the square delineated by a red dashed line indicates this area of loading capacity restrictions. This is demarcated through the use of semi-permanent moveable benches, which would only be removed once all vehicles have moved from the space.

It is confirmed that a stage and ice rink would need to sit in the top half of the square where there aren't any loading implications and that only crowds should occupy the space

-  Basement Slab Loading Restrictions
-  Emergency Vehicle and Loading Route
-  Queuing Route
-  Accessible Pedestrian Route
-  Events Fencing





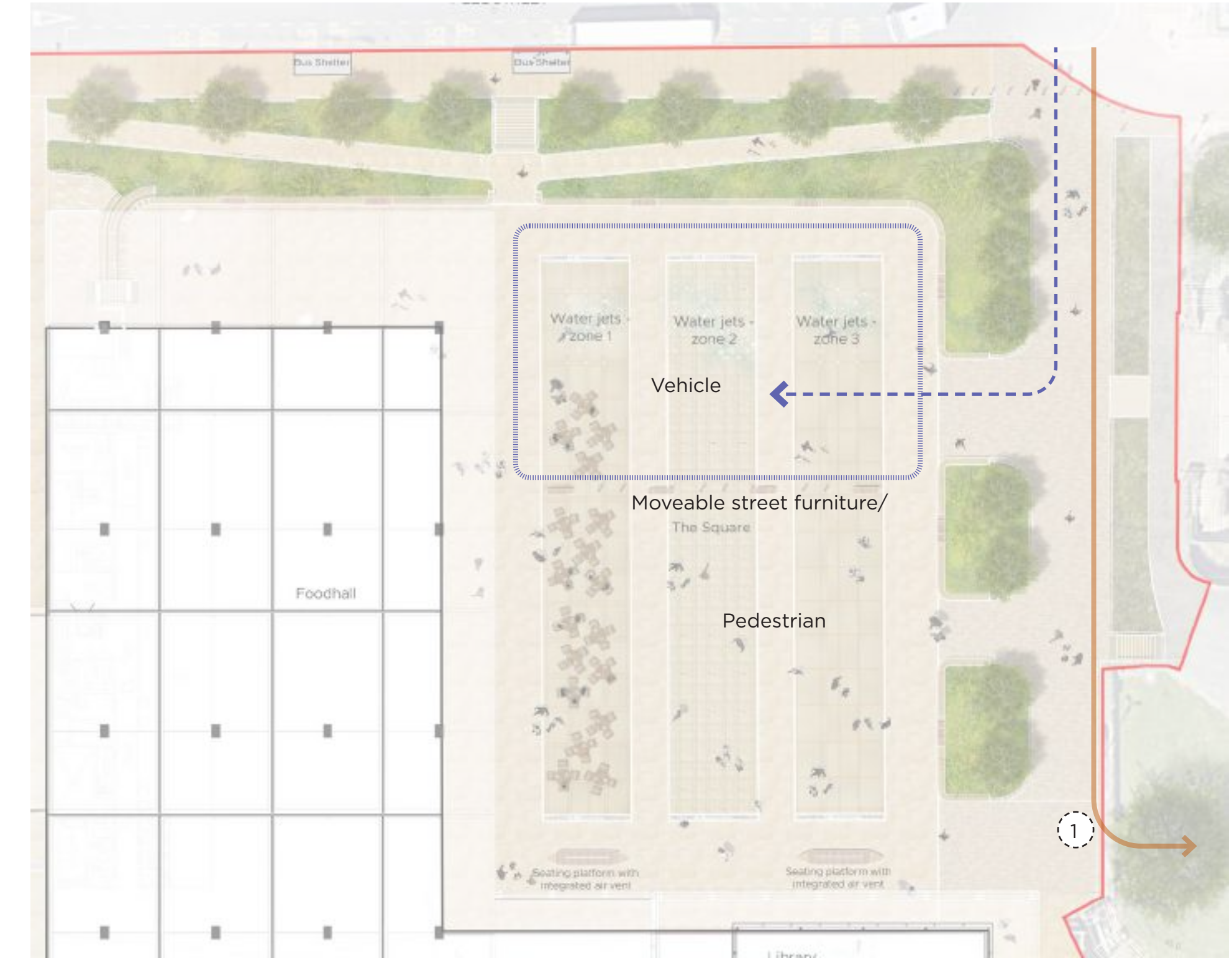
#### 4.8 Vehicular Site Access and Maintenance

Access to The Square will be controlled access only through retractable bollards at the entrance way located off Peel Street. An area within the square located primarily to the north/north west of the Square will be the only area subject to vehicular loading use (demarcated on the adjacent plan with a purple dash line). It is proposed that Fire Tender and Events Vehicles would be able to enter The Square and turn-around within this portion of the square.

The area south of this which is restricted for vehicles will be protected with moveable benches and removable bollards/street furniture. It is envisaged that these would only be removed during the time of an event, once all set-up has taken place and site fencing is erected to protect the space.

Future maintenance access to the wider masterplan for large vehicles is suggested to follow the route as indicated. Due to the basement slab retention, it is suggested that a small amount of re-design may be required at the corner marked '1'. This would still work mostly with the existing design, however, would need to ensure that vehicle overrun does not occur over the basement slab.

-  Vehicular accessible space to Square
-  Events and Maintenance Access
-  Assumed future Maintenance route to wider Masterplan





# 5

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## 5 MEP/Sustainability

## 5 MEP / Sustainability

### 5.1 Overview

Please refer to the Heritage updates provided by Yonder that form part of these applications.



# 6 Comparison Drawings

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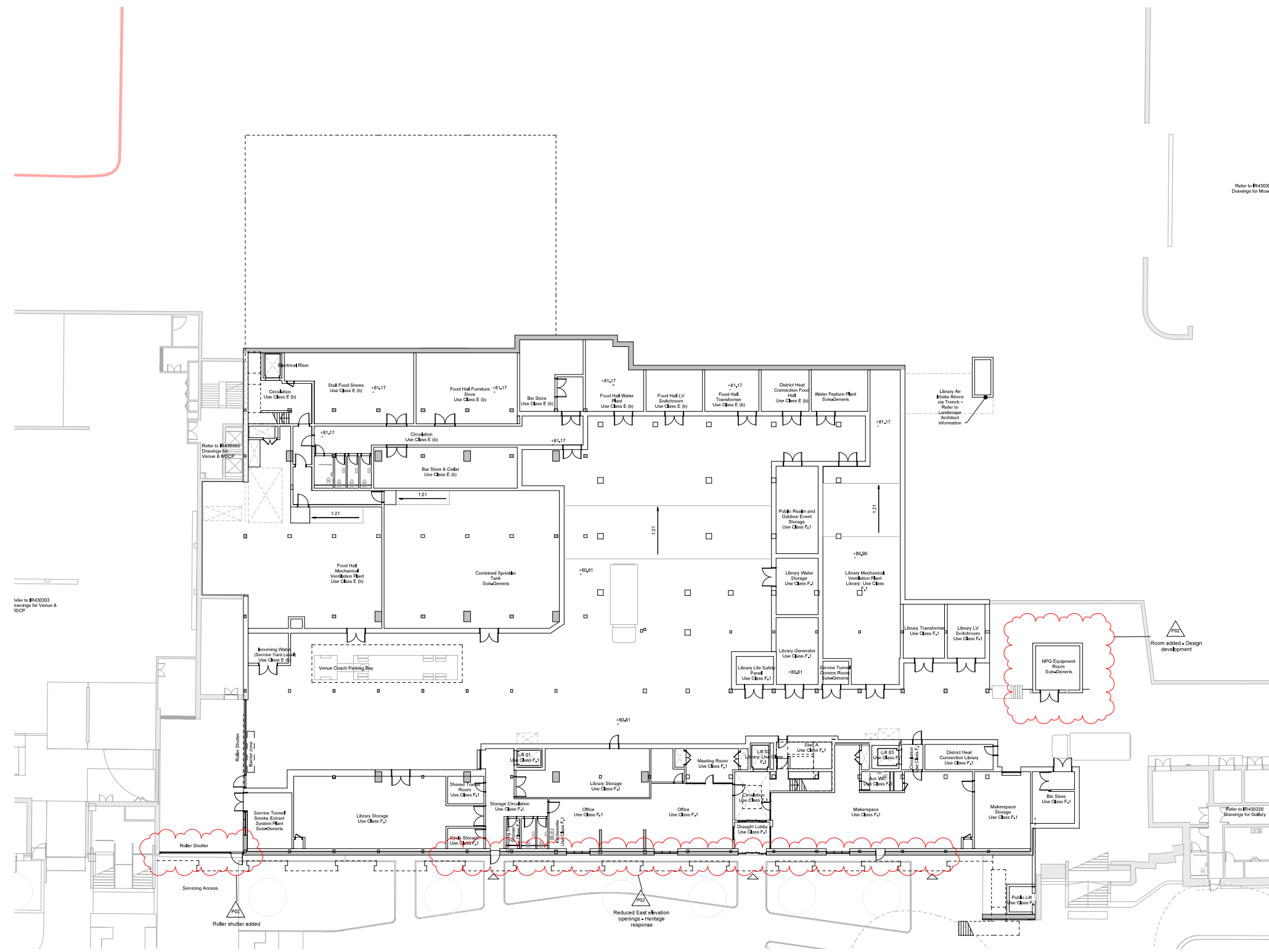
# 6 Comparison Drawings

## 6.1 Overview

The following pages contain a series of comparison drawings to allow the amended design changes to be reviewed directly alongside the original approved planning drawings.

