



Land at Atherton Street

Landscape Proposal

Final
For Planning
March 2022

LD Æ DESIGN

Introduction

The Hut Group (THG) have commissioned the design of a small car parking area, just off Atherton Street to support the re-development of Great John Street Hotel. This report looks at the landscape proposal for this space. This report follows a previous report prepared by Curtins, which detailed the feasibility and vehicle requirements required for this small development.

The context of the proposals is rapidly changing. Immediately adjacent to the site are the Manchester Studios, the former Granada Studios Development. To the north, across St John Street is the proposed hotel development, which this new parking space is designed to support. Directly to the south of the site is a pedestrianized street which accesses Manchester's Bonded Warehouse and the ongoing construction of The Factory and the wider St. Johns Masterplan.

It is LDA Design's understanding that Atherton Street south of Great John Street is privately owned by Allied London and that THG have a access agreement with Allied which will enable cars to access the site.

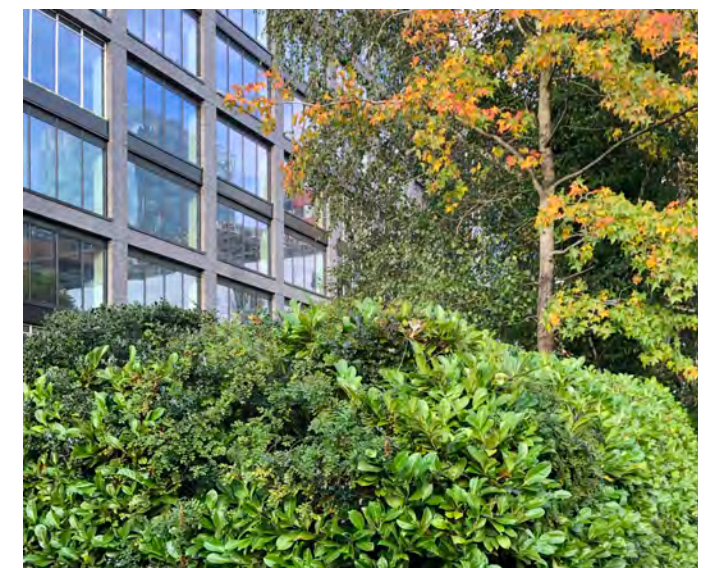
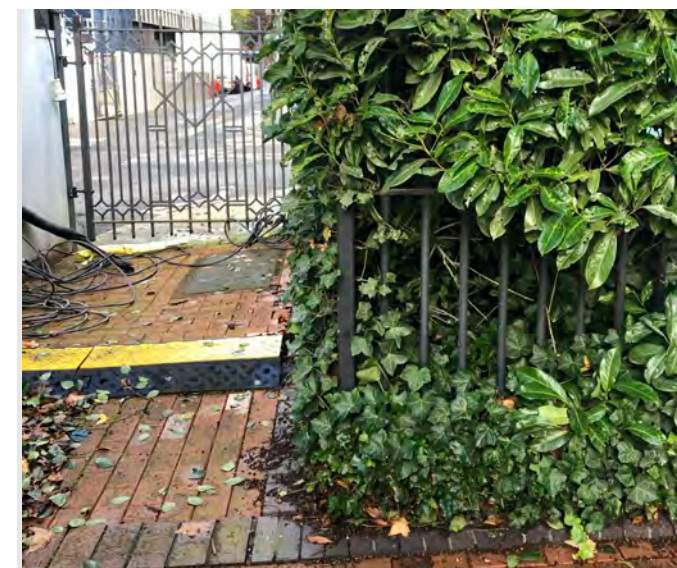
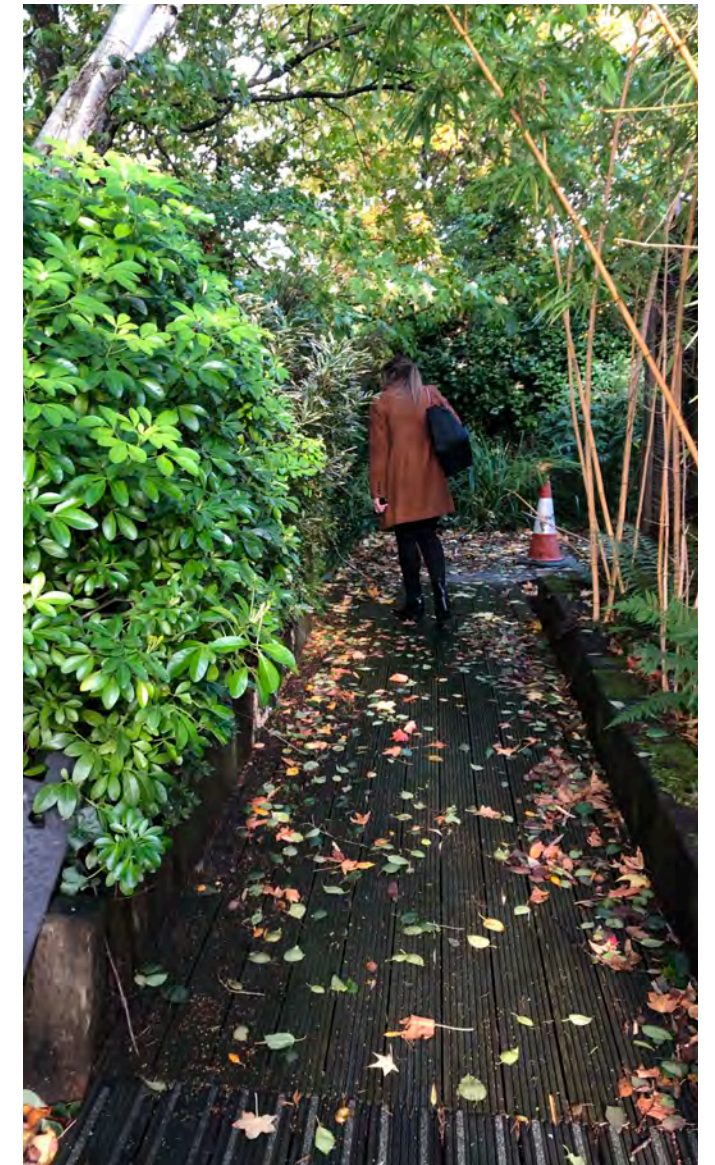


