



Boddingtons Site, Manchester

LANDSCAPE STATEMENT

18 NOVEMBER 2021

EXTERIOR
ARCHITECTURE

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Boddingtons Site, Manchester

LANDSCAPE STATEMENT

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Contents

1	<i>Introduction</i>	5
2	<i>Landscape Analysis</i>	10
3	<i>Landscape Vision & Approach</i>	18
4	<i>Concept Development</i>	21
5	<i>Masterplan - Temporary</i>	26
6	<i>Masterplan - Future Development</i>	28
8	<i>Landscape Strategies</i>	37
9	<i>Landscape Management Strategy</i>	42

1 Introduction

Project Context

General

Exterior Architecture (ExA) have been commissioned by Latimer Developments to undertake landscape architectural services for the development of 'Former Boddington Brewery, Manchester'. The architects, Assael Architecture LTD (AA), have been appointed to develop the architectural aspects of the scheme. For information on general project analysis and architectural components, please refer to reports and information produced by AA.

Purpose of this Report

Landscape has a significant role within the development of the former Boddingtons Brewery site. It is key to re-invigorating the site, unifying building zones and celebrating the historic brewery location through an ecologically, culturally and socially rich landscape proposal.

The following report sets out the intended approach to developing site-wide landscape elements.

This approach assesses key site-wide landscape considerations and explores the manner in which the main landscape elements may be developed as the development process progresses.

This report and its illustrations and drawings have been prepared in association with the Client group and wider Design Team members.

Development Brief (provided by Latimer Developments)

Vision

- > Transform a fringe location into a place of aspiration and quality
- > Create a quality inclusive, mixed-use development that contributes to the regeneration of the Great Ducie Street area
- > Shape a thriving new neighbourhood with the amenities and connections offered by Manchester City Centre

- > Define a new identity for the former Boddingtons brewery site and create a place which future residents will be happy to call home
- > Deliver high sustainability levels, add biodiversity net gain and achieve compatibility with operational net zero carbon
- > Supply a large number of affordable homes much needed for the Manchester community to tackle social inequality.

Key landscape-related development objectives

- **Place-making** – High quality public realm and access to open, green spaces and neighbourhood amenities are considered as much as if not more than designing attractive buildings
- Maximise the benefit of the site's proximity to the River Irwell, and **connectivity** to the town centre with the riverside path / park. Enhanced pedestrian connectivity through the site is considered here in the context of the SRF
- Re-green the site, providing a good mix of **usable, well-managed private and public amenity spaces** for new residents and the local community
- Respond to the **local context/heritage** to deliver an attractive scheme with a **strong identity**
- Maximise **ground floor activation** onto landscaped frontages creating **social spaces** to dwell and enjoy
- **Environmental sustainability** - Ensure that environmental sustainability is designed into the scheme addressing urban challenges, such as climate change adaption and air quality
- Consider use of **green roofs** to mitigate the visual impact and contribute to green infrastructure network of the city
- Create a safe and secure environment with **passive surveillance**. Activation should consider **daytime** and **night-time** uses

1 Introduction

Site Location

Site Description

The site for this new development lies north of Manchester City Centre on the western edge of the former Boddingtons Brewery site. The Boddingtons Brewery SRF identified potential of this new district to be catalyst for redevelopment in the wider Strangeways area, encouraging the northward expansion of the City Centre.

The site is a 10-minute walk from Manchester Victoria Station and the AO Arena to the South and a 3-minute walk to the bank of the River Irwell. The Strangeways neighbourhood is named for the Strangeway Park and Gardens that is the site of the high security H.M. Prison Manchester. Traditionally, the area has been a focal point for textiles businesses, wholesalers and distributors; however, today the quality and quantum of the business base in the area has significantly

reduced. The consequential lack of investment has resulted in a poor-quality local environment.

To the west, the site is bounded by Great Ducie Street. To the east, a new urban plaza and pedestrian street are envisioned in the 2015 Boddingtons SRF. To the north, directly abutting the development, is a Travelodge hotel primarily serving the nearby Manchester Arena. A multi-story car park is proposed for the site directly east of the Travelodge site. To the South, currently under construction and slated for completion in 2022, is Manchester College's new City Centre Campus. In the 2015 SRF, the site was identified as a possible location for the second phase of the Manchester College City Centre Campus.



Project Site and Nearby Landmarks

Nearby Landmarks

- | | | | |
|---|--|---|---------------------------------|
| 1 | AO Arena | 6 | Multi-story Car Park (proposed) |
| 2 | Victoria Station | 7 | H.M. Prison |
| 3 | River Irwell | | |
| 4 | Manchester College City Centre Campus (under construction) | | |
| 5 | Travelodge | | |

2015 Boddingtons SRF

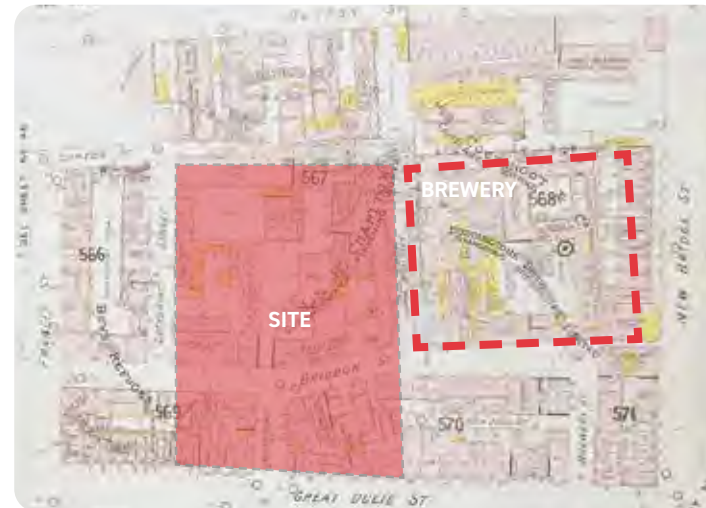


1 Introduction

Site History

History of Boddingtons Brewery

- > Originally called the Strangeways Brewery, Boddingtons Brewery was founded in 1778. With an output of 100,000 barrels a year, Boddingtons became the largest brewery in Manchester and one of the largest in the North West. The name was changed to Boddingtons Brewery Ltd in the late 1800s.
- > By the 1990s Boddingtons became well-known internationally for their Boddington Bitters and labelled themselves as “The Cream of Manchester” as part of their advertising campaign.
- > The company was acquired by a Belgian brewery by 2004 the production was moved to South Wales and Lancashire, closing down the original Stangeways brewery. The whole site was turned into a car park, leaving only the Boddington brick chimney which was an iconic part of Manchester's city skyline. The iconic 55m chimney was demolished in 2010 when it was determined it was at risk of collapse.



OS map in 1893



OS map in 1922



Boddingtons Bitter



Strangeways brewery



Boddington brewery



The Cream of Manchester campaign



Chimney before demolition, 2007

1 Introduction

Relevant Policy / Guidance

Relevant Policy / Guidance

01. Great Ducie Street Strategic Regeneration Framework, 2018

The Great Ducie Street Strategic Regeneration Framework (SRF) area extends northwards from Manchester's Inner Ring Road. It wraps around (but does not include) the former Boddington's Brewery Site, which has its own SRF. The area presents a prime opportunity for regeneration and has been identified as a priority in a number of previous documents, including the North Manchester Regeneration Framework and Strangeways Local Plan. Traditionally, the area has been a focal point for textiles businesses, wholesalers and distributors. Today, the quantity and quality the business base has significantly reduced. This underinvestment has resulted in a poor quality local environment. The neighbourhood's proximity to Manchester city centre, Victoria Station and the Manchester Arena positions the SRF area as an outstanding opportunity to further support Manchester's recent positive growth trajectory.



01

Great Ducie Street Strategic Regeneration Framework, 2018

02. Former Boddingtons Brewery Site Strategic Regeneration Framework, 2015 (& 2019 Addendum)

The 2015 Boddingtons Brewery SRF contained a detailed discussion of the planning and other economic and development policies that were relevant at the time. The 2019 SRF addendum presents the rationale and case for locating the new Manchester College on the southern part of the site. It also sets out the principles that will impact the development of the College and surrounding sites. The majority of the western part of the SRF area was purchased by The Manchester College (LTE Group) with the exception of the multi-story car park (MSCP) and extensive public realm linking to the Trinity Way site identified in the 2015 Framework.



02

Former Boddingtons Brewery Site Strategic Regeneration Framework, 2015

03. Manchester's Local Development Framework, 2012

Manchester's Local Development Framework covers a period of 15 years and outlines the Council's vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision. The plan identifies the former Boddington's Brewery as part of the City Centre Fringe. These City Centre Fringe areas have emerged due to their potential to provide well-connected extensions to meet development demand. While North Manchester's role is predominantly as a residential area, the Framework identifies the Strangeways Employment Area as the most significant employment location in North Manchester.



03

Manchester's Local Development Framework, 2012

02 Landscape Analysis

2 Landscape Analysis

The site in context

Open Space Context

The former Boddingtons Brewery site is situated north of Manchester City Centre, minutes from Victoria Station. Adjacent to the site is Great Ducie Street, a major highway route into the city which connects onto the Ring Road.

Within a 500m distance or roughly 10-minute walk, open space opportunity is sparse with only a few small pocket parks and the Cathedral Gardens south of the site. Open recreational spaces become more predominant slightly further out with more noticeable areas such as St. Michael's Angel Meadows and Piccadilly Gardens.

Open Space		Attributes
1	Open play space (250m)	
2	Cathedral Gardens (480m)	
3	St Chad's Roman Catholic Church (490m)	
4	St. Michael's Flags (600m)	
5	St. Catherine's (600m)	
6	Sports court (650m)	
7	Open place space (800m)	
8	Parsonage Gardens (850m)	
9	Green Grosvenor Park (1000m)	
10	Piccadilly Gardens (1100m)	

Facilities / attributes key			
	Playing fields / Significant open grass area		Walking Trails
	Sport facilities (e.g. Tennis Court / MUGA)		Gardens
	Cafe / restaurant		Fitness equipment
	Formal play area		Historic features
	Other play offering		



Style: Captions no figure numbering

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2 Landscape Analysis

Site connectivity

Destination Heat Map

The diagram below shows existing destinations near to the site. Most attractions are located south of the site towards the heart of the city centre. These include the AO Arena, National Football Museum, Printworks and the Arndale shopping centre. There are several schools within a 1km radius of the site.



- Parks and recreation destination
- Tourism / attraction destination
- Community / culture / arts / religious / events destination
- Retail /F&B destination
- School / University / Education facility
- Hospital / Bank / Post Office

Walking / Cycling Connections

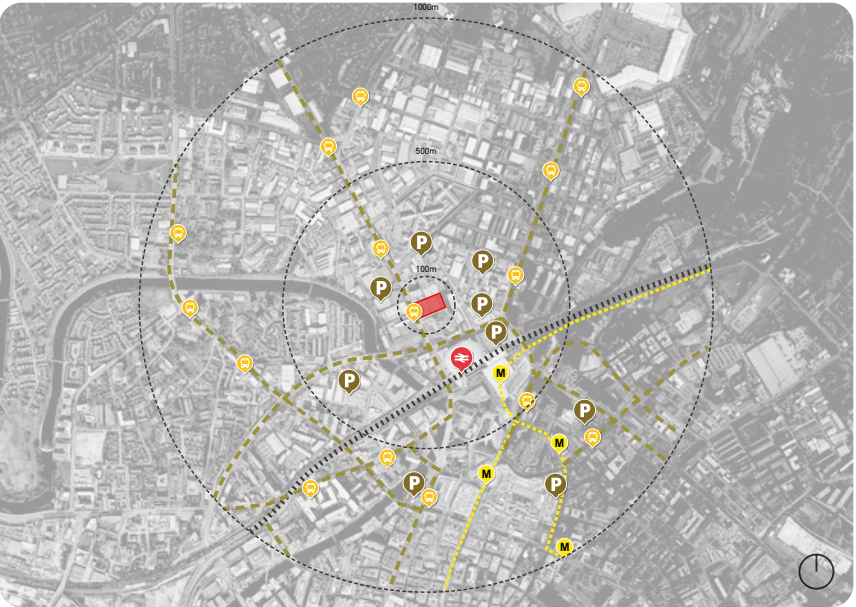
Although there are many pedestrian and cycle routes within the City Centre, these routes are more limited in the project vicinity. With the implementation of the Bee Network, Manchester City Council hopes to encourage active travel. There is, however, a lack of Bee Network proposals towards the north of the site. While Great Ducie Street is identified as a cycle route, this is a shared condition and there is no dedicated cycle lane.



