

KAMPUS CONDITION DISCHARGE

LANDSCAPE DESIGN STATEMENT

22nd OCTOBER 2018

EX
A

EXTERIOR ARCHITECTURE

KAMPUS CONDITION DISCHARGE

LANDSCAPE DESIGN STATEMENT

Date	22/10/2018
Revision	
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Doc Ref:	1703-EXA-00-ZZ-RP-L-900

CONTENTS

1 INTRODUCTION

1.1 GENERAL 5

1.1 PURPOSE OF THE DOCUMENT 5

2 LANDSCAPE MASTERPLAN & STRATEGIES

2.1 OVERALL LANDSCAPE APPROACH 8-9

2.2 CHORLTON SQUARE - LANDSCAPE APPROACH 10-11

2.3 THE GARDEN & CANAL FRONTAGE - LANDSCAPE APPROACH 14-15

2.4 MINSHULL/AYTOUN STREET CORNER - LANDSCAPE APPROACH 16-17

2.5 LITTLE DAVID STREET - LANDSCAPE APPROACH 18-19

2.6 CHORLTON/AYTOUN STREET CORNER - LANDSCAPE APPROACH 20-21

2.7 THE RESIDENTS' GARDEN - LANDSCAPE APPROACH 22-23

2.8 LIGHTING STRATEGY 24

2.7 SUD'S STRATEGY 25

3 TREE STATEGY

3.1 PUBLIC REALM TREE STRATEGY 28-29

3.2 RESIDENTS' GARDEN TREE STRATEGY 30-31

4 MANAGEMENT AND MAINTENANCE

4.1 INTRODUCTION 34

4.2 GENERAL 34

4.3 OBJECTIVES 34

4.4 SOFT LANDSCAPE 34

4.5 HARD LANDSCAPE 34

4.6 MANAGEMENT RESPONSIBILITIES 34

4.7 LMP PROGRAMME 34-35

4.8 MANAGEMENT PROPOSALS 35-36

4.9 MAINTENANCE SPECIFICATION 36-37

4.10 MANAGEMENT AND MAINTENANCE PROGRAMME 38

5 DRAWING REGISTER 39

01 | INTRODUCTION

1.1 GENERAL

Exterior Architecture (ExA) has been commissioned by Mount Anvil and ASDL (the applicant) to formulate landscape design proposals for the development of a residential led mixed use scheme on the site previously known at Manchester Metropolitan Aytoun Street Campus. The site is bounded by Chorlton, Minshull and Aytoun Street adjacent to Canal Street.

The following document sets out the landscape strategy for the various spaces that constitute the landscape scheme, their composition and design approach. ExA have developed the landscape scheme in associated with the wider design team and the contents of this document reflect this approach to team working.

1.2 PURPOSE OF THE DOCUMENT

The purpose of this document is to provide the information requested by Manchester City Council to discharge planning conditions 16a (landscape details) and 19 (external lighting) attached to planning approval 112034/FO/2016/C2 - the redevelopment of Manchester Metropolitans Aytoun Campus, now known as Kampus.

In addition to this document, the drawings referenced in section 5 form part of this submission:

CONDITION 16A LANDSCAPE DETAILS STATES:

Prior to the commencement of development, a programme for submission of final details of the public realm works as shown in dwg number A666 L901 Rev 01 shall be submitted and approved in writing by the City Council as Local Planning Authority to include an implementation timeframe and details of when the following details will be submitted:

- > Details of the proposed hard landscaping materials;
- > Details of the materials, including natural stone or other high-quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building;

- > Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- > Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;
- > Details of the proposed street furniture including seating, bins and lighting;
- > Details of external steps and handrails;
- > Details of a signage strategy in relation to way finding within the development and associated public realm;
- > A strategy for the planting of street trees within the pavements on Chorlton Street and Aytoun Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance; an appropriate screening to proposed refuge storage below the bungalow when viewed from the waterside;
- > The detailed design solution for the canal edge and existing boundary wall, landscape and boundary treatment to secure attractive views into and from the development of the canal, and
- > The provision of facilities to encourage boating activity in the area within the Development and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above,

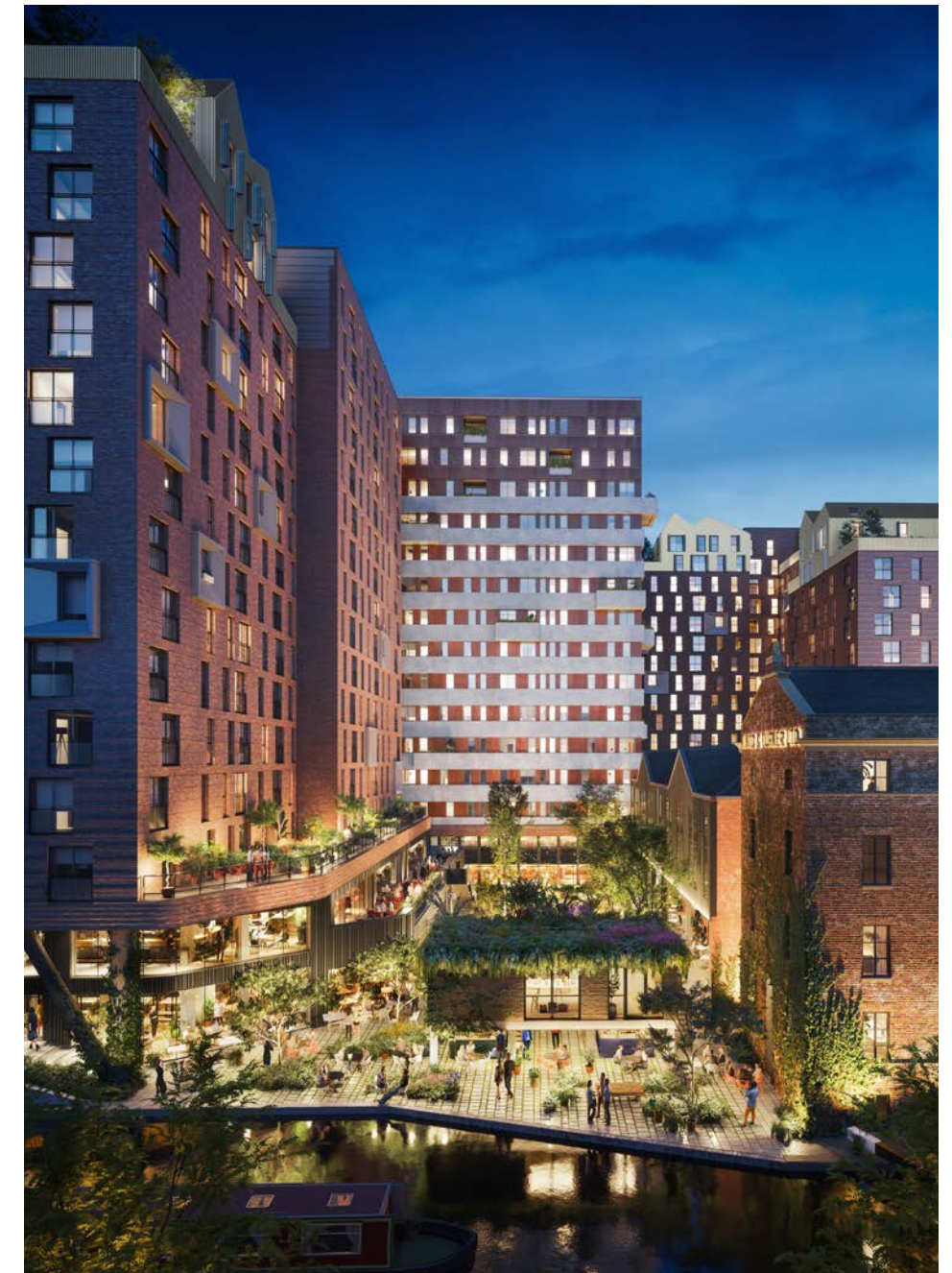
Whilst a programme for the submission of final details related to the public realm works has been submitted to MCC previously, this document and associated drawings provide the information requested within the condition 16a.

CONDITION 19 EXTERNAL LIGHTING SCHEME STAGES:

The development hereby approved shall include a building lighting scheme for the

period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed.

The approved scheme shall be implemented in full before the development is first occupied.



CGI view looking into te site from Canal Street

02 | LANDSCAPE
MASTERPLAN &
STRATEGIES

2 LANDSCAPE MASTERPLAN & STRATEGIES

2.1 OVERALL LANDSCAPE APPROACH

The final design for the landscape within the Kampus development reflects the vision and concept set at the early stages of the project as well as the strategy objects for the wider regeneration framework.