- Ownership Boundary
- Site Boundary

The Site

The site is currently cut off from Atherton Street by the ongoing construction of the former Granada Studios development. A breeze block wall and small area of planting separate the site from the construction work and traffic.

The site is paved with red setts in a staggered stretcher bond pattern and has a dense canopy provided by a line of mature trees with a tall Laurel hedge beneath. The entire plot is densely planted with mature trees, giving the Manchester Studios a very separate atmosphere to the surrounding streets.



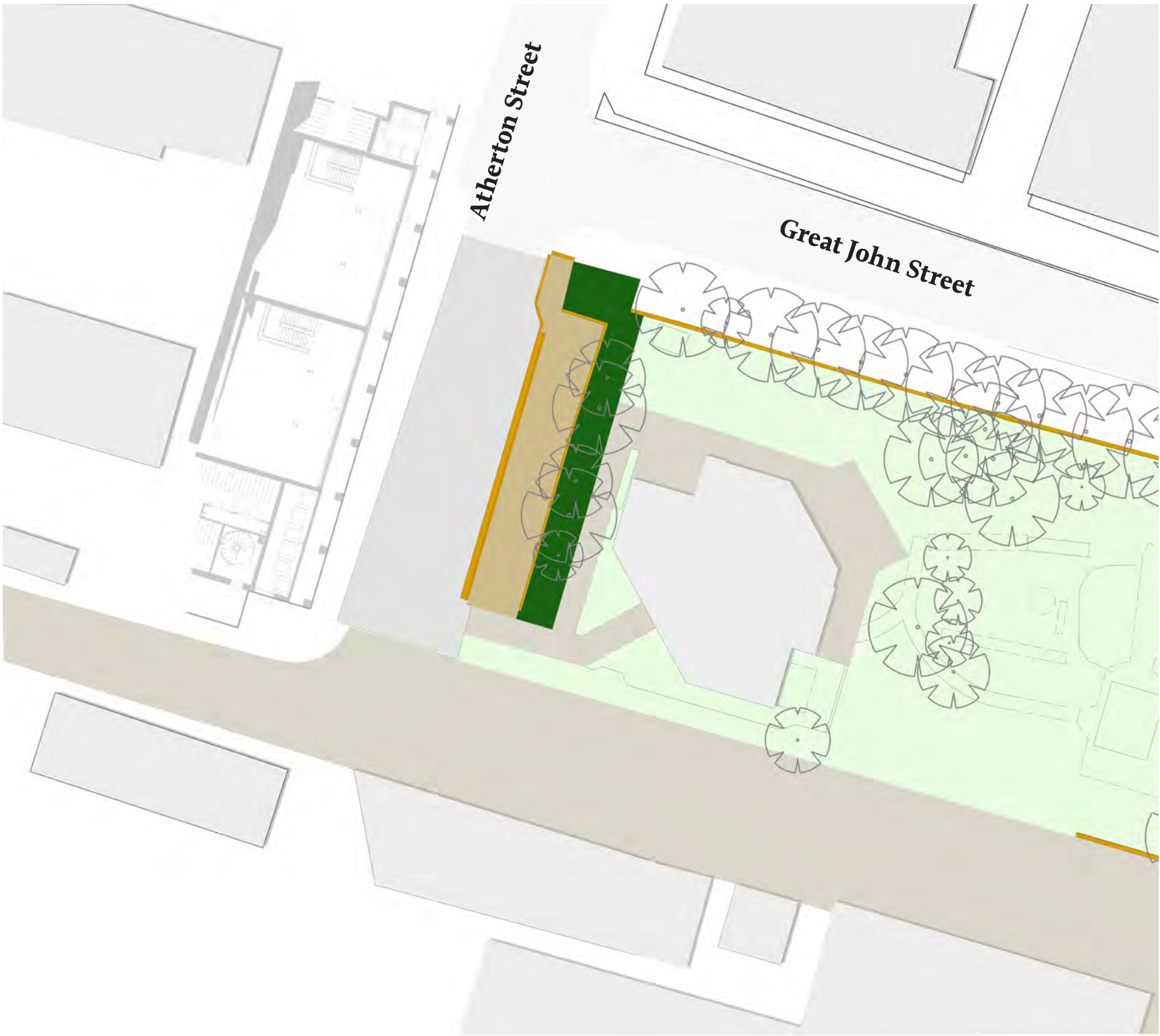
Constraints

The site has a strong planted boundary with a tall and wide Laurel hedge and line of 6 mature trees., to the eastern edge of the study area. A tall breeze block wall separates the study area from Altherton Street. Both of these elements create a site which is very cut off from its surroundings.

The aspiration of these proposals are to create an positive and attractive environment for 3 car parking spaces to support Great John Street Hotel which is situated north east of the study area.

Legend

- Existing red setts
- Laurel Hedge
- Decking to Manchester Studios
- Existing tree
- Privately owned part of Atherton Street (Allied London)
- Pedestraized street/footways
- Public street
- Existing planted areas



Landscape Proposal

The landscape proposal is to create a simple but high-quality environment for the three car parking spaces.

The retention of the Laurel hedge will both ensure that the Manchester Studios site is kept private and creates a soft planted boundary to the southern edge of the study area. The proposals are:

- * Removal of the corner Laurel hedge between St John Street and the parking area to ensure a visual link between the car parking spaces and the Hotel which they support.
- * Removal of the breeze block wall which currently separates the site from Atherton street enabling visual and physical permeability between Atherton Street and the site.
- * Creation of three paved car parking spaces with high quality permeable paving units. Each car space is 6m by 3m- this ensures that passengers on both sides of the parked vehicle can exit the vehicle easily.
- * Two large planting beds will frame these new car parking spaces and bring colour, seasonal interest and scent to space.

High quality herringbone setts paving



Three Car parking spaces

Proposed Street Lighting

Enhanced entrance to Manchester Studios



Existing retained trees



Proposed planting beds and multi-stem trees



Materiality

A simple palette of high-quality materials are proposed to match the materiality of the Hotel.

