



Civic Street

Design and Access Statement
March 2024



Contents

P. 2-3	Introduction
P. 4-5	Existing Plan
P. 6-7	Proposed Plan
P. 8-9	Proposed sections
P. 10-11	Hard Landscape
P. 11-12	Spatial Strategy
P. 13-14	Circulation Strategy
P. 15-16	Soft Landscape
P. 17-18	Parking and Cycle Strategy
P. 19-20	Lighting Strategy

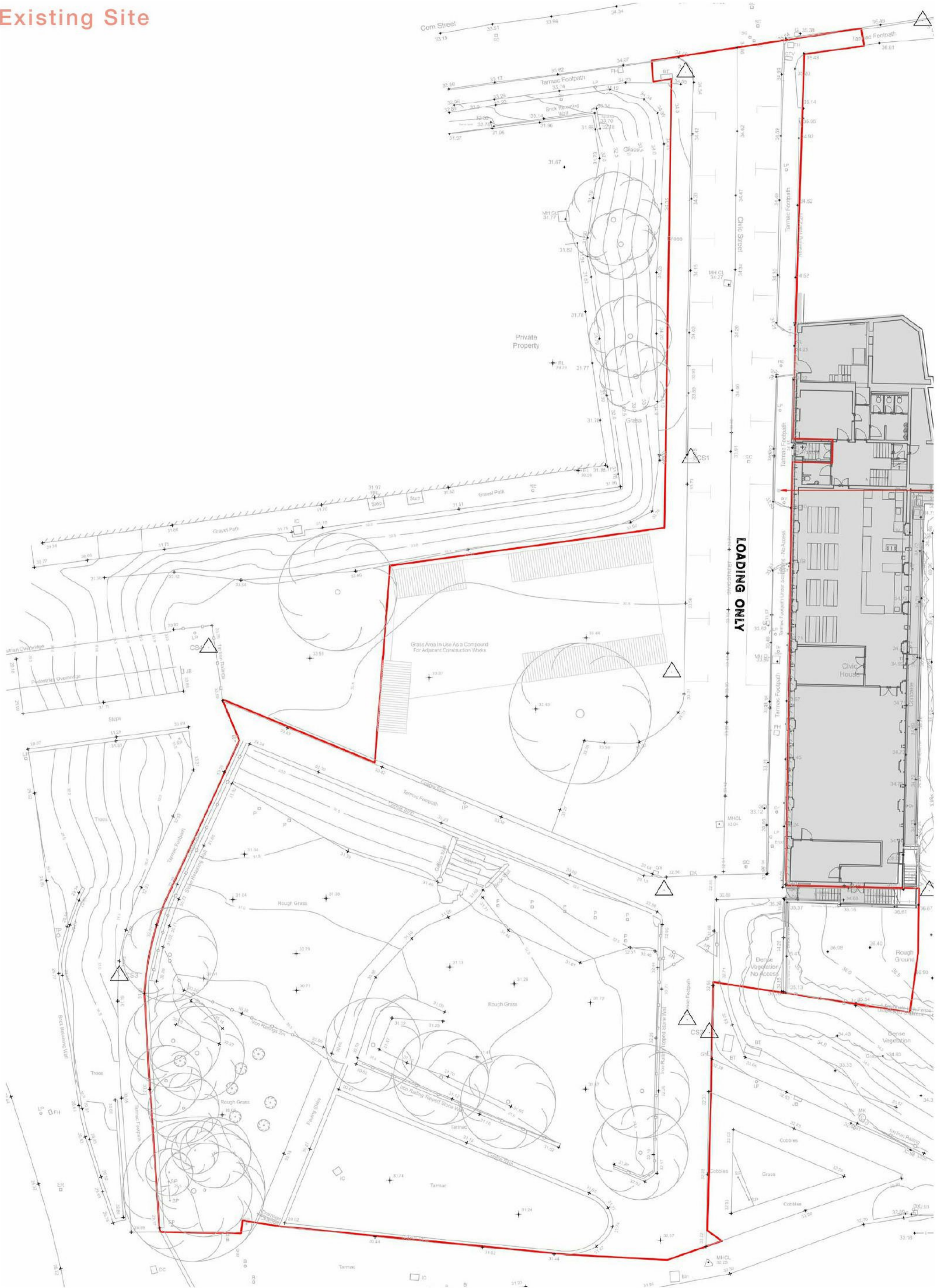
Introduction

Following on from the award-winning retrofit of Civic House, Agile City have commissioned erz to develop proposals that improve the accessibility, movement and the quality of the public realm in the immediate surrounds of the popular co-working and events space.

Wheelchair accessibility to Civic House from Civic Street is currently through a separate entrance and platform lift. Furthermore, the street demonstrates poor pedestrian accessibility, with narrow pavements and missing drop-kerbs. The interventions laid out by erz include a wheelchair accessible ramp to the main entrance of Civic House, as well as a spill out space for its users. Better defined circulation routes, improved legibility with enhanced space for pedestrians. Increased cycle parking will help to encourage active travel, whilst interventions in the nearby derelict green space will help facilitate community use and benefit the wider area.



Existing Site



Existing Site Photographs

Images provided help to highlight:

- Recent building facade renovation
- Container Yard activity
- Turning circle
- Overgrown planting in garden
- Old fences/walls in Garden



New building facade



Container yard / activities

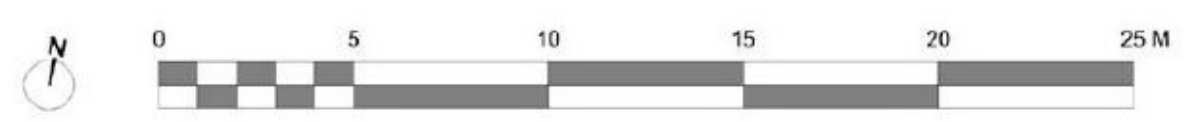


Garden Area existing condition



Proposed Plan

— Red line boundary



Landscape Aims:

Key Aims:

1. Enhanced physical connections throughout the site, utilising existing paths and proposed routes
2. A well defined, legible new entrance approach to the existing Civic House
3. Improved visual links throughout the site, focusing on connecting the key spaces
4. Providing pedestrian focused areas for events, activities and flexible programme
5. Increasing biodiversity within the Garden space through low maintenance planting and trees

Landscape Proposal

To achieve these key aims, the landscape design has been broken down into three key spaces, each with distinct characteristics and qualities:

1. Approach
2. Events and activity space making
3. Greening the Garden

The **approach** looks to tackle the existing vehicle dominated carriageway and create stronger connections through the site by resurfacing existing tired routes and through the creation of a pedestrian entrance to Civic House. The reduction of parking bays, replaced with accessible routes to the building, pushes the focus back on pedestrians, activating the street and calming traffic.

