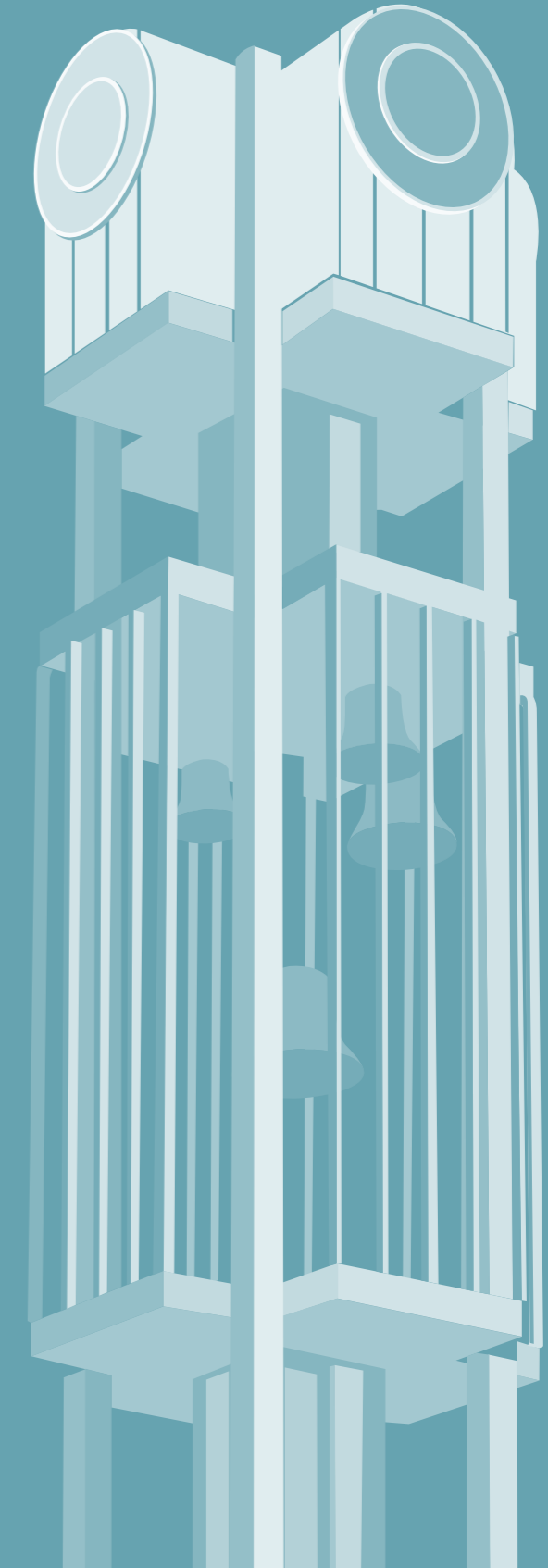


Baring Square Developed Design Report

Prepared by Boffa Miskell Limited
for Ashburton District Council, Town Centre Sub-committee

JULY 2010



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BACKGROUND

This project has been initiated following Council's adoption of the Town Centre Concept Plan in late 2009.

The Concept Plan provides a basis for Council investment in public land (squares, streets, parks); a clear direction for private investment in new developments and business opportunities; and certainty for interest groups and residents as to the future shape and quality of the town centre's features they may value.

The Town Centre Concept Plan identified 18 Key Projects which focus on improving Ashburton's public space. This report addresses Key Project 01: Baring Square East.

Introduction

BARING SQUARE EAST - DESIGN BRIEF

Space and Function

Provide flexible spaces, comfortable for small groups or individuals during quiet times, but able to cater for occasional events such as small scale entertainers (buskers, Jazz band) and able to provide adequate space and facilities for larger events such as markets, festivals, outdoor movies, seasonal/holiday events such as New Years Eve party etc, when required. A combination of hard and soft surfaces is required for these purposes.

Ashburton does not have a 'town square', a place for community gatherings and events. Baring Square East is seen as being able to provide this function. A community focussed, family friendly place.

The design of Baring Square East should also provide a connection between the town's mainstreet (East Street) and its future Cultural Precinct (Triangle shops through to the Events Centre).

Activation

Investigate options to increase the activation of spaces both within the square and along its edges. Examples of this could include use of water features, installation of a permanent kiosk, and/or provision of space and facilities to allow movable service providers such as food vendors within the space. These elements could act as a catalyst, attracting people into, through and around the square. Encourage private landowners situated around the square to better address and engage with the space.

PROCESS TO DATE

The Concept Design phase was completed between November 2009 and February 2010, with the Proposed Concept Design approved by the Town Centre Sub-committee in February 2010.

The Developed Design phase commenced following the Town Centre Sub-committee's approval of the Proposed Concept Design. The purpose of this phase is to resolve how the square will work at a pedestrian scale, and begins to look at thematic cues, materials palettes and planting characters. This document is a summary of the work undertaken and a description of the approved design to be taken forward to construction detailing.

Detailed Design is scheduled to commence in August 2010, focussing on production of construction documentation.

