ICON MANCHESTER AIRPORT
THE HUT GROUP

LANDSCAPE DESIGN STATEMENT

Prepared on behalf of

ICON INDUSTRIAL

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Introduction

This landscape design statement is to be read in conjunction with Barry Chinn Associates drawing no.

1881-18-01C – Landscape Proposal

Existing Landscape

The site consists of a rough grass field situated within the partially developed World Logistics Hub site in close proximity to Manchester Airport. The North East boundary fronts onto Sunbank Lane with a post and wire mesh fence and mown grass verge to delineate the boundary. Along the South East boundary of the site there is open grassland and a section of established broadleaved woodland known as Sunbank Wood that runs West away from the site boundary and around a field to tie back into the Western boundary. This is delineated by a recently planted native hedgerow which is establishing well and sits behind a post and wire fence. There is also a recently planted area of native thicket planting to the North West of the site which is located between Sunbank Wood and Sunbank Lane. The Northern boundary is defined by an existing drainage basin which is aligned with Sunbank Lane and has a recently planted native hedgerow around its perimeter. There are some small areas of wet marsh vegetation to the northern edge of the site. The established off site woodland forms a positive setting and backdrop for the proposal.

Proposed Landscape

The proposed landscape scheme will look to integrate the development into the existing environment with emphasis placed wherever possible on ecological enhancement using a strong and varied range of species. Visitors to the site will benefit from a carefully considered formal landscape within the car park area, delivering a hierarchy of landscape features and well defined spaces. All species have been selected to take account of the safeguarding requirement for airports (Civil Aviation Authority CAP 772 Wildlife Hazard Management at Aerodromes).

North Eastern Boundary

The scheme proposes an attractive roadside frontage along Sunbank Lane which consists of extra heavy trees, native hedgerow and ornamental shrub

planting. This will contribute to the setting of the built form by enhancing and softening views for pedestrians and from vehicles as they travel along Sunbank Lane.

South Eastern Boundary

It is proposed that the tree, hedge and ornamental shrub planting will follow around and into the site from Sunbank Lane. A picnic area consisting of seating and formal planting will sit against the natural backdrop of the existing retained woodland, with the introduction of additional native thicket planting and mown grass planted to soften the edge of the access road.

South West Boundary

The proposal includes the addition of extra heavy trees, a triple row native hedge and seeding with a species rich grass mix, which will in turn enhance the landscapes ecological value and contribute to softening views.

North Western Boundary

This boundary will benefit from the struggling existing hedgerow being reinstated with a triple row native hedge and tree planting. The tree positions will be coordinated with the proposed building signage.

Internal Areas

The area between the multi-storey car park and warehouse will be planted with native thicket with an understorey species rich grass mix which will provide additional ecological value to the scheme.

The surface car park has been designed to create a welcoming setting with strong landscape features that include fastigiate trees, formal clipped hedgerows and ornamental shrub planting. Specimen shrubs will provide interest and height at key locations. Within the car park a seating space placed at the focal point of the main pedestrian access routes will allow users to relax during breaks or while visiting the site.

Conclusion

It is envisaged that over time the landscape at The Hut Group site will become integrated into the surrounding environment and provide an attractive experience for both users and visitors alike.

Supporting Documents

The following BCA documents and drawings are submitted in support of the landscape proposals for The Hut Group site:

Drawing:

1881-18-01C Landscape Proposal Scale 1:500

Documents:

1881/18/RP02C Maintenance and Management Plan