

PLOT F I MANCHESTER

LANDSCAPE DESIGN STATEMENT (PR-TPM-G710-RP-GRD-3851 501 Rev P2)

November 2021
Client: Renaker Build LTD



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To be read in conjunction with:

- Z1-TPM-G710-PL-GRD-3851 101 Landscape General Arrangement
- F1-TPM-G710-PL-GRD-3851 102 F1 Tower: Landscape Layout
- F2-TPM-G710-PL-GRD-3851 103 F2 Tower: Landscape Layout
- Z1-TPM-G710-PL-GRD-3851 104 Hardworks
- Z1-TPM-G710-PL-GRD-3851 105 Indicative Lighting Layout
- Z1-TPM-G710-PL-GRD-3851 201 Public Realm Planting Plan
- F1-TPM-G710-PL-GRD-3851 202 F1 Tower: Planting Plan
- F2-TPM-G710-PL-GRD-3851 203 F2 Tower: Planting Plan
- Z1-TPM-G710-RP-GRD-3851 502 Landscape Management Report

Job Number: 3851			
Project Name: Plot F			
Rev	Issue Status	Prepared / Date	Approved / Date
P1	For Approval	DC/ October 2021	DC/ October 2021
P2	Final	DC/ November 2021	DC/ November 2021

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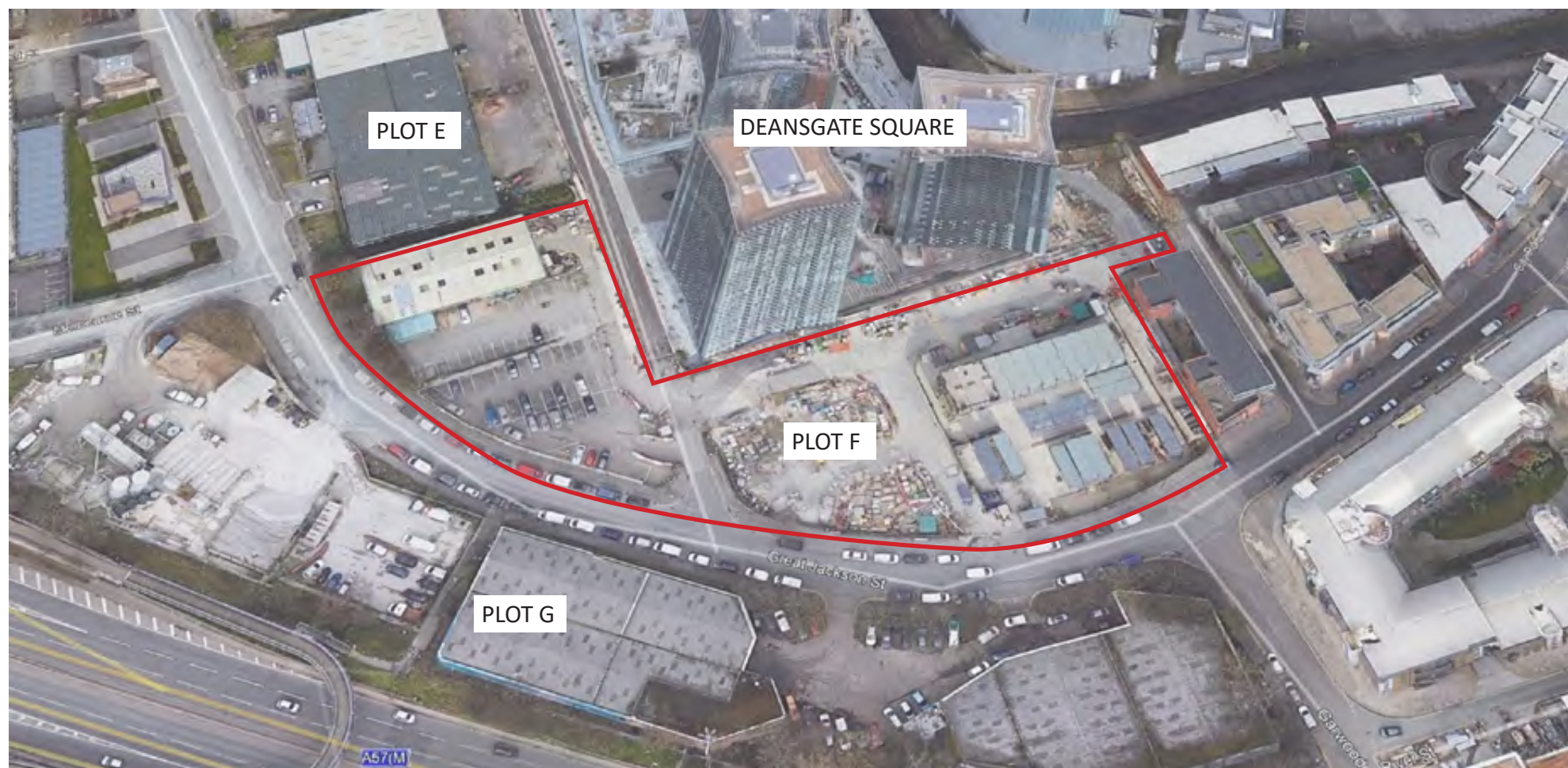
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Great Jackson Street Site Area (extracted from Development Framework)



Great Jackson Street Masterplan (extracted from The Public Realm Strategy in support of Development Framework), 2018.



Aerial Birds Eye Image - Plot F- Proposal Site

Wider Context

TPM Landscape, Chartered Landscape Architects have been appointed by Renaker Build Limited to develop landscape proposals for the proposed residential development on Plot F, Great Jackson Street, Manchester as part of a detailed planning application.

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

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.

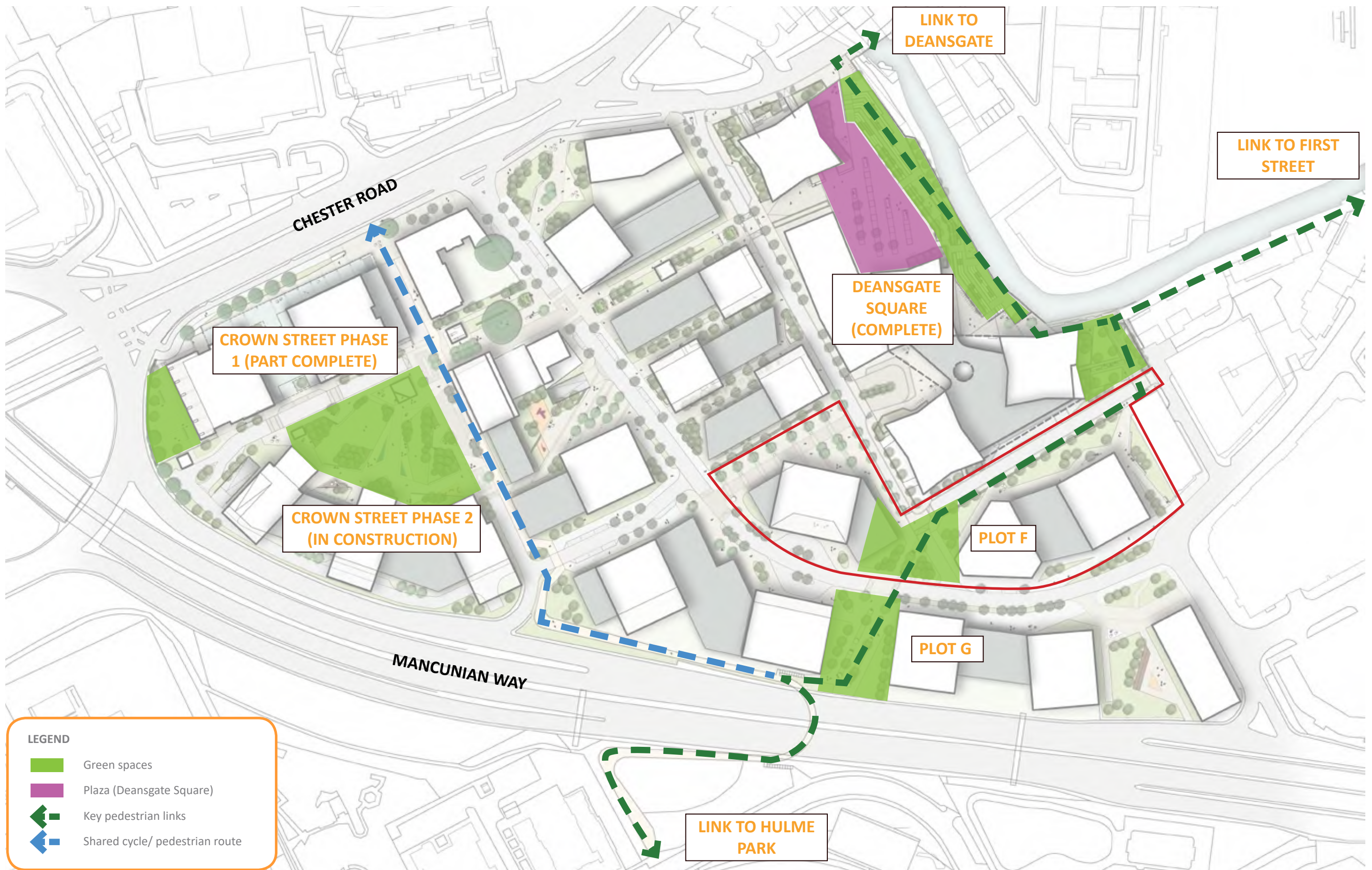
The Application site lies within a wider area covered by the Great Jackson Street, Development Framework (2018). The Great Jackson Street document has been prepared for Manchester City Council, it is intended that the development framework will become a material consideration for Manchester City Council when determining planning applications and other matters related to the area. The framework seeks to create:

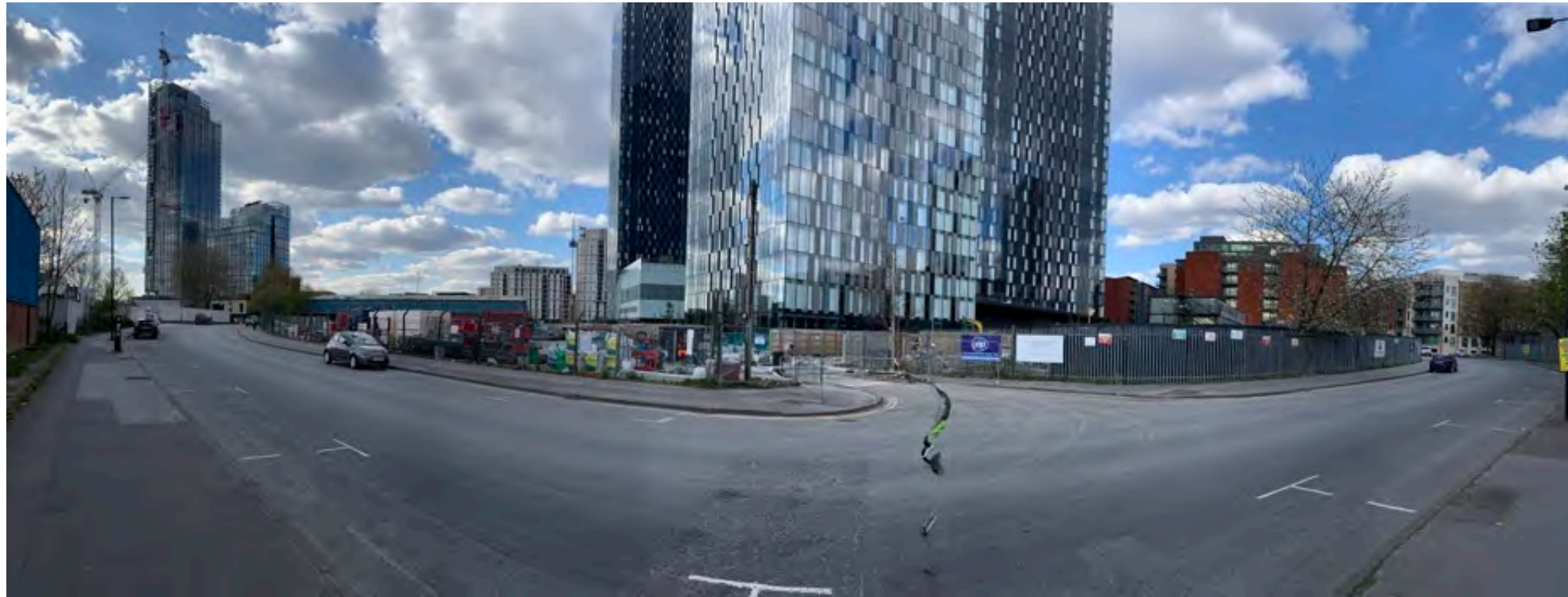
“A new high-density quarter of Manchester with a vibrant and sustainable mix of uses, whose economic viability is driven by ‘knowledge capital’; comprising high quality urban architecture that enriches the city’s public realm and establishes its reputation for design excellence in building”

Plot F Context

Established within the Great Jackson Street Development Framework was the desire to create several connected public realm spaces. Two key public realm spaces being the plaza and events space at Deansgate Square (in the east) and a public park at Crown Street (in the west).

The proposals for Plot F acts as a gateway entrance to the urban environment from Hulme community and provides key connections to the City Centre and beyond.





View of Plot F from Great Jackson Street (Deansgate Square in the background)



View looking south east from Great Jackson Street

Site Description

The site is located to the east of the Mancunian Way and in close proximity to Manchester City Centre.

The existing site is divided into two parts, either side of where Owen Street would meet the bell mouth access into the construction site car park. The eastern parcel is bordered by Pond Street to the north, River Place to the east and Great Jackson Street to the south.

The western parcel is bordered by Owen Street to the east, Great Jackson Street to the south and west, and existing light industrial buildings to the north.

The site was previously used as a surface level car park and is currently used as a site compound and storage yard for the construction of Deansgate Square.

The surrounding land uses include; construction sites for residential development, surface level car parking, low level office buildings and light industry.

Topography

The site is relatively flat with levels circa. +32 and + 33.5m.

Vegetation

There are currently seven individual trees and two groups of shrubs on the Site. There are no Tree Preservation Orders located on the Site.

Boundaries

The eastern parcel of the site is enclosed by a palisade fence and hoarding line which contains the site compound associated with the Deansgate Square development.

The western parcel of the site is enclosed by concrete post and green mesh fencing which surrounds the storage yard and car park.

Materials

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

Great Jackson Street is predominantly asphalt surface with standard concrete kerb upstands with asphalt footways. The adjacent Deansgate Square development incorporates granite surface materials throughout with the exception of Pond Street to the north of the eastern parcel which remains as asphalt.

3. Opportunities and Constraints

Opportunities and Constraints

The diagram on this page shows the red line planning boundary, proposed towers (F1 and F2) and public realm/ extent of landscape works associated with this application.



Opportunities and Constraints

- Gateway entrance to the urban environment.
- Create a pedestrian connection linking the Hulme Community with Manchester City Centre.
- Create clear routes for all users within an attractive landscape.
- Maximise tree planting to create structure and add seasonal interest to the public realm.
- Create a green space comprising of lawn framed by tree planting.
- Integrate the proposals with Deansgate Square to activate the interface between the two developments.
- Screen views and noise from the Mancunian Way.
- Create new connections linking the existing and new green/ blue infrastructure. Eg connection to the River Medlock
- The development is considered the gateway entrance to the city centre from Hulme as highlighted in the Strategic Regeneration Framework for Manchester.
- Create a space that is useable for local residents of the towers, Hulme community and general public. A space designed as a stopping point, a transitional space and key connection to the City Centre.
- Potential to utilise the plaza space for temporary events such as market stalls.

LEGEND



Key building entrance



Formal realm space



Green space



Residents amenity space



Key pedestrian routes



Underground car park access (private)



Long loading area



Long loading/ drop-off area



Primary vehicle route (Great Jackson Street)



Secondary vehicle routes



Screening to Boatmans Building



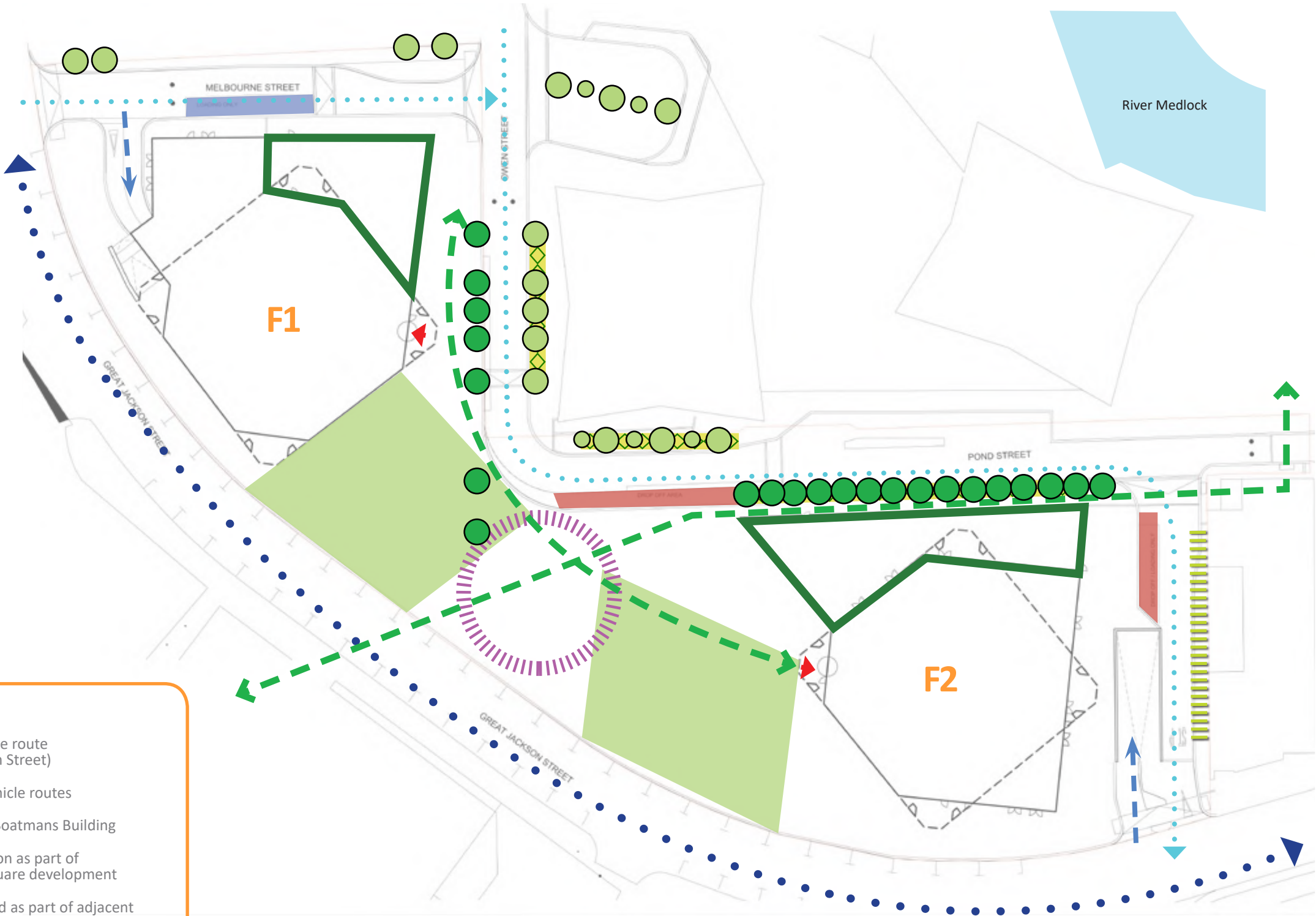
Wind mitigation as part of Deansgate Square development

