



# Trinity Islands

Landscape Design Statement | 21 10 2021  
Report Reference Z1-TPM-G710-RP-XX-3852 510 (P4)



To be read in conjunction with:

ZC-TPM-G710-PL-XX-3852 101 (Site C Landscape Layout)

ZD-TPM-G710-PL-XX-3852 102 (Site D Landscape Layout)

ZC-TPM-G710-PL-XX-3852 201 & 202 (Site C Planting Plan)

ZD-TPM-G710-PL-XX-3852 203 & 204 (Site D Planting Plan)

Z1-TPM-G710-RP-XX-3852-511 (Landscape Management Report)

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# 1. INTRODUCTION

Introduction

TPM Landscape, Chartered Landscape Architects have been appointed by Renaker Build Limited to develop landscape proposals for the proposed residential development at the Trinity Island sites as part of a detailed planning application. The Sites will be referenced as Site C and Site D. Each Site has two towers (C1, C2, D1 & D2) and extensive public realm.

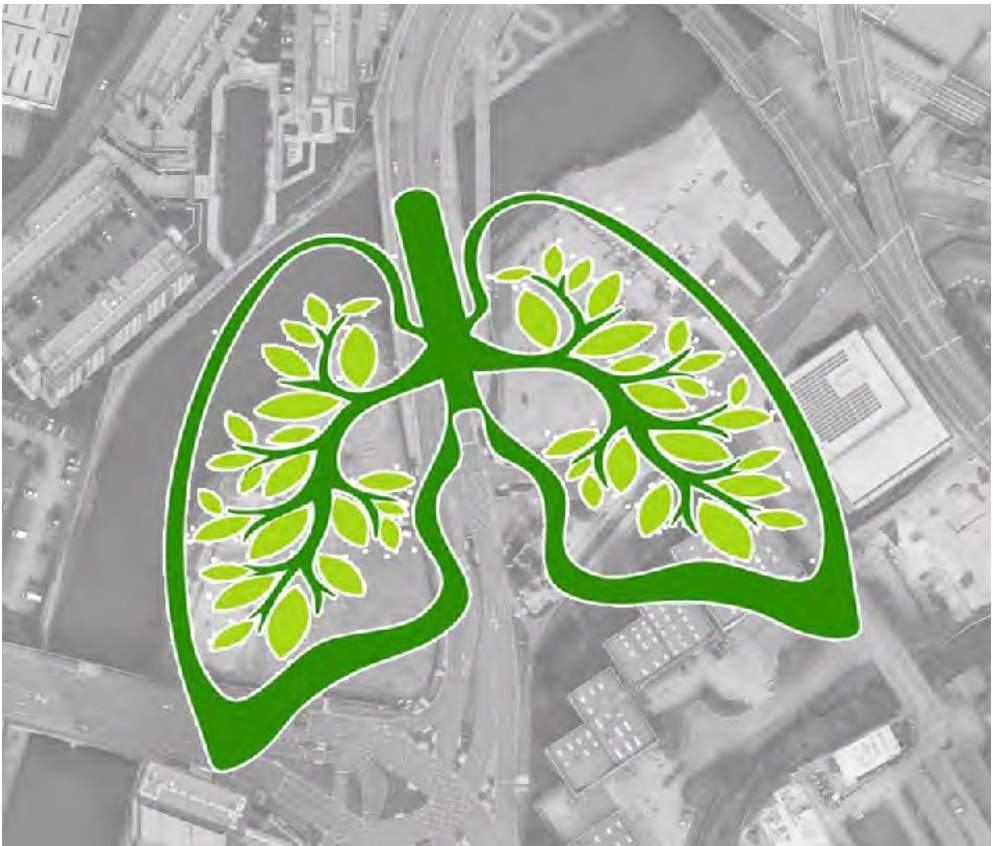
This document provides the narrative behind the landscape proposals for all the external spaces and the detail design principles for the hard and soft elements.

This report should be read in conjunction with Simpson Haugh & Partners Design and Access Statement.

Design Approach

The proposals have sought to create residential and mixed use developments set within high quality public realm; a unique opportunity to create two new landscape amenity areas within the City Centre. The spaces will contribute to the accessible green infrastructure provision within the city and help to reconnect people with the river environment.

The towers will be grounded within a verdant parkland setting and form ‘Green Lungs’ at the entrance to the city. The sites are located at traffic dominated ‘Islands’ locations where there is the opportunity to change the character and nature of these spaces from concrete car park wastelands to green and open amenity landscapes. The soft landscaping will assist with air and noise pollution and seek to deliver spaces both attractive to people and wildlife.



One of the key drivers of the design of the spaces is to open up access along the under utilised River Irwell and create new walkways and routes through the two sites; creating a continuous route and urban riverside environment. The proposed split level of the landscape from the lower level river walkway to upper podium landscape maximises on the river setting with a continuous walkway at the lower level and elevated river views from the upper podium landscape. There are well known benefits of connecting people to water will positive cognitive and physical effects. The waterside connection in collaboration with the extensive green spaces proposed, will also offer many health and wellness benefits.

The design approach to the spaces seeks to create open and inviting access points leading into the developments at strategic junctions and locations to where it is envisaged people will want to move through and between. Pedestrian priority within the spaces has helped shape the access and servicing strategy, with the aim of minimising the impact of vehicles within the spaces to create more usable and attractive public realm. The design has been influenced by existing adjacencies and future masterplan proposals that are part of the St Johns and Water Street SRF’s.

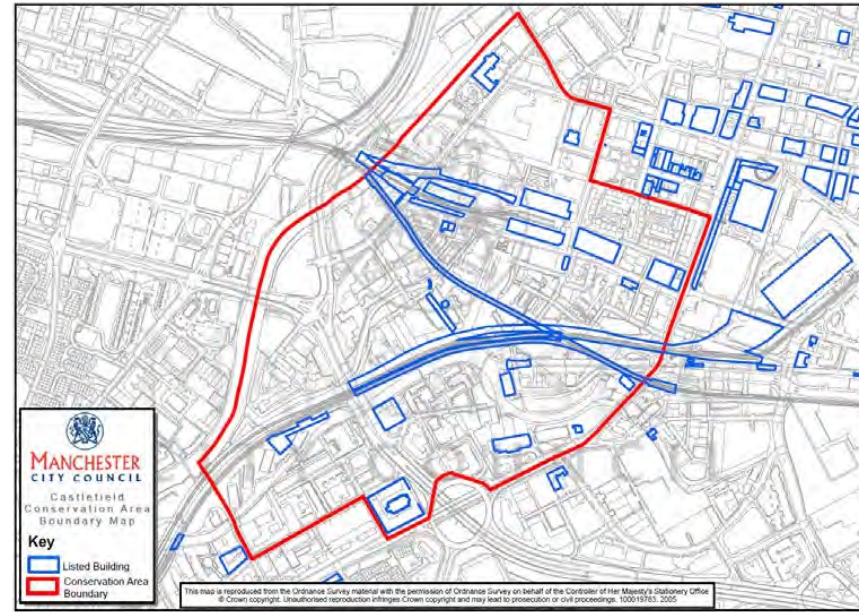
Site C and Site D architecture is different in form and palette and the landscape has sought to respond to the changes with design differences to ensure each site has its own character and anticipated uses. The prominent location of the gateway sites requires the public realm to be of high quality and character to form part of the arrival setting to the city.

‘Rivers have life and sound and movement and infinity of variation’

## Wider Context

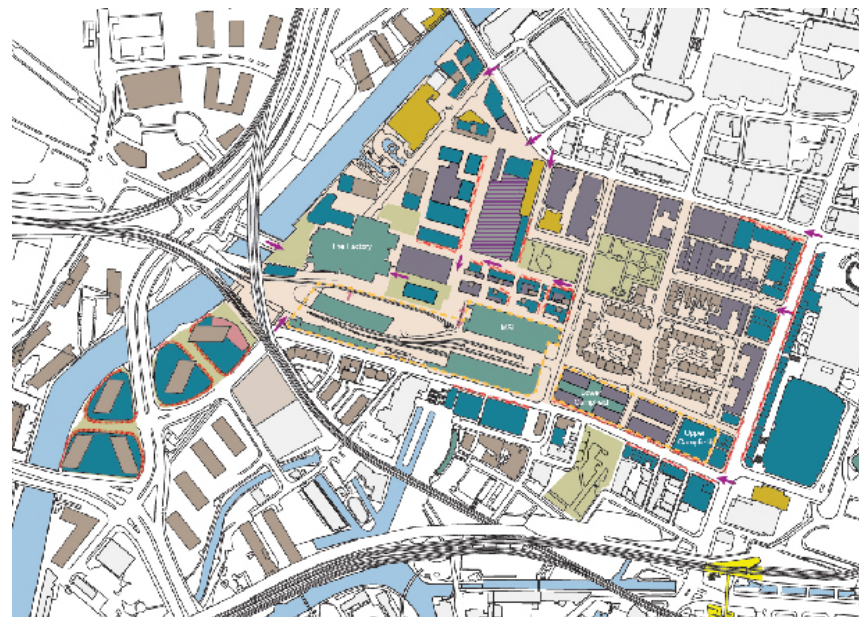
The Application site is within the Castlefield Conservation Area boundary, adjacent to the listed railway bridge to the north of Site C.

Site C and Site D lie within a wider area covered by both the St Johns and Water Street Strategic Regeneration Frameworks (SRF). The objectives within the SRF documents have been reviewed in the context of the Site C and Site D proposals to ensure the developments adhere to the planning aspirations.



### Castlefield Conservation Area

The development sites to the western boundary of the Castlefield Conservation area with the River Irwell being the boundary.



### St Johns SRF (Nov 2016 Update)

SRF shows site C and D as predominantly private space with public space within narrow bands connecting between the towers to the river.



### Water Street SRF (Nov 2016)

The plan extracted from the SRF is noted as the preferred option.

Key considerations:

- Views to viaducts along the axis
- Connection points for pedestrian movement
- Retention of the green triangle facing Water Street / Trinity Way

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## 2. APPRAISING THE SITES

## 2.1 SITE C - THE SITE / CHARACTER

### The Existing Site Context / Surrounds



The existing character of the site is strongly influenced by the railway line, railway steel stanchions and the arches. The structure is a listed.



The character is bold and industrial, with corten, concrete, brick and steel. The recently clad bridge brings the bridge into further focus



Attractive riverside setting with views towards the city. Generally self set vegetation along the rivers edge.



View along Water Street with Site C to the right of the photo and the storage unit to the left. Recent footway improvements along the storage unit footway. The footway adjacent to the site is partial paved in natural stone



View into the site from under the railway bridge looking into the site at the location of the main pedestrian entrance. Existing utility boxes and wayfinding signage are located at the back of the pedestrian footway. The footways and highways are lit by highway street lights.

## 2.1 SITE C - THE SITE / CHARACTER

### Site C Topography

The site is flat along Water Street with a 1-1.5m level difference across the site towards the river edge. Levels between +26.2 in the east to +25.30 and +24.70 in the west.

### Site C Vegetation

Predominantly self set vegetation located along the river edge including Buddleia, Sorbus, Prunus and Salix. G21-G24 (4 groups) and T25 (1 tree). The trees and groups are Grade C and U. Five existing Sorbus aria trees line the south western part of the site and are Grade C and U (low quality / unsuitable for retention).

### Site C Boundaries

- The northern boundary: bound by the River Irwell and associated fencing.
- The eastern boundary: bound by the secure railway arches
- The southern boundary: Weld mesh fencing to the back of the footway on Water Street. Low brick wall to the south west corner where the site level is lower than the back of footway
- The western boundary: Brick wall with fall restraint railings to the bottom of a sloped off site embankment

### Site C Materials

The former surface level car parking areas are a combination of concrete and asphalt, with remnant low level wall / level changes from the former industrial use.

Red brick perimeter walls, corten cladding to the rail way line and concrete railway structures are the prominent vertical faces that will remain when the site is development.



The Existing Site Context



View through the pedestrian under pass and height restriction barrier



View looking south east along the retaining wall of Regent Road



Trinity Way bridge interface with the northern elevation of Site D



View looking east into the existing and proposed vehicle entrance



Panoramic view across the full Site D area. Generally flat surface level car park, bordered by retaining walls, bridges, the river and roadways. Generally self set vegetation along the rivers edge.

## 2.2 SITE D - THE SITE / CHARACTER

### Site D Topography

The site itself is relatively flat with bridge and road structures forming elevated elements on the boundaries. The site falls approx 1m from east to west. A ramped vehicle access rises up onto Trinity Way.