## 6.2 Plans

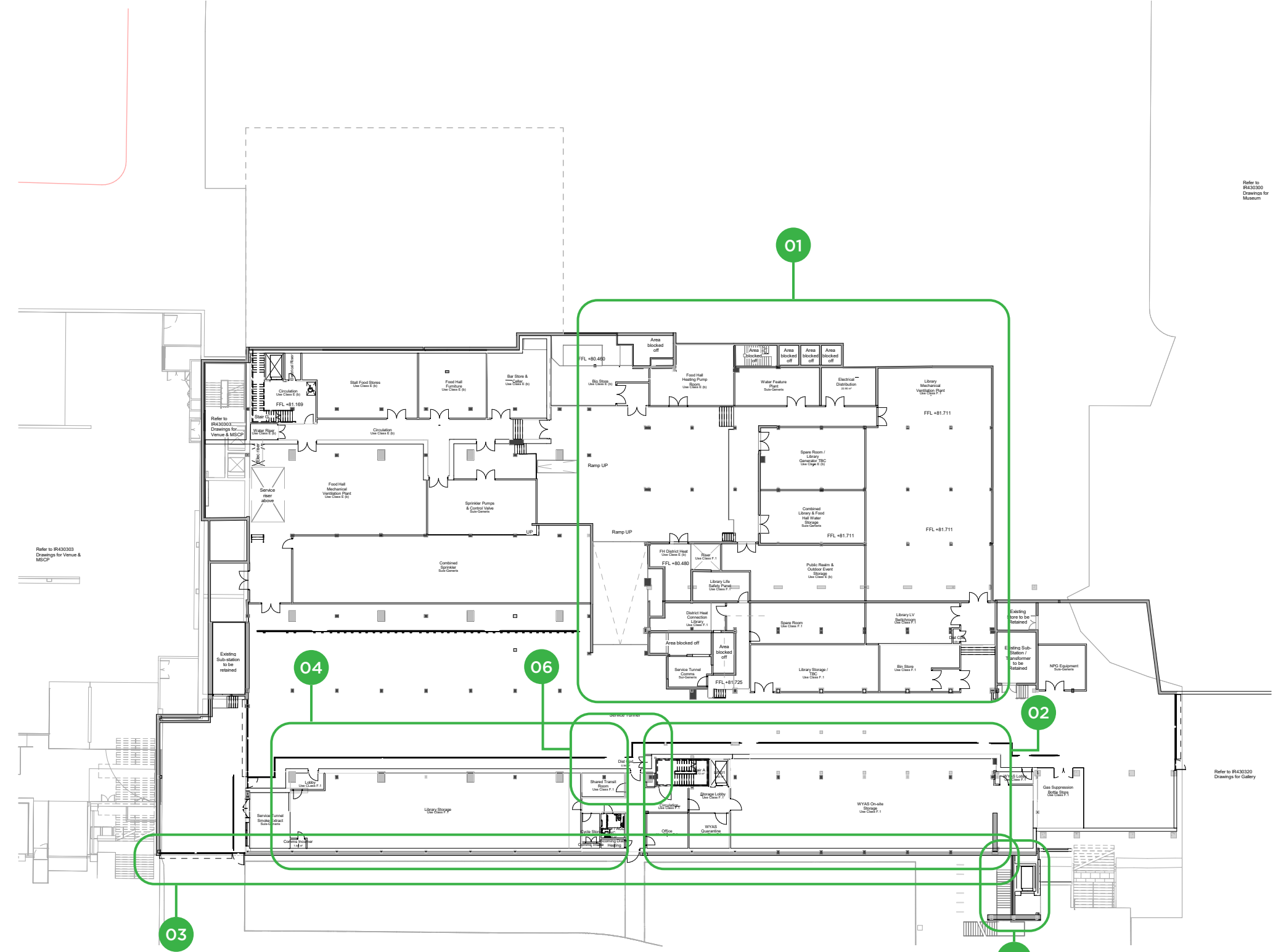
### 6.2.1 Lower Ground Floor Plan



Original Planning Approved Plan

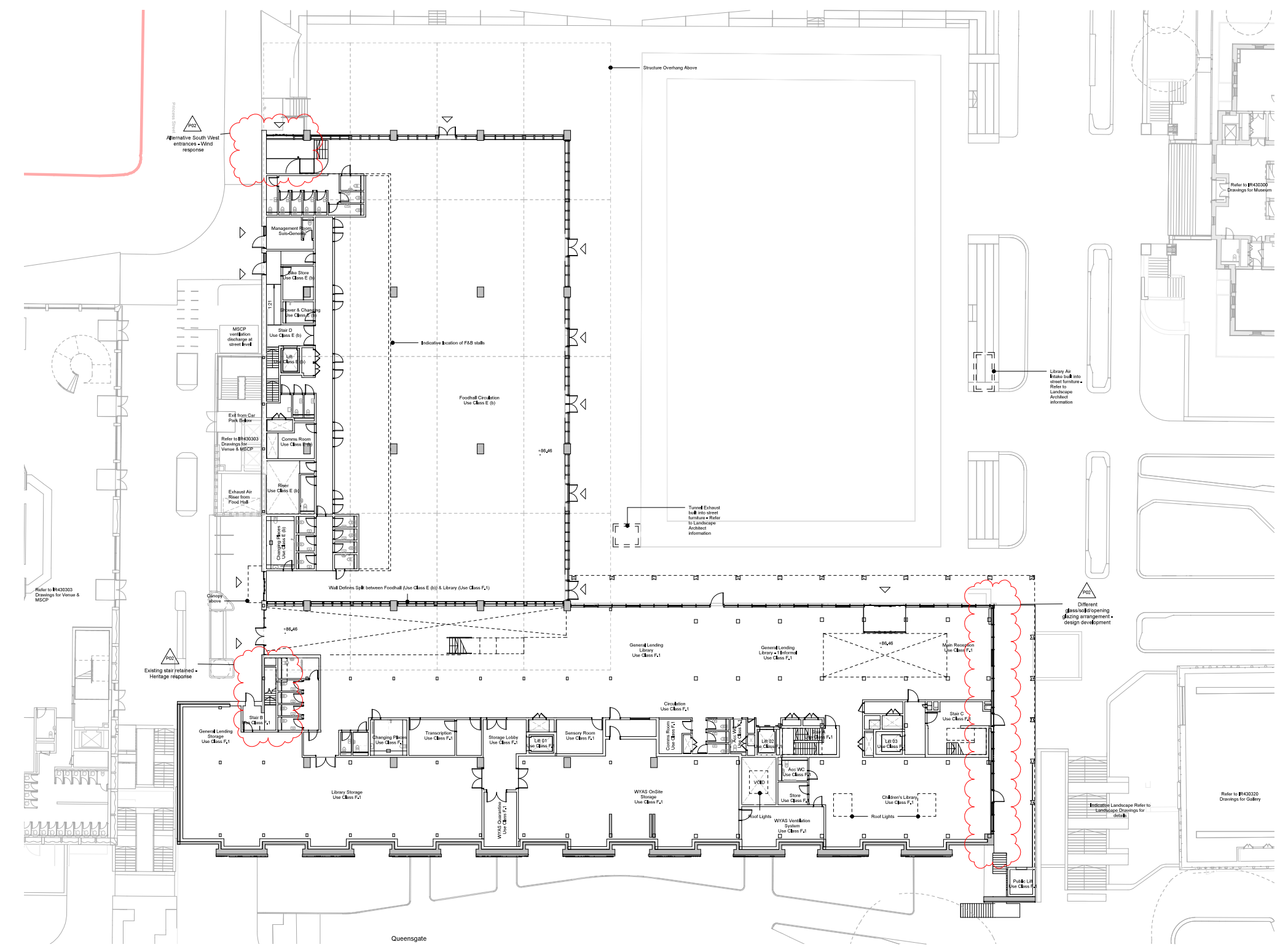
## Changes Key

- 01 Area of retained structure including retaining walls/columns/foundations/slab (at lower and upper ground floor).
- 02 Relocation of WYAS storage to this level (higher floor loading and floor to floor height).
- 03 Omission of glazed windows and doors to Queensgate.
- 04 Relocation of majority of Library storage to this level (higher floor loading and floor to floor height).
- 05 Relocation of lift to avoid clash with existing below ground sub-structure.
- 06 Omission of one internal lift in Library.