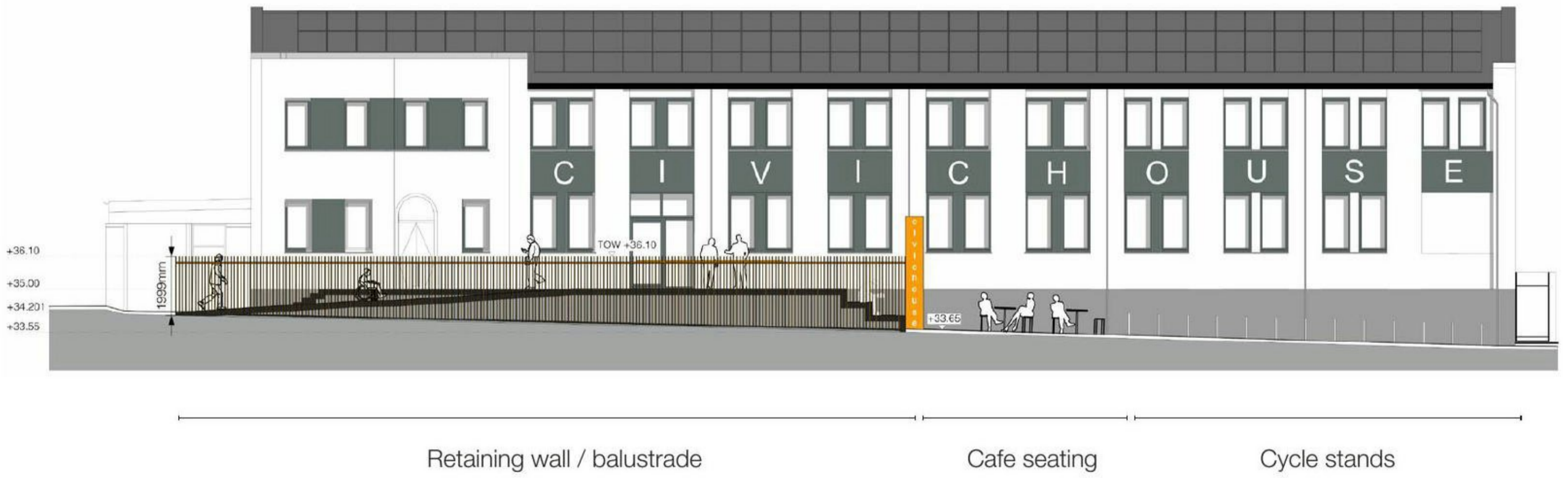
The raised terrace entrance area provides step and ramp access to Civic House at both the northern and southern approaches. The terrace area is designed to form a spill out space for the internal cafe, allowing users to linger and socialise while they use the amenities. Materiality of this area has been specified with a richer palette to give hierarchy and a strong sense of identity.

The site currently hosts an array of successful pop up **events and activities** which form a key aspect of the design brief. The landscape responds to this by allowing the flex of programme and movement within each of the key spaces, dictated by their context e.g. sitting with a coffee on the terrace area, gatherings and space for markets in the Container Yard area and group activities and informal play in the Garden. Attention has been paid to the transitional spaces between these areas, by providing clear visual links and routes throughout, connecting to the wider context.

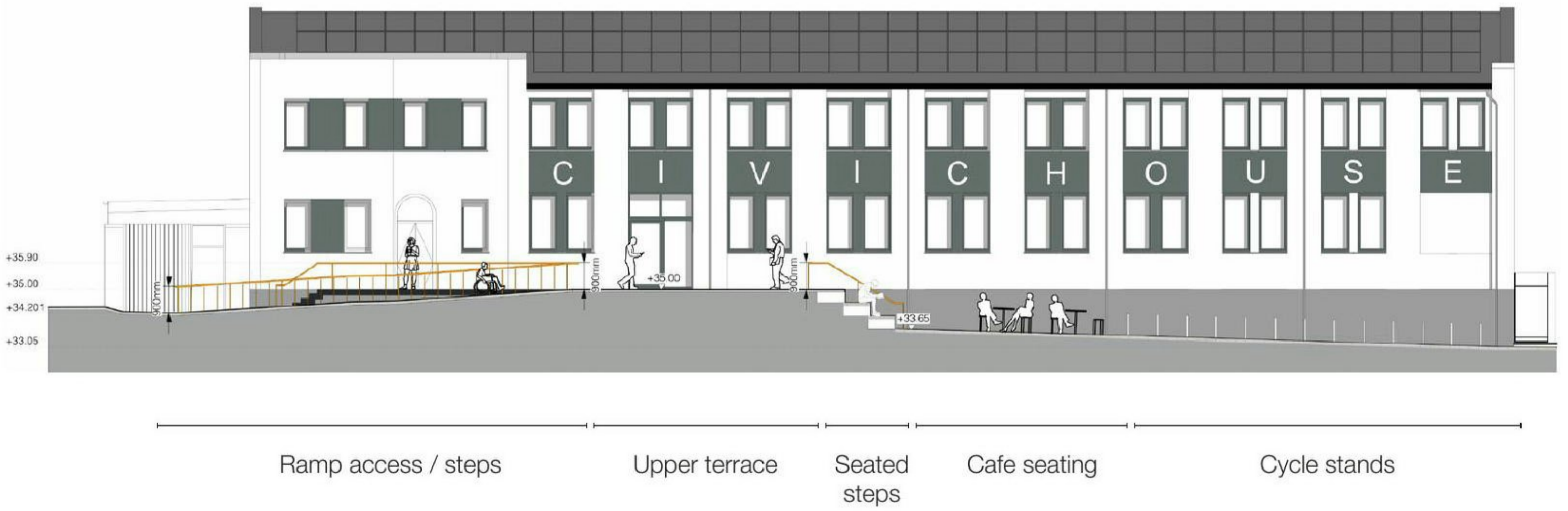
The **garden** to the south is currently overgrown and inaccessible with rubble and fly tipped waste material. The landscape value is found in the mature existing trees, which line the perimeter of the garden and are being retained to help form a comfortable enclosed space. Subtle terracing earthworks of wildflower meadow make the north edge of the space more permeable and enables users to inhabit this south facing slope. Seated steps punctuate the planting and form a playful, relaxed route connecting the garden to the upper level with a continued route south out of the site. A mixed planting palette of meadows, lawn, herbaceous planting, bulbs and trees enrich the biodiversity.

