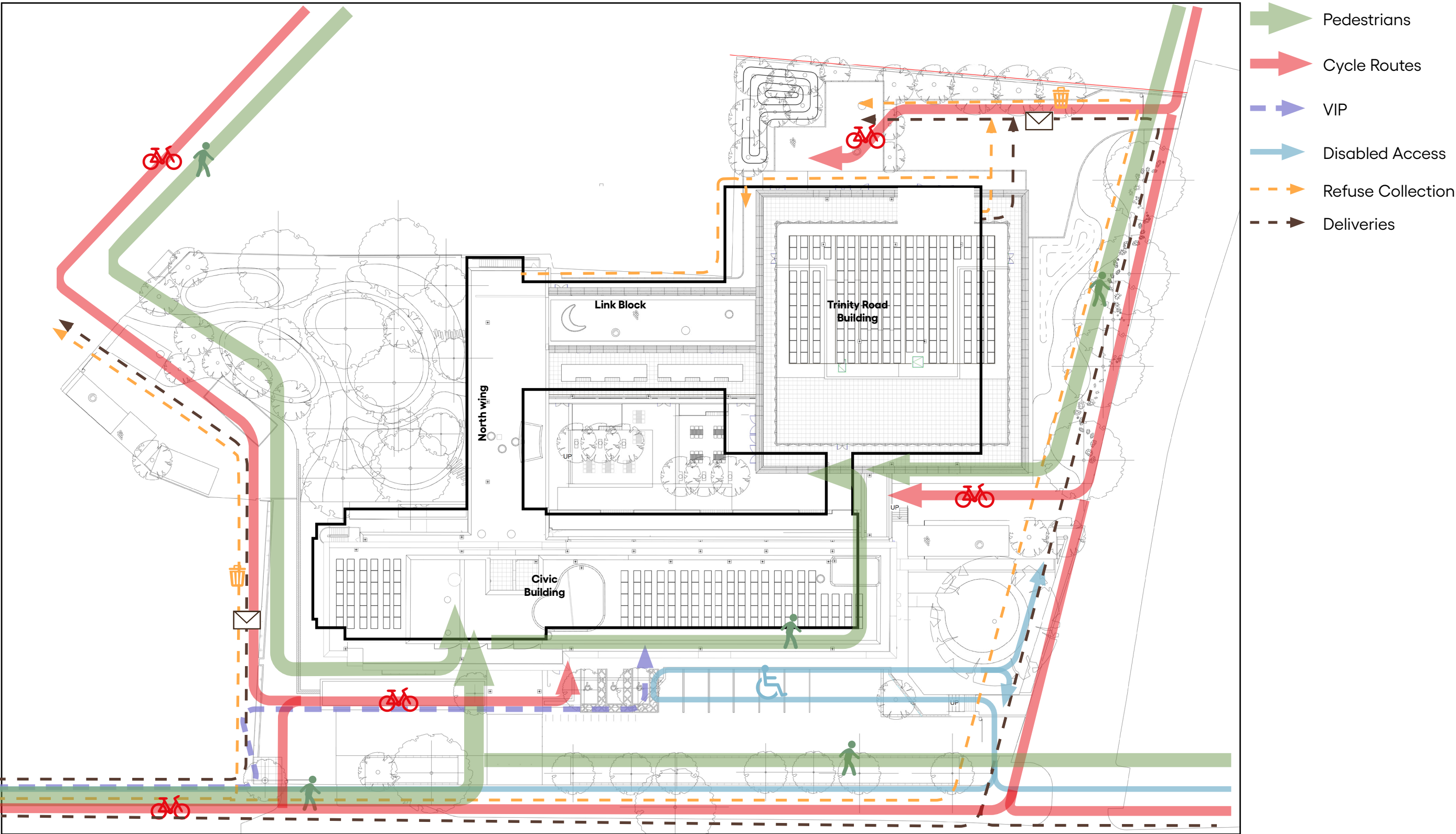