Proposed Amended Plan

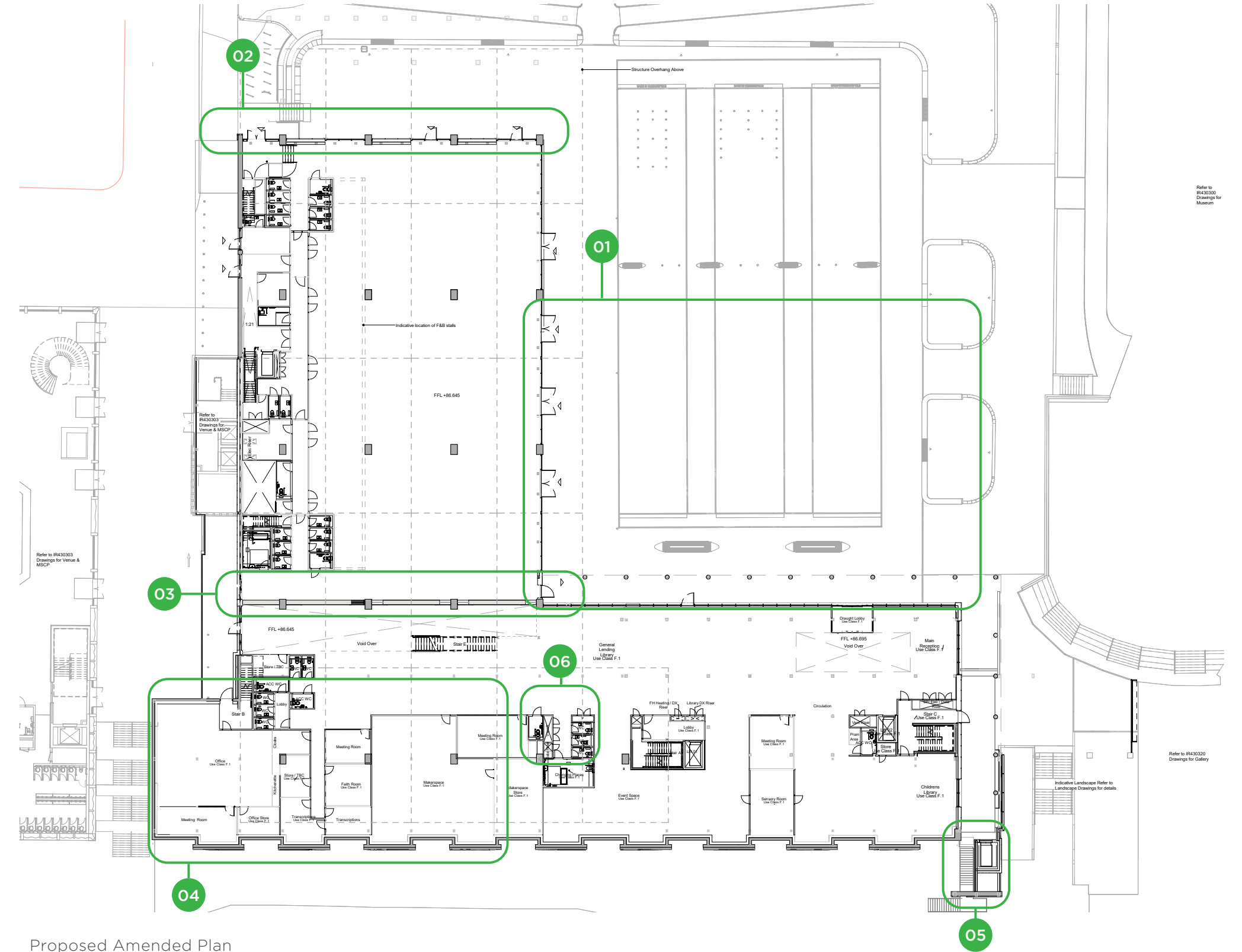
6.2.3 Upper Ground Floor Plan



Original Planning Approved Plan

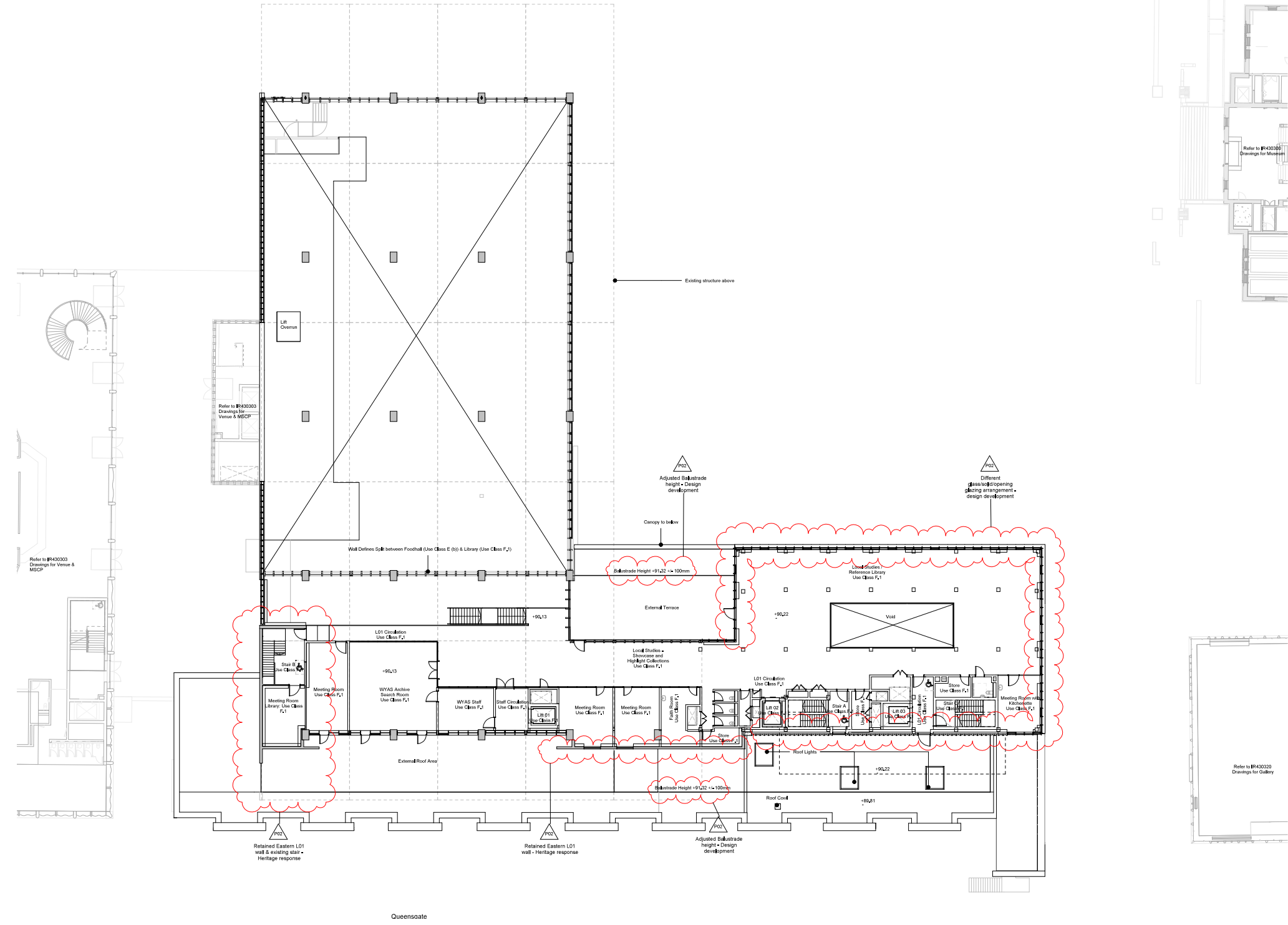
Design Change Key

- 01 Omission of water features and restriction on loading (due to retention of existing structure below).
- 02 Introduction of solid cladding to west elevation of Food Hall.
- 03 Introduction of solid wall with fire rated windows instead of fire rated curtain wall glazing.
- 04 Relocation of Library office accommodation to make space for facilities from lower to upper ground floor.
- 05 Relocation of lift to avoid clash with existing below ground sub-structure.
- 06 Omission of one internal lift in library.



Proposed Amended Plan

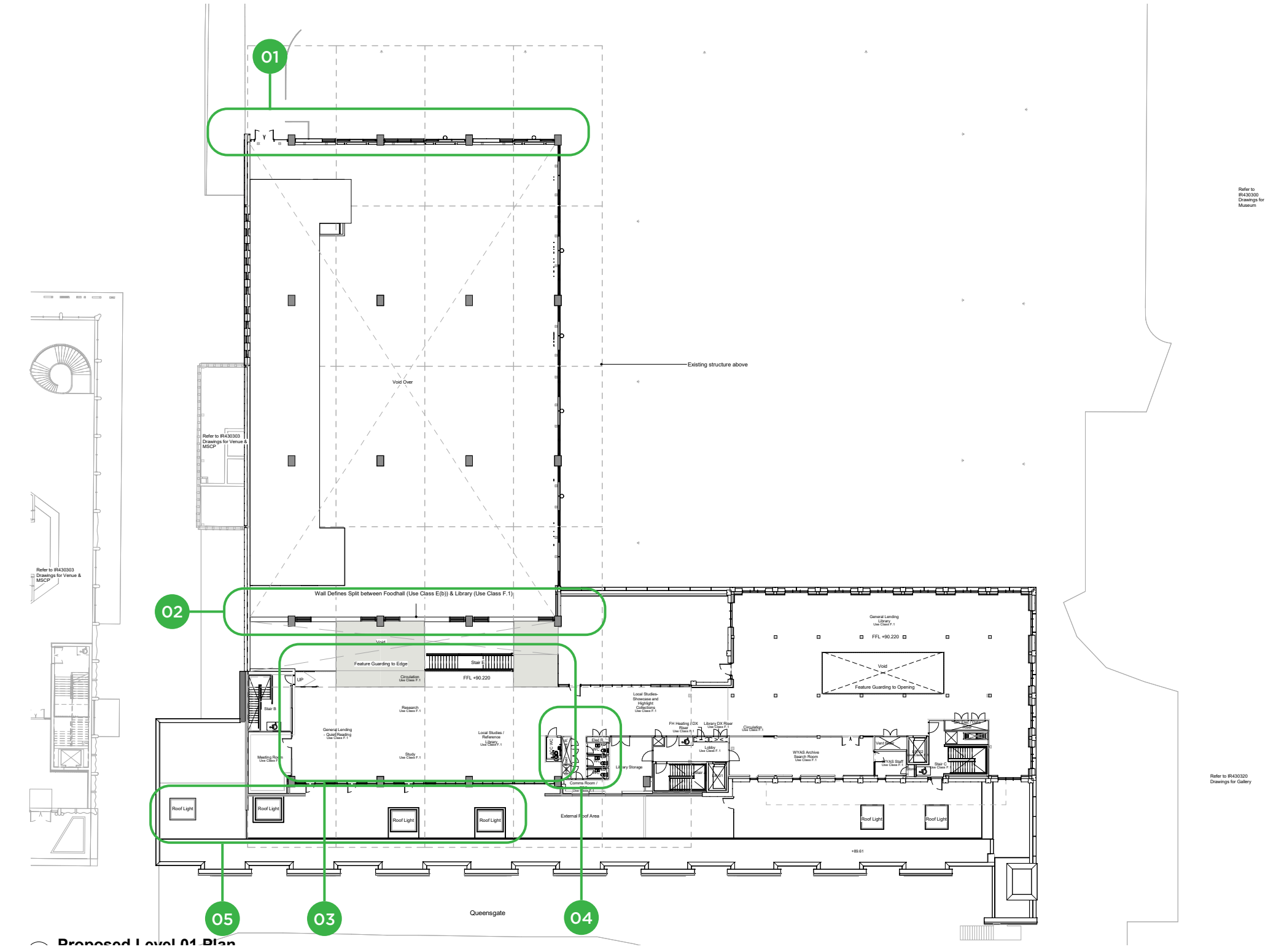
6.2.4 First Floor Plan



Original Planning Approved Plan

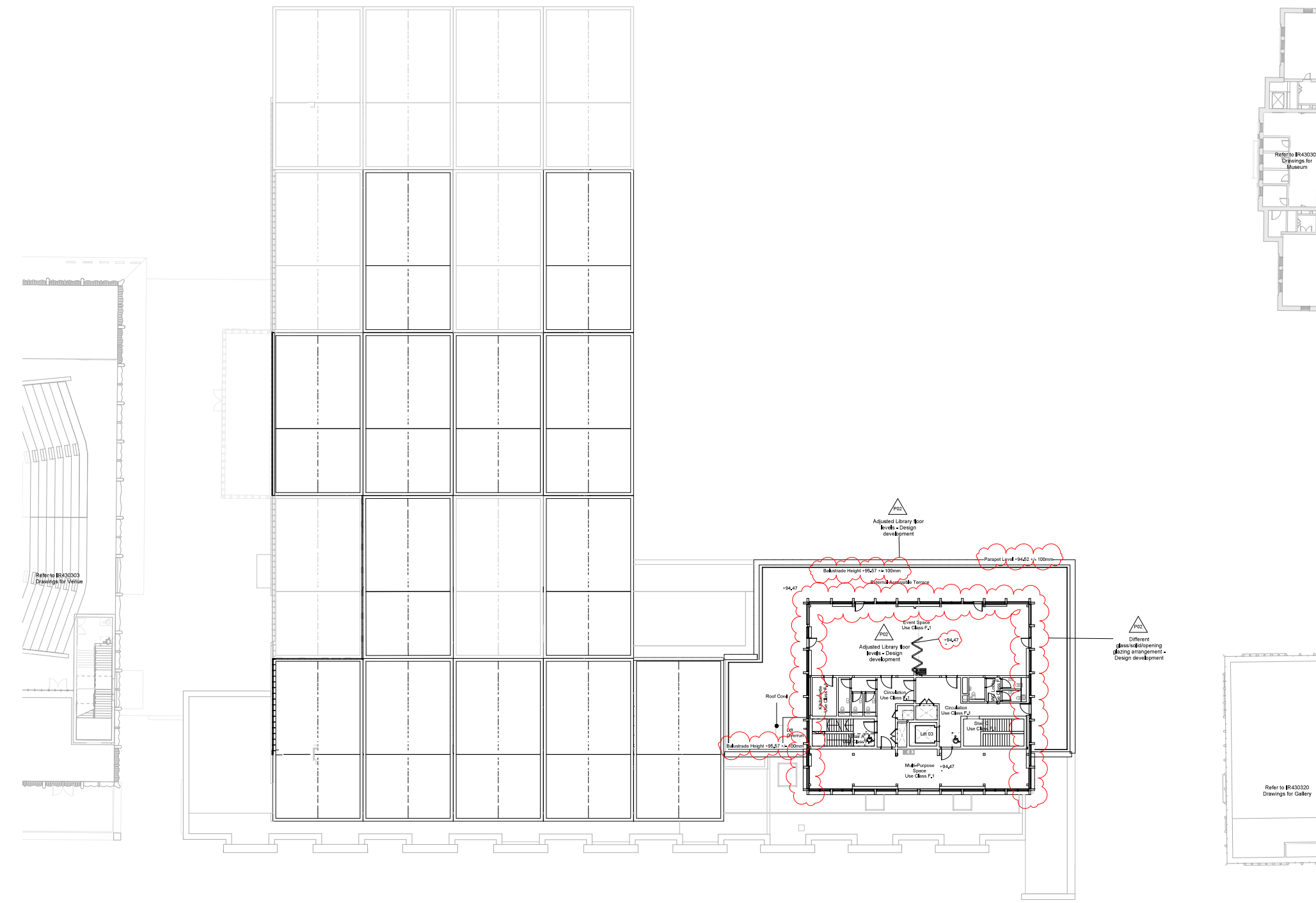
Design Change Key

- 01 Introduction of solid cladding to west elevation of Food Hall.
- 02 Introduction of solid wall with fire rated windows instead of fire rated curtain wall glazing.
- 03 Relocation of cellular rooms under concrete roof.
- 04 Omission of one internal lift in library.
- 05 Introduction of additional roof lights to terrace slab.