The key landscape principles for the development are set out below:

- > Create a high-quality external environment for the Kampus development;
- > Establish a unique destination within Manchester City Centre through the character of the external spaces;
- > Create a series of contrasting but connected external spaces that provide a variety of opportunities to spend time outside;
- > Maximise the opportunity to introduce green infrastructure and create a lush and verdant external environment;
- > Make the spaces multi-functions and adaptable, providing opportunities for ground floor occupiers to inhabit the spaces;
- > Ensure that the external environment can adapt to service the full '18hour' economy that the variety of ground floor occupiers will require;
- > Ensure that the development is connected to its surroundings through the development of multiple ingress and egress points that encourage visitors to explore the development.
- > Re-open the canal frontage associated with the development and encourage boating activities;
- > Retain and incorporate existing mature trees into the development.



The adjacent illustrative landscape masterplan shows the full extent of the scheme and the variety of externals spaces that will be created. These include:

- > Chorlton Square;
- > Little David Street;
- > Canal frontage and steps;
- > Minshull Street/ Aytoun Corner
- > Chorlton/Aytoun Street Corner
- > The Garden

Each of the above spaces has unique characteristics that are reflected in the design solution whilst a commonality is established through a consistent high-quality surface material and the extensive use of trees and shrub planting. Each of these spaces is explored in more details in the later sections of this document.

KAMPUS CONDITION DISCHARGE

KEY

- 1 Chorlton Square
- 2 Little David Street
- 3 Canal frontage
- 4 Steps from Minshull Street into the Garden
- 5 Minshull/Aytoun Street Corner
- 6 Chorlton/Aytoun Street corner
- 7 The garden



2 LANDSCAPE MASTERPLAN & STRATEGIES



2.2 CHORLTON SQUARE: LANDSCAPE APPROACH

Chorlton Square fronts Chorlton Street, it is south facing and has active frontage to three sides. The square also acts as a threshold leading people through the development to the central garden area. Chorlton Square includes a series of large planting beds that are positioned to define external space associated with ground floor units, direct people through the square and create a series of small pockets for people to sit and enjoy the lush and verdant planting surrounding them. A limited number of large 'platform' benches will be positioned to define the centre of the square and additional seating will be accommodated through loose tables and chairs. Trees are used to enhance the feeling of green and further define the area to the middle of the square, which is designed to accommodate 'pop-up' food and beverage units. Festoon lighting will be strung between the trees and feature lighting positioned in planting beds.



Tower sandstone



Sophora japonica



Betula jaquemontii



Arbutus unedo



Urbis planters



Festoon lighting



Bramhall 1840 timber bench

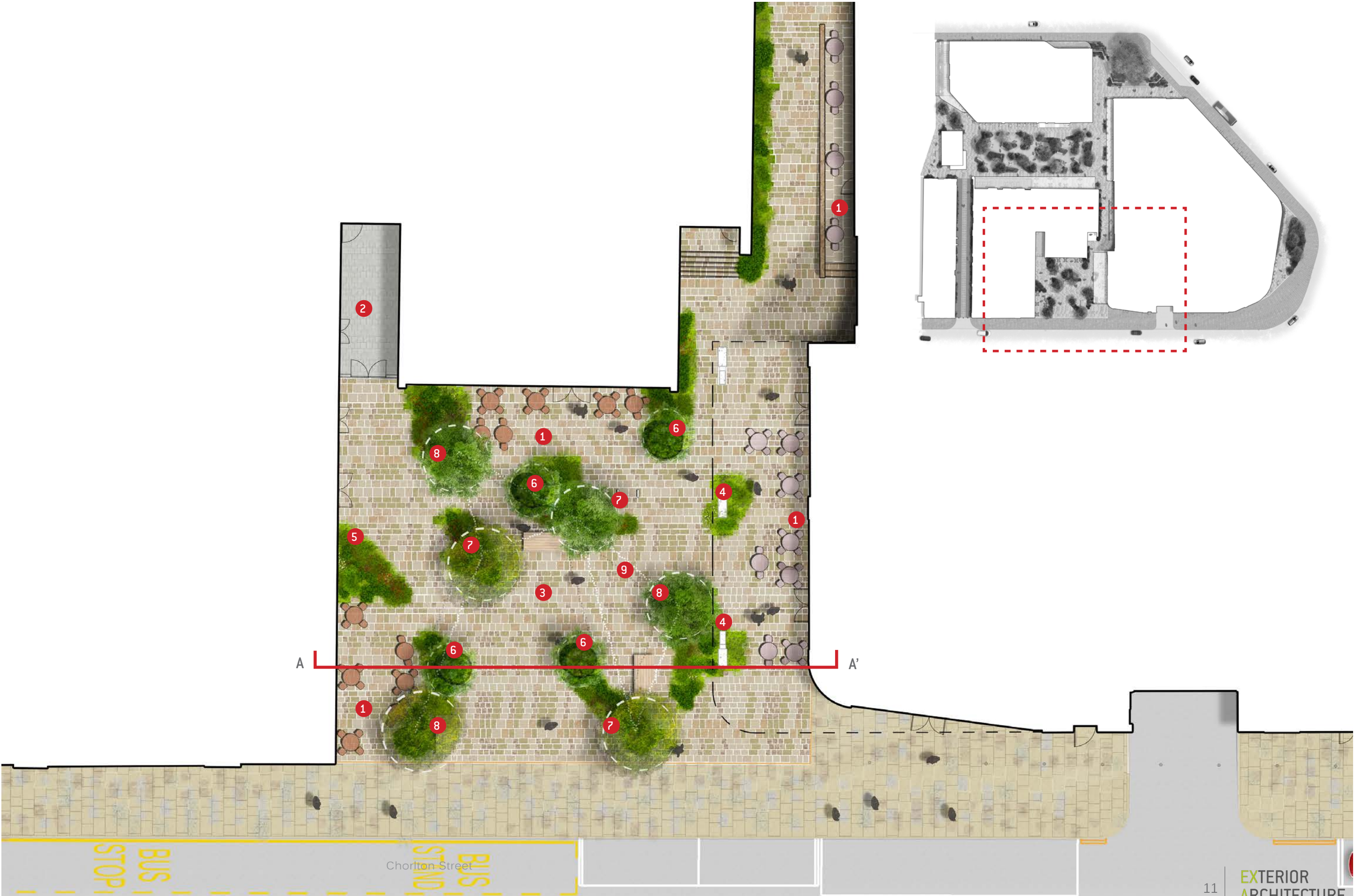
KEY

- 1 Commercial spill out spaces
- 2 Service yard
- 3 Tower sandstone in varying finishes & sizes
- 4 Climbers to columns
- 5 Ornamental planting
- 6 Multistem specimen in urbis planters
- 7 *Sophora japonica*
- 8 *Betula jaquemontii*
- 9 Festoon lighting
- 10 Bramhall 1840 Timber bench



Section A-A'





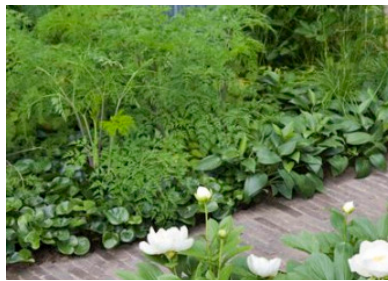
2.3 THE GARDEN & CANAL FRONTAGE: LANDSCAPE
APPROACH

The Garden sits at the centre of the development and is 'hidden' from view from most of the entrance points off Chorlton, Aytoun and Minshull Street. This space will have a garden character and include a greater ratio of planting to paving than the other external spaces associated with the development. As with Chorlton Sq the planting will be lush and verdant and used to define a series of small seating pockets filled with loose tables and chairs, it is envisaged that these small seating spaces will be used by the ground floor units that surround The Garden as an extension of their formally defined outdoor areas. A central route is defined within The Garden that meanders through the space and includes a small number of fixed benches. The addition of trees and specimen plants within pots reinforce the garden character and introduce a 'ceiling' to the space so that it doesn't feel overly over looked from the surround buildings. Festoon lighting will be strung between the trees and lighting within the planting beds will illuminate routes through The Garden in the evenings.

The canal frontage will be opened establishing views of The Garden from Canal Street and a series of mooring rings installed to encourage boating activities. A new set of steps, leading from Minshull Street to the canal side, with a large planting bed to one side will be developed to increase access points into the development.



