

Existing Landscaping Context

The site was previously developed more traditionally, with buildings fronting onto the surrounding streets, typical of the surrounding area. The trees currently edging the streets would not be the usual choice for an urban space, and were likely selected to screen the car park and commercial units at the time of their development. In regenerating the site, the original purpose of the trees will be superseded.

At present, the trees are still young and of no great size. Predominantly Sycamore, Broad Leaf Lime and Ash, these are ultimately broad parkland and woodland trees. In an urban setting, Sycamore and Lime cast heavy shade and produce honeydew deposits which cause significant nuisance. Ash trees are unlikely to survive the current upsurge in Ash Dieback Disease.

These species have the potential to grow very tall with wide spreading and dense canopies overhanging the street - they are already interfering with the street lighting. As the planted verge area does not have sufficient soil volume for long-term growth, roots have already spread out and disrupted the footway to the south. As the trees mature, this will continue, leading to further damage and making the trees themselves vulnerable to future footway works.

Regeneration of this site will also change the availability of light to the trees, and it is likely that they will begin to lean northwards over the street, in order to maximise light onto their canopies. This could lead to the trees becoming imbalanced in the long term and exacerbate the impact of the canopy spread.

Whilst the trees form an attractive and effective summertime screen to the car park, the situation is not static and in the fullness of time, they will present practical problems as they grow and spread.



Tree no. 3 - Minerva Street (North)



Tree- Minerva Street (South)



Site Plan as Existing



Existing Trees - Southern Boundary to Minerva Street



Existing Trees - Southern Boundary to Minerva Street



Existing Trees - Argyle Street Corner



Proposed Landscaping Options

In response, a holistic design approach is proposed that seeks to replace a plain, utilitarian car park on this important site with new buildings of an architectural form that is much more reflective of the established townscape character, combined with a new and more attractive streetscape environment. This will include new street tree planting as a key element, using species appropriate to the urban context, and planted within properly designed and constructed root zone volumes, to ensure their long term viability and protection from future street and utilities works. The proposal seeks to reinstate a more traditional architectural form to the local townscape and create a new and vibrant streetscape and tree lined avenue.



Landscape Precedent - Wembley Stadium



Landscape Precedent - Sauchiehall Street

Tree Proposal Option 1



Tree Proposal Option 2



Tree Proposal Option 3



- Argyle Street/Minerva Street junction area upgraded to create a 'gateway', with a single homogeneous streetscape.
- Residential block set back to accommodate new street tree planting on Minerva Street.
- Footway locally widened towards the junction to create space for additional street tree planting and pedestrian movement
- Incorporation of high quality railings, seating, cycle parking, street furniture, lighting and artwork to create character.
- Incorporation of wider cycle route improvements within the overall streetscape design approach.

- Argyle Street/Minerva Street junction area upgraded to create a 'gateway', with a single homogeneous streetscape.
- Central Island at junction extended to incorporate the existing Victorian railings into the new streetscape
- Residential block set back to accommodate new street tree planting on Minerva Street.
- Footway locally widened towards the junction to create space for additional street tree planting and pedestrian movement
- Existing street trees on northern footway replaced with new tree stations and trees – consistent avenue approach across the whole street.
- Incorporation of high quality railings, seating, cycle parking, street furniture, lighting and artwork to create character.
- Incorporation of wider cycle route improvements within the overall streetscape design approach.

- Alternative approach with new street trees placed down the centre of the Minerva Street.
- Larger avenue trees used without impacting on building façades
- Argyle Street/Minerva Street junction area upgraded to create a 'gateway', with a single homogeneous streetscape.
- Centre island at junction extended to incorporate the existing Victorian railings into the new streetscape and tie through with the new avenue.
- Incorporation of high quality railings, seating, cycle parking, street furniture, lighting and artwork to create character.
- Incorporation of wider cycle route improvements within the overall streetscape design approach.



View West Along Minerva Street - Tree Proposal Option 1



View West Along Minerva Street - Tree Proposal Option 2



View East Along Minerva Street - Tree Proposal Option 3

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