- Primary pedestrian movement
- Cyclist movement
- Designated cycle routes
- Bee Network
- Crossing location

Transport Connections

The site is less than a 10-minute walk to Victoria Station. Two bus stops are located directly adjacent to the site on Great Ducie Street and the #59 (between Shudehill and Blackley) and #96 (between Shudehill and Simister) buses come frequently. Car parking is located within close proximity however most are private and will require payment. The future multi-story car park is proposed directly north of the project site.



- Train Station / route
- Primary vehicular route
- Bus Stop
- Primary vehicular route
- Car park

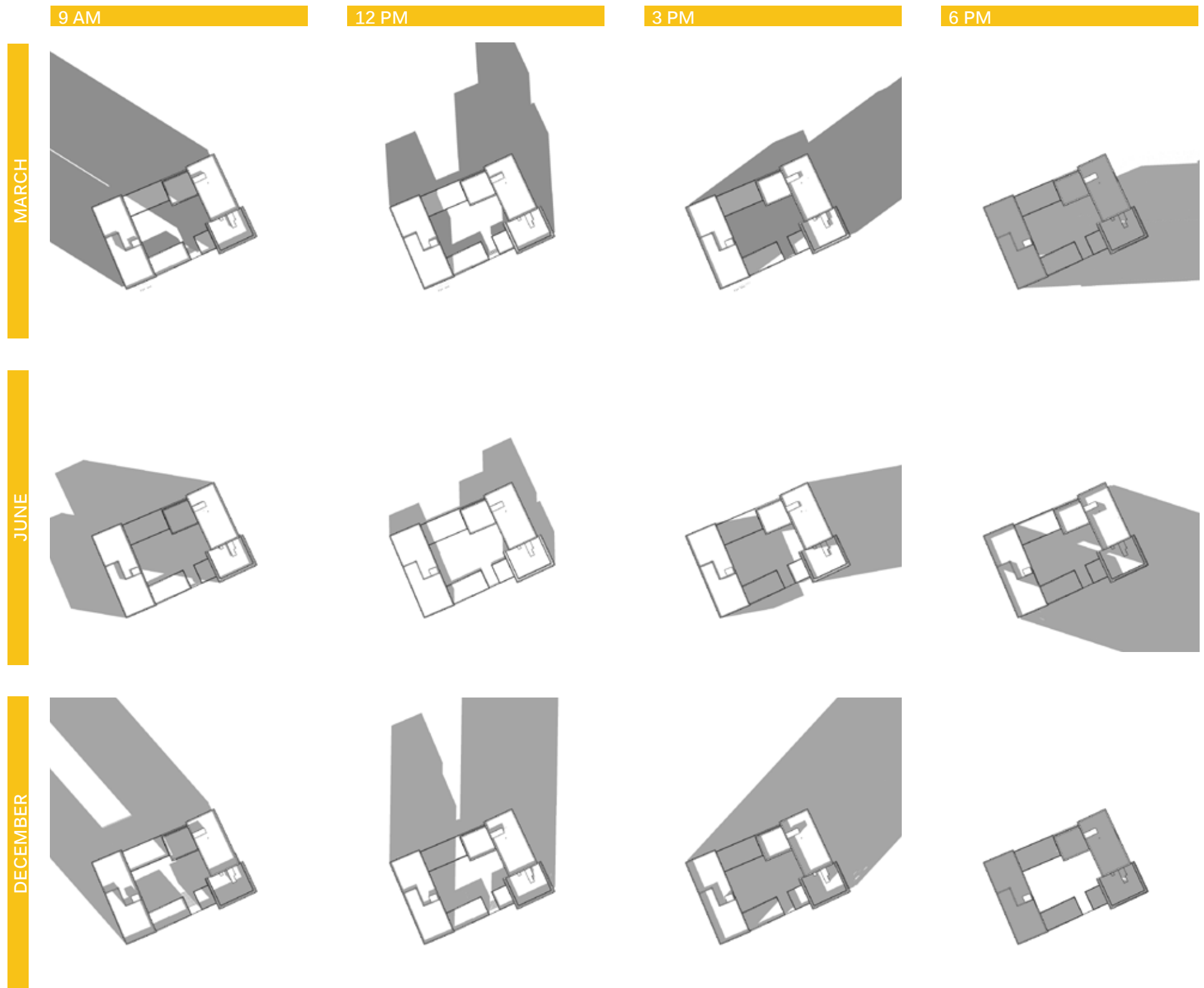
2 Landscape Analysis

Sunlight Studies

Sun & Shadows

The adjacent sunlight study provides an overview of the amount of sunlight the landscape spaces receive at key times throughout the day (9am, 12pm, 3pm and 5pm) and selective months (March, June and December). It is derived from massing/height modelling and sun movement.

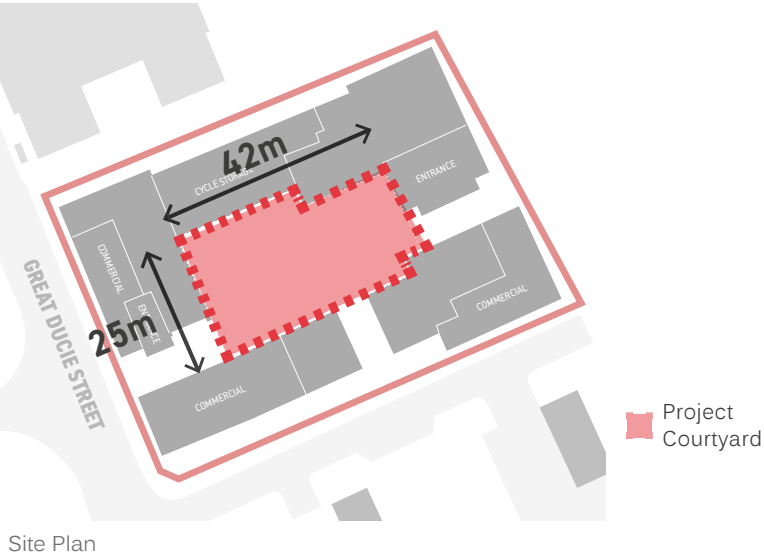
- > During the spring and summer months, morning sun is concentrated along the north and west edges of the courtyard space
- > Sunny spots are more limited in the winter months to the north edge
- > The courtyard is most sunny during the middle of the day
- > From around 3pm onwards the entire courtyard becomes completely shaded although the roof terrace will have excellent solar gain throughout the day
- > The podium terrace benefits from sun light for most of the day



2 Landscape Analysis

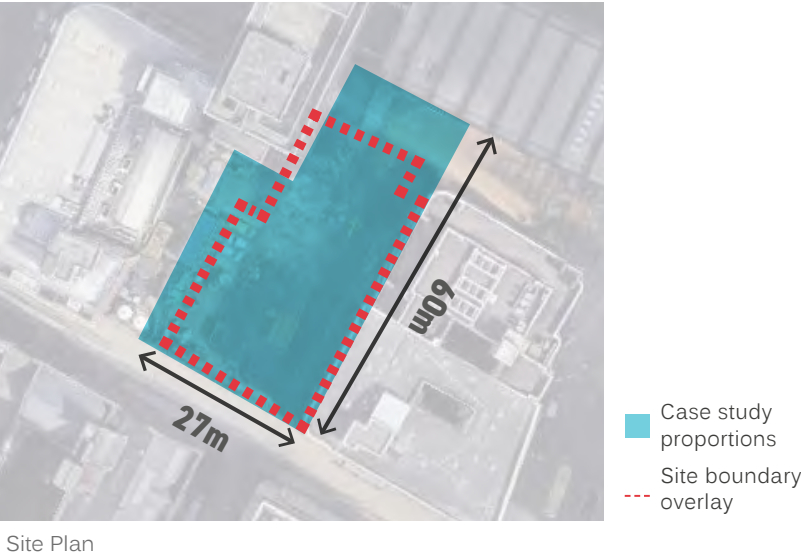
Scale comparisons

Boddingtons site overview scale

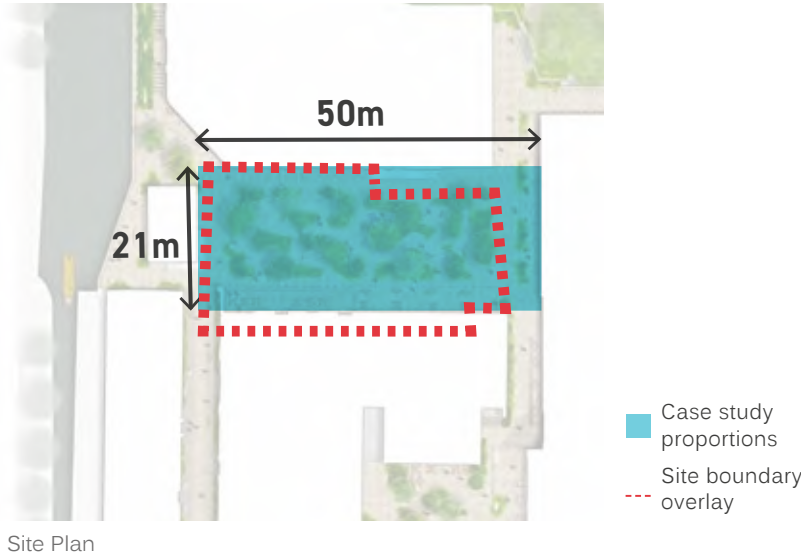


The scale comparison study illustrates developments in Manchester of similar scale, namely Sadler's Yard and Kampus. This study provides a baseline of opportunity for potential interventions.

1. Sadler's Yard, Manchester



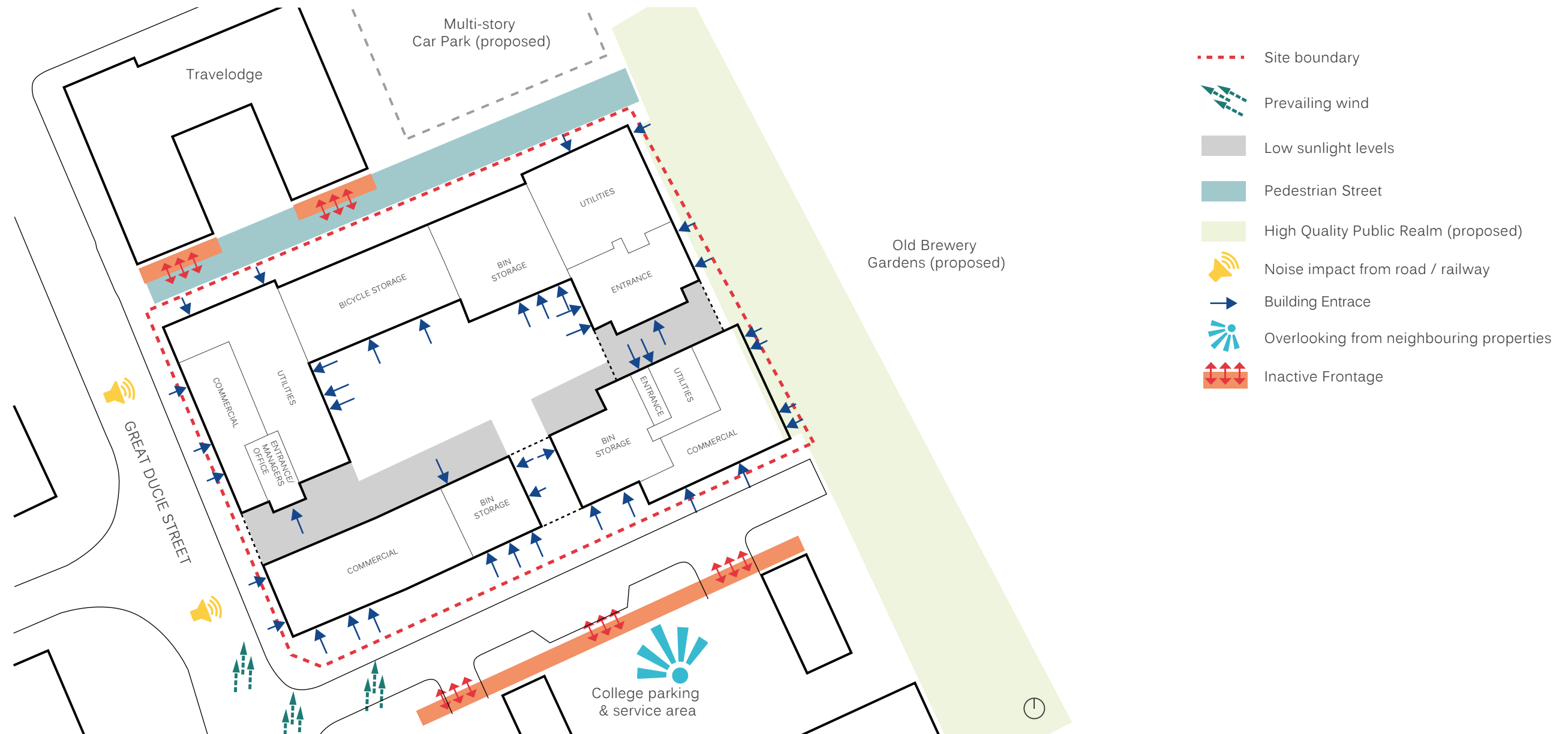
2. Kampus, Manchester



2 Landscape Analysis

Landscape constraints and opportunities

Landscape Constraints



Key Landscape Constraints

The diagram above illustrates the landscape constraints pertinent to the existing site and which have been given consideration in bringing forward the landscape proposals. Site constraints include areas of low sunlight cast by the project and surrounding structures, cold winter westerly winds, and traffic noise from Great Ducie Street. Design strategies should attempt to mitigate these constraints. Activation of adjacent streets is limited by neighbouring building uses but active uses should be encouraged on the building's south and east edges