Proposed Sections

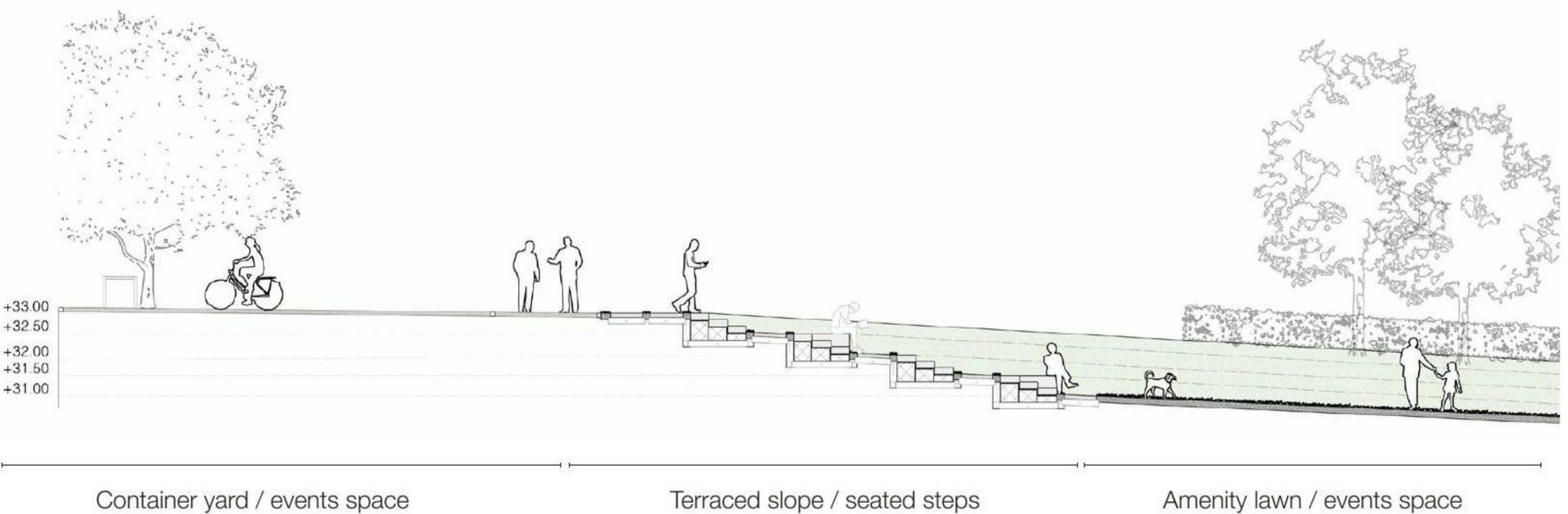
Section A



Section B



Section C



Hard Landscape

- Asphalt - Carriageway
- Asphalt - Pavement
- White Asphalt - Shared Space
- Dutch Clay Sett Paving
- Tactile paving
- PC Concrete Steps
- Reclaimed stone steps (Designed by others)
- Clay Paver Seating Steps
- Benches
- Metalwork - Balustrade and Handrails
- Existing Asphalt Surface retained



Material Palette

The materials proposed within the landscape are designed to respond to existing features, create a sense of iconic place making and broadly tie into the surrounding existing context. Material hierarchy has been considered in both surface treatment and furniture. Where appropriate, materials have been considered for their high quality and appearance e.g. clay pavers and bespoke metalwork at the Civic House entrance. Materials throughout have been chosen for their durability and characteristic benefits.

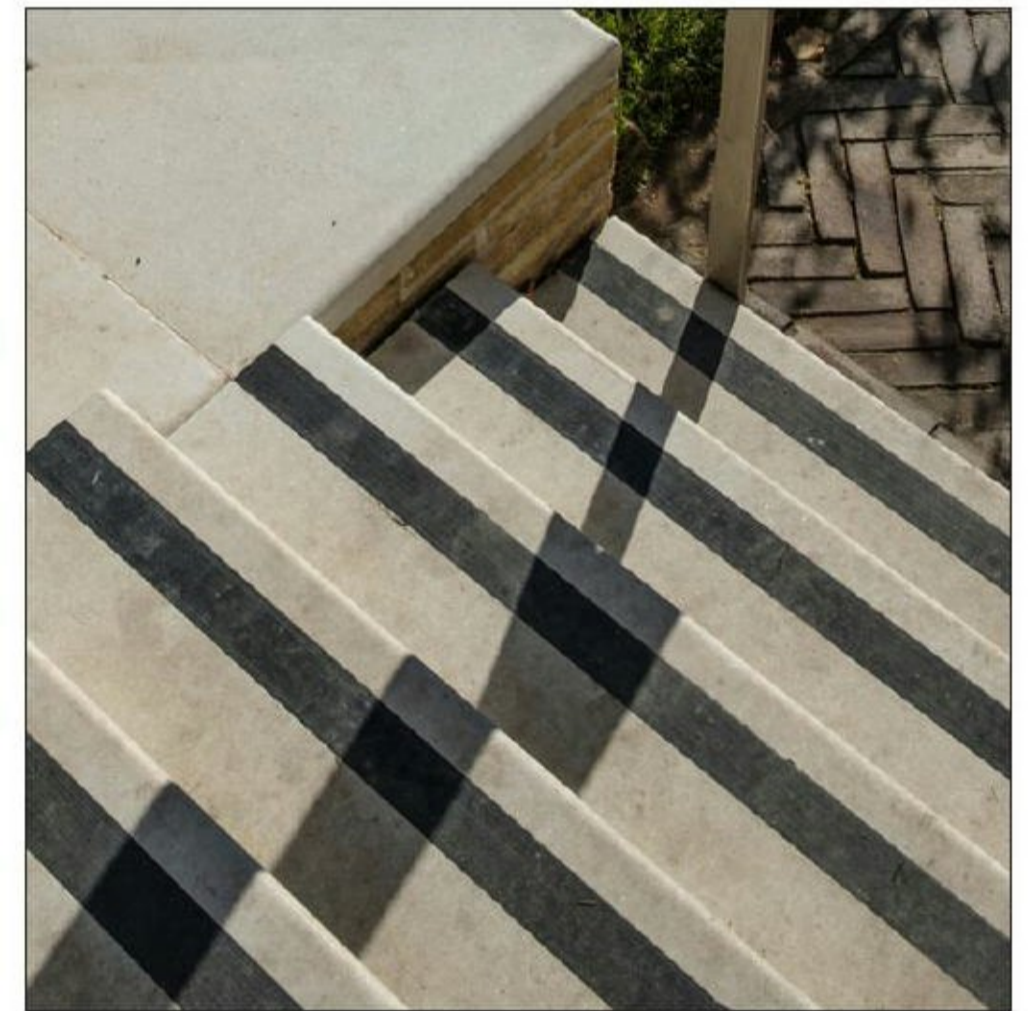
- 1. Carriageway and pavements:** are designed with standard durable surface treatments, appropriate to the site with upstand kerbs delineating the pathways, becoming flush at pedestrian areas for accessibility.
- 2. Eastern terrace / Civic House approach:** has a different, richer material language through the use of clay pavers, coloured metalwork, furniture and pre-cast concrete steps. The tones of the paving are chosen to respond to the colours of the existing Civic House facade and surrounding proposed surfaces. Coloured metalwork of the balustrade and handrails provides an artistic, playful nature, designed to give a strong identity and individuality to the design.
- 3. Shared Space / Container Yard:** uses durable asphalt surfaces to tie into the treatment of the carriageway but adapted to form a stripe pattern, not only to add interest but as a visual marker, spatially delineating the carriageway and shared surfaces.
- 4. Garden Area:** has a lighter design touch, with pre-cast concrete steps and seated steps designed to create a transitional space from the largely hard upper landscaped area, down to the lower planted area within the Garden.
- 5. Furniture** has been designed to match the material palette through the use of wood and coloured steel. Located in positions as required for rest (benches), storage (cycle) and gatherings (table and chairs).