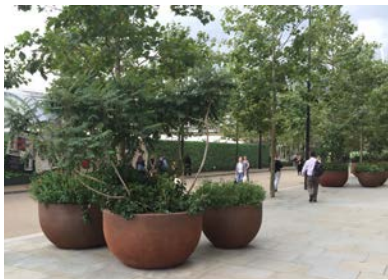
Bramhall 1840 timber bench



Verdant shade groundcover planting



Festoon lighting



Urbis planters



Compacted gravel



Garden trees such as *Ligustrum lucidum*



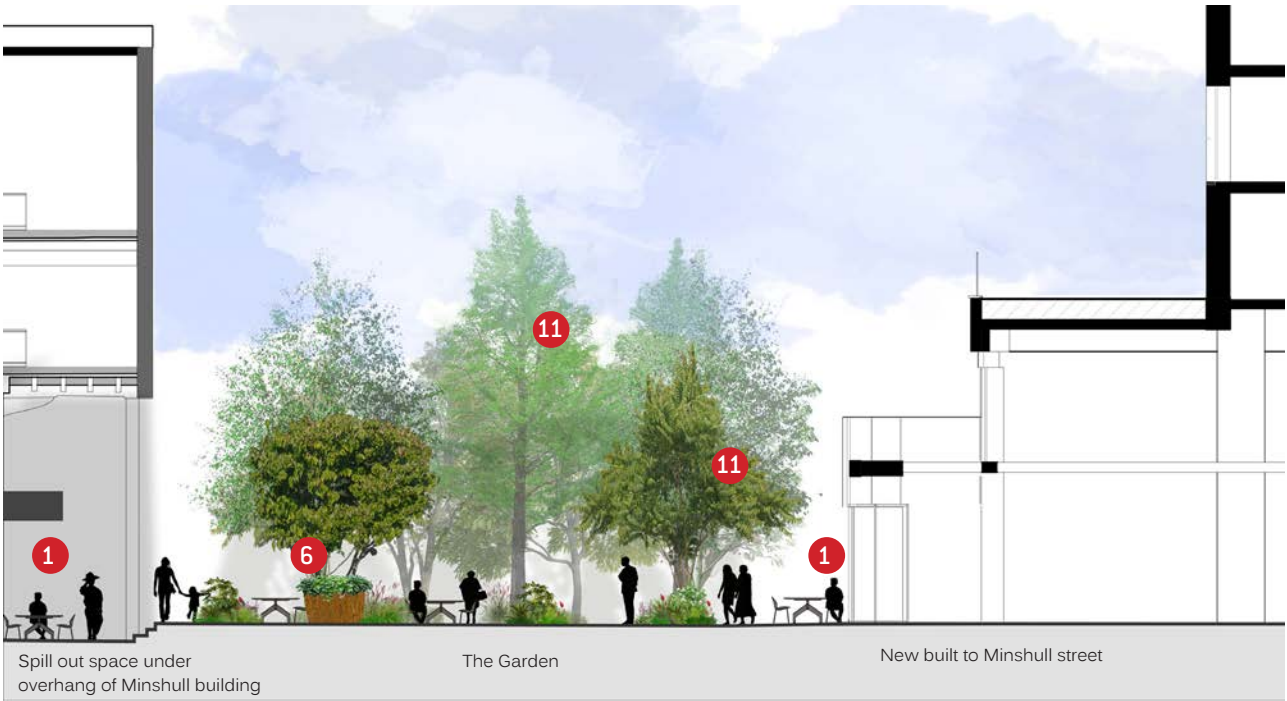
Bird boxes located within trees



Tower sandstone

KEY

- 1 Commercial spill out spaces
- 2 Retained raised bungalow
- 3 Tower sandstone in varying finishes & sizes
- 4 Climbers to columns
- 5 Ornamental planting
- 6 Multistem specimen in urbis planters
- 7 Compacted gravel
- 8 Loose furniture
- 9 Festoon lighting
- 10 Bramhall 1840 timber bench
- 11 Feature trees
- 12 A variety of garden trees
- 13 Steps to upper terraces overlooking the garden

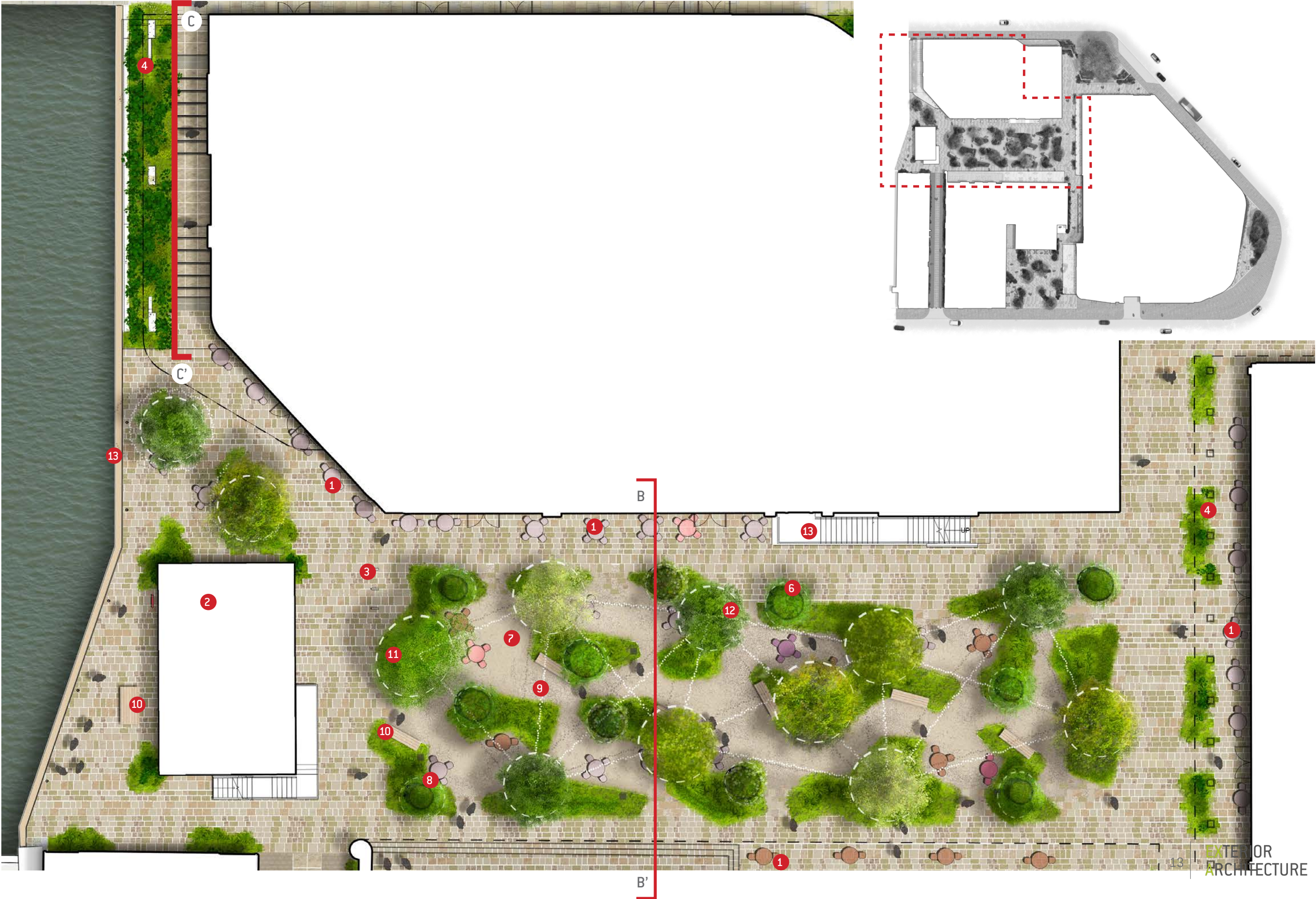


Section B-B'



Section C-C'





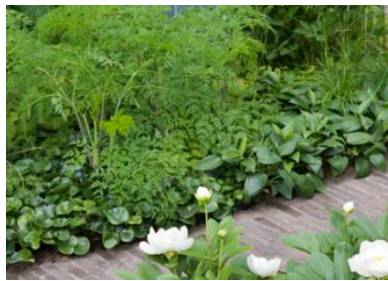
2.4 THE GARDEN & CANAL FRONTAGE: LANDSCAPE
APPROACH

The Garden sits at the centre of the development and is 'hidden' from view from most of the entrance points off Chorlton, Aytoun and Minshull Street. This space will have a garden character and include a greater ratio of planting to paving than the other external spaces associated with the development. As with Chorlton Sq the planting will be lush and verdant and used to define a series of small seating pockets filled with loose tables and chairs, it is envisaged that these small seating spaces will be used by the ground floor units that surround The Garden as an extension of their formally defined outdoor areas. A central route is defined within The Garden that meanders through the space and includes a small number of fixed benches. The addition of trees and specimen plants within pots reinforce the garden character and introduce a 'ceiling' to the space so that it doesn't feel overly over looked from the surround buildings. Festoon lighting will be strung between the trees and lighting within the planting beds will illuminate routes through The Garden in the evenings.