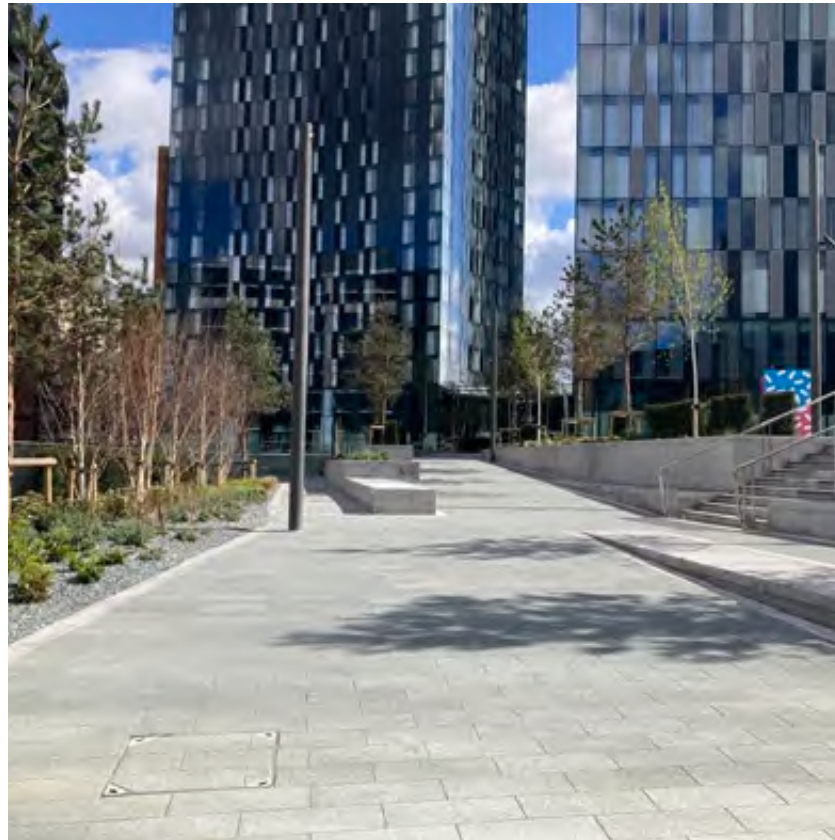


Trees delivered as part of adjacent development



Trees to be delivered as part of Plot F proposals but linked to Deansgate Square wind mitigation





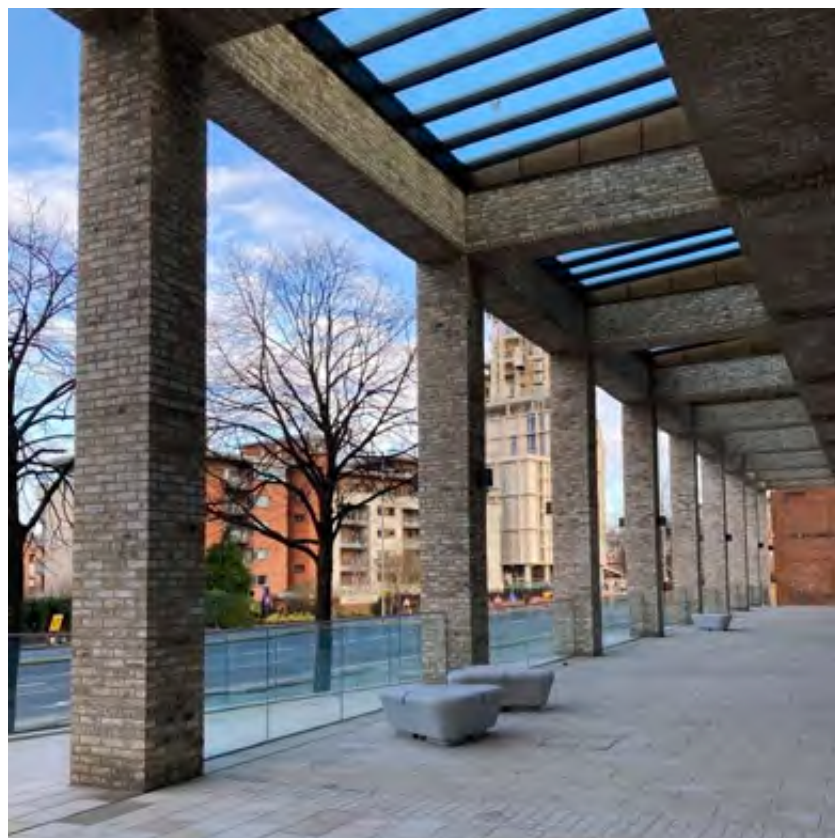
Deansgate Square



Projects within the Great Jackson Street Masterplan

Renaker have completed and are in the process of developing a number of sites within the Great Jackson Street Masterplan area, including Deansgate Square (completed in summer 2021), Crown Street Phase 1 (partially complete) and Crown Street Phase 2 (under construction).

The following page illustrates the Plot F proposals, other parts of the masterplan being delivered by Renaker and the wider strategic connections to green spaces.



Crown Street - Phase 1



Crown Street - Phase 2 (Indicative aerial sketch submitted at planning)

Sun Study

Due to the nature of the narrow tall buildings the surrounding landscape is subject to long linear shade patterns changing throughout the day. The central public realm space will benefit from having an open aspect to the south.

The western part of the residents amenity space associated with tower F2 will also benefit from sun during these periods. F1 residents amenity space will likely be in the shade for most of the day.

Wind Study

The proposed development has been tested within a wind modelling environment which has shaped the layout and proposals within the landscape. To positively respond to wind results and ensure the future open spaces have appropriate conditions for their intended uses, the landscaping has incorporated elements of wind mitigation into the design.

A Non-Material amendment application to the Deansgate Square Planning Permission (Ref: 111719/FO/2016/C1) is submitted to MCC concurrent with this application. It seeks to formalise amendments to the landscaping along Pond Street to tie in with the landscaping proposals for Plot F. The trees proposed as part of this application are shown on the plan on the previous page.

LEGEND

 Sun path

 Areas expected to receive the most amount of sunlight





Plot F, Manchester (Primary public realm) - 3,800m²

Core Public Realm - Scale Comparisons

The proposed primary public realm is circa 3,800m². This area is supplemented further by secondary pavements and service areas to the perimeter of the development.

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

Hardman Square, Manchester - 3,360m²

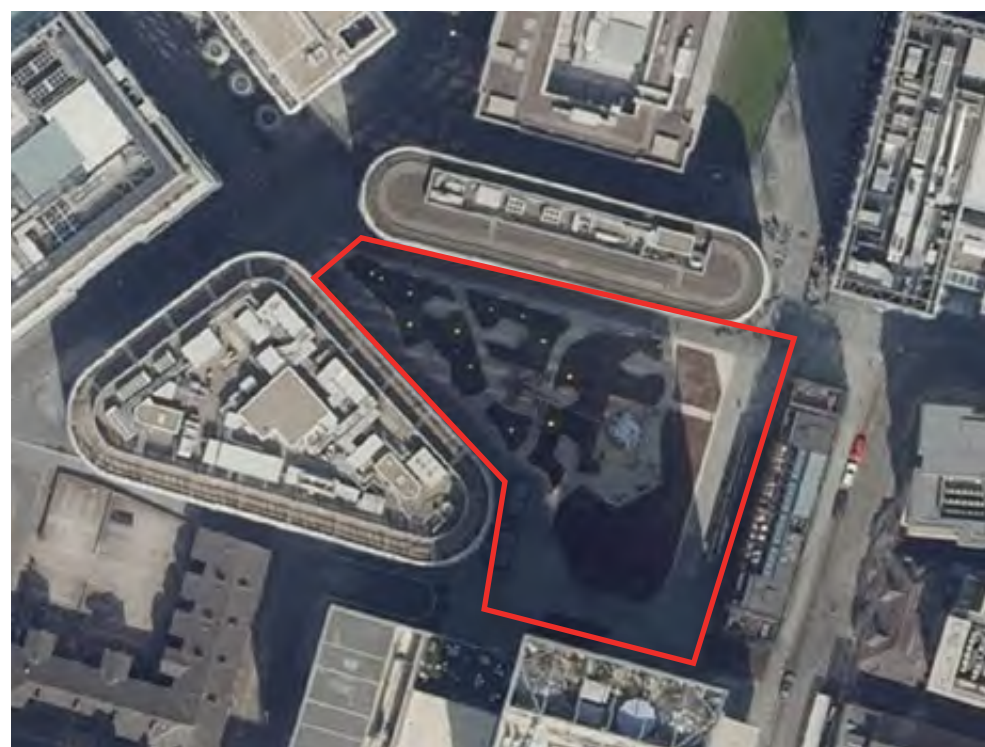
Recently renovated to create a series of garden rooms. Seating areas enclosed by ornamental planting

Deansgate Square, Manchester - 5,400m²

Public realm podium landscape set by the River Medlock, designed over a series of terraced levels with flexible central core space and surrounded by the four towers that make up the development.

Cutting Room Square, Ancoats - 2,200m²

Predominantly hard landscape square with urban trees creating an urban square surrounded on all sides by restaurants, bars and apartment blocks.



Hardman Square, Spinningfields - 3,360m²



Deansgate Square, Manchester - 5,400m²



Cutting Room Square, Ancoats - 2,200m²

Trees Removed

Existing vegetation on site comprises six individual trees and one group of shrubs. All of this vegetation is required for removal to facilitate the proposed development. The trees are categorised as 1no. Category B, and no.5 Category C and with the group of shrubs Category C.

Trees Proposed

The development proposal incorporates 69 trees to complement the design of the public realm, dress the street scene, highlight key focal points and frame entrances to the buildings. Of the 69 trees proposed, 43 are to be planted in the ground with below ground structural cells appropriate for hard landscape, 5 are planted in large raised planters and 21 are in large areas of raised ground above podium with large area of soil volume available.

