

Paradise

Paradise Circus Outline Planning Application

Design Protocol - Revision B, July 2021

This document was prepared for the purpose of the Paradise Circus Outline Planning Application.

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CONTENTS

01	INTRODUCTION	02
02	PLANNING CONTEXT	04
03	GUIDANCE HIERARCHY	06
04	GLOSSARY	08
05	STATUS OF THE ILLUSTRATIVE MASTERPLAN	12
06	MASTERPLAN PRINCIPLES	14
07	HISTORICAL DEVELOPMENT	18
08	THE DESIGN PROTOCOL GUIDANCE	22
8.1	Reinstating Lost Heritage Connections	24
8.2	Views	28
8.3	Axes	40
8.4	Public Realm	42
8.5	Enclosure, Edges, Scale, Servicing	54
8.6	Building Composition	60
8.7	Tall Buildings	78
8.8	Roofscape	80
8.9	Materials	86
8.10	Signage and Lighting	88
8.11	Microclimate-Sunlight, Daylight, Wind and Noise	90
8.12	Phasing	96



01 INTRODUCTION

Left
*Figure 01: Illustrative
Masterplan massing model*

In 2010 Birmingham City Council set out their vision for growth in the Big City Plan – a truly ambitious plan to create a world-class city centre by 2030.

Paradise Circus is a big step towards achieving this vision. It will bring about transformational change to a part of the city centre that is currently disjointed and disconnected. The vision for the development sees new connections made from west to east, north to the Jewellery Quarter and south to Birmingham New Street Station. A series of streets and squares will create new public space; bringing life back to the heart of the city and giving the city back to the pedestrian. The vision proposes a world-class development in the heart of Birmingham.

MEPC Limited, working jointly with Birmingham City Council and alongside Altitude Real Estate LLP is planning this much needed radical transformation. The proposals aim to deliver a high quality development to create jobs, attract new visitors and return Birmingham's world-class heritage buildings to a more appropriate setting at the civic heart of the city.

This innovative and impressive redevelopment will bring new life and vitality to this part of the city centre. Whether working in one of the unique architect designed office buildings, staying in the exciting new hotel, shopping in one of the retail outlets, pausing for a drink in one of the

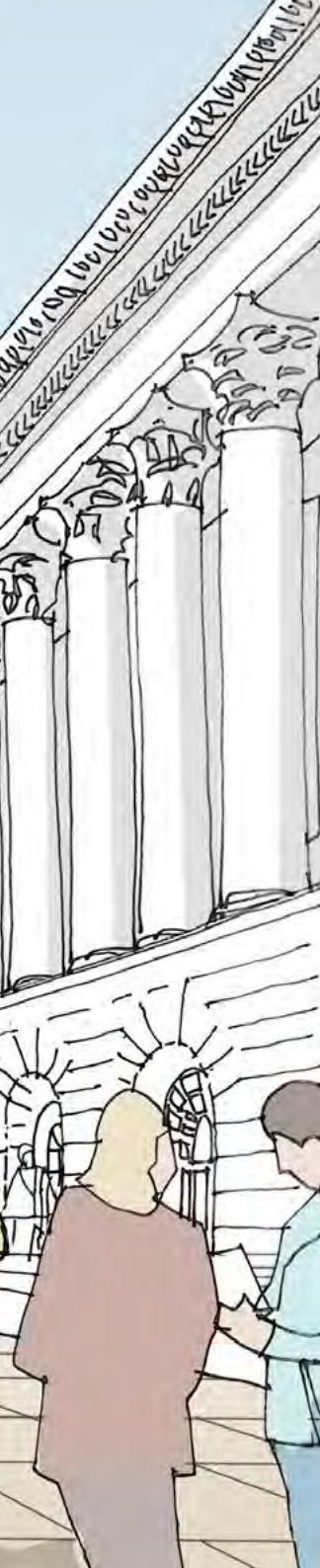
public squares, visiting the historic attractions in the immediate area or simply passing through, everyone will feel a sense of pride and involvement in Birmingham's newest mixed-use development.

As one of the UK's most strategically and historically important sites, it is set to play a significant part in the city's continued renaissance. The proposed redevelopment will comprise a vibrant mix of retail, commercial, civic, leisure and hotel space and will provide major improvements to pedestrian access and greatly enhanced public realm, all set within a landscaped and historic setting.

The aim of the Paradise Circus Design Protocol is to provide a framework that, alongside the parameter plans, will allow the wider design team and planning authority to achieve a consistent design approach during the implementation of the development.

The Design Protocol does not seek to hinder creativity but rather to set up a series of principles against which future development can be viewed, critiqued and measured. This will ensure the Masterplan aspirations and principles are carried through to detailed design.





Left

*Figure 02: Illustrative Ratcliffe
Passage view*

02 PLANNING CONTEXT

The Design Protocol is to be read in conjunction with the Parameter Plans. Together they form the master-planning framework for the Paradise Circus Site. The Design Protocol will be the subject of a planning condition to be attached to any planning permission granted at outline stage and will guide future Reserved Matters applications for the Paradise Circus Site.

The Design Protocol sets out the overall design principles for the Site and also those specific to individual development plots.

The Design Protocol aims to provide detailed guidance in relation to, but not limited to, the following:

- Building Line
- Frontage
- Setbacks
- Elevation Composition
- Material Treatment
- Landscape Strategy

The Design Protocol is to be read in conjunction with the following Parameter Plan drawings:

- Maximum and minimum building heights (including A.O.D.s)
- Building line deviations
- Key pedestrian routes
- Uses within each of the identified development plots (for both ground and upper floors)

The Design and Access Statement provides additional information that should inform the detail design stage and be read in conjunction with the Design Protocol.





Left

Figure 03: Paradise Street view towards the Town Hall

03 GUIDANCE HIERARCHY

The Design Protocol, and associated Parameter Plans, has two main purposes: to provide the Masterplan team and Birmingham City Council with a means by which to manage the development of the Site through the Reserved Matters stage and also to provide guidance to the design teams developing each area.

It aims to describe the Masterplan in terms of massing treatment, streetscape and public realm as well as the visual impact to the existing cityscape and delivery.

Detailed consideration is given within the Design Protocol to the following key issues:

- Heritage
- Views
- Axes
- Public Realm
- Enclosure, Edges, Scale, Servicing
- Building Composition
- Materials
- Sunlight, Daylight and Noise

The guidance notes for each of the key issues are labelled as Mandatory, Recommended or Aspirational as follows:

MANDATORY

Instruction which must be followed to ensure that the measures which have been agreed at outline planning application stage as being necessary, are implemented within the detailed design stage of the delivery of the scheme.

RECOMMENDED

Guidance which it is recommended and should be followed unless it can be demonstrated that there are satisfactory reasons not to comply with it.

CONSIDERED

Guidance which reflects the design team's intentions for the Site, and could be considered at the detailed design stage in the delivery of the scheme.





Left

*Figure 04: Chamberlain Square
view from Congreve Street
towards the Town Hall*

04 GLOSSARY

ACTIVE EDGES – where the ground floor of a building is occupied by a use such as a café, shop, restaurant or an office entrance that creates activity viewable from the street.

ANIMATION – a function, use or space that is animated by the lively and active movement of people.

AOD – a spot height expressed as an AOD (Above Ordnance Datum) where the datum is taken as the mean sea level.

AXIS – a line about which a layout of a place, building or part of a building is arranged.

BOTTOM, MIDDLE AND TOP – the ‘bottom’ is typically the ground and first floors on a building frontage when articulated with a different façade treatment to the ‘middle’ and ‘top’. The ‘middle’ is typically the intermediate floors (above the ‘bottom’ and below the setback or ‘top’) on a building frontage when articulated with a different façade treatment to the ‘bottom’ and ‘top’. The ‘top’ is typically the uppermost floors or setback on a building frontage when articulated with a different façade treatment to the ‘bottom’ and ‘middle’.

BUILDING LINE – where the elevation of a building should meet the ground.

BUILT FORM – a summarising description of a finished development.

BUSINESS WALKING CONDITION – the condition described by the Lawson Comfort Criteria as: ‘pedestrian activity which involves ‘purposeful’ walking or where, in a business district, pedestrians may be more tolerant of the wind because their presence on site is required for work’

CANOPY – a ‘roof’-like projection or shelter.

CANTILEVER – a projecting element of a building supported only at one end.

COLONNADE – a row of columns at street level supporting the building façade.

CHARACTER OF SPACES – the specific and distinctive style of a space that is a combination of the built form, uses context and landscape of a space that together makes it distinct from anywhere else.

CITYSCAPE – the characteristic appearance of the city or development.

CURTILAGE – the area of land occupied by a building that is actually enclosed or considered as enclosed.

DAYLIGHT CONE – a geometric overlay onto sections across key Principal Public Realm spaces, which defines the minimum requirements of visible sky from the centre of that Public Realm space.

DENSITY – relationship between the overall

GLOSSARY

quantum of development and the Site area within which development will take place.

DESIGN PROTOCOL – the Design Protocol defines and describes the principal components of the proposed development. It sets rules for matters such as quantum of development, the principal public realm, access and circulation, building heights and massing.

DEVELOPMENT – the development of the Paradise Circus Site (in accordance with the Planning Permissions).

DEVELOPMENT ZONE – areas within which building may take place. The boundary of this zone is defined within the Location Plan.

DWELL – to occupy a space or spreading of activity beyond the building layout.

EDGE – a line or border at which a building or space terminates.

EGRESS – the act of leaving or exiting from an enclosed space.

ELEVATION COMPOSITION – the combination of parts or elements that combine to form a façade.

ELEVATION PRIMARY ORDER – a general line of elevation composition that creates a distinctive bottom within the overall building composition.

ELEVATION SECONDARY ORDER – a general line of elevation composition that creates distinctive top within the overall building composition by differentiation from the middle of the building.

ENCLOSURE – the creation of a sense of defined space by means of surrounding buildings.

ENVELOPE – used to describe the three dimensional parameters that buildings should fall within. The parameters of the envelope are set by the Design Protocol and the Parameter Plans related to heights and horizontal margins.

ENVIRONMENTAL STATEMENT – sets out the results of an Environmental Impact Assessment of the development proposals, which involves the presentation, collection, and assessment of information on the environmental effects of a project.

FAÇADE LINE – a narrow vertically articulated element on a facade that temporarily breaks a rhythm, pattern or façade treatment.

FOCUS BUILDINGS – buildings that could play a particularly prominent role in the enclosing of the public realm or marking ends of important vistas useful in navigation and the making of memorable places.

FRONT AND BACKS – the ‘front’ is the part of a building that faces the primary street or public realm. The ‘back’ is the part of a building that faces a secondary street.

FRONTAGE – portion of building envelope built out to the building line.

GATEWAY – the point at which a street or public realm space can be entered.

HERITAGE ASSET – a building, monument, site, place, area or landscape identified as having a

degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

ILLUSTRATIVE MASTERPLAN – a suggestion, developed through a series of consultations and workshops as to how the Design Protocol and Parameter Plans could manifest themselves.

KEY VIEWS – views that are deemed to be worthy of protection and therefore secured by this planning Design Protocol.

LEGIBILITY – the ability for something to be read, discerned or distinguished with ease.

LEISURE WALKING CONDITION – the condition described by the Lawson Comfort Criteria as: ‘pedestrian activity such as strolling’.

LAWSON COMFORT CRITERIA – the benchmark set of criteria (after Lawson) which have been used extensively to ‘quantify’ the wind microclimate in the built environment. The criteria prescribe the wind speed and frequency of occurrence thresholds for a range of different pedestrian activities.

LIMIT OF DEVIATION – the extent to which defined boundaries and levels may deviate from those shown on plan, maintaining the limit set within the parameter plans.

MASSING – the combined effect of the arrangement, volume and shape of a building or group of buildings.

MASTERPLAN – describes how a proposal will be implemented by setting out principles on matters of importance and includes detail prescriptions of how certain aspects of the development should be designed. In this case the masterplan indicates a recommended three-dimensional form and site layout in two-dimensions.

MASTERPLAN TEAM – the Master-Planning Team consists of a number of specialist consultants in various different fields, who have assisted in the development of the Paradise Circus Site.

MATERIAL PALETTE – a group of materials that are brought together in harmony.

MINIMUM ELEVATION HEIGHT – the height to which the frontage of a development should be built above the mean street level.

OUTLINE PLANNING PERMISSION – means the outline permission for the development of the Paradise Circus Site granted in respect of the outline planning application, which this Design Protocol forms part of.

PARAMETER PLANS – parameter plans should be read in conjunction with the Design Protocol and form the basis of the Environmental Impact Assessment testing. They address and fix, various elements of the proposed development within identified parameters, for example Site layout, levels, extent of the public realm, development zones, access and circulation, land uses, building heights, strategic views and utilities.

PERMEABLE – the ability to pass through a boundary, wall or space.

PLANNING CONDITION – a condition placed on the granting of planning permission by a local planning authority. It permits development to go ahead if certain specified conditions are satisfied.

PLOT BOUNDARY – a perimeter of an area within a development zone that is defined as a building plot by the combination of the Parameter Plans and the Design Protocol.

PUBLIC REALM – the parts of the Site (whether publicly or privately owned) that are available, for everyone to see, use and enjoy, including streets, squares and parks. These are areas that are proposed as part of, and form the underlying 'framework' for, the comprehensive development of the site. They are defined within the Parameter Plans.

RESERVED MATTERS PLANNING APPLICATION – a planning application that seeks permission for those aspects of a development that were reserved for determination at a later stage as part of an outline planning permission, including appearance, landscaping, layout and scale to the extent not applied for in this application.

ROOF ENCLOSURE – the creation of a sense of defined space on the roof of a building.

ROOFSCAPE – a scene or view of roofs, especially when considered in terms of its aesthetic appeal.

SCALE – the relative or proportionate dimensions of a physical space, building or place.

SEQUENCE OF VIEWS – setting out the sequence that a series of views will be experienced on approach to a specified point.

SETBACK – where the frontage of a building at the upper level is not fully extended to the limit of the building envelope. This may be a full horizontal setback, or in the form of an angled roof / facade.

SHOULDER – a lower section of a building massing that creates a significant setback within the façade line.

SITE – a point or an area where construction will take place, as applied for within a planning application. The Paradise Circus Site is outlined within the Location Plan, drawing 1689-OPA-011-PO submitted as a part of its outline application.

SITTING CONDITION – the condition described by the Lawson Comfort Criteria as: 'pedestrian activity which includes long-term sitting, for example, sitting outside a café'.

SPILL-OUT – the spreading of activity beyond the building envelope.

STANDING / ENTRANCE CONDITION – the condition described by the Lawson Comfort Criteria as: 'pedestrian activity which includes pedestrians entering / leaving a building. Includes pedestrian activity such as waiting at bus-stops, window shopping etc'.

SYNTHESIS – the composition or combination.

STREET LEVEL MODELING DEVICE – specific building composition designed to create a setback within the façade line at its bottom.

WIND SHELF – a horizontal articulation of the building façade, designed to minimise impact of wind downdraft on the pavement and entrances.





05 STATUS OF ILLUSTRATIVE MASTERPLAN

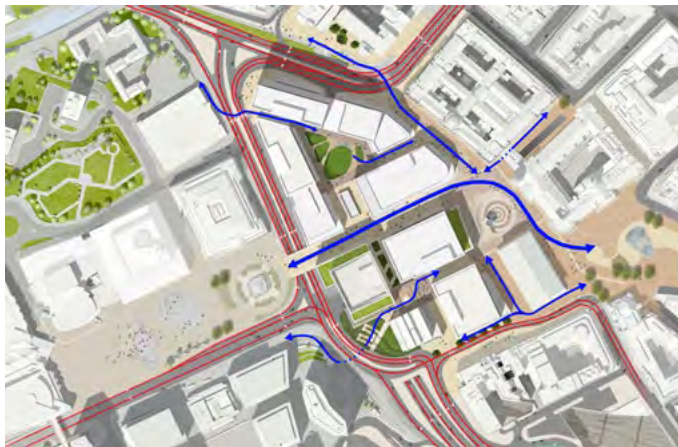
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Figure 05 REV A: Illustrative
Masterplan

The Illustrative Masterplan is a suggestion as to how the Design Protocol could manifest itself. The version, referred to throughout the Design Protocol, is submitted in support of the outline planning application and has been developed through a series of consultations and design workshops. A detailed description of the design development process is provided within the Design and Access Statement.

The Illustrative Masterplan although schematic has been used as a means of demonstrating that issues identified through rigorous testing have been addressed and a more detailed design can come forward within the parameters set.

- All design is site specific and has been developed and refined over 4 years
- It reflects the site constraints in particular the detailed design resolution of the engineering challenges
- It illustrates an example of development in line with the building levels set out in the Parameter Plans
- It illustrates an example of massing that is in line with the mitigation measures set out within the Environmental Statement

The Illustrative Masterplan has not been envisaged as a completed scheme - It is the intention of the design team that it will evolve as individual plots brought forward, capturing the essence of the scheme and existing context. During detailed design development a series of plans will be created which update the Illustrative Masterplan. Each emerging part of the development will be considered within the context of the consented scheme and the impact to future developments. This will allow the development to be monitored and maintain its compliance to the original masterplan, as secured by condition.



Top

Figure 06: Big City Plan
illustrating five transformational
sites

Bottom

Figure 07: Key pedestrian routes

KEY

→ Main pedestrian
movement

06 MASTERPLAN PRINCIPLES

The Paradise Circus Site is one of the five transformational sites identified in The Big City Plan. It provides unique opportunity to create a successful gateway between the City Centre and the emerging civic centre, which is focused around Centenary Square and the new Library of Birmingham.

Development will be implemented based on the following principles:

- Connectivity
- Massing
- Major highways transformation
- Character of spaces
- Facilitating future Metro Provision

Connectivity

Providing improved connections across the currently disjointed site is the main objective of the scheme. When implementing the Masterplan the development must:

- Maintain its principal connection north-south along Congreve Street and east-west along the New Central Street
- Allow a visual connection between the Hall of Memory and the Clock Tower on the Council House and Museum & Art Gallery
- Establish a legible connection route between the city centre and the Jewellery Quarter; creating a link between Fleet Street and Congreve Street along Summer Row
- Establish connections towards the City Centre Gardens and the Cambridge Street area, and not impede any opportunity for future development within these areas
- Extend existing links towards Victoria Square and the Western Terrace including New Street Station

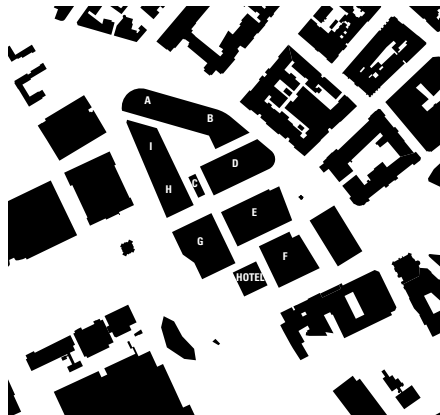


Figure 08: Plot location



Figure 09: Proposed public transport

● Metro Stop ● Bus Stop

Transport

The realigned highway at Paradise Circus Queensway enables the creation of a high quality public realm to further connect the city centre; a key aim of the Walkable City principle.

The transport strategy increases the opportunity to travel in and around the city centre by active modes of transport. The transport improvements, proposed as part of the realigned highway layout include connecting public transport and cycle networks; significantly improving connectivity by the provision of new or improved crossings for active modes and making more efficient use of road space on Paradise Circus for local vehicular movements. The needs of disabled users, coaches, taxis and service vehicles have been integrated.

Future Metro Provision

The current Midland Metro Birmingham City Centre Extension (BCCE) will extend the Metro route from Snow Hill (its current city centre terminus) to Stephenson Street via Bull Street and Corporation Street. As part of the consented Transport and Works Act Order (TWA0), powers to extend the Metro to Five Ways remain. The route of the Metro is protected and must be incorporated within the realigned highway scheme, proposed as part of the Paradise Circus proposals. The 'limits of deviation' that define the allowed route of the Metro extension to Five Ways were used to inform the highway design for Paradise Circus. The realigned highway layout has been developed so it does not prejudice the delivery of the Midland Metro extension towards Five Ways and wherever possible, integrates the design aspirations to create a highway solution,

which can facilitate the aspirational BCCE and TWA0 routes in the future.

Massing

Overall there must be a balanced transition of the Paradise Circus development massing between Centenary and Chamberlain Squares.

- The massing of the buildings fronting Chamberlain Square must acknowledge the Council House, the Council House Extension and the adjacent conservation areas. The transition between these two distinctive massing scales must be managed through a consistent language of roof enclosures, setbacks and roof angles.
- Tall buildings must acknowledge their visual impact on the cityscape including areas such as Centenary Square, Summer Row, Victoria Square and Chamberlain Square.



Figure 10: Proposed Illustrative Masterplan

Character of Spaces

Following the highway transformation as part of the Masterplan there will be significant positive changes in public areas within the City Centre.

Alongside the following well established public spaces:

1. Centenary Square
2. Chamberlain Square
3. Victoria Square

The Masterplan creates a number of new public areas:

4. Northern Square
5. Southern Square and Alpha Tower Area - Western Terrace
6. New Central Street

7. Ratcliffe Passage
8. Congreve Street

The detailed proposals for the scheme must ensure that the character of existing public spaces is maintained and reinforced by the proposed development.



Figure 11 REV A: Proposed massing diagram illustrating heights gradation



Figure 12: View of Chamberlain Square - 19th Century



Figure 13: Paradise Street - 1938



Figure 14: Interior of the demolished Birmingham Central Free Library



Figure 17: Birmingham and Midland Institute



Figure 15: Council House Extension - 1907



Figure 16: Liberal Club

07

HISTORICAL DEVELOPMENT

Birmingham was originally centered on the market area of the present-day Bull Ring and the parish church of St Martin with the High Street running north. New Street had been laid out by the end of the fourteenth century, forming a diagonal route out of the medieval town centre to the northwest towards Paradise Circus (then still open fields). A manorial survey of 1553 (reproduced as the conjectural 1857 Bickley and Hill map) shows what is now Paradise Street to the south of the site and Easy Row at its west in place. The site and the area around are labeled 'Probably the Conygre [rabbit warren] of the Priory', referring to the by then dissolved Priory or Hospital of St Thomas. The field name 'Paradise Close' is also shown.

From the 18th century, the Colmore Estate was laid out progressively from east to west. The present site of Paradise Circus was developed in the 1760s as part of the Estate with Paradise Row to the south, Great Charles Street to the north, Congreve Street to the east and Easy Row (now subsumed by Paradise Circus Queensway) to the west. Later, canals and wharfs appeared in the area as it industrialised; the houses and gardens of the area rapidly filled with small manufacturers and workshops, as Birmingham became the 'workshop of the World.' These uses in turn were gradually cleared away as it began to develop as the city's civic quarter beginning with the erection of the Town Hall (begun 1828) as a place for music and assembly to the west side of what is now Victoria Square.



Figure 18: 1553 Conjectural (1857 Hill) plan illustrating approximate site location

The choice of a design based on a Roman temple, was a bold move and described as "a building worthy of the metropolis itself... the beginning of a new era". Before the Town Hall was even complete, the foundation stone had been laid for Queen's College Chambers on the south side of Paradise Street in 1843. It became the policy of the town's governing body to buy property in the area as a focus for civic and other institutions, resulting by the end of the 19th century, in an informal but impressive civic centre. In 1857, the Birmingham and Midland Institute (now demolished) was opened on a site provided by the Council on the corner of Paradise Street and Ratcliffe Place (also now demolished). Ultimately, the northern half

of the BMI site was given over to the erection of Birmingham's Central Free Library, which would also incorporate a small Corporation Art Gallery. The construction of the Council House began in 1874, to designs by the architect Yeoville Thomason. The design of the elevation was altered slightly before building commenced to incorporate a giant order of columns at first and second floor levels in order to complement the Town Hall.

In 1881, only two years after the completion of the Council House, construction began on an extension to house an Art Gallery for the city. This was partly spurred on by the loss to fire of the original library. It opened in 1885. The Ordnance Survey



Figure 19: Birmingham Central Library - 1973

map of 1890 shows that Mason College (also now demolished but a substantial gothic revival building) had been erected (roughly where the Central Library's lending library wing stands today) as well as the General Post Office south of the Town Hall.

The map also shows that the area immediately to the north of the Town Hall has been cleared and laid out as a square. The Town Hall, the replacement Central Free Library and the Council House and Art Gallery formed the perimeters of the new Chamberlain Place, and the Chamberlain Memorial formed its central focus. The Council House Extension was created for both additional council offices and new rooms to house the Art Gallery and Museum's expanding collection. Construction of the building was carried out between 1911 and 1914 to a design by the architectural partnership of H.V. Ashley and Winton Newman. It took over the entire block of buildings to the north of the Council House and Art Gallery and was connected to them with an enclosed stone bridge over Edmund Street.

The streets and buildings set out on the site by this date were to remain in situ until the building of the Inner Ring Road and John Madin's Paradise Place masterplan of the 1960s and 70s. However, during the remainder of the 20th century, the city sought to extend this civic and cultural heart westwards under a succession of masterplans.

The first of these, by William Haywood in 1918 was for a new civic centre around and to the north of what is today Centenary Square. The Hall of Memory realised his suggestion for a war memorial. It was designed by Cooke and Twist and built in 1922-25. Haywood's plans otherwise went largely unrealised but the aspiration for a new, planned civic centre for Birmingham survived. A large area was cleared to the north of the Hall of Memory, ready to receive grand new buildings. In 1944, the council adopted a revised scheme by Haywood for a new civic centre, which would incorporate the recently built Baskerville House as its east wing. However, after the war, this plan was dropped.