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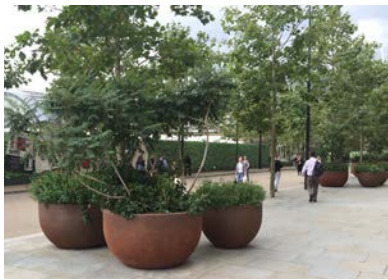
Bramhall 1840 timber bench



Verdant shade groundcover planting



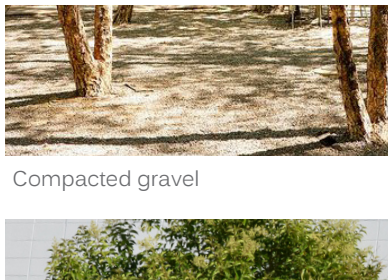
Festoon lighting



Urbis planters



Atmospheric uplighting to trees



Compacted gravel



Bird boxes located within trees



Tower sandstone



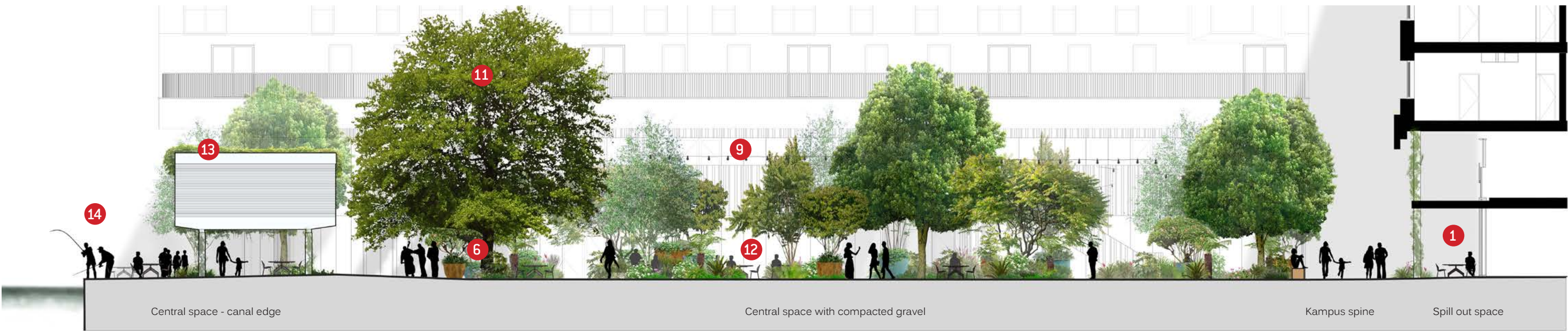
Garden trees such as Ligustrum lucidum

KEY

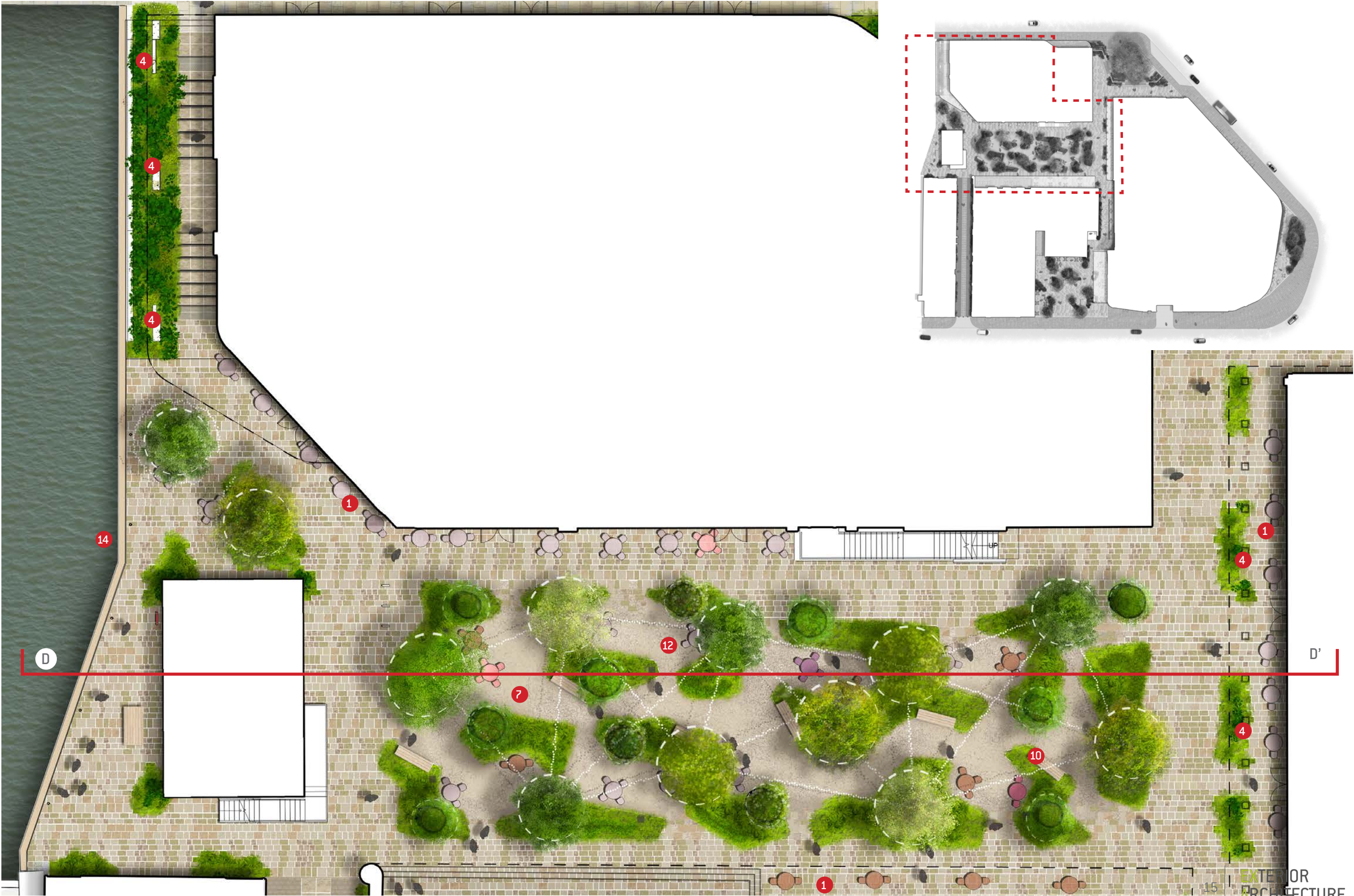
- 1 Commercial spill out spaces
- 2 Retained raised bungalow
- 3 Tower sandstone in varying finishes & sizes
- 4 Climbers to columns
- 5 Ornamental planting
- 6 Multistem specimen in Globe Urbis planters
- 7 Compacted gravel
- 8 Loose furniture
- 9 Festoon lighting
- 10 Bramhall 1840 timber bench
- 11 Feature trees
- 11 Garden trees
- 12 Pocket spaces
- 13 Retained raised bungalow



Dicksonia antarctica



Section B-B



2.5 MINSHULL/AYTOUN STREET CORNER: LANDSCAPE APPROACH

This space forms one of the key entrance points to Kampus from Piccadilly. The design retains and enhances the setting of the 3no existing trees whilst overcoming existing levels changes to create a welcoming space the leads people to the main residential entrances as well as to The Garden. Planted terraces with steps have been introduced to accommodate the change in level whilst the existing trees are set within a small paved area defined by planting and the change in materials to the adopted highway. A new loading bay is proposed within the adopted highway in this location to aid with deliveries.



Tower sandstone



Caption goes here.