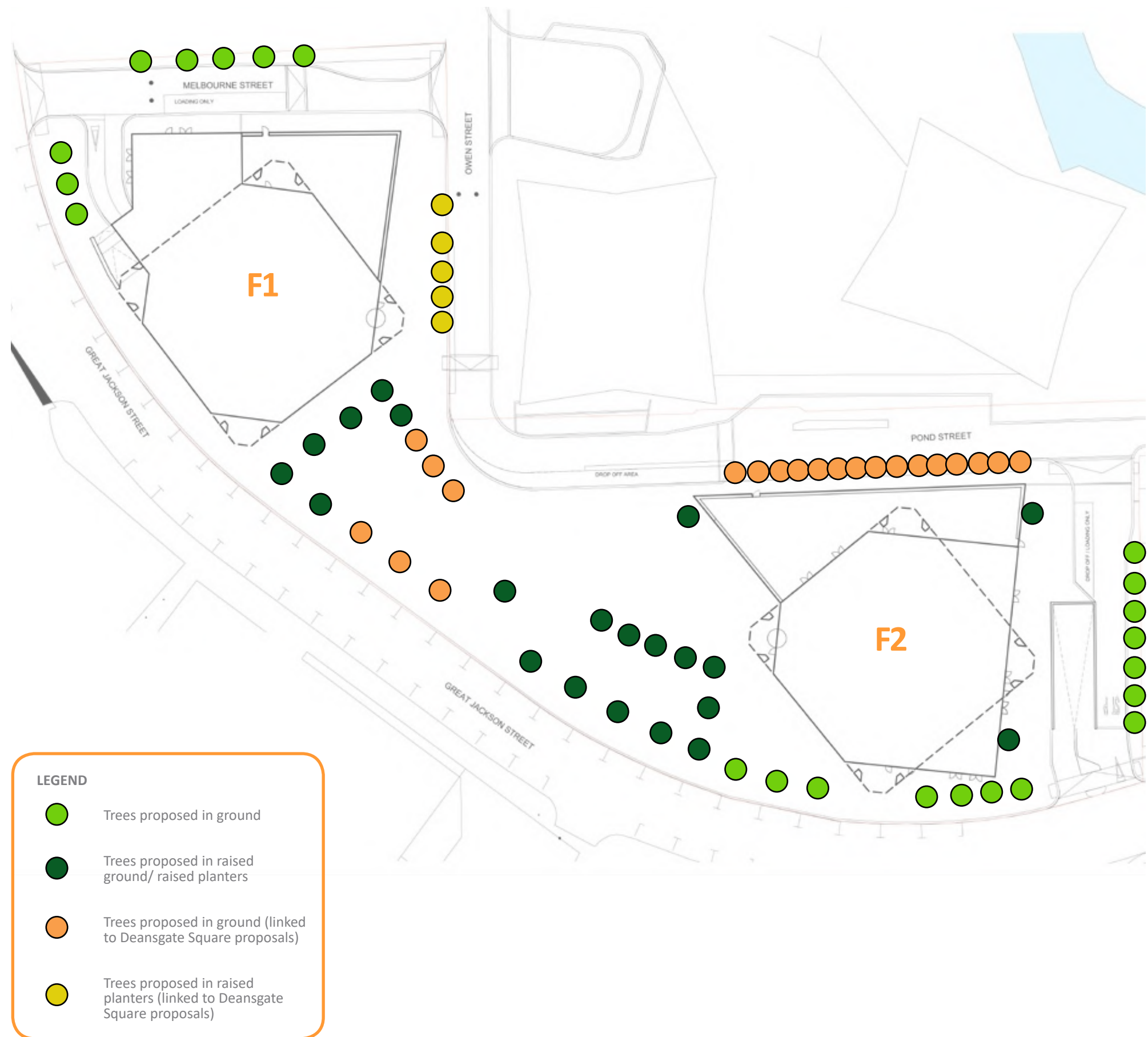
26 trees proposed (5 in raised planters, 21 in ground) are linked to the Deansgate Square proposals as approved at planning. It was considered a tree lined avenue of birch trees along Pond Street and maintaining street trees along Owen Street as important to both of the developments.

The trees proposed in ground (minus 21 from Deansgate Square) represent a replacement ratio of 3:1, matching the 3:1 ratio recommended by Manchester City Council and representing a biodiversity net gain that will contribute to the City’s green infrastructure.

Tree Management

The trees being delivered on the scheme will incorporate either irrigation rings/ pipes (in hard or in soft ground) and an integrated irrigation system if set within the raised planters. The trees set in raised planters will be species that are tolerant of requiring a low soil volume such as Birch trees.

All trees will be managed in accordance with the supporting Landscape Management Report submitted with this application. The management report sets out the required watering volumes for the trees being delivered.







Spatial Arrangement

LEGEND

- Formal Public Realm
- Informal Public Realm
- Residential Amenity Space

Public Realm

The central public realm creates an urban square setting acting as a key nodal point that provides strong pedestrian links to Hulme community to the south of the Mancunian Way, the City Centre via Deansgate Square and to the north along Owen Street.

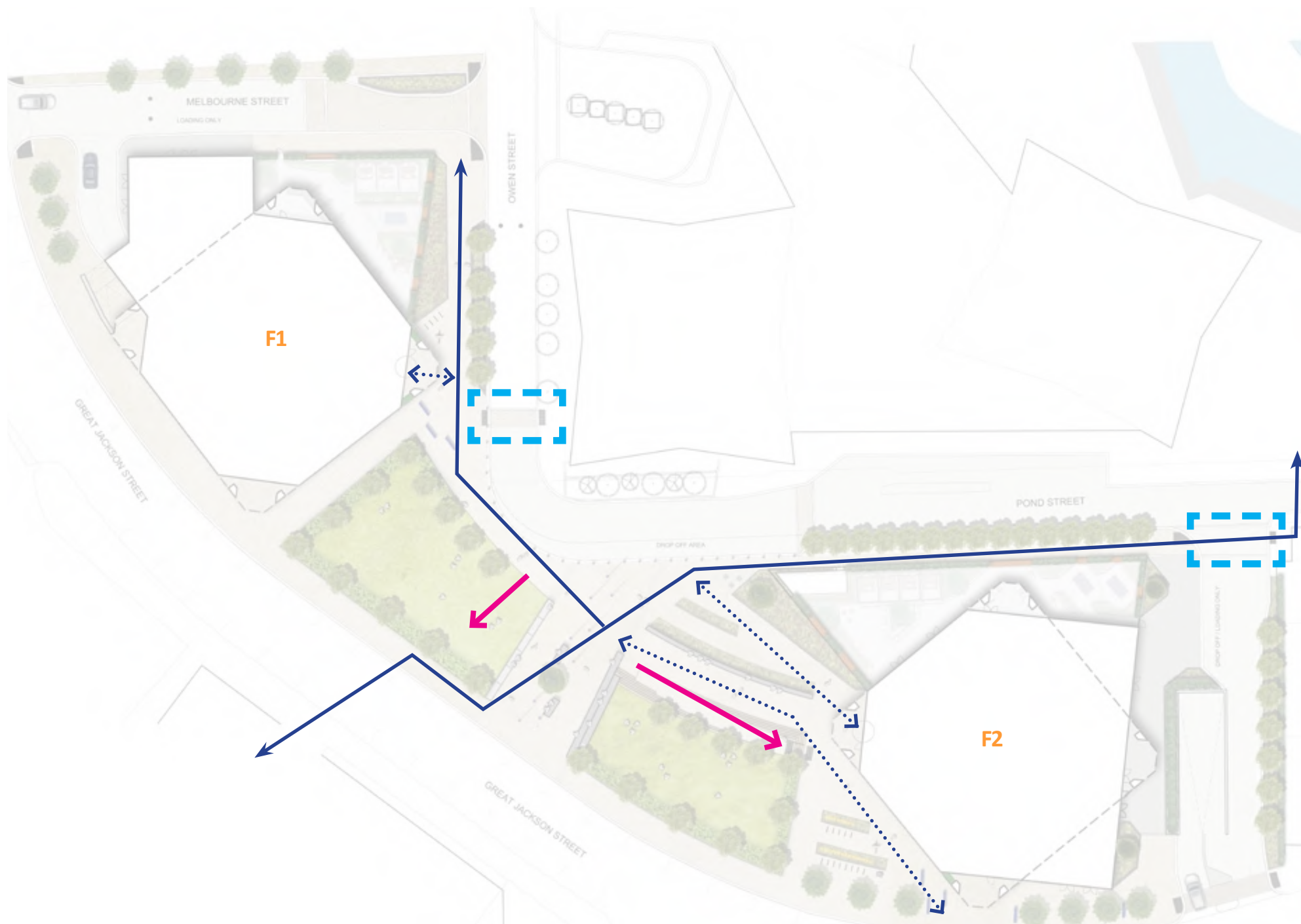
The central square will take on a formal design approach framed by linear elements with a key focal point to the centre. The space will offer seating opportunities and incorporate sculptural elements to create statement pieces within the space.

The central public realm is flanked either side by raised lawn areas creating a balanced space. Lawned areas are positioned to maximise the changing sun patterns. Naturalistic style planting with structure trees and swathes of grasses and herbaceous planting beneath will create seasonal interest. Each lawned space will be accessible to all, with the right hand side incorporating a stepped-ramp configuration and the left hand lawn being in part flush with the adjacent surface.

Residential Amenity Space

Each tower incorporates a residents amenity space to the north/ north eastern elevations. The spaces are accessed via the residents lounge to each tower and provide private amenity for the residents. The amenity spaces gardens will be bordered by a combination of an instant hedge and perforated screens to provide visual permeability between private and public spaces.

The residents will benefit from a private landscape away from Great Jackson Street and the Mancunian Way, and be designed to create human scale spaces against the tall towers.