Figure 20: John Madin masterplan

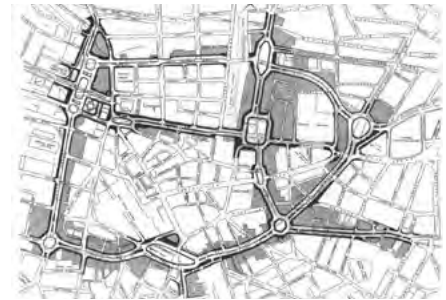
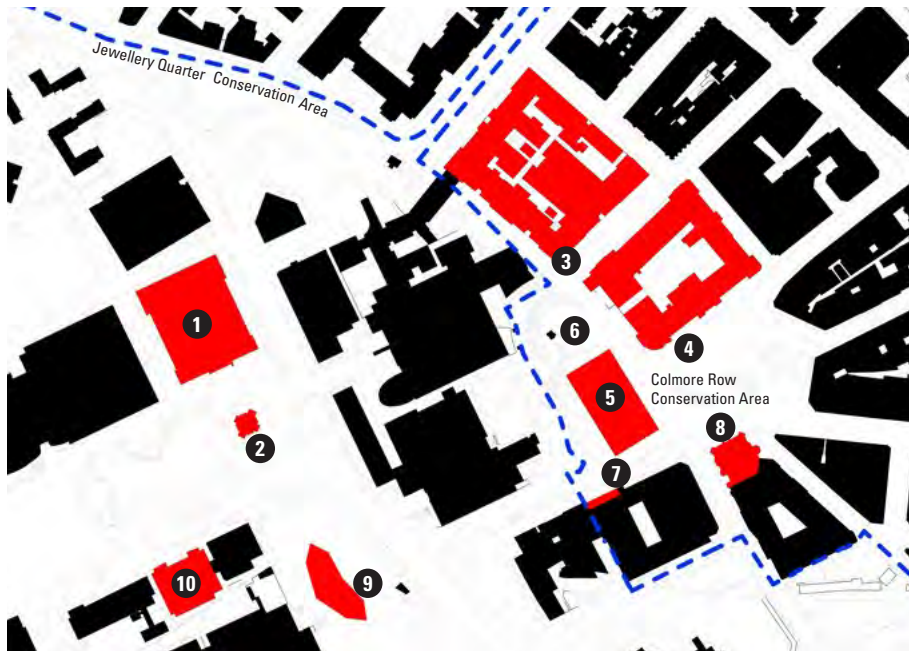


Figure 21: Manzoni masterplan illustrating proposed demolitions - 1942

In 1942, Herbert Manzoni developed a plan for an Inner Ring Road to rationalise the city's transport and spaces (the need to address the city centre's road system had been identified as far back as 1917). In 1957 work began on Smallbrook Ringway, the first section of his Inner Ring Road, commenced. In reality, his plan for a boulevard-style road ended up as an urban motorway which began to sever connections between the city centre and its hinterland.

A.G. Sheppard Fidler produced an alternative proposal for a new civic centre in 1960 that would have extended across present day Centenary Square and Paradise Circus. This too was abandoned but the essence of the scheme was to emerge as John Madin's masterplan for Paradise Circus, which was to sit on a podium above the Inner Ring Road as it ploughed its way underground between an arc between Great Charles Street and Suffolk Street. The completed Ring Road was opened in 1971. The 'concrete collar' inhibiting the expansion of the city core was in place.



- 1 Baskerville House (Grade II Listed)
- 2 The Hall of Memory (Grade I Listed)
- 3 Extension to Council House (Grade II* Listed)
- 4 The Council House (Grade II* Listed)
- 5 The Town Hall (Grade I Listed)
- 6 The Joseph Chamberlain Memorial (Grade II Listed Monument)
- 7 The Queens College Chambers (Grade II Listed)
- 8 The Post Office (Grade II Listed)
- 9 Alpha Tower (Grade II Listed)
- 10 Municipal Bank (Grade II Listed)

Figure 22 REV A: Existing figure ground diagram illustrating the location of the listed context

In line with contemporary thinking of the time, John Madin's Paradise Circus masterplan was intended to completely segregate traffic and pedestrians, allowing people to pass through a series of public squares above vehicular level. The scheme incorporated a series of cultural buildings (a new library, concert hall, repertory theatre, exhibition hall, planetarium), transport hubs (bus station, monorail terminal, car park) as well as flats, student halls of residence and offices. The Central Library and School of Music were the only significant built elements of the scheme to go ahead but the site itself was sliced in two north-south by the eastern arm of the Paradise Circus Queensway gyratory.

As part of the scheme, Great Charles Street was widened to the north and a road tunnel and subways built beneath it. The 19th century Central Library and the Birmingham and Midland Institute building was demolished, as were Mason College, the Liberal Club and other buildings at the north-west end of Edmund Street. Congreve Street was remodeled as a footway (Congreve Passage)

between Great Charles Street and Edmund Street. The replacement Central Library and School of Music opened in 1973. The original street plan was comprehensively wiped out while the area north of the Central Library remained only semi-developed, leaving the poorly connected and confusing multi-layered and illegible layout we see today. Further commercial development of the site took place in the 1980s with a series of low grade offices and hotel. The Library Theatre next to the Reference Library's inverted ziggurat formed part of this development.

Pedestrianisation of the area had begun in 1971 with Chamberlain Place enlarged in 1975. The concourse around the library and over the ring road was built, including the 'amphitheatre' steps and the area renamed Chamberlain Square in 1976. Works to mitigate the concrete collar in this part of the city first began in 1989 when the Inner Ring Road was lowered at Paradise Circus and the pedestrian bridge was built to link the city centre with Centenary Square and Broad Street.





08

THE DESIGN PROTOCOL GUIDANCE

Left

*Figure 23: Proposed illustrative
view of Chamberlain Square*

THE DESIGN PROTOCOL GUIDANCE

8.1 Reinstating Lost Heritage Connections

The development proposals seek to create a cohesive cityscape whose urban design allows desirable connections and respects existing buildings.

One of the primary functions of the Design Protocol is to ensure that emerging development relates to historical buildings, enhancing their setting without seeking to create a pastiche of their architectural language. One step includes reinstating the former Ratcliffe Passage in terms of both location and scale to recreate a respectful setting for the Grade I listed Town Hall.

A key objective is to retain an appropriate degree of enclosure to Chamberlain Square and the Chamberlain Memorial whilst also allowing a legible connection towards Great Charles Street. This will be achieved by reinstating Congreve Street to its former width.

The following strategies should be followed to recreate an appropriate setting for the heritage buildings:

MANDATORY
Ratcliff Passage: The historic permeability and pedestrian priority between the former Birmingham Midland Institute (BMI) and the original clear space around the Town Hall must be reinstated. The visual and pedestrian link must be reinstated from Paradise Street to Chamberlain Square.
Congreve Street: The visual and pedestrian link must be reinstated from Summer Row to Chamberlain Square. The new building lines must follow the historic building line of the Liberal Club.



Figure 24 REV A: Proposed Masterplan's urban connections principles



Figure 25 REV A: Urban connections principles 1950's



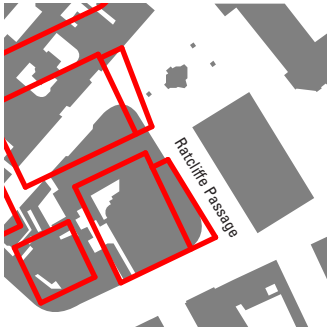
*Figure 26: Chamberlain Square
- proposed square setting that unveils
Extension to Council House facade*



*Figure 27: Chamberlain Square
- existing buildings concealing
Extension to Council House facade*

THE DESIGN PROTOCOL GUIDANCE

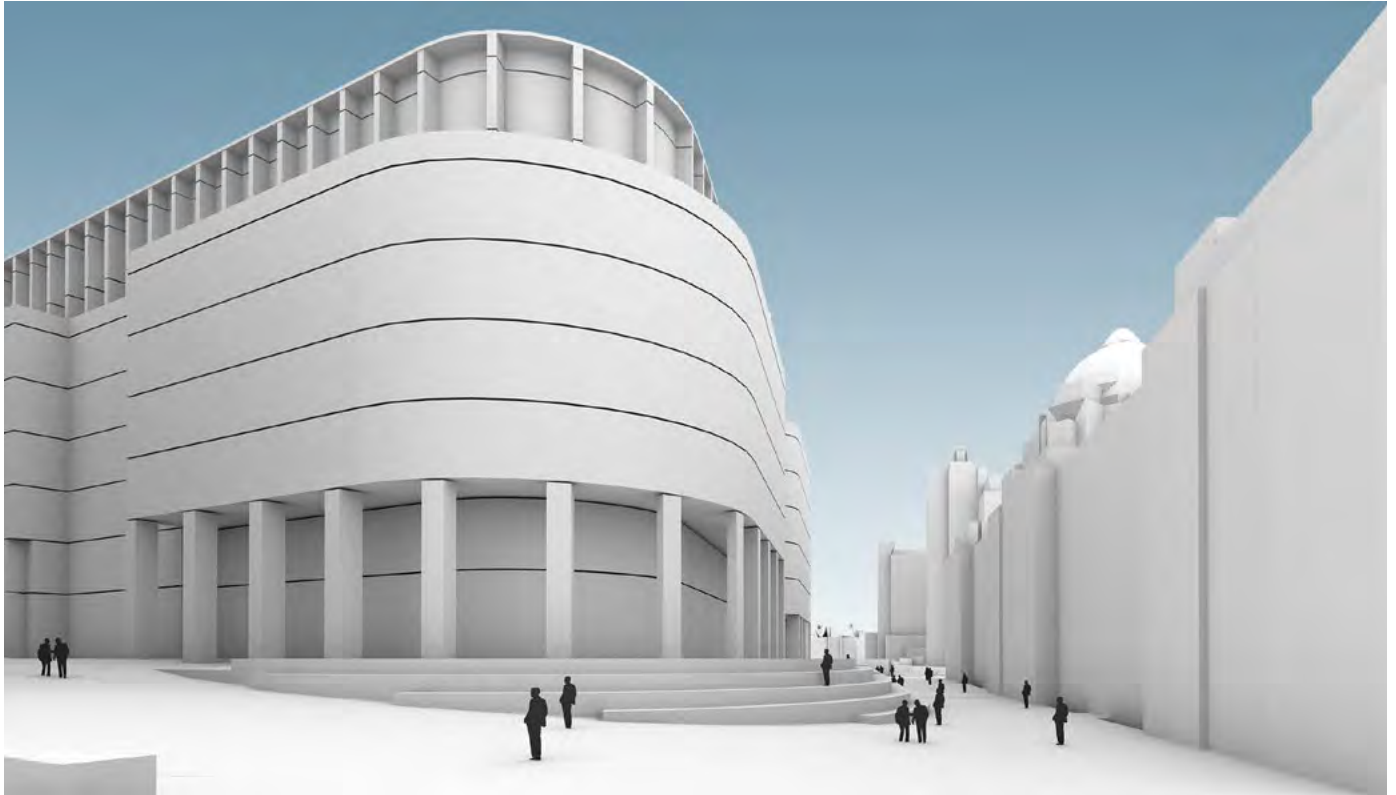
8.1 Reinstating Lost Heritage Connections



Top:
Figure 28: Illustrative view of
reinstated Ratcliffe Passage

Bottom Left:
Figure 29: Ratcliffe Place 1964

Bottom Right:
Figure 30: Ratcliffe Passage
– historic urban grain with
superimposed proposed
building lines



Top:
Figure 31: Illustrative view of
reinstated Congreve Street

Bottom Left:
Figure 32: Historical Congreve
Street massing

Bottom Right:
Figure 33: Congreve Street
– historic urban grain with
superimposed proposed
building lines

THE DESIGN PROTOCOL GUIDANCE

8.2 Views

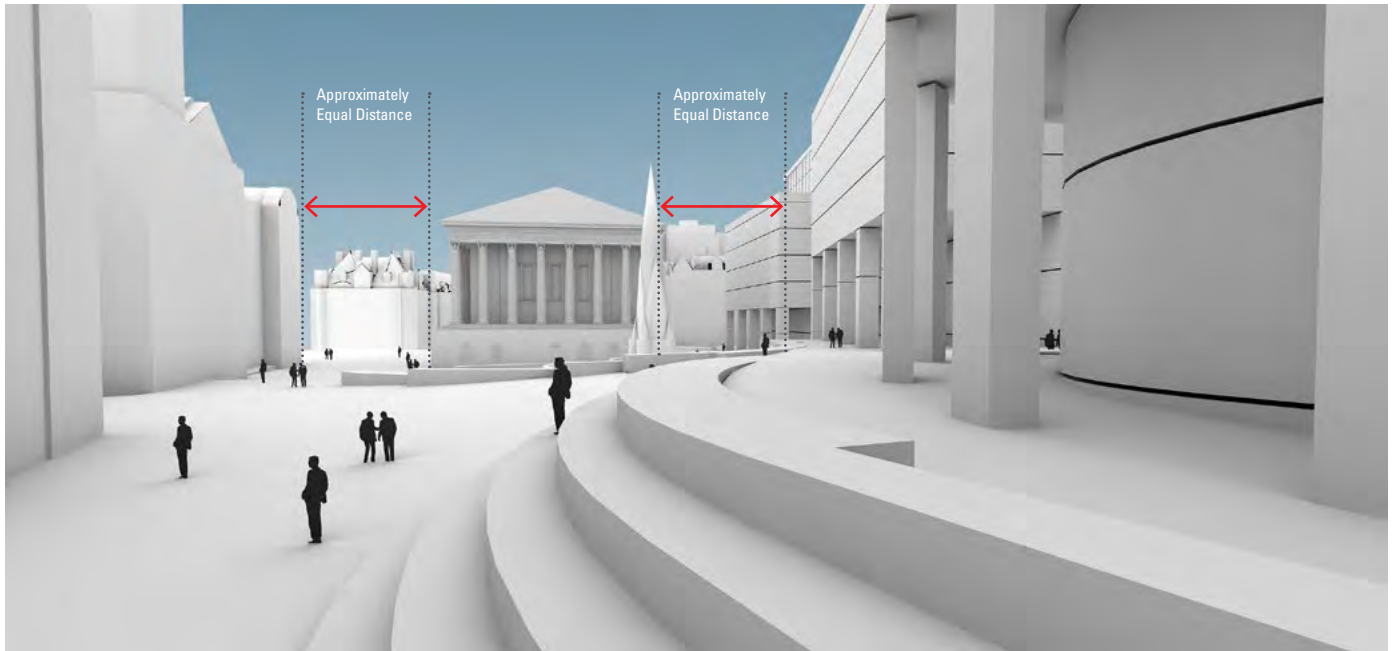


Figure 34: Opening view towards the Town Hall

The Town Hall is a very significant building and Chamberlain Square a significant space.

RECOMMENDED

Views of the Town Hall and Chamberlain Square should gradually open up on approach from Summer Row down the northern part of Congreve Street to create a series of vistas with reinstated historical building lines around the Town Hall to respect its importance and setting.

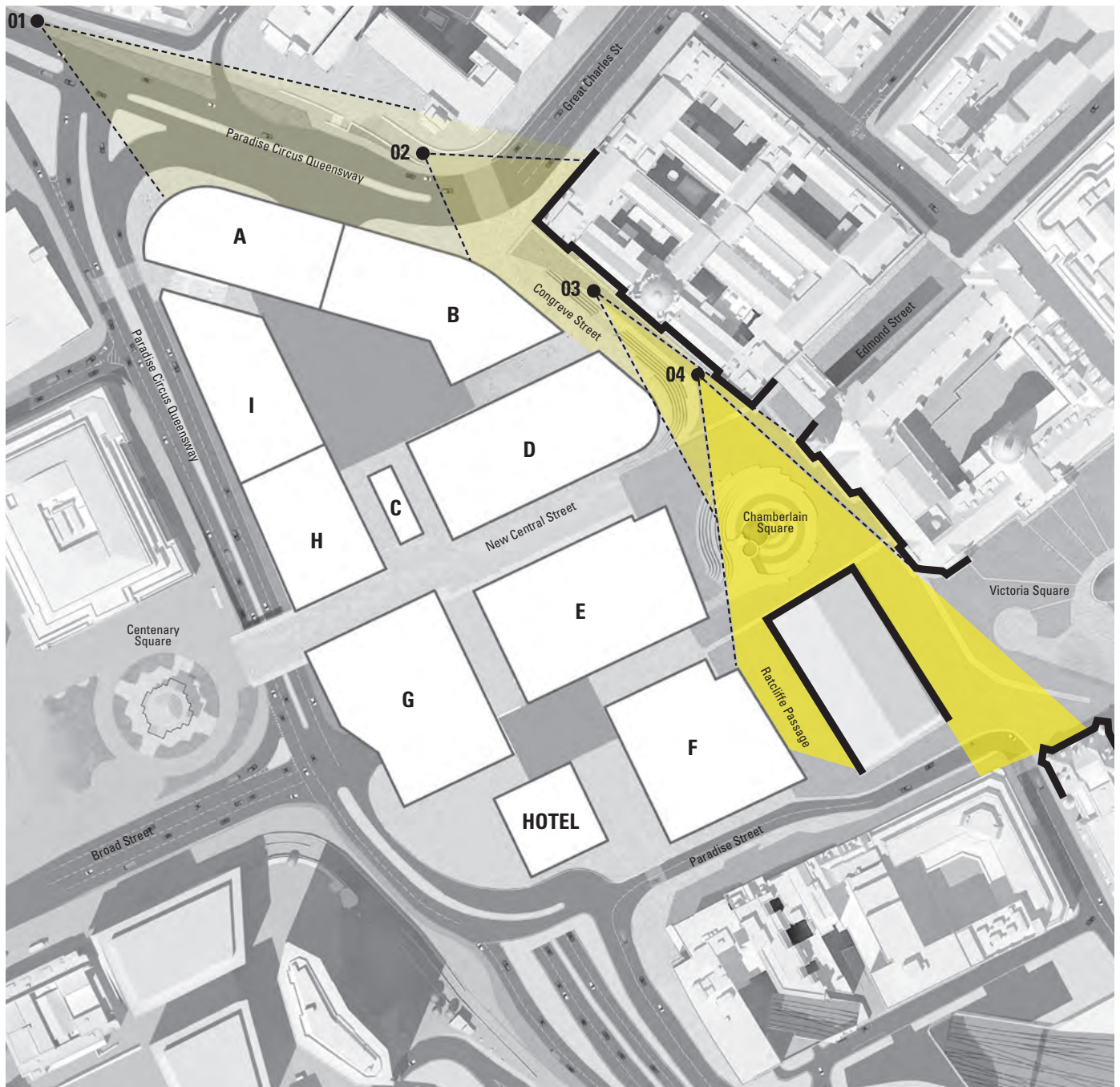


Figure 35: Illustrative Masterplan indicating the approach views from Summer Row / Paradise Circus Queensway to the Town Hall



Figure 36
01: Summer Row approach illustrative view – Providing setting for existing cluster of activities and opening view towards the Town Hall



Figure 37
02: Great Charles Street pedestrian level crossing illustrative view – Providing direct link with the Jewellery Quarter





Figure 38
03: Congreve Street illustrative view - Reinstating the historic setting



Figure 39
04: Chamberlain Square illustrative view – Providing framed view of the Town Hall



THE DESIGN PROTOCOL GUIDANCE

8.2 Views

The Town Hall

Respecting the setting of the Town Hall on the city skyline is one of the key objectives of the masterplan.

MANDATORY

- The Town Hall must remain a visually dominant building within views from the Colmore Row Conservation Area, New Street and Victoria Square;
- The upper floors of Plot F should be recessive through set back or angled façade;
- The design and materials of the visible floors of Plots D, E, F and/or G must make a positive contribution to the existing heritage assets in particular the Town Hall;
- The building line of Plot F must be an average of 18m from the Town Hall and a minimum of 15m along the entirety of its eastern frontage; and
- Special attention must be paid to the eastern elevation and visible parts of the hotel proposal, which when viewed from the Colmore Row and Waterloo Street must provide a positive backdrop to the Town Hall.

RECOMMENDED

- All buildings should be considered as a coherent composition and any requirements for plant or other external elements on the top of the buildings should be incorporated in such way, as to not impose on key views from Victoria Square

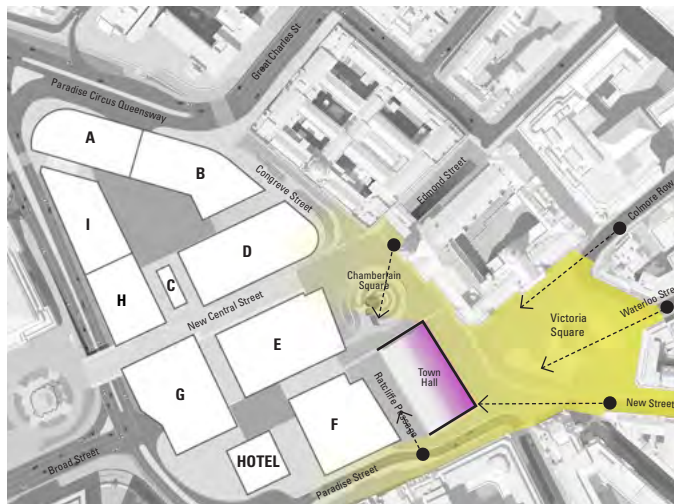


Figure 40 REV B: Key approach views from Colmore Row Conservation Area.



Figure 41 REV B: Verified view illustrating maximum A.O.D. parameters envelope from New Street approach (EB 7)



Figure 42 REV B: Verified view illustrating maximum A.O.D parameters envelope from Chaimberlain Square (EB 7)



Figure 43 REV B: Verified view illustrating maximum A.O.D parameters envelope from Ratcliffe Passage (EB 7)



Figure 44 REV B: Verified view illustrating maximum A.O.D parameters envelope from Waterloo Street (EB 7)



Figure 45 REV B: Verified view illustrating maximum A.O.D parameters envelope from Colmore Row (EB 7)

THE DESIGN PROTOCOL GUIDANCE

8.2 Views

The Clock Tower on the Council House and Museum & Art Gallery and the Hall of Memory

These key historic landmarks of the city need to be incorporated into a pedestrian movement sequence through Paradise Circus Site. They are visual anchors to the development linking East to West. The sequence of views during pedestrian movement from either approach is vital to connect historic parts of the City Centre with new developments.

MANDATORY

A visual link must be maintained between the Hall of Memory, the Clock Tower on the Council House and Museum & Art Gallery while standing between the eastern corners of Plots H and G. The view of the Clock Tower must be gradually widen along the New Central Street

RECOMMENDED

The entire structure of the the Clock Tower on the Council House and Museum & Art Gallery should reveal itself as you approach the north-south intersection on the New Central Street.