Tiered planting



Retaining walls made from gabions

- KEY
- 1 Commercial spill out spaces
 - 2 Existing trees retained
 - 3 Tower sandstone in varying finishes & sizes
 - 4 Tower sandstone to adopted highway
 - 5 Ornamental planting in tiered planters
 - 6 Steps leading to Minshull Street
 - 7 Level access to Aytoun Street
 - 8 Loading bay
 - 9 Festoon lighting
 - 10 Tactile garnite paving
 - 11 Reatining walls made of gabions and metal edging



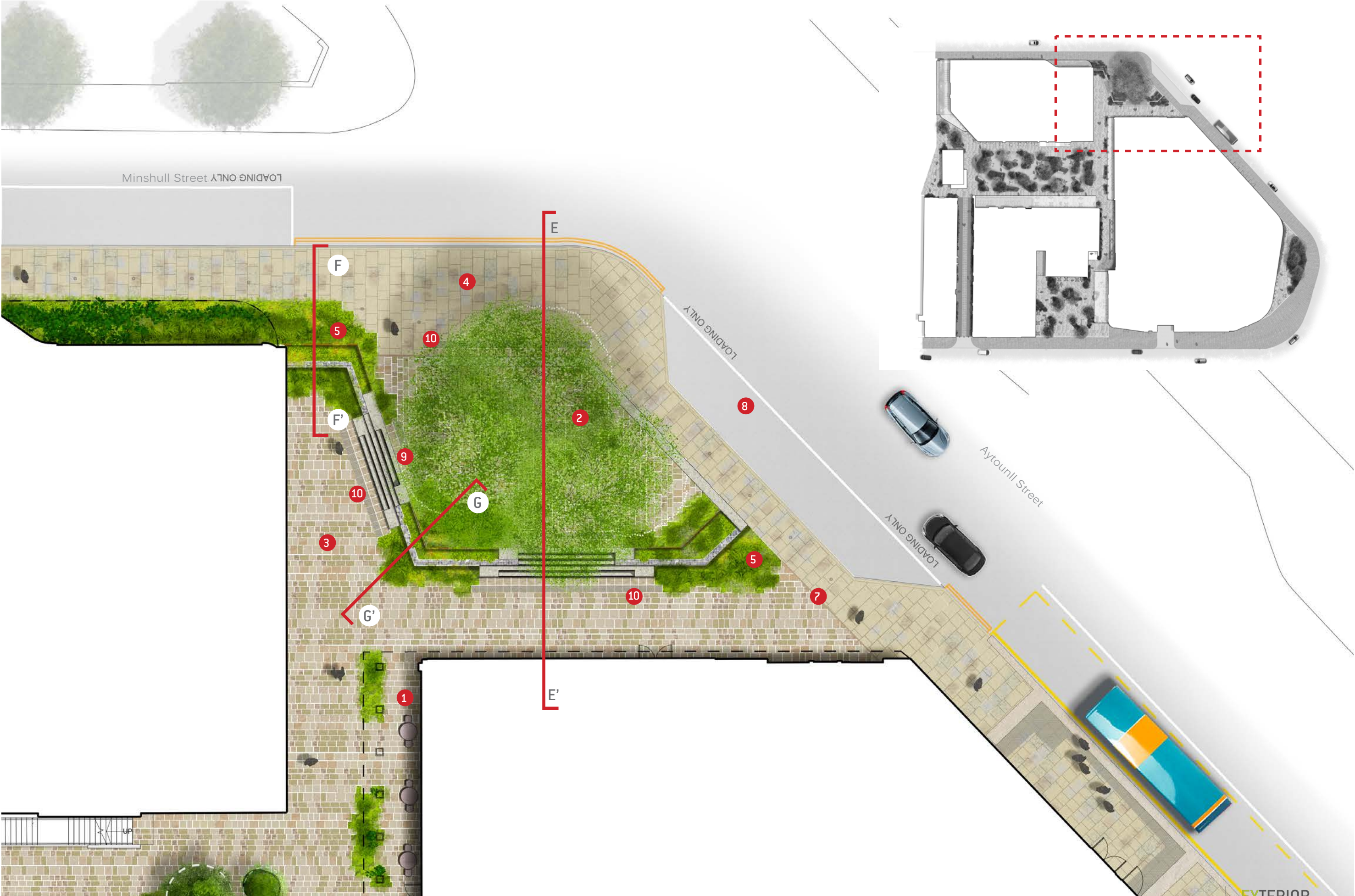
Section E-E'



Section F-F'



Section G-G'



2.6 LITTLE DAVID STREET: LANDSCAPE APPROACH

Little David Street will become a linear pedestrianised space defined to the Minto and Turner Buildings with a series of commercial units and residential entrances at ground floor. Linear planting beds will be positioned along the existing building facades helping to define entrance points and external seating areas. Climbing plantings will be encouraged to grow on the façade of the buildings using a tensile wire system. Specimen plants in pots will be positioned along the street to compliment the planting beds and enhance the feeling of green. Catenary lighting will be fixed to the existing buildings along the length of the street and provide the main illumination in the evenings.



Pileostegia viburnoides



Asarum europeaum



Asplenium scolopendrium



Trellis wire set in mortar joint



Lifted, cleaned and recycled cobbles



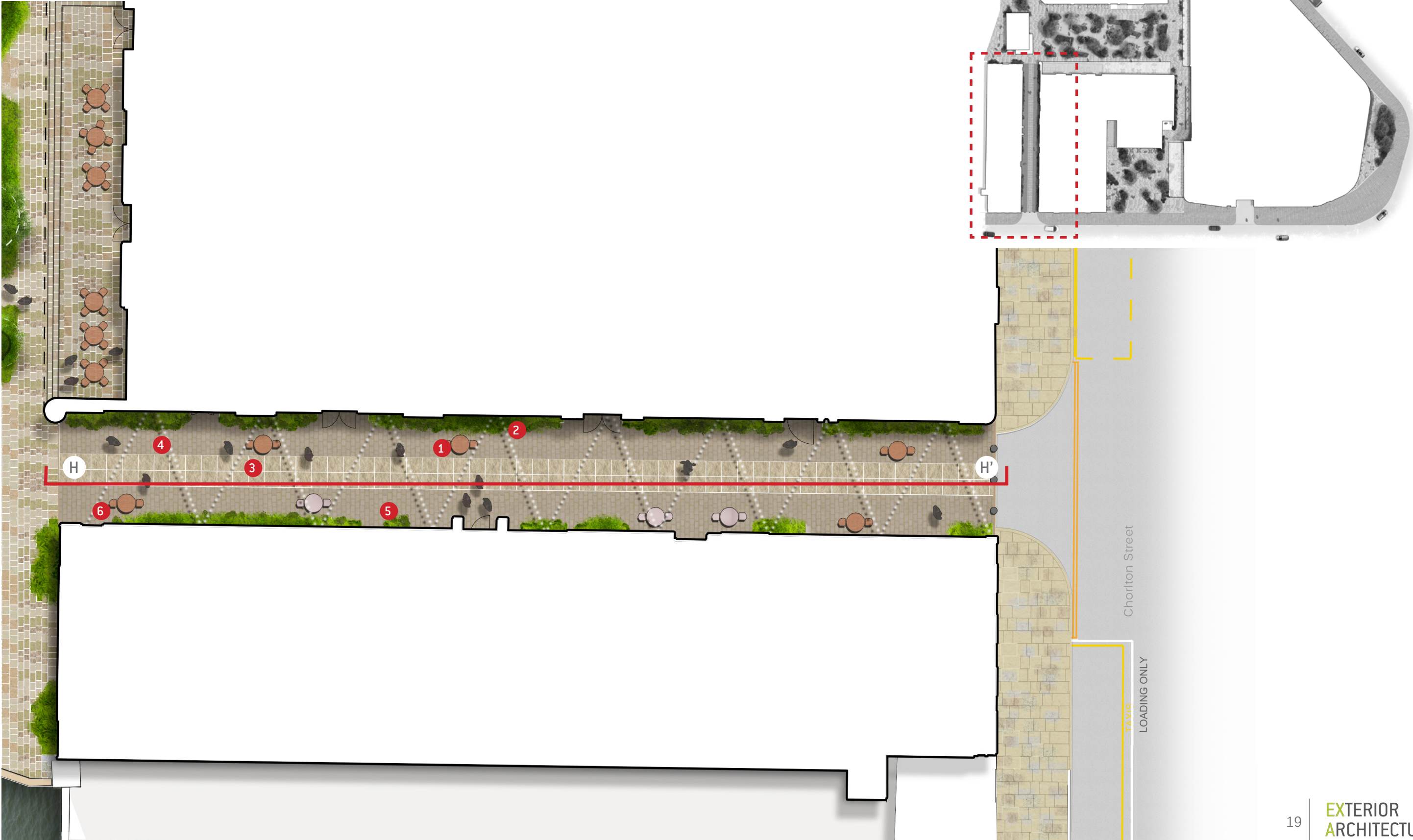
Tower sandstone rumblestrip

- KEY
- 1 Commercial spill out spaces
 - 2 Shade tolerant fern mixes
 - 3 Tower sandstone rumblestrip
 - 4 Recycled cobbles
 - 5 Loose furniture supplied by occupiers
 - 6 Festoon lighting



Section H-H'





2.7 CHORLTON/AYTOUN STREET CORNER: LANDSCAPE APPROACH

This space is in a prominent location within the context of the development. A large planting bed is proposed including 3no trees to help define the extent of the adopted highway and relate to the character of the main spaces within the development. Planting along a section of the façade in this location will help define a route through the space and the use of climbing plants to green the façade will give a further nod to the character of the development. The design acknowledges a ground floor unit in this location and provides a space for an occupier to develop an outdoor seating area.