Pedestrian Movement

The primary pedestrian route through the public realm is the connection from Hulme via the Mancunian Way bridge to the wider city centre. This, along with anticipated desire lines to building entrances, has created a natural focal point within the core public realm.

To supplement this axis, secondary pathways and building thresholds have been considered to formulate routes through the public realm.

Within the public realm, two lawns are integrated into the proposal with stepped-ramp access provided where necessary to give public access to the raised areas.

Crossings

As part of the Plot F proposals, a key crossing point is located to the east of the site, linking the Plot F development to Deansgate Square. This will include a raised table across Pond Street creating a safe pedestrian crossing. A raised crossing point is proposed across Owen Street, shortly before the transition from Owen Street to Pond Street. The transition section of road will be raised but resurfaced in tarmac. Bollards are proposed at the road-public realm interface to provide protection for pedestrians.

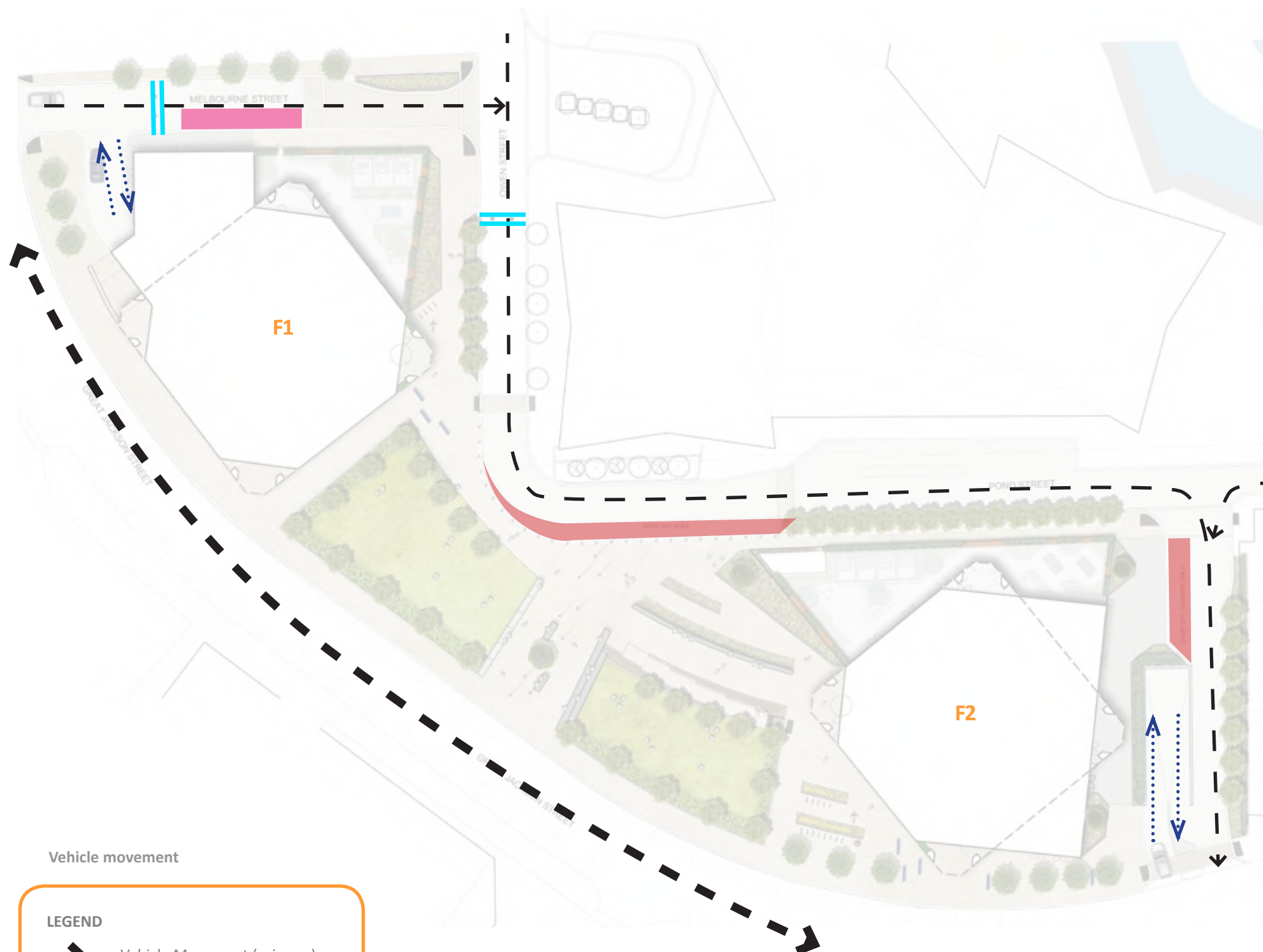
DDA Access

The site is fully accessible with gentle falls across the site connecting the existing levels to the building thresholds. The public realm has been designed to be fully accessible to all areas where possible.

People Flow: Access & Circulation

LEGEND

-  Primary pedestrian routes
-  Secondary pedestrian movement
-  Access to raised lawns
-  Pedestrian road crossings



Vehicle Movement

The main vehicle movement in the vicinity of the site is along Great Jackson Street to the south west.

Melbourne Street to the north of tower F1 provides access to the basement car park serving the tower. Melbourne Street incorporates a long loading bay and drop down bollards to control vehicle access which will primarily be used by taxis and as part of the refuse route.

Owen Street to the east of tower F1 is in part two way to enable access to the drop off/ taxi area associated with Deansgate Square. The lower section of Owen Street is one way feeding onto Pond Street for refuse access. Vehicle access is controlled by drop bollards in this area.

Access to the basement car park for tower F2 is located off Great Jackson Street to the south east.

There are two long loading/ drop off bays, one located on Pond Street and one between tower F2 and the Boatmans Building to the east.

Vehicle movement

LEGEND

-  Vehicle Movement (primary)
-  Vehicle Movement (secondary)
-  Basement Car Park Access
-  Long Loading Bay
-  Long Loading/ Drop Off Bay
-  Bollards (drop)/ barrier