The Design Philosophy of Change, Evolution and Movement references aspects of the site and its context, both in a spatial and temporal dimension.

At a region-wide level, the natural landscape is in a constant state of change, with braided rivers carrying and abraiding material from the Southern Alps as they make their way across the Canterbury Plains to the Pacific Ocean. Winds move sediment, seeds and other material across the Plains

The rural landscape is in a constant state of change as crops are grown and harvested, while evolution of land-use is changing both the cultural and natural landscape.

At a more local level, people and goods move through the town centre via the State Highway and the Main Trunk Line, both of which provide constant change and movement within the town centre.

Since its inception on the original town centre survey drawings, Baring Square East has been in a state of change and evolution. Originally a gated square, primarily to be looked at, the square has been through a number of changes through the years. Each change has improved the ability of people to enter, rest and pass through the square. This design evolves the square further, creating a town square which encourages through movement, provides spaces for people to rest, and is capable of facilitating larger community events.



Design Philosophy: Change, Evolution and Movement





note: plan not to scale

Seating (with backs) under trees provides definition to edge of square, and sheltered seating opportunity on the street edge.

Existing Magnolia and Frontiersman Memorial to be retained. Raised lawn/garden to be constructed around these.

Flexible space provides opportunities for both large and small community events

Baring Square East roadway (2 way) to be flush with pedestrian areas. Tree planting and gardens create 'pinch points' along roadway, slowing vehicles and improving its shared nature.

Consistent paving and patterning across roadway further emphasises shared nature of the surface.

Relocated sculpture positioned on raised lawn, visible from paved area and central axis.

Movable seating provides flexibility of space; seats placed within large paved area, except when large event requires extra space. Seats can then be moved (forklifted) against raised lawn edge.

Relocated sculpture visible from East Street and from within the square.

Raised lawns on the street edge provide a buffer between vehicle-oriented East Street and the square. Paths between raised lawns provide easy access.