to maximize sunlight and activate the proposed high quality public realm east of the development. Landscape improvements should respond to proposed uses within the courtyard space and primary building entrance. Proposed interventions should mitigate potential anti-social behaviours in the courtyard space. The design strategy considers strategies for mitigating cold winds through the east-west connection that could negatively impact the courtyard micro climate.

2 Landscape Analysis

Landscape constraints and opportunities

Landscape Opportunities



Key Landscape Opportunities

The diagram above illustrates the landscape constraints pertinent to the existing site and which have been given consideration in bringing forward the landscape proposals. Landscape opportunities include engaging the extensive proposed active ground floor uses, softening the courtyard space through softscape interventions, and capturing stormwater through sustainable drainage systems (SUDS). Design interventions should respond to the areas of highest sunlight levels.

Activation of ground level building edges and high-quality lighting can help improve the pedestrian experience though breezeways with low levels of natural light. Landscape views are equally as important to building users as physical experiences of the space; the design considers views from the building down into the courtyard.

2 Landscape Analysis

Views & Permeability



Views and connections

The high-quality north-south pedestrian avenue identified in the Boddington's SRF will become an important thoroughfare and hub of activity through the former Boddington's brewery site. The proposed east-west pedestrian connection will offer an important physical and visual connection to this proposed new high quality public realm. There is an opportunity to create a focal point within this public space to help draw users through the courtyard. This connection also connects the site to the River Irwell in the west direction.

Landscape views are equally as important to building users as physical experiences of the space; the design should consider views from the building down into the courtyard.

03 Landscape Vision & Approach

3 Landscape Vision & Approach

Landscape Vision

Brief set out by Latimer Developments

The landscape vision underpins the design of all the landscape spaces.

The site and surrounding area will be redeveloped over time to form a high quality new neighbourhood for Manchester city centre. The masterplan objectives are to create a “mixed use neighbourhood with a strong sense of place and community”. The masterplan is targeting 50% residential uses with the remaining being mixed use for the area.

The landscape design vision goals were set out in the Latimer Developments Landscape Design Brief. These have been distilled into three key pillars of the Landscape Approach.

Landscape Vision



PIVOT: Transform a Neighbourhood

> **Courtyard as Catalyst**

- > Together with adjacent redevelopment, this project will help transform a former industrial, fringe location into a vibrant, high-quality community that is sustainable and forward-looking

> **...and Connective Tissue**

- > A sense of arrival at the east and west courtyard entrances
- > An activated public realm encourages social exchange
- > Spill-out ground floor uses and creative spaces
- > Landscape wayfinding signals such as directional paving and planting



INCLUDE: Promote an inclusive social fabric

> **Spaces for all**

- > Social and communal spaces with both flexible and quiet, intimate areas that serve as garden spaces for users
- > Non-prescriptive spaces for activation by users
- > Integrate strategies like art and lighting that ensure user safety and discourage antisocial behaviour throughout the day



PERFORM: Resilient Green Infrastructure

> **Emphasize landscape performance**

- > Placing ecology, biodiversity and wildlife at the forefront of design
- > Consider phenomenological and functional possibilities of drainage strategy

> **Contributing to the green infrastructure of the city**

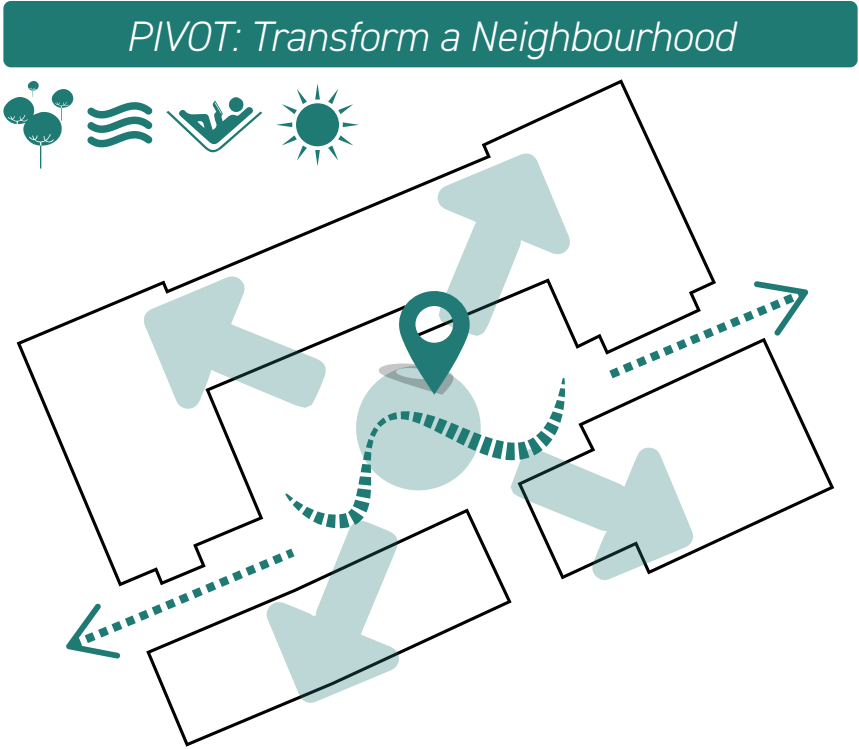
- > A parklet with ecologically-focused planting palettes contributing to biodiversity

> **Health and Well-being**

- > Providing a planted environment to engage with nature and respond to our intrinsic biophyllia needs
- > Promoting active lifestyle by connecting to nearby green spaces, walking routes and exercise pockets

3 Landscape Vision & Approach

Landscape Vision



Courtyard as Catalyst



A vibrant, high-quality community



Landscape wayfinding such as directional paving

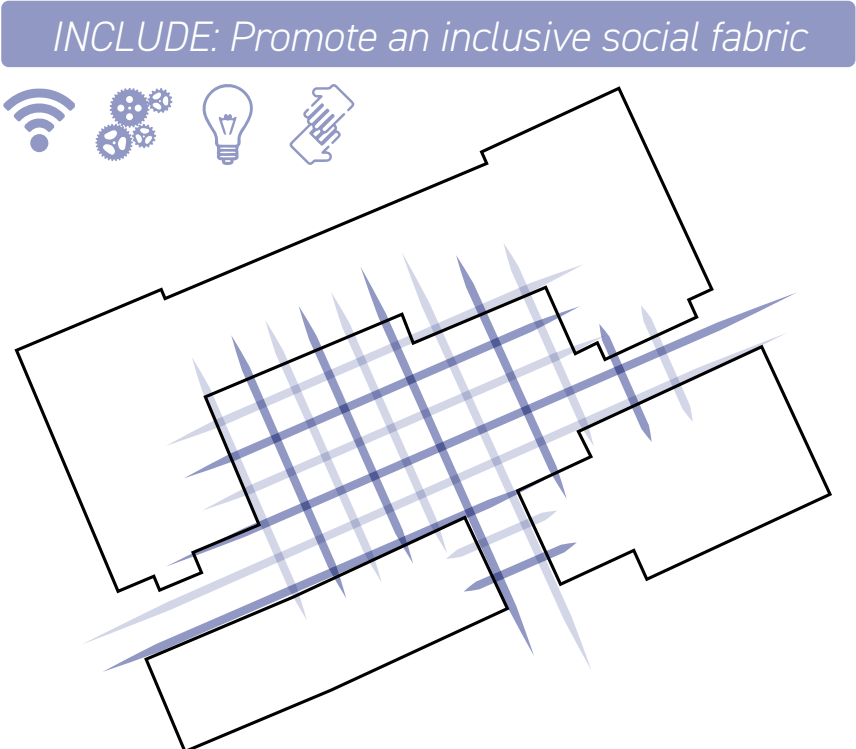
Courtyard as Connective Tissue



Spill-out groundfloor spaces



A sense of arrival



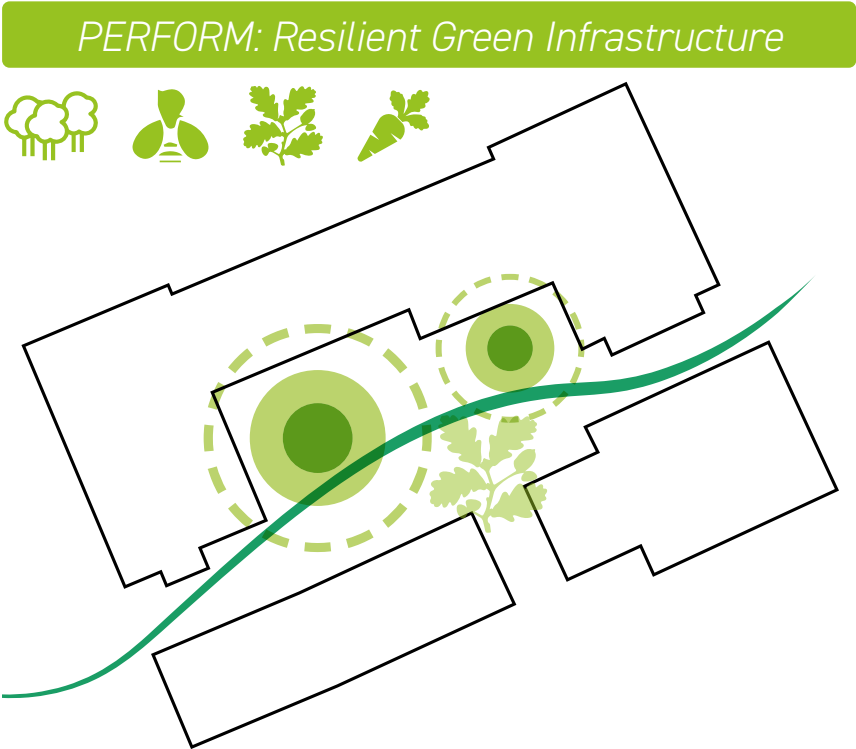
Spaces for all



Social and communal spaces



Spaces for activation by users



Emphasize landscape performance



Placing ecology, biodiversity and wildlife at the forefront of design with sustainable drainage solutions in mind

Health & Well-being



Providing a planted environment to engage with nature

Contributing to the green infrastructure of the city



A parklet contributing to biodiversity

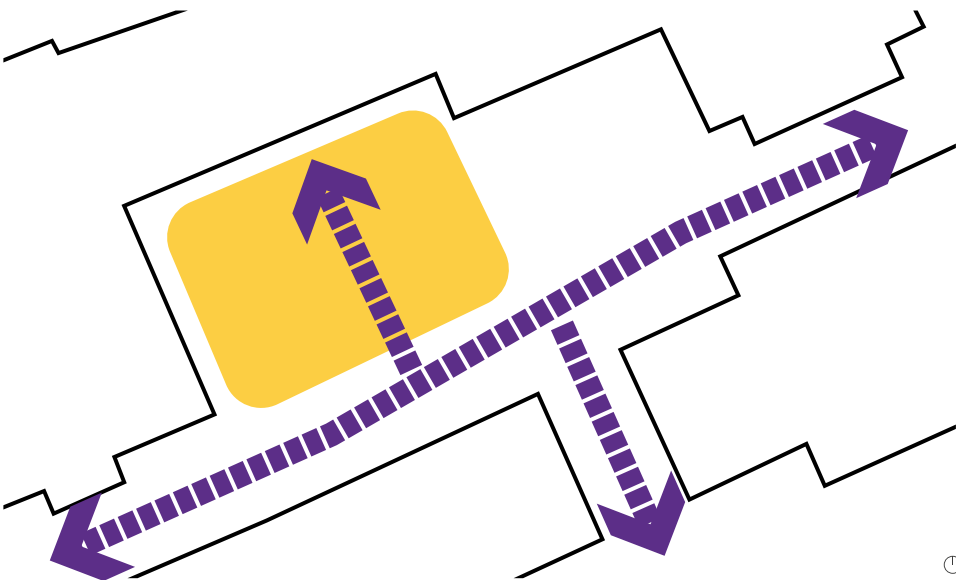
04 Concept Development

4 Concept Development

Courtyard Design

The courtyard concept design has been informed by 3 concept design principles, namely opening gestures, punctuate and carving out landscape zones.