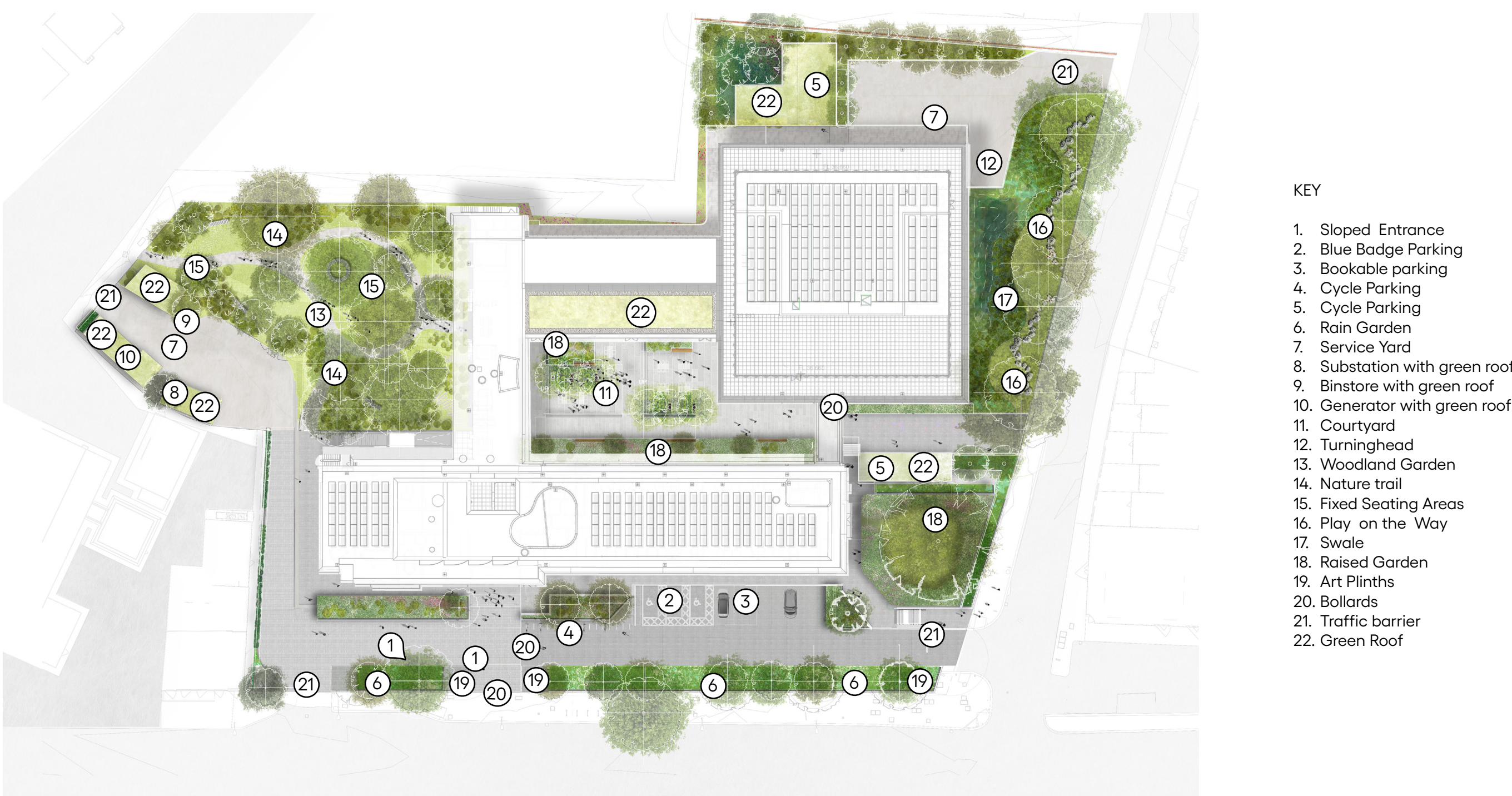