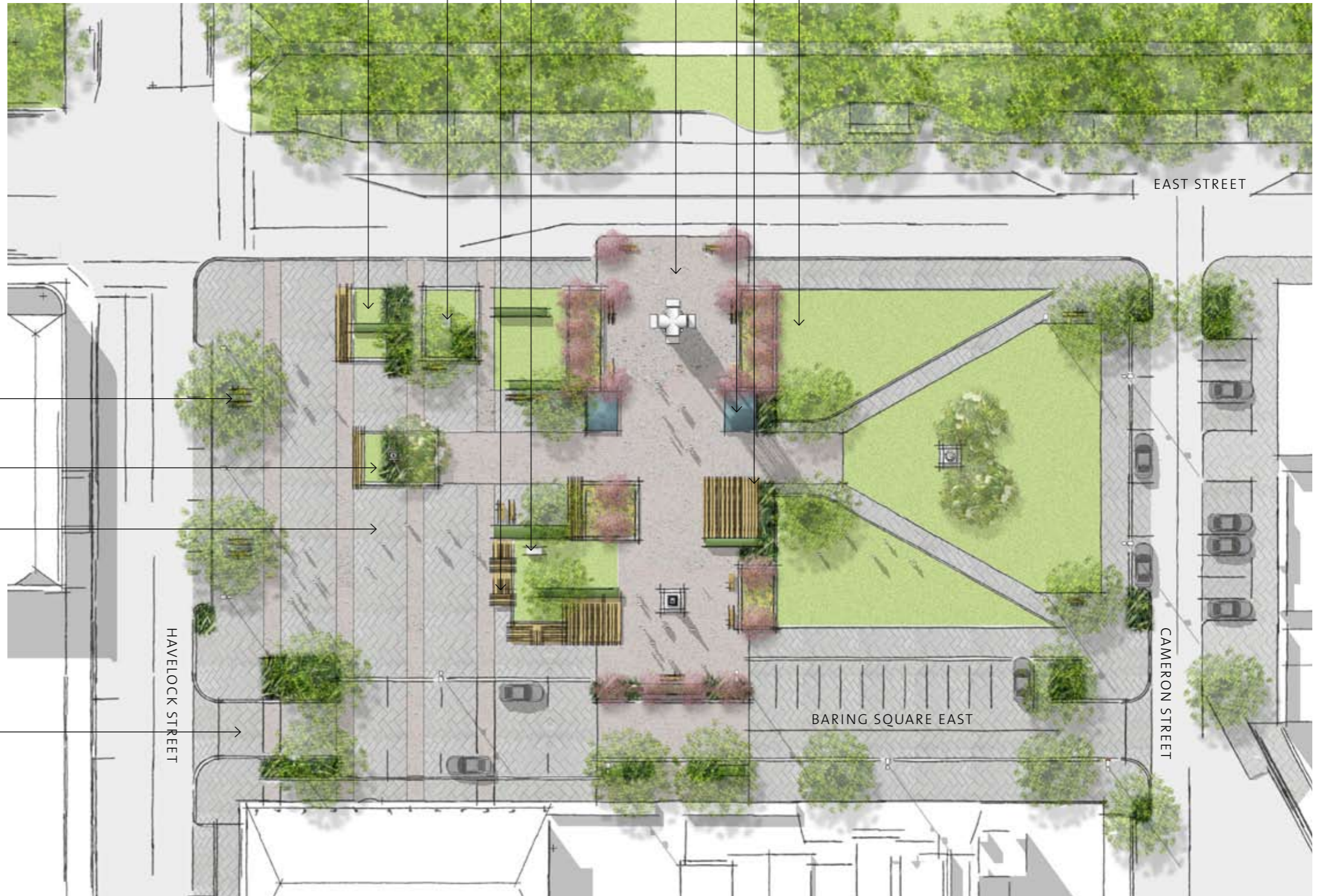
Proposed Design: Plan

Central axis features ornamental trees and decorative planting beds.

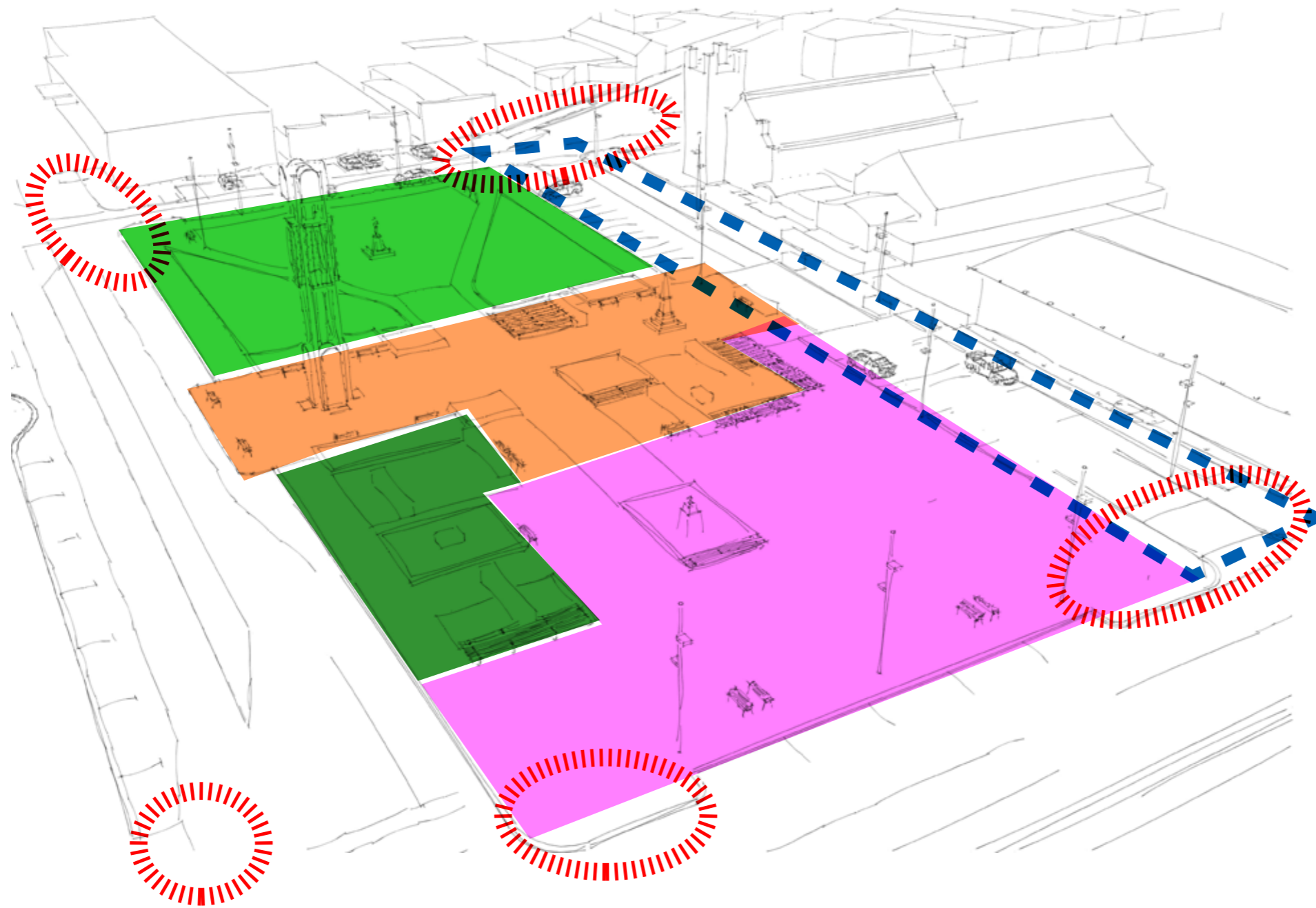
Water features located centrally in the square


Large timber platforms provide opportunities for seating on the edges, and are of sufficient size to cater for performances

Slightly raised lawns help frame views along the north/south axis to the Grigg Memorial, while deterring vehicles from entering square.