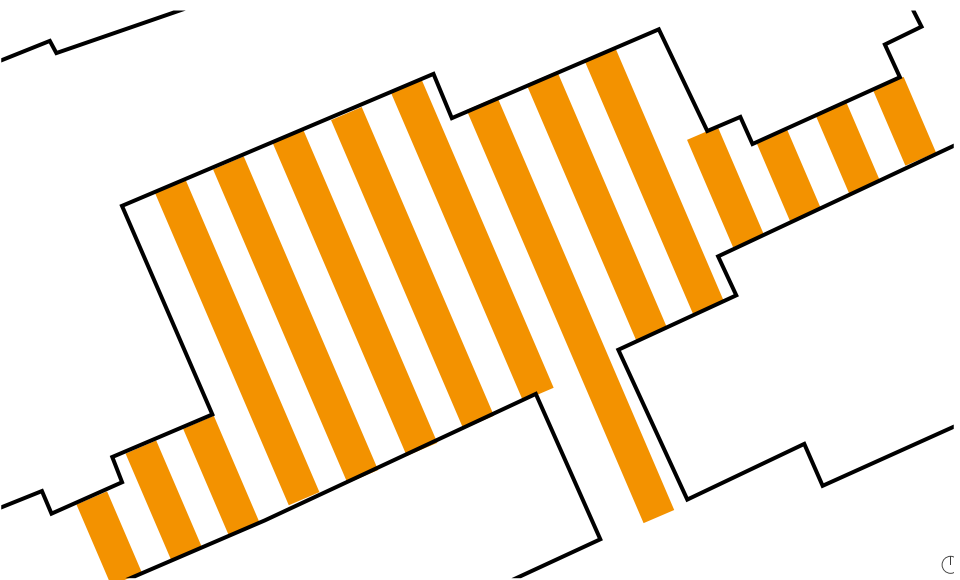
Opening gestures are informed by routes and sunlight analysis.



Opening Gestures

- Primary Pedestrian Movement
- Maximum Sunlight

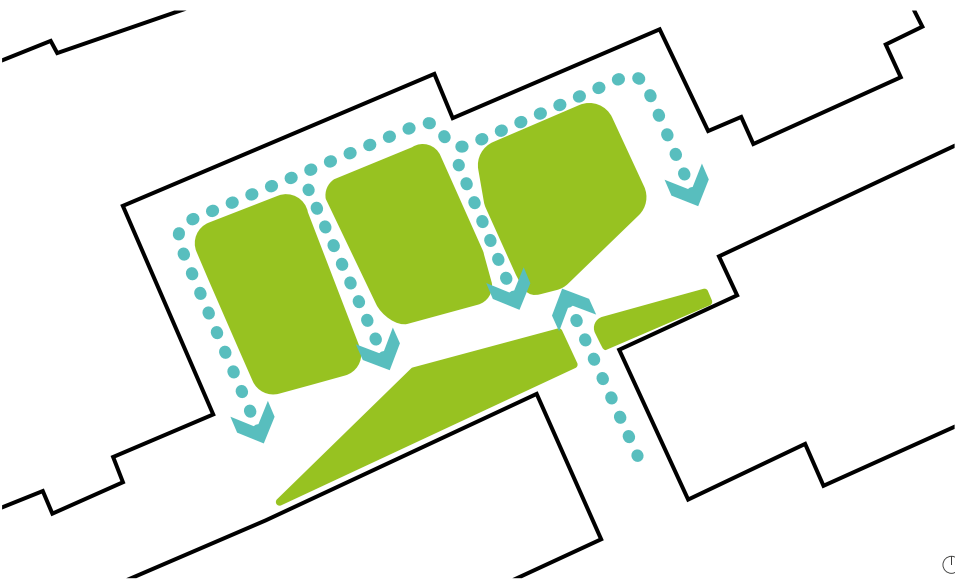
The concept principle of punctuate is derived from the built form whilst acknowledging rhythm of movement and connections.



Punctuate

- Interrupt movement at intervals

Opening gestures with the punctuate principles form the baseline for carving out landscape zones. These landscape zones are a platform for social engagement, biodiversity and green infrastructure.

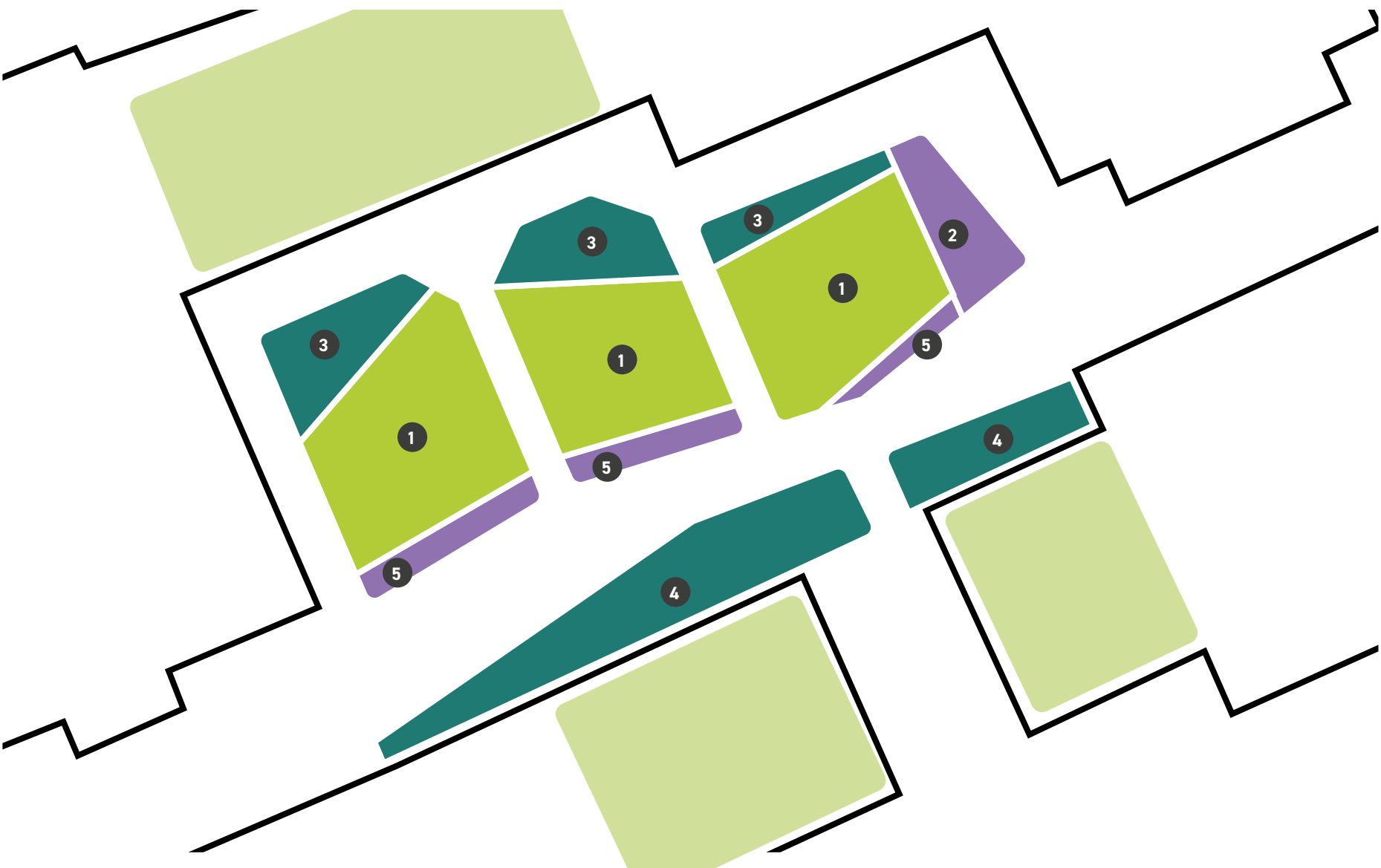


Carving out Landscape Zones

- Landscape Zones
- Internal Pedestrian Movement

4 Concept Development

Courtyard Design



Program Landscape Zones

- Passive Recreation Activity
- Ecological Function
- Flexible Lawn with integrated play
- Opportunity for Biodiverse Roof

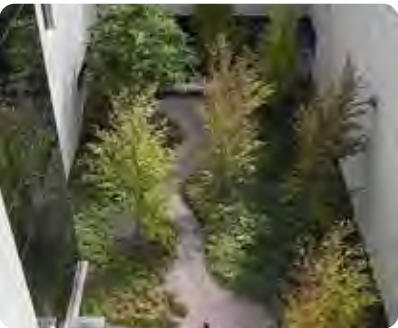
1 Informal Play



2 Shade Pavilion - Pergola



3 Tree Planting into SUDS



4 Ecological Planting



5 Sitting Wall



Arrived from the aforementioned design principles opening gestures, punctuate and carving of landscape zones, a courtyard design is formulated which is rich in ecological functions whilst integrating passive recreation activity, flexible lawn with integrated informal play enveloped by biodiverse brown roofs.

4 Concept Development

Podium Concept

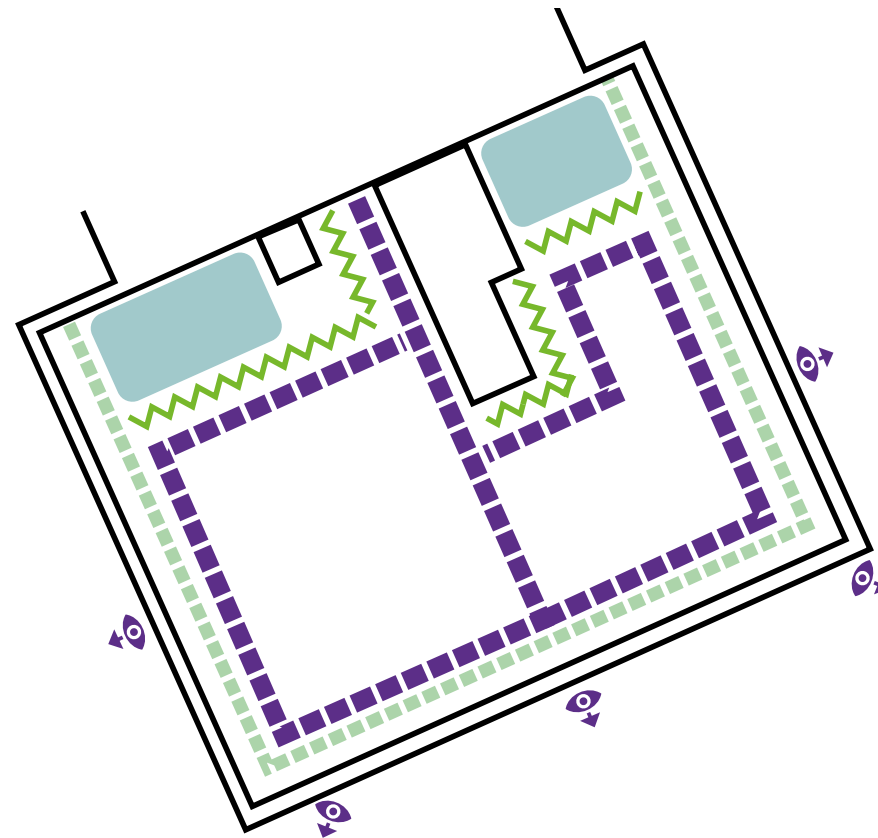
The podium concept is informed by a series of principles namely

