re-form
landscape architecture

RE: The Fairfax, Manchester.
Supporting letter related to landscape conditions discharge (Condition 13)

Approval number: 121099/FO/2018

Introduction
This note has been prepared by re-form to support the discharge of Condition 13 (b,d,g,h,m) of planning permission (LPA ref. 121099/FO/2018) for The Fairfax on land at Portugal Street East, Manchester.

Detail drawing pack issued as part of the condition discharge include:

- L-90-005 Detail General Arrangement-1 of 2
- L-90-006 Detail General Arrangement-2 of 2
- L-90-011 Tree Plan
- L-90-012 Detailed Planting Plan
- L-90-013 Parkland Planting Plan
- L-90-801 Soft Landscape Details
- L-90-802 Paving Swatches and Edge Details
- L-90-803 Street Furniture Details
- L-90-804 Main Entrance Steps and Ramp Details
- L-90-805 Private terrace and Pergola
- L-90-806 Stone Bench Detail
- L-90-807 Parkland Details
- 0475-RFM-XX-00-SP-L-0001 NBS Specification
- 0475-RFM-XX-00-SP-L-0003 Landscape Management Specification

Planning conditions working:
(b) Details of (a) all hard (to include use of natural stone or other high quality materials)and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);
Refer to drawings L-90-005 and L-90-006 General Arrangement Plans for information on materiality & surfacing. The GAs also include levels information that demonstrate inclusive access in all public realm areas and the private terrace. For hard landscape details refer drawing L-90-802.
Note: Proposed hard materials match the completed works associated with The Castings, Victoria house and Adair Street Hotel to ensure a cohesive public realm unites each of the Portugal Street East developments.

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of ongoing maintenance;
Refer to detailed planting plans for both shrub and tree planting (L-90-011, L-90-012 and L-90-013). These drawings cover planting within Fairfax boundary and the permanent park area.

For soft landscape details including soil depths and tree pits refer drawing L-90-801.

(g) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);

These details are covered in following drawings; L-90-803 L-90-804, L-90-805, L-90-806, L-90-807.

All the furniture has been designed for inclusive access and inline with recommended guidance. Seating is mixed with a range of simple benches and those with arm rests and back rests and at a range of heights to cater for different user needs. Benches are positioned outside of the main circulation paths so will not become an obstruction for users with visual impairments or users with physical difficulties.

Both stepped and step free routes are included within the proposal and are accompanied by handrails designed in accordance with Part M guidance. Tactile paving is included to top and bottom of steps and at crossing points.

External cycle parking provision is allowed for with 5 number external stands, 10 spaces provided beside the building entrance as shown on GA Plan 2 of 2 (L-90-006). for all internal cycle provision please refer to the architects proposals.

Play equipment has been allowed for within the permenant park area and is shown on L-90-006 Detail General Arrangement-2 of 2. The detailed product information is keyed up and referenced in the NBS specification document (0475-RFM-XX-00-SP-L-0001), section Q52. All play elements are set out following supplier guidance with allowance for clear zones around each element. All items are BS EN1176 certified.

Note: Proposed street furniture elements match the completed works associated with The Castings, Victoria house and Adair Street Hotel to ensure a cohesive public realm unites each of the Portugal Street East developments.

(h) Street lighting around the site (which includes for consideration of older and disabled people);

Coordinated locations for the external lighting are included on GA Plans (L-90-005 & L-90-006).

Light posts are positioned outside of the main circulation paths so will not become an obstruction for visually impaired or users with physical difficulties. Lux levels and levels of light uniformity have been considered by the M&E consultant, refer to Brentwood's layouts.

Note: Proposed light fittings to main public realm areas match the completed works associated with The Castings, Victoria house and Adair Street Hotel to ensure a cohesive public realm unites each of the Portugal Street East developments.

(m) Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Dwg RFM-XX-00-DR-L-0014 S1 PL04;

There are no areas of temporary landscaping or temporary boundary treaments to the site or adjoining areas. Any temporary site hoarding that was present during the build programme will be removed in its entirety. Refer to GA Plans for final detailing (L-90-005 & L-90-006). The existing 2.0m palisade boundary treament is retained to the south of the park area along the boundary of the Manchester Van Hire site.

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