8.2.1 Landscape Proposal Site-Wide Plan



Illustrative Landscape Site Plan

8.2.1 Landscape Proposal
Site-Wide Plan

Due to the limited spatial constraints, and the placement of the building on the site, the landscape manifests itself as a linear sequence of small spaces that wrap around three sides of the Civic Offices

Our approach is to embed the existing building and new Trinity office extension within a connected sequence of gardens and outdoor rooms each tied into the neighbouring context.

The approach builds on the existing characters within the site, improving them with opportunities for a variety of flexible and fixed spaces to accommodate various activities and events.

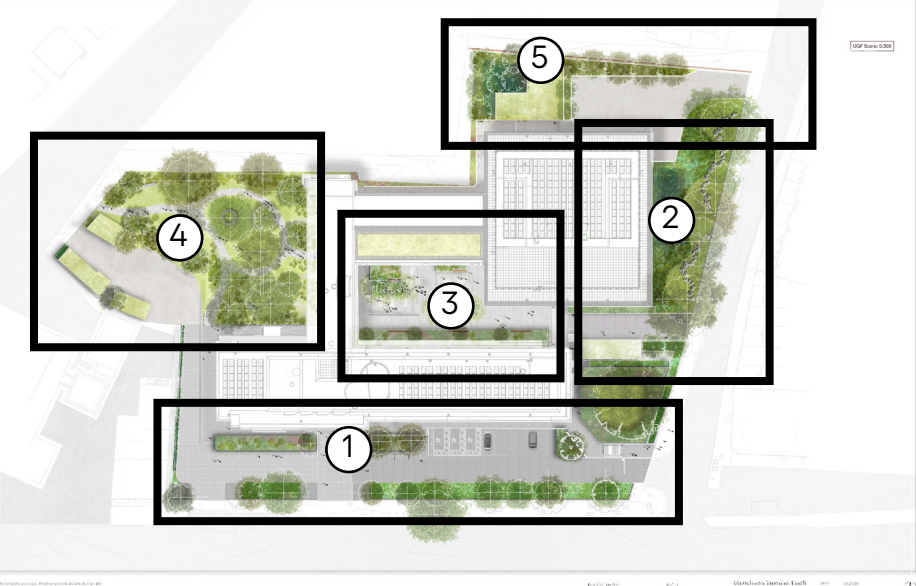
The entrance will focus on pedestrian access that is inclusive to all through the use of accessible slopes. It will present a civic presence onto the High Road bringing a renewed sense of invitation and grandeur to the refurbished Civic Centre.

The planting beds along the frontage have been retained and enhanced. The mix of cherry trees and liquid amber trees will be supplemented with under planting, creating one large planted bed. The bed will be used positively to accommodate rain water providing a visual manifestation of the sustainable agenda which underpins the reworking of the Civic building

The existing garden towards the southern end of the site possesses a diverse range of mature trees which will be enhanced with additional planting, seating and small play elements for public use. The woodland area will be an inviting space for the Council employees and public alike

The outdoor enclosure defined by the Civic Offices and the new Trinity Building with its links will become a central breakout area for the Council employees. The area offers seating under trees in a three-tiered courtyard, each level accommodating fixed and flexible furniture.

The mature plane trees along Trinity Road, are retained providing a connection to Trinity Gardens. They provide a visual screen between the Trinity Building and the neighbouring houses. This space provides a second means of controlled access to the civic complex and an opportunity for children to engage with the site through natural play elements within this boundary area.



- KEY
- 1. Frontage
 - 2. Trinity Road
 - 3. Courtyard
 - 4. Woodland Graden
 - 5. Service Yard



8.2.2 Landscape Proposal
Frontage & Entrance



Historic image of the Civic Centre.



Image of existing planting bed and trees.



Rain garden, University of Birmingham.



Historic image of the Civic Centre.



Image of existing frontage



Rain garden detail

The frontage of the Civic Offices onto the High Street is of particularly poor quality, it is not befitting of the architectural status of the Civic Offices. It is also sub standard in terms of accessibility, the building has to be entered via a flight of steps, although a ramp has been added it does not meet the same standards of architectural quality as the main building.

The building is set back from the High Road behind an access road and a line of parking bays, The bays separated from the High Road by a narrow strip of grass containing a row of Cherry Trees. There is a level change between the High Road and the entrance to the Civic Offices of approximately 700mm

The proposal seeks to give the main entrance to the Civic Offices much greater status and to do so in a way which maximises inclusive accessibility. The one way vehicular route passing in front of the main doors is stopped up at its southern end. This means vehicles entering the frontage will only be able to do so from the Trinity Road junction to the north. It is possible that the Section 278 process will advise against this manoeuvre, in which case the current one way arrangement will need to be maintained.

The route gives access to disabled parking bays and 5 oversized bookable bays.

The narrow green strip of lawn is converted into a rain garden, an area that captures surface water run off as a sustainable alternative to a conventional gully and pipe based drainage system. This area has the dual benefit of contributing to both the Urban Greening Factor and the Sustainable Urban Drainage metric. Although not currently committed and not funded through this project it is feasible, subject to further design, for this area to fulfil a more strategic drainage function, helping to alleviate drainage and flooding issues within this part of Wood Green.

The existing Cherry trees are retained, as are two existing Malus and two Yucca which sit close to the office façade.

The frontage rain garden also provides opportunity for social engagement and community expression. A number of low plinths offer spaces for addition of artwork by local artists.

The frontage is secured through two liftable barriers and two lines of bollards



Plinths provide opportunity for local artists to portray work