Figure 46 REV B: View of New Central Street while standing between the eastern corners of Plots H and G (Plot E massing reduced to fully reveal the Council House Clock Tower)



Figure 47 REV B: Opening view towards Chamberlain Square



Figure 48 REV B: Opening view towards the Hall of Memory



Figure 49 REV B: Approach view towards New Central Street



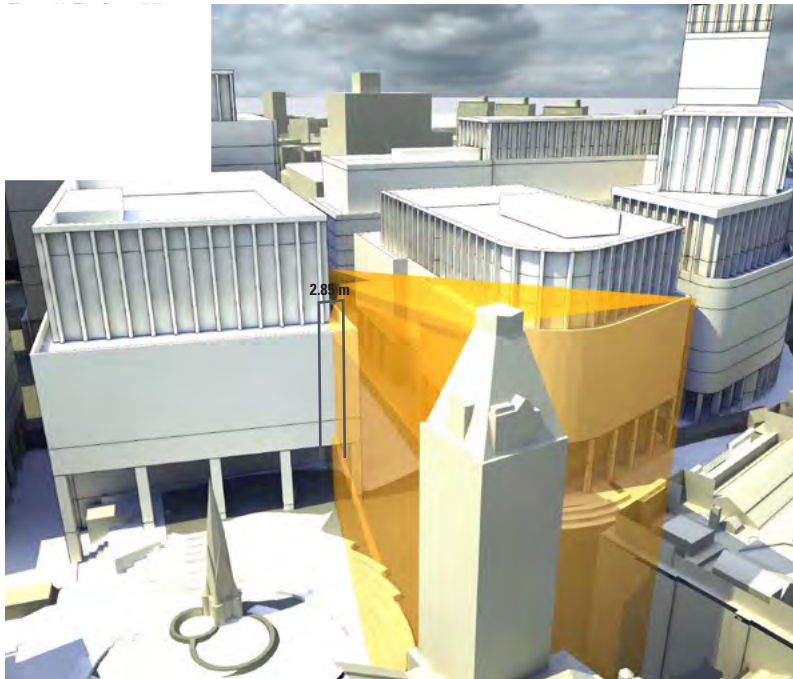
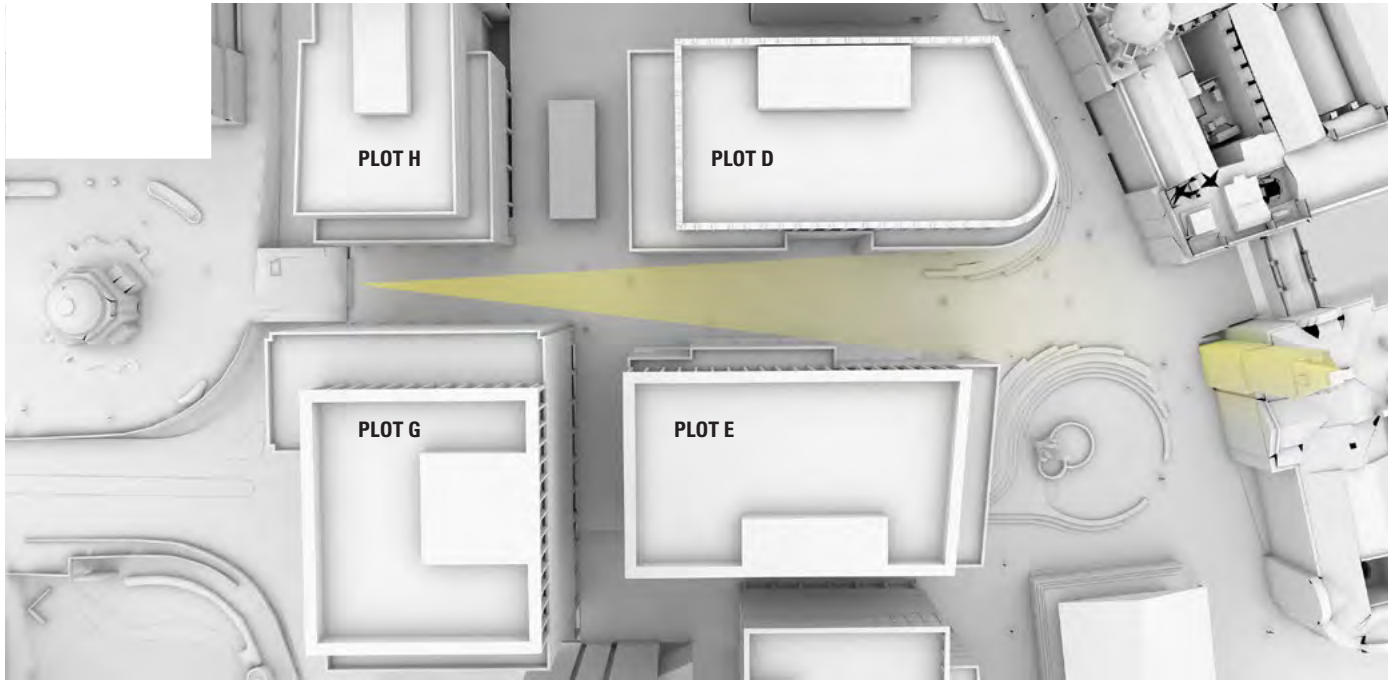
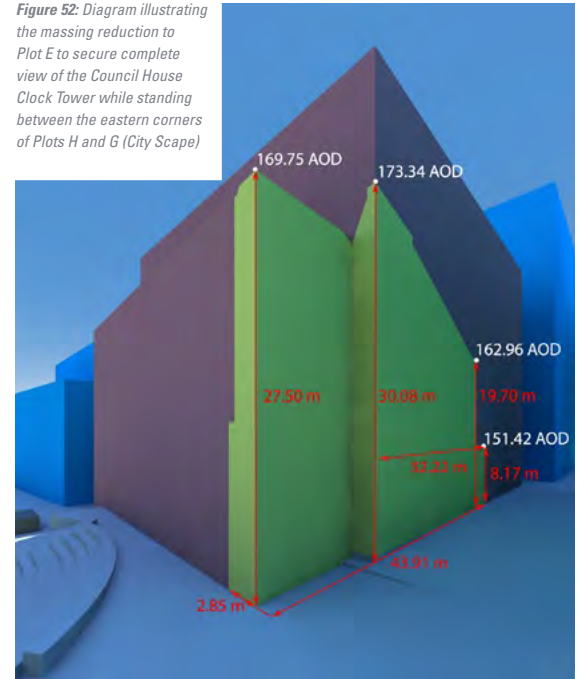


Figure 52: Diagram illustrating the massing reduction to Plot E to secure complete view of the Council House Clock Tower while standing between the eastern corners of Plots H and G (City Scale)



THE DESIGN PROTOCOL GUIDANCE

8.2 Views

Vehicular Approaches

There are four main approaches to the Paradise Circus Site for vehicles: Great Charles Street, Suffolk Street Queensway, Paradise Circus Queensway/Summer Row and Broad Street.

MANDATORY

Views into the development from Great Charles Street, Suffolk Street Queensway, Paradise Circus Queensway via Summer Row and Broad Street must be clear and legible. They form an important part of establishing a first impression of the Paradise Circus Site approach view.

RECOMMENDED

The visual impact of the Broad Street entrance into the basement car park, when viewed from Broad Street facing east, should be minimised through detail design and road alignment.



Figure 53: Proposed approach view from Paradise Circus Queensway / Summer Row



Figure 54 REV B: Proposed approach view from Centenary Square / Broad Street

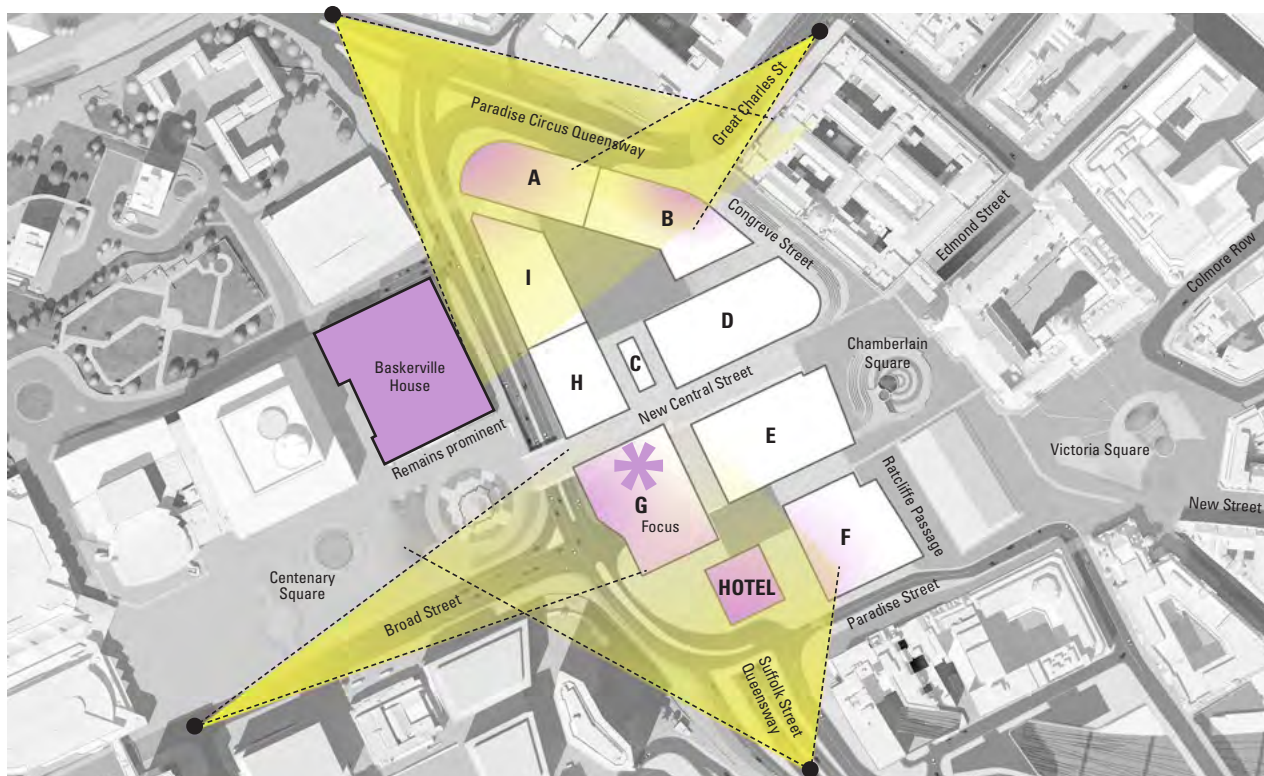


Figure 55: The key vehicular approach views

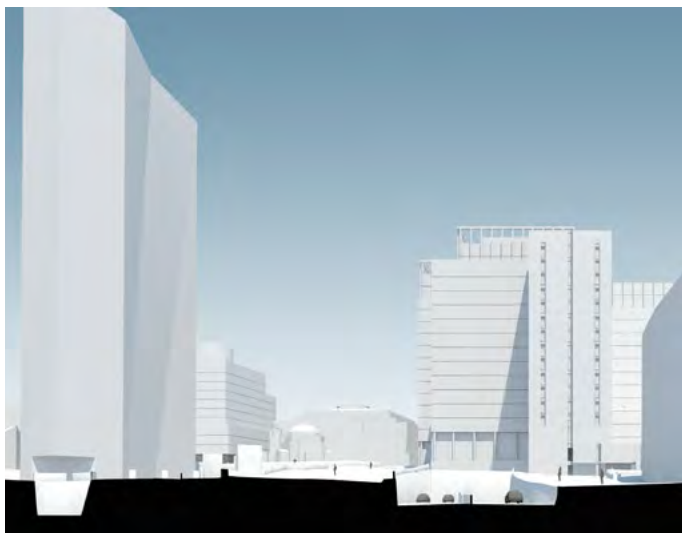


Figure 56 REV B: Proposed view from Suffolk Street Queensway



Figure 57: Proposed view from Great Charles Street

THE DESIGN PROTOCOL GUIDANCE

8.2 Views

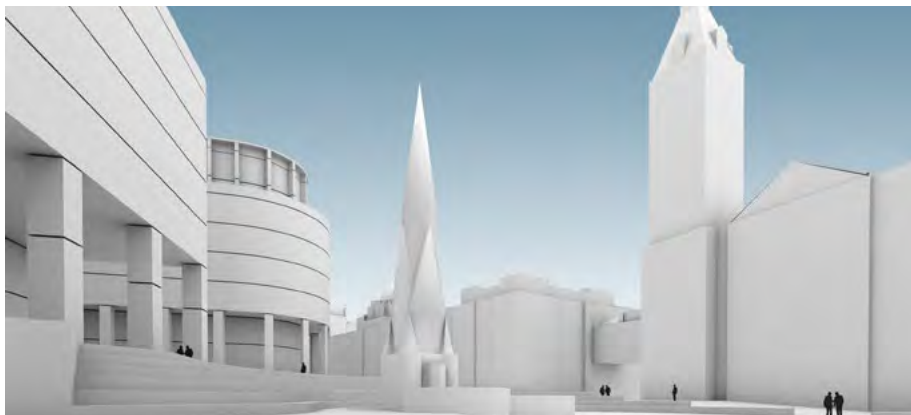


Figure 58: Reinstated setting for Chamberlain Square

Chamberlain Square from Victoria Square

There is a gradual opening up of views into Chamberlain Square from Victoria Square. Key to this sequence of views is the landmark position occupied by Plot D. This plot is positioned in an important location facing the Town Hall, Council House and Council House Extension.

MANDATORY

Plot D must be a positive focus for views into the square and must respect the neighbouring historic fabric. It should not compete but complement its context and help complete the view into Chamberlain Square.

RECOMMENDED

The façade language for Plot D should refer to the architectural vocabulary of the Council House and Council House Extension

CONSIDERED

A colonnade or equivalent street level modelling device of two storey height could be introduced to Plot D to relate to the rhythm, composition and proportions of the classically detailed heritage buildings.



Right:
Figure 59: Opening view
towards Plot D key corner



THE DESIGN PROTOCOL GUIDANCE

8.3 Axes

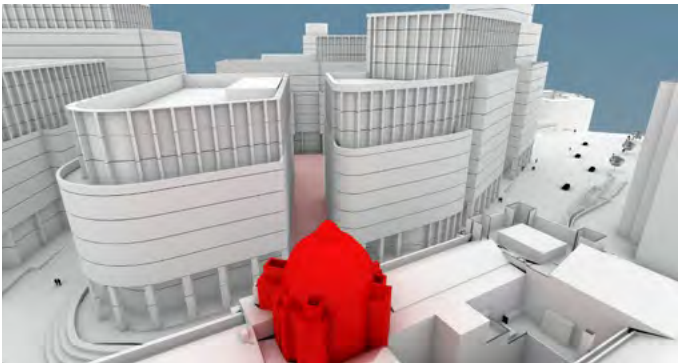


Figure 60: Axes 1 – Visual connection to Birmingham Museum and Art Gallery dome

A clear definition of the Paradise Circus development’s urban space is essential to the success of the scheme. The three defined axes are an important element in defining routes, destinations and terminations of spaces.

MANDATORY

The following axes must be defined and reinforced to maintain hierarchy:

1. Northern Square to the Council House Extension dome
2. Northern Square to the Southern Square
3. Queen’s College Chambers to Plot D

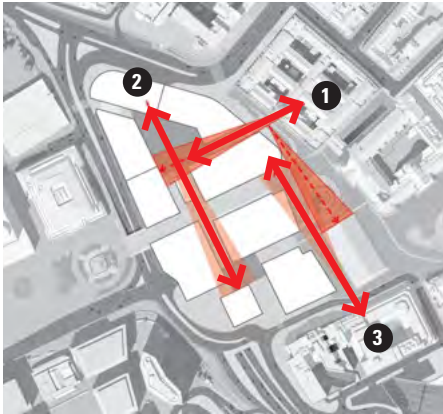
RECOMMENDED

- **Northern Square to the Council House Extension Dome (axis no. 1).**
An integrated landscape and architectural approach should be adopted when considering this axis, particularly when managing the level difference between Congreve Street +140.0 A.O.D and the Northern Square +143.25 A.O.D



Figure 61 REV A: Axes 2 – Visual connection with Hotel’s façade

- **Northern Square to the Southern Square (axis no. 2).**
This axis plays an important role within the Masterplan, linking the two main amenity places. It provides a direct link from the Northern Square to the proposed pedestrian entrance of the basement car park. A clear visual connection should be established between the two squares, which should not be impeded by the plot design development. The termination of the axis should be considered at both the Hotel Plot and the junction of Plot B and A.



Key Axes

- **Queen’s College Chambers on Paradise Street to Plot D in Chamberlain Square (axis no. 3).**
Special consideration should be given to this axis and in particular the ‘bottom’ section along Ratcliffe Passage with a level change from + 137.8 A.O.D to +143.25 A.O.D.

The Grade II listed façade of Queen’s College Chambers should be visible in its entirety when standing at the north western corner of the Town Hall, looking south along Ratcliffe Passage.

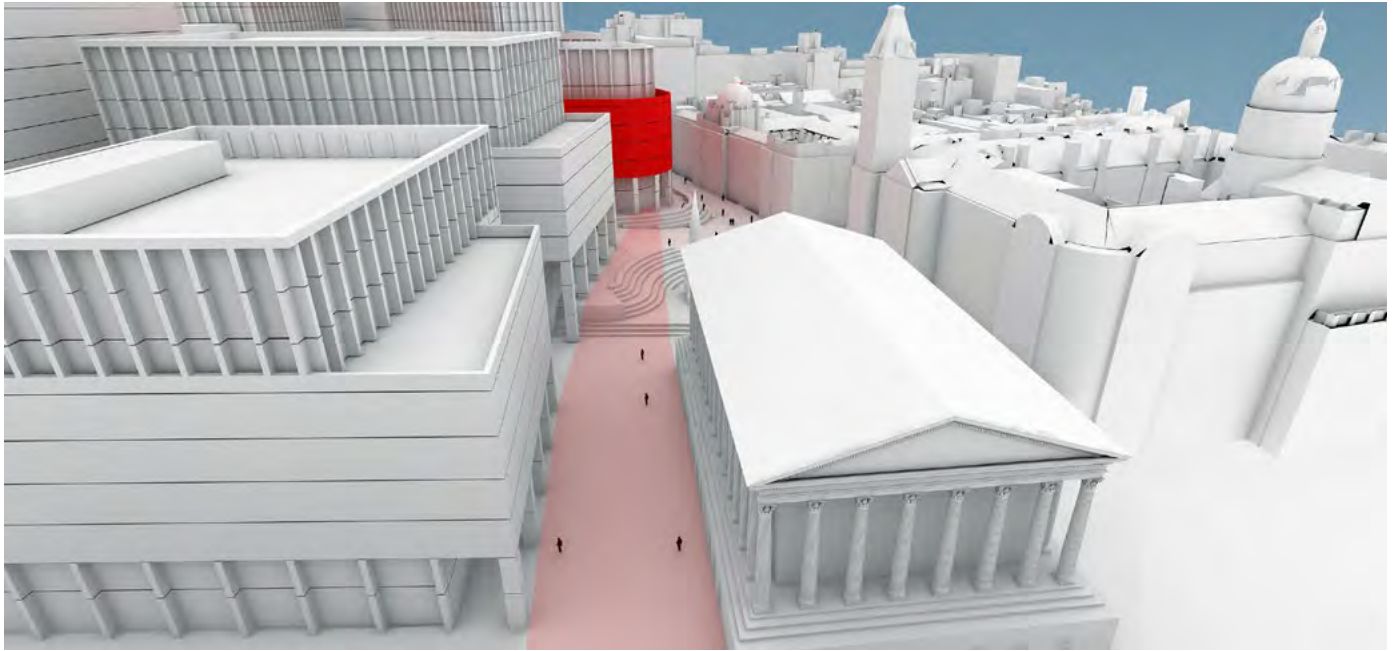


Figure 62: Axes 3 – Overview of Ratcliffe Passage



Figure 63: Axes 3 – View towards Queen's College Chambers

THE DESIGN PROTOCOL GUIDANCE

8.4 Public Realm

The public realm of Paradise Circus comprises of a number of streets, squares and open spaces. Each has an individual character and identity to create a varied development. The principles of the public spaces established in the strategy below should be reinforced and enhanced.

Pedestrian Links

New Central Street, Congreve Street, Ratcliffe Passage and link between the Northern and Southern Squares are primarily pedestrian links. By their very nature they should facilitate movement into and through the site and to the main open spaces. Whilst 'spill-out' seating uses will be encouraged to create active edges, it should not include elements that negatively affect the ability of pedestrians to move freely and easily. The links must provide views into the public spaces. The links must provide resting spaces. Opportunities for sitting and gathering could be provided on main thoroughfares, with quieter pocket spaces off the main routes.

Important Civic Function

Chamberlain Square will continue to have an important civic function as a flexible space for citywide events, as well as a space for groups of people to easily congregate. It could provide improved seating opportunities. A clear unobstructed route must be provided between Victoria Square and New Central Street. It is important that the square enables free pedestrian movement for all and aids wayfinding through and beyond the space.

Scheme Amenity Function

The nature of the Northern and Southern Squares should directly respond to the use of their surrounding buildings. It is assumed that both squares would create appealing views from surrounding buildings, allow for 'spill-out' from cafes and bars during the daytime and evening and provide good opportunities for relaxation by office workers and visitors. The amenity spaces must provide relaxed areas for people to congregate and include seating areas, some of which should be in the sunshine. The Southern Square could include a flexible small performance space, which could relate to the Adrian Boult Hall.

Western Terrace

The form of the Western Terrace is largely a result of underground engineering constraints. However, this brings an opportunity to form a strong gateway to the southwest, Alpha Tower and the Arena Central development. Being southwest facing, it has a sunny aspect. It leads down to the subway beneath Paradise Circus Queensway and it is important that this is a safe environment. The gateway space must have spaces in the sunshine, which could be lawn areas for informal seating. It must allow for 'spill-out' from the adjacent hotel.



Figure 64: Chamberlain Square maintaining its function as a flexible space



Figure 65: Squares facilitating movement into and through the Site



Figure 66: Amenity spaces providing areas for people to relax and congregate

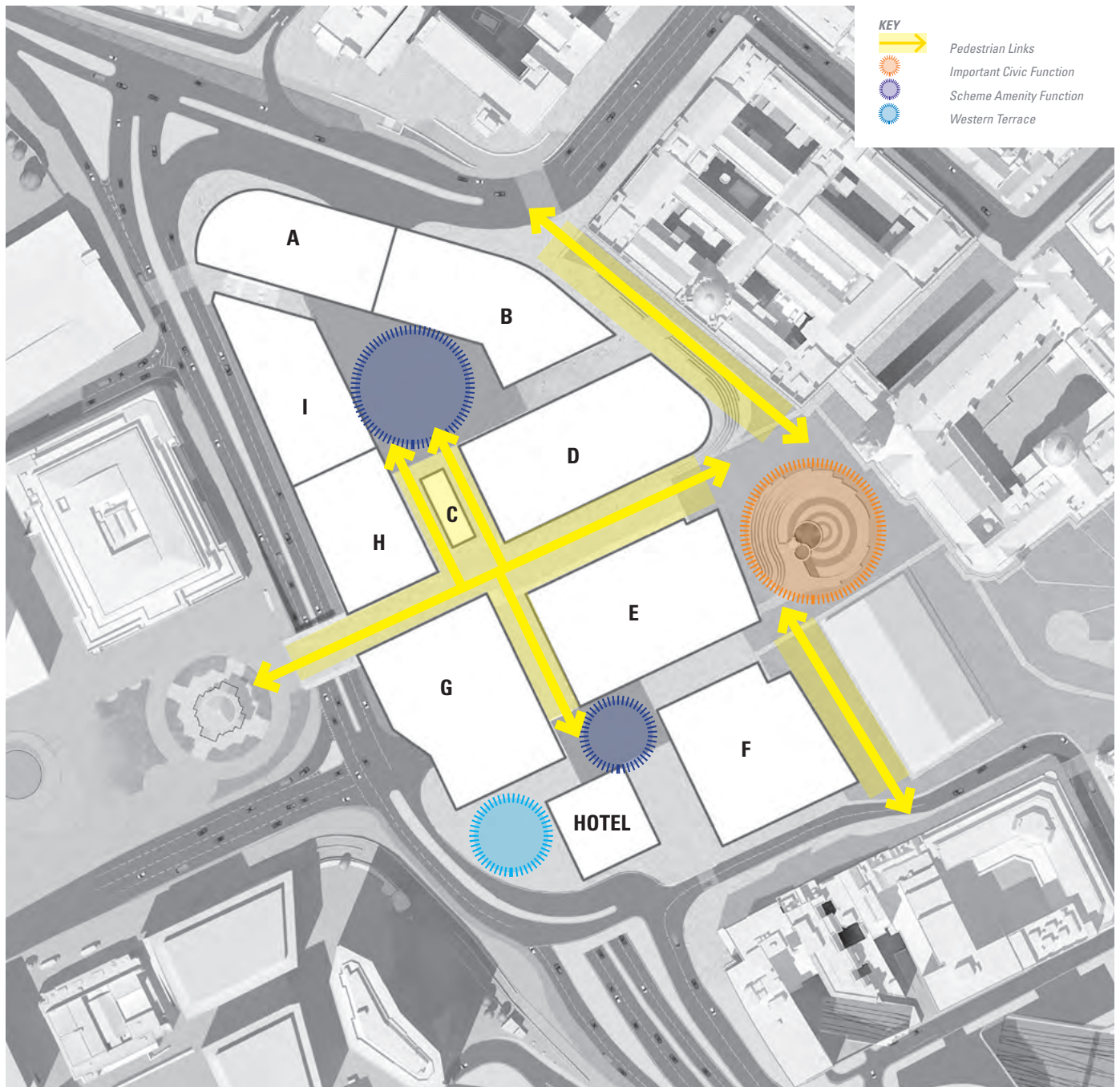


Figure 67: Illustrative Masterplan indicating the character of public realm across the Site

8.4 Public Realm – Hierarchy of Routes

Primary, Secondary and Tertiary Pedestrian Routes

A hierarchy of streets form links across and beyond the Site. There are three types differentiated by scale and frequency of use. All routes are pedestrian focused, which accommodate for the everyday cyclist and occasional servicing and maintenance access.

The routes are detailed in the Parameter Plans as follows:

Primary Routes:

- New Central Street between Centenary Square and the end of Edmund Street
- Link between Summer Row and Victoria Square, along Congreve Street and the eastern edge of Chamberlain Square

Secondary Routes:

- Link between Chamberlain Square and Alpha Tower, through the Southern Square and Western Terrace
- Ratcliffe Passage alongside the Town Hall from Plot D to the proposed Metro stop on Paradise Street alongside the Town Hall
- Victoria Square to the Southern Square
- Link between the Northern and Southern Squares

Tertiary Routes

- Link between the Northern Square and Congreve Street. It would be preferable for this to be centred on the dome on the Council House Extension to aid legibility and respond positively to its status as an important Listed Building.

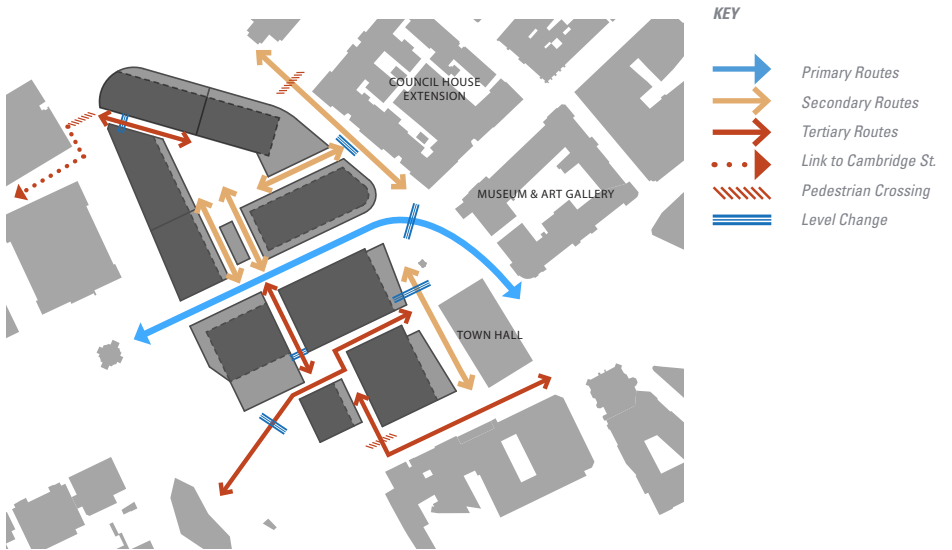


Figure 68: Proposed pedestrian routes

- Link between the Northern Square and Cambridge Street. The position of this link should be determined by the sitting of the pedestrian crossing to allow ease of use and access for pedestrians.