Proposed Design: Activity Plan

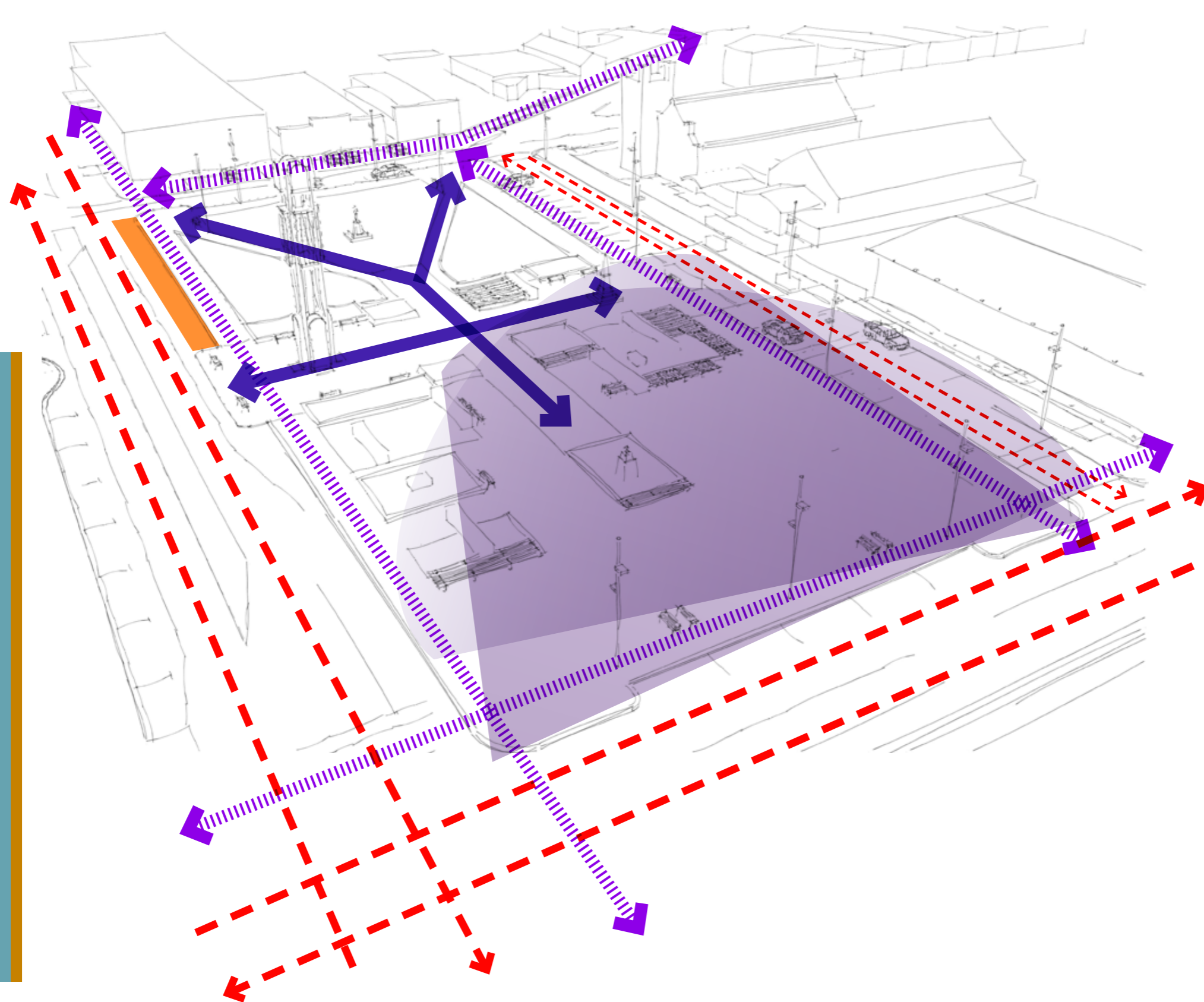


-  **Open Green Space**
Park-like foreground to the Methodist Church allowing for a range of activities
-  **East/West Axis**
Large central space with seating and raised elements on edges.
-  **Plaza - flexible use**
Comfortable for individual users, while able to cater for community gatherings eg: markets, concerts, celebrations
Free movement through space.
-  **Roadside Buffer**
Series of raised platforms provide amenity to both the square and the street.
-  **Pedestrian Friendly Street**
Street reconfigured to improve pedestrian amenity and to slow vehicles.
Vehicle movements through the street should be predominantly for local purposes such as parking on street or accessing neighbouring properties.

Carparking layout allows for parking cars nose-in toward square, and provides for food vendors to face into square.