### Site D Vegetation

Predominantly self set vegetation located along the river edge including; G11-12, G14 (3 groups) and T1-T10, T13, T15-T20 (17 trees). The trees and groups are all Grade C (low quality).

### Site D Boundaries

- The western boundary: bound by the River Irwell and associated fencing / balustrade
- The southern boundary: Elevated brick wall forming the edge to Regent Road. Brick wall and Brick Parapet.
- The north eastern boundary: Elevated brick wall forming the edge to Trinity Road. Heavy duty metal pedestrian railings. Secondary weld mesh fence to secure the site
- The south eastern boundary: Low brick wall with weld mesh fence to inner face.

### Site D Materials

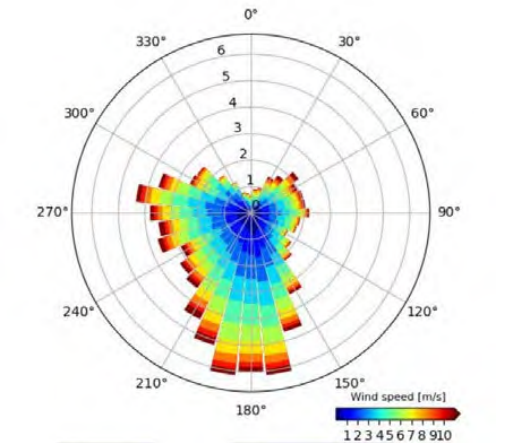
The former surface level car parking areas are a combination of concrete and asphalt.



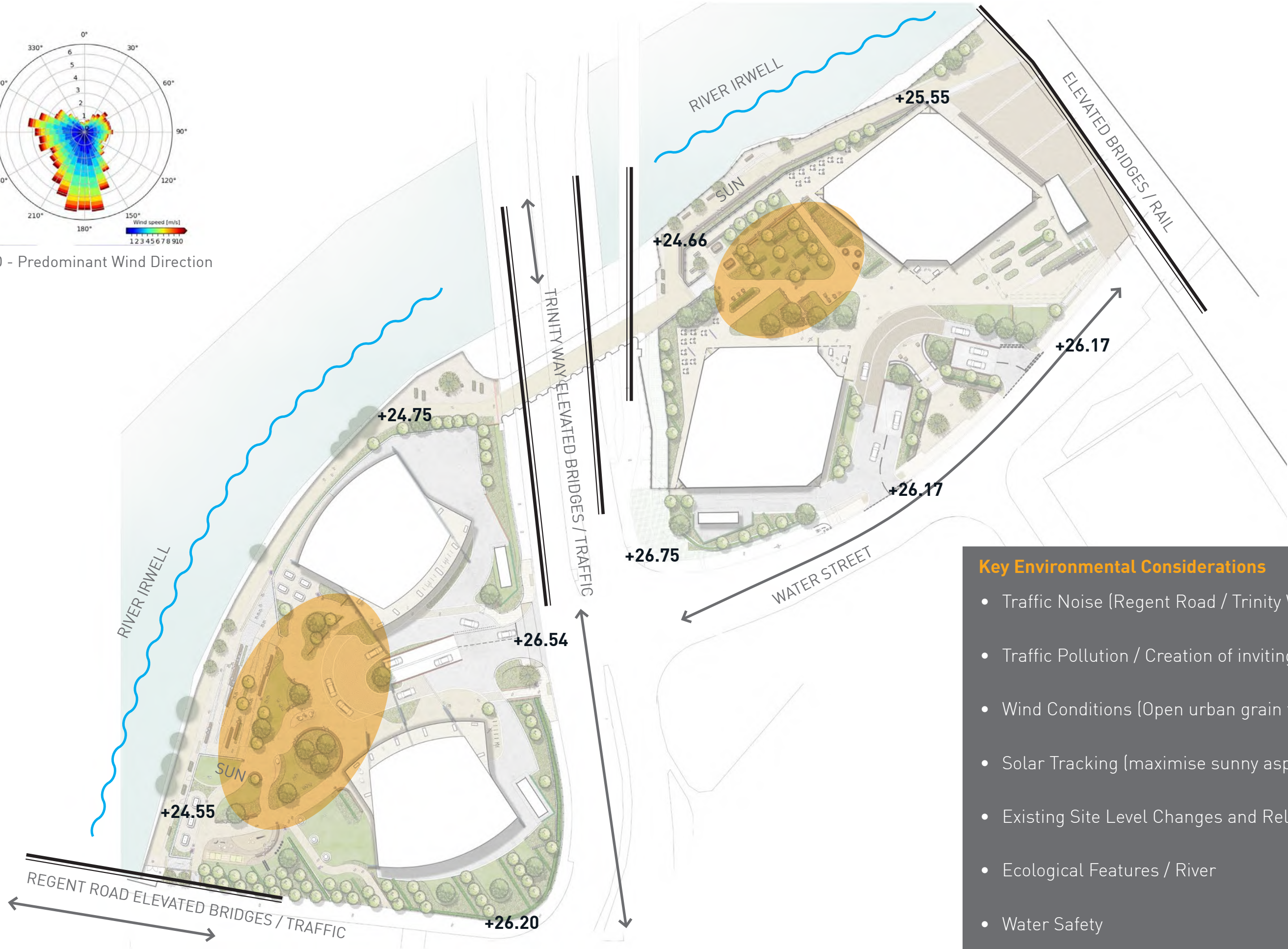
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# 3. ENVIRONMENTAL CONSIDERATIONS

3.1 ENVIRONMENTAL CONSIDERATIONS



WIND - Predominant Wind Direction

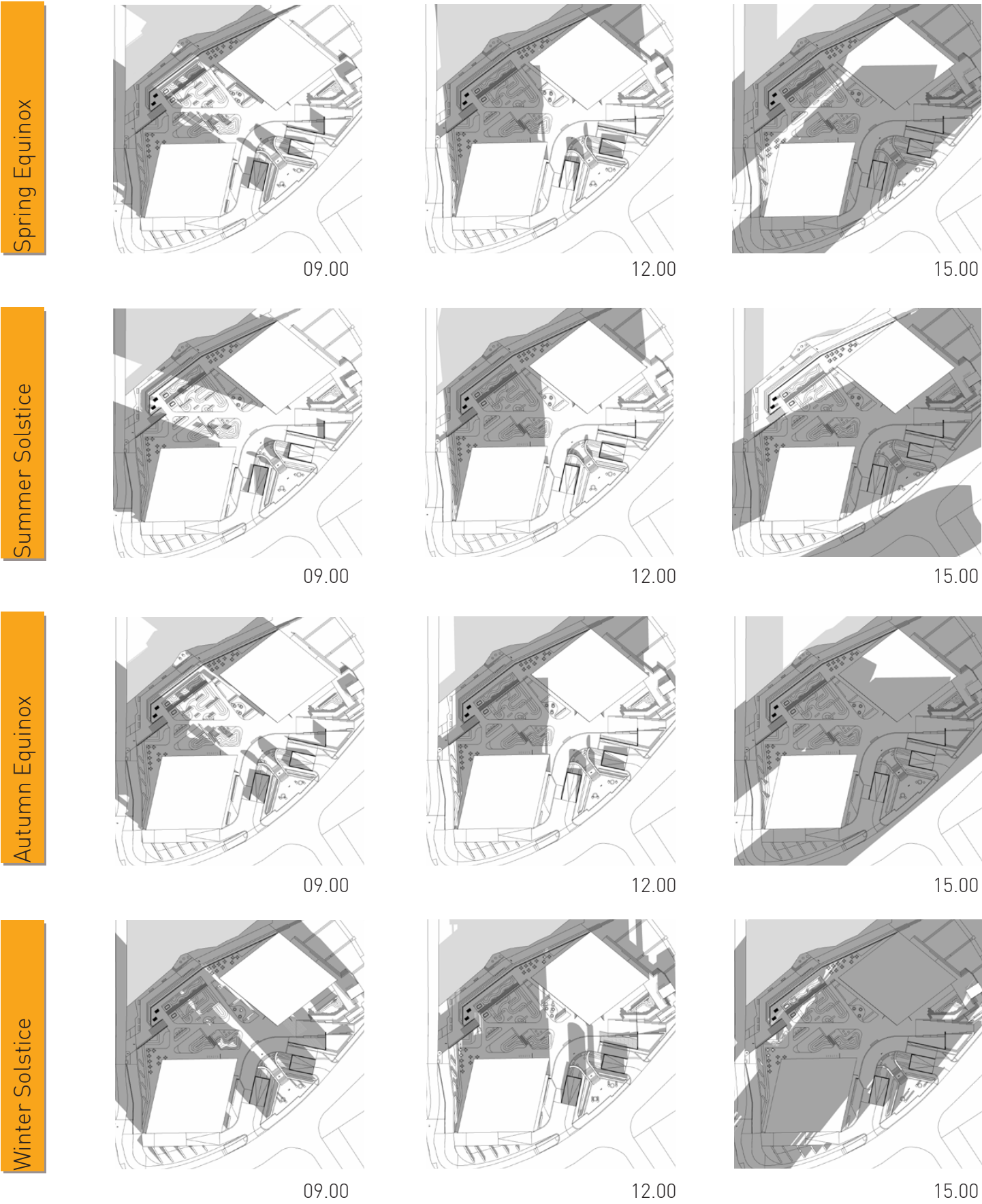


Key Environmental Considerations

- Traffic Noise (Regent Road / Trinity Way)
- Traffic Pollution / Creation of inviting landscape
- Wind Conditions (Open urban grain to the south)
- Solar Tracking (maximise sunny aspect)
- Existing Site Level Changes and Relationships
- Ecological Features / River
- Water Safety

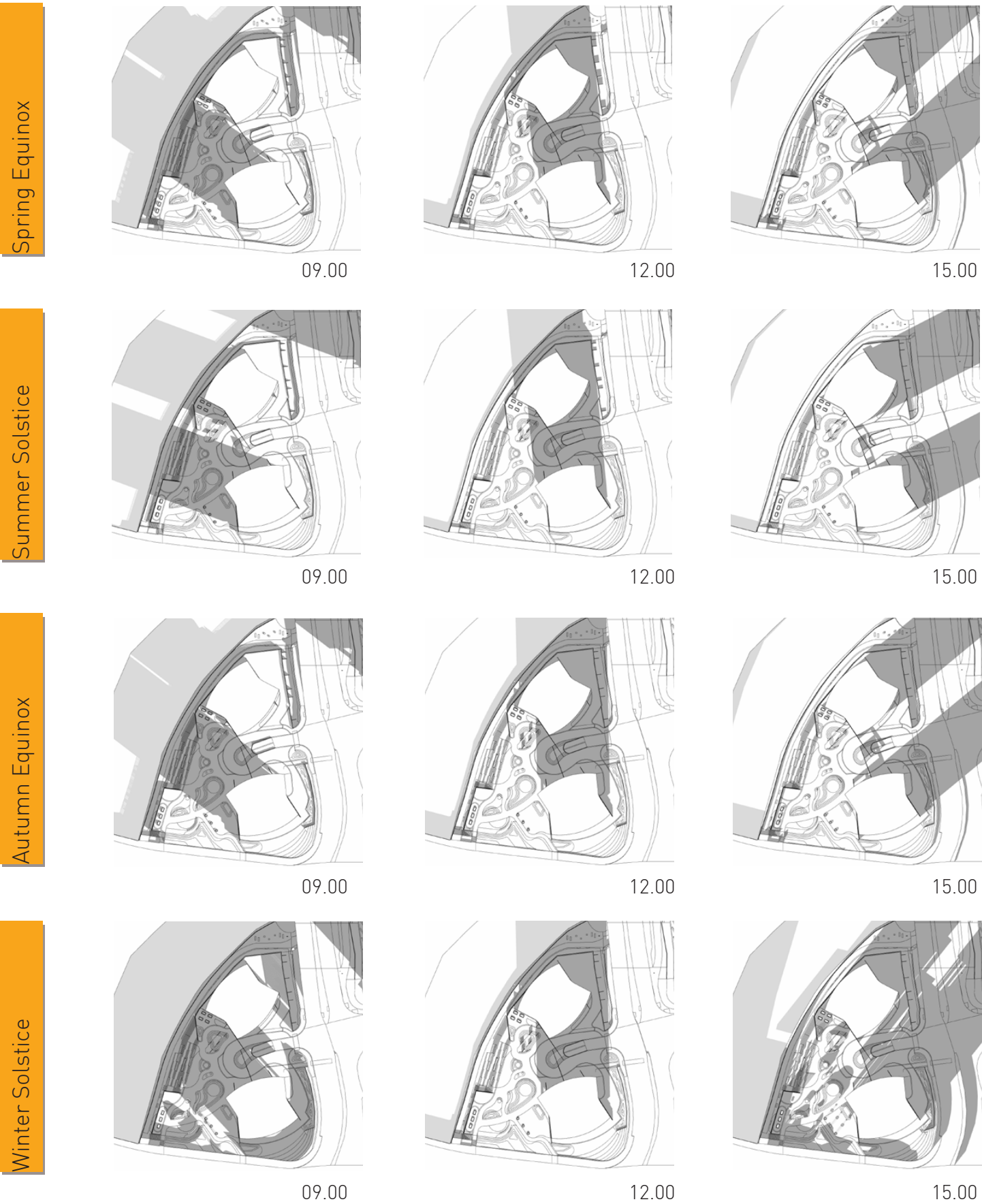
3.2 SITE C SUN STUDY

The entrance area off Water Street benefits from a sunny aspects with the terrace seating areas being in the sun throughout the year. The core public realm space has varying shadow patterns throughout the day and seasons due to C2 tower shadow.