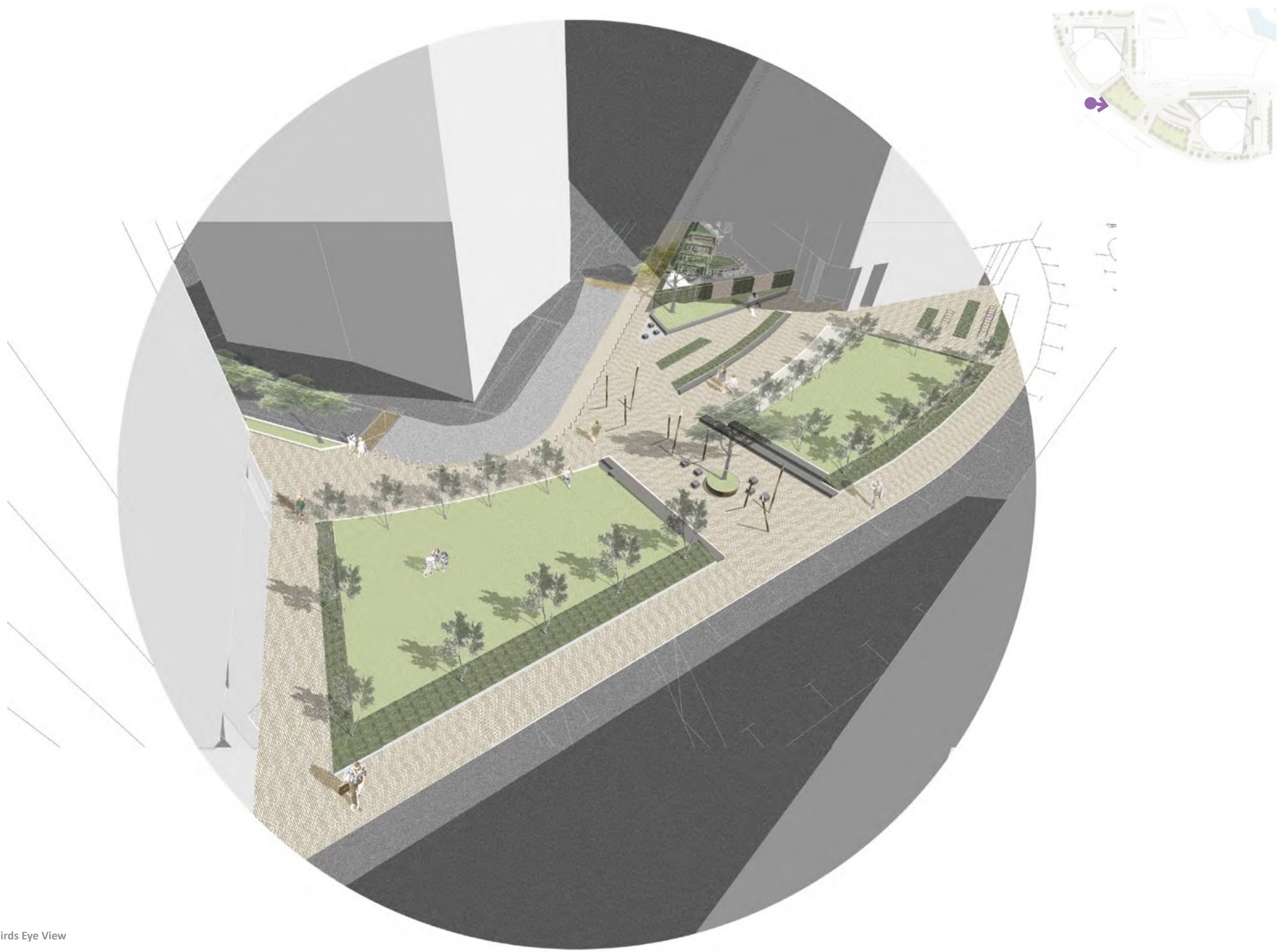


Plot F Public Realm

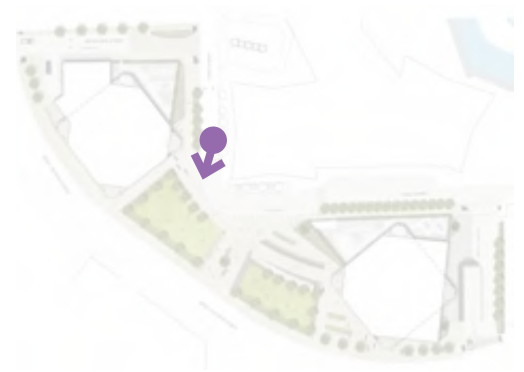
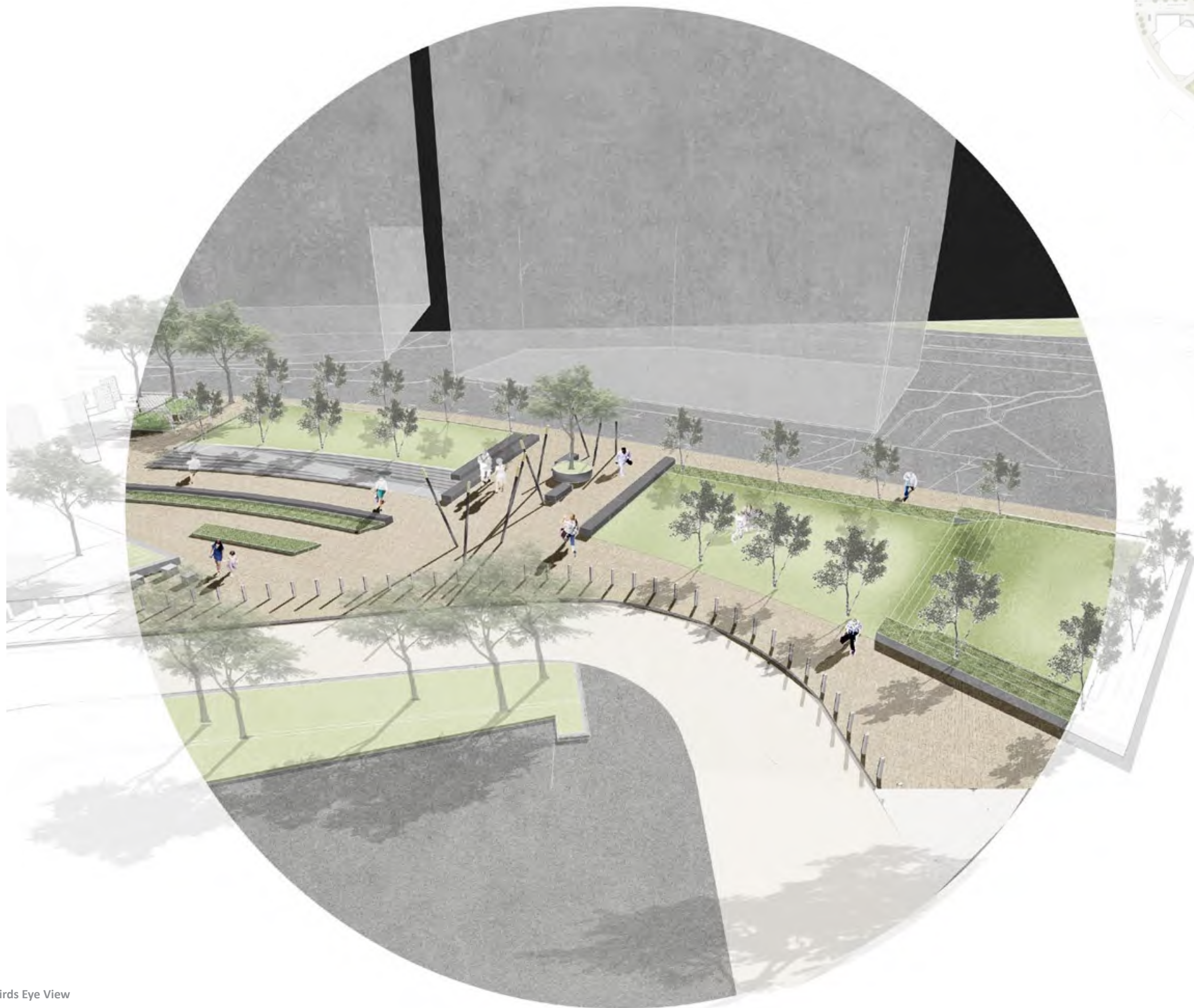
The public realm will become a valuable asset to the residents within the Great Jackson Street Masterplan area and for the surrounding community, including residents of Hulme. The public realm will be a space for relaxation but also provide a key nodal point for pedestrians to connect to the wider city centre. The space offers valued green space within the city and will be viewed as a gateway entrance to the urban environment.

The public realm is a formalised landscape which picks up on a radial geometry linking the two towers and to create a cohesive approach to the tree planting. This is complemented with simple shaped raised lawns as a soft contrast from the urban square. The raised lawns incorporate structure tree planting to frame the spaces which are further strengthened with swathes of ornamental grasses beneath. The public realm benefits from sunlight that will track through the space in late morning and early afternoon as the sun moves around Plot G located to the south west of Great Jackson Street.



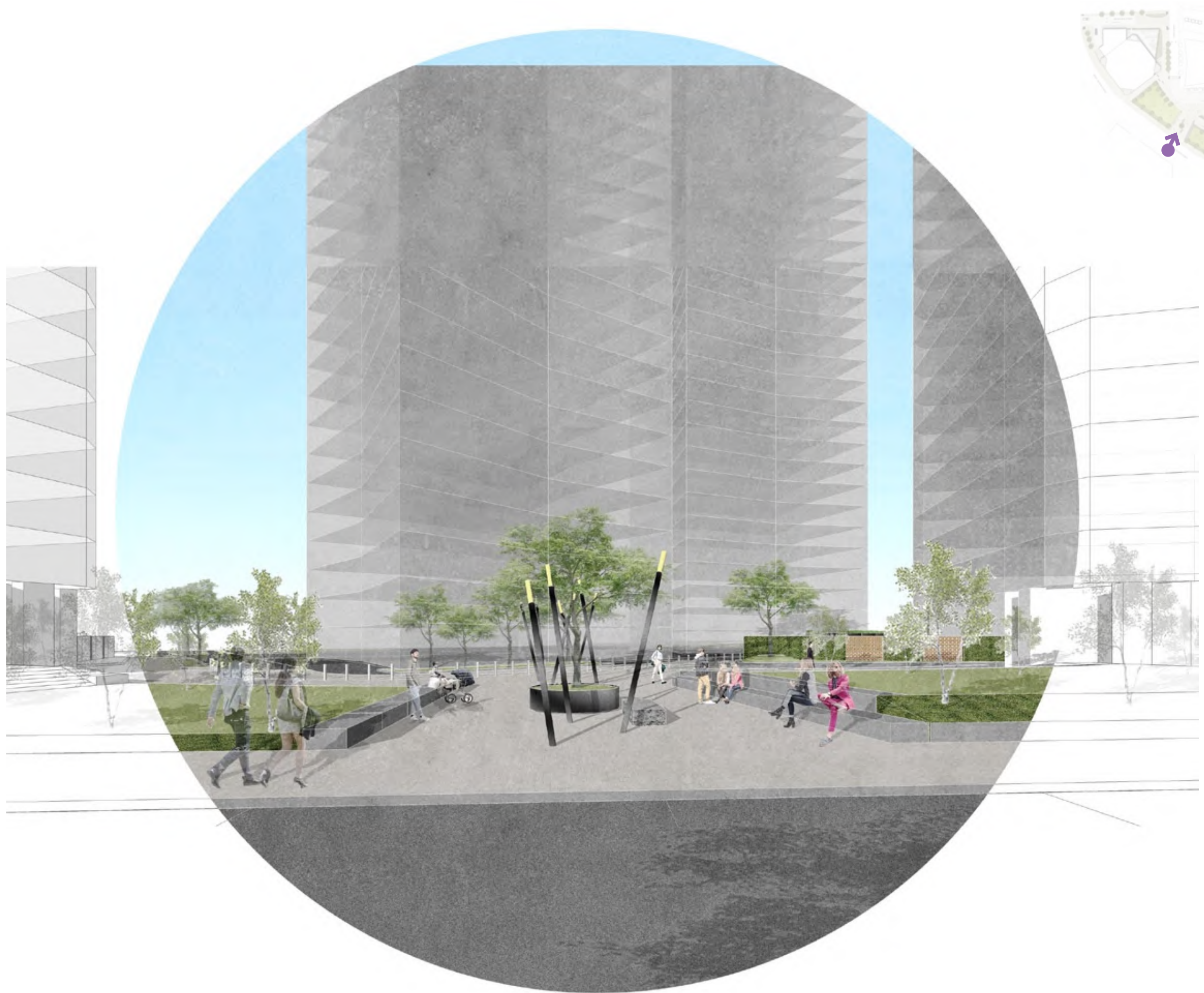


Public Realm Birds Eye View





Public Realm Eye Level View



Public Realm Eye Level View

Residential Amenity Space - Boundary Treatments

The perimeter of the residents amenity space will be a combination of instant hedging and decorative perforated screens at circa 2.5m high. The hedges will provide a contrast to the building plinth, and provide a soft and verdant edge. The perforated screens create an attractive contrast to the hedging, will provide a visual link between public and private areas, allow sunlight in and offer some surveillance into the space.

These elements will create a unique character to the development and secure boundary line to each residents amenity space.