Proposed Amended Plan

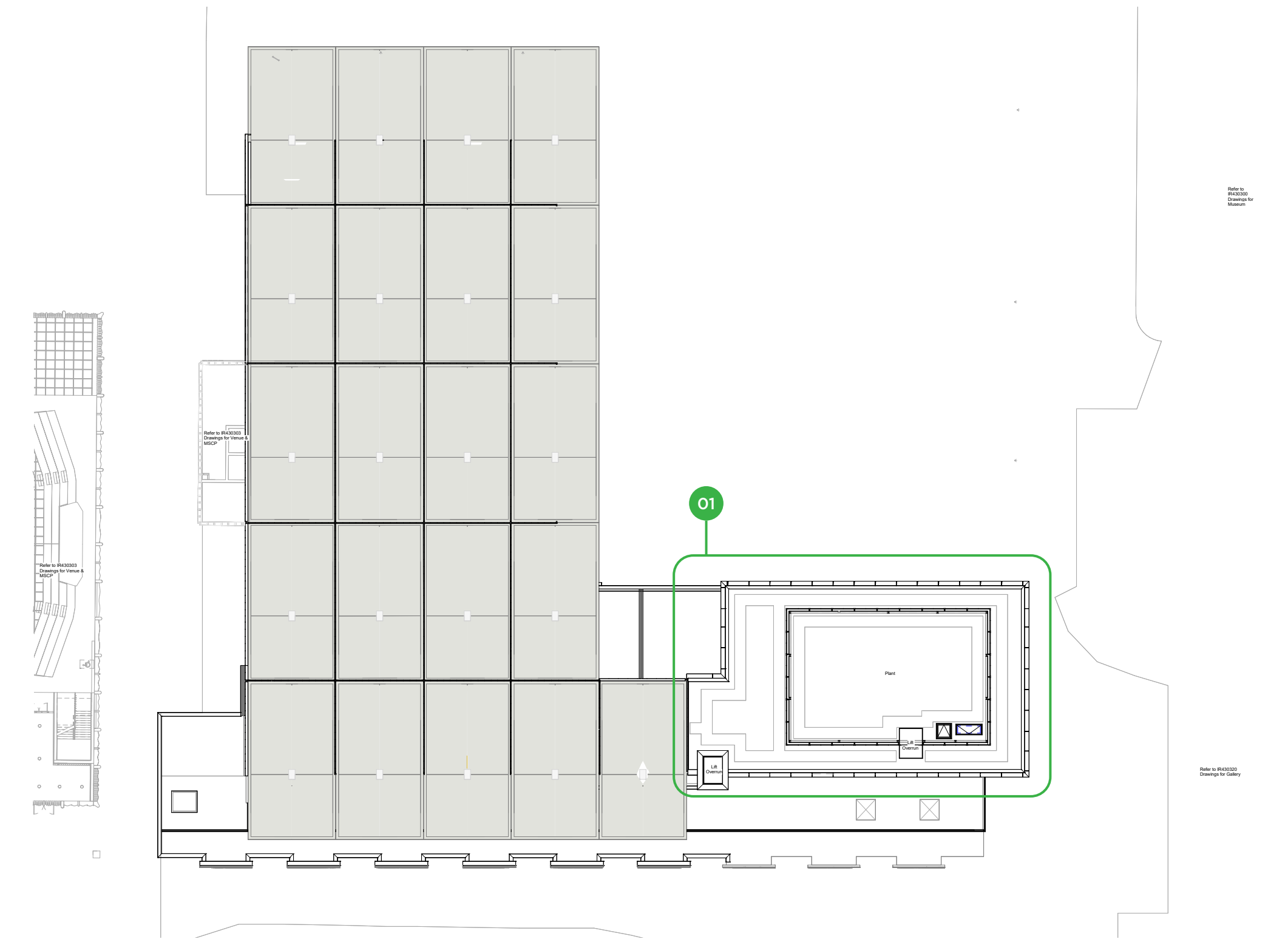
6.2.5 Second Floor Plan



Original Planning Approved Plan

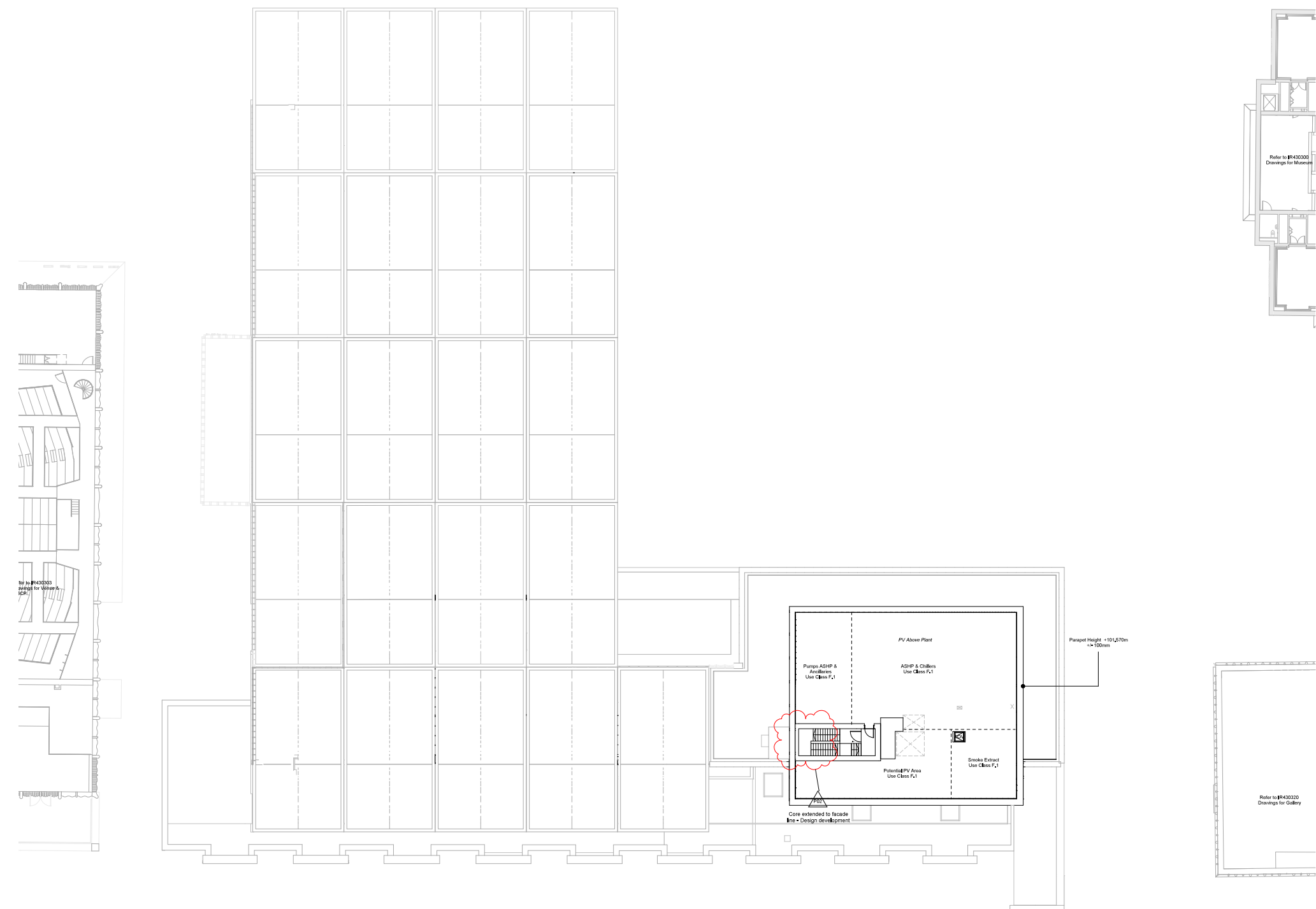
Design Change Key

- 01 Omission of accommodation at second floor (event space and multi-purpose room) and relocation of plant enclosure down to this level.