3.3 SITE D SUN STUDY

The core public realm area benefits from a sunny aspect from late morning through to evening offering the opportunity for areas for informal relaxation and ornamental planting.



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## 4. PUBLIC REALM PROVISION

## 4.1 PUBLIC REALM AREAS



Cathedral Gardens, Manchester (Garden) - 5500m2



Hardman Square, Spinningfields 3360m2



Media City, Salford (Park) - 6680m2



Deansgate Square (Plaza / River Walkway) - 4855m2

### Scale Comparison

The proposed core public realm area measures:

Site C: 4770m2 (excludes service yards / car park ramps)

Site D: 6115m2 (excludes service yards)

A scale comparison study has been undertaken to give a visual understanding of the public realm in the context of other well known public realm schemes in Manchester and Salford.

The scale comparison is also insightful to the approach taken for the balance between hard and soft landscape.

#### **Cathedral Gardens, Manchester (Garden) - 5500m2**

The space is a mixture of soft and hard landscape, with an open parkland character at the centre.

#### **Hardman Square, Manchester 3360m2**

Recently renovated to create a series of garden rooms. Seating areas enclosed by ornamental planting

#### **Media City, Salford (Park) - 6680m2**

Predominantly soft landscape with a network of resin bound gravel

#### **Deansgate Square, Manchester - 4855m2**

Area measure for the public plaza and river walkway

#### **Crown Street Phase 2 Pubic Park (under construction) - 4200m2**

Public park at the heart of a residential masterplan

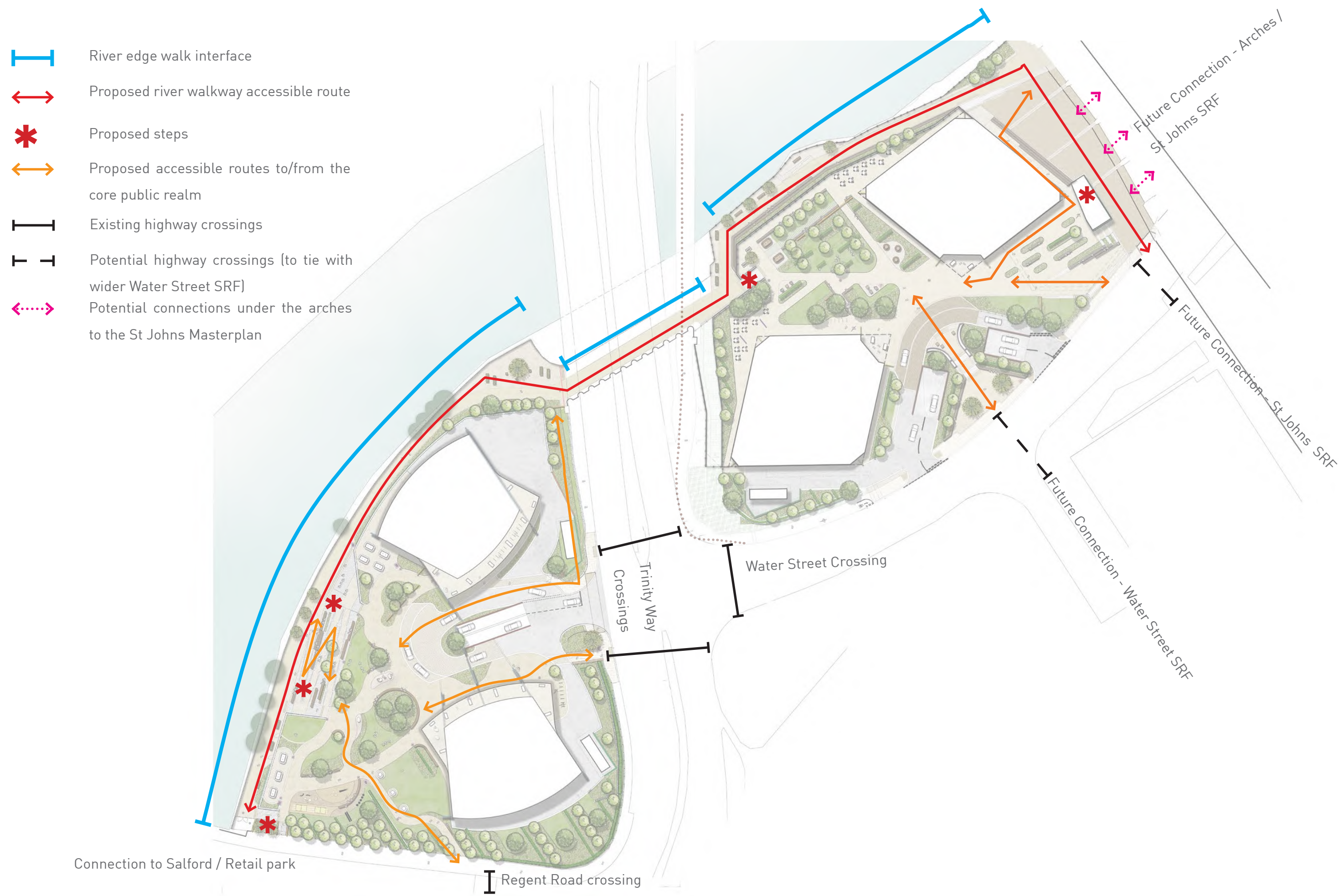
Over 70% of the site area will be public realm.