Location Plan



Elevation A-A1



Elevation B-B1



Residential Amenity Space - Boundary Treatments

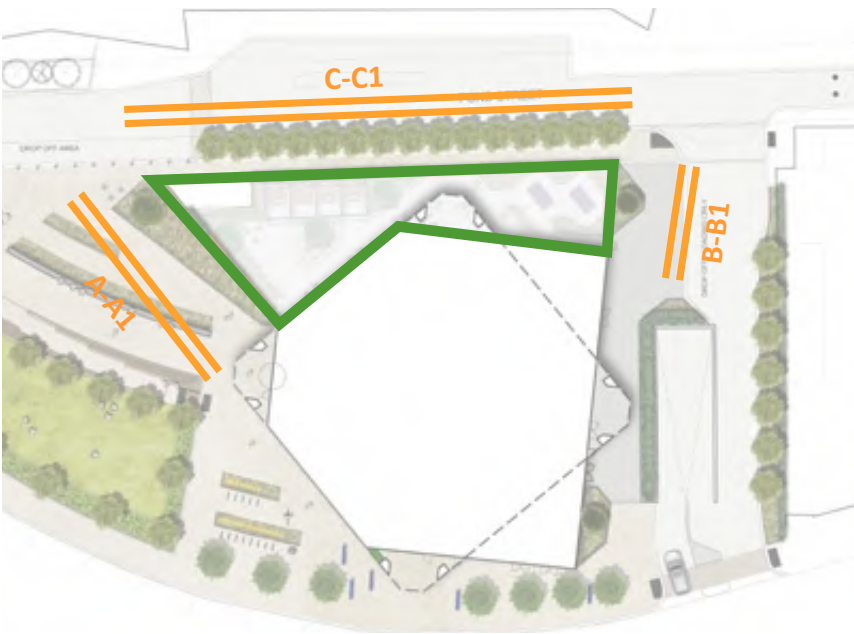
The boundary treatment for tower F2 will follow a similar design narrative to tower F1. The instant hedges will be set in a raised planter at approximately 0.45m high with the instant hedge being 2m high.

The northern boundary facing Pond Street will incorporate a series of screens to bring in light to the space and add to the surveillance along this elevation.

The south western elevation incorporates two large screens to maximises sunlight into the western part of the residents amenity garden.



Location Plan



Elevation A-A1



Elevation B-B1



Elevation C-C1





Hard landscape Palette

The public realm hard landscape palette will comprise of high quality materials that will be laid to emphasise the geometry of the spaces and tower orientation. The materials will be a warm grey blend to tie in with the established materials delivered as part of Crown Street and Deansgate Square.

The development adjoins Deansgate Square, located to the north and east of Plot F, and will adopt some of the materials delivered as part of that development along Owen Street.

The raised lawn and planters will have a dark grey colour to contrast with the surface material.

High quality kerbs are proposed throughout to tie in with the surrounding proposals and those delivered within the GJSDF.





Soft landscape Palette

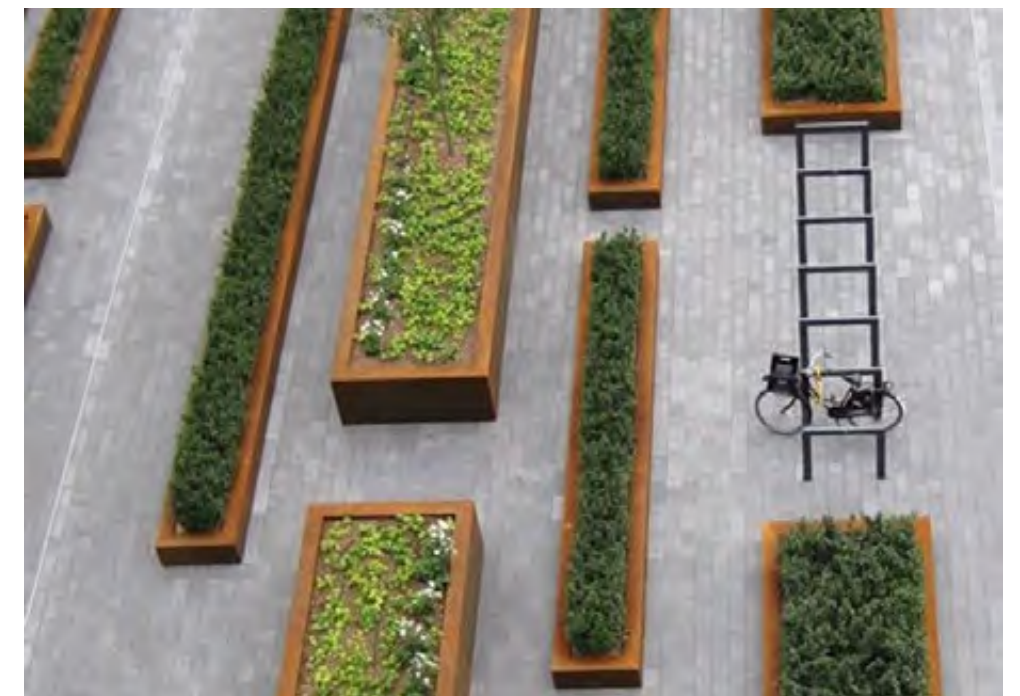
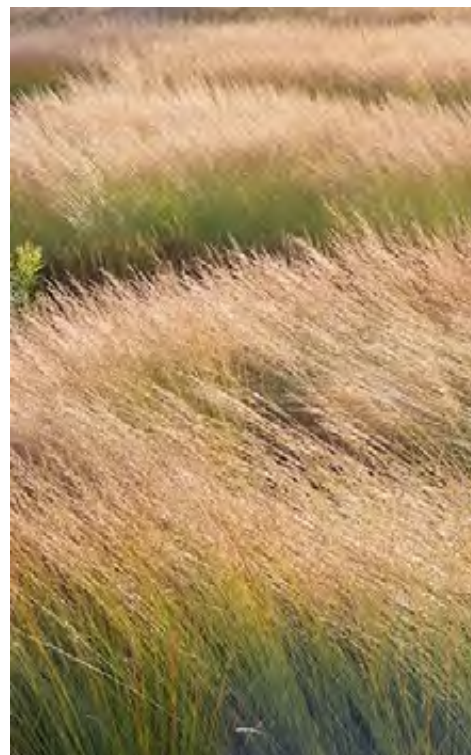
The tree species within the public realm are structured on a radial grid to create a cohesive space that links the two towers, whilst emphasising key pedestrian routes.

The tree species selected aim to create a strong vertical structure to the space and frame the lawn areas. It is anticipated these trees will be Birch species with a feathered form.

The central public realm incorporates feature trees to create focal points in the urban square. These trees will be set into a large raised planters. The focal trees proposed are Paulownia, similarly to the species used within the nearby St Peters Square.

A total of 69 trees are proposed as part of the development. Trees are located in raised ground and large raised planters that offer the trees a large shared volume. 15 formal street trees will be set in the ground within tree grills.

The design of the public realm is formalised by the raised lawns outside each tower and radial grid pattern of the trees. The raised lawns will be framed by swathes of planting including shrubs, ornamental grass and perennials. The planting has been selected to create movement and seasonal interest with swathes of perennial grasses e.g. *Stipa tenuissima*, *Calamagrostis* 'Karl Foerester', along with flowering perennials such as *Salvia*'s and *Rudbeckia*. The grasses will be located to the edges of the raised lawns and low level curved planters.



Soft Landscape Precedent Images



Street Furniture Palette

Street furniture within the public realm will tie in with the narrative of linear and radial geometry of the raised lawns and elongated curved low level planters. The furniture will be of high quality and have varying forms to respond to the different uses i.e. individual or group gathering.

Double height seats are proposed to flank either side of the formal public realm to emphasise the urban square.

Raised edges to planting or the lawned areas are to be steel in a contrasting colour to the surface materials proposed.

Cycle storage provision is located throughout the landscape in close proximity to each tower. The cycle stands are to be consistent with those delivered as part of the adjacent developments within GJDF.





Concept Lighting Proposals

Lighting throughout the development will create a safe and welcoming environment for usage in the hours of darkness.

Varying lighting elements are proposed within the raised lawns, urban square and perimeters to provide both functional and accent lighting. Bollard lighting will form the main functional lighting along the pathways. Accent lighting in the form of tree up lighters will create drama to the tree canopies.

Within the formal public realm/ urban square space, feature column lights are proposed to create a striking and unique character to the space.



10. Residential Amenity Spaces (F1 & F2)



F1

F1: Residents Amenity Space (Ground Floor)

Tower F1: Resident Amenity Space

Each tower incorporates its own amenity space for exclusive use for the residents and visitors.

The space comprises of seating areas, including dining, bistro/ bar table and chairs, and informal linear seats. A pergola and catenary lighting is incorporated to create human scale enclosures. The space is softened with raised planters and a range of tree forms such as multi-stems and pleached trees to add to the visual amenity of the space.

The planting style will be evergreen, varying foliage types and primarily be shade tolerant species due to the north eastern aspect of the space. The feeling within the space creates an intimate secret garden character with a lush and verdant backdrop.

The periphery of the garden will incorporate a combination of instant hedging and perforated screens to create a visual link between internal and external spaces, enabling sunlight to get into the garden and also for natural surveillance.

Lighting will comprise of uplighters for the trees, catenary lighting for the bistro area and hanging lighting to the pergola for the dining area.



Location Plan



F1 Residents Amenity Space - Eye Level View



F1 Residents Amenity Space - Eye Level View



F1 Tower: Precedents

The following images give a flavour of the elements that are to be incorporated into the residents amenity space.

The aim is to create a lush, verdant garden and hidden oasis away from the wider city environment. The space is complemented with features such as pergola structures and festoon lighting to create a human scale space up against the towers.





F1 Tower: Planting Palette

The planting palette for Tower F1 amenity space will primarily be shade tolerant species due to the north-north east aspect of the space. Species will have a lush and evergreen appearance to create all year round structure to the space with splashes of colour to add seasonal interest. The space incorporates pleached trees and bamboo to delineate the spaces and beds are punctuated with feature specimens to give height to the planting. The plant species are selected to provide diverse foliage throughout.