Gleditsia triacanthos 'Skyline'



Perovskia 'Blue Spire'



Phormium tenax 'Variegatum'



Tower sandstone rumblestrip



Clematis armandii

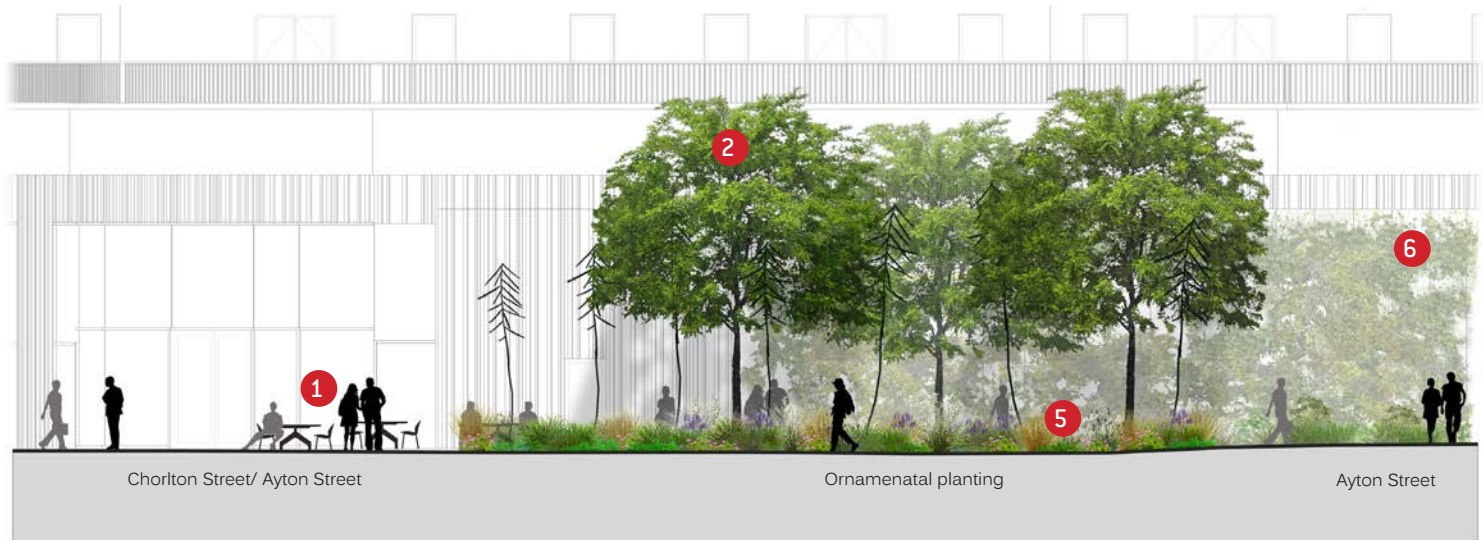


Sesleria autumnalis

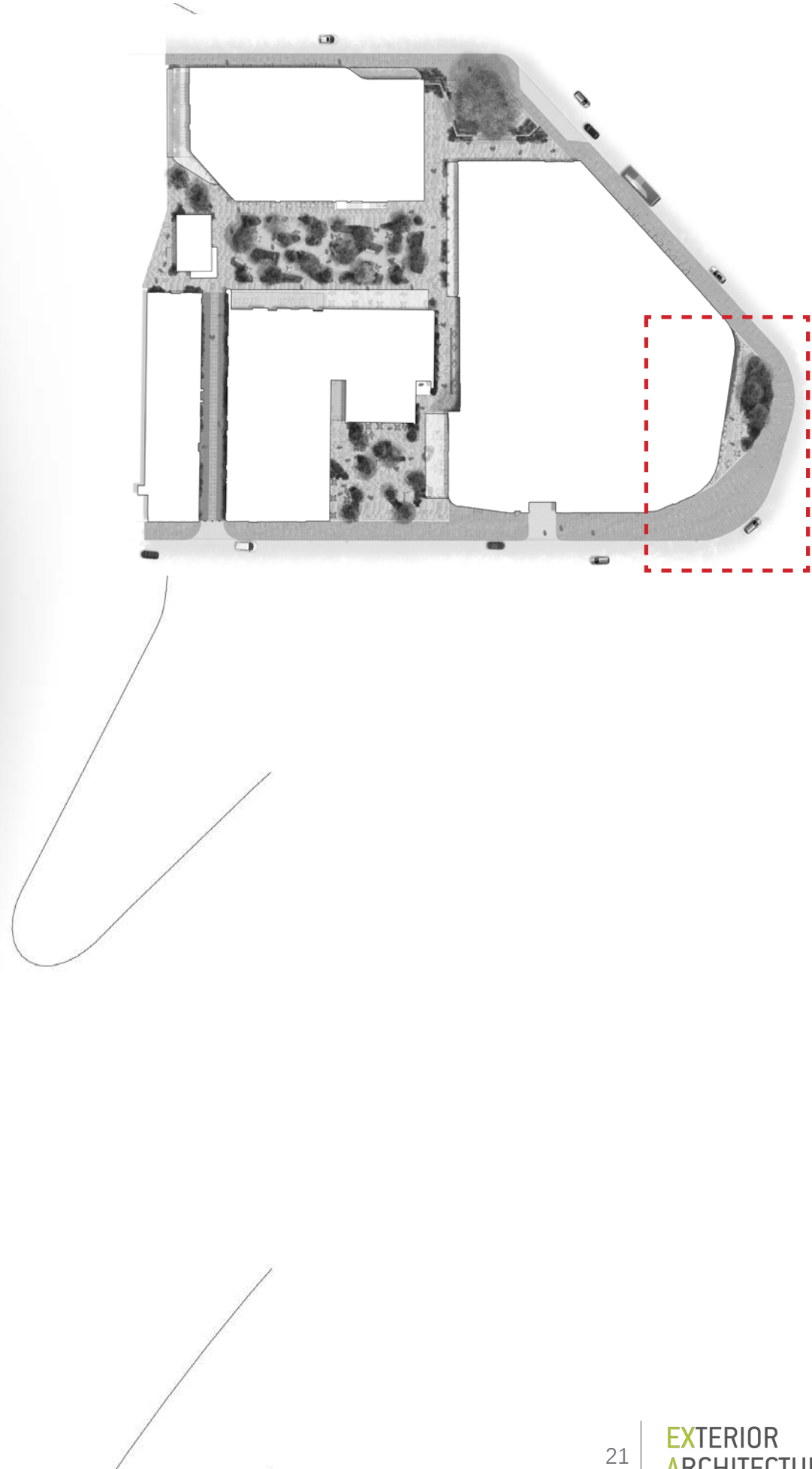
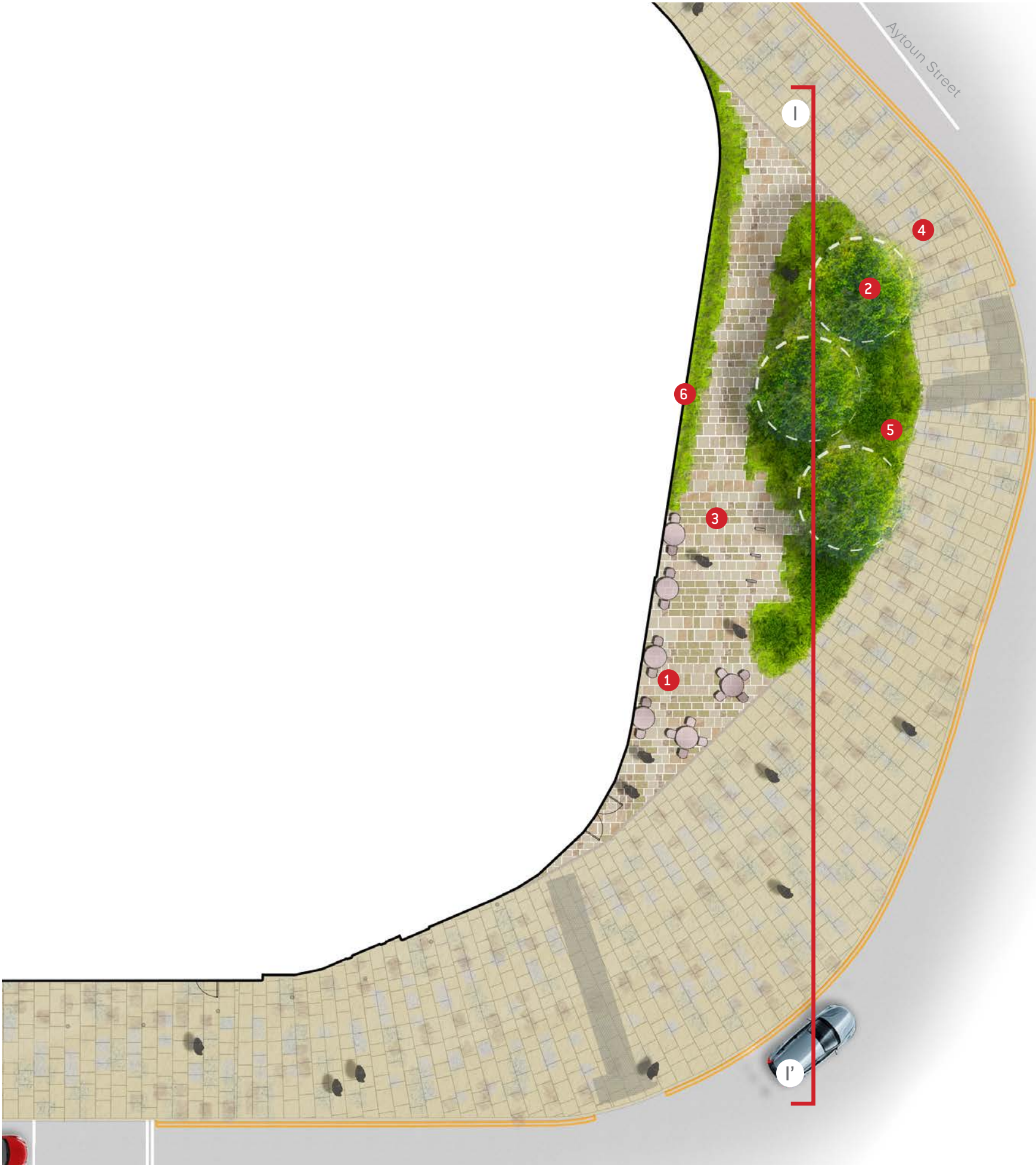