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# 5. LANDSCAPE MASTERPLAN

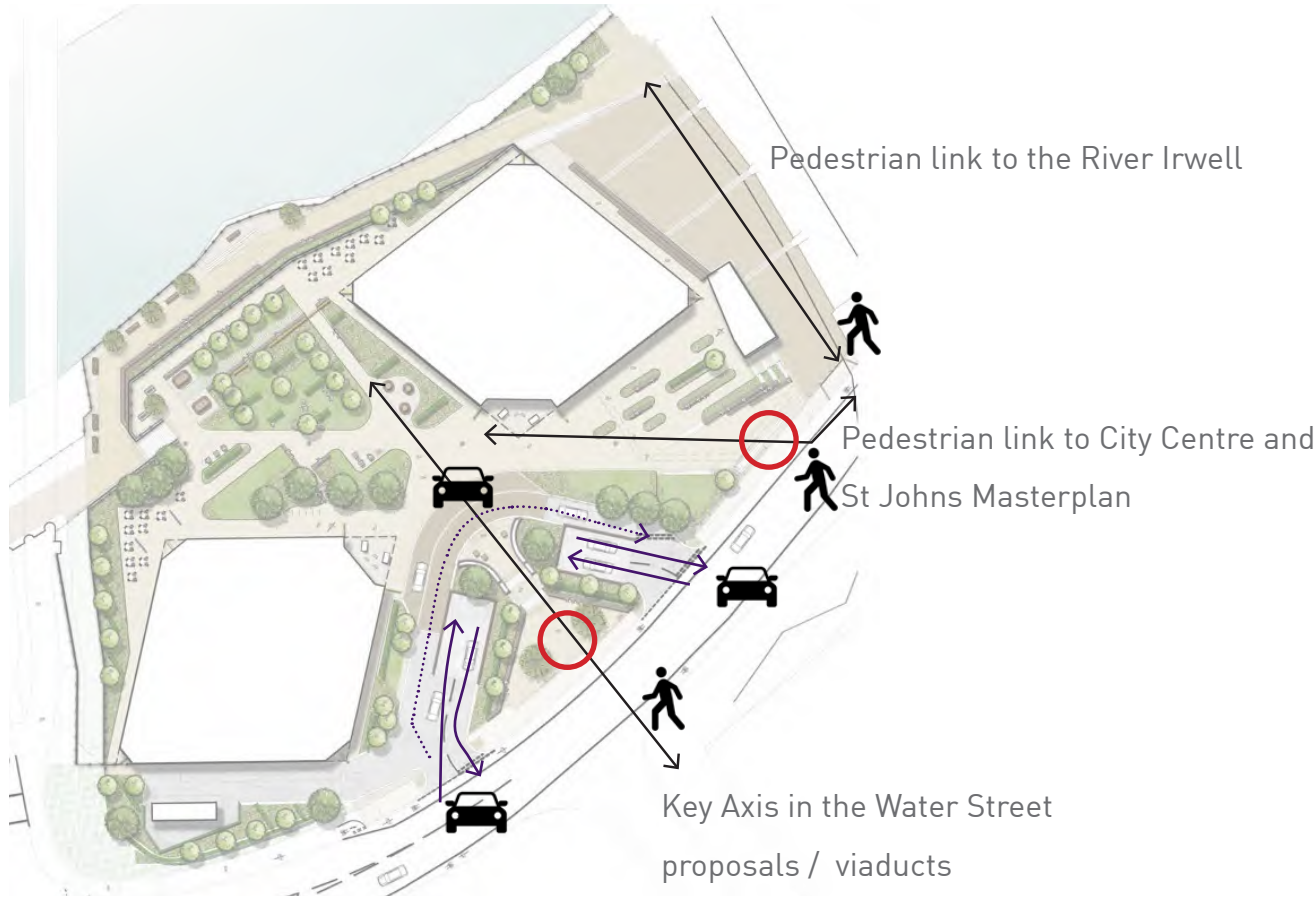


5.2 ROUTES / CONNECTIONS / ACCESSIBILITY

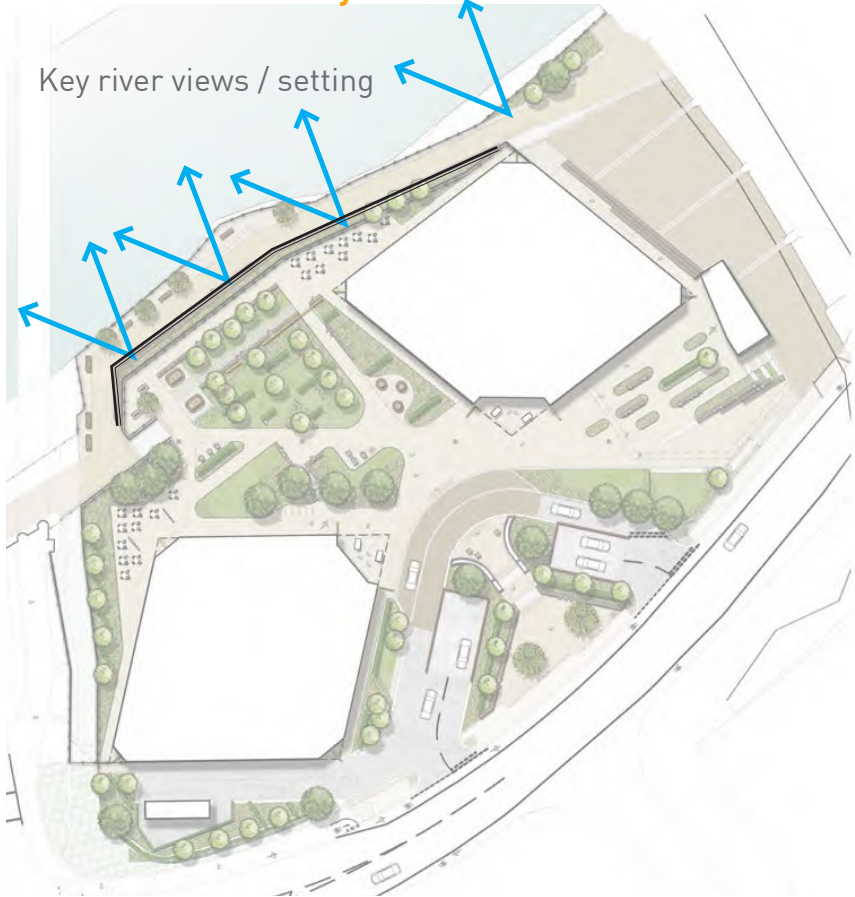


5.3 SITE C - OPPORTUNITIES AND CONSTRAINTS

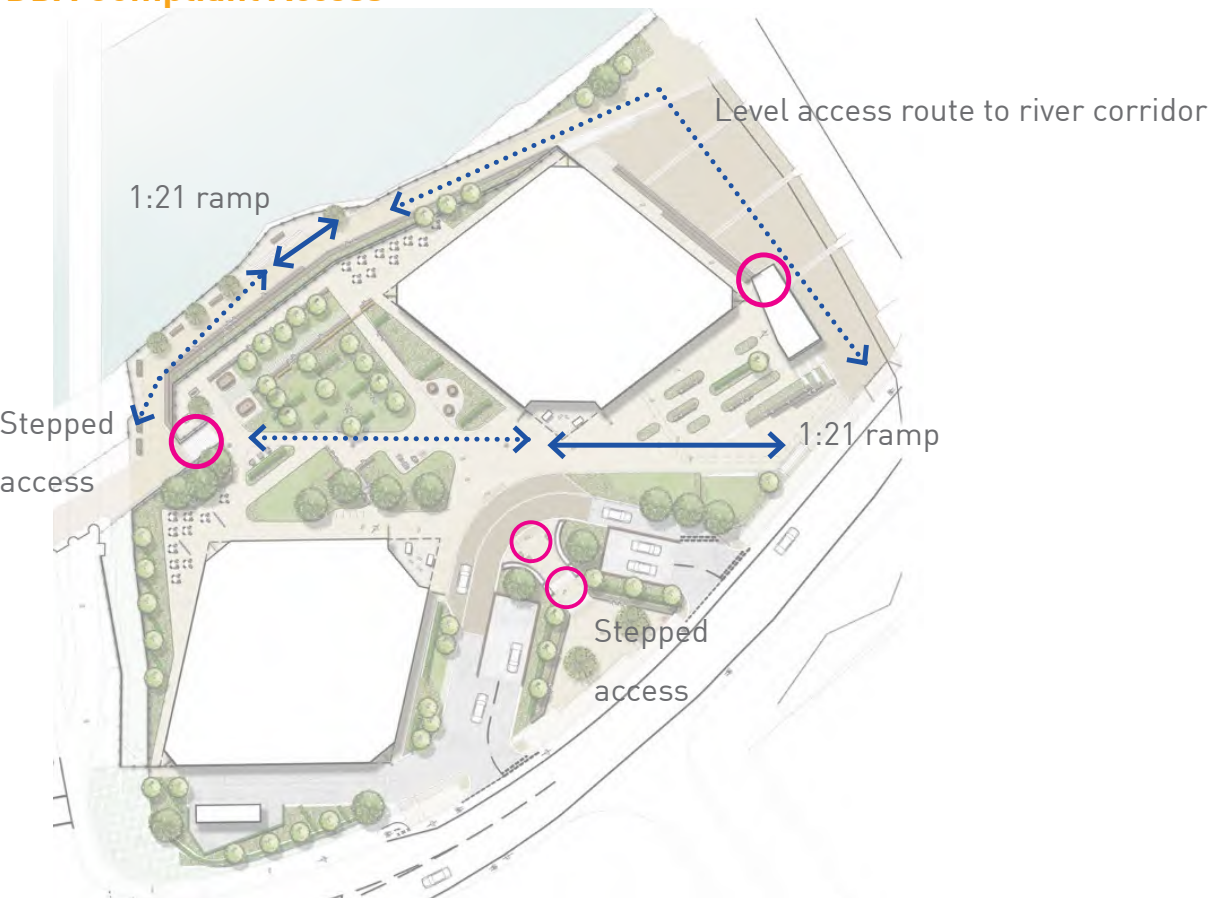
Entrance & Arrival



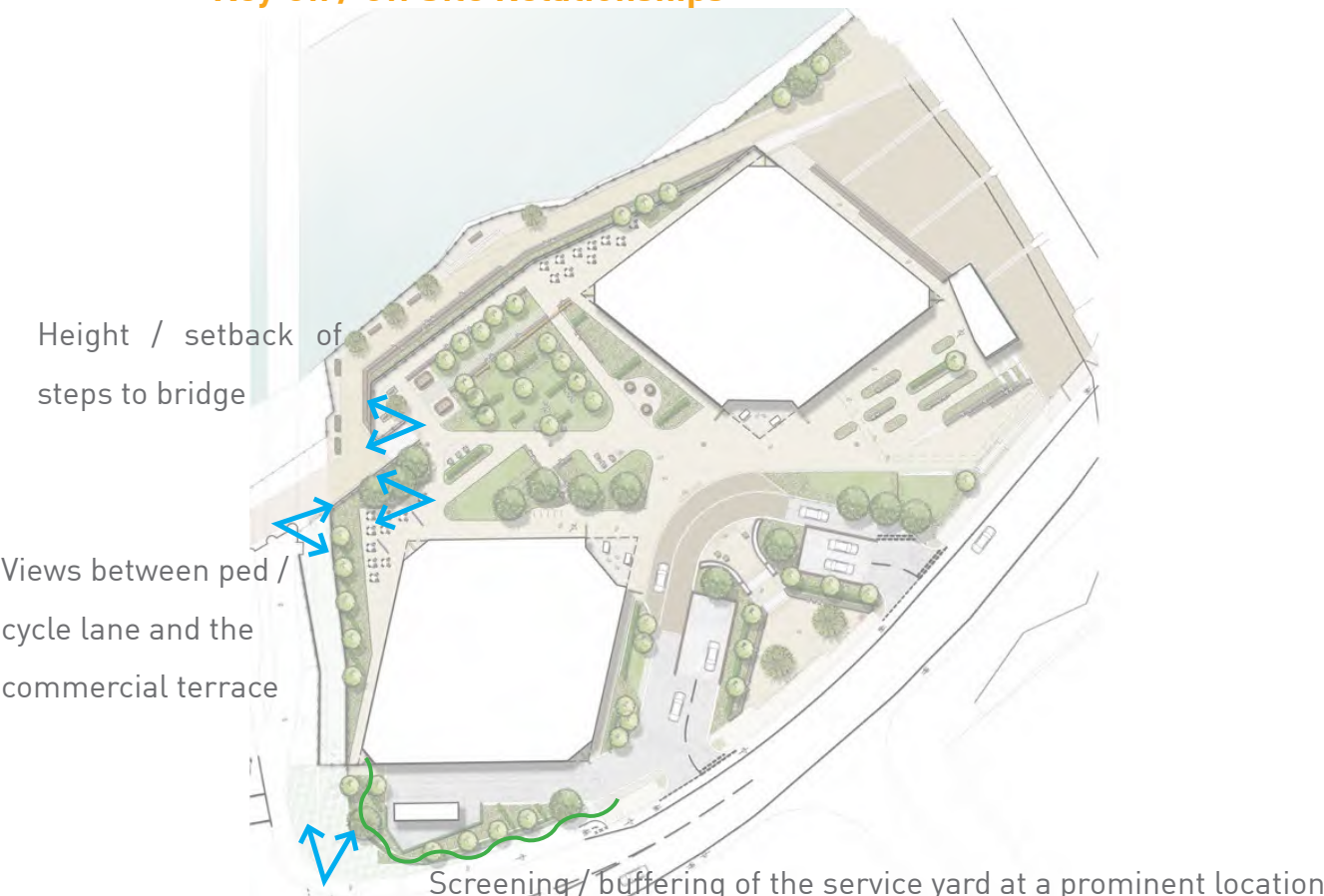
River Views & Walkway



DDA Compliant Access



Key On / Off Site Relationships



5.3 SITE C - PRECEDENT IMAGES



## 5.3 SITE C - LANDSCAPE SKETCH PROPOSALS



### Key Considerations

- Flood levels and raising the ground above existing to form the main public realm / building entrances
- Integration of B1 & B2 basements levels and associated interfaces with the existing and proposed landscape
- Public Interface / relationship to the river
- Existing vegetation
- Links to other masterplan areas
- Links / desire lines to the city
- Potential works on off-site land
- Railway arch potential for commercial use (off site)
- Views / axes
- Levels of the podium landscape to the lower river levels / existing bridge levels
- Pedestrian and vehicle access and arrival
- Integration of fire stair cores into the landscape
- Security and natural surveillance
- Wind / microclimate
- Relationship to the River Irwell



Tiered steps form a playful entrance for informal sitting with an open relationship towards the St Johns Masterplan and to the arches. High quality solid edges ensure the landscape is robust. The tapering of the steps to the upper landscape level draws users into the space.

Formalised steps located at the desire line point for people coming from Liverpool Road.

Trees located in paving with informal seats to the base. Seating walls flank the entrance space creating a formal arrival. Walls and steps aligned to New Elm Street and views to the viaduct in the distance. Elevated curved wind baffle structures with in built seating create prominent features in the landscape and act as place making / way finding pieces.



Existing level change along the river wall provides the opportunity for informal seating area // viewing area.

The podium wall to the basement provides a facade that will be softened and enhanced with vertical climbing plants and a planting bed at the base. The planting will be attractive to insects. Tiered seating along the rivers edge provides linear seating with direct views to the river corridor.

Linear seating provides formal seating facing towards the river with wind baffle screens and planting as a backdrop. An informal secondary path connects along the bench to create the feeling of sitting with a predominantly soft landscape.

Clear walkway aligned between the two towers leading to the river walkway steps. Informal lawns, earth mounding, planting and tree planting create an attractive landscape for informal recreation