The principles of the pedestrian movement established in the strategy below should be reinforced and enhanced during detail design development.

MANDATORY

All routes must:

- Enable free and easy pedestrian movement for all
- Be free of clutter
- Be legible and aid wayfinding

- Allow for access for servicing, maintenance and emergency
- Meet existing levels around existing retained buildings and around the perimeter of the site
- Tie in with and provide a transition between the existing and proposed buildings
- Allow for possible entrances and emergency exits to buildings

RECOMMENDED

All routes should:

- Mitigate scale of the surrounding buildings
- Address level changes in a positive manner

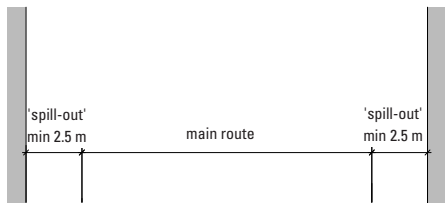


Figure 69: Section through New Central Street – primary route

Primary Routes

These are the largest scale streets in the development street hierarchy and must cater for the high pedestrian footfall of the principal north-south and east-west routes.

MANDATORY

The primary routes must specifically:

- Allow 'spill-out' from buildings
- Allow for front door addresses for buildings
- Respond to cityscape views
- Be principally hard landscaped spaces

CONSIDERED

The primary routes could specifically:

- Overcome the level change on Congreve Street with amphitheatre style steps

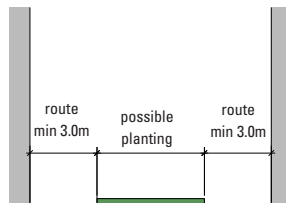


Figure 70: Section through secondary route

Secondary Routes

These provide access to the existing and proposed public spaces within and surrounding the Paradise Circus Site.

MANDATORY

The secondary routes must specifically:

- Allow free movement from Ratcliffe Passage into Chamberlain Square
- Allow free movement into the Southern Square from the north utilising steps and a lift
- Allow for entrances to buildings
- Incorporate pockets of seating space

RECOMMENDED

The secondary routes should specifically:

- Provide views into the public spaces
- Provide a change in character to main pedestrian routes
- Create a pleasant space for people to stop and rest
- Allow safe movement along Paradise Street

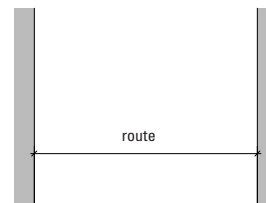


Figure 71: Section through tertiary route

Tertiary Routes

Tertiary pedestrian routes form more minor links into the newly created public spaces and to the city beyond.

MANDATORY

The tertiary routes must specifically:

- Link to a new at grade pedestrian road crossing across Paradise Circus Queensway to Cambridge Street, to the north-west of the scheme

RECOMMENDED

The tertiary routes should specifically:

- Provide a positive link to Cambridge Street

CONSIDERED

The tertiary routes could specifically:

- Use paving banding as a feature

8.4 Public Realm – Hierarchy of Routes

Public Spaces

The principles of the public spaces established in the strategy below should be reinforced and enhanced during detail design development.

MANDATORY

All public space must:

- Be legible and aid wayfinding
- Be free of clutter
- Allow for an access route for servicing, maintenance and emergency, where required
- Meet existing building levels
- Provide step free access to any upper level
- Allow for building entrances
- Have any planting and trees in raised planters to achieve soil depth above slab where appropriate
- Work with the below-ground engineering constraints
- Where the space includes a route ensure it is clear and unobstructed

RECOMMENDED

All public space where appropriate should:

- Mitigate scale with tree planting
- Tie in with the surrounding city areas with the use of complimentary paving materials
- Have a predominantly hard surface in response to and in proximity to the historic buildings

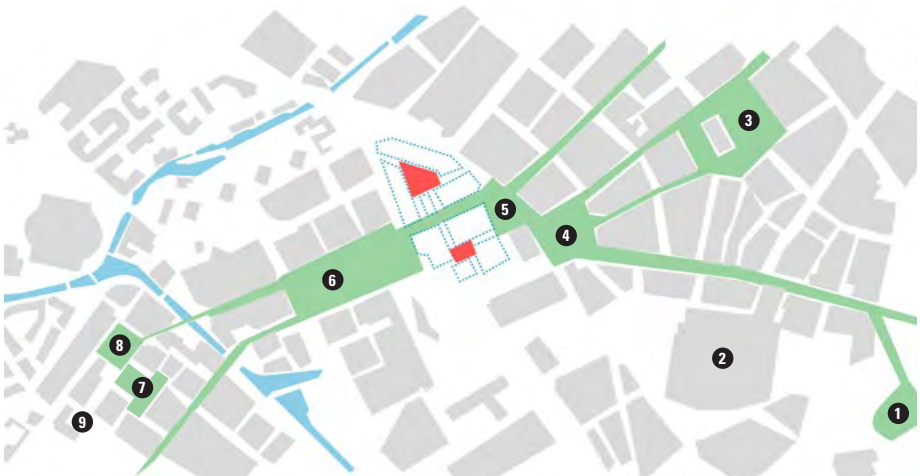


Figure 72: Birmingham major public spaces

- | | |
|--------------------------------------|--------------------------------|
| 1 The Bullring and St Martins Square | 5 Chamberlain Square |
| 2 Birmingham New Street | 6 Centenary Square |
| 3 St Philip's Cathedral Grounds | 7 Oozells Square |
| 4 Victoria Square | 8 Brindleyplace Central Square |
| | 9 Brunswick Square |

Chamberlain Square

The existing Chamberlain Square is the principal civic space within the Paradise Circus scheme.

MANDATORY

The design of Chamberlain Square must:

- Allow for an entrance to Plot E at the upper level, 143.25 A.O.D.
- Incorporate the necessary ventilation for the Town Hall
- Maintain existing levels close to the Town Hall, Museum and Art Gallery and Extension to the Council House
- Respect the setting of the Grade II listed Chamberlain Memorial
- Retain the existing character, essence and curving layout
- Provide open space at lower level for continuation of flexible use for events
- Provide seating at a raised vantage point for people to congregate formally and informally
- Statues of Joseph Priestley, James Watt, Thomas Attwood currently located within Chamberlain Square must be relocated within the development.
- Statue of Thomas Attwood must be reinstated within the proposed amphitheatre seating/ steps around Chamberlain Memorial and its future location must be adequate to reflect sculpture's current setting.
- Provide amphitheatre seating

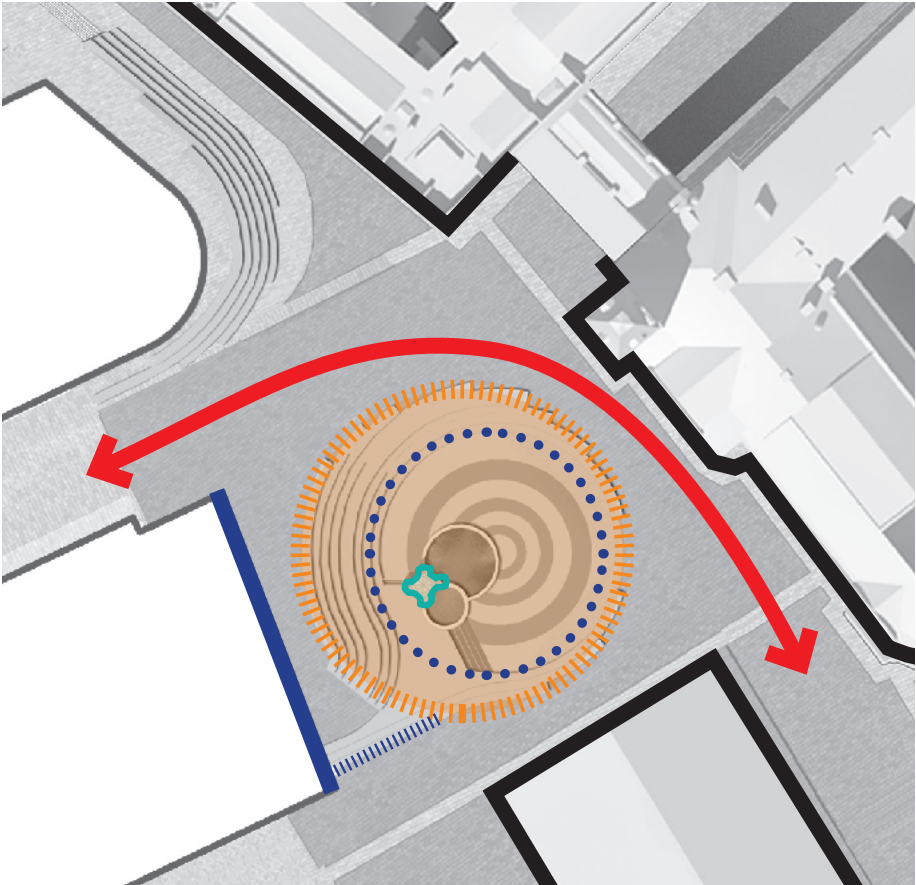


Figure 73 REV A: Chamberlain Square landscape schematic

KEY



Route Between Victoria Square and Chamberlain Square



Meet Existing Building Levels



Active Edge



Integration of Replacement the Town Hall Plant



Existing Listed Joseph Chamberlain Memorial



Retain Existing Geometry, Layout, Character



Lower Flexible Event Space

8.4 Public Realm

Congreve Street

Congreve Street is a primary north-south route providing pedestrian access into and through Paradise Circus Site.

MANDATORY

The design of Congreve Street must:

- Incorporate ventilation outlet from the basement car park

RECOMMENDED

The design of Congreve Street should:

- Make a feature of the level change between existing and proposed buildings

CONSIDERED

The design of Congreve Street could:

- Overcome level change along Congreve Street with seating style steps

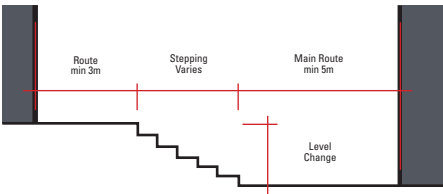


Figure 74: Indicative cross section through Congreve Street



Figure 75: Integrated sloped access and steps example



Figure 77: Seating steps example

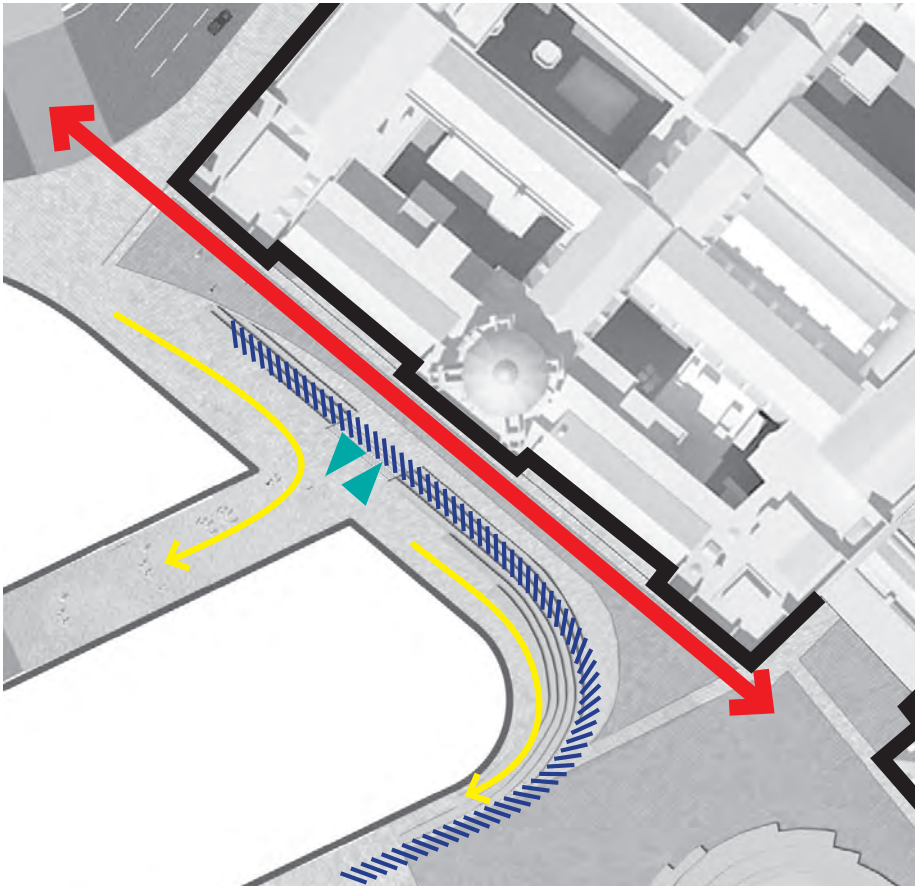


Figure 77: Congreve Street landscape schematic

KEY



Main Pedestrian Route



Meet Existing Building Levels



Feature to Overcome Level Change



Sloped Access



Stepped Access

Northern Square

The Northern Square is enclosed by the proposed buildings and provides a space for relaxation and 'spill-out'.

MANDATORY

The design of the Northern Square must:

- Provide a clear perimeter and access route for movement and activity
- Allow for 'spill-out' from buildings
- Have a central area for people to congregate and for informal seating for workers and visitors, some of which must be in the sun
- Have smaller pocket spaces for small groups or individuals, some of which must be in the sun

RECOMMENDED

The design of the Northern Square should:

- Be a predominantly green space to provide a contrast in character to the surrounding spaces
- Through careful design, include a mixture of larger spaces for groups and smaller spaces for individuals
- Have a distinct pattern and green to create appealing views from surrounding buildings
- Provide a range of seating opportunities, such as benches along planter edges and sloping lawns for informal seating
- Include a focal water feature that can be viewed from most areas in the square
- Have noise, texture and views of the water feature to contribute to creation of a relaxed environment
- Include planting to enclose sub space and soften the square
- Have sloping lawns leading to a focal feature

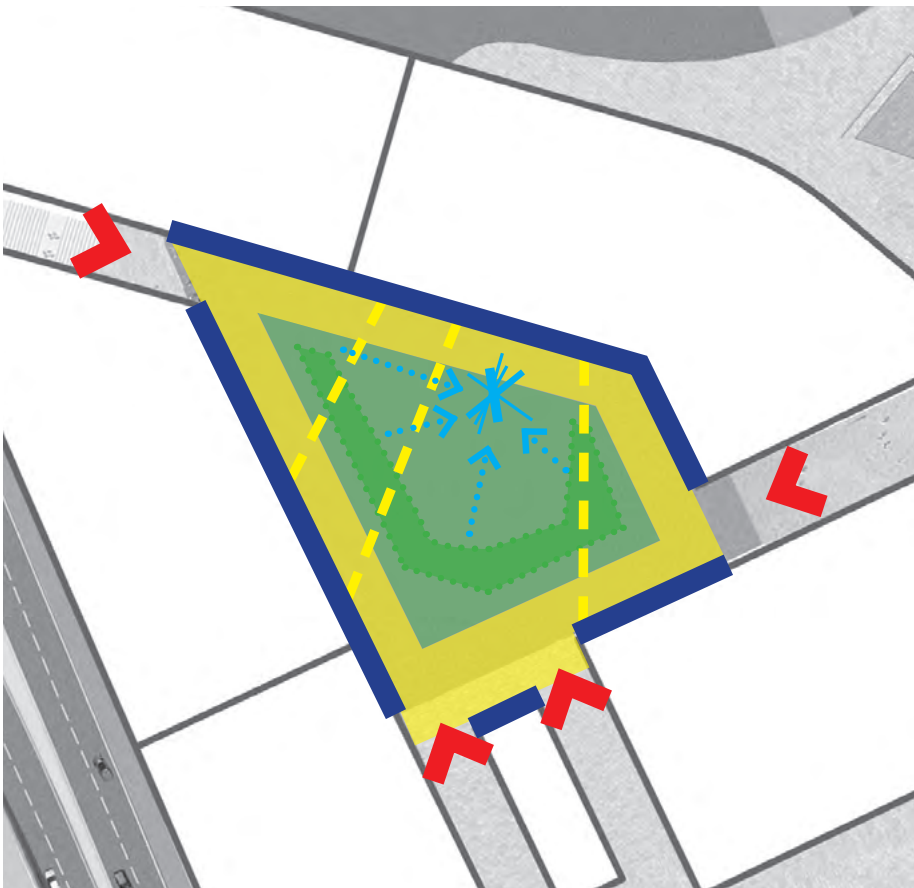


Figure 78: North Square landscape schematic

KEY

- Clear 'spill-out' Route Along Building Edge
- Green Space
- Planting to Provide Enclosure
- Active Edge
- Views Towards Central Water Feature
- Possible Paths Through Space
- Entrance into Square

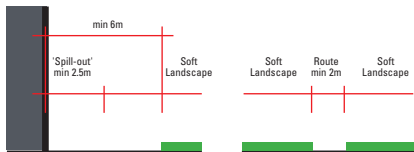


Figure 79: North Square – Section through building edge

Figure 80: North Square – Section through route

THE DESIGN PROTOCOL GUIDANCE

8.4 Public Realm

Southern Square

The Southern Square is a smaller space located off of the main thoroughfare and enclosed by the proposed buildings. It is a lively space, with the opportunity for evening uses.

MANDATORY

The design of the Southern Square must:

- Provide a clear perimeter and access route across the space for movement and activity
- Allow 'spill-out' from buildings
- Provide seating and informal places to congregate, some of which must be in the sun

RECOMMENDED

The design of the Southern Square should:

- Be predominantly hard landscaped
- Have a bold pattern of elements to create appealing views from surrounding buildings and hotel

CONSIDERED

The design of the Southern Square could:

- Provide a strong landscaping story to connect the Western Terrace with Chamberlain Square, and the associated palette of materials

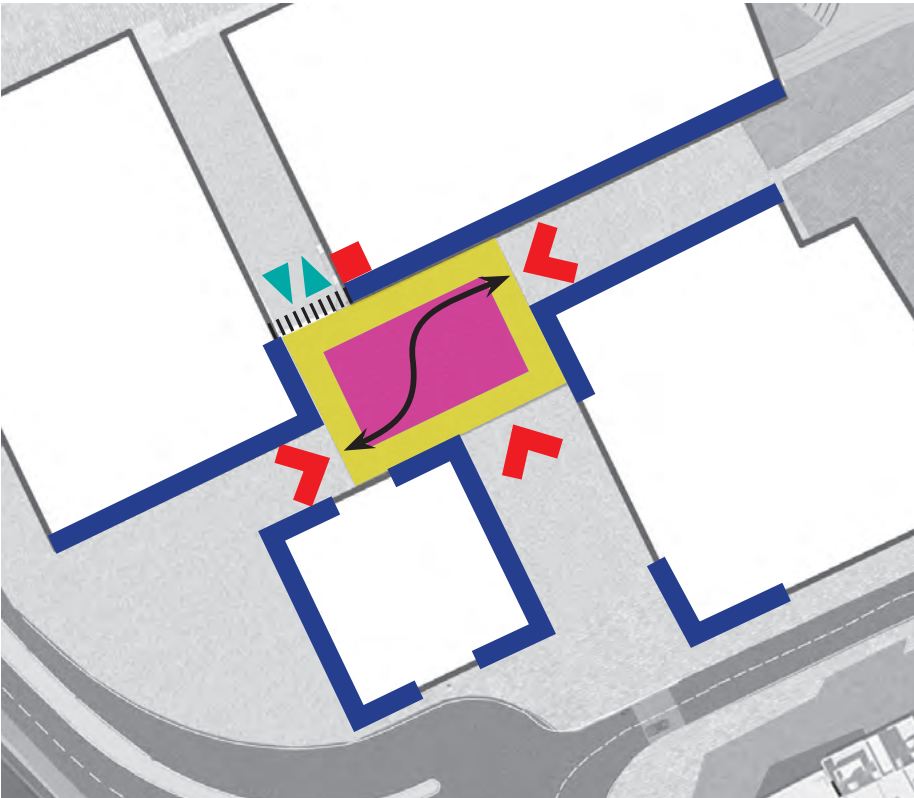


Figure 81 REV A: Southern Square landscape schematic

KEY

- Clear 'spill-out' Route Along Building Edge
- Materials to Complement Chamberlain Square and Western Terrace
- Opportunity for Active Edge
- Basement Car Park Entrance
- Clear Route Between Chamberlain Square and Western Terrace
- Stepped Access
- Public Lift
- Entrance into Square

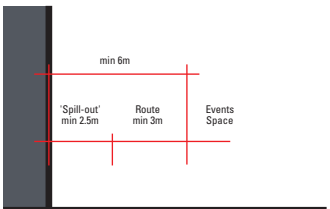


Figure 82: Section through route at building edge

Western Terrace

The Western Terrace space forms a link to the southwest. It leads down to the subway beneath Paradise Circus Queensway.

MANDATORY

The design of the Western Terrace space must:

- Provide both a clear direct stepped route and also a sloped step free access to the subway
- Allow for 'spill-out' from the hotel
- Create a buffer to the surrounding road
- Not obstruct view lines and visibility splays for the surrounding roads

RECOMMENDED

The design of the Western Terrace space should:

- Provide lawn areas capable of receiving sunlight
- Provide seating capable of receiving sunlight
- Incorporate soft landscaping with trees and planting

CONSIDERED

The design of the Western Terrace space could:

- Create sloped or terraced lawns and planting

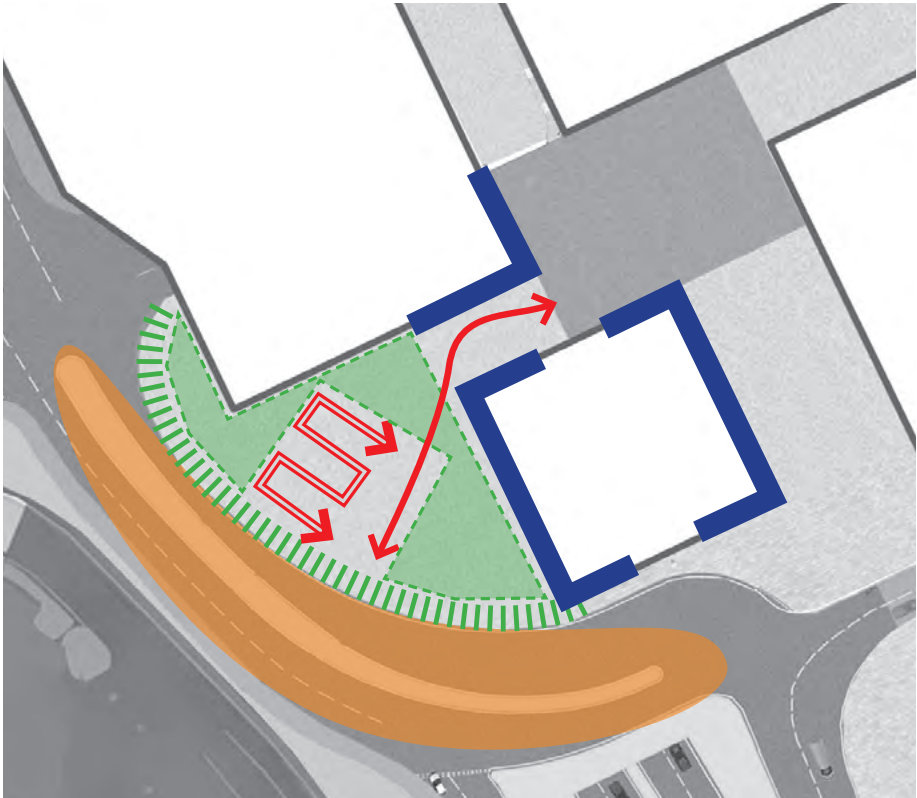


Figure 83 REV A: Western Terrace landscape schematic

KEY

- Indicative Highways Visibility Splays
- Maximise opportunities for soft landscaping
- Active Edge
- Direct Stepped Route Between Southeriquare and Western Terrace
- Sloped Route - 2.0m Width
- Buffer Planting Next to Highways

THE DESIGN PROTOCOL GUIDANCE

8.4 Public Realm

Changes in Level

The principles of the level changes outlined in the strategy below must be reinforced and enhanced. Across the development site there are a number of locations where there are significant changes in level. In line with the proposals, these should be addressed as follows:

MANDATORY

North-South alongside Plot E

Steps must be provided to the South, in the direction of Ratcliffe Passage to accommodate for the level change. In addition to a well considered passenger lift.

RECOMMENDED

Chamberlain Square

Should follow the existing gradient condition, a gradual slope around a stepped amphitheatre, with minimal obstacles to ensure free pedestrian movement and limited visual interference with the Listed Buildings

Between Plot E – Plot G

Steps down to the Southern Square should be provided, in addition to a passenger lift, which can also link to the underground car park

Western Terrace

Should have a generously designed series of ramps and steps to/from the subway

Links to/from the Northern Square – East to Congreve Street and Great Charles Street/Summer Row

The Northern Square is approximately 3m above Congreve Street.

The proposed design for links to/from Congreve Street should achieve practical floor heights in the basement underneath the Northern Square.

To meet this requirement a preferred solution to negotiate the level difference is a sequence of steps and narrow stepped terraces running parallel to Congreve Street and a gradual slope on the western side of these steps leading to Northern Square level.

Links to/from the Northern Square – west to Cambridge Street and beyond

A stepped access is to be provided along the direction of this pedestrian link. Consideration should be given to a passenger lift.