Pseudopanax crassifolius

- KEY
- 1 Commercial spill out spaces
 - 2 Proposed trees
 - 3 Tower sandstone in varying finishes & sizes
 - 4 Tower sandstone to adopted highway
 - 5 Ornamental planting
 - 6 Climbers to facade
 - 7 Reinstated tactile granite paving



Section I-I'



2.8 RESIDENTS' GARDEN: LANDSCAPE APPROACH

This space is designed to act as a garden for the residents of the development. The private terraces that surround the space on 3 sides are defined using planting which front two areas of informal lawn. A central path runs through the garden connecting the two main access points, the path is defined by a series of planting beds which include trees and specimen shrubs to enhance the feeling of garden. The planting beds along with loose furniture and festoon lighting further define and enhance the centre of the space, creating an area for residents to gather and socialise.



Betula albosinensis 'Red Panda'



Euphorbia amygdaloides robbiae



Newgrange autumn cream to main path



Newgrange autumn brown paviour to terraces



Skimmia x confusa 'Kew Green'



Acorus gramineus



Betulus jacquemontii

- KEY
- 1 Private residences' terraces
 - 2 Gravelled area
 - 3 Instant green screens in raised planters
 - 4 Lawn area
 - 5 Ornamental planting
 - 6 Newgrange autumn brown paviour to terraces
 - 8 Newgrange autumn cream to main path



Section K-K'



Section J-J'



2.9 LIGHTING STRATEGY

The lighting strategy is designed to be simple and effective. Festoon or catenary lighting is proposed in the main spaces including Little David Street, Chorlton Square and The Garden. Lighting within the planting beds is used to highlight the planting during the evening and provide additional illumination to the footpaths and associated public spaces. The combination of the lighting to the planters and the festoon / catenary will provide the main illumination in the evening.

The canal edge is backlit into the site using inground lighting as not to illuminate the water in the evenings, lighting the canal steps is provided by units within the building overhang above. Lighting the adopted highway around the site is achieved using the existing lamp posts.

The 3 no existing trees to the Aytoun / Minshull Street corner are up lit using inground lighting with the addition of lanterns within the tree canopies providing feature lighting to this key gateway.

Please refer to detailed design plans for further information.

KEY

- 1 Festoon lighting to key external spaces
- 2 Catenary lighting to Little David Street
- 3 Inground lighting to canal edge
- 4 Lanterns and uplights to existing trees
- 5 Intergrated lighting to benches
- 6 Feature lighting to planting beds
- 7 Existing lamp posts to adopted highway
- 8 'Fairy' lights to feature trees



2 LANDSCAPE MASTERPLAN & STRATEGIES

2.9 SUD'S STRATEGY

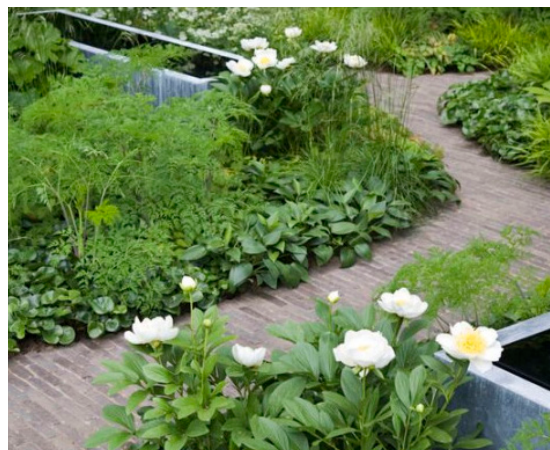
Consideration has been given to the surface water strategy across the site and a combined strategy for run off, storage and water attenuation has been developed. The main landscape features include:

- > Permeable paving across most of the sites pedestrianised areas including Chorlton Square and The Garden, to delay run off and aid water lag times;
- > Surface water is generally directed towards planting beds located within the public realm to limit the need for formal drainage solutions and act as attenuation for run off.

Infiltration rates are such that an underground attenuation solution is required to support the permeable paving and planting beds. This is located within The Garden space.

KEY

- 1 Permeable paving to pedestrian areas
- 2 Planting beds within permeable paved areas
- 3 Underground attenuation to The Garden
- 4 Non permeable areas to trafficked spaces or adopted highway
- 5 Arrows indicated drainage falls



03 | TREE STRATEGY

3 TREE STRATEGY



3.1 PUBLIC REALM TREE STRATEGY

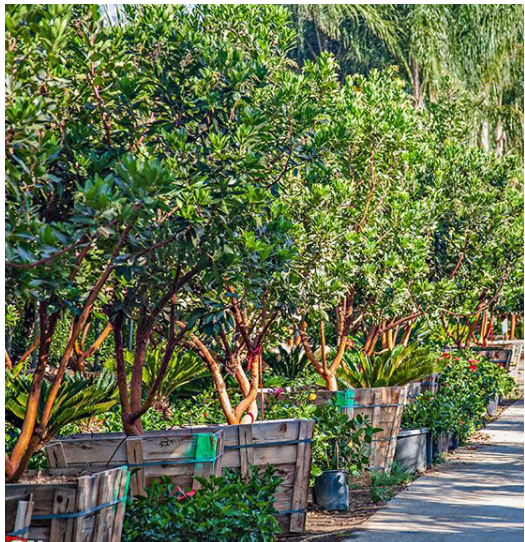
CHORLTON SQUARE



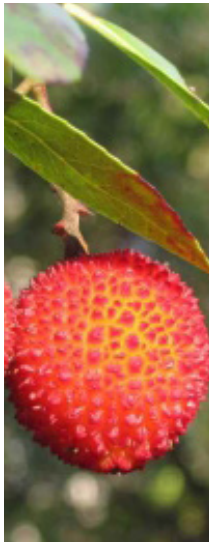
1 Styphnolobium japonicum / Sophora japonica



2 Betulus jacquemontii



3 Arbutus undedo multistem in pots



THE GARDEN & CANAL FRONTAGE



4 Quercus phellos



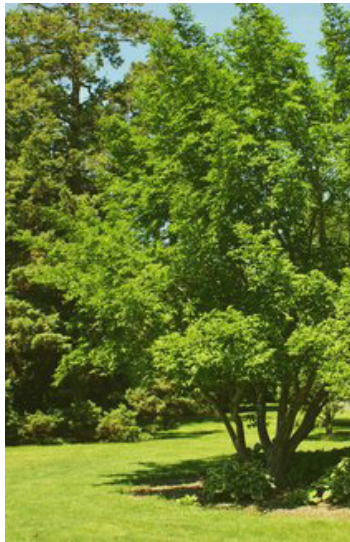
5 Ligustrum lucidum



6 Betulus jacquemontii



7 Aralia elata



8 Stewartia pseudocamellia



9 Cornus kousa



10 Rhododendron Cunningham's White



11 Fatsia japonica

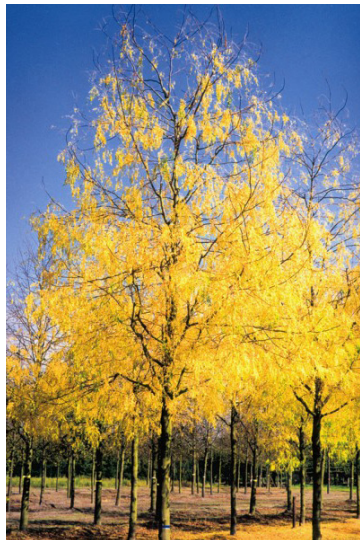


12 Magnolia kobus

CHORLTON/AYTOUN STREET CORNER



12 Gleditsia triacanthos Skyline



Pseudopanax crassifolius





3.2 RESIDENTS' GARDEN TREE STRATEGY



1 *Betula albosinensis* 'Red Panda'



2 *Betulus jacquemontii*



04 | MANAGEMENT AND MAINTENANCE

4.1 INTRODUCTION

Exterior Architecture (ExA) has been commissioned by Mount Anvil / ASDL to prepare a Landscape Management Plan (LMP) that covers the landscaped areas within the proposed development referenced here as Kampus (the site).