The proposing paving is a Charcoal Grey permeable unit, ensuring that the proposals have a minimum impact on the environment. The units will be laid in a 90 ° herringbone pattern, this will allow a light grey unit to demarcate each parking space. The build ups for the paving should be to vehicular grade and should be done according to the paving manufacturers details to allow for the correct permeability, loading, and strength. The paving will be supported by a light grey upstand kerb to the south and a flush kerb to the north to separate the parking area from Atherton Street. The recommended materials can be seen in the table opposite.

Construction will have to be done with due consideration to the retained trees. Agreed construction methods should adhere to BS5837 at all times, details of these can be located in UrbanGreen’s Arbouricultural report.

Legend

- Proposed high quality setts in a herringbone pattern
- Proposed planting beneath semi-mature trees
- Retained Laurel hedge
- Privately owned part of Atherton Street (Allied London)
- Pedestraized street/footways
- Public street
- Existing planted areas



Material Schedule											
Name	Product	Material	Colour	Length (mm)	Width (mm)	Depth (mm)	Supplier	Finish	Specification notes	Quantity m2	Quantity m
Conservation X Piora Paving	Conservation X Piora Paving	Concrete	Charcoal	240	160	80	Marshalls	Natural Aggregate finish	Primary Parking surface.paving pattern to be 90 degrees herringbone.	58	
Silver Grey Paving Highlights	Conservation X Piora Paving	Concrete	Silver Grey	240	160	80	Marshalls	Natural Aggregate finish	Highlight to denote parking spaces	0.5	
Footpath paving	To match existing street Manchester City Council specification									10	
Silver Grey Kerb (upstand)	Conservation X Kerb	Concrete	Silver Grey	915	145	255	Marshalls	Soild unit with textured surface	Upstand kerb to edge of planting areas		41.6
Silver Grey Kerb (flush)	Conservation X Kerb	Concrete	Silver Grey	915	145	145	Marshalls	Soild unit with textured surface	Kerb laid flush to edge of paving		19.7

Planting

We are proposing two new areas of planting which will book-end the proposed car parking spaces. These will be planted with a mixture of ferns, grasses and herbaceous plants and a feature multi-stem tree. The planting will be designed to be easily maintainable and low growing to maintain the visual link between the car parking spaces and the hotel. The design has allowed for a high percentage of evergreen ground cover to ensure the plantings permanence within the scheme and to compliment the retained Laurel hedge. Key spring and summer plants will add colour and scent to the space and these have been carefully chosen to be in keeping with the high quality boutique nature of the hotel.

Plant Schedule						
Planter A						
Botanical Name	Common Name	Root Zone	Specification	Mix %	per m²	Number
Asplenium scolopendrium	Hart's Tongue Fern	5L	Full pot.	15.00	1	4
Astilbe 'Deutschland'	False Goatsbeard 'Deutschland'	2L	Full pot. To be planted in single species groups of 3-5	25.00	7	47
Carex oshimensis 'Evergold'	Japanese Sedge 'Evergold'	3L	Full pot. To be planted in single species groups of 3-5	10.00	5	14
Carex siderosticha 'Variegata'	Variegated Broad Leaved Sedge	3L	Full pot. To be planted in single species groups of 3-5	10.00	5	14
Epimedium x versicolor 'Sulphureum'	Barrenwort 'Sulphureum'	2L	Full pot. To be planted in single species groups of 3-5	20.00	7	38
Helleborus orientalis	Lenten Rose	3L	Full pot. To be planted in single species groups of 3-5	10.00	5	14
Polystichum polyblepharum	Japanese Tassel Fern	3L	Full pot. To be planted in single species groups of 3-5	10.00	5	14
Planter B						
Botanical Name	Common Name	Root Zone	Specification	Mix %	per m²	Number
Asplenium scolopendrium	Hart's Tongue Fern	5L	Full pot	15.00	1	1
Astilbe 'Deutschland'	False Goatsbeard 'Deutschland'	2L	Full pot. To be planted in single species groups of 3-5	25.00	7	16
Carex oshimensis 'Evergold'	Japanese Sedge 'Evergold'	3L	Full pot. To be planted in single species groups of 3-5	10.00	5	4
Carex siderosticha 'Variegata'	Variegated Broad Leaved Sedge	3L	Full pot. To be planted in single species groups of 3-5	10.00	5	4
Epimedium x versicolor 'Sulphureum'	Barrenwort 'Sulphureum'	2L	Full pot. To be planted in single species groups of 3-5	20.00	7	13
Helleborus orientalis	Lenten Rose	3L	Full pot. To be planted in single species groups of 3-5	10.00	5	4
Polystichum polyblepharum	Japanese Tassel Fern	3L	Full pot. To be planted in single species groups of 3-5	10.00	5	4
Tree						
Botanical Name	Common Name	Root Zone	Specification			Number
Acer ginnala	Amur Maple	Root-balled	175-200cm Multi-stem;minimum 3 stems; bushy			2
				TOTALS		193