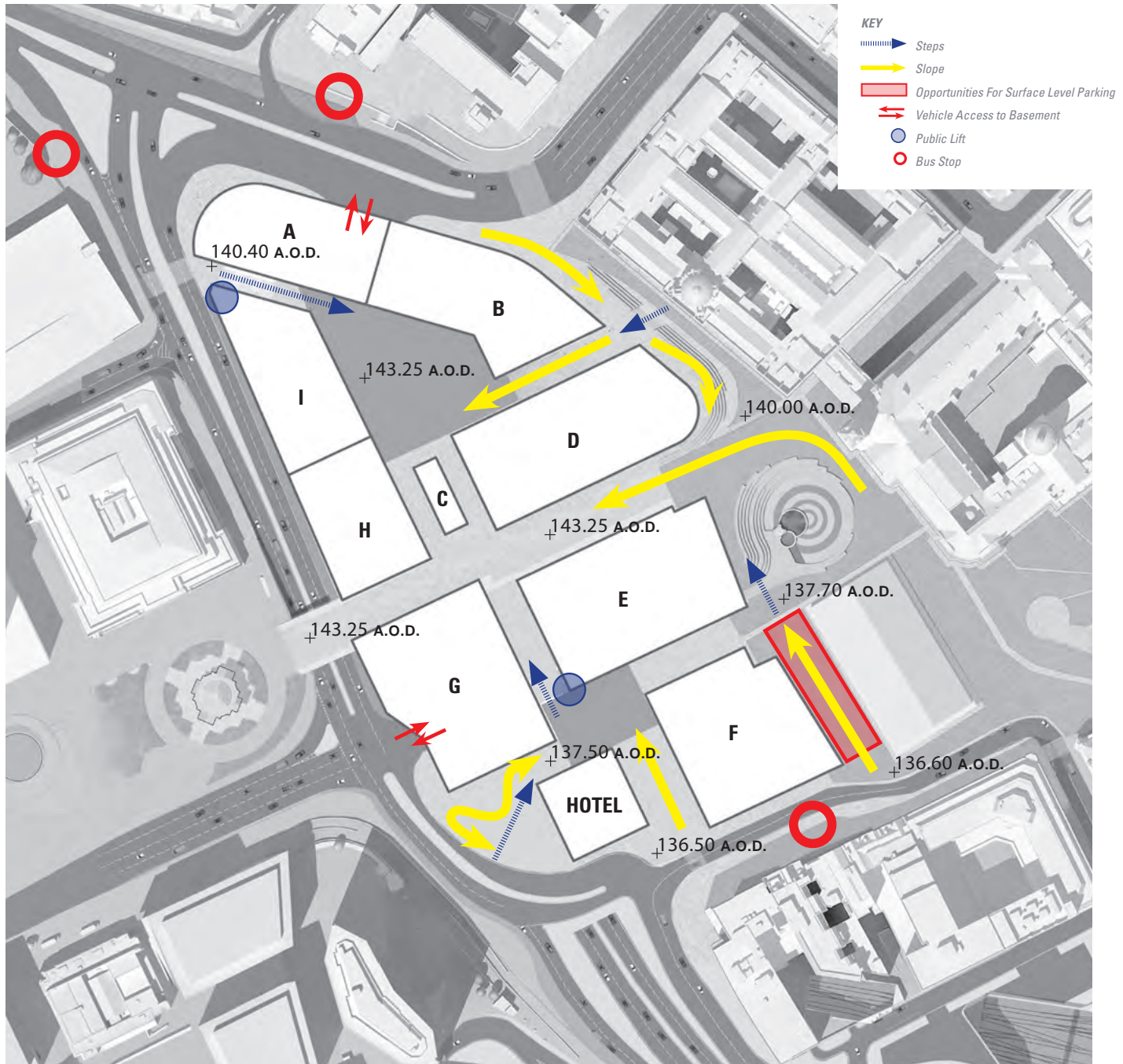


Figure 84 REV A: Illustrative Masterplan indicating treatment of level changes across the Site

THE DESIGN PROTOCOL GUIDANCE

8.5 Enclosure, Edges, Scale, Servicing

Within the outlined building footprints the need to break down blocks and edges to allow permeable and visually successful buildings to be delivered is recognised. The continuity of the built form and vertical façade is important with active edges offering character and activity to the public realm. Tied with this the hierarchy of 'fronts' and 'backs' are key to creating a successful development with servicing managed in defined spaces.

There are a number of key frontages within the scheme which must be considered integrally with the surrounding landscape. These areas must be developed in detail to ensure an adequate animation of the wider public realm.

MANDATORY

The Western Terrace area contained within the development triangle between Plot G, hotel and refurbished underpass leading towards Alpha Tower, must take full advantage of its south facing exposure.

Area contained between edge of Plot D, corners of Plot E, Plot F and Grade II listed Chamberlain Memorial. This area must integrate the level change and accommodate a public lift, whilst not adversely affecting the possibility to create a higher-level public space overlooking the heritage assets.

The Plot C pavilion frontage facing the New Central Street and the Northern Square must be active.

RECOMMENDED

The crossing of the Northern Square- Southern Square axis and the New Central Street should be reinforced by location of active uses including entrances within the corner of Plots D, E, G, H.

CONSIDERED

An entrance at the corner of Plot D to terminate distance views from Victoria Square could be considered.

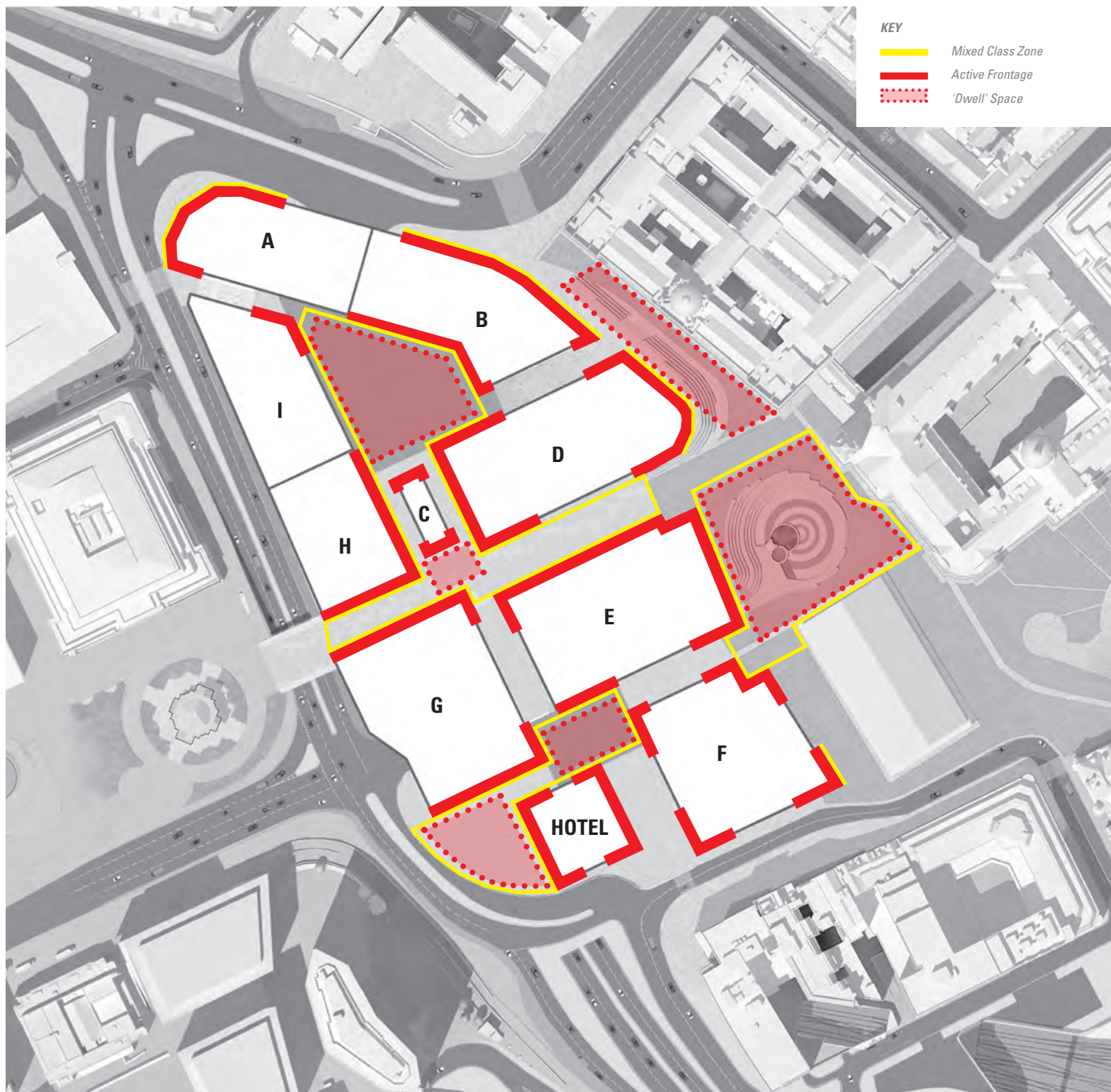


Figure 85 REV A: Illustrative Masterplan indicating active frontages and associated public spaces

THE DESIGN PROTOCOL GUIDANCE

8.5 Enclosure, Edges, Scale, Servicing

Within the Paradise Circus Site proposals, the continuity of frontages plays a paramount role in establishing and defining public space. Continuity of built enclosure should be sought, particularly on the frontages identified below:

MANDATORY

Façade enclosing the New Central Street:

- Plot D must break its façade line along the New Central Street
- Plot E must break its façade line along the New Central Street, whilst also adhering to the Design Protocol guidance regarding views

Façade enclosing Chamberlain Square:

- The eastern edge of Plot B, Plots E, F and D must support and enclose to the historical streetscape

RECOMMENDED

Façade enclosing the New Central Street:

- Plot H should adopt a consistent façade line and should provide a sense of enclosure to the development along the New Central Street.
- Plot G should adopt a consistent façade line and should provide a sense of enclosure to the development along the New Central Street.

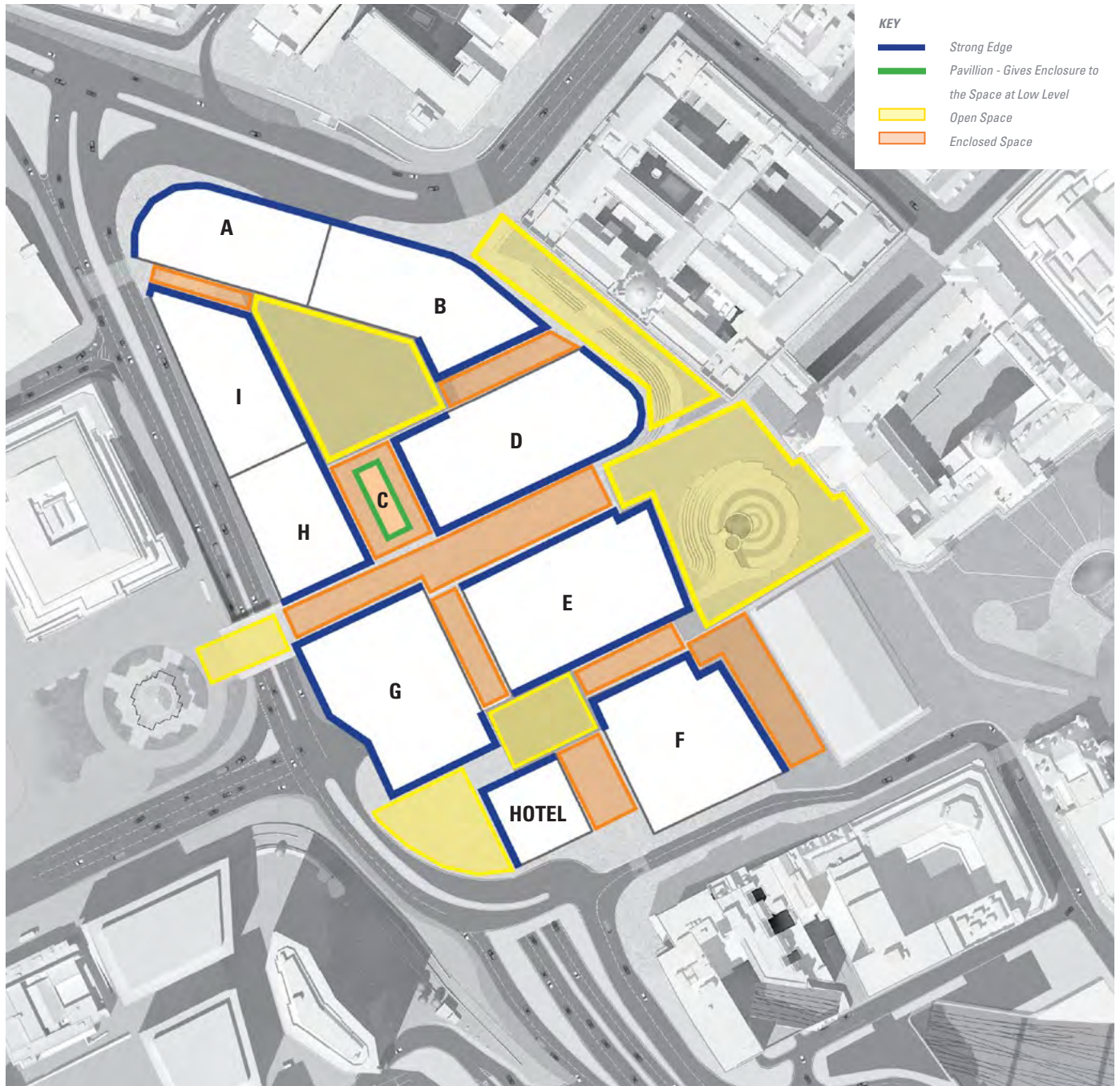


Figure 86: Illustrative Masterplan indicating façade enclosures

8.5 Enclosure, Edges, Scale, Servicing

Servicing Strategy

By promoting public realm, the servicing strategy for the Paradise Circus development has been carefully considered to ensure that the servicing takes place in a safe but suitable manner. The majority of buildings will be served via the basement. However specific consideration must be given to the servicing of Plot F and Hotel.

MANDATORY

- The façade treatment to the service area must be considered as an integral part of the Hotel design
- Vehicles, except those for fire fighting, must not enter the Southern Square, Unless otherwise agreed with Birmingham City Council.
- The detail design for the Masterplan must reflect the following service strategy

Southern Site – Hotel and Plot F

MANDATORY

- The Hotel must be serviced via a dedicated underground service tunnel or via vehicular access from Paradise Street.
- Taxis must have an allocated area for drop off / pick up south of the Hotel or between the Hotel and Plot F, accessed via Paradise Street.

RECOMMENDED

- Access for service vehicles to the Hotel, Plot F and the Town Hall should be from Paradise Circus Queensway, onto Paradise Street, unless an alternative strategy is agreed with Birmingham City Council

Northern Site – Plots A, B, C D, E, G, H and I

MANDATORY

- Access for vehicles servicing Plots A, B, C, D, E, G, H and I must be provided within the basement service area

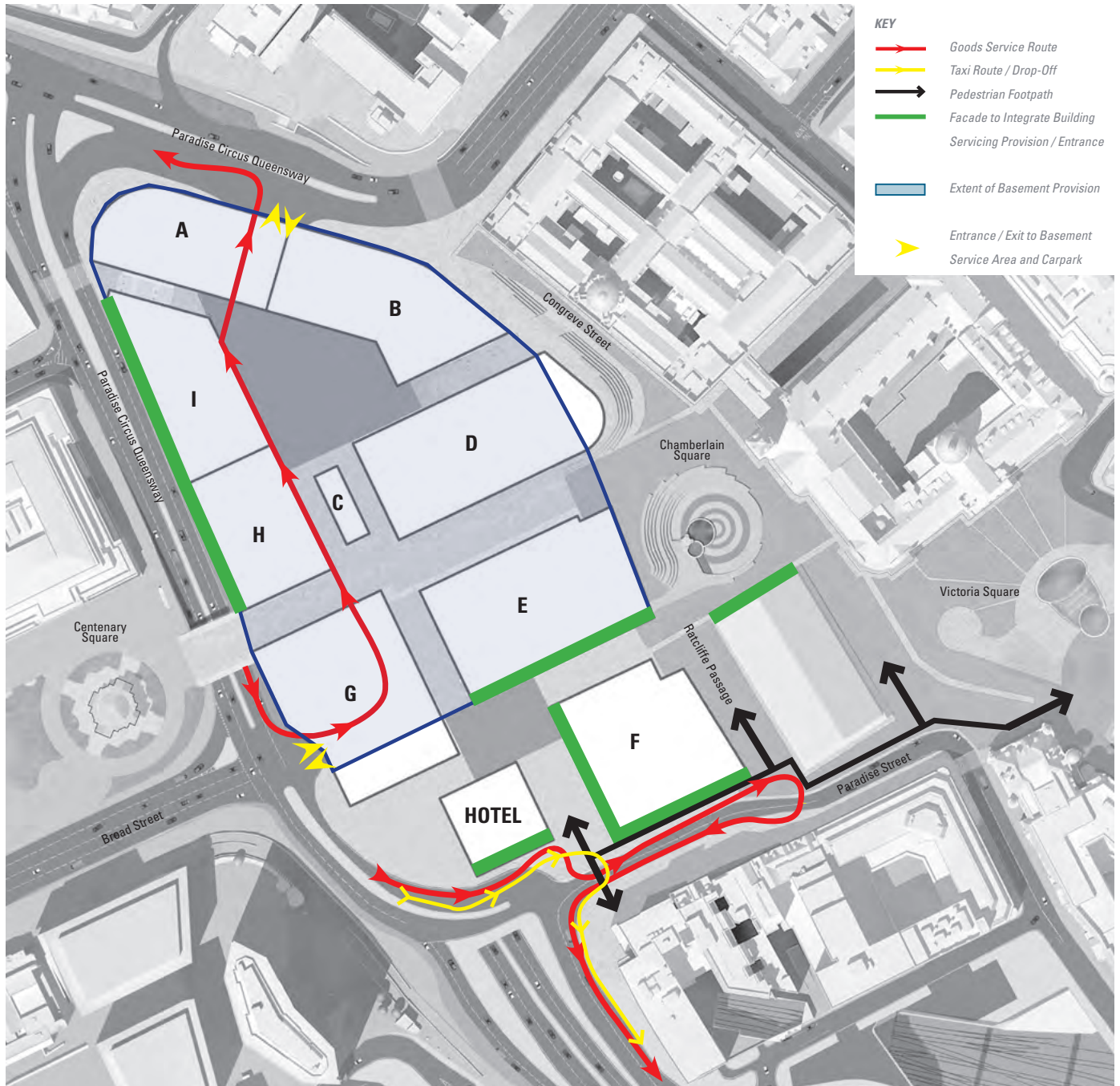


Figure 87 REV B: Illustrative Masterplan indicating servicing principles and façades where service entrances could be provided

THE DESIGN PROTOCOL GUIDANCE

8.6 Building Composition

The Paradise Circus development will deliver buildings with a clear order to the façade with setbacks at upper storeys to respond to environmental considerations, local heritage, proportions and architectural composition. Each building should demonstrate distinctive ground and upper floor treatments, with comparative heights in relation to neighbouring context, a rhythm to the façade and a street level expression such as colonnade or equivalent street level modelling devices.

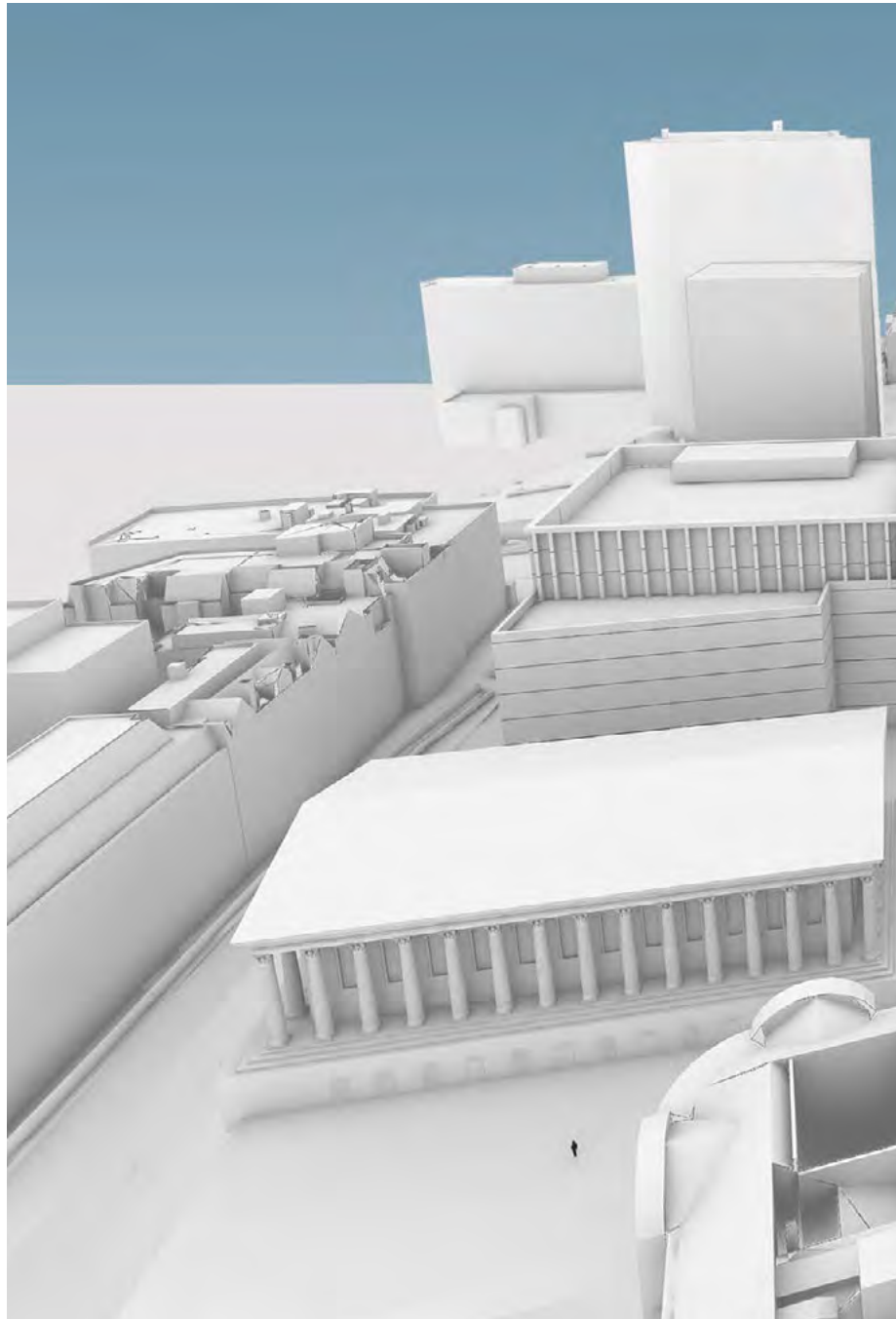


Figure 88 REV A: Illustrative Masterplan aerial view



8.6 Building Composition

Centenary Square Elevation

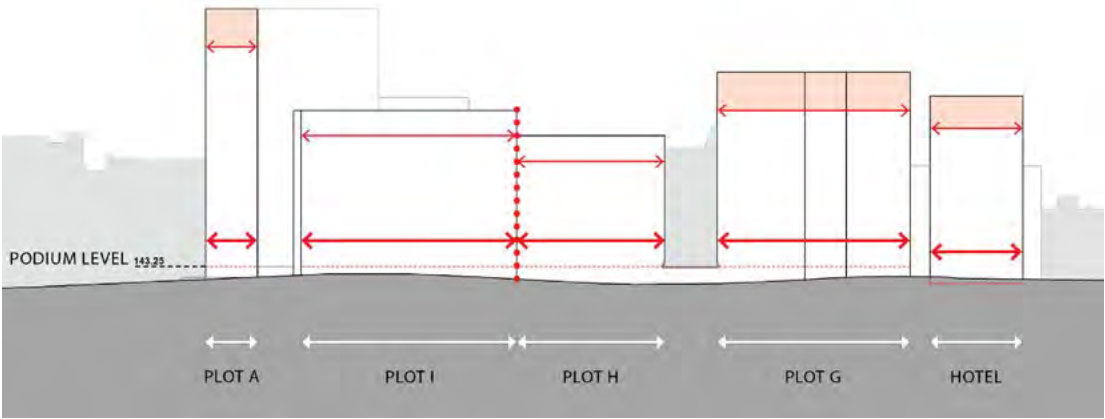


Figure 89 REV A: Centenary Square elevation

MANDATORY

- Plots G, H, and I must provide a contained setting for the Hall of Memory and Baskerville House, creating a strong sense of enclosure to Centenary Square.

RECOMMENDED

- Plots H and I should have a division within the terrace façade, generally in line with changing building height.

CONSIDERED

- Plots H and G could have their New Central Street facades terminated at ground level with two storey colonnade or equivalent street level modelling device to improve the arrival experience from Centenary Square.