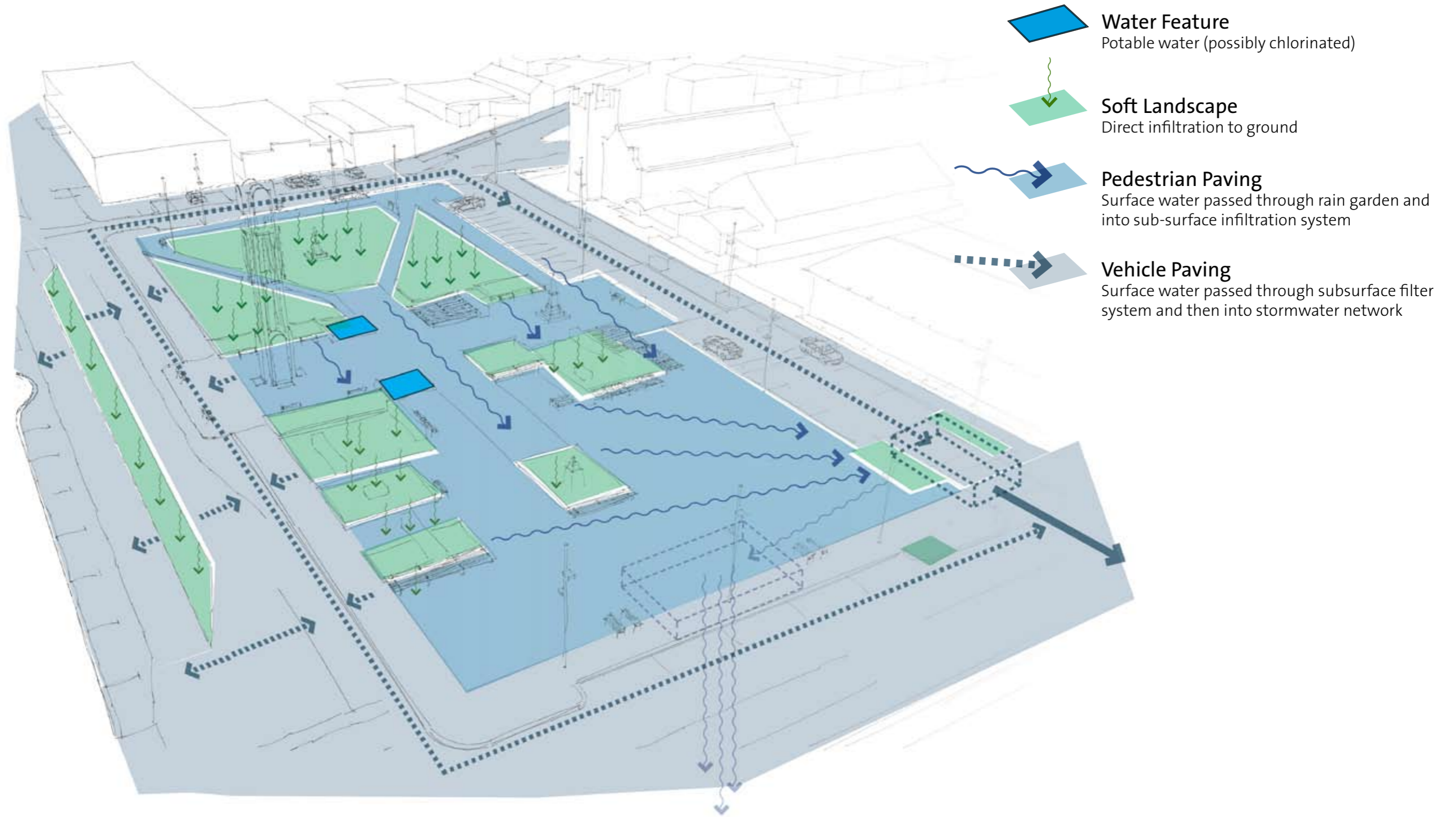
Street can be closed off at each end to cater for large community events, significantly increasing the area of usable hard surfacing.
-  **Movement Spaces**
Intersections allow people to move freely into and out of the square.

Proposed Design: Circulation Plan



- Axis**
Formal axis through the square provides generous areas for pedestrian movement
- Informal Pedestrian Movement**
Plaza space allows for a variety of routes through the space
- Pedestrian Movement along edges**
Edges to the square provide for direct routes of movement
- Vehicular Movement**
Heavy vehicular movement occurs on Havelock Street and East Streets, which is unlikely to change in the immediate future. However vehicle movements through Baring Square East roadway are far less frequent. Through traffic calming, informal pedestrian movement across the roadway will become easier and more attractive to pedestrians.
- Transport 'hub'**
Locate taxi and bus/coach services on East Street, near the clock tower, helping to restrict traffic on the Western edge