> *Opening gestures*

- > Residents movement through the podium terrace space
- > Buffer to private terraces abutting the terrace space
- > Glass screening connecting the users with the city and maximise the viewing edge

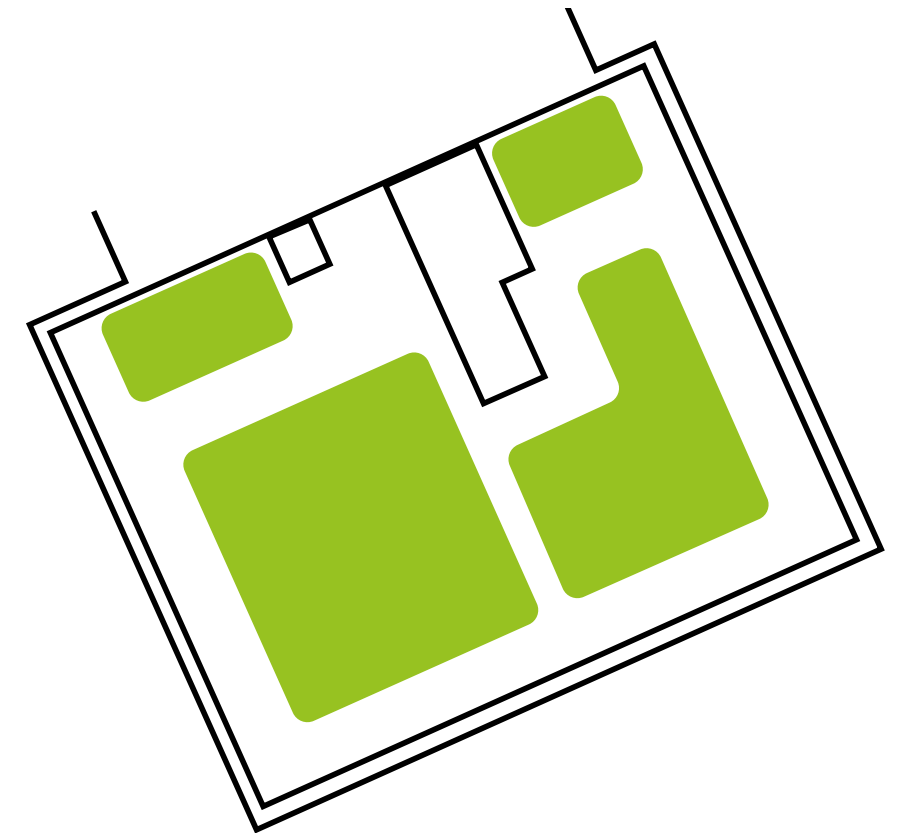
> *...and Carving out Landscape Zones*

- > clearly structured zones which provide hierarchy of spaces and activity



Opening Gestures

- Primary pedestrian/residents movement
- Private buffer
- Private terraces
- Glass buffer
- Maximise viewing edge

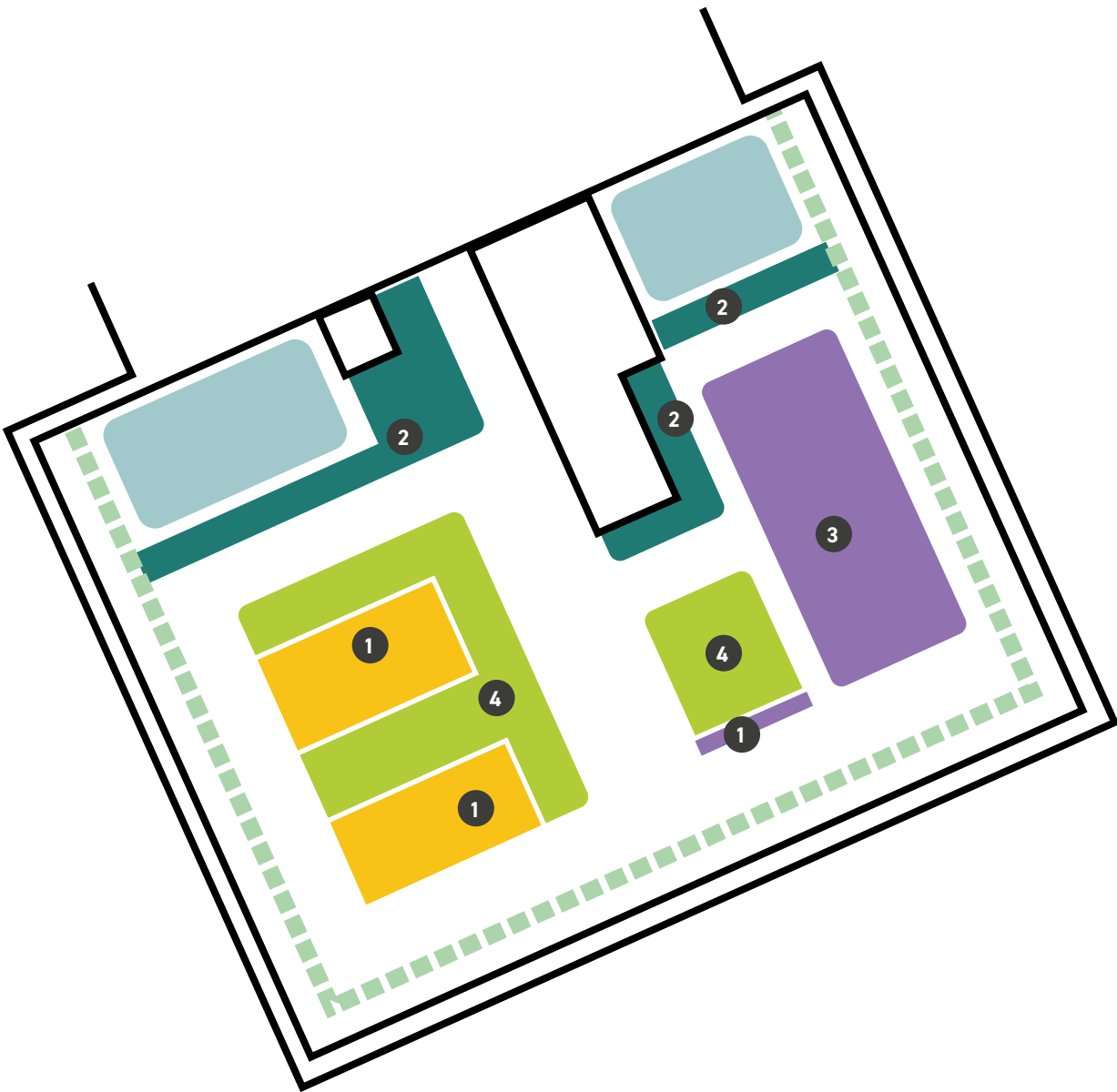


Carving out Landscape Zones

- Landscape zones

4 Concept Development

Podium Concept



Arrived from the aforementioned design principles opening gestures, punctuate and carving of landscape zones, a podium terrace design is formulated which is rich in ecological functions whilst integrating passive recreation activity, potential recreation such as yoga and ornamental planting. The terrace provides residents with a tranquil space above the city connecting them to cityscape whilst contributing to the wider green infrastructure network of Manchester.

Programme Landscape Zones

- Private terraces
- Glass buffer
- Boundary function
- Potential recreation activity such as yoga
- Ecological function
- Passive recreation activity

1 Integrated seating



2 Boundary planters



3 Flexible space i.e. yoga



4 Raised planters



05 Masterplan - Temporary

5 Masterplan - Temporary

Ground Floor & Podium



GROUND FLOOR

- 1 Covered canopy with integrated festoon lighting
- 2 Multi-use lawn
- 3 Lawn mounds
- 4 Natural play features
- 5 Edge seating
- 6 Ornamental planting
- 7 SUDS planting
- 8 Linear paving
- 9 Ornamental boulders
- 10 Commercial spill out space
- 11 Community garden

PODIUM

- 12 Ornamental planting
- 13 Timber top seating
- 14 Tables
- 15 Flexible space

The landscape proposals for Boddingtons are conceived holistically aiming to provide residents and visitors alike with a green parklet to enjoy. On podium level a terrace for residents only is proposed to enjoy both passive and active recreation. Until the boulevard proposals come forward the landscape proposals to the east of the groundfloor provide potential commercial spill out space and a community garden.

6 Masterplan - Future Development

Ground Floor & Podium



GROUND FLOOR

- 1 Covered canopy with integrated festoon lighting
- 2 Multi-use lawn
- 3 Lawn mounds
- 4 Natural play features
- 5 Edge seating
- 6 Ornamental planting
- 7 SUDS planting
- 8 Linear paving
- 9 Ornamental boulders

PODIUM

- 10 Ornamental planting
- 11 Timber top seating
- 12 Tables
- 13 Flexible space

The landscape proposals for Boddingtons are conceived holistically aiming to provide residents and visitors alike with a green parklet to enjoy. On podium level a terrace for residents only is proposed to enjoy both passive and active recreation. When the boulevard proposals come forward the landscape proposals connect the development and situate these within the wider SRF context.

7 Landscape Spaces

Courtyard

The following pages consider the proposals for the Courtyard and Podium with images illustrating proposed landscape elements.



Lawn mounds



Play steps



Canopy cover



Ecological planting for swales



Edge seating



Rich shade loving planting mix



Ornamental boulders



Linear planting



Linear paving



Open multi-functional lawn

7 Landscape Spaces

Courtyard Visual



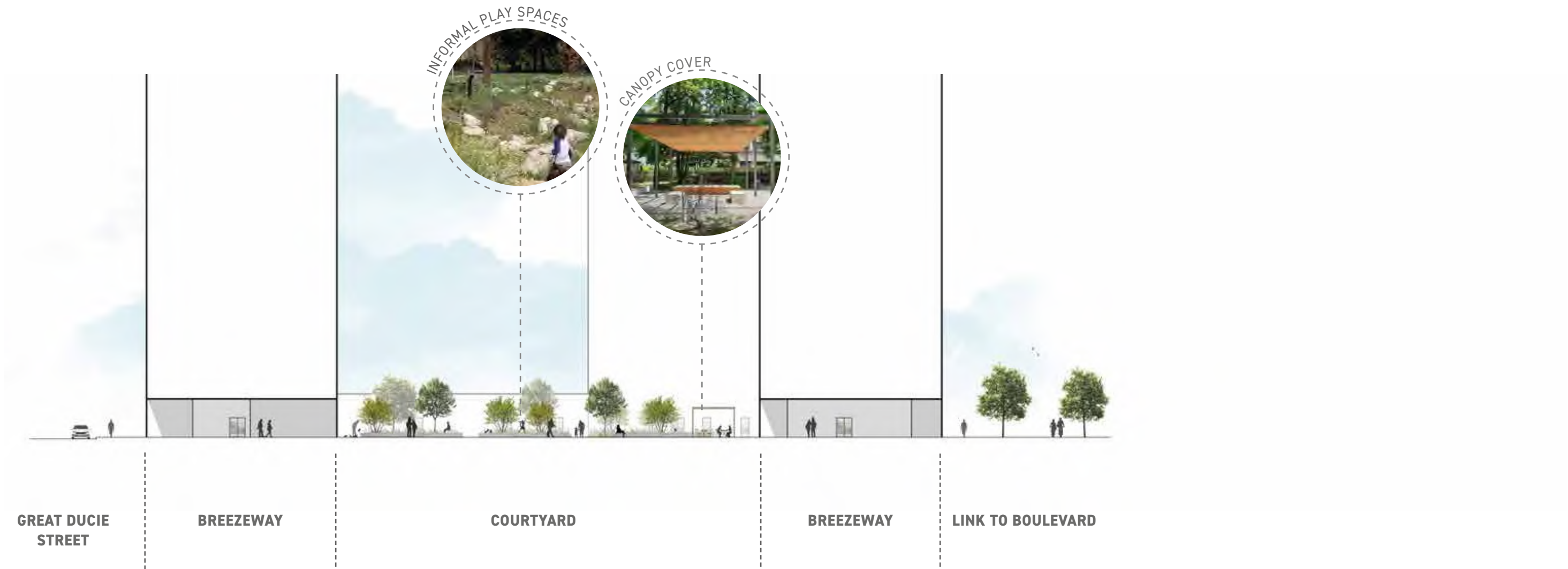
Conceptual courtyard visual (illustrative)

7 Landscape Spaces

Courtyard Section

Section A-AA

The below section (A-AA) illustrates the landscape proposals on the groundfloor.