KEY

	Clear 'Bottom' Condition
	Clear 'Top' Condition
	Clear Facade Division to Terrace
	Distinctive 'Top' Condition

Paradise Circus Queensway / Summer Row Elevation

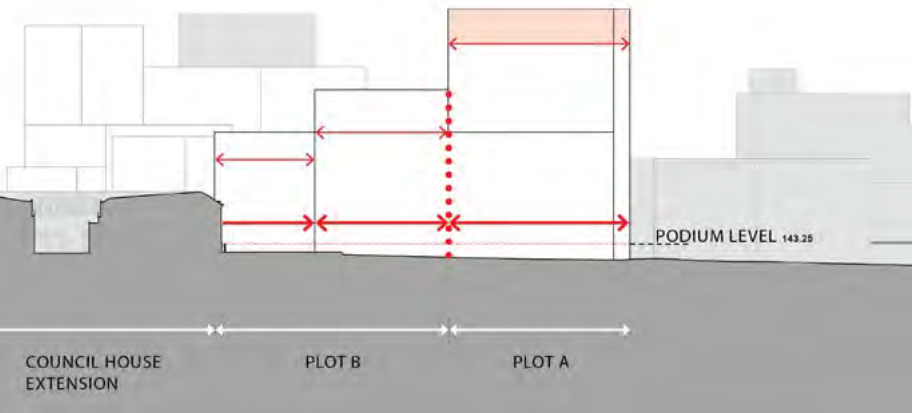


Figure 90: Paradise Circus Queensway / Summer Row elevation

MANDATORY

- The lower storeys of the northern terrace of buildings (Plots A and B) must relate to the scale of the lower buildings along Summer Row. The middle storeys of the northern terrace of buildings (Plots A and B) must relate to the scale of the higher buildings of University College Birmingham College of Food.
- The tall building – Plot A, ending the terrace must have a distinctive top in its façade composition.
- The northern terrace of buildings (Plots A and B) must be considered in its entirety.
- A pedestrian link along the northern edge of the terrace passing the entrance to the basement car park must be sheltered by a minimum two storey colonnade or equivalent street level modelling device.

RECOMMENDED

- There should be divisions on the Plot A and B northern terrace façade to respond to the gradual increase of their massing.

KEY



Clear 'Bottom' Condition



Clear 'Top' Condition



Clear Facade Division to Terrace



Distinctive 'Top' Condition

8.6 Building Composition

Plot A Summer Row Approach Elevation

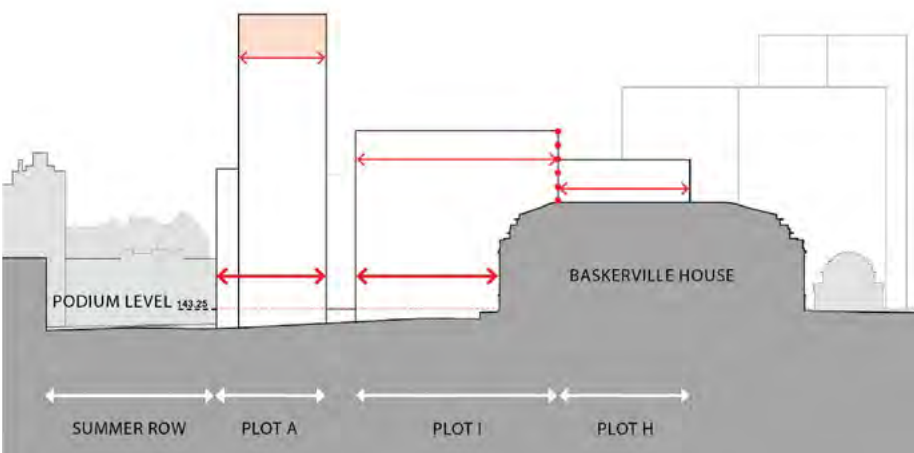


Figure 91: Plot A Summer Row approach elevation

MANDATORY

- There must be a distinctive top to Plot A.

RECOMMENDED

- Plot A 'top' section should be considered in relation to the Centenary Square and Victoria Square long distance views.

CONSIDERED

- Plot A 'bottom' section could be terminated with a two storey colonnade or equivalent street level modelling device to increase the extent of the public realm facing level pedestrian crossing across to Cambridge Street.

- Plot A façade facing Summer Row approach could have its composition designed to reinforce the desired slender nature of the proposed of tower end.

KEY



Clear 'Bottom' Condition



Clear 'Top' Condition



Clear Facade Division to Terrace



Distinctive 'Top' Condition

Chamberlain Square, Congreve Street Elevation

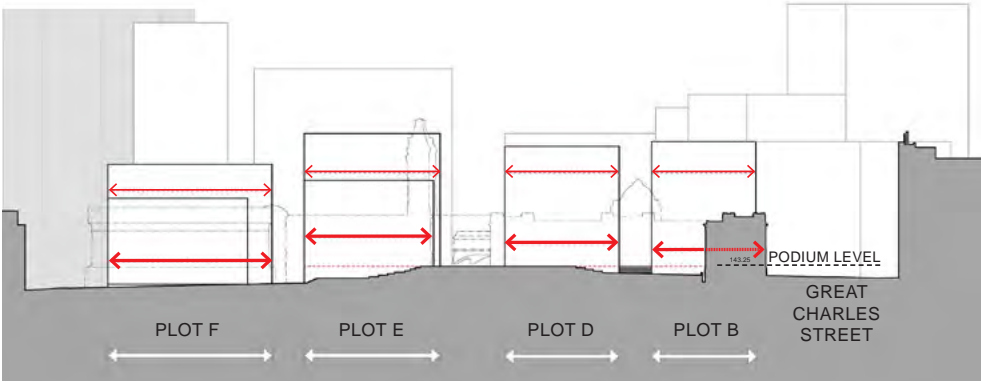


Figure 92: Chamberlain Square, Congreve Street elevation

MANDATORY

- Plots having facades that front Chamberlain Square and the reinstated Congreve Street (Plots B, D, E, F) must relate in their overall composition to the Museum & Art Gallery, Council House Extension and the Town Hall.
- Plot E must have at least two storey high colonnade to mitigate its mass and provide view towards the Chamberlain Memorial, on approach from New Central Street.

RECOMMENDED

- There should be a consistent relationship between the heights of shoulders of Plots D, E, F and the eastern edge of Plot B.

CONSIDERED

- The rhythm and pattern of the Plot E shoulder elevation could reflect the neoclassical composition of the Birmingham Museum and Art Gallery main entrance.

KEY

- Clear 'Bottom' Condition
- Clear 'Top' Condition

THE DESIGN PROTOCOL GUIDANCE

8.6 Building Composition

Paradise Street Elevation

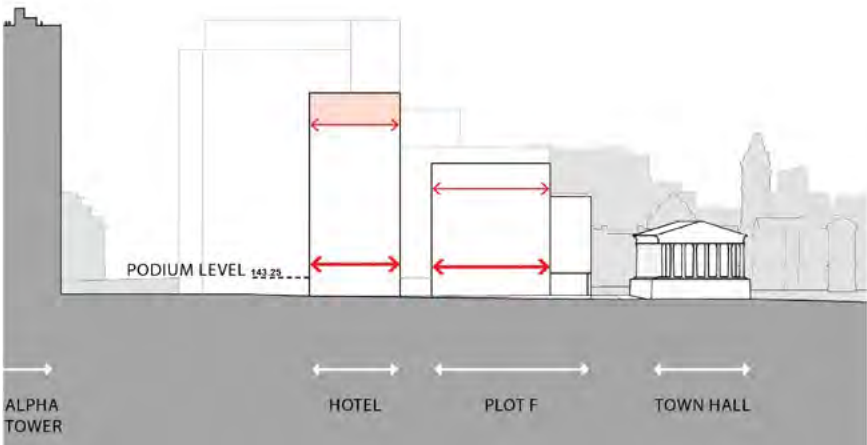


Figure 93 REV B: Paradise Street elevation

MANDATORY

- All elevations facing Paradise Street and the Town Hall must respond in their composition to the Town Hall neoclassical order.
- Plot F east façade facing the Town Hall must have a two storey high colonnade or cantilever to mitigate its mass

RECOMMENDED

- The facades facing Paradise Street should seek to acknowledge the general parapet heights on the south side of the street and those that previously existed on its north side.

KEY

- Clear 'Bottom' Condition
- Clear 'Top' Condition
- Distinctive 'Top' Condition

New Central Street – The Northern Edge Elevation

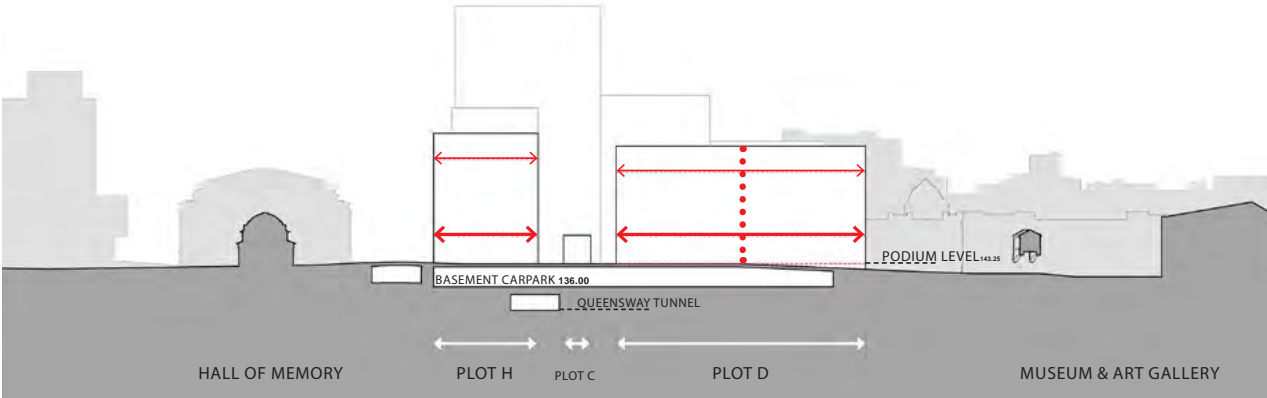


Figure 94: New Central Street – The northern edge elevation

MANDATORY

- There must be a clear distinctive ground floor treatment to Plots D and H at ground and first floor level.
- As a minimum, the top two floors of Plots D and H must receive setbacks of at least 4.5m to minimize the massing impact on the New Central Street.

RECOMMENDED

- The massing of Plot D should decrease towards the link between the New Central Street and the Northern Square creating setbacks at ground plus five storey
- The massing of Plot H should decrease towards the link between the New Central Street and the Northern Square creating setbacks at ground plus six storey

CONSIDERED

- There could be a two storey colonnade or equivalent street level modelling device introduced along Plot H façade facing New Central Street to improve the arrival experience from the Centenary Square.

KEY

- ◄==> Clear 'Bottom' Condition
- ◄==> Clear 'Top' Condition
- Clear Facade Division to Terrace

THE DESIGN PROTOCOL GUIDANCE

8.6 Building Composition

New Central Street – The Southern Edge Elevation

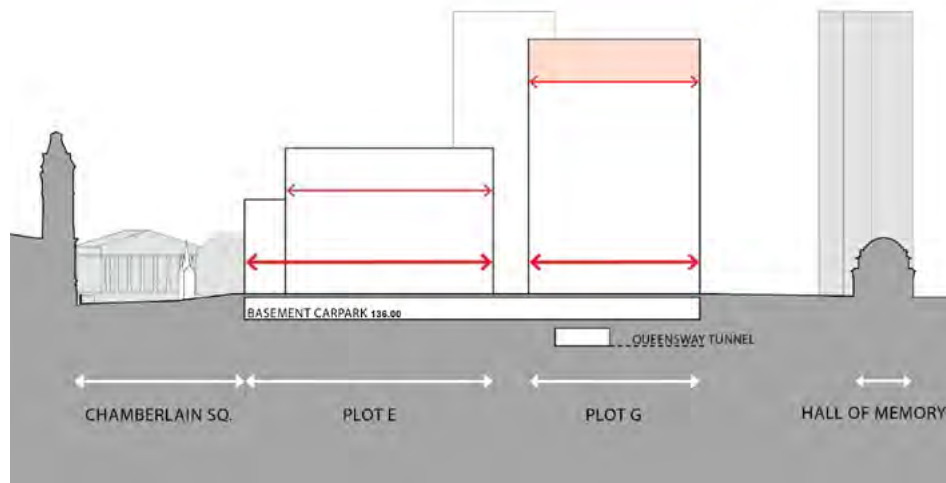


Figure 95 REV A: New Central Street – The southern edge elevation

RECOMMENDED

- Plot E façade should be divided vertically to respond to the Design Protocol views section, pages no. 28-39
- There should be a distinctive top to the Plot G façade – Acting as a focal element in response to the Design Protocol views section, pages no. 28-39

CONSIDERED

- The bottom section of Plot G could be terminated with a two storey colonnade or equivalent street level modelling device

KEY

- Clear 'Bottom' Condition
- Clear 'Top' Condition
- Distinctive 'Top' Condition



Figure 96: Illustrative image indicating clear hierarchy of facade

THE DESIGN PROTOCOL GUIDANCE

8.6 Building Composition

There are number of setbacks to Plots A, B, E and F which are highlighted within the Parameter Plans and are defined with deviation lines. This chapter defines those setbacks that are in addition to the Parameter Plans.

These can be generally divided into two categories:

- Setbacks that are required to mitigate the impact of the development on the heritage assets located within Chamberlain Square.
- Setbacks required to demonstrate that it is possible to achieve the maximum daylight and sunlight at the maximum parameter A.O.D heights of buildings.

Guidance to improve or mitigate direct sunlight and daylight conditions is included within the Sunlight and Daylight chapter of Environmental Statement; mandatory measures must be adopted as suggested.

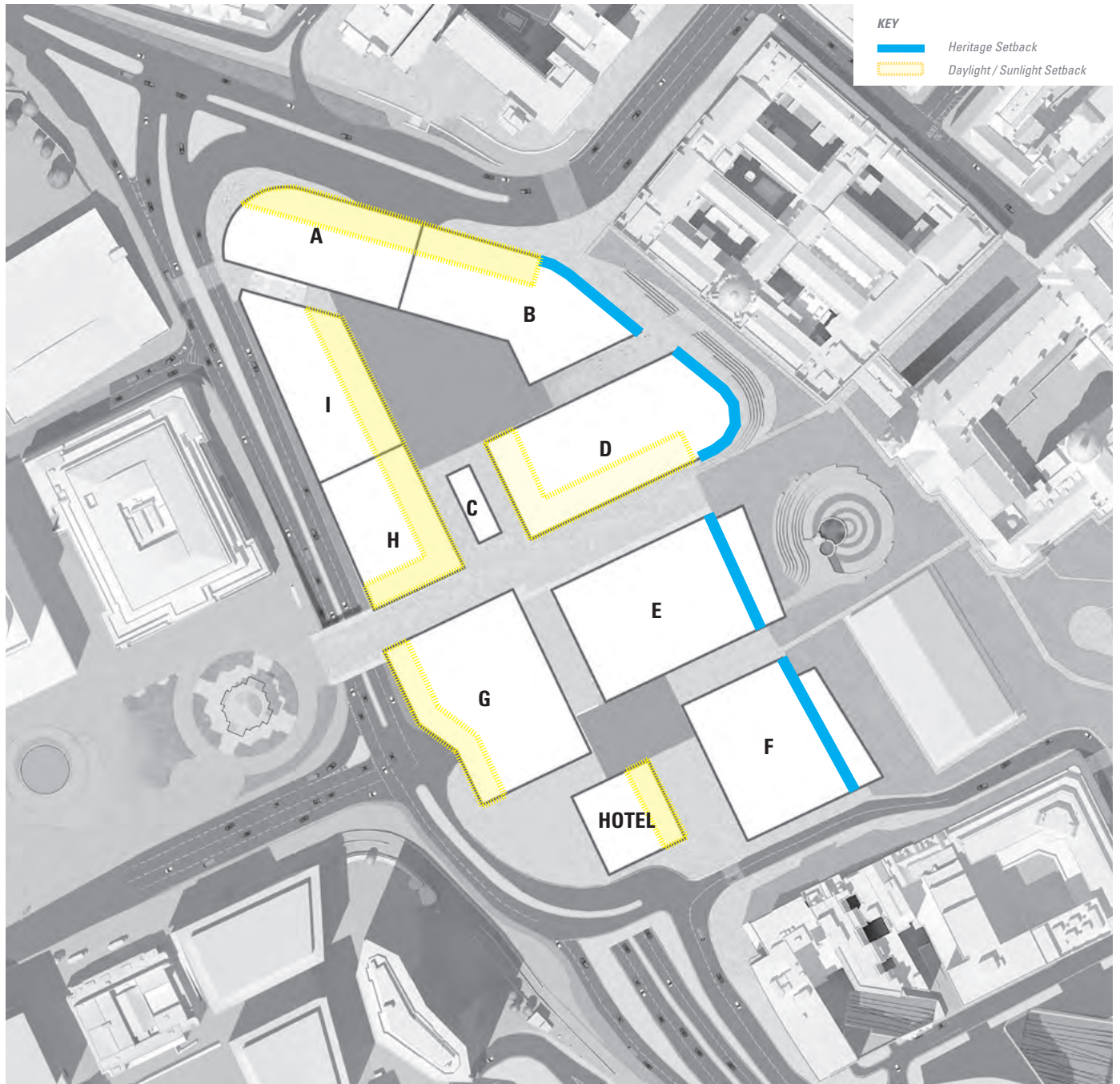


Figure 97 REV B: Illustrative Masterplan indicating setbacks

THE DESIGN PROTOCOL GUIDANCE

8.6 Building Composition

MANDATORY

- Plot B façade facing the Extension to the Council House must have a setback, of at least 4.5m, at ground plus five storeys
- Plot D façade facing the Extension to the Council House must have a setback, of at least 4.5m, at ground plus five storeys
- Plot D façade facing New Central Street must have a setback, of at least 4.5m, at ground plus five storeys
- Plot D façade facing the both Plot G and the Plot C pavilion building must have a setback, of at least 9m, at ground plus five storeys

RECOMMENDED

- Facades of plots surrounding the Northern Square should have setbacks above the ground plus five storeys level to minimise the visual impact on the skyline

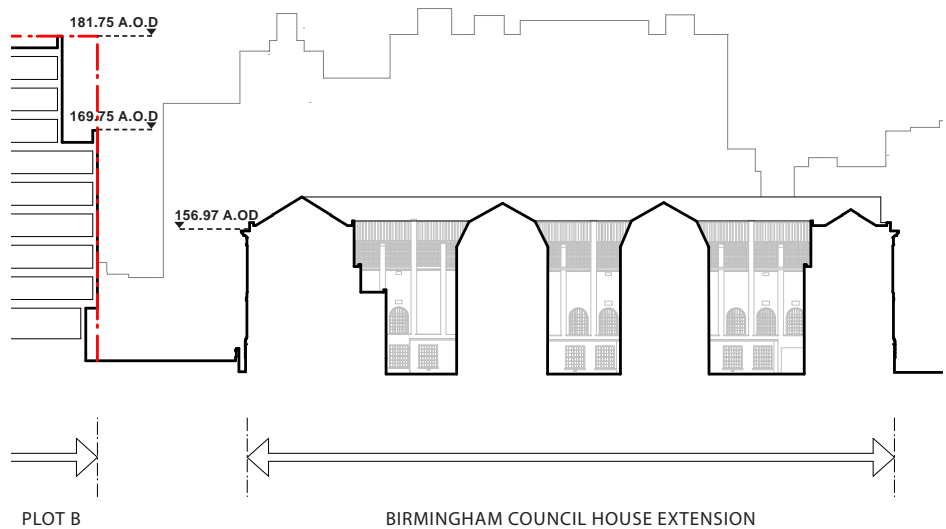


Figure 98: Congreve Street section – Plot B

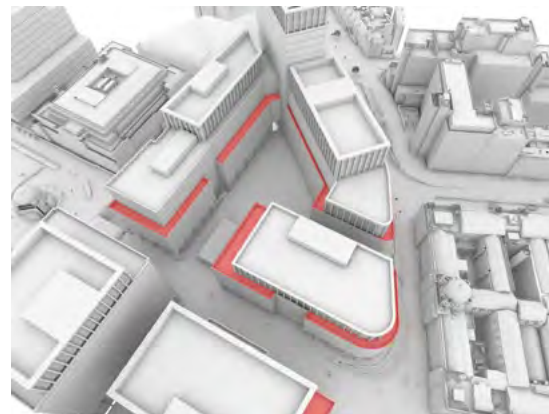


Figure 99: Illustrative view indicating setbacks along Northern Square

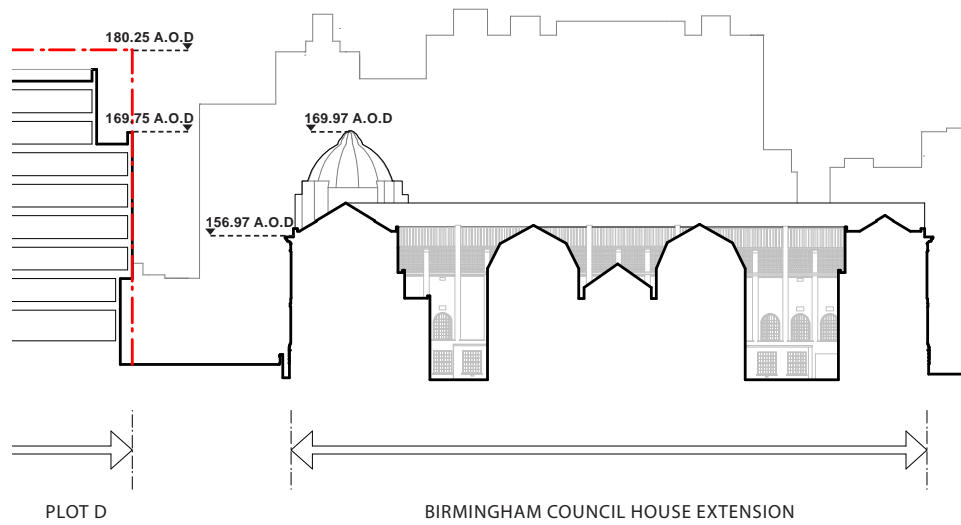


Figure 100: Congreve Street section – Plot D

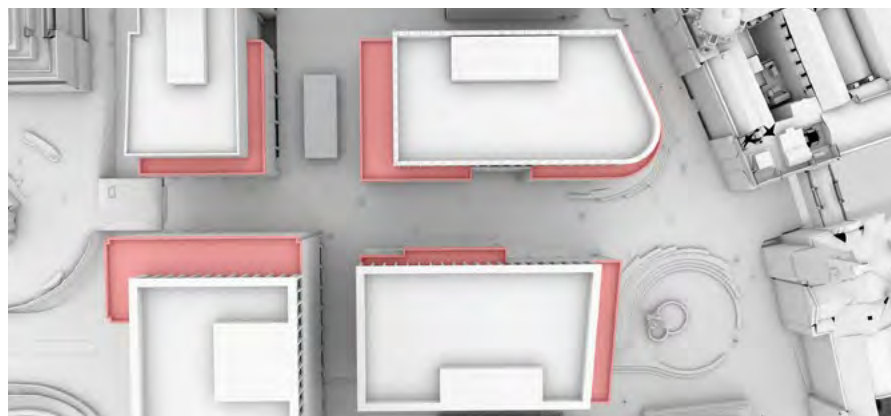


Figure 101: Illustrative view indicating setbacks along New Central Street

THE DESIGN PROTOCOL GUIDANCE

8.6 Building Composition

CONSIDERED

- Additional setbacks could be introduced on facades facing the secondary routes between Plot B and Plot D as well as Plot E and Plot F to further improve day-lighting and the skyline view
- Setbacks to Plot E and G facades facing New Central Street could be introduced to further minimise the visual impact on New Central Street