Proposed Amended Plan

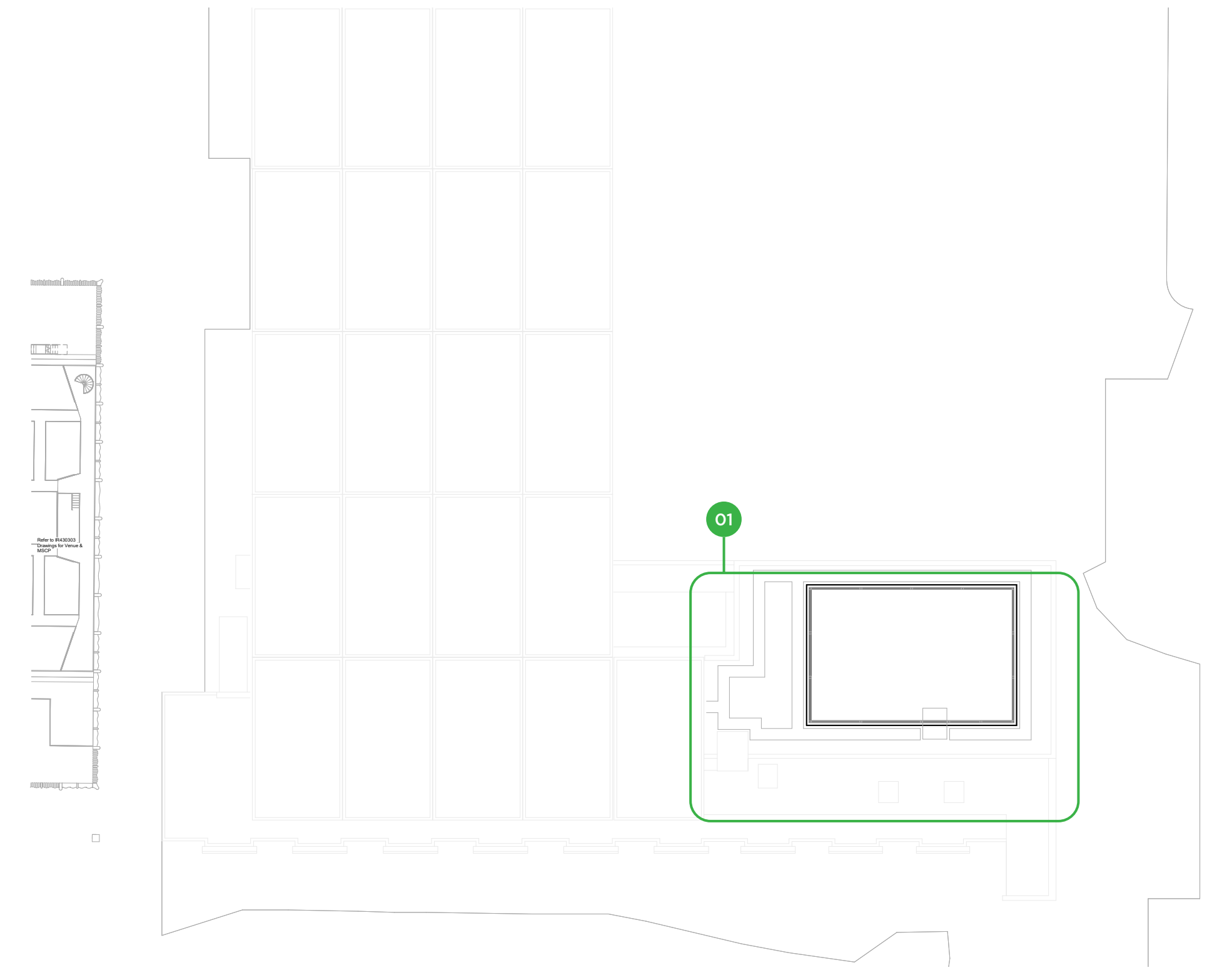
6.2.6 Roof Plan



Original Planning Approved Plan

Design Change Key

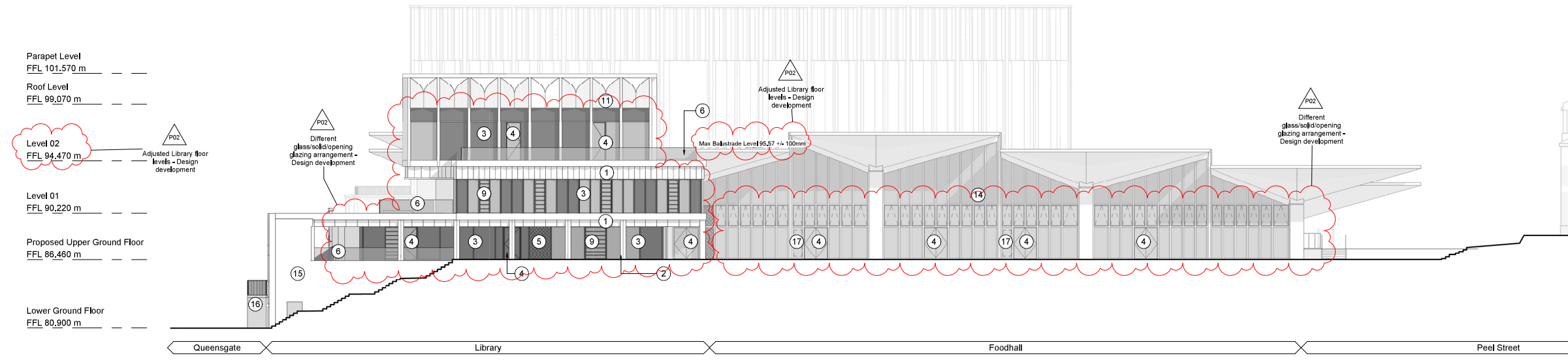
- 01 Plant enclosure relocated to Level 2.



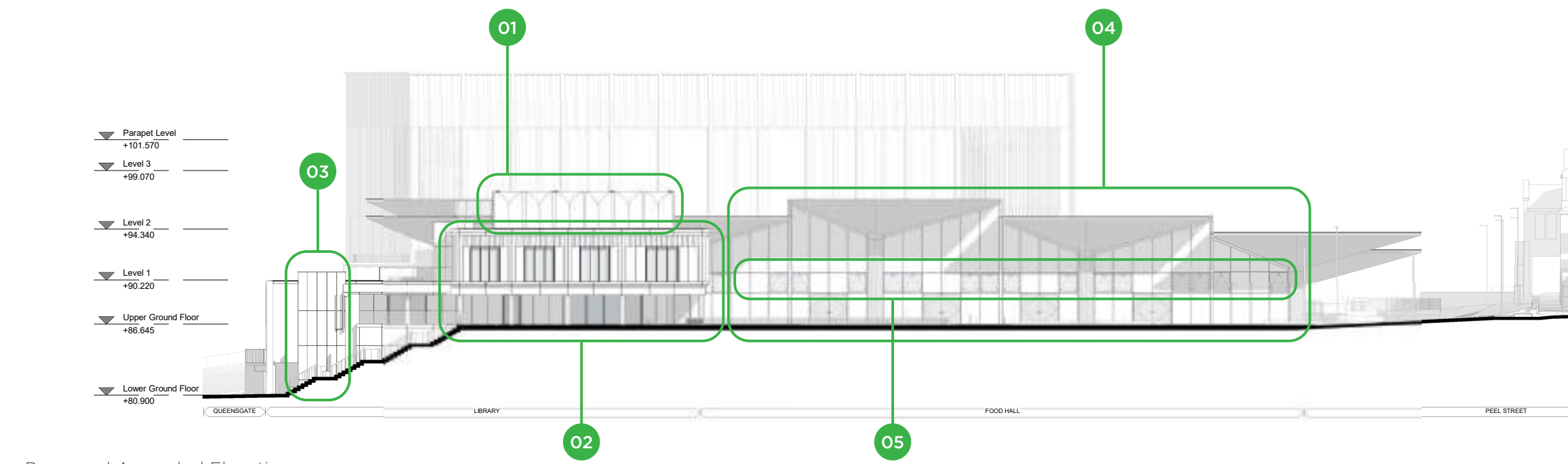
Proposed Amended Plan

### 6.3 Elevations

#### 6.3.1 North Elevation



Original Planning Approved Elevation



Proposed Amended Elevation

#### Design Change Key

- 01 Omission of accommodation at second floor (event space and multi-purpose room) and relocation of plant enclosure down to this level.
- 02 Elevation bay treatment revised to address omission of event space.
- 03 Introduction of rainscreen cladding to lift enclosure due to relocation and to provide clear delineation between old/new elements
- 04 Increase in spacing of mullions glazing to suit changes to clerestory glazing.
- 05 No. of openable glazing panels reduced in line with natural ventilation requirements

#### 6.3.2 East Elevation



Original Planning Approved Elevation

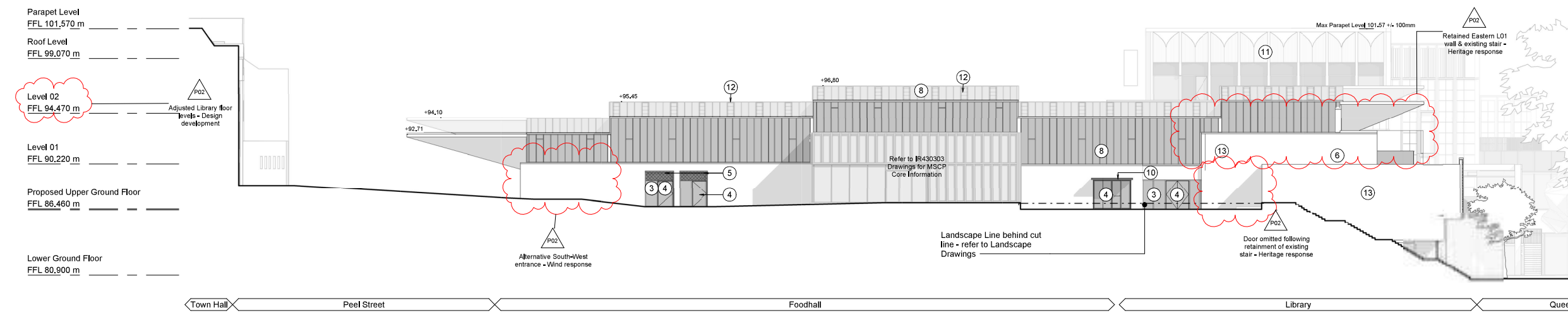


Proposed Amended Elevation

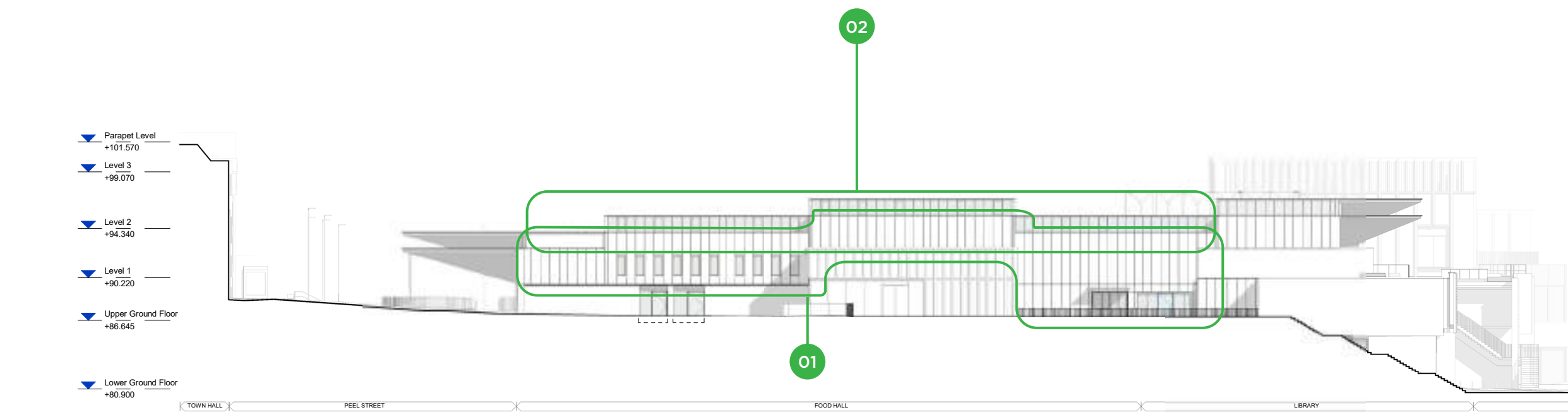
#### Design Change Key

- 01 Omission of accommodation at second floor (event space and multi-purpose room) and relocation of plant enclosure down to this level.
- 02 Omission of glazed windows and doors to Queensgate.
- 03 Introduction of rainscreen cladding to lift enclosure due to relocation and to provide clear delineation between old/new elements