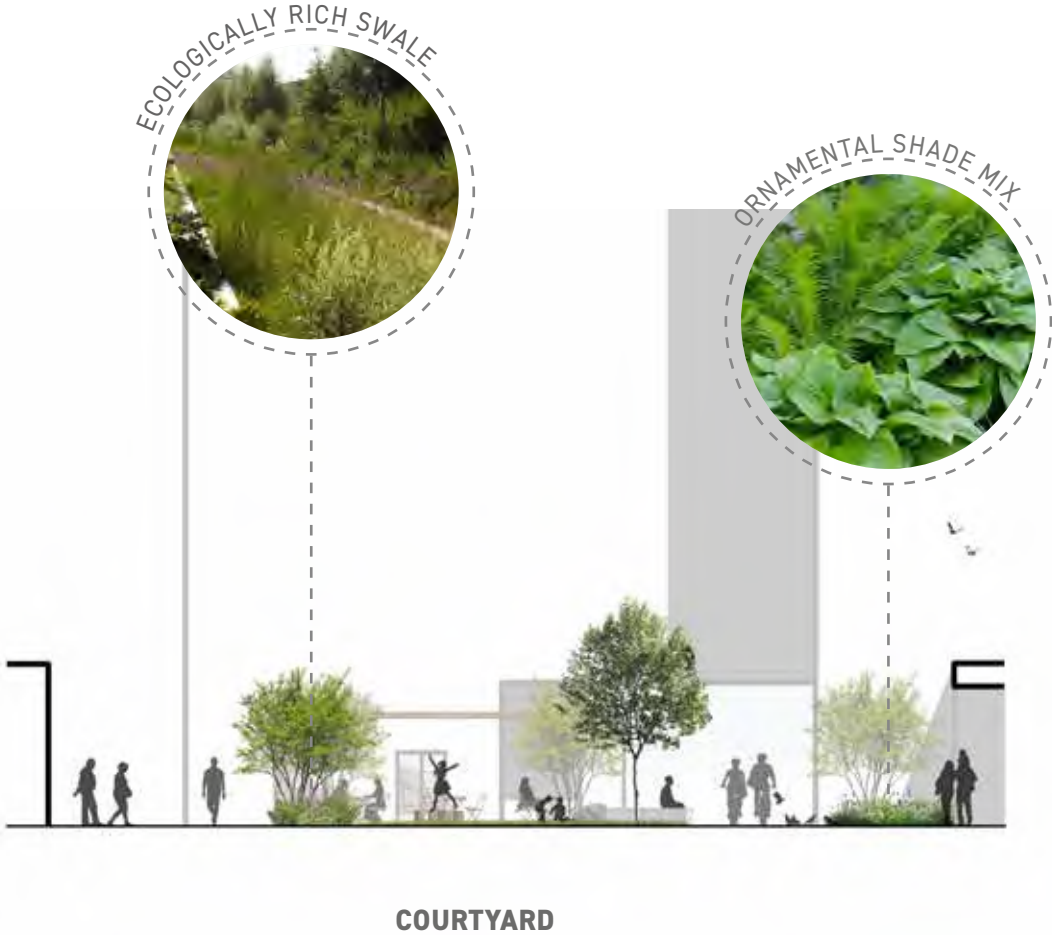


7 Landscape Spaces

Courtyard Section

Section B-BB

The below section (B-BB) illustrates the landscape proposals on the groundfloor.



7 Landscape Spaces

Podium

The following pages consider the proposals for the Podium with images illustrating proposed landscape elements.



Planters with integrated seating



Yoga space



Opportunity for passive recreation



Boundary planters



Spiked lighting

7 Landscape Spaces

Podium Section

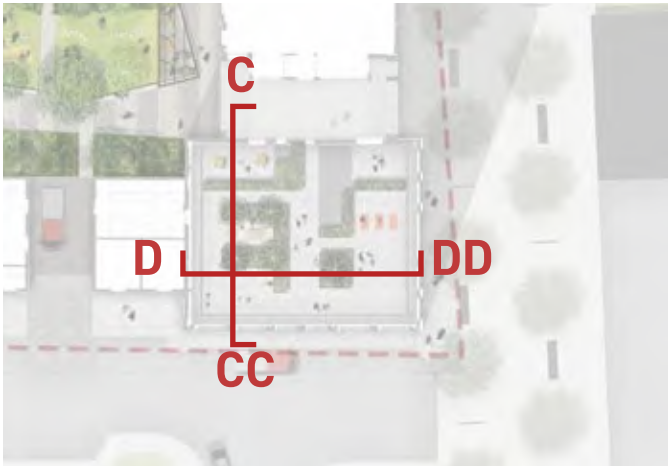
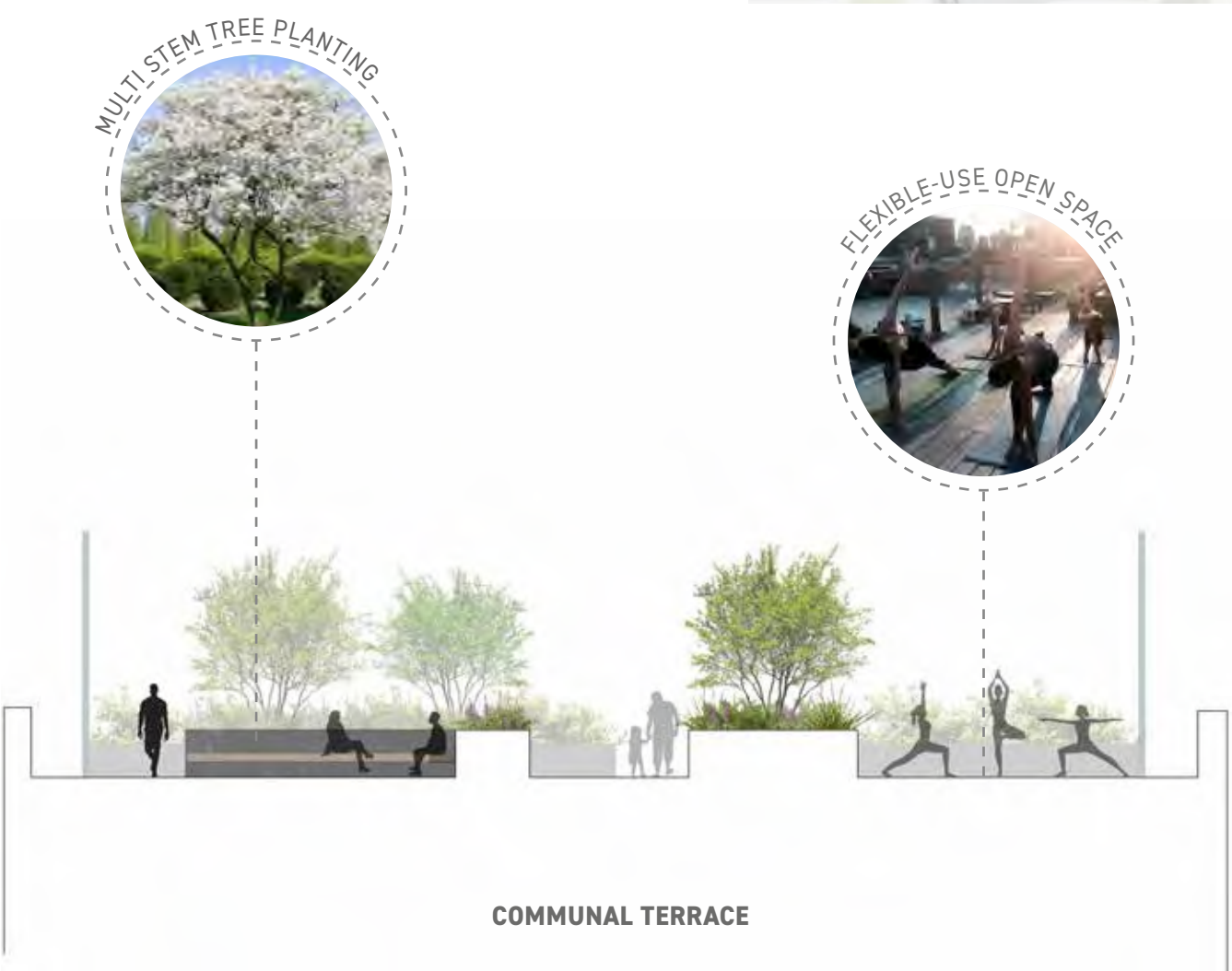
Section C-CC

The below section (C-CC) illustrates the landscape proposals on the residents podium.



Section D-DD

The below section (D-DD) illustrates the landscape proposals on the residents podium.



08 Landscape Strategies

8 Landscape Strategies

Furniture



- > The site-wide furniture strategy includes a variety of seating opportunities with design for all abilities in mind. A covered canopy space provides informal spill out space for adjacent commercial users.
- > Informal play is key to the proposals with stepping stones, boulders and mounds

- > Active travel is encouraged with provision of cycle stands
- > Lighting is conceived to make the space feel safe and secure at night



Cycle stands



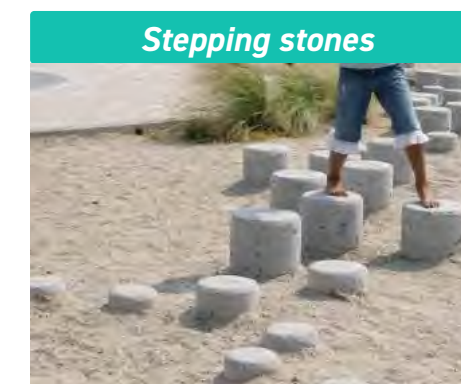
Covered Canopy



Concrete bench



Ornamental boulders



Stepping stones



Lighting bollards



Light posts

9 Landscape Strategies

Materials



Materials have been carefully considered as part of the proposals and to resonate with each of the character areas and use. Materials reflect use requirements with robustness and longevity in mind. Brick style block paving is proposed within the courtyard to tie in with architectural materiality. The surface materials to the pedestrian elements surrounding the development acknowledge and are proposed to tie in with the College Road proposals. Materiality to the east of the development abutting to the future boulevard proposals are in the temporary period tarmac and as the boulevard comes forward to tie in with these.

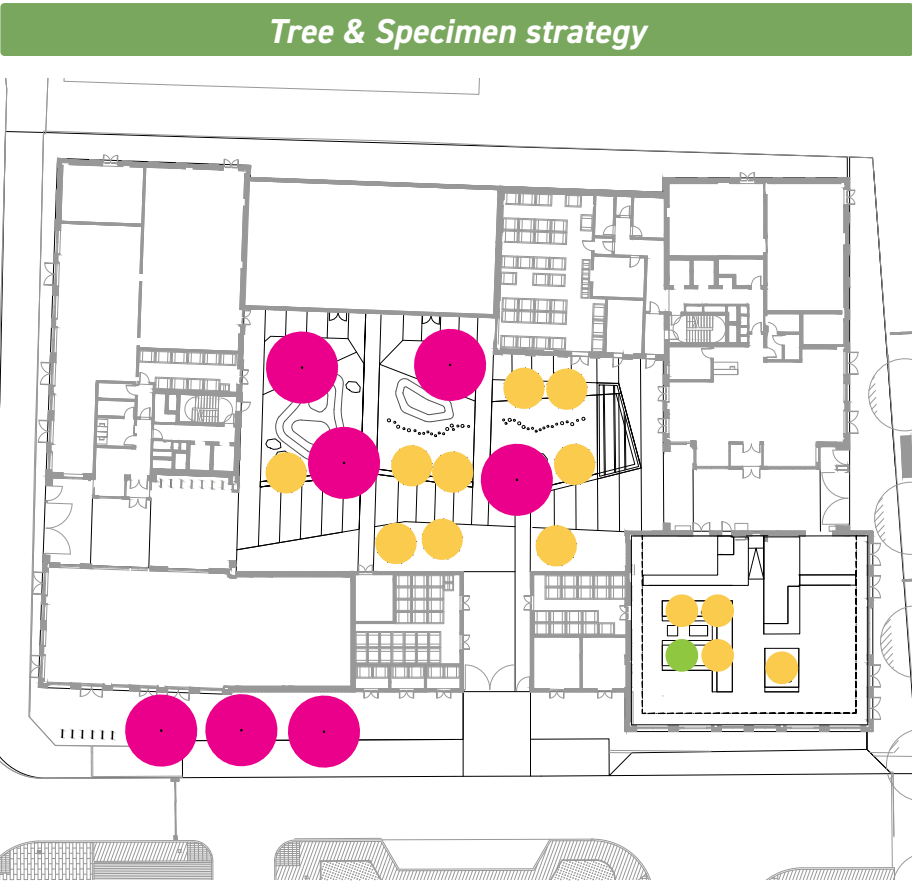


Temporary proposals: tarmac
Future (when boulevard is conceived) to tie in with materiality.