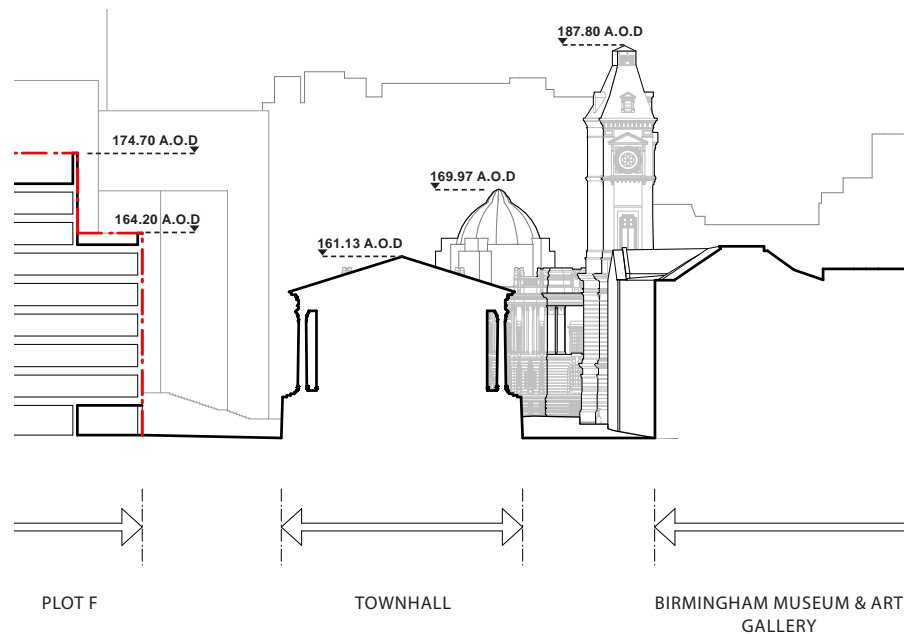


Figure 102: Ratcliffe Passage section - Plot F

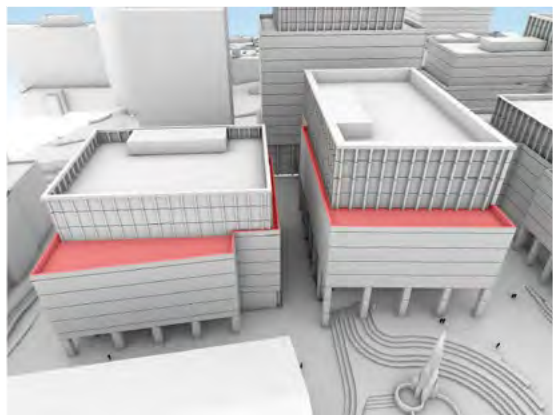


Figure 103: Illustrative view indicating setbacks along secondary routes

KEY
--- Line indicating maximum parameters A.O.D. massing

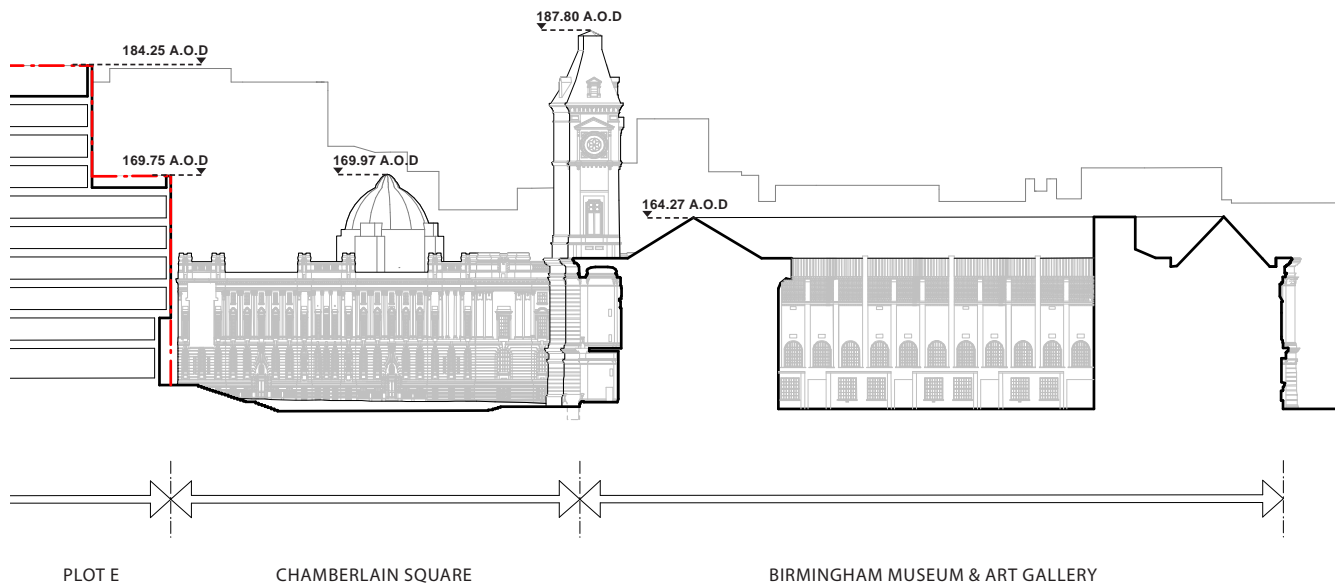


Figure 104: Chamberlain Square section - Plot E

THE DESIGN PROTOCOL GUIDANCE

8.6 Building Composition

MANDATORY

- Plot B must have setbacks to the Congreve Street and Summer Row façades at ground plus five storeys and ground plus eight storeys. The façade on Congreve Street facing the Extension to the Council House must have a setback, of at least 4.5m, at ground plus five storeys
- Plot A must have a setback to the Paradise Circus Queensway / Summer Row façade at ground plus eight storeys
- Plot H façade facing both the Plot C pavilion and New Central Street must have a setback, of at least 4.5m, at ground plus five storeys
- Plot I must have a setback, of at least 4.5m, at the ground plus eight storeys
- Setbacks for Plots H and I must be considered when modelling the bridge link between Plots A and I
- The Hotel Plot must be designed to maximise sunlight into the Southern square.
- Plot G must have a setback, at a higher level, to maximise sunlight into the Northern Square

RECOMMENDED

- Facades of the plots surrounding the Northern Square should have setbacks at ground plus five storeys to minimise visual impact on the skyline
- Plot H and I façades facing Baskerville House should have setbacks or other distinctive façade articulation to relate to the Baskerville House massing.



Figure 105: Illustrative view indicating setbacks for Plots B and A shoulders

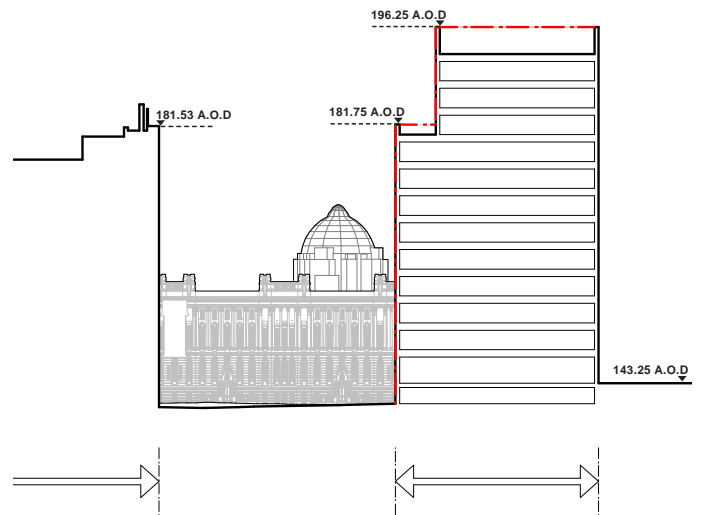
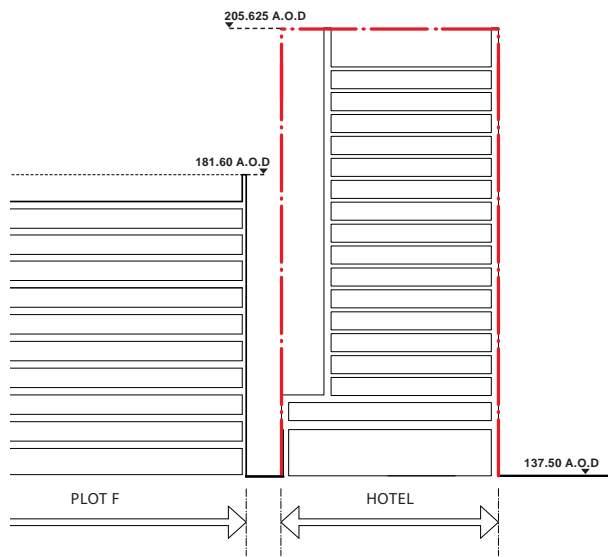


Figure 106 REV B: Hotel, Plot F and Plot B sections

KEY

--- Line indicating maximum parameters A.O.D massing

THE DESIGN PROTOCOL GUIDANCE

8.7 Tall Buildings and Marker Buildings

The role of tall buildings within the scheme is to act as a marker for key gateways – the North Gateway on approach from Summer Row, the Western Terrace on approach from Suffolk Street Queensway and the west-east approach along Broad Street. Within the Paradise Circus Site the locations of the tall buildings have been chosen to allow them to create legible landmarks that define the development. They continue the cityscape roofline across the western part of the City and the Jewellery Quarter when approached from Victoria Square. It is acknowledged that there alternative ways to create 'marker' buildings without the need for height, through architectural design.

All of the proposed maximum heights for tall buildings within the Masterplan development comply with the Civil Aviation Authority (CAA) guidance for the city centre, which represents a maximum height of any structure, including antennae and aerial arrays of 242 metres A.O.D Above Ordnance Datum.; as described in the 'High Places Planning Policy Framework for Tall Buildings' issued in March 2003 by Birmingham City Council. The tall buildings on the Paradise Circus Site sit within the suggested locations indicated in this document, terminating the key views it identifies.

The proposed tall buildings are located outside the Colmore Row and the Jewellery Quarter Conservation Areas. They do however influence the heritage environment; therefore this Protocol Document gives direct guidance to ensure that the future development of these buildings enhances the existing heritage cityscape.

MANDATORY

- The tall buildings within the scheme must be of the highest quality in architectural form, details and materials
- Special consideration must be given to the top of the buildings given their prominence and influence on the skyline. The tall buildings within the scheme must have a distinctive top relating to their landmark status and a bottom elevational treatment that relates to the local characteristics of the streetscape.
- Antennae and aerials must be elegantly integrated into the design.
- The design of the tall buildings must seek to limit the impact of overshadowing. This is of particular importance with regard to the active uses on the eastern side of Summer Row and the amphitheatre style seating area in Chamberlain Square

RECOMMENDED

- Active uses within the top floors should be provided
- Tall buildings should be lit externally by well-designed lighting schemes



Figure 107: Birmingham City Council 'High Places' Planning Policy Framework for Tall Buildings diagram



Figure 108 REV A: Proposed tall buildings/ marker buildings

THE DESIGN PROTOCOL GUIDANCE

8.8 Roofscape

A key part of the development is the roofscape elements to all the buildings. These elements make a significant new impression on the skyline in this area of the city so should be handled sensitively and should make a positive contribution to historically important buildings. Any servicing or plant on the roof of a building must be disguised in a seamless way that integrates with the design of the overall façade of the buildings.

Opportunities for the incorporation of bio-diverse roofs (green and/or brown) will be maximised across the development.



Figure 109: Watermark Place, London



Figure 110: Biodiverse Roof, Netherlands



Figure 111: More London, London



Figure 112: Ropemaker Place, London

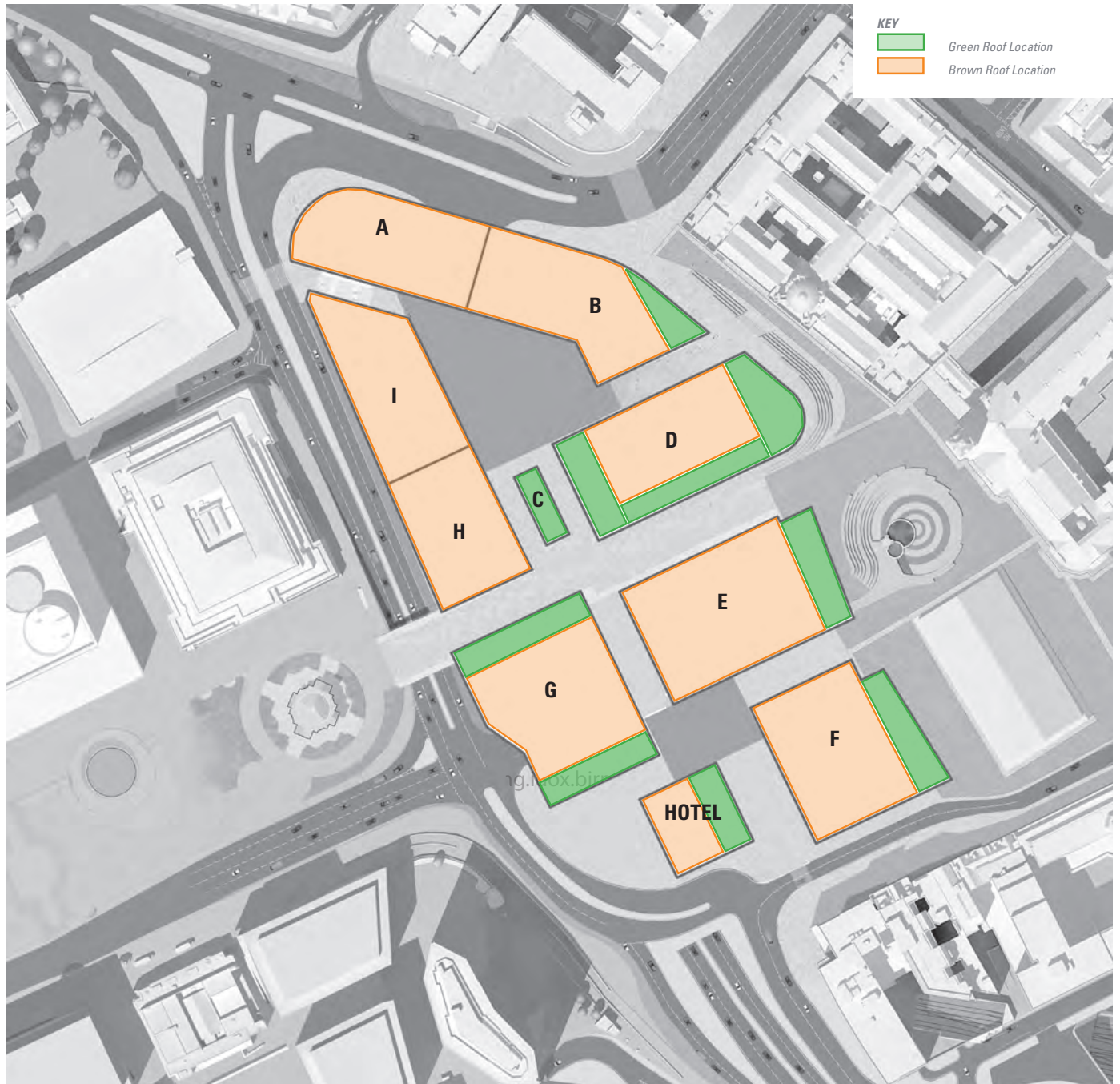


Figure 113: Illustrative Masterplan indicating possible locations for roofscape – Green and brown roofs

THE DESIGN PROTOCOL GUIDANCE

8.8 Roofscape

Green and brown roofs are part of the integral environmental strategy for the redeveloped Paradise Circus.

The proposals must incorporate brown roofs to address potential impact on black redstarts in particular.

An overall roofscape strategy is proposed to ensure that the impact of the development is adequately managed in detail design.

MANDATORY

- The roof surface on the 'shoulders' to Plots B, D, E and F must be considered with respect to the impact on the heritage assets. The roofs to these plots 'shoulders' facing the Chamberlain Square must be accessible.
- Particular attention must be given to the composition of the 'fifth elevation' on the shoulders of Plots C, D, H and I, which can be overlooked from the upper storeys of the taller plots and from neighbouring sites.
- Façade legibility must be clear and achieved through ordered setbacks which follow the diagrams setout within the Design Protocol.
- Future location of the combined heat and power unit (CHP) and the associated flue must be considered within the developments roofscape composition.

RECOMMENDED

- Particular attention should be paid to the composition of the top section, including the roof of both the Hotel and Plot A to ensure that all sides are given appropriate treatment and work as a coherent composition.
- Plant equipment on the roof should be concealed within appropriate enclosures and/or screens and should be positioned to minimise impact to sightlines detailed within the views section of the Design Protocol.

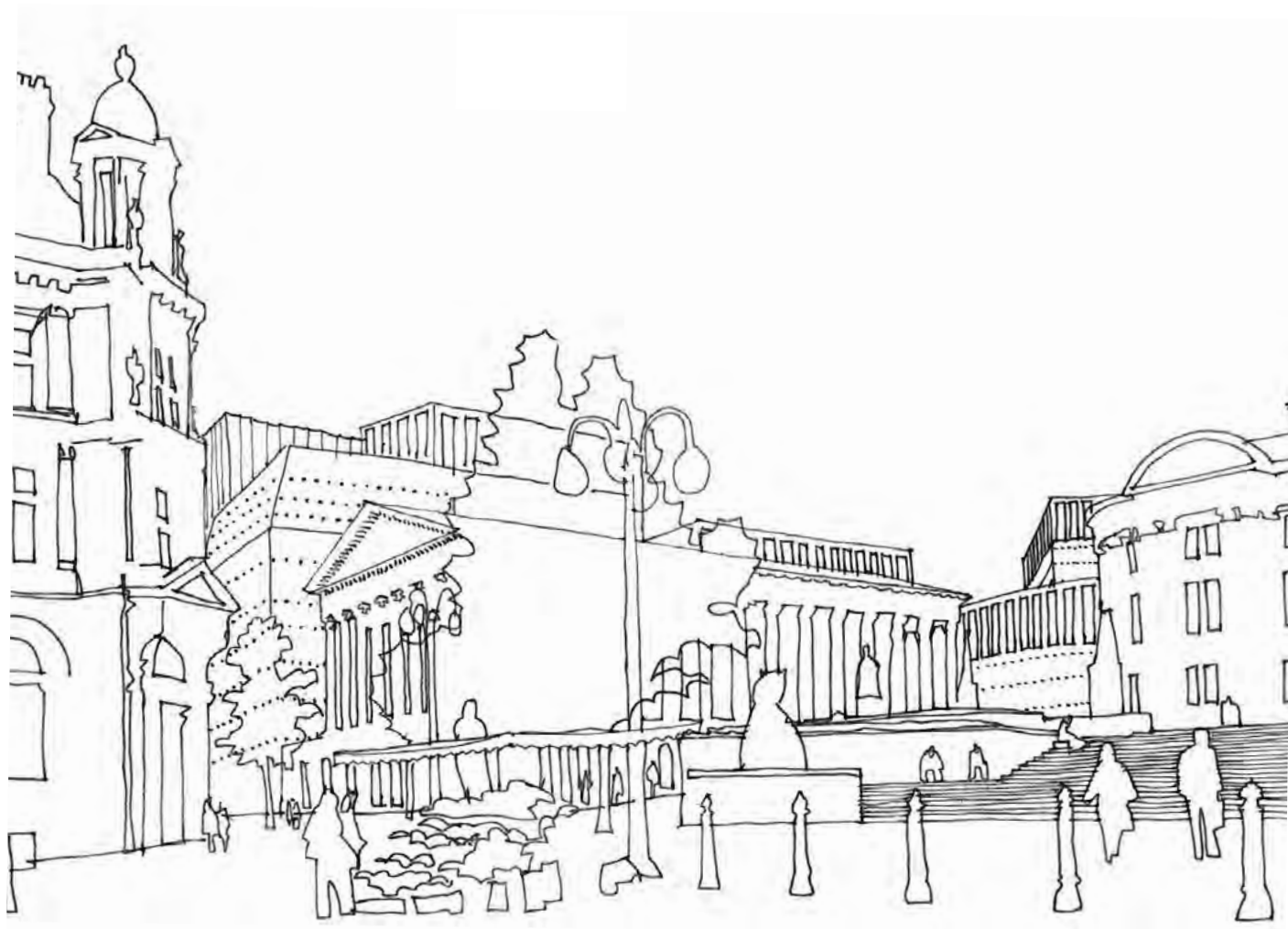


Figure 114 REV A: | Roofscape Condition from Victoria Square indicating consistent roof line

THE DESIGN PROTOCOL GUIDANCE

8.9 Materials

The materials chosen for the buildings within the Paradise Circus Site will be fundamental to its success. A simple and complimentary palette of architectural materials is sought.

MANDATORY

- Designers must take into consideration, when choosing a material palette for buildings adjacent to the Chamberlain Square and Congreve Street the existing heritage environment. Special consideration must be given to the Town Hall with its distinctive Penmon Anglesey Marble -Refer to figure 115
- The materials for facades on Plots F and E must use masonry as their primary façade component



Figure 115: The Town Hall



Figure 116: Council House, Museum & Art Gallery Clock Tower

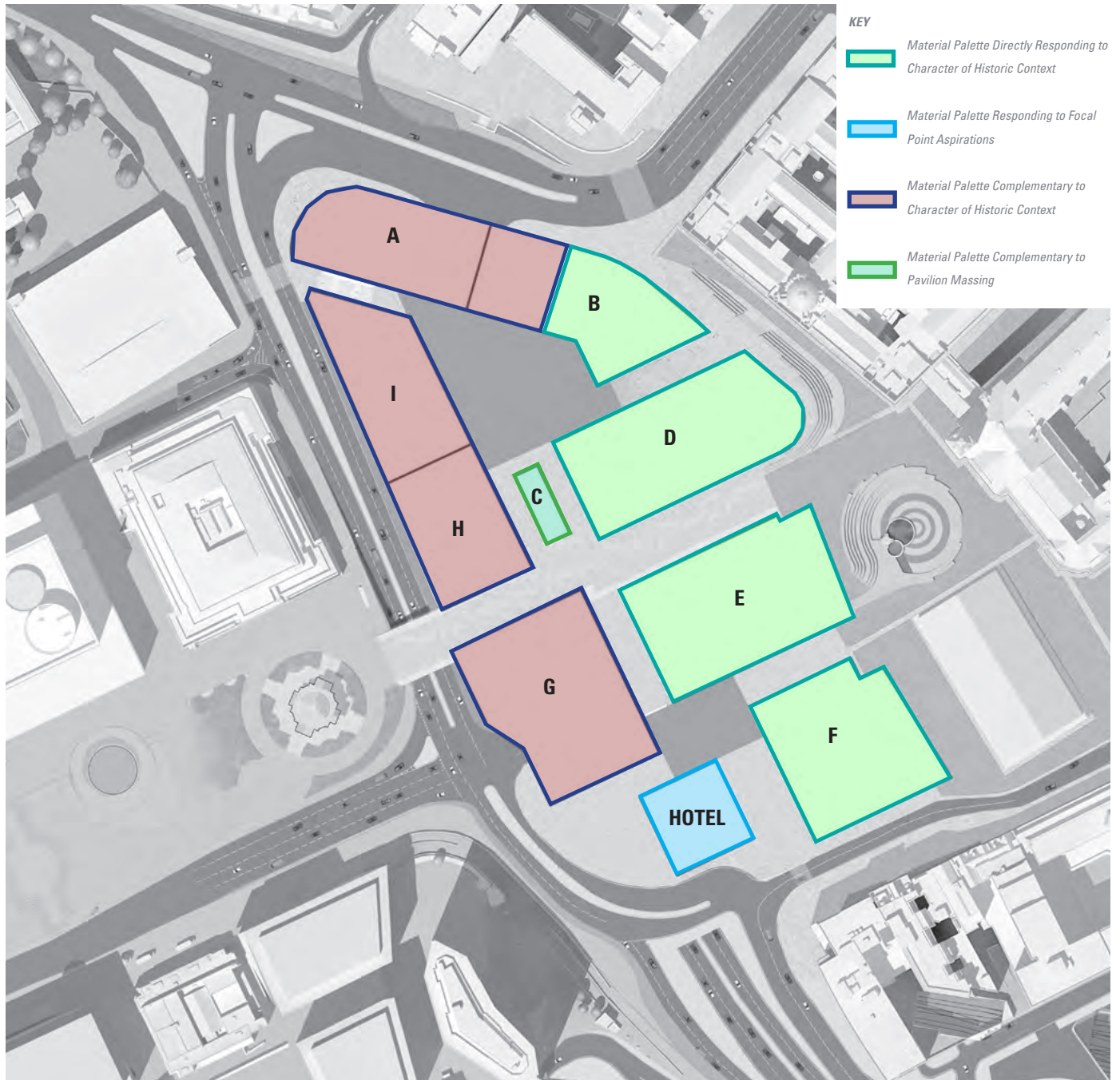


Figure 117: Illustrative Masterplan indicating the proposed material palette across the Site

THE DESIGN PROTOCOL GUIDANCE

8.9 Materials

RECOMMENDED

Designers should seek to achieve the objectives below:

- Provide a rich, but specific, range of materials appropriate to the diversity and context of the Masterplan Site.
- Achieve a cohesive and mutually responsive material language enhancing the character and sense of place of the Masterplan.
- Respect the historical context and adjacent listed buildings consistent with the character of the scheme and their limited appropriate language.
- Plots B, D, E and F should complement the material palette of the Council House and Museum & Art Gallery (Darley Dale stone) and the Council House Extension (Aberdeen granite base and Darley Dale stone upper).
- Facades facing Chamberlain Square and Congreve Street should use natural masonry and be complementary in tone and texture to the Council House, Museum & Art Gallery and Council House Extension. The intention is to create a new and architecturally complete setting for the Town Hall.

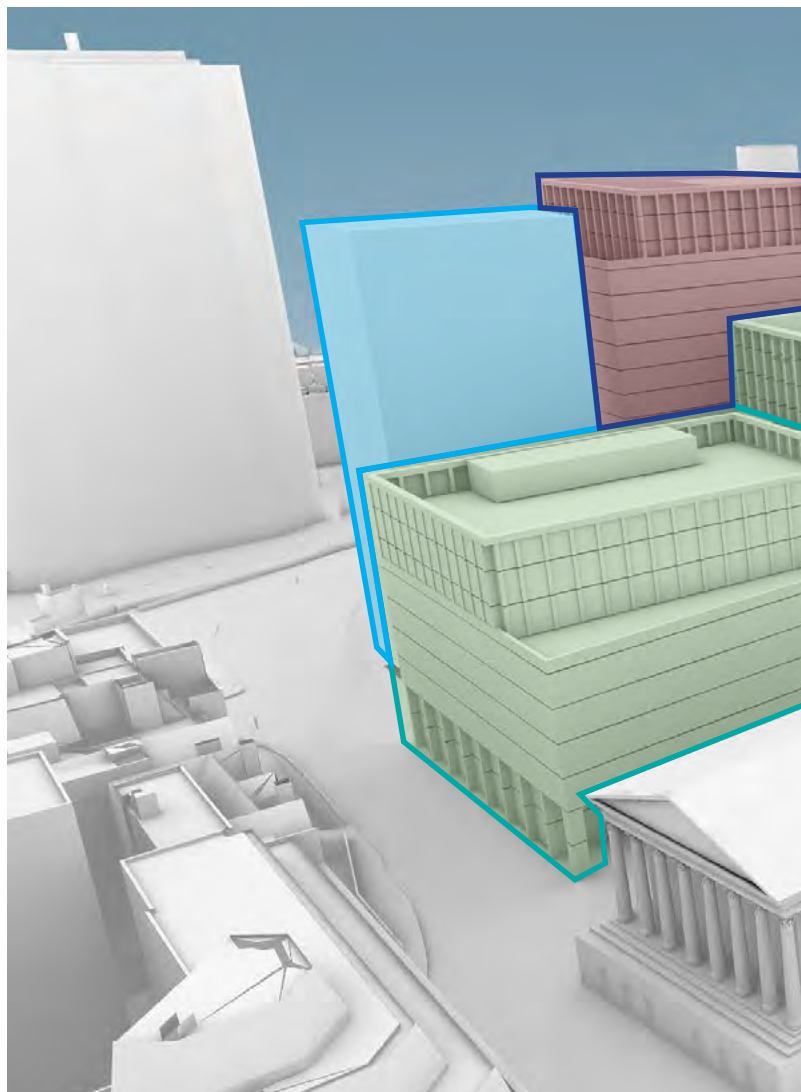


Figure 118 REV A: Materials view diagram



THE DESIGN PROTOCOL GUIDANCE

8.10 Signage and Lighting

Signage forms an important part of any city centre development and its place needs to be acknowledged within the development. It is an intention of the scheme to create places that are attractive after dark. The development is committed to well-designed lighting that improves pedestrian safety, road safety and legibility of connections.