Coloured asphalt



Clay paving



Pre-cast concrete steps



Concrete seating steps



Coloured steel-fin balustrade



Seating bench

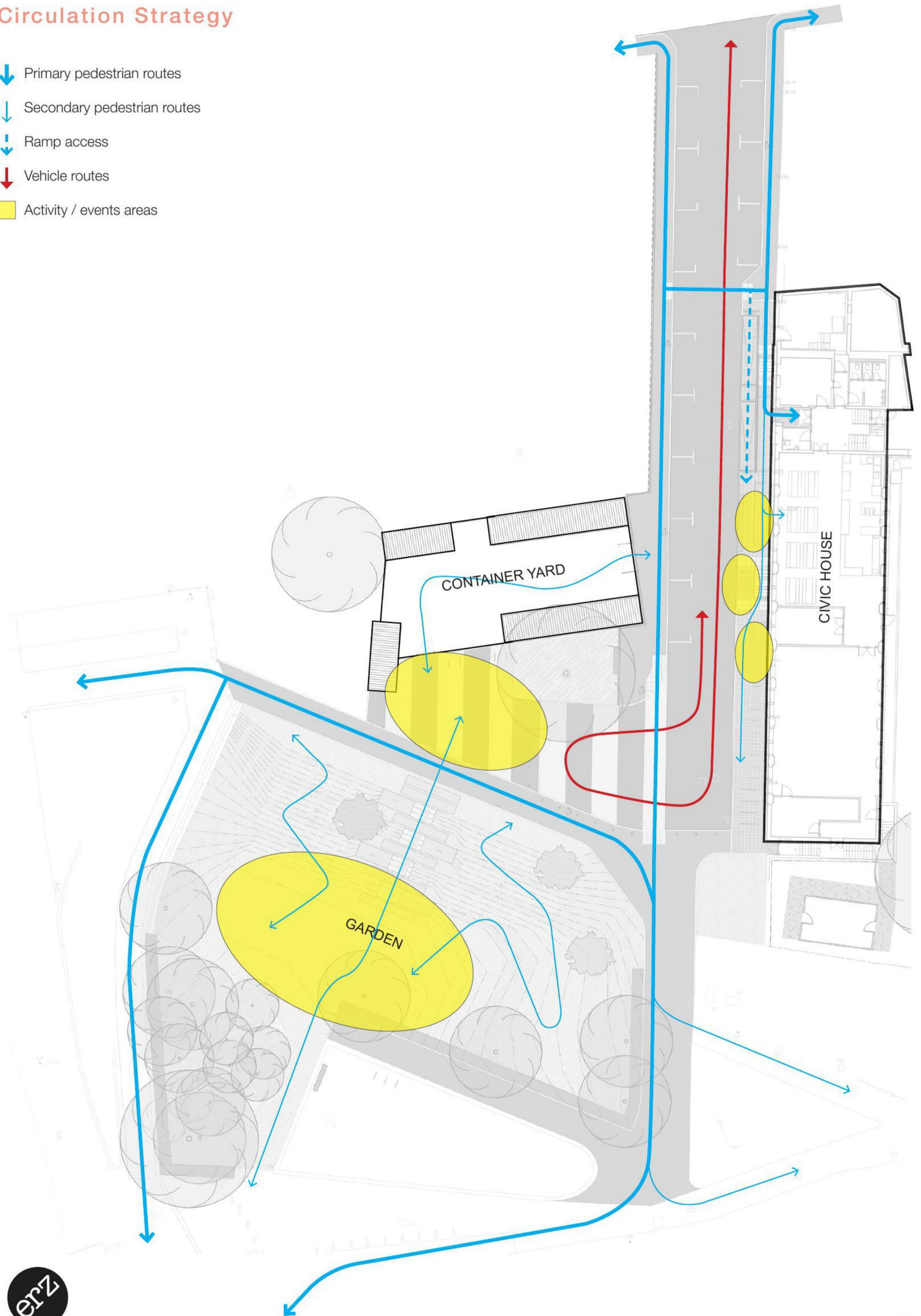
Spatial Strategy

-  Civic House access and terrace area
-  Civic House semi active space
-  Container Yard active space
-  Container Yard semi active space
-  Garden area activity



Circulation Strategy

- Primary pedestrian routes
- Secondary pedestrian routes
- Ramp access
- Vehicle routes
- Activity / events areas



Zoom in of Civic House Approach

Key Aims

The principle aim within the design is to enhance the movement and circulation of people through and within the site, linking into the wider context.

The key aims are narrated around:

- A welcoming, accessible approach to Civic House
- Creating stronger north, south, east, west connections for all users
- A 'hub' events space that forms as the anchoring point of programme, linking the upper and lower site with the Container Yard
- A usable activated Garden space
- Creating a landscape that focus' on a more pedestrian friendly, public realm

Civic House:

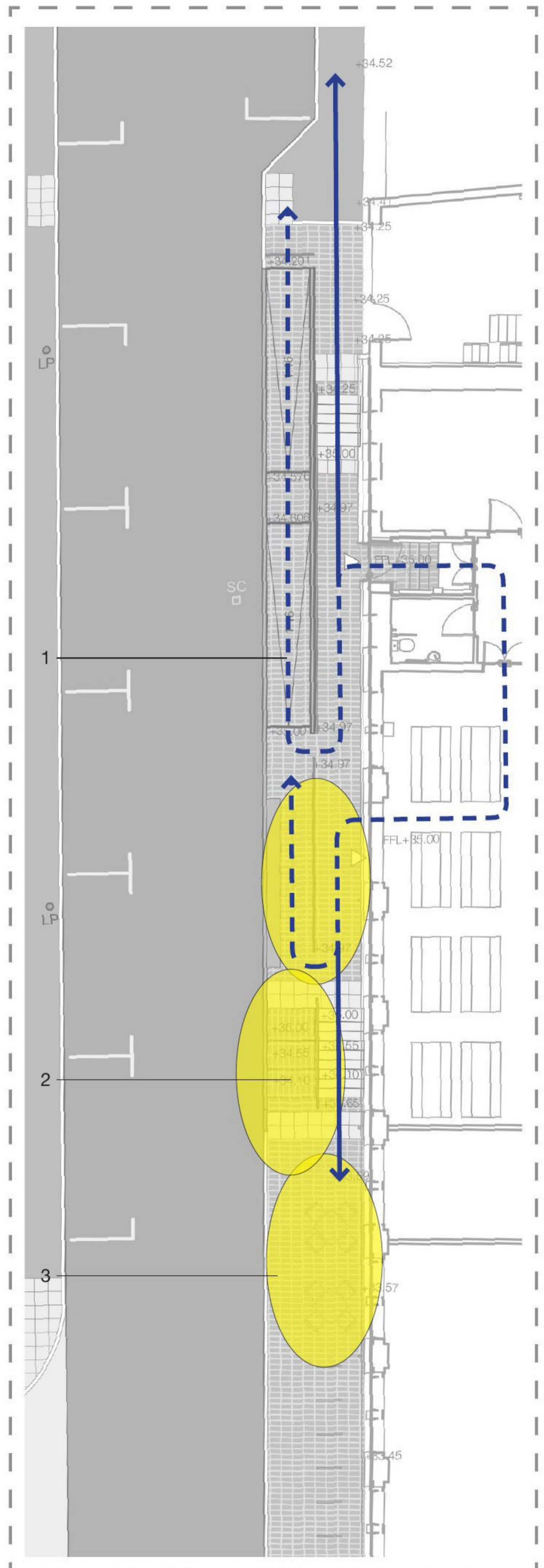
The diagram to the right shows the detailed strategy for access to the building, including accessible routes via ramped access. The northern and southern routes provide alternative access for users to allow for a range of activities and in the case of emergency. This area is also activated through the use of informal seated steps and places for people to sit or perch and enjoy a beverage.