6.3.3 South Elevation



Original Planning Approved Elevation

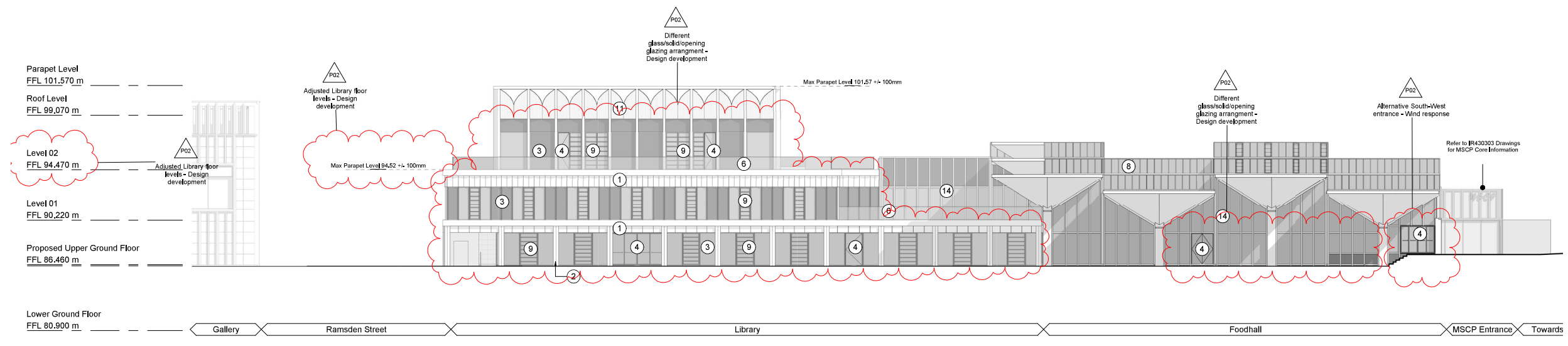


Proposed Amended Elevation

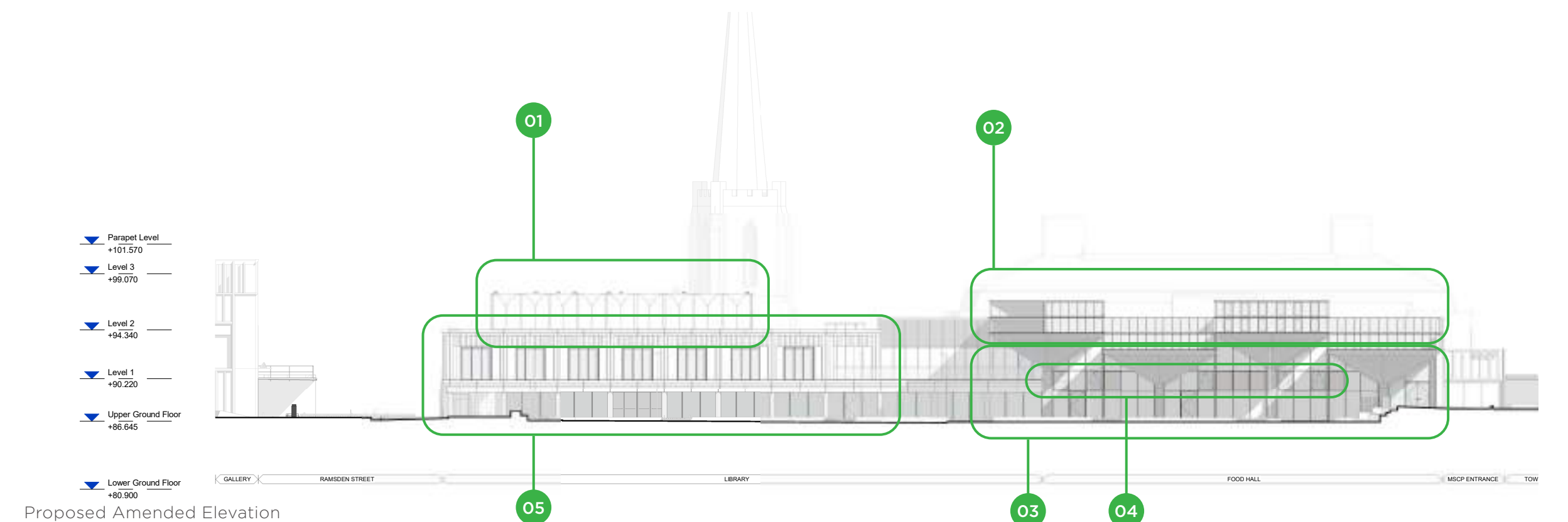
Design Change Key

- 01 Omission of opaque glazing for solid metal cladding.
- 02 Increase in spacing of mullions on clerestory glazing.

6.3.4 West Elevation



Original Planning Approved Elevation



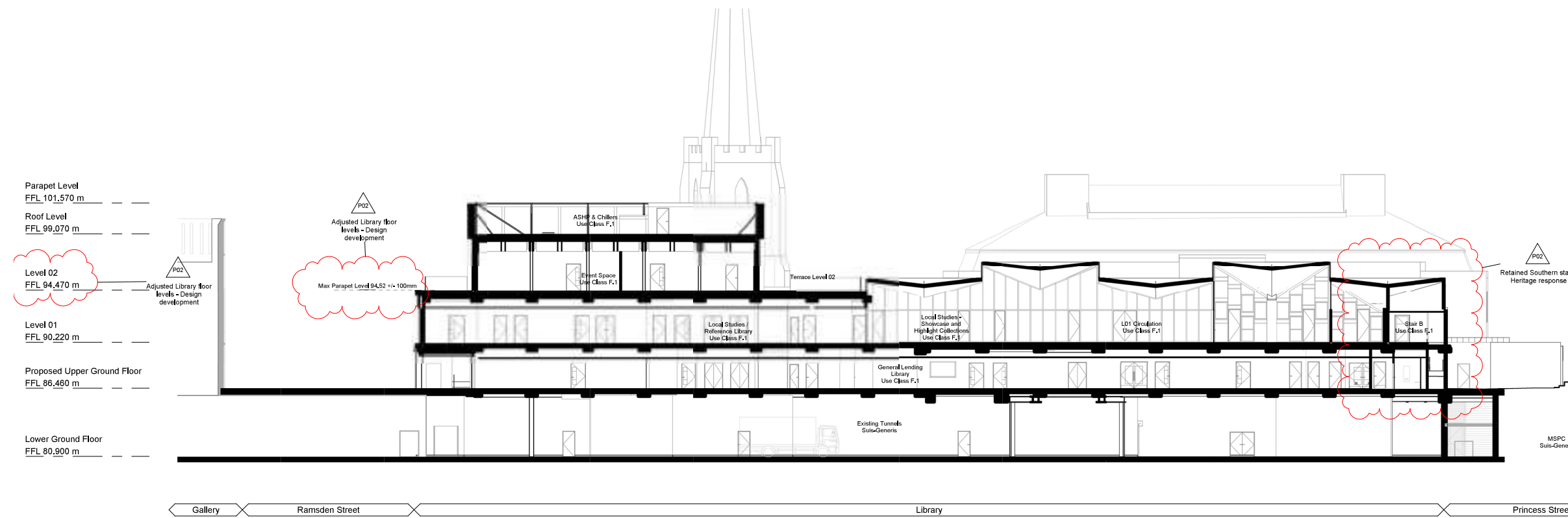
Proposed Amended Elevation

Design Change Key

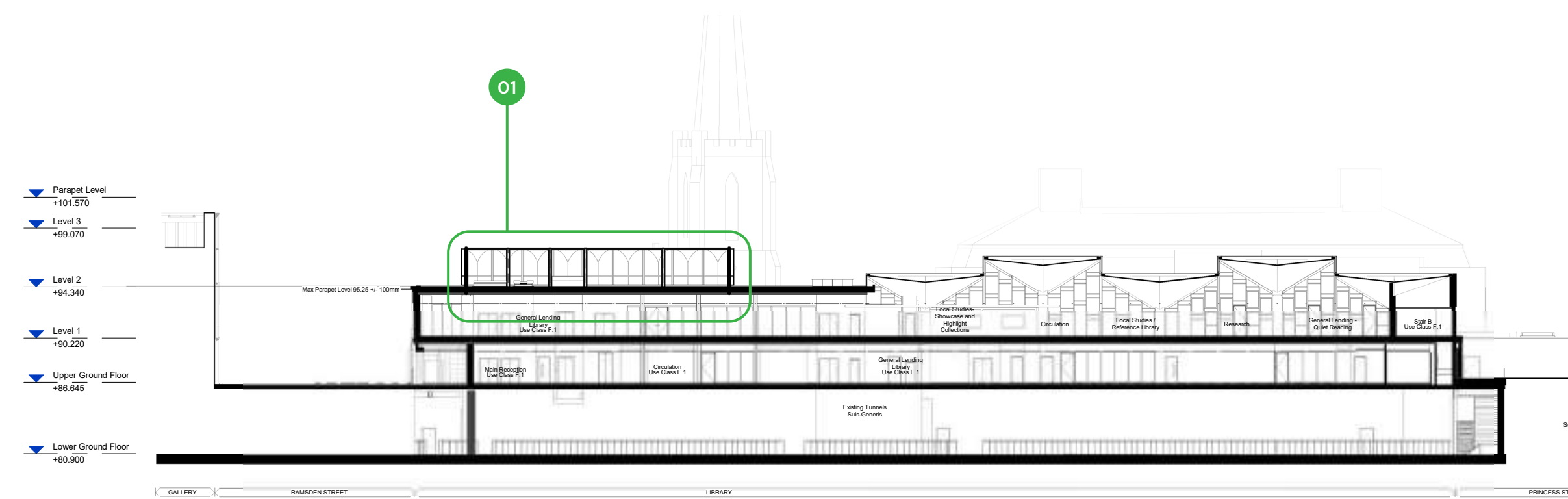
- 01 Omission of accommodation at second floor (event space and multi-purpose room) and relocation of plant enclosure down to this level.
- 02 Increase in spacing of mullions on clerestory glazing.
- 03 Introduction of solid cladding to west elevation of Food Hall.
- 04 Openable glazing panels introduced in line with natural ventilation requirements
- 05 Elevation bay treatment revised to address omission of event space.