Commercial spill out space with ornamental planting backdrop

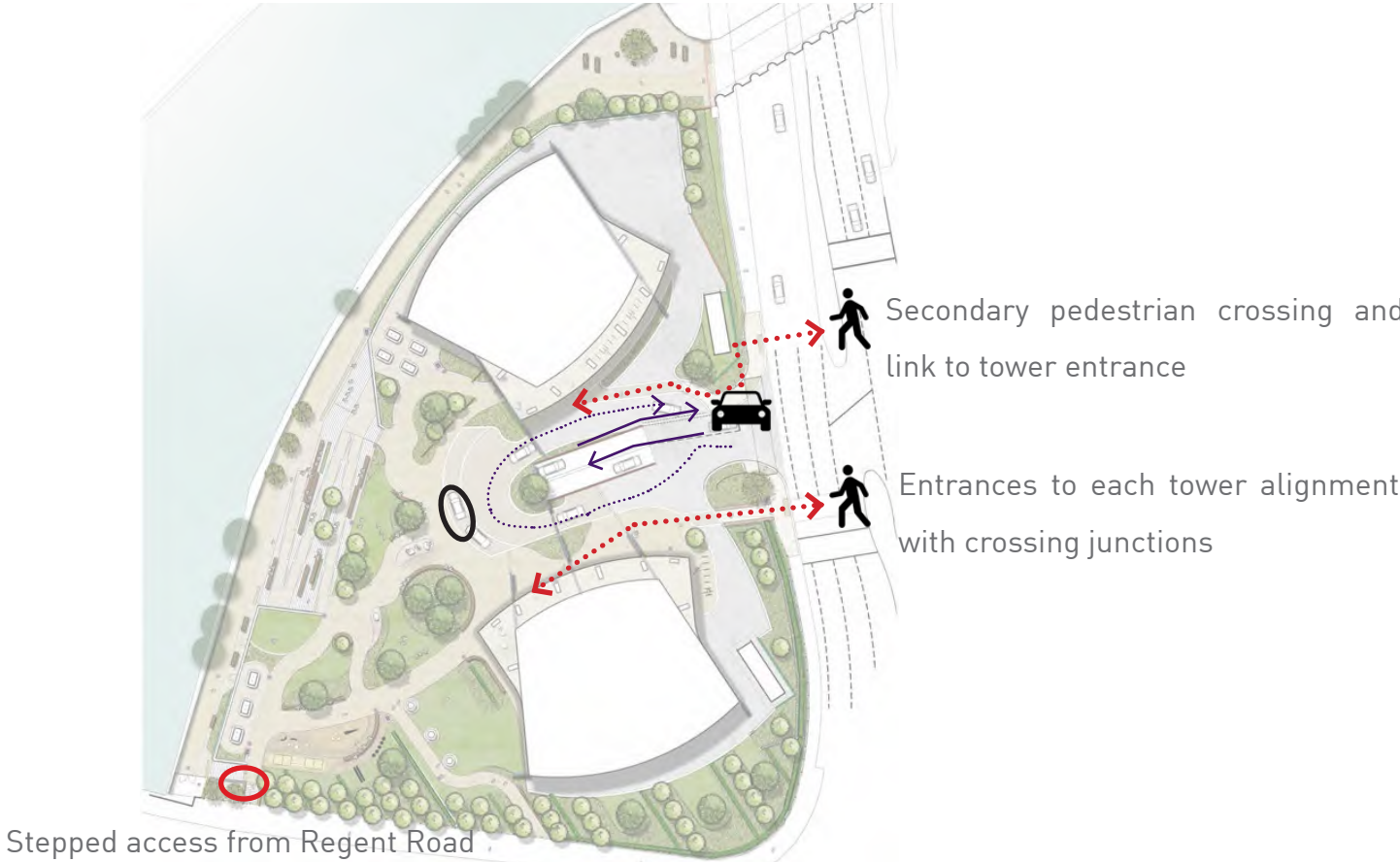




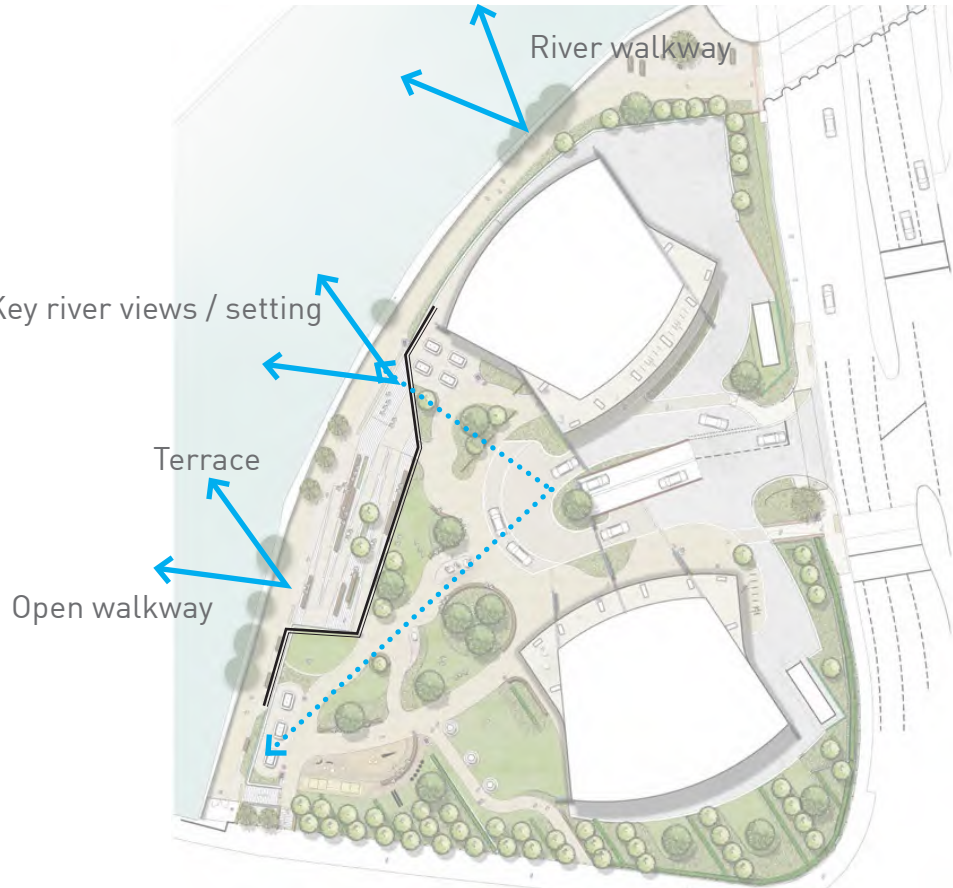


5.4 SITE D - OPPORTUNITIES AND CONSTRAINTS

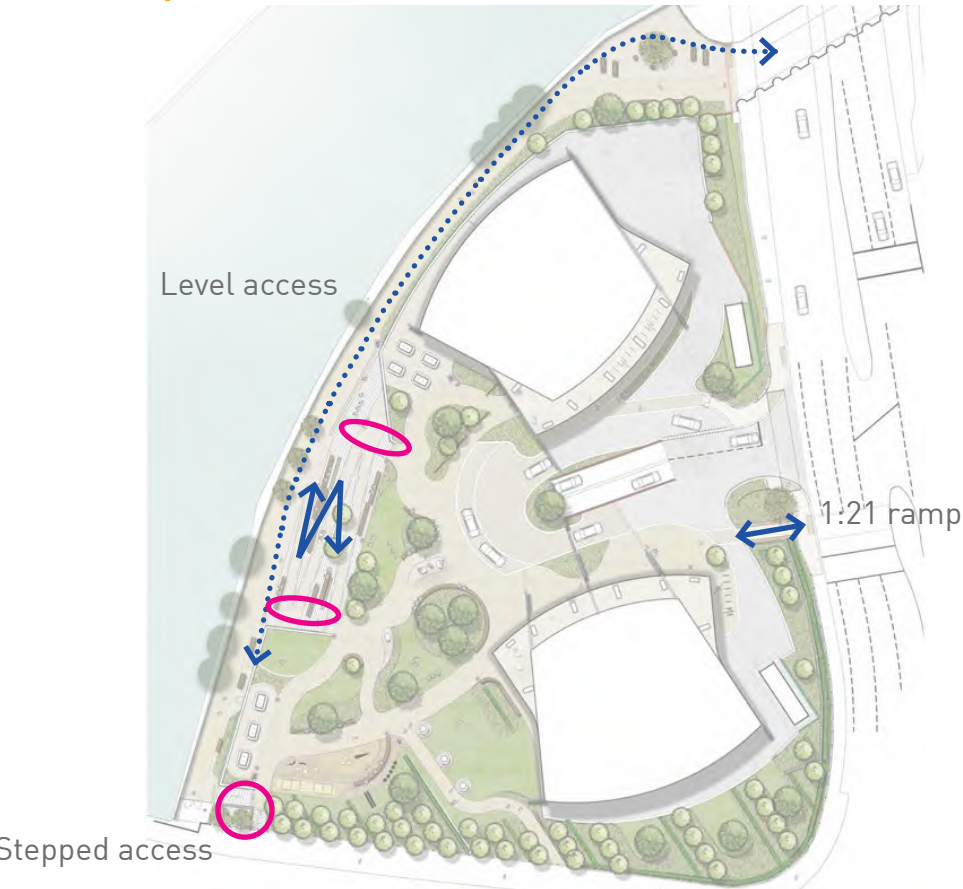
Entrance & Arrival



River Views & Walkway



DDA Compliant Access



Key On / Off Site Relationships



5.4 SITE D - PRECEDENTS





### Key Considerations

- Flood levels and raising the ground above existing to form the main public realm / building entrances
- Integration of B1 & B2 basements levels above bedrock and in interface with the public realm proposals
- Relationship to the river and the pedestrian experience
- Existing vegetation along the rivers edge
- Links to other masterplan areas and the wider Manchester / Salford area
- Vehicle / Pedestrian entrance points - creating a sense of arrival
- DDA access across the level changes in a subtle and integrated way
- Views / axes
- Levels of the landscape adjacent to Regent Road
- Unknown extent to boundary/exact river wall location
- Wind / micro climate
- Relationship to the River Irwell



5.4 SITE D - UPPER PODIUM LANDSCAPE

Stepped access off Regent Road with small viewing area at the back of the footway



Position of existing perimeter fence. Further survey work required to determine the exact edge of the river wall

Open lawn areas with south and west aspect. The parkland area benefits from a sunny position where planting can be ornamental

Integrated ramp cut through the stepped terrace allows an accessible route to the river corridor. The top of the steps and ramp arrives at a junction where access towards Regent Road is clear

Seating fronting the pathways, entrance and drop off lay-by creates an inviting welcome to the space

Picnic style seating over looking the river

Potential for small sculptured play area located in close proximity to connections for community access

Trees and hedges offer a visual and physical boundary whilst softening the impact of Regent Road. Assist with air and noise pollution







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# 6. TRINITY WAY UNDERPASS

# 6.1 TRINITY WAY UNDERPASS: EXISTING CHARACTER & POTENTIAL OPPORTUNITIES

The underpass under Trinity Way lies outside of the clients land ownership. There is an aspiration that the route way forms an attractive connection for the public between Sites C and D.



Strong character of the curved columns and brick work details forms a rhythm and movement along the southern wall. Northern boundary flanked by a weld mesh fence. Opportunity to remove the fence.



Infrastructure associated with current use of a surface level car park. Bridge columns provide attractive bookends to the bridge and curved walls. Currently dark and uninviting.



## Potential Opportunities



Images show the potential for light installations to be installed within the underpass area to create a bright and vibrant environment



Images show the potential for environmental based artwork. With the improvements to the sites planting and species cover it is envisaged that there would be a direct benefit to the local wildlife



Images show the potential for artwork located offset from the bridge structure whilst also providing a height restriction to the underpass

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# 7.HARD LANDSCAPE PALETTE

# 7.1 HARD LANDSCAPE PALETTE

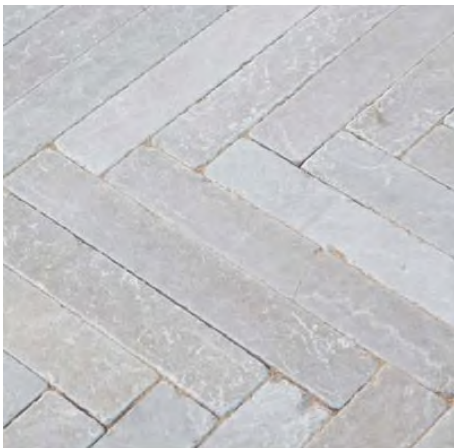
## Materials Palette

The hard landscape palette will be limited to only several hard landscape materials per site. The hierarchy of materials will transition from entering the site with flag paving to a homogenous paving treatment along the river walkway area. The footways at the entrance to the sites are proposed to be paved in local authority adoptable stone paving flags. On Site C an existing double row of small scale blocks form the back of the footway. This will be continued along the footway with the blocks acting as a demarcation to the site ownership line.

Asphalt carriageways will form the material leading to the residents basement parking areas and service lay-bys. The drop off access routes will have a shared surface treatment with subtle banding of paving blocks with block paved carriageways e.g. herringbone / fish scale pattern.

The main public realm material for pedestrian only spaces is proposed to be a homogenous porous resin bound gravel treatment. The material creates a parkland character with a soft warm aggregate grain and texture. Metal edging will form the interface between the homogenous material and the lawn / planting areas.

The level changes across both sites require steps and ramps to be incorporated. These will be in the form of solid unit steps to create robust edges to the development. Subtle anti skate measures will be incorporated to ensure the edges aren't deteriorated by skate boards.