Pedestrian routes:

The majority of the pedestrian routes are based on existing layouts with the exception of the introduction of a continuous pedestrian route on the west side of Civic Street. This provides the key pedestrian route connecting users from the north or south of the site. The proposal forms spatial hierarchy through the materials used and creates clearer connections for users by introducing crossing points and drop kerbs.

Transition of spaces:

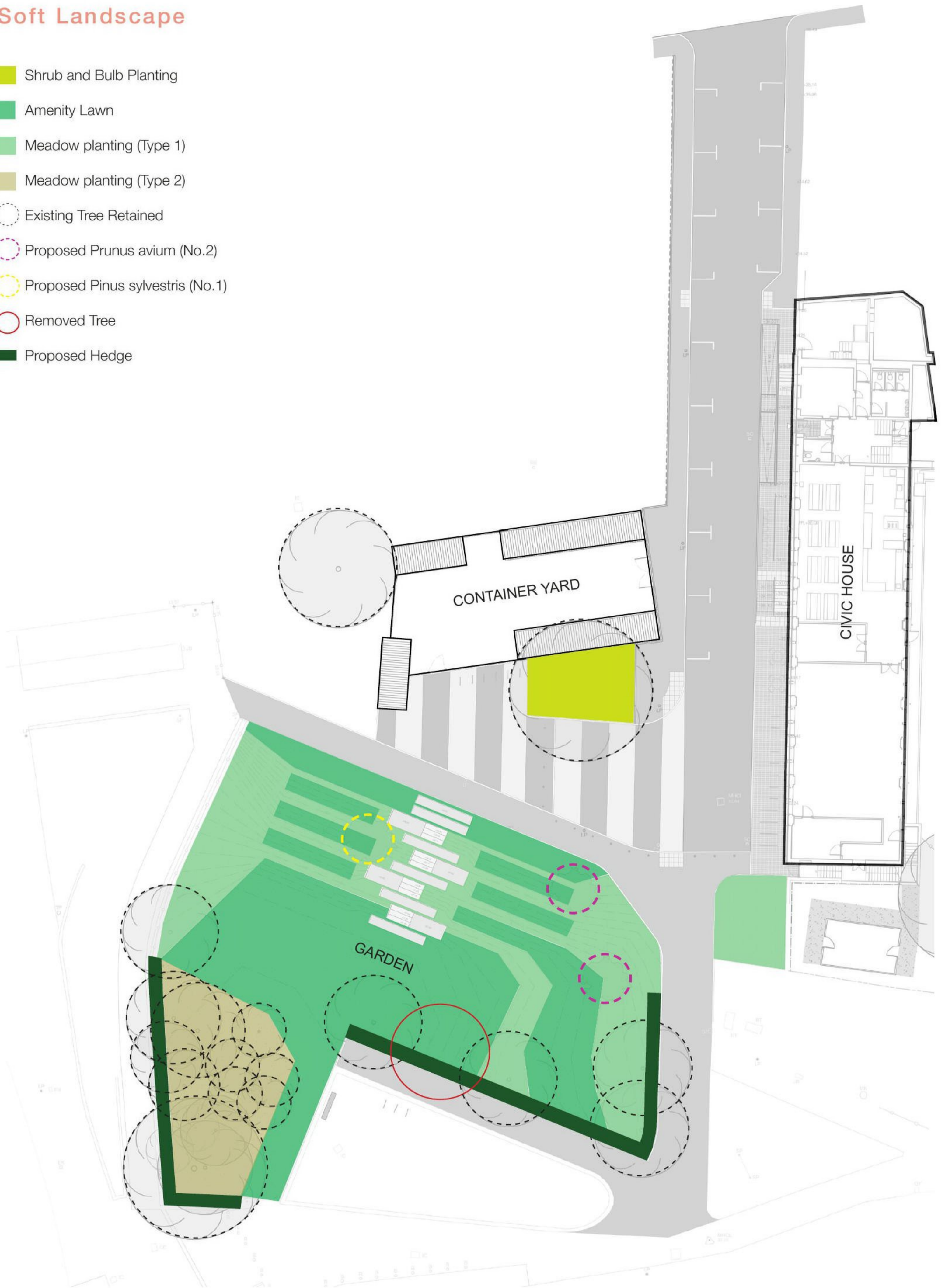
At the junctions of key spaces: as noted in the Spatial Strategy, the flexible movement of people and activity creates dynamic, playful and interesting routes for users to explore and find moments to gather and socialise or sit and relax.



1. Accessible pedestrian routes
2. Pedestrian routes
3. Informal activity spots for Civic House users

Soft Landscape

- Shrub and Bulb Planting
- Amenity Lawn
- Meadow planting (Type 1)
- Meadow planting (Type 2)
- Existing Tree Retained
- Proposed Prunus avium (No.2)
- Proposed Pinus sylvestris (No.1)
- Removed Tree
- Proposed Hedge



Planting Palette

The planting proposal has been designed to enhance the existing planting zones through a rich mix of wildflower meadow types (open areas and under tree canopies), shrub and bulb planting to help define the public spaces and amenity grassed areas for activity and users.

- 1.** The shrub planting at the upper level is located under a large existing tree, it's location anchored at the centre of the site. The planting species are chosen to suit these conditions and along with the statue of the tree, help to form one of the key destination points, bringing ecological value to a largely hardscaped area.
- 2.** The amenity lawns are designed to nestle within the wildflower meadows and create smaller, more intimate areas for users to sit and relax, forming usable space for events and activities.
- 3.** Wildflower meadow planting (type 1) populates half of the Garden area, creating a rich, ecological carpet, transitioning between the upper and lower levels. This planting enhances the biodiversity for wildlife and small insect habitats.
- 4.** Wildflower meadow planting (type 2) is situated under the existing tree canopies, forming a rich corner of the Garden, defining the western edge.
- 5.** Beech hedging is located at the southern perimeter of the Garden, forming defined boundaries to the paths and help form a sense of enclosure to the Garden for its users.
- 6.** All existing trees are retained with the exception of x1, removed due to its very poor condition, refer to Tree Removal Plan erz/21/12/P01. This is mitigated with the planting of x3 new trees in the Garden space of contrasting species, creating stronger green links and a shaded areas within the pocketed amenity grassed zones. The tree mix has been chosen to enhance biodiversity and interest for both users and wildlife.