Plant	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Astilbe 'Deutschland'												
Asplenium scolopendrium												
Carex oshimensis 'Evergold'												
Carex siderosticha 'Variegata'												
Epimedium x versicolor 'Sulphureum'												
Helleborus orientalis												
Polystichum polyblepharum												



Appendices: Technical Drawings

Z:\8215_BREEZE_GARDENS\CAD\DRAWINGS\8215-LDA-0001 RETENTION AND REMOVALS PLANDWG



- LEGEND
- Ownership Boundary
 - Site Boundary
 - Items/Area for removal
 - Items/Area for retention
 - Extra care in removal required

NOTE: All works to be carried out in line with the arboricultural statement/report and agreed method statements.

P02 Revised for Planning
REV. DESCRIPTION JSim 16/03/22
AFF. DATE

LDA DESIGN

PROJECT TITLE
BREEZE GARDENS

DRAWING TITLE
Retention and Removals Plan

ISSUED BY Manchester T: 0161 359 5684
DATE 16/03/2022 DRAWN CZh
SCALE: A1 1:100 CHECKED ST
STATUS Planning APPROVED JSim

DWG. NO 8215-0001-P02

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All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources Ordnance Survey



- LEGEND
- Proposed planting areas with feature Multi-stem trees
 - Proposed Parking area
 - Retained Laurel hedge
 - Retained Trees
 - Proposed Street lighting
 - Ownership Boundary
 - Site Boundary

READ THIS FIRST

Note for Contractors
This drawing should be considered along with the risk information contained in the CDM Pre Construction Information. This information will include details of the SIGNIFICANT risks which LDA Design has identified which may arise from constructing their designs shown on this drawing. A Competent Contractor should be aware of the typical risks associated with doing this work.

Note for Workers
DO NOT START YOUR WORK unless you know the Risks and Controls relating to the work on this drawing (including SAFE SEQUENCES OF WORK and EQUIPMENT).

Do not issue copies of parts of this drawing without the above Note for Workers (unless you are sure that the Workers can undertake the work safely).

P03	REVISE FOR PLANNING	JSim 16.03.2022
P02	UPDATED WITH LIGHTING AND TREES	JSim 11.02.2022
P01	ISSUED FOR REVIEW	JSim 14.01.2022
REV.	DESCRIPTION	APP. DATE

LDĀDESIGN

PROJECT TITLE
BREEZE GARDEN

DRAWING TITLE
Illustrative plan

ISSUED BY	Manchester	T: 0161 359 5684
DATE	16/03/2022	DRAWN CZh
SCALE@A1	1:100	CHECKED STo
STATUS	Planning	APPROVED JSim

DWG. NO. 8215-8000-P03

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Sources: Ordnance Survey...