9 Planting Vision and Strategy

Planting Strategy

Planting Palettes



Tree character plan: Groundfloor and podium

The tree strategy for the site is conceived to holistically tie the site together. Species listed are illustrative in nature but aim to contribute to wider green infrastructure network, provide seasonal interest and are chosen with aspect and site conditions in mind.

Accent & Link tree

Gleditsia triacanthus 'Shademaster'



Summer



Spring

- > Street Tree
- > Suitable for SuDS
- > Ecological Value
- > Seasonal interest
- > Climate resilient
- > Fine texture
- > Light and open canopy



Autumn

Human scale tree

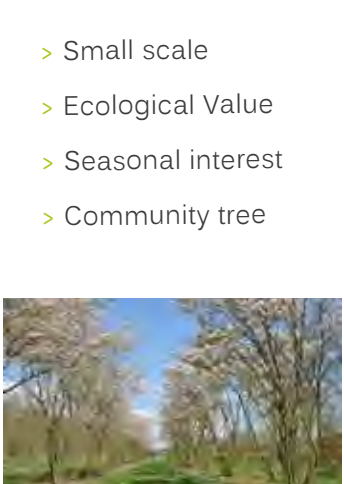
Amelanchier lamarckii



Autumn



Spring



Spring



Autumn

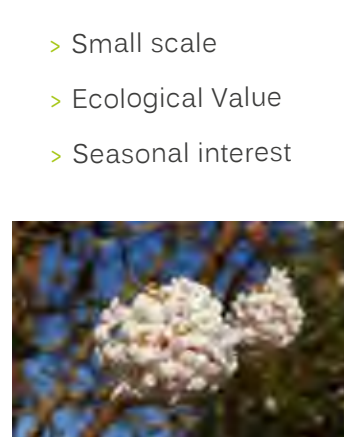
- > Small scale
- > Ecological Value
- > Seasonal interest
- > Community tree

Specimen

Viburnum x bodnatense 'Dawn'



Winter



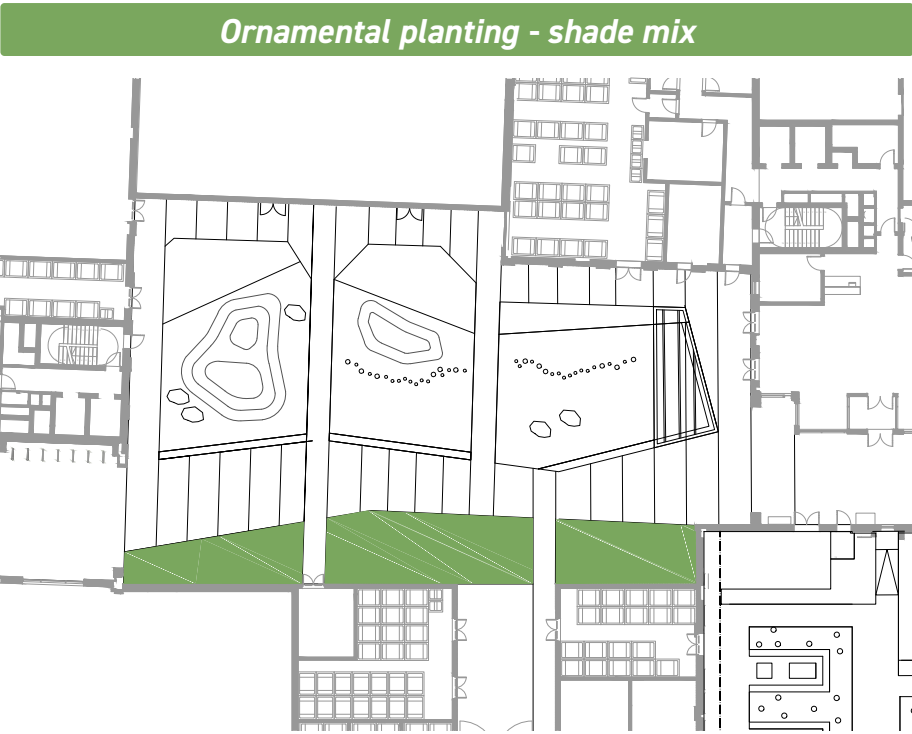
Winter

- > Small scale
- > Ecological Value
- > Seasonal interest

9 Planting Vision and Strategy

Planting Strategy

Planting Palettes



Planting Character Area: Groundfloor

The planting strategy for the site is conceived to holistically tie the site together. Species listed are illustrative in nature but aim to contribute to wider green infrastructure network and biodiversity whilst providing seasonal interest. This ornamental planting mix provides a robust but floral planting design suitable for shade.



Acorus gramineus ogon



Briza media



Dryopteris filix-mas



Geranium sylvaticum 'Album'



Carex buechananii



Liriope muscari 'Monroe White'



Molinia caerulea ssp



Carex comans 'bronze'



Luzula Nivea



Polystichum polyblepharum



Polystichum setiferum



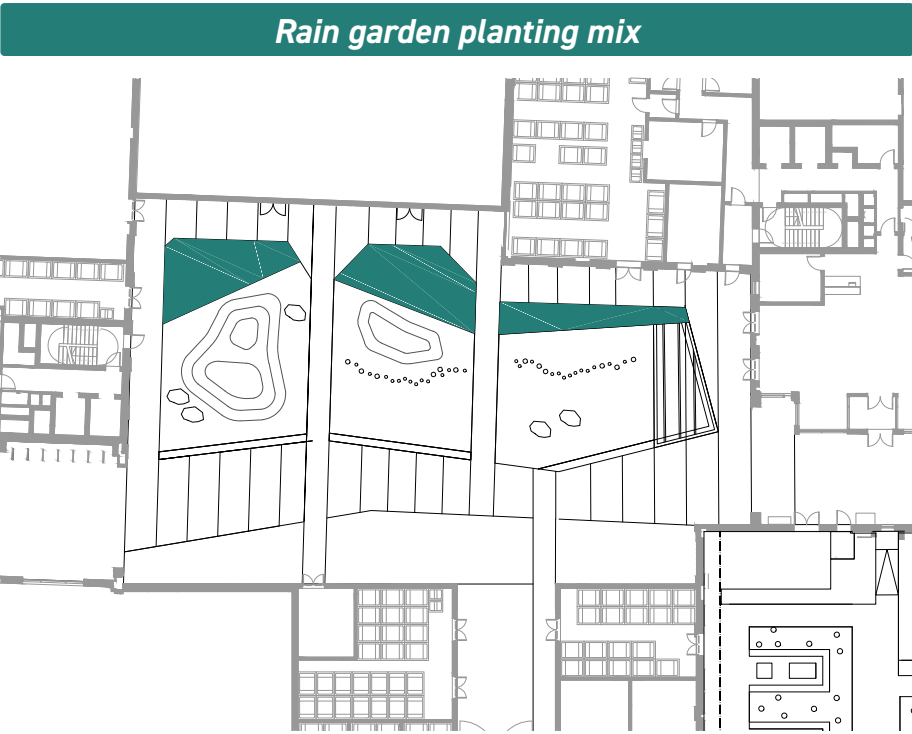
Choisya x dewitteana White Dazzler

Ornamental planting - shade mix	
Botanical Name	Common Name
Acorus gramineus 'Ogon'	Slender sweet flag 'Ogon'
Carex buechananii	Leatherleaf Sedge
Briza media	Quaking grass
Dryopteris filix-mas	Male Fern
Geranium sylvaticum 'Album'	White Wood Cranesbill
Molinia caerulea ssp. arundinacea 'Skyracer'	Purple moor grass Skyracer
Liriope muscari 'Monroe White'	Big Blue Lilyturf 'Monroe White'
Luzula nivea	Snowy Wood-rush
Polystichum polyblepharum	Tassel fern
Skimmia japonica 'Kew White'	Skimmia 'Kew White'
Carex comans 'Bronze'	New Zealand Hair Sedge
Polystichum setiferum	Soft Field Fern
Choisya x dewitteana 'White Dazzler'	Mexican orange 'White Dazzler'

9 Planting Vision and Strategy

Planting Strategy

Planting Palettes



Planting Character Area: Groundfloor

The planting strategy for the site is conceived to holistically tie the site together. Species listed are illustrative in nature but aim to contribute to wider green infrastructure network, sustainable urban drainage and biodiversity whilst providing seasonal interest. This ornamental planting mix provides a robust but floral planting design suitable for swales.



Aquilegia 'Snow Queen'



Calamagrostis brachytricha



Cornus sanguinea 'Midwinter Fire'



Crocosmia 'Solfatare'



Iris sibirica 'Snow Queen'



Helleborus foetidus



Miscanthus sinensis 'Ferner Osten'



Rudbeckia hirta



Sarcococca hookeriana digyna



Vinca minor

Swale planting mix	
Botanical Name	Common Name
<i>Aquilegia</i> 'Snow Queen'	Columbine
<i>Calamagrostis brachytricha</i>	Korean feather reed grass
<i>Cornus sanguinea</i> 'Midwinter Fire'	Dogwood 'Midwinter Fire'
<i>Crocosmia</i> 'Solfatare'	Montbretia 'Solfatare'
<i>Dryopteris filix-mas</i>	Male fern
<i>Hebe</i> 'Caledonia'	Hebe 'Caledonia'
<i>Helleborus foetidus</i>	Stinking Hellebore
<i>Iris sibirica</i>	Siberian Iris
<i>Iris sibirica</i> 'Snow Queen'	Siberian Iris 'Snow Queen'
<i>Miscanthus sinensis</i> 'Ferner Osten'	Chinese silver grass
<i>Rudbeckia hirta</i>	Black eyed Susan
<i>Sarcococca hookeriana digyna</i>	Sweet box
<i>Sarcococca humilis</i>	Dwarf sweet box
<i>Vinca minor</i>	Periwinkle

9 Landscape Management Strategy

Future Management Plan

Introduction

Exterior Architecture (ExA) has been commissioned by Latimer Developments to prepare a Landscape Management Plan (LMP) that covers the landscaped areas within the proposed development referenced here as Boddingtons (the site).

General

This LMP has been developed to ensure the long term management of the landscaped setting while enabling it to contribute positively to the visual amenities of the area and create usable and valued spaces for the residents to enjoy.

This plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the site (ref to plans DN0107-EXA-ZZ-ZZ-DR-L-00100-103, DN0107-EXA-ZZ-GF-DR-L-00600, DN0107-EXA-ZZ-GF-DR-L-00700).

The principle management strategy for the site is for an easy to maintain landscape that uses durable and robust products and materials for enhanced longevity. The hard landscape materials will conform to British Standards (BS) and European Standards (ES) as well as being easy to clean, maintain or replace if required.

This LMP will be reviewed annually to ensure its effectiveness at maintaining the landscape elements to the highest standards.

Objectives

The general objectives for this LMP are to:

- > Create an attractive and well cared for setting for the development;
- > Ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;
- > Ensure the landscape contributes positively to the users;
- > Ensure the landscape contributes positively to the site context;
- > Enhance and protect the native flora and fauna (both existing and proposed); and,
- > Enhance biodiversity and ecology where possible.

Soft Landscape

The soft landscape strategy is designed to create a strong

green framework for the development using a range of new native tree and shrub planting. The new planting will use a range of robust evergreen and deciduous species to give year-round seasonal interest.