4.2 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 (refer to drawings 1703-EXA-00-GF-DR-L-100).

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.

Adopted landscape areas to be maintained by the Local Authority (LA) unless specifically stated otherwise while maintenance of non-adopted areas will be the responsibility of the legal property owner.

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

4.3 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.

4.4 SOFT LANDSCAPE

The soft landscape strategy is designed to create a strong green framework for the development using a range of new 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 within the non-adoptable areas to be managed and maintained by the Clients Management Contractor (CMC). The landscape proposals within the highway are to be adopted and maintained by Manchester City Council (MCC).

4.5 HARD LANDSCAPE

The hard landscape treatments include asphalt, a variety of natural stone paviours, modular pre cast concrete pavers, and compacted gravel surfacing. Surface treatments are designed to be robust and provide safe and attractive routes throughout the development. Areas adopted by Manchester City Council Highways Authority are fully compliant.

Pedestrian spaces and routes will be lit with low level path lighting to minimise any light pollution. Lighting of the vehicular routes will also have carefully considered lighting to reduce any adverse effects. Existing lighting along adoptable routes s to be retained.

Bollards and bench seating 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 metal railings to the public realm and glazed balustrades to the residents' garden on the upper levels.

4.6 MANAGEMENT RESPONSIBILITIES

The legal property owner (ASDL) 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 ASDL (and subsequent legal property owners) to appoint the CMC.

The adopted highway areas are to be maintained by MCC. Main and access roads, including adjacent paths, are to adopted by

Manchester City Council. Please refer to drawing 1703-EXA-00-GF-DR-L-100 for the full extent of adoptable boundaries.

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 extsing trees/ planting to be retained.

4.7 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.

4.8 MANAGEMENT PROPOSALS

GENERAL

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

HARD SURFACES

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

OBJECTIVE 1

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

Damage to the seating, bollards 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 as outlined in section 5.6.

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.

[LMP CONTINUED ON NEXT PAGE]

4.8 MANAGEMENT PROPOSALS (CONT.)

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

LAWNS

OBJECTIVE 1

To retain healthy and well maintained amenity lawn.

The overarching objective is to produce a smooth, even and hard-wearing sward, with the appropriate ground cover of acceptable species, and adequate control of weeds, pest and diseases, as defined in the BS 7370 for the grassed area. The lawn is to be maintained to the British Standard for close-mown amenity turf.

Grass will be cut weekly in the growing season, with a cylinder mower set to 15mm and arising removed immediately. Other operations, performed at the frequency specified in the maintenance table, are scarification; aeration; fertilisation; irrigation; weed, pest and disease control; switching/brushing; maintenance of turf edges; light rolling; top dressing; and over seeding.

4.9 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 (see section 5.6) shall also ensure approvals and measures are in place for the use of any chemicals on the site within adoptable areas.

The responsible party (see section 4.6) 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 onsite 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, prunings 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.

LITTER

At every maintenance visit the CMC shall remove all litter from planted areas. During autumn all fallen leaves should be collected and removed from grass and hard surfaces.

WATERING

Watering to be full depth of the topsoil. To be carried out as necessary for the continued thriving of all plantings. Do not loosen or damage plants.

If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

4.10 HIGH LEVEL MANAGEMENT AND MAINTENANCE PROGRAMME

Month	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Item:												
Hardufacing Areas												
Litter pick and sweeping /blow through all hard surfaces. Pressure was as required.	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Shrub Beds												
Application of a general fertiliser to shrub beds.				☐			☐					
Lightly fork over surface.			☐						☐			
Weeding – hoe or herbicide.			☐	☐	☐	☐	☐	☐	☐			
Replace dead plants.				☐					☐			
Top up amenity grade bark mulch to 75mm depth.			☐						☐			
Watering – as required in periods of drought.				☐	☐	☐	☐	☐	☐			
Pruning of shrubs – dependant on requirement of species and to prevent overspill onto hard surfaces.			☐			☐			☐			
Fleece tree ferns for the winter										☐	☐	
Thinning out of plants as required									☐	☐	☐	
Trees												
Check and re-tension underground ties of trees in beds and containers.			☐				☐				☐	
Apply slow release fertiliser. Top up slate Mulch to containers.				☐			☐					
Prune crown of trees – remove suckers at base.			☐							☐		
Watering – as required in periods of drought.				☐	☐	☐	☐	☐	☐			

DRAWING REGISTER AND ISSUE SHEET

EXTERIOR ARCHITECTURE
STUDIO 537, THE ROYAL EXCHANGE
ST.ANN'S SQUARE, MANCHESTER M2 7DH
TEL: 0161 850 8101



Job Name	Kampus, Manchester				Date			22.10.2018							
Job No:	1703				Series No.			1							
Reason For Issue					Date of Issue										
Issue Codes	Stage 0	Stage 3/Discharge of	Stage 6	DAY			22								
	Stage 1	Stage 4	Stage 7	MONTH			10								
	Stage 2	Stage 5		YEAR			18								
Issue Code	Document Description				Scale	Size	Issue code	Revision							
1703-EXA-00-ZZ-DR-L-000	Drawing register				Not to scale	A4		-							
1703-EXA-00-GF-DR-L-100	Public Realm: General Arrangement				1:200	A1		-							
1703-EXA-00-ZZ-DR-L-101	Residents' Garden: General Arrangement				1:200	A1		-							
1703-EXA-00-GF-DR-L-200	Public realm detail plan 1: Chorlton square				1:100	A1		-							
1703-EXA-00-GF-DR-L-201	Public realm detail plan 2: The garden and canal frontage				1:100	A1		-							
1703-EXA-00-GF-DR-L-202	Public realm detail plan 3: Minshull/Aytoun Street Corner				1:100	A1		-							
1703-EXA-00-GF-DR-L-203	Public realm detail plan 4: Little David Street				1:100	A1		-							
1703-EXA-00-GF-DR-L-204	Public realm detail plan 5: Chorlton/Aytoun Street Corner				1:100	A1		-							
1703-EXA-00-ZZ-DR-L-205	Resident's Garden: Detail plan				1:100	A1		-							
1703-EXA-00-GF-DR-L-500	Public Realm: Softworks Key Plan				1:200	A1		-							
1703-EXA-00-GF-DR-L-501	Public Realm: Softworks Detail Plan 1 of 5				1:100	A1		-							
1703-EXA-00-GF-DR-L-502	Public Realm: Softworks Detail Plan 2 of 5				1:100	A1		-							
1703-EXA-00-GF-DR-L-503	Public Realm: Softworks Detail Plan 3 of 5				1:100	A1		-							
1703-EXA-00-GF-DR-L-504	Public Realm: Softworks Detail Plan 4 of 5				1:100	A1		-							
1703-EXA-00-GF-DR-L-505	Public Realm: Softworks Detail Plan 5 of 5				1:100	A1		-							
1703-EXA-00-ZZ-DR-L-506	Residents' Graden: Softworks Key Plan				1:200	A1		-							
1703-EXA-00-ZZ-DR-L-507	Resident's Garden: Detail plan				1:100	A1		-							
1703-EXA-00-ZZ-DR-L-508	Public Realm: Planting Schedule				Not to scale	A1		-							
1703-EXA-00-ZZ-DR-L-509	Residents Garden: Planting Schedule				Not to scale	A1		-							
1703-EXA-00-ZZ-DR-L-900	Landscape Discharge Conditions				Not to scale	A3		-							

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