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# 8.SOFT LANDSCAPE PALETTE

8.1 SOFT LANDSCAPE PALETTE: TREES & HEDGES



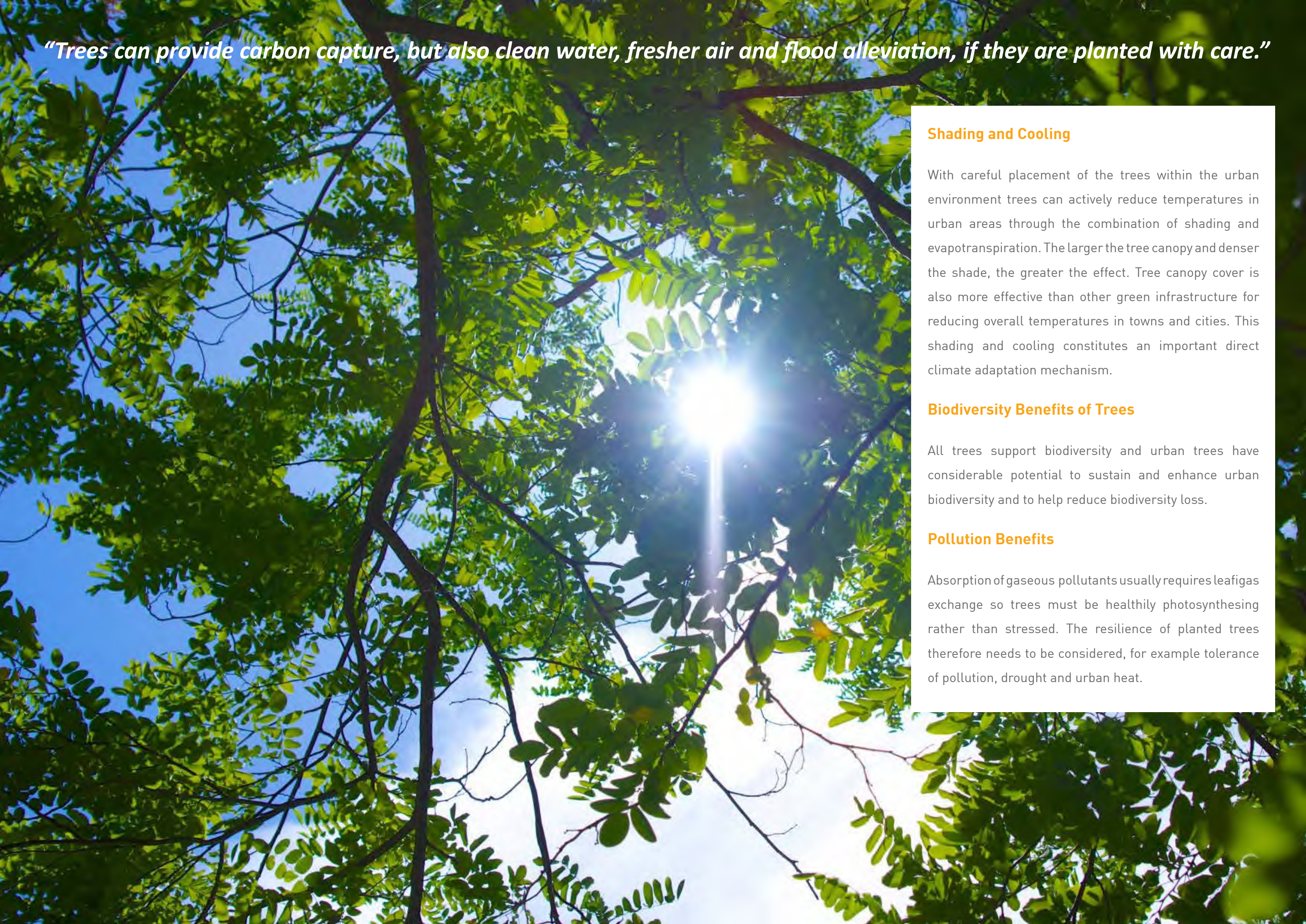
Trees & Hedges

Predominantly deciduous trees will be planted throughout Site C and D to create a verdant character to the landscape. Trees tolerant of wind have been selected to ensure they thrive. Varying heights and forms of trees will create variety to create a parkland character. Groupings of trees will help to create avenues and points of interest throughout the landscape. Trees along the river walkway are proposed to have flowers which are good for invertebrates and the flowers will attract bees and butterflies.

Typical Hedge Species: Ilex crenata, Griselinia

Typical Tree Species: Ginkgo Biloba, Liquidamber, Amelanchier, Betula, Prunus 'Sunset Boulevard', Cateagus, Cercia





*“Trees can provide carbon capture, but also clean water, fresher air and flood alleviation, if they are planted with care.”*

### Shading and Cooling

With careful placement of the trees within the urban environment trees can actively reduce temperatures in urban areas through the combination of shading and evapotranspiration. The larger the tree canopy and denser the shade, the greater the effect. Tree canopy cover is also more effective than other green infrastructure for reducing overall temperatures in towns and cities. This shading and cooling constitutes an important direct climate adaptation mechanism.

### Biodiversity Benefits of Trees

All trees support biodiversity and urban trees have considerable potential to sustain and enhance urban biodiversity and to help reduce biodiversity loss.

### Pollution Benefits

Absorption of gaseous pollutants usually requires leaf gas exchange so trees must be healthily photosynthesizing rather than stressed. The resilience of planted trees therefore needs to be considered, for example tolerance of pollution, drought and urban heat.

8.2 SOFT LANDSCAPE PLANTING STYLE



Planting Style

Both sites have extensive areas of amenity lawn and ornamental planting. The planting style of Site C has dissecting hedges cutting through with Site D being more sinuous and flowing. Herbaceous perennials and grass planting is proposed to create a softness, seasonal interest and a true parkland character. Mounded lawns create areas for resting and relaxing.

- Typical Hedge Species: Ilex crenata, Griselinia
- Typical Grasses: Stipa tenuissima, Calamagrostis
- Typical Perennials: Salvia x superba, Nepeta fassenii, Heuchera
- Typical Shrubs: Choisya 'Aztec', Phormium



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# 9. STREET FURNITURE PALETTE

# 9.1 STREET FURNITURE PALETTE

## Furniture

The furniture along the river walkway is proposed to be robust in nature and have solid monolithic character with large scale timber. Perch benches offer users the chance to work, rest, dine along the river front setting. The river furniture will be of the same palette across Site C and D to create a unified character to the route.

Within Both Site C and Site D the level change areas will be utilised to their full potential for integration of seating elements. On Site C this creates a meeting space at the entrance to the site on Water Street, with the terraces on Site D offering ample river side seating.

Where seating is proposed against a planted back drop, monolithic style seating is proposed where the seat can be used as a low form of retainment to the hedge / tree planting mounds.

On Site C feature cube style seats are proposed at the Water Street entrance area. On Site D elliptical organic shaped seating stones are proposed to continue the organic narrative to the public realm.

Picnic style seating tables are proposed within both sites to offer the residents and the community areas for larger meetings spaces. These are located in areas with river side views. Picnic tables will be selected to have inclusive access.

Visitor cycle parking is proposed in close proximity to both development entrances. The locations benefit from natural surveillance from within the building and from passing pedestrians.

Seating throughout the development will have back and arm rests integrated to cater for all users.



## 9.2 ARCHITECTURAL METALWORK

### Architectural Metalwork

Both Site C and D have architectural metalwork wind baffles within the public realm proposals. These have been integrated into the landscape to create visually attractive screens that frame and guide users through the developments.

The metalwork furniture will become prominent elements within the landscape and have the opportunity to integrate artwork and to be lit in the evening to create drama and excitement.

On Site C the gateway curved structure aligns with the identified Water Street SRF keys views towards the viaduct at the end of New Elm Road. The structures have the opportunity to integrate seating at the base to become a focal area.

On Site D the metalwork baffles have been designed to be linked to the architecture of the building and appear as extensions to the facade. An industrial character that creates gateway forms over the drop off lay-by and architectural 'Windows towards the Waterfront'.

The screens vary in height and form and are illustrated in the sketch views. The infill metal panels require a 50% porosity.





Site C - Architectural Metalwork



Site C - Architectural Metalwork

### 9.3 SCREENING STRUCTURES

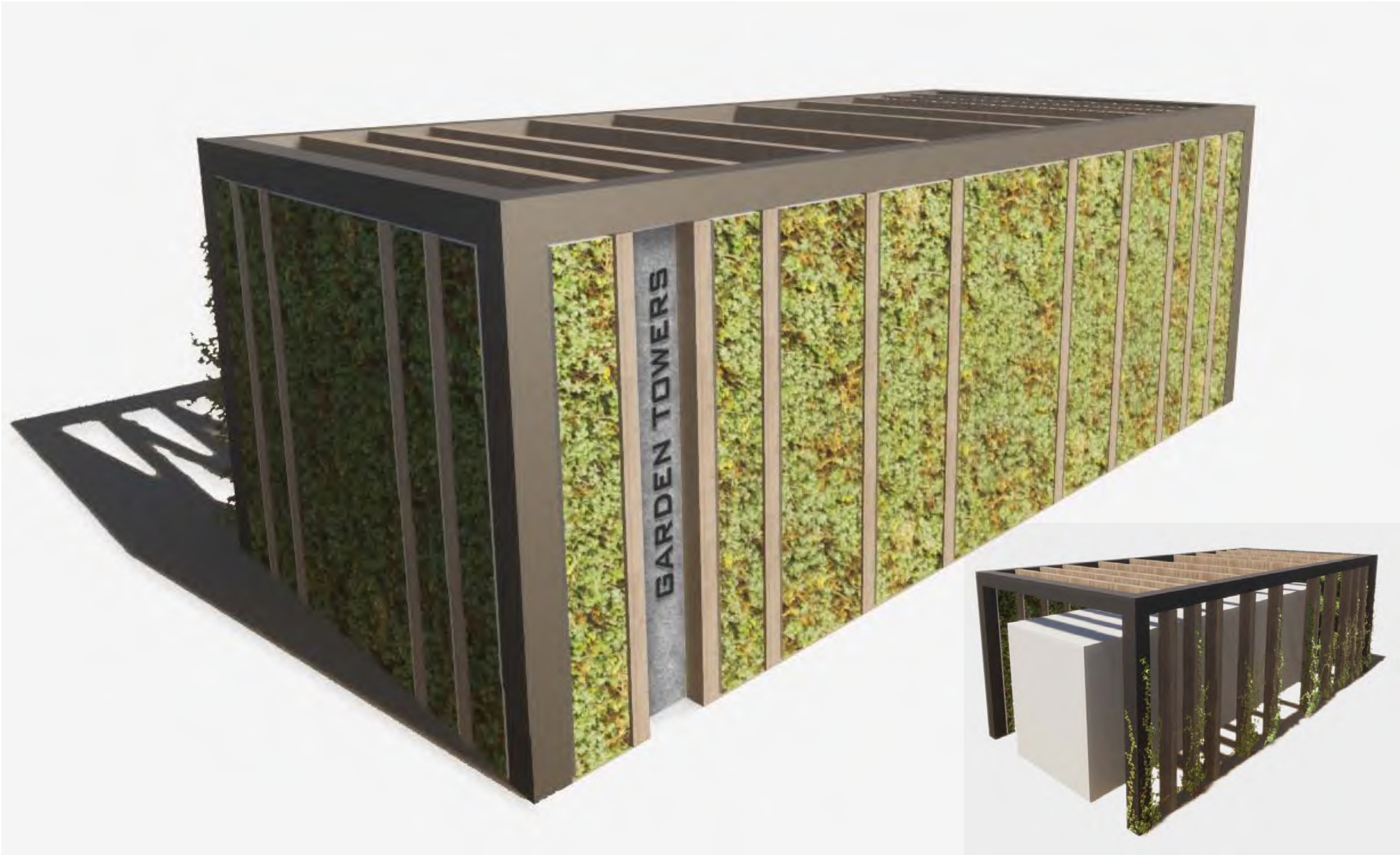
#### Landscape Screening Structures

Adjacent to each tower a generator is located to provide power. The small structure is typically located in the service yard for ease of maintenance and access. There is the opportunity to screen the generators and provide gateway signage to each development within the screen structure.

The green wall treatment will create an attractive verdant screen at the entrance to the developments and further highlight the nature of the parkland public realm around the towers.

Views from residents in the towers above the generators is also important. The roof of the generator will be screened with architectural structures / beams above that have the opportunity to have climbing plants positioned within the service yard to climb up and over the structure. The generators require air flow and ventilation therefore the structures and green walls are offset from the generator itself.

The generator for Tower C1 differs from the generator for C2, D1 and D2 as it contained within a small building enclosure that houses the fire escape stair too. The walls to the C1 enclosure have the opportunity for green walls and the roofscape could accommodate a sedum roof.