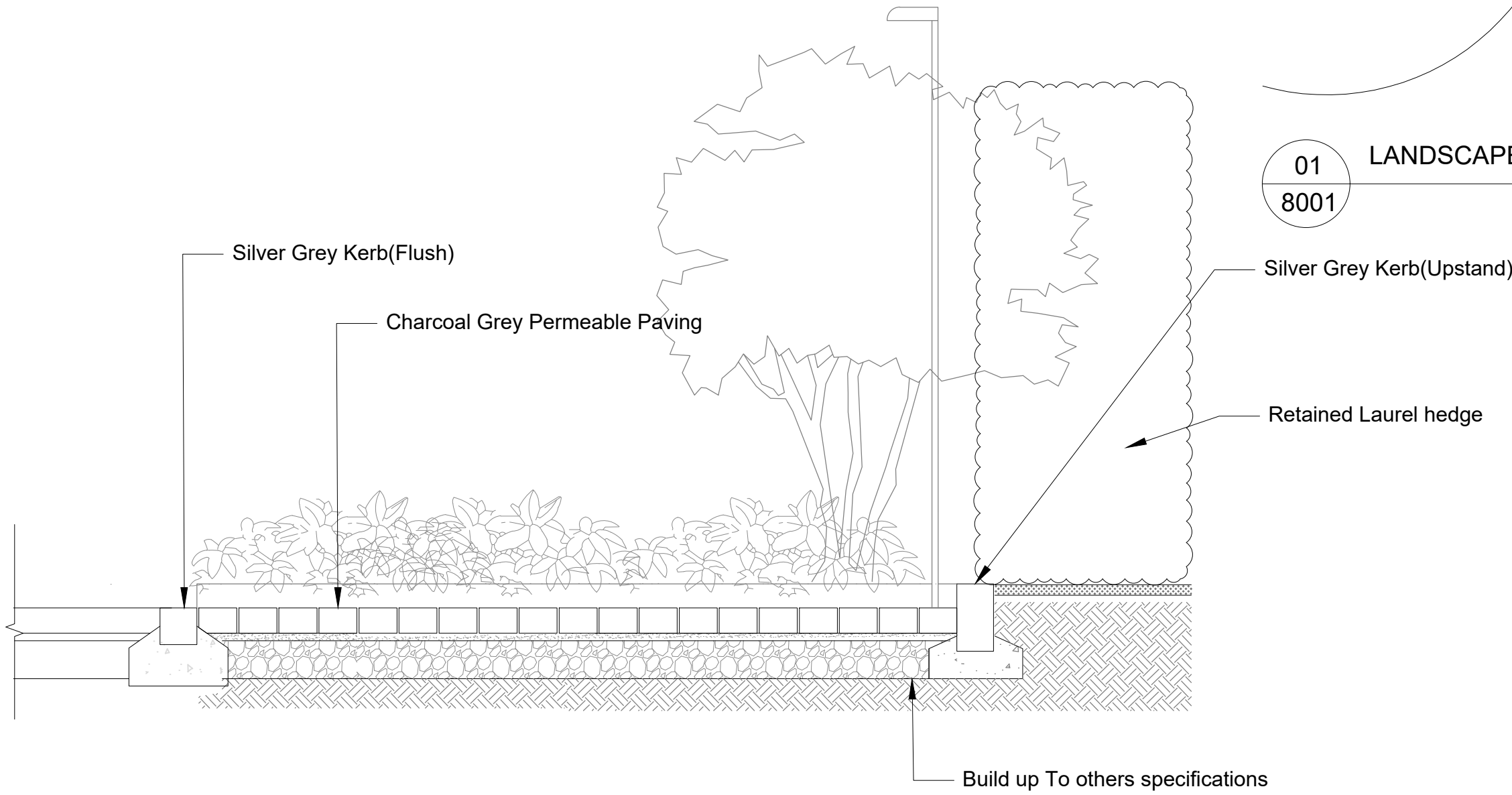
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Material Schedule