Proposed Design: Water Plan

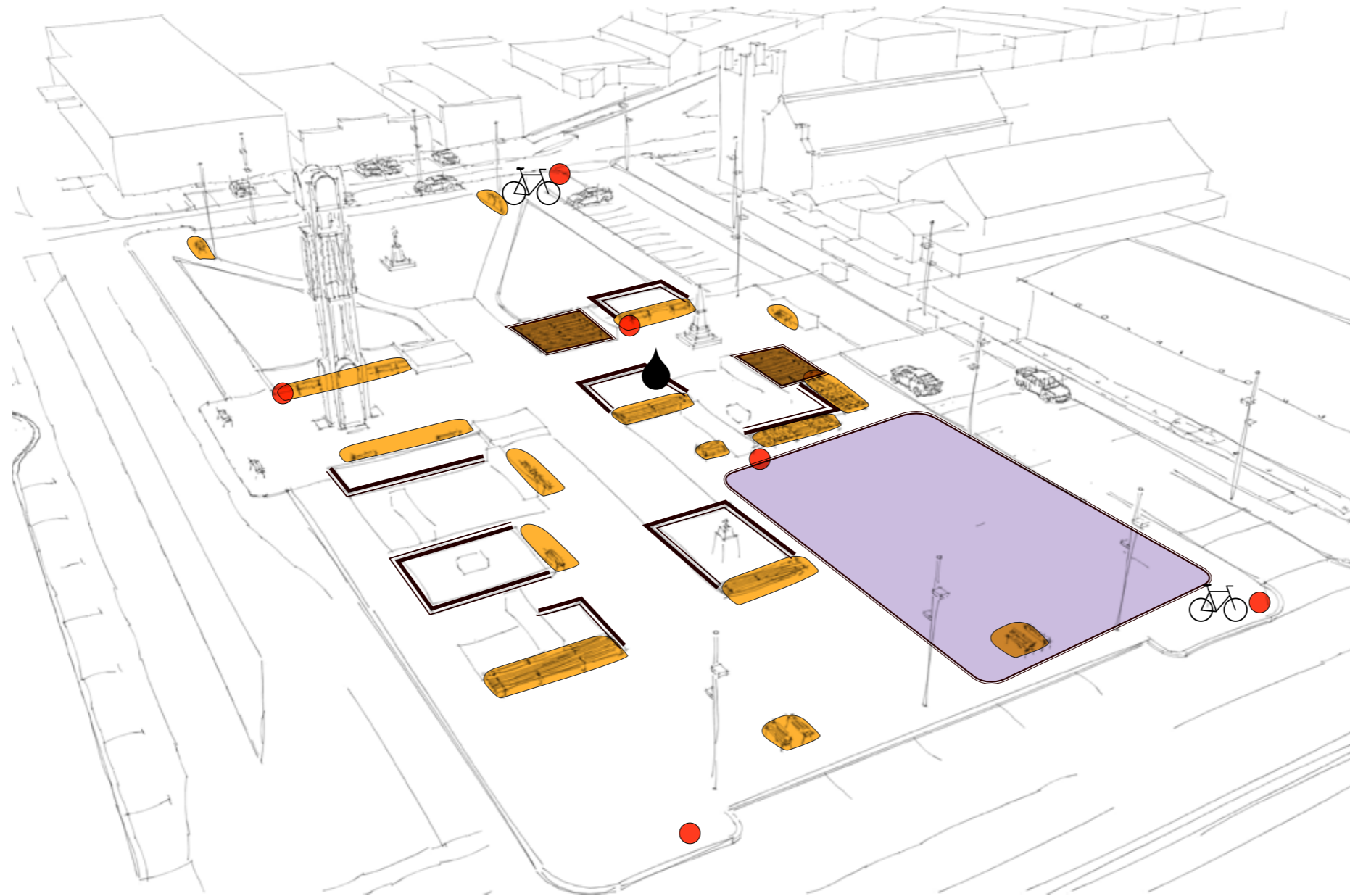


Proposed Design: Green Plan



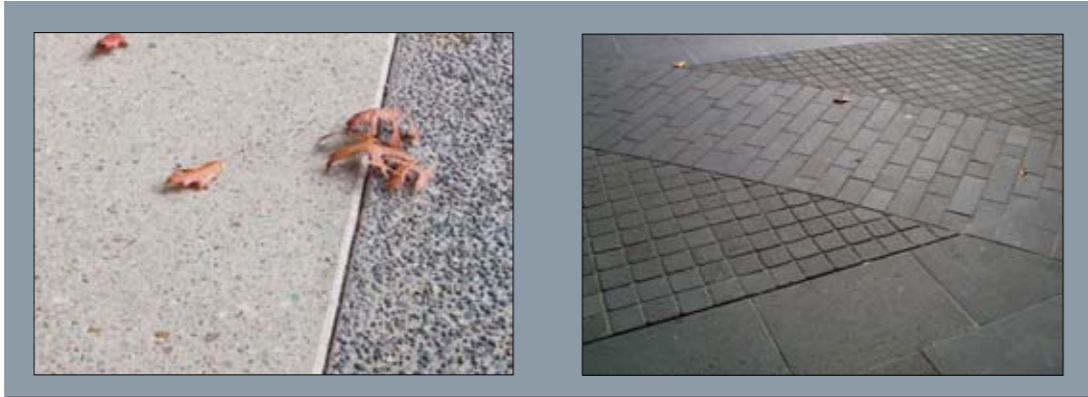
-  **Lawn**
Beds at a variety of heights
-  **Garden Beds- bedding plants**
Bedding plants. Frequent change and seasonal themes
-  **Garden Beds -native +/-or exotic**
Gardens provide structure to the spaces within the square
-  **Rain Garden**
Site-appropriate native plants improve the quality of surface water before it enters the stormwater system
-  **Potential Planting**
Suggested planting within private land to improve the relationship between private and public space
-  **Tree - small scale**
Small scale tree provides seasonal colour. Focussed around the East/West axis
-  **Tree - medium scale**
Medium-sized deciduous tree provides shade during summer, seasonal colour change, and maximises solar access during winter months.
-  **Tree - existing**
Existing mature Magnolias are retained at each end of the central axis.