## 6.4 Sections

### 6.4.1 Section 01



Original Planning Approved Section

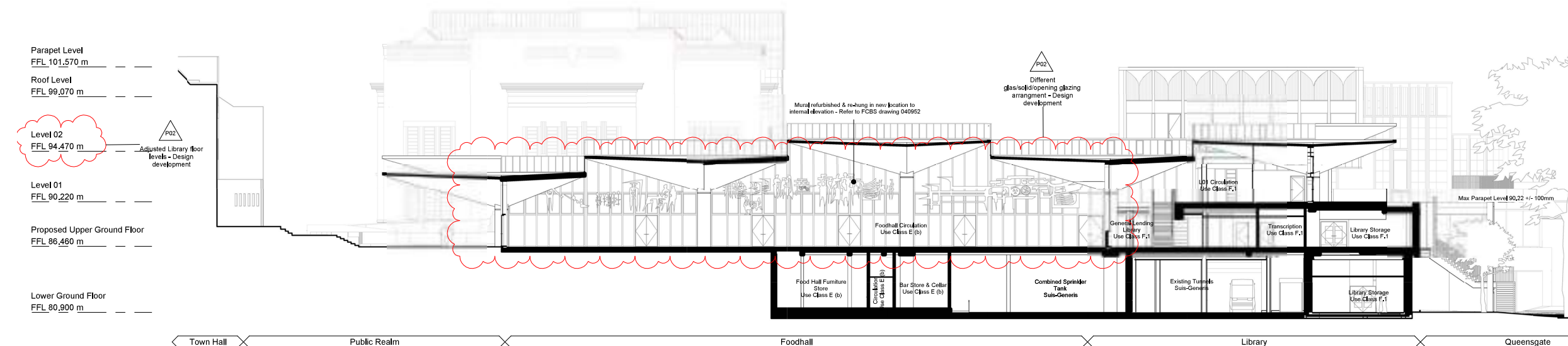


Proposed Amended Section

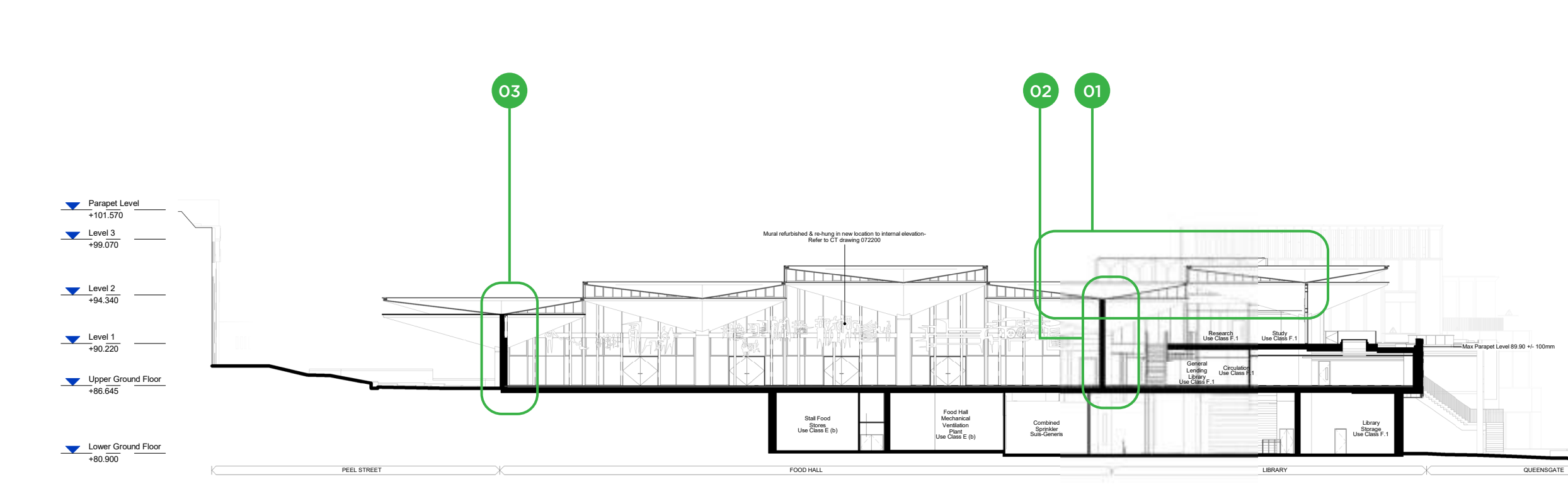
### Design Change Key

- 01 Omission of accommodation at second floor (event space and multi-purpose room) and relocation of plant enclosure down to this level.

### 6.4.2 Section 02



Original Planning Approved Section

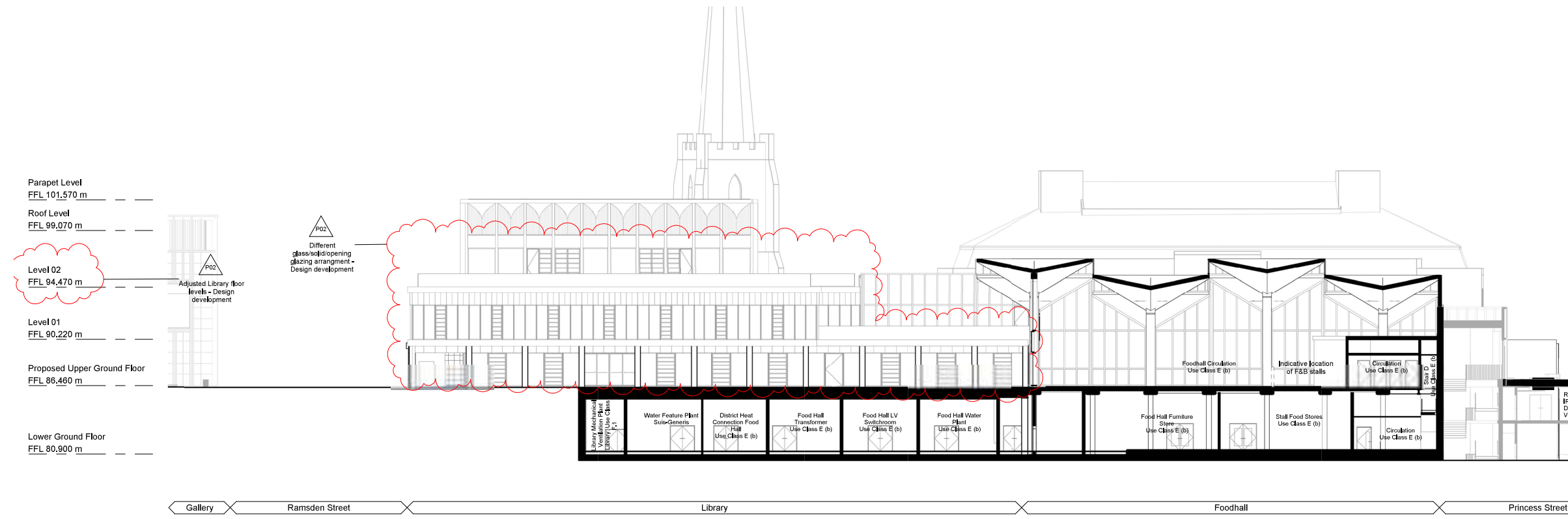


Proposed Amended Section

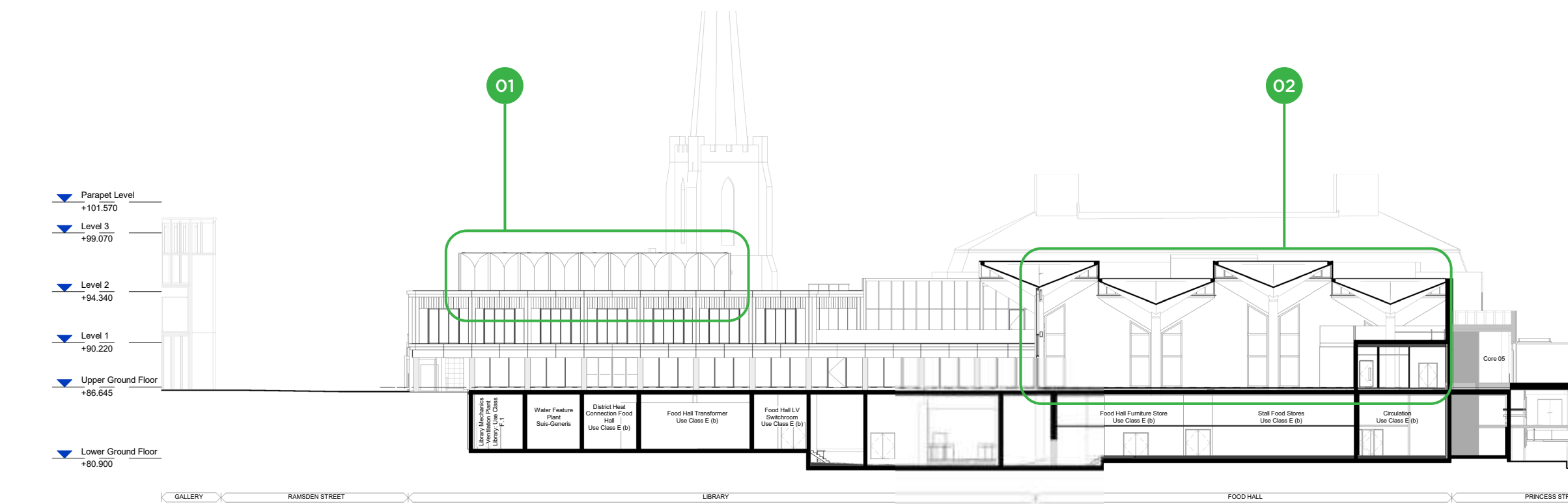
### Design Change Key

- 01 Omission of accommodation at second floor (event space and multi-purpose room) and relocation of plant enclosure down to this level.
- 02 Introduction of solid wall with fire rated windows instead of fire rated curtain wall glazing.
- 03 Introduction of solid cladding to west elevation of Food Hall.