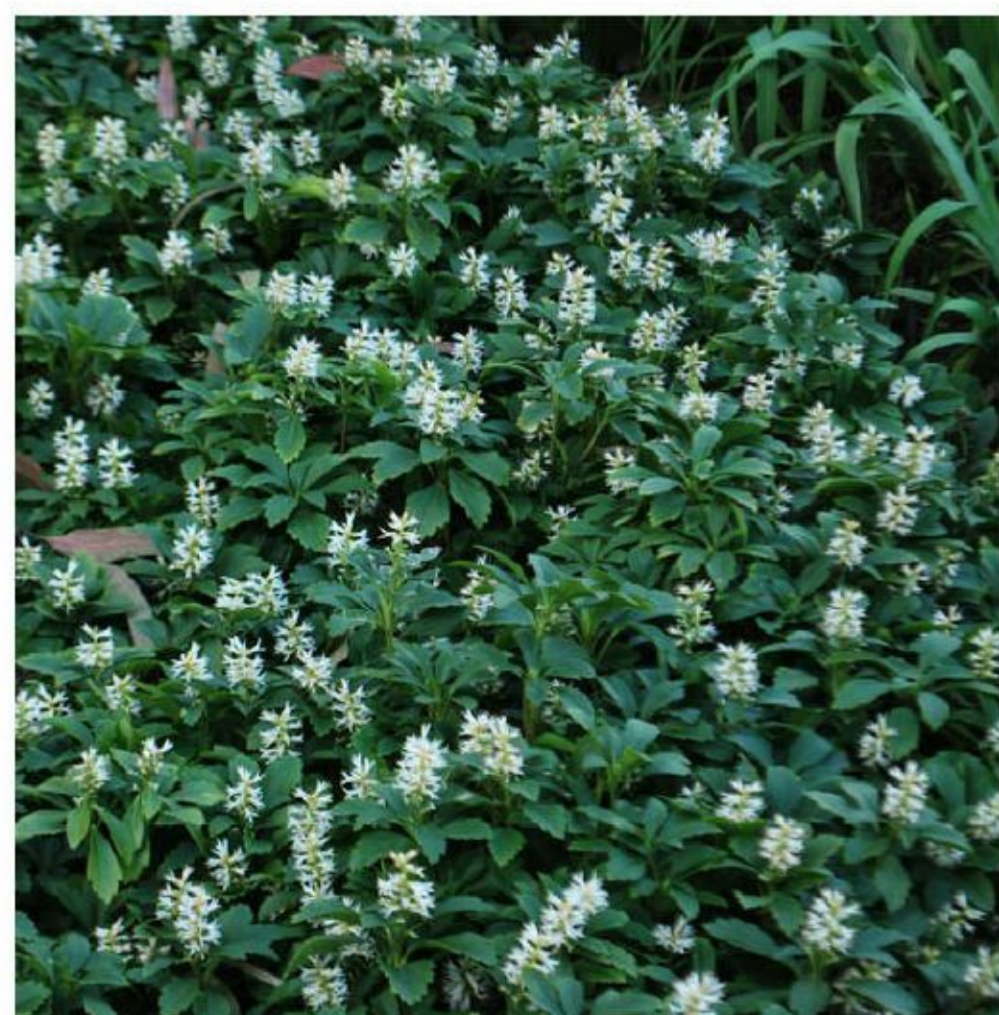
Wildflower meadow mix



Wildflower meadow in woodland setting



Amenity lawn



Shrub planting



Prunus avium



Pinus sylvestris

Parking and Bicycle Strategy

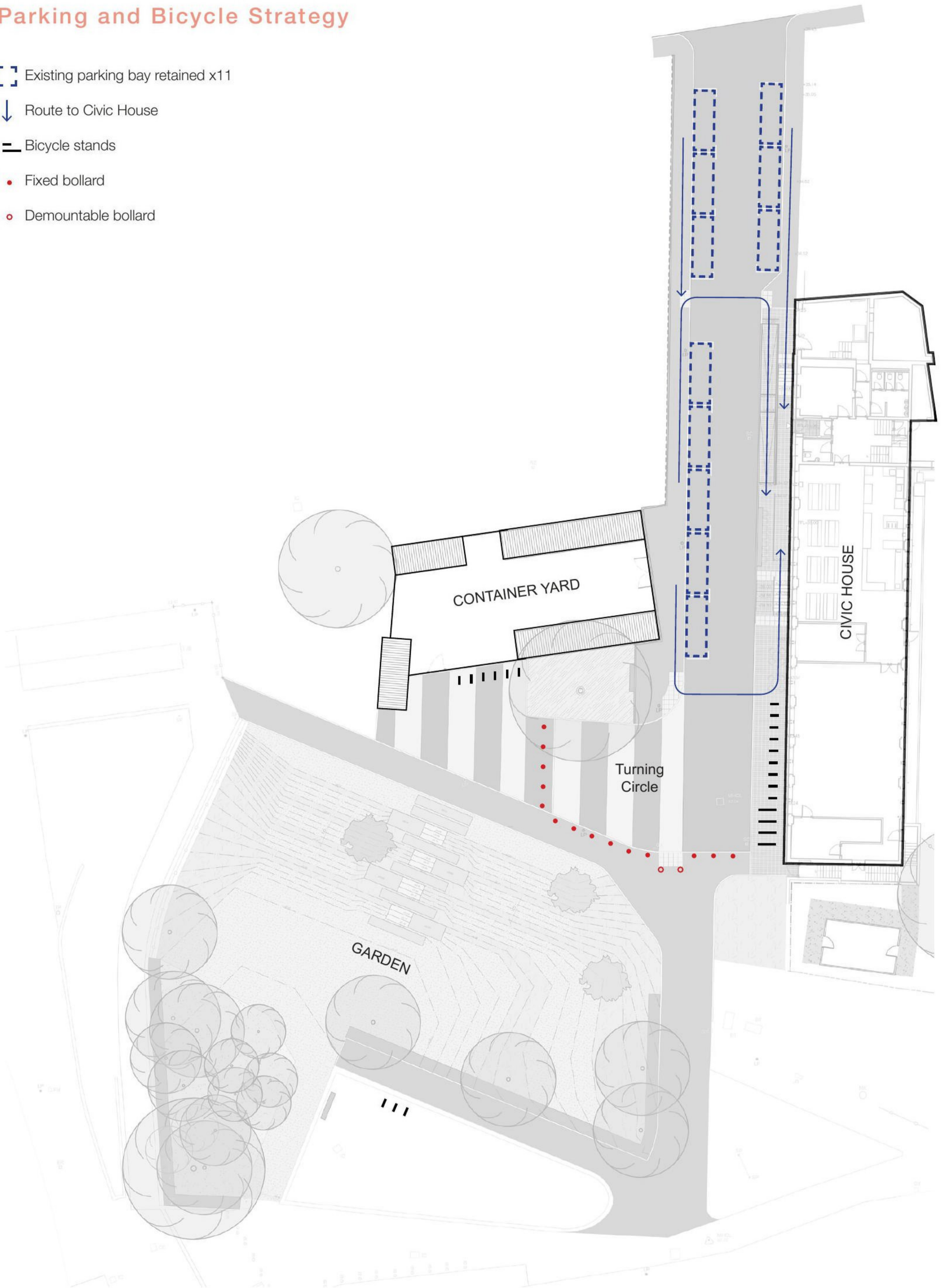
Existing parking bay retained x11

Route to Civic House

Bicycle stands

Fixed bollard

Demountable bollard



Parking Strategy

The proposed parking strategy is unchanged from the existing layout with the exception of a number of bays removed to accommodate the new entrance approach to Civic House. In total x4 parking bays and x1 loading bay have been removed to allow for the proposed accessible routes for users and services. The remaining x11 parking bays retained are still deemed an acceptable number as detailed in the Engineers Transport Note (refer to for further information).