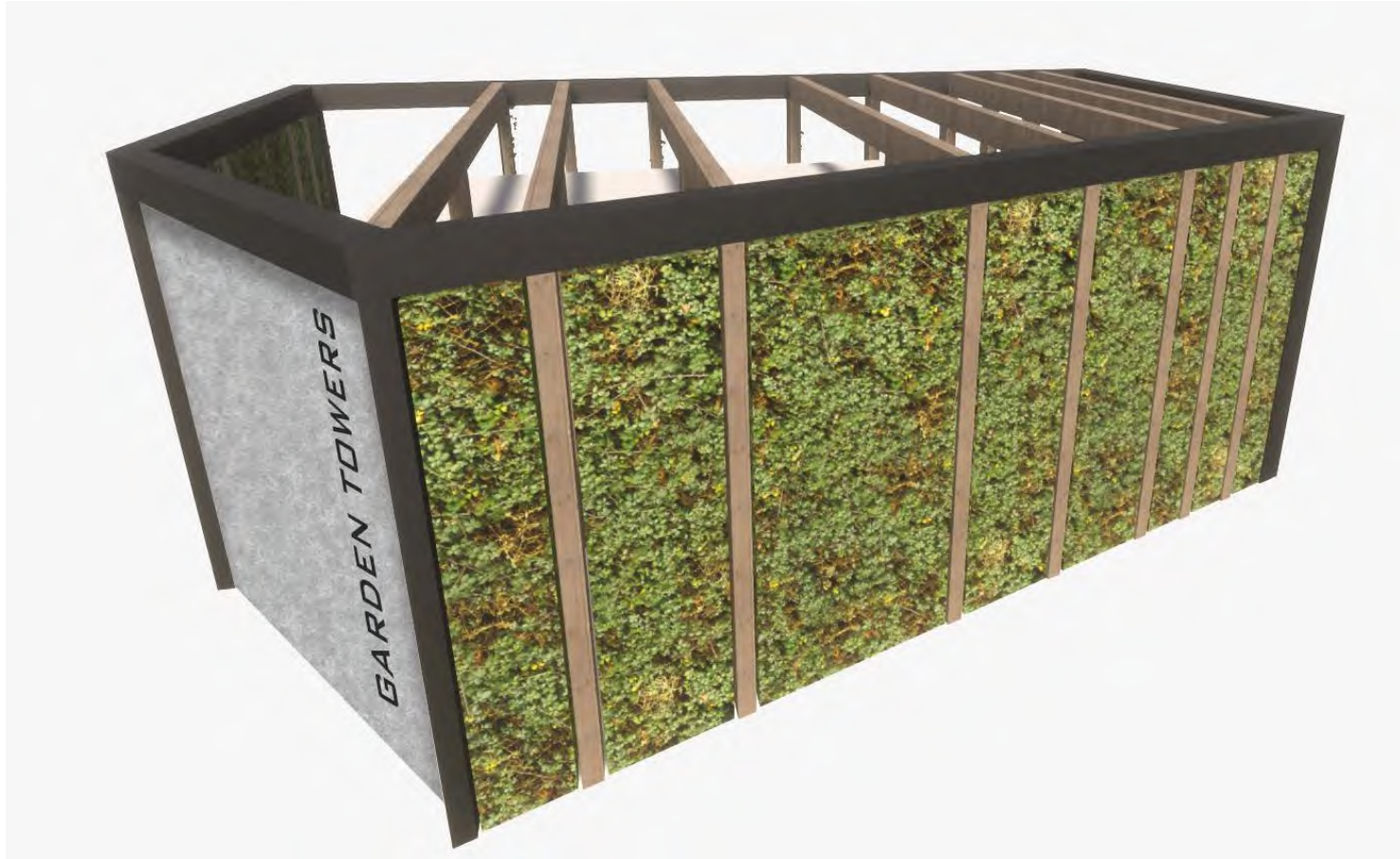
Axonometric view of the D2 enclosure from the roads outside of the site (D2)

Axonometric view from the service yard (D2)

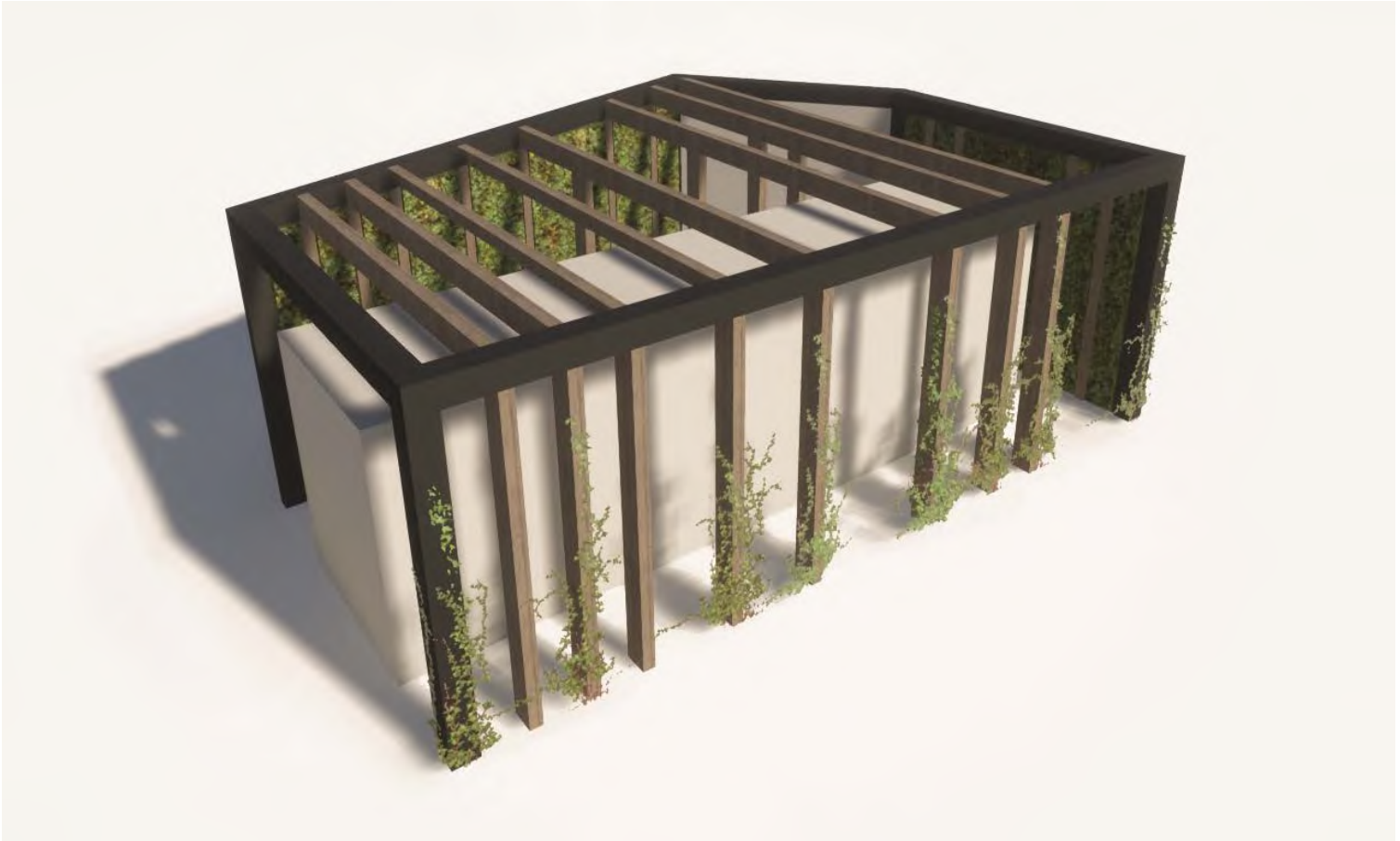




Service yard elevation of the C2 enclosure from inside of the site (C2)



Axonometric view from the outside of the site from the surrounding roads (C2)



Axonometric view from the inside of the site from the service yard (C2)

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# 10.PLAY OPPORTUNITIES



Play Opportunities - Site C

The landscape within the Site C development is informal yet controlled in character. As a playful addition to the landscape industrial style swings seats are proposed at the corner of the development. These are located to provide views over the river and be an architectural addition to the site from pedestrians crossing the Trinity Way bridge looking into the site. The swings (or similar) will create animation to the space.



Play Opportunities - Site D

Informal play is proposed within Site D. A sculptured play space with seating areas for parents is proposed between the stepped access and pedestrian link off Regent Road. The connections will make the play space accessible to the wider community and the residents.

The play features will be designed for smaller children with table tennis tables provided for older children and adults.

The precedent images show sculptured play within a parkland setting.

The area is circa 180m2.



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# 11.CONCEPT LIGHTING PROPOSALS

# 11.1 LIGHTING PROPOSALS

## Lighting Proposals

Lighting plays an important role in creating the character and feel to the public realm. The lighting needs to provide functional and accent lighting to provide a safe and attractive nighttime environment.

The landscape will also be viewed extensively from the residents in the towers above so should offer an atmospheric outlook.

Functional lighting in the form of lighting columns will be the main light source for primary routes. Secondary routes will be marked with lighting bollards.

Recessed up-lighters to trees in both soft and hard landscape will illuminate the canopy of the tree and provide accent lighting. Lighting of multistem forms / umbrella canopies further enhances the irregular shape of the tree and its form.

Long linear edges that need highlighting to show the level changes have the opportunity for integrated lighting to create visual cues to the change in level.

Pimple lights set within the paving offer the opportunity to subtly create character areas in the floorscape.

Sensitive lighting proposals are required along the rivers edge to ensure that the lighting is directional with no light spillage onto the river corridor in order to minimise the impact on wildlife.

The concept lighting plans have been produced to show high level proposals and need further detail work to ensure lux levels are conformed too.



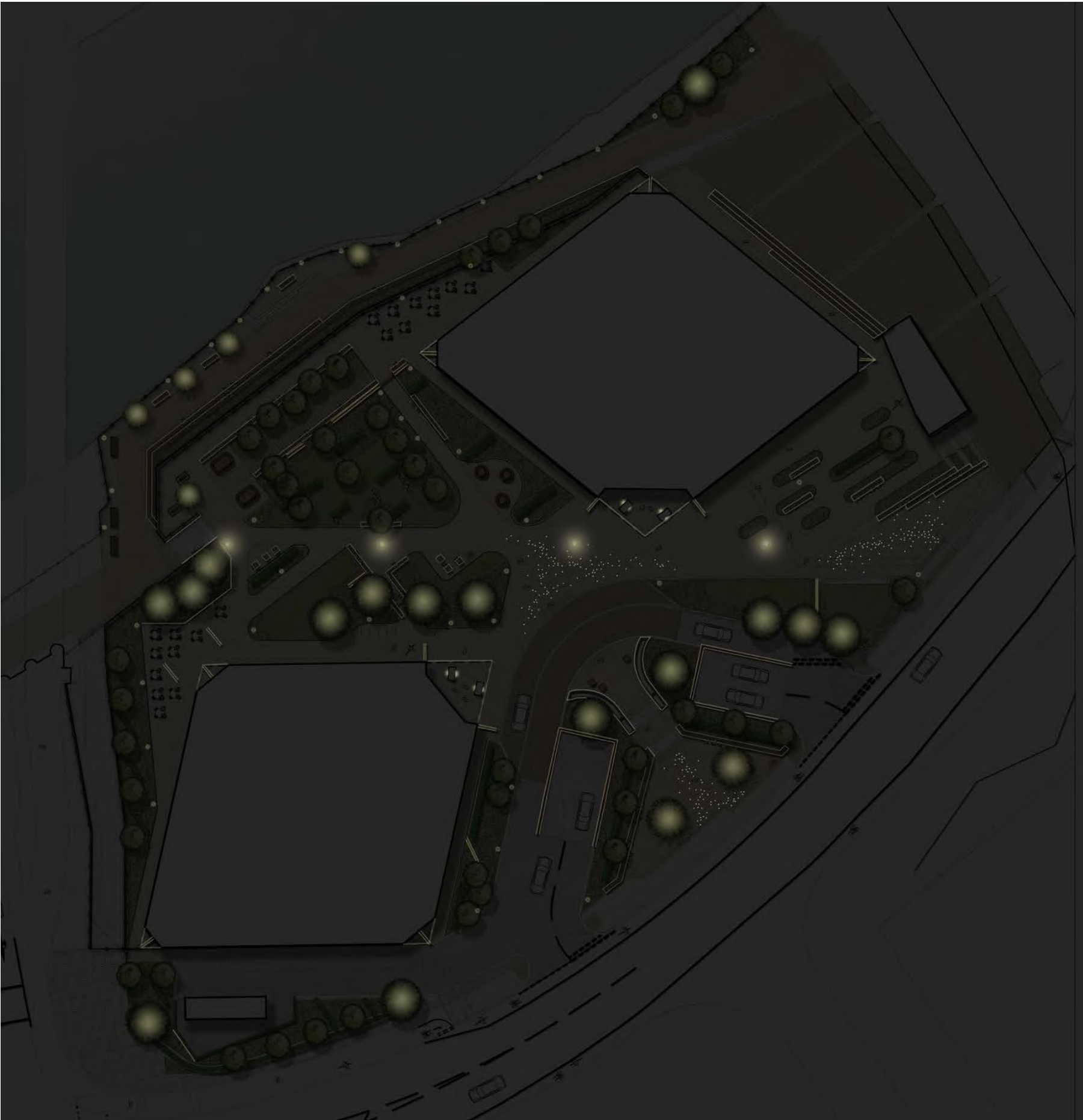
# 11.2 SITE C CONCEPT LIGHTING PLAN

## Site C

The stepped area at Site C entrance area along Water Street offers the opportunity to create a bright and inviting space that creates character and atmosphere that welcomes people into the space in the hours of dusk to darkness. With the potential commercial units at Tower C1 and C2 and the movement of residents to the Tower entrances the light levels need to be safe and inviting, clearly marking the way.