All soft landscaping proposals to be managed and maintained by the Clients Management Contractor (CMC) within the ownership boundary.

Hard Landscape

The hard landscape treatments include [asphalt and a variety of pre cast concrete pavers]. Surface treatments are designed to be robust and provide safe and attractive routes throughout the development.

Pedestrian spaces and routes will be lit with low to medium height lighting to minimise any light pollution for the residents.

Bollards, bench seating and litter bins will be selected to ensure they are of durable and low maintenance materials. These will be located at key pedestrian junctions and congregation points.

Boundary treatments include a metal fence.

Management Responsibilities

The legal property owner [Latimer Developments] will have overall responsibility for the implementation of this LMP. Individual responsibility for this will lie with the CMC.

There will be a CMC employed to manage the day-to-day responsibility for the delivery of maintenance operations. This will be the responsibility of [Latimer Developments] (and subsequent legal property owners) to appoint the CMC.

The legal property owner will not be liable or responsible for any management & maintenance of the landscape that falls within the adoptable areas which are to be managed by the council.

Maintenance operations should be refined to suit:

- > The needs of users;
- > The conservation of ecological interests;
- > Improvements in equipment and horticultural aids;
- > Changing legislation and sustainability requirements;
- > The completed scheme when soft landscaping, including species, have been confirmed; and,

- > The detailed management recommendations any existing trees/planting to be retained.

LMP Programme

YEAR 1

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first year. This period is set to cover the 1st year of the defects liability period of the appointed landscape contractor. Management objectives should be reviewed on a regular basis to ensure that they are being achieved.

From the point of final completion (end of the defects liability period) the CMC will be responsible for the maintenance of the site.

YEARS 2-5

The CMC is responsible for the site in the long term and should keep to the original design objectives/intent whilst responding in a sensitive and practical way to issues which may arise in future years.

The LMP should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term. Annual monitoring of the establishment and condition of the Landscape Scheme will be undertaken by a suitably qualified Landscape Management Advisor.

YEARS 5+

Subject to the outcome of the regular monitoring review from years 1-5 the frequency of monitoring will then be reduced to once every two years. As required, further reinstatement or remedial action may be undertaken and/or changes made to the maintenance schedule in light of this monitoring.

PLAN REVIEW

The LMP will be reviewed during the life of the plan with a final review undertaken before the end of the ten year period. A revised LMP should be submitted for the agreement of Manchester City Council before the ten years has expired. The revised plan will include similar provision for the long-term management of the Landscape Scheme and for future revision and updating.

The plan review must be undertaken by a suitably qualified Landscape Architect.

Management Proposals

General

This section sets out management objectives and prescriptions for each of the different elements of the Landscape Scheme.

Hard Landscape

Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months).

OBJECTIVE 1

To maintain the condition of all surfaces in a clean and safe condition.

Cleaning is to be either mechanically swept or jet washed as required to remove surface build-up of atmospheric dust. Removal of chewing gum or other significant marking may be done locally by the use of an approved chemical agent. **Frequency** – monthly.

In the event of weeds or moss growth in paving joints these are to be treated with an appropriate water based herbicide. Weeds are not to be pulled out by hand to preserve the bedding course. **Frequency** – monthly.

Damages to paving surfaces - In the event of any cracking, disturbance, breakages or damaging of paving surfaces these are to be replaced to match.

Furniture

9 Landscape Management Strategy

Future Management Plan (contd)

OBJECTIVE 1
To maintain all seating, bollards, litter bins and lighting elements in a clean, safe and operational condition.

Damage to the seating, bollards, litter bins and lighting elements within non-adoptable areas: In the event that these elements are damaged, the CMC will be required to source replacement timbers and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Frequency: Inspections to be undertaken on a bi-monthly basis by the CMC and works undertaken immediately in identification of any fault.

Damaged furniture located within adoptable areas are to be maintained, fixed, or replaced by the party responsible.

Emptying of the litter bins located within non-adoptable areas will be the responsibility of the appointed CMC. All litter bins to be inspected and emptied weekly.

Removal of chewing gum or any other significant marks – chewing gum may be removed using an approved chemical agent. Other significant marks such as permanent markers and spray paint are to be removed using an approved chemical agent to manufacturer's recommendations. Any surface coatings or finishes that are compromised by the marks are to be repaired. Frequency: Inspections to be undertaken on a weekly basis by the CMC and works undertaken immediately in identification of any issues.

Damage to lighting units that are deemed to pose a risk to public safety, are not functioning, or are aesthetically not in keeping with the original design intent are to be repaired or replaced by a suitable qualified contractor. Any replacement units must be of the same specification as the original unit to maintain consistency throughout the design. Inspection to be carried out monthly on site and any due work is to be undertaken immediately in identification of any fault.

OBJECTIVE 2
To maintain all boundary treatments & edges in a clean, safe and operational condition.

Damage to boundary treatments: In the event that these boundaries are damaged or vandalised, the CMC as appointed by the legal property owner will be required to source and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically

not in keeping with the design intent. **Frequency** – Inspections to be undertaken on a bi- monthly basis and works undertaken immediately after the identification of any fault.

Play Equipment

OBJECTIVE 1
To maintain all play equipment elements in a clean, safe and operational condition.

Inspection of natural play equipment is to be carried out by the CMC. In the event that any of the play equipment is found to be vandalised, broken, damaged or in a condition that poses a risk to public safety these are to be repaired immediately by a qualified contractor or closed off until such remedial actions can be taken place.

Planting

OBJECTIVE 1
Ensuring sustained tree and shrub growth during the life of the LMP.

Watering of trees and shrubs: Water as required during periods of drought to ensure satisfactory establishment, and for a period of not less than three years after planting. Frequency: as required to maintain healthy plant growth.

Inspection of trees and remedial actions: Trees within non-adoptable areas are to be inspected every 6 months for the first two years of the LMP to ensure that trees are healthy, not diseased or damaged, or dead. Inspections after the first 2 years can be reduced to yearly if they are establishing well. Inspections should be carried out by a qualified arboriculturalist to identify any dead limbs or other parts of a tree that may cause harm to the tree or member of the public and advise remedial actions.

Any failed trees during the first 5 years after planting will be replaced and maintained for a subsequent 5 years.

Frequency of remedial pruning: yearly pruning to be conducted between January and March based on findings of inspections. Emergency pruning to be conducted immediately when a critical fault is noticed.

Frequency of tree replacement: To be undertaken in optimum tree planting in early spring or late autumn.

Height, width and overall form of the shrub and hedge planting is to be maintained so as not to cause damage

or to interfere with visibility. Any pruning or shaping of planting to be carried out in accordance with good horticultural and arboricultural practice in order to ensure the overall health of the plant. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.

Inspection and remedial actions of native shrub planting, rain gardens, swales and hedge planting within the non-adoptable areas is to be inspected by the CMC every 3 months to ensure that the planting is healthy, not diseased, damaged, or dead. Dead or unhealthy shrubs are to be removed on inspection and replaced with the same species and size as required to achieve the desired visual effect.

Frequency of inspections: 3 monthly
Frequency of remedial work: immediately as required.

Frequency of seasonal remedial pruning works: Pruning, dead heading at the end of plant flowering seasons (spring to autumn) as required.

Removal of harmful materials that may affect tree growth – weeds on the top of tree pits are to be removed by hand. Herbicides and weed strimmer's are not to be used to control weeds in plant beds. Other material such as litter, debris and other harmful material is to be removed. Mulch is to be topped up to desired depths and levels as specified.

Frequency of weed removal: fortnightly from spring to autumn and then monthly during the winter months;
Frequency of debris removal: bimonthly
Frequency of mulch replenishing: 6 months

OBJECTIVE 2
Retain a healthy growing medium for all trees and amenity planting areas.

Fertilisation of soils to replenish nutrients: All shrub beds are to be fertilised using an approved slow release fertiliser as per the manufacturer's recommendations. Trees are to be fertilised in the first two years of establishment using a liquid based organic fertiliser as per the manufacturer's recommendations. An approved organic soil conditioning agent is to be applied to all garden beds as per the manufacturer's recommendations and worked into the top 150mm of the soil profile without

damaging the existing planting. Mulch is to be removed prior to application and reinstalled after soil conditioner has been added.

Frequency: Shrub fertiliser - annually
Frequency: Tree fertiliser – annually for the first two years
Frequency: Soil conditioner for amenity planting beds – annually in early spring

Water bodies, marginals and aquatic planting

OBJECTIVE 1
To maintain all swales, drainage elements and ponding areas in a clean, safe and operational condition.

All water bodies shall be kept free of litter, so that at no time shall litter coverage of 5% be tolerated. The responsible party shall provide a minimum of monthly visits to ensure that litter is removed from the water body, but no dead plant material and leaf litter should be removed as this would have detrimental effects on the aquatic invertebrate populations and diversity.

Maintain the pond in a manner appropriate to the intended use. Ensure all litter, debris, accumulated silt and excessive vegetation causing obstruction to any inlet, outlet or pond base infrastructure be removed.

Frequency of debris removal – 6 monthly or after the event of continued high rainfall

OBJECTIVE 2
To maintain all planting within swales, drainage elements and ponding areas in a safe and operational condition.

The responsible party shall monitor growth of marginal plants and carry out control by pulling, if plants become too dominant. Control of shading and succession in these areas shall be undertaken by hand-pulling of woody species (allow up to 10% cover of woody species only) that may have established in areas of marginal planting. Non-native invasive species (such as Indian Balsam and Japanese Knot weed) shall be removed as they occur and disposed off-site at a licensed tip.

Amenity Grass Areas

8 Landscape Management Strategy

Future Management Plan (contd)

OBJECTIVE 1

To retain healthy and well maintained amenity grass areas

All grass cutting shall be carried out by cylinder or rotary machines, or a combination of the two: unless otherwise specified. Where grass cutting is undertaken and the arisings are allowed to ‘fly’, all arisings shall be evenly distributed over the whole of the grass area and not left in wind-rows.

Amenity grass with bulbs areas should be maintained to a height of 50 mm + after flowering period. Frequency: As required to maintain a maximum height.

Maintenance Specification

Standard of work

The LMP is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The CMC shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised and all necessary measures are taken accordingly.

All staff will be trained in landscape maintenance operations and have suitable experience/qualifications to undertake the specified work

British Standards

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards or European Standards unless specifically stated.

Use of Chemicals

The CMC must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site within non-adoptable areas. The responsible party shall also ensure approvals and measures are in place for the use of any chemicals on the site within adoptable areas.

The responsible party shall ensure that any chemical application is undertaken by a trained operative with the appropriate qualification. They shall ensure at all times that the public, store employees and own staff are not subject to any hazard from the use of chemicals, and

that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc are removed from site at the end of each day.

Cleanliness

At the end of each day of each maintenance operation, The CMC shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean and tidy condition. Particular attention shall be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant pruning.

Pests and Diseases

The CMC shall implement appropriate treatment to any pest or diseases occurring on-site that are found to be affecting the vegetation as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, pruning etc. Shall be removed from site.

Mulching

All areas of shrubs are to be mulched to a depth of 50mm. Mulched areas are to be topped up as necessary using the same material as was originally specified.

Weed Control

In the course of the routine maintenance visits, the CMC shall undertake the weed control necessary to keep the site in a neat and tidy, weed free condition and to allow specified species to develop free from unnecessary competition. Weeding may be carried out by hand, machine, and herbicide or by a combination of all three consistent with the other requirements of this maintenance specification.

Where herbicide is to be used, it is the CMC’s responsibility to ensure that the herbicide proposed to use is appropriate for the purpose and location.

Weeds and other debris will be removed from site at the end of each visit.

Management and Maintenance Programme

Tasks	J	F	M	A	M	J	J	A	S	O	N	D
General												
Weed Control												
Watering												
Pest & Disease Control												
Replacement Planting												
Check Ties & Supports												
Fertilizer & Mulch application												
Inspection of furniture												
Inspection of boundaries												

Grass/Meadow												
Amentity Grass Cutting												
Edge Trimming												
Herbicide												

Shrubs/Hedges												
Inspection												
Pruning (species dependant)												
Mulching												

Trees												
Inspection												
Pruning and remedial work												

Hard Surfaces												
Clear snow & Ice												
Clear Gullies & Flush Clean												
Remove litter, leaves & debris												
Treat weeds												



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