Proposed Design: Furniture Plan



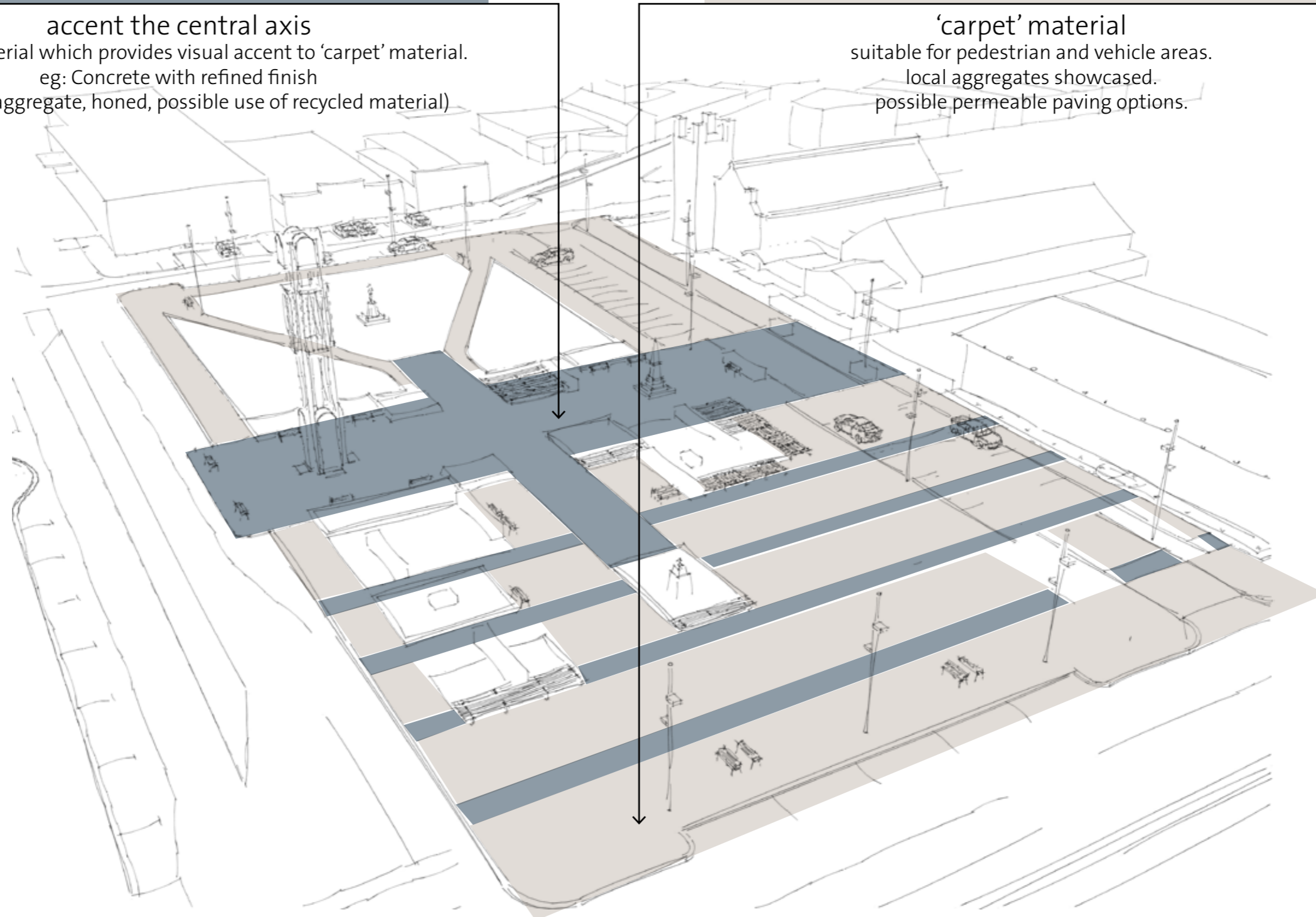
-  **Raised Platforms**
Platforms provide opportunity for seating on edges, group gathering and staging for performances
-  **Litter / Recycling**
Generally located at entrances to the square, away from seating
-  **Cycle Racks**
Located along road edges, at entrances into square.
-  **Seating**
Mixture of custom and off-the-shelf seating, with and without backs.
-  **Flexible Space**
Space populated by seating, movable when space is required for larger events
-  **Sittable Edges**
Raised elements within the square provide the opportunity for sitting/perching
-  **Drinking Fountain / Bottle Station**
Centrally located for ease of access. Options available for wheelchair accessibility and integrated signage.

Proposed Design: Paving Materials



accent the central axis
Quality material which provides visual accent to 'carpet' material.
eg: Concrete with refined finish
(exposed aggregate, honed, possible use of recycled material)

'carpet' material
suitable for pedestrian and vehicle areas.
local aggregates showcased.
possible permeable paving options.