Key lighting proposals include:

- Feature lighting columns along the axis between Tower C1 & C2
- Integrated lighting to highlight the double height step seats
- Uplighting to key trees
- Bollards lights to light secondary pathways
- Illumination of architectural metalwork
- Building column uplighting
- Building soffit lighting



# 11.3 SITE D CONCEPT LIGHTING PLAN

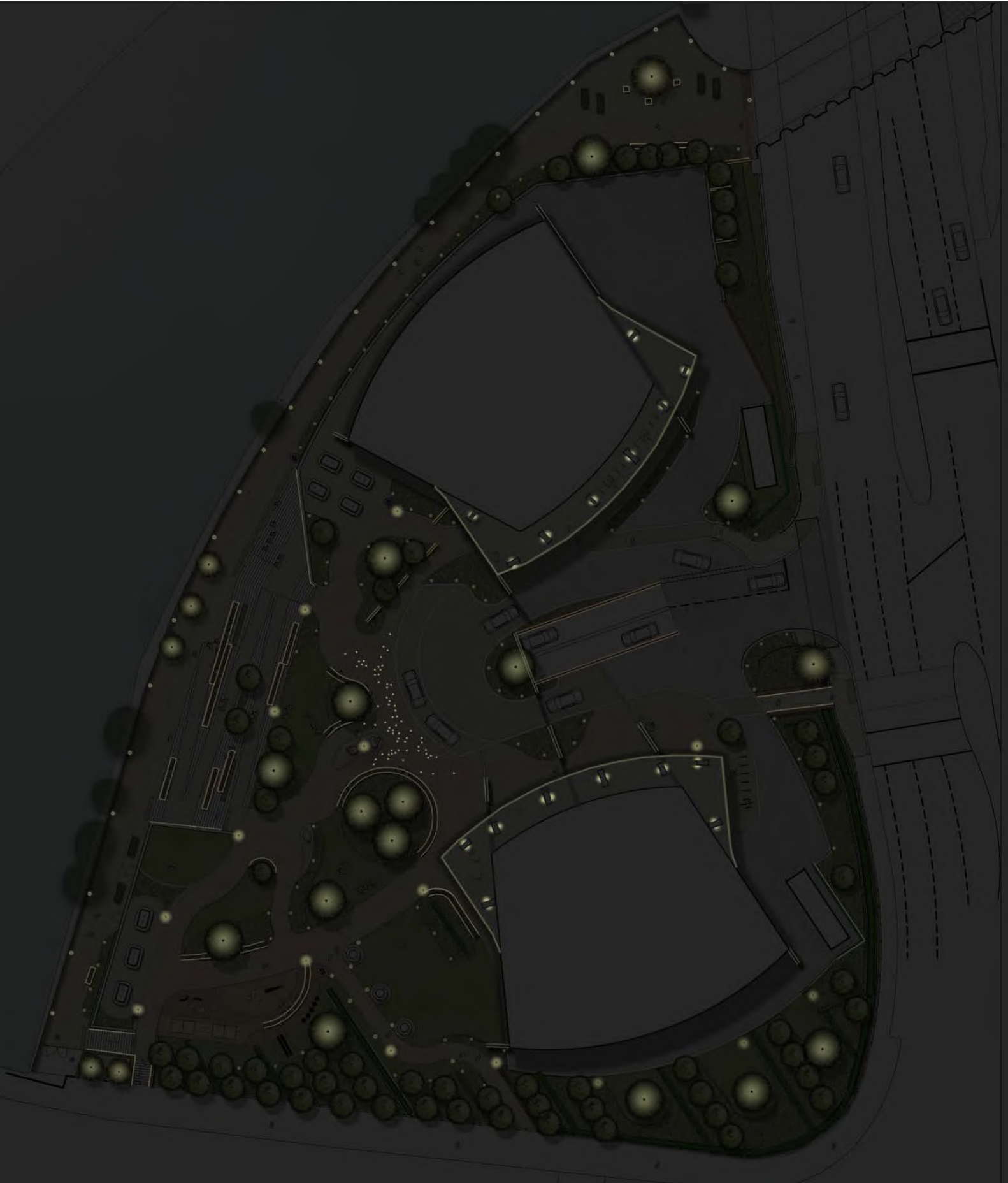
## Site D

The building lighting to Tower D1 and D2 provides the opportunity to create an attractive frontage to the development and help guide users along the building facade to the building entrances. The lighting is more informal in arrangement to Site C, reflecting the more organic design narrative. Specimen trees offer the opportunity to highlight key parkland trees. A combination of column lights and lighting bollards will create a safe and inviting public realm.

The level change areas offer the opportunity for integrated lighting in the double height steps and within the handrails.

Key lighting proposals include:

- Column up lighters to the Tower C1 & C2 building columns
- Building soffit lighting
- Integrated lighting to highlight the double height step seats
- Uplighting to key parkland trees
- Combination of column and bollard lights along the pathways
- Illumination of architectural metalwork



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# 12.EXTERNAL TERRACE AMENITY



External Terraces

The openings in the building floor plates create the opportunity for external amenity terraces with varying aspects and uses. The active usage of the spaces creates animation at the lower building and provides a human character to the towers.

The terraces provide areas of external amenity with views directly over the public realm and are directly linked to the internal uses within the building, allowing the occupants to have accessible external space for socialising, relaxing, exercise and working.



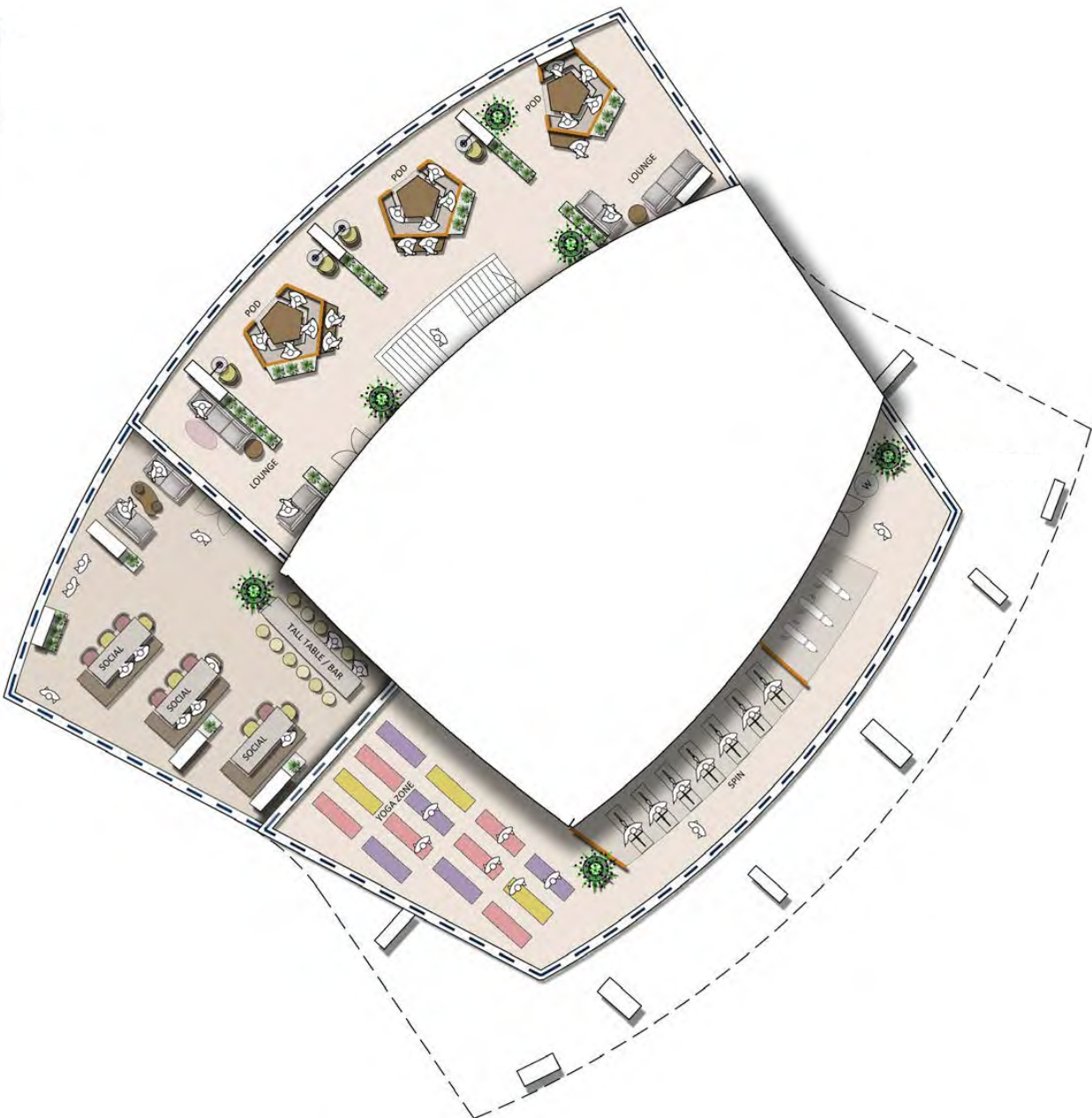
The proposals are indicative only and subject to future operators. The precedent images and typical plans for Tower C1 and D1 give a flavour of what the spaces could become with high quality materials and attractive detailing.

Lighting will play an important part within the spaces due the them being contained within the building envelope and undercover.





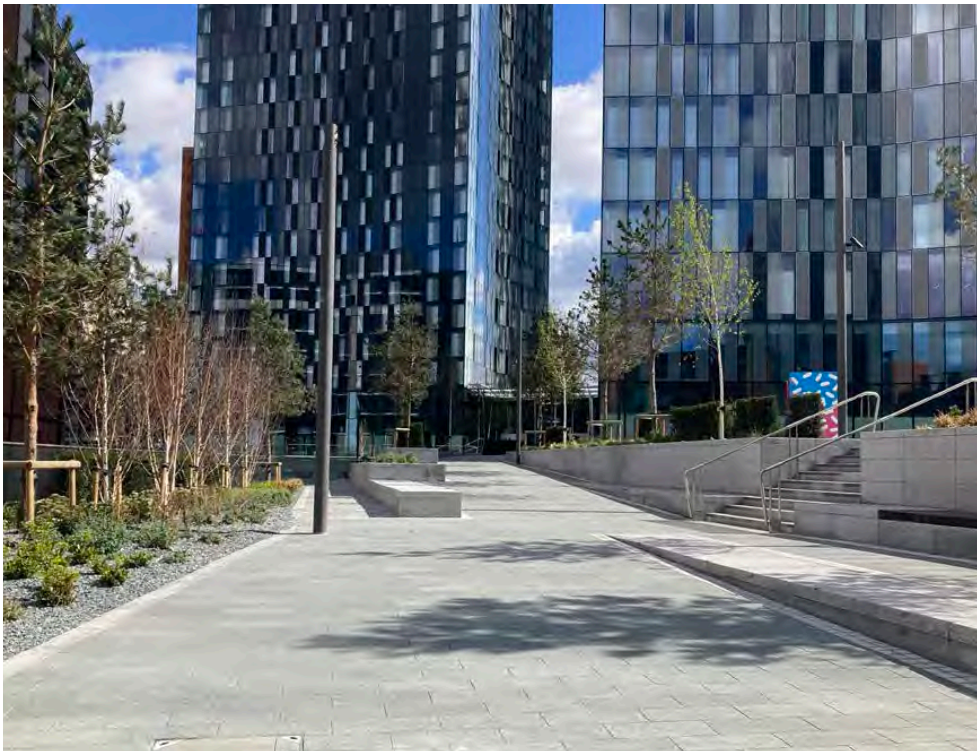
C1 Indicative roof terrace layout



D1 Indicative roof terrace layout

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# 13.MAINTENANCE



Maintenance and Management

To ensure that the landscape is maintained to a high standard a Landscape Management and Maintenance report accompanies the Detail Planning Application which describes maintenance operations required for a 5 year period and beyond.

The report covers operations for all aspects of the landscape for both the public and private landscape areas.

Refer to Report: Z1-TPM-G710-RP-XX-3852-511