6.4.3 Section 03



Original Planning Approved Section

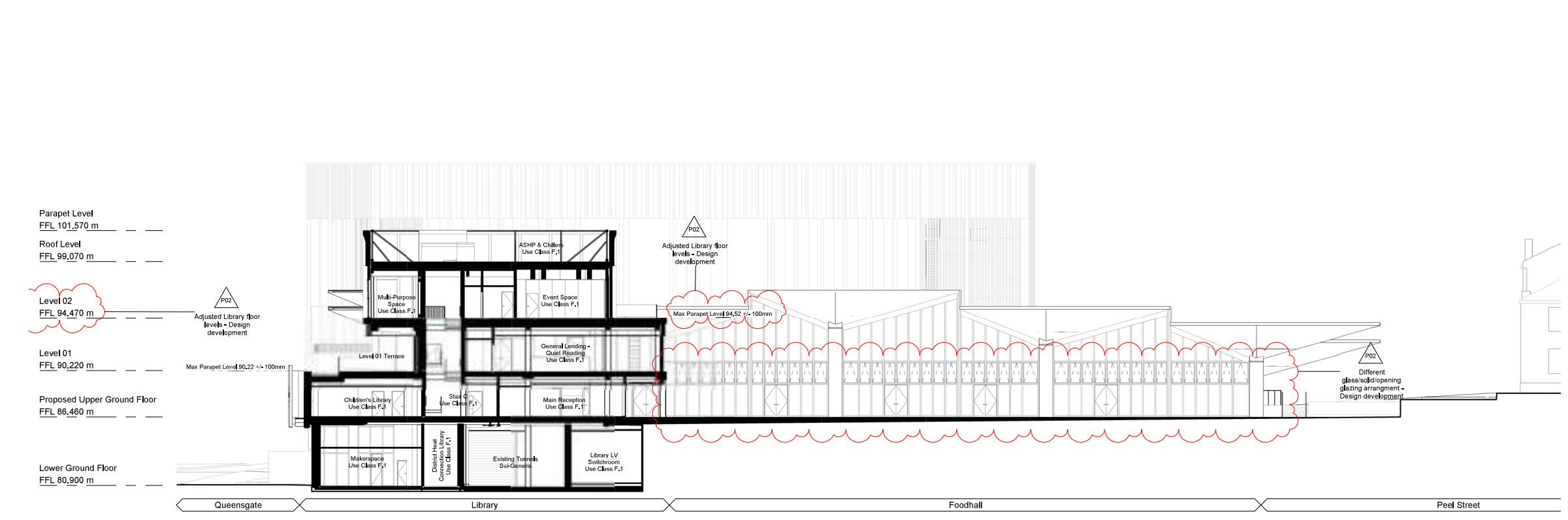


Proposed Amended Section

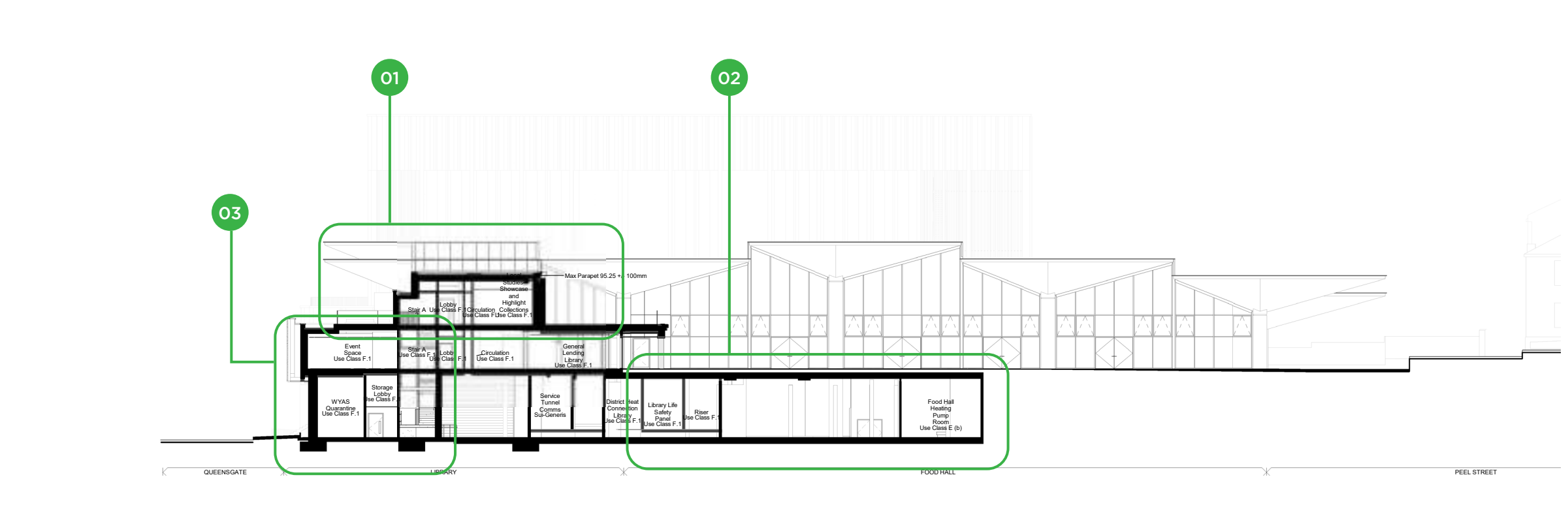
Design Change Key

- 01 Omission of accommodation at second floor (event space and multi-purpose room) and relocation of plant enclosure down to this level.
- 02 Introduction of solid wall with fire rated windows instead of fire rated curtain wall glazing.

6.4.4 Section 4



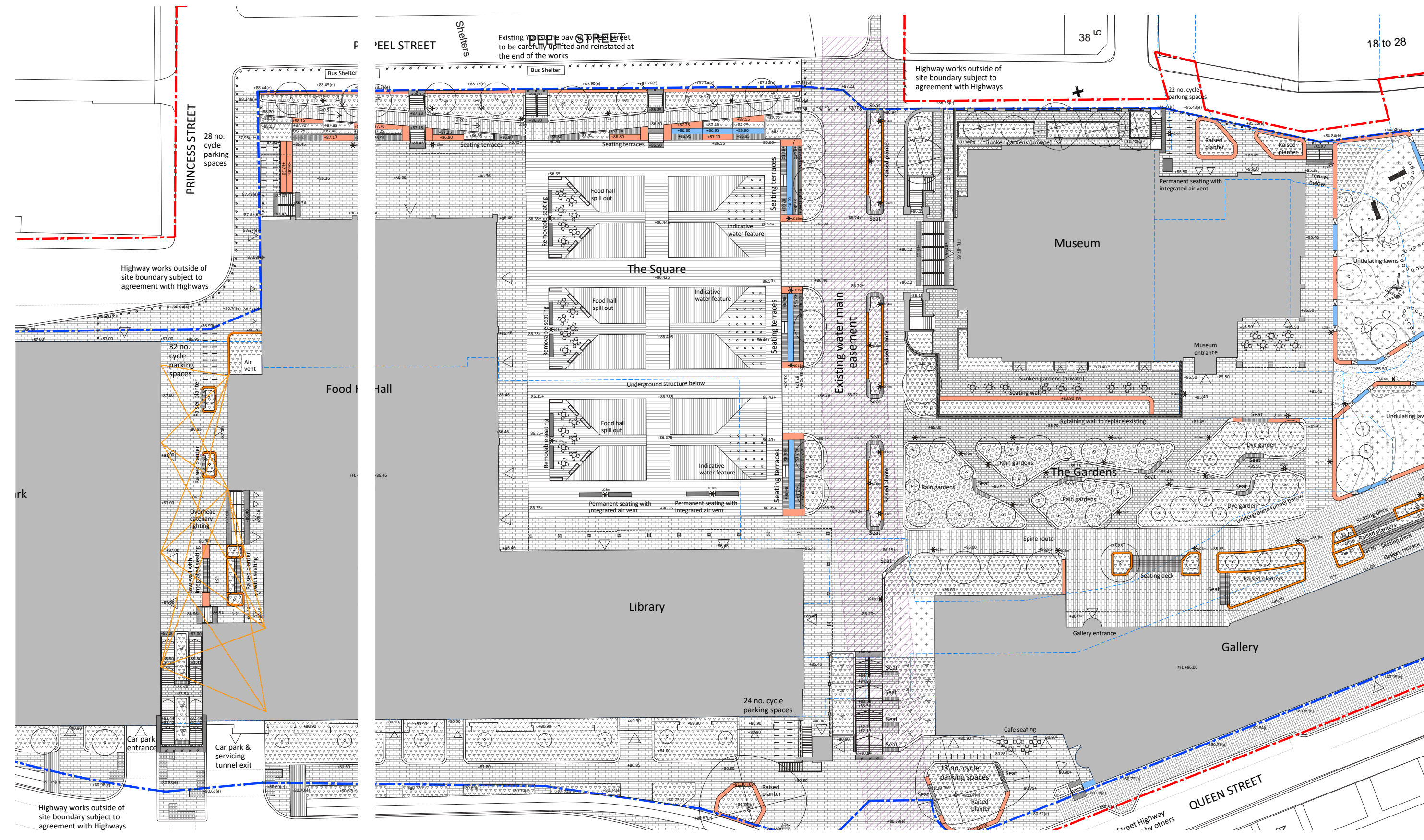
Original Planning Approved Section



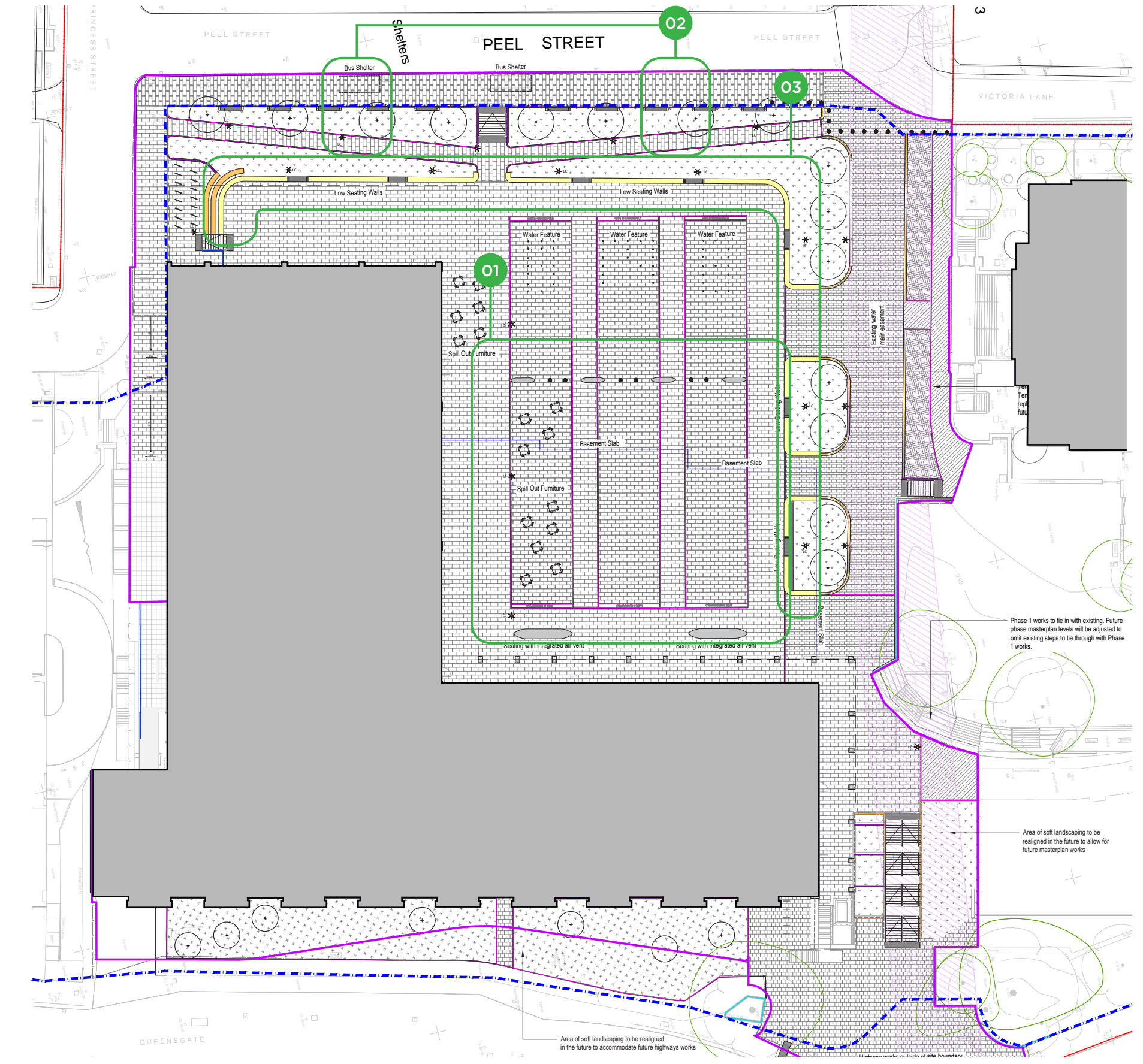
Proposed Amended Section

Design Change Key

- 01 Omission of accommodation at second floor (event space and multi-purpose room) and relocation of plant enclosure down to this level.
- 02 Area of retained structure including retaining walls/columns/foundations/slab (at lower and upper ground floor).
- 03 Relocation of majority of Library storage to this level (higher floor loading and floor to floor height).



Original Planning Approved Plan



**Design Change Key**

- 01** Omission of water features and restriction on loading (due to retention of existing structure below).
- 02** Omission of steps to plaza.
- 03** Reduction of one stepped seating and increase in soft landscaping.