Aerial View 01

above East St/Havelock St intersection



Aerial View 02

above Havelock St/Baring Square East intersection



Relocated sculpture visible from East Street and from within the square.

Relocated sculpture positioned on raised lawn, visible from paved area and central axis.

Existing Magnolia and Frontiersman Memorial to be retained. Raised lawn/garden to be constructed around these.

Flexible space provides opportunities for both large and small community events

Movable seating provides flexibility of space; seats placed within large paved area, except when large event requires extra space. Seats can then be moved (forklifted) against raised lawn edge.

Seating (with backs) under trees provides definition to edge of square, and sheltered seating opportunity on the street edge.

Baring Square East roadway (2 way) to be flush with pedestrian areas. Tree planting and gardens create 'pinch points' along roadway, slowing vehicles and improving its shared nature.

Consistent paving and patterning across roadway further emphasises shared nature of the surface.



Movable furniture placed against raised lawn edge to provide large hard surface for larger community events. Movable seating to be of such a size and weight that movement requires a forklift or similar.

Eye Level View 01

from East St / Havelock St intersection



Eye Level View 02

from centre of square toward Grigg Memorial



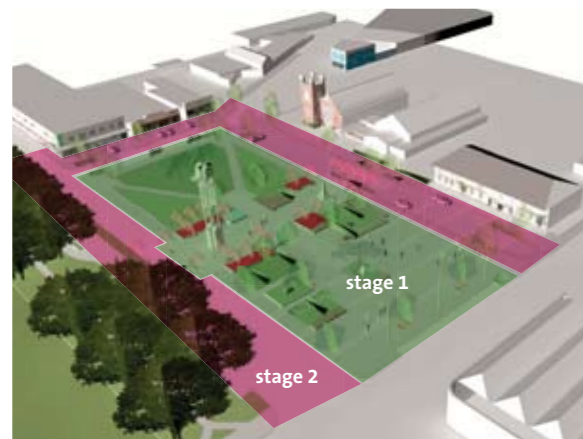
Eye Level View 03

from East St / Cameron St corner toward Methodist Church



Cost Estimate

Summary



Item	Recommended Scheme constructed in one stage	Recommended Scheme staged			Reduced Scheme constructed in one stage
	Total	Stage 1 Total	Stage 2 Total	Total (incl. margin)	Total
Preliminary & General, Site Preparation and Demolition					
Subtotal	\$148,000	\$123,000	\$70,000	\$193,000	\$148,000
Services					
					<ul style="list-style-type: none"> Allowance for increased capacity as result of deleting stormwater storage No Stormwater Storage Basic Concrete Dish Channel
Subtotal	\$324,800	\$217,500	\$142,300	\$361,550	\$191,880
Hard Works					
					<ul style="list-style-type: none"> Delete Cameron Street improvements and East Street median garden Delete Cameron Street improvements Change carriageway to asphalt *significant change in character* Planter Walls - Concrete Block and Render Basic concrete nib (will result in lower lawn, 50-100mm)
Subtotal	\$1,131,210	\$735,415	\$395,795	\$1,170,006	\$881,210
Lighting					
					<ul style="list-style-type: none"> No Feature Lighting
Subtotal	\$270,000	\$195,000	\$95,000	\$296,000	\$170,000
Street Furniture					
					<ul style="list-style-type: none"> No movable benches No drinking fountain / basic bottle stations No signage Reduce number of seats, bins, bike stands Change tree grates to loose aggregate surface
Subtotal	\$145,100	\$128,500	\$16,600	\$148,050	\$59,350
Soft Works					
					<ul style="list-style-type: none"> No cell system for trees All trees with basic tree pits Trees deleted from Cameron Street (north side) and East St median Change rain gardens to regular garden beds Cameron Street (north side) and East St median
Subtotal	\$240,600	\$172,600	\$48,100	\$248,225	\$155,350
Miscellaneous					
					<ul style="list-style-type: none"> Water feature reduced to basic design and materials, lower quality components.
Subtotal	\$255,000	\$255,000	\$0	\$255,000	\$130,000
Contingency					
Subtotal	\$251,471	\$182,702	\$76,780	\$267,183	\$173,579
TOTAL (incl. contingency, excl. GST)	\$2,766,181	\$2,009,717	\$844,575	\$2,939,014	\$1,909,369

NOTES

General

This cost estimate is intended to inform decision-makers of the options open to them for setting of capital works budgets. Values may require adjustment following review of this costing by ADC senior managers.

All rates and totals are estimated only, based on the current developed design.

- This cost estimate excludes the following items
- GST
 - Inflation or increases in materials and labour costs over time
 - Professional services associated with construction contract management

It is assumed that all upgrades required to the clock tower are funded and completed as a separate project

Staging

Estimates have been made on the likely increase in costs where extra work, rework and/or additional management and overheads is likely as a result of staging the project.

Note these items are primarily within the 'Services' and 'Preliminary & General, Site Preparation and Demolition' sections of the estimate.