Species include:

Fatsia japonica
Fern varieties i.e. Dryopteris
Hosta varieties
Euphorbia varieties
Heuchera
Carex
Astilbe
Carpinus betulus 'Pleach Tree'

Hakanochloa
Alchemilla mollis
Hydrangea
Geraniums
Agapanthus
Anemone 'Honorine Jobert'
Hellebore
Amelanchier lamarickii





Tower F2: Residents Amenity Space

Each tower incorporates its own amenity space for exclusive access for the residents and visitors.

Similarly to tower F1, this space comprises of a range of seating areas, such as dining area, informal seating and a quiet seating space to the east. The space also includes catenary lighting and green wall which utilises the blank gable of the stair core . A pergola enclosure to the dining area will create a human scale space up against the towers.

A series of raised planters will soften the space comprising evergreen and lush planting style, along with focal trees to add to the visual amenity.

The periphery of the garden will be instant hedging with a large perforated screen on the south western elevation to maximise sunlight and visual link to the public realm.

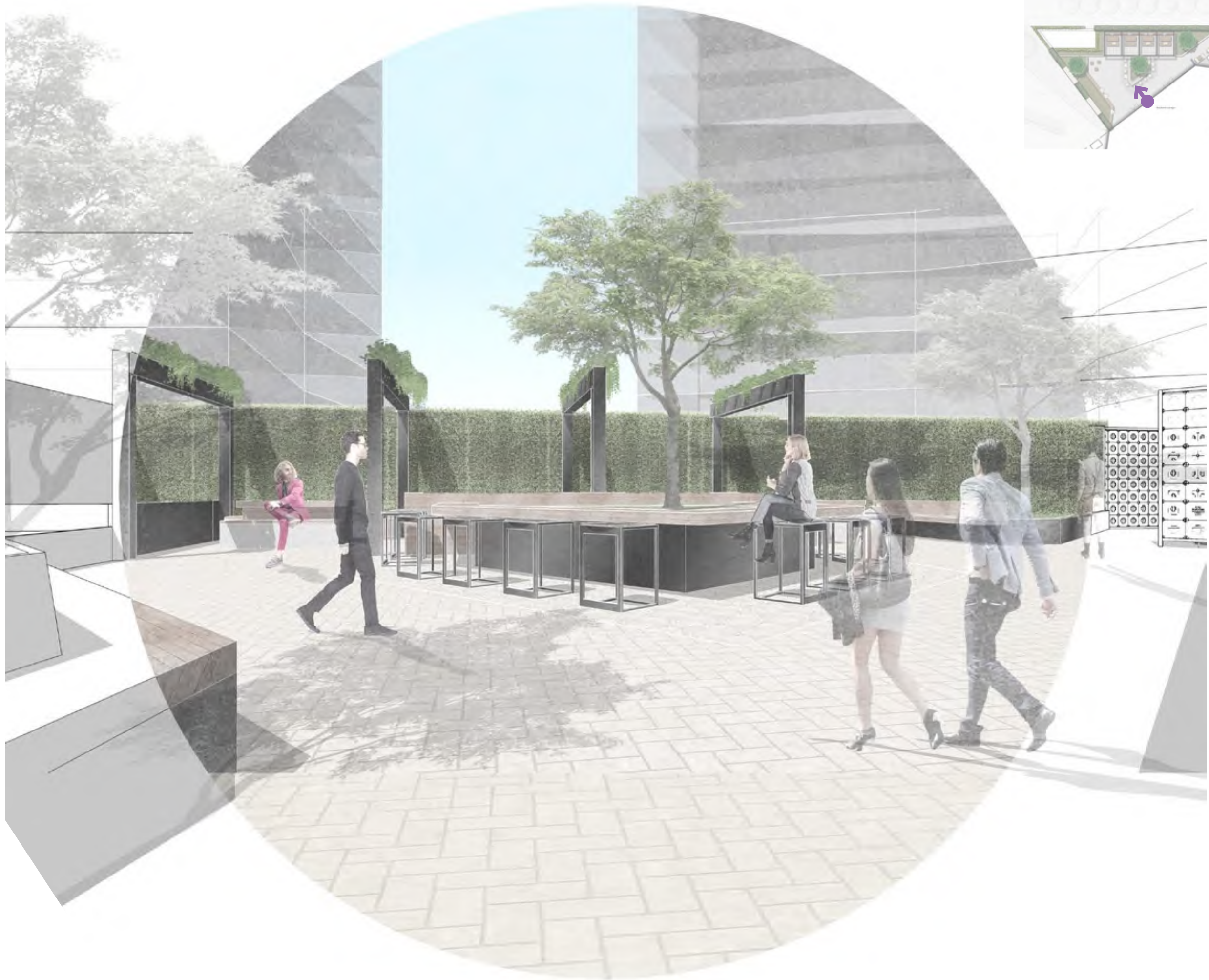
Lighting will comprise of uplighters for the trees, festoon lighting for the bistro area and hanging lighting to the pergola for the dining area.

The space is designed to create a sanctuary and hidden oasis away from the busy city centre environment and along with tower F1 residents amenity space, are considered unique selling points to the development.

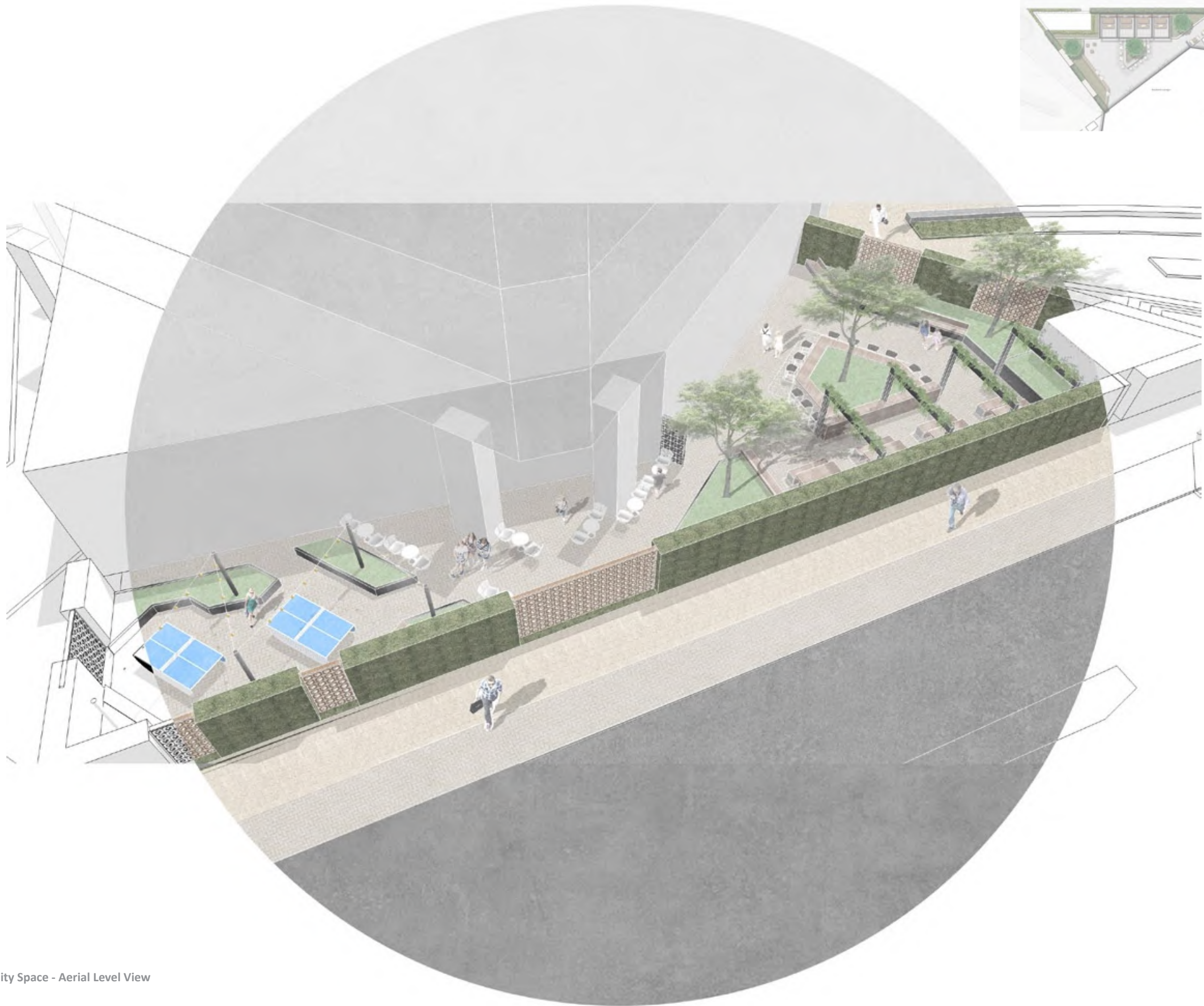


F2: Residents Amenity Space (Ground Floor)

Location Plan



F2 Residents Amenity Space - Eye Level View



F2 Residents Amenity Space - Aerial Level View



F2 Tower: Precedents

The following images give a flavour of the elements that are to be incorporated into the amenity space.

The aim is to create a lush and verdant garden with complementary features such as pergola structures and catenary lighting to create a human scale space up against the towers.





F2 Tower: Planting Palette

The planting palette for Tower F2 amenity space will primarily have lush and evergreen characteristics to create all year round structure to the space with perennial planting to add colour and seasonal interest. The western section of the amenity space benefits from a sunny aspect from midday to late afternoon which provides the opportunity to incorporate species that require sun.

Species include:

Fatsia japonica
Fern varieties i.e. Dryopteris
Hosta varieties
Euphorbia varieties
Heuchera
Carex
Astilbe
Astrantia

Hakanochoa
Alchemilla mollis
Hydrangea
Geraniums
Agapanthus
Anemone 'Honorine Jobert'
Hellebore
Skimmia 'Kew Green'





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 PR-TPM-G710-RP-GRD-3851 502