This parking layout adaptation allows for tactile crossings and a more pedestrian friendly streetscape, which encourages the safer movement of its users throughout the site and allows for a well defined approach to Civic House.

Bicycle Strategy

Bicycle stands have been located at both the upper and lower levels within the site, at the key access points from the southern and western approach. A number of bicycle stands, including extended length bicycle stands are located directly in front of Civic House to the south. All locations are designed to accommodate the general public, visitors and staff of Civic House.

The aim is to provide adequate locations throughout the site, forming an active travel hub for a variety of users.



Fixed bollards



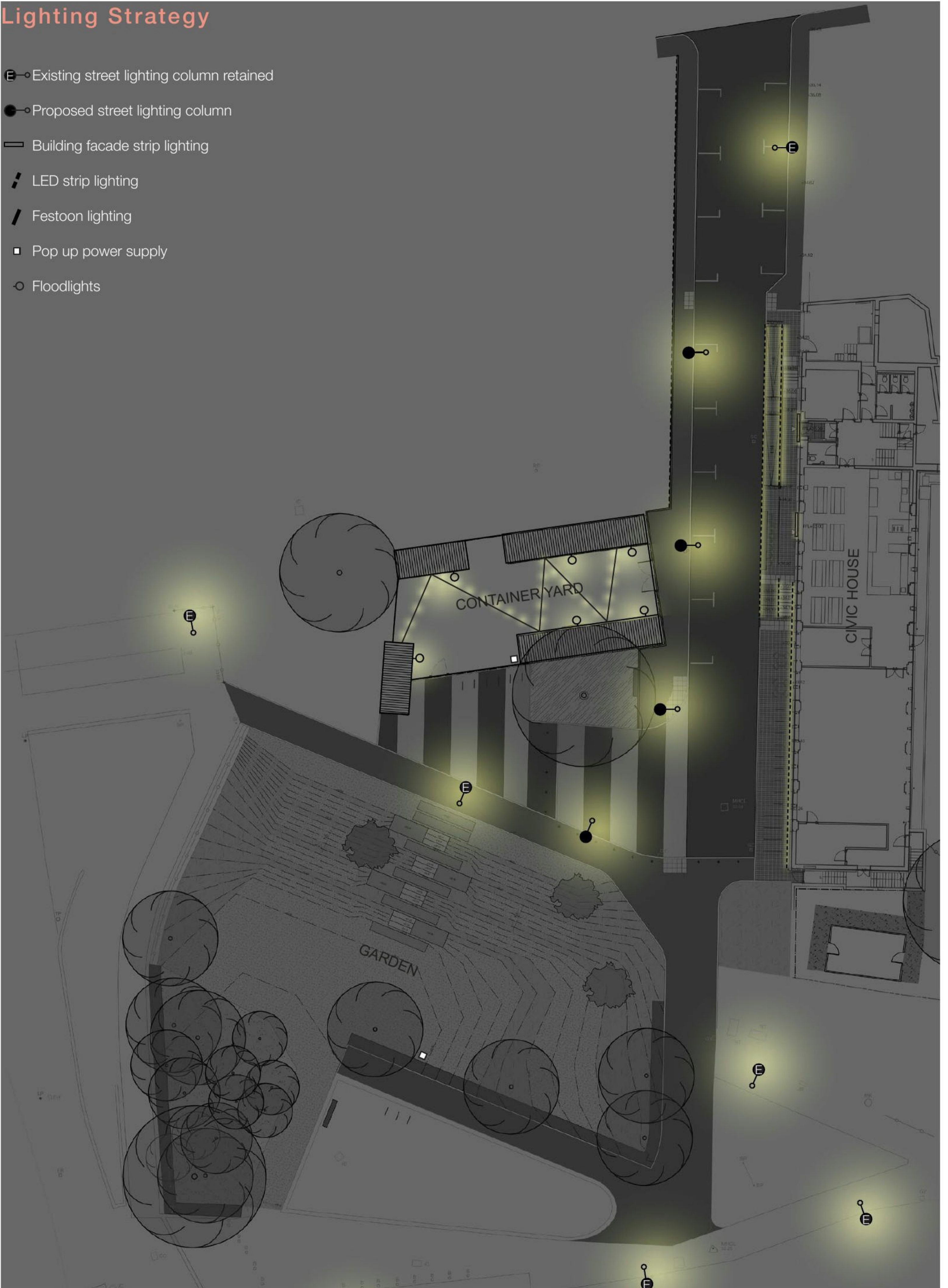
Demountable bollards



Cycle stands

Lighting Strategy

- ⓔ Existing street lighting column retained
- Proposed street lighting column
- ▬ Building facade strip lighting
- ▬ LED strip lighting
- ▬ Festoon lighting
- Pop up power supply
- Floodlights



Lighting Scheme

The lighting proposal has been created to form 3 distinctive zones responding to their functionality and programme, providing a layered mix of practical and atmospheric lighting.

- 1.** The road carriageway is lit with a series of standard lighting columns, running the length of the road and tying into the turning circle. Existing lighting columns extend out into the wider context, illuminating the connecting pathways.
- 2.** The eastern approach to Civic House is well illuminated with atmospheric downlighting to the balustrade, handrails and building facade. This scheme provides the desired lighting for an attractive building entrance with spot lighting to highlight the entry points. The atmospheric lighting produced creates an inviting upper terrace spill out area for users to sit and relax whilst using the building amenities.
- 3.** The Container Yard / Shared Space has a mix of flood lighting (to ensure maintenance/cleaning can take place) and festoon lighting which creates a playful lighting experience, which connects the various containers together. This area is expected to have a mixed programme with pop up markets and seasonal events, catering from day to evening.