Name	Product	Material	Colour	Length (mm)	Width (mm)	Depth (mm)	Supplier	Finish	Specification notes	Quantity m2	Quantity m
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Planter B						
Botanical Name	Common Name	Root Zone	Specification	Mix %	per m ²	Number
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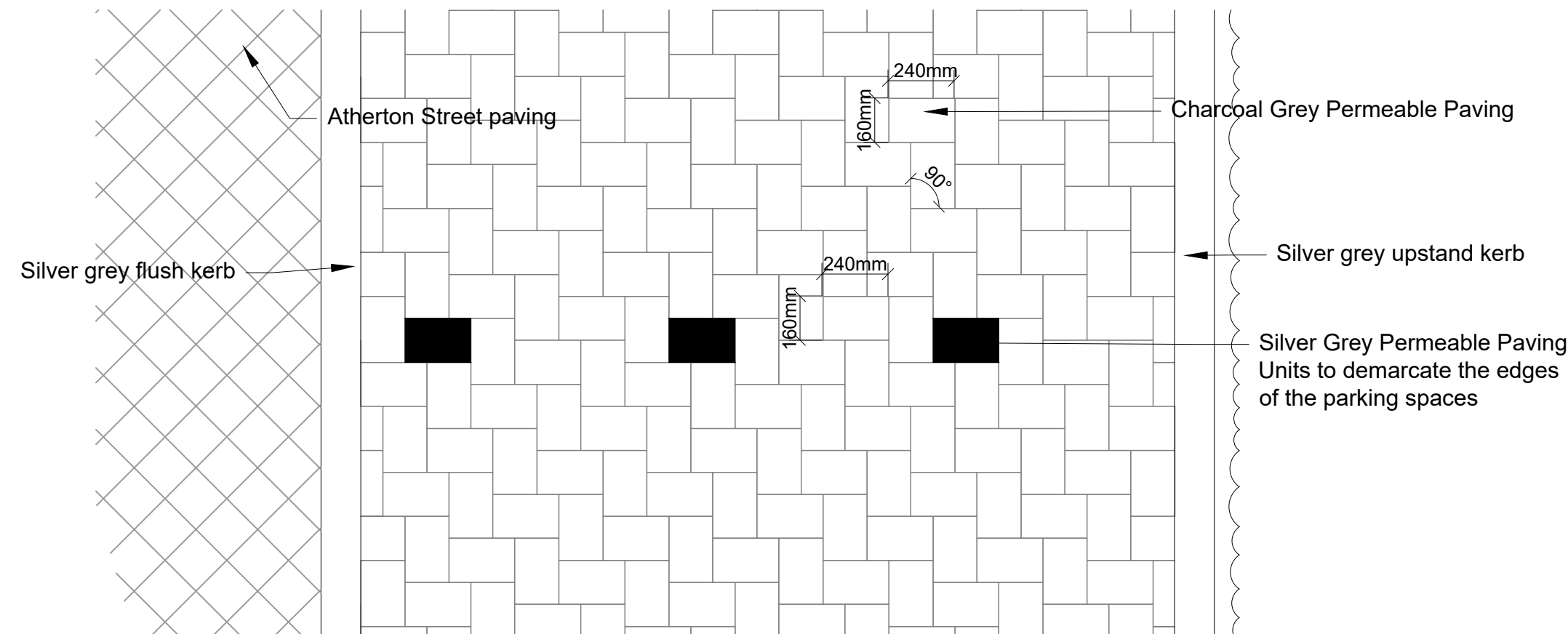


02
8001
DETAILED SECTION

SCALE 1:20

01 8001 LANDSCAPE PLAN

SCALE 1:100



03
8001
PAVING HIGHLIGHT DETAIL

SCALE 1:20

LEGEND

- Ownership Boundary
- Site Boundary
- Charcoal grey permeable paving
Refer to Material Schedule and Paving detail
- Footpath paving to match existing
- Silver grey kerbs
Refer to material schedule
- Herbaceous planting
Refer to planting schedule. Soil to specification to adhere to BS3882. 50mm Mulch, 400 Topsoil, 300mm subsoil and 100mm free draining aggregate layer.
- Retained Hedge
- Retained existing trees.
- Proposed multi-stem trees

NOTE: DRAWING FOR INFORMATION PURPOSES ONLY.
ALL WORKS SHOULD BE CARRIED OUT IN LINE WITH ARBORICULTURAL STATEMENT AND BS 5837:2012

P03	REVISED FOR PLANNING	JSim	16.03.2022
P02	UPDATED WITH LIGHTING AND TREES	JSim	11.02.2022
P01	ISSUED FOR REVIEW	JSim	14.01.2022

REV.	DESCRIPTION	APP.	DATE
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LD A DESIGN

PROJECT TITLE
Breeze Gardens

DRAWING TITLE
Landscape Plan and Section

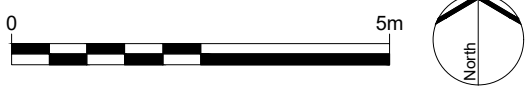
ISSUED BY	Manchester	T: 0161 359 5684
DATE	16/03/2022	DRAWN CZh
SCALE	1:100	CHECKED STo
STATUS	Planning	APPROVED JSim

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