By combining high quality lighting of buildings, places and spaces, the detail implementation of the Masterplan should enhance the quality of the environment giving it distinctive nighttime character, which works harmoniously with the Site's heritage assets.

MANDATORY

- Any commercial signage facing Chamberlain Square must consider, and be respectful towards, existing heritage assets around the Site
- Any lighting scheme within the Paradise Circus development must refer to the 'Lighting places' Supplementary Planning Document adopted in June 2008 by Birmingham City Council (or any replacement guidance)
- Whilst providing a clear branding, the Hotel signage must form an integral part of the elevational treatment


RECOMMENDED

- There should be a distinctive signage strategy specifically for the Paradise Circus Site incorporating clear access signage throughout

lighting places

A lighting strategy for the city centre
and local centres of Birmingham

the **birmingham** plan
birmingham's local development framework

 Birmingham City Council

JUNE 2008

Figure 118: Birmingham City Council - 'Lighting places' supplementary planning document

THE DESIGN PROTOCOL GUIDANCE

8.11 Microclimate- Sunlight, Daylight, Wind and Noise

Noise

A detailed noise assessment has been undertaken and included within the Environmental Statement. Mitigation measures must be adopted as suggested in the Noise and Vibration section of that document.

No significant changes in road traffic noise have been identified on the surrounding sites. In this respect the following should be considered:

MANDATORY

- The impact of noise from plant equipment must be considered during the design process. It must not exceed the total noise limits detailed in the Noise and Vibration chapter of the Environmental Statement.

RECOMMENDED

- The design of the Western Terrace, adjacent to the Hotel and Plot G, should seek to minimise the impact of traffic on the public realm.

Wind

A detailed wind assessment has been undertaken and included in the Environmental Statement. Mitigation measures must be adopted as suggested in the Wind Assessment section of that document.

The prevailing winds are from the southwest. The areas most affected are the northern section of the Northern Square and New Central Street. A number of mitigation measures should be implemented in order to minimise the effect of wind at pedestrian level.

MANDATORY

- The Northern Square must adopt street landscaping and tree planting that enhances the local conditions and provides shelter from oncoming winds in particular the prevailing south-westerly winds.
- The design for the secondary streets must provide a suitable environment, on the windiest days, for pedestrian use including activities such as window-shopping.

CONSIDERED

- Measures adopted to mitigate wind effect could include but are not limited to: recessed entrances, wind shelves and canopies, colonnade or equivalent street level modelling devices and vertical screening.

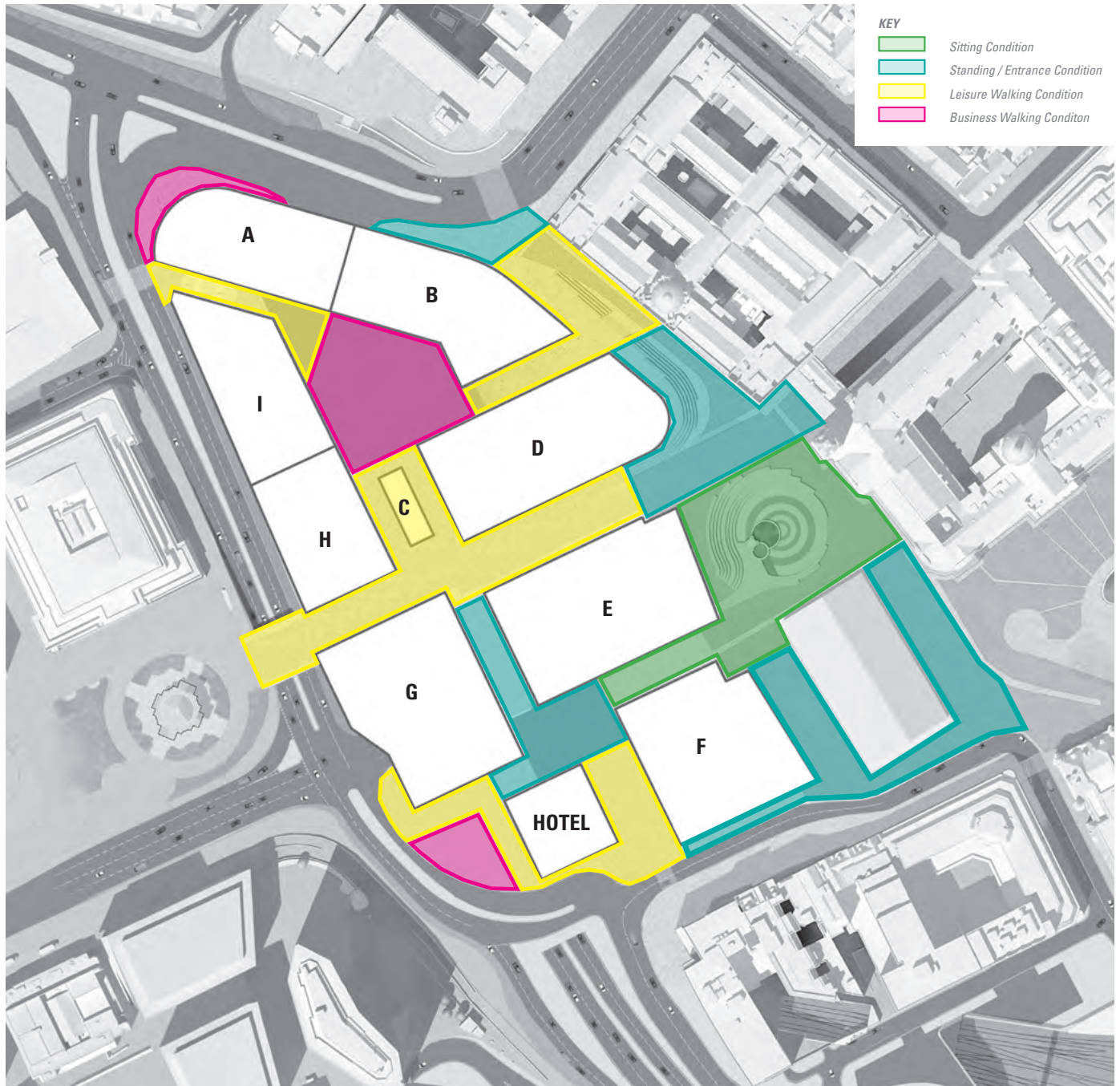


Figure 120: Illustrative Masterplan indicating the wind conditions during winter months

THE DESIGN PROTOCOL GUIDANCE

8.11 Microclimate- Sunlight, Daylight, Wind and Noise

Sunlight and Daylight

Guidance has been included within the day-lighting section of the Environmental Statement on how the BRE guide 2009 criteria can be achieved for external public amenity spaces within and adjacent to the Paradise Circus scheme. The Design Protocol ensures future plot design especially at upper levels is designed to optimise sun and daylight at street level, using setbacks where necessary.

New Central Street

New Central Street will become the main pedestrian route between Chamberlain Square and Centenary Square. Daylight enters New Central Street from both directions, the east in the morning and the west in the evening. Due to the height of the buildings relative to the width of the street, direct sun does not enter the street during the middle of the day.

MANDATORY

2 hours of direct sunlight within 27% of the New Central Street on 21st March must be achieved

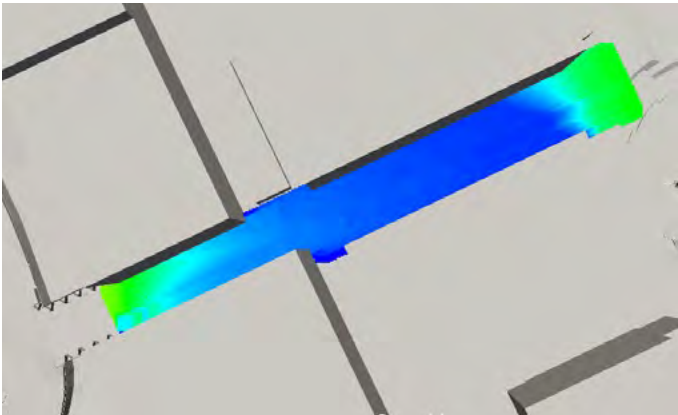


Figure 121: New Central Street – Maximum Parameters – 21st March direct sunlight

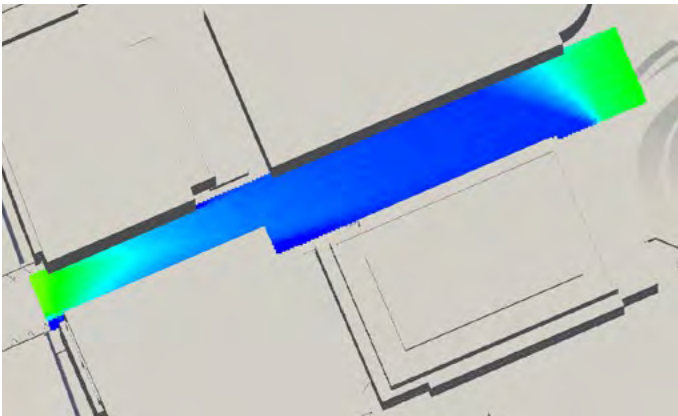


Figure 122: New Central Street – Illustrative Masterplan – 21st March direct sunlight



Southern Square

The Southern Square connects pedestrians from Chamberlain Square and the New Central Street to the existing subway and will become a transient pedestrian space. Tall buildings already existing within the cityscape largely surround the Southern Square, limiting the amount of sunlight that can reach it. However, assessment of the Illustrative Masterplan has demonstrated that, working within the Parameter Plans, 8% of the square, at its southeast corner can receive 2 hours of sunlight. Sunlight can enter the square between Plot G and the Hotel and between the Hotel and Plot F.

MANDATORY

0.5 hours of direct sunlight within 8% of the South Square on 21st March must be achieved

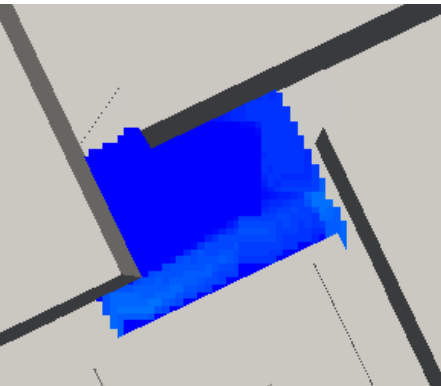


Figure 123: Southern Square – Illustrative Masterplan – 21st March direct sunlight

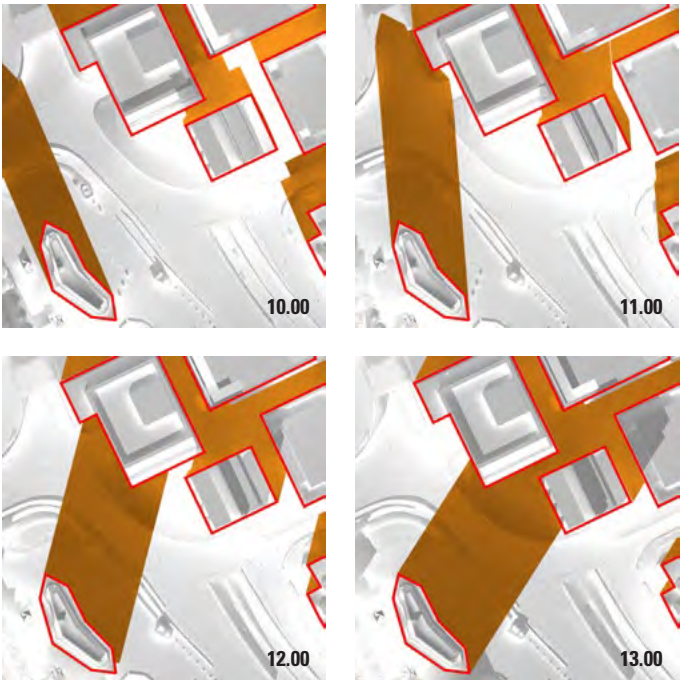


Figure 124:
Southern Square – Equinox –
Illustrative sun shading

8.11 Microclimate- Sunlight, Daylight, Wind and Noise

Northern Square

The Northern Square has been proposed as a major addition of public realm within the development. The square is bordered by both Chamberlain Square and Centenary Square – two major areas of existing public amenity space. The Northern Square will become an open space for those working within the development in addition to a transient space for pedestrians.

MANDATORY

2 hours of direct sunlight within 29% of the North Square area on 21st March must be achieved
2 hours of direct sunlight within 50% of the North Square on 29th March must be achieved



Figure 125: Northern Sqaure – Maximum Parameters
– 21st March direct sunlight

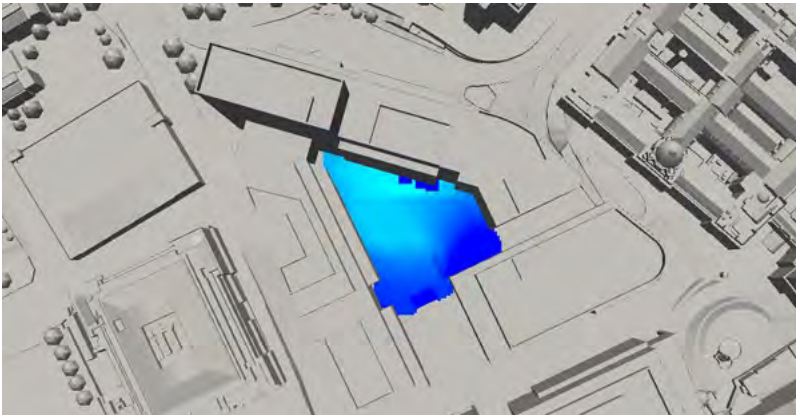


Figure 126: Northern Square – Illustrative Masterplan – 21st March direct sunlight

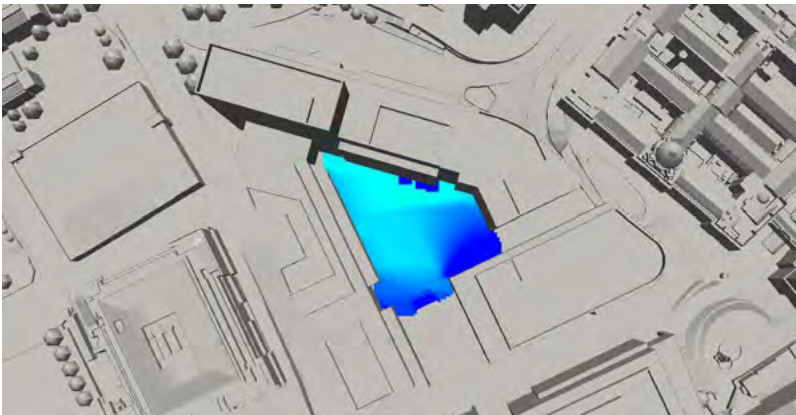


Figure 127: Northern Sqaure – Illustrative Masterplan – 29th March direct sunlight



Paradise Street Area

Paradise Street extends along the south side of the development. The eastern side of this street is largely shaded by existing buildings, and not impacted by the development. Sunlight primarily reaches this space in the late morning when the sun is high in the sky.

MANDATORY

2 hours of direct sunlight within 37% of Paradise Street on 21st March must be achieved

RECOMMENDED

The design of the southern Plots, the Hotel Plot and Plot F, should seek to minimise the impact of shading on the existing context.

CONSIDERED

There could be a two storey colonnade or equivalent street level modelling device introduced along the Plot F façade facing the Town Hall to improve the extent of the direct sunlight at street level

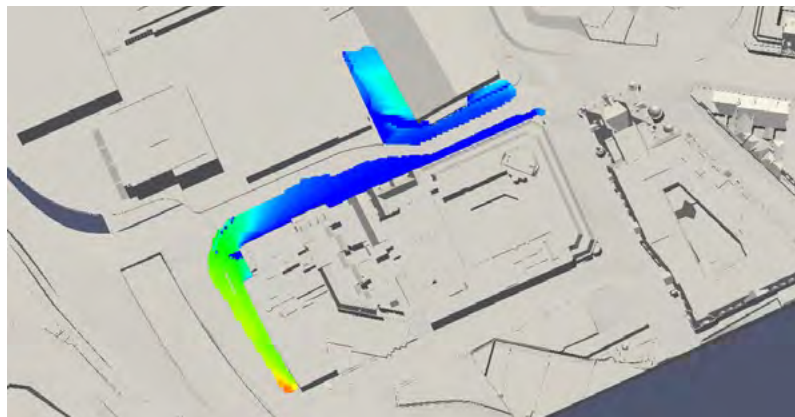


Figure 128: Paradise Street Area – Maximum Parameters – 21st March direct sunlight

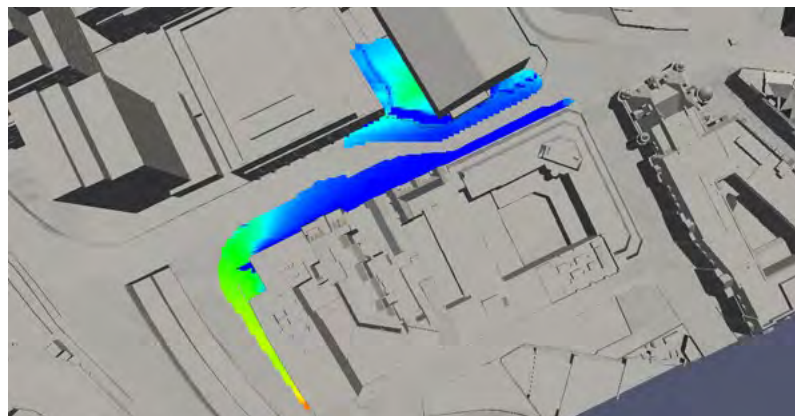


Figure 129: Paradise Street Area – Illustrative Masterplan – 21st March direct sunlight

8.12 Phasing

Phasing

The Development will be phased. Careful consideration will be given to the phasing, in particular to the demolition of the existing buildings and the need to maintain a pedestrian connection between the City Centre and the west side of the city. The scheme will be delivered in two major phases with each including the construction of a number of individual buildings. Phase One will include the Hotel site and plots E, F and G. Phase Two will include plots A, B, C, D H and I.

When the project begins on site, the overall highway realignment will commence along with the public realm improvements. Once the physical works required to implement the realigned highway layout are complete, temporary uses will be installed on the northern section of the site (Phase Two).

Considering the scale of the development and its timescales it will be important to manage its impact on the city centre during construction. Of particular importance will be the treatment of the intermediate edges of the Site.

MANDATORY

- Phase Two boundary treatment along New Central Street must be constructed in a way that reflects the quality and overall aspiration for the Paradise Circus development.
- Considering the nature of the surrounding developments the Phase Two temporary parking must also be considered a high quality design that enhances the heritage surrounding.
- During the construction of the terraces of Plots A and B as well as Plots H and I, consideration must be given to blank facades remaining as ‘half buildings’.

RECOMMENDED

- During the construction of Plot G, the Adrian Boulton temporary façade design should enhance the New Central Street.

CONSIDERED

- Temporary active uses could be constructed along the New Central Street on the edges of Plots C, D and H.

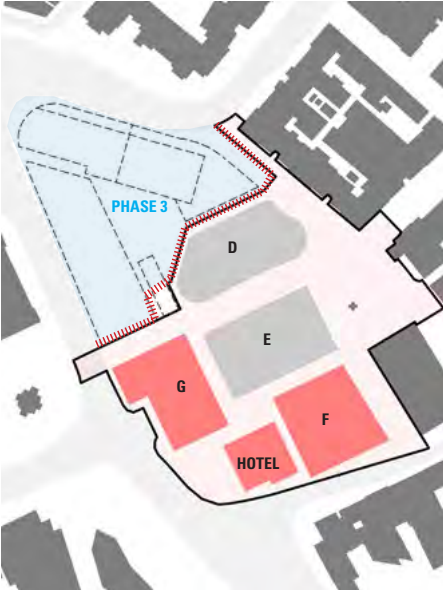


Figure 129 REV A: Illustrative diagram highlighting the phase two condition

KEY	
	Phase Two Temporary Boundary Treatment
	Temporary Uses
	Indicative Building Outline
	Work under Construction
	Work Completed
	Site Boundary

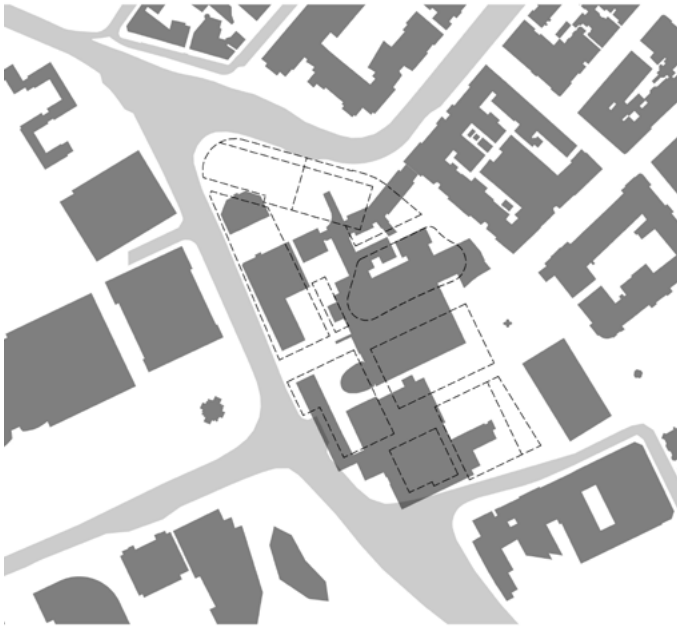


Figure 130 REV A: Phasing 01 - Road network complete

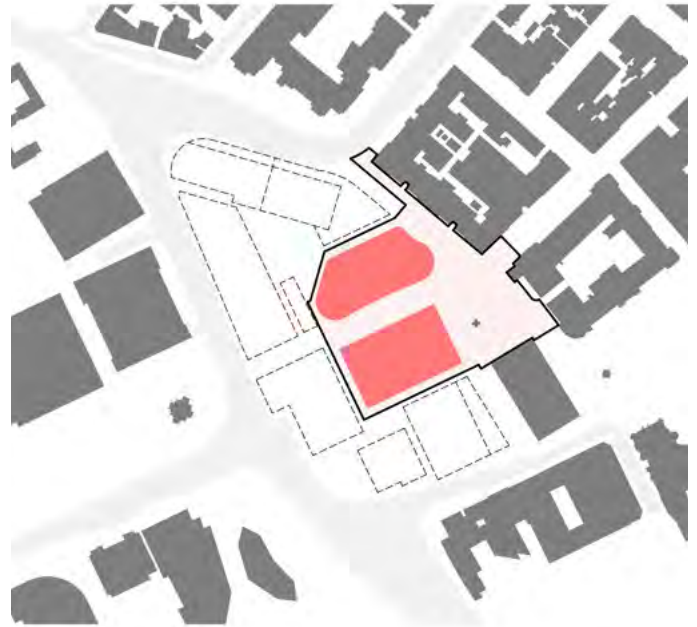


Figure 131 REV A: Phasing 02 - Phase One complete



Figure 132 REV A: Phasing 03 - Phase Two complete

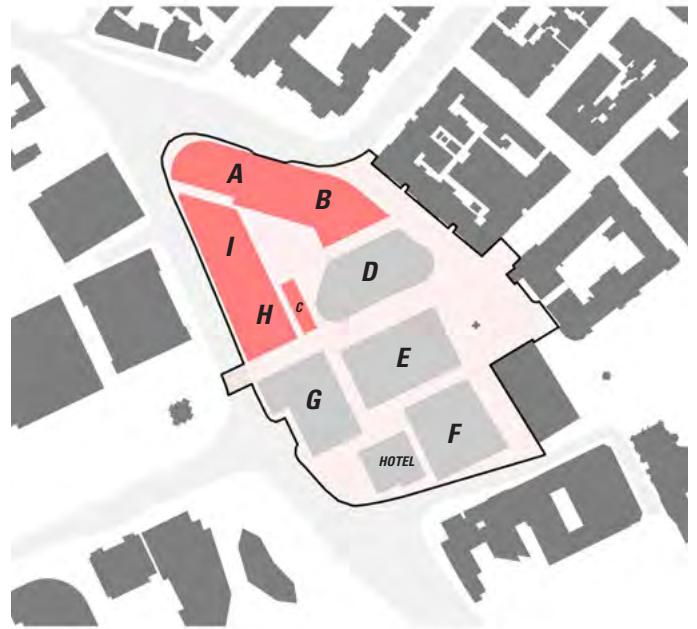


Figure 133 REV A: Phasing 04 - Complete Paradise Circus development