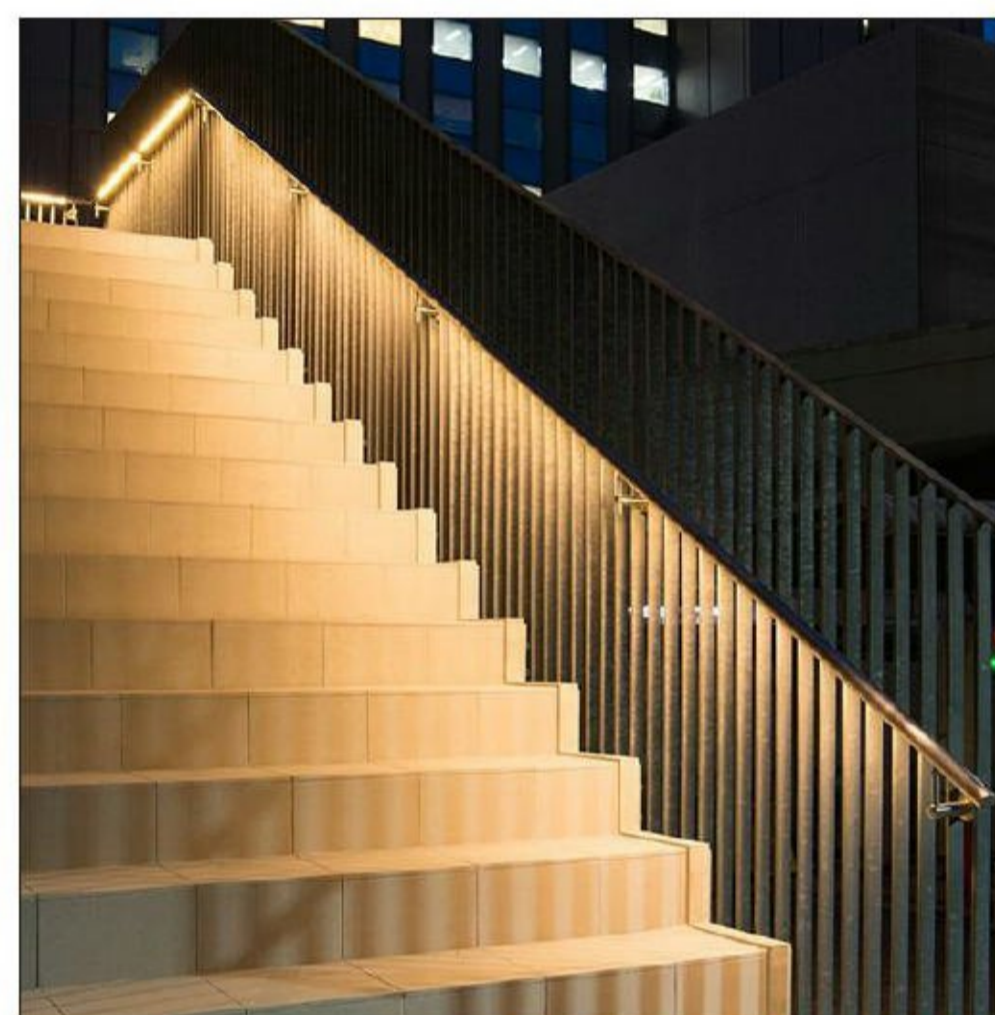
Combined, the overall scheme aims to provide a hierarchy of spaces through the lighting proposal and it's uses.



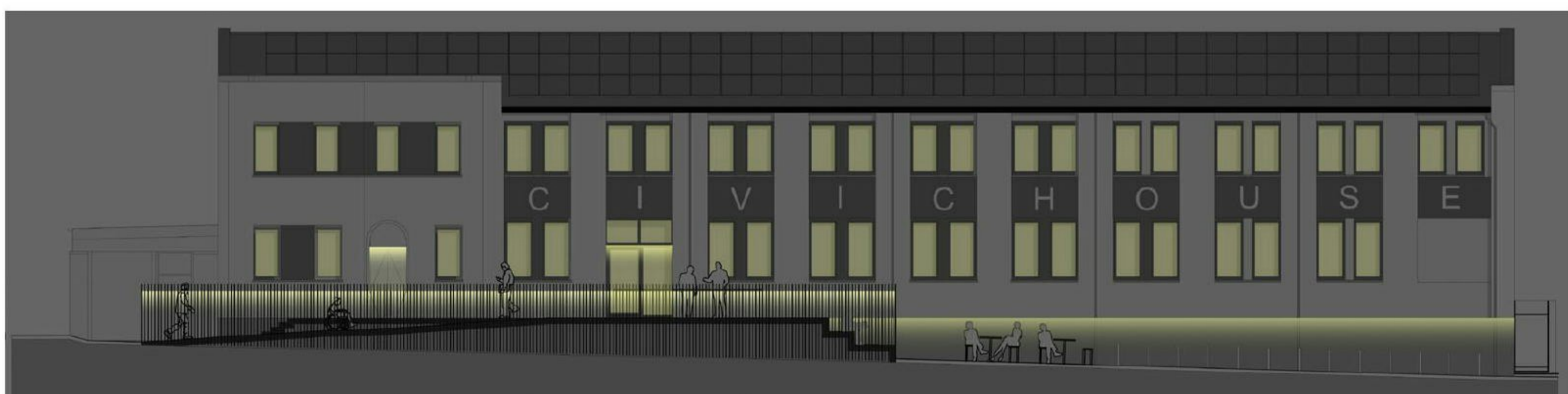
Festoon lighting



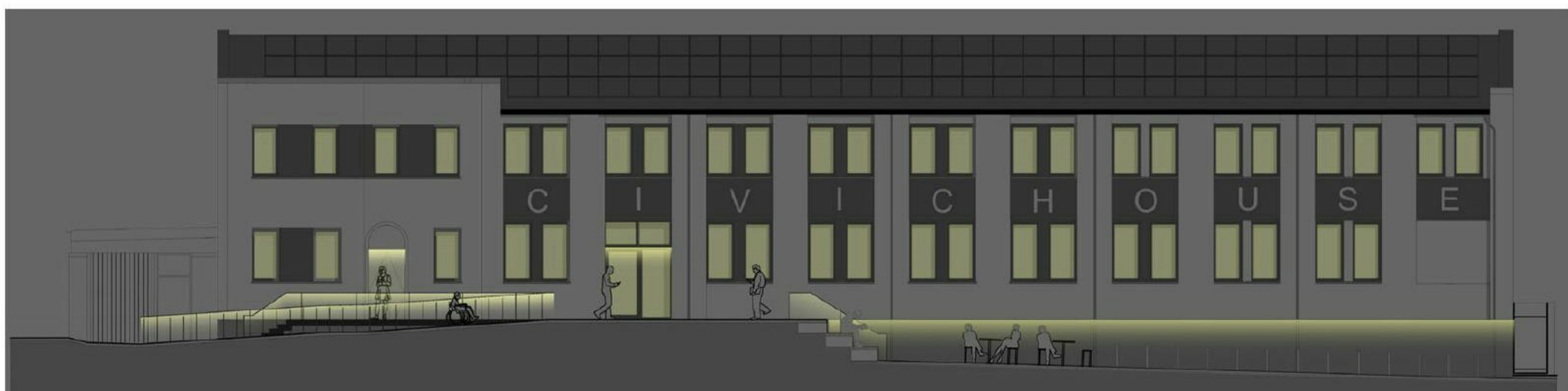
Facade lighting



Balustrade lighting



Lighting diagram looking at the retaining wall with balustrade / building facade



Lighting diagram looking at the handrails / building facade



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