



# CIS Tower, Manchester

Landscape Statement

1129-RFM-XX-00-RP-L-0001

14.04.2025

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Revision notes  
1129-RFM-XX-00-RP-L-0001

| Date     | Description        | Written | Checked | Approved | Revision |
|----------|--------------------|---------|---------|----------|----------|
| 28.03.25 | Issue for planning | EB      | EB      | JM       | P01      |
| 08.04.25 | Issue for planning | EB      | EB      | JM       | P02      |
| 14.04.25 | Issue for planning | JS      | EB      | JM       | P03      |

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# 01 Introduction

## Project Brief

### Overview

Re-form Landscape Architecture have been appointed to develop the public realm proposals for the redevelopment of the CIS Tower. The following document forms the landscape statement to accompany the CIS Tower Planning Application Design and Access Statement.

### Summary of application

The scope of this planning application encompasses the setting of the CIS Tower including the entrance plaza and steps, and the wider public realm surrounding the building along Miller Street, Dantzic Street and Hanover Street and a roof terrace at level 07.

### Landscape objectives

The landscape information set out in this chapter reviews the existing context of the building, including constraints and opportunities before setting out the design considerations and solutions.

### Policy & Guidance



#### GM's Streets for All Design Guide

Guidance promoting a people-centered approach to street design, prioritising accessibility, safety, and sustainability to create inclusive, vibrant, and well-connected public spaces for all users.



#### MCC Design for Access 2

Standards for accessible design to create an inclusive and accessible public realm by ensuring streets, spaces, and infrastructure are designed to be safe, navigable, and welcoming for all.



#### NOMA SRF

Report in November 2020 updating the progress on the regeneration of NOMA, a 20-acre piece of land, led by The Cooperative Group. The SRF aims to deliver new developments and refurbishments within a cohesive, high quality public realm.



Site Photo

# 01 Introduction

## 2020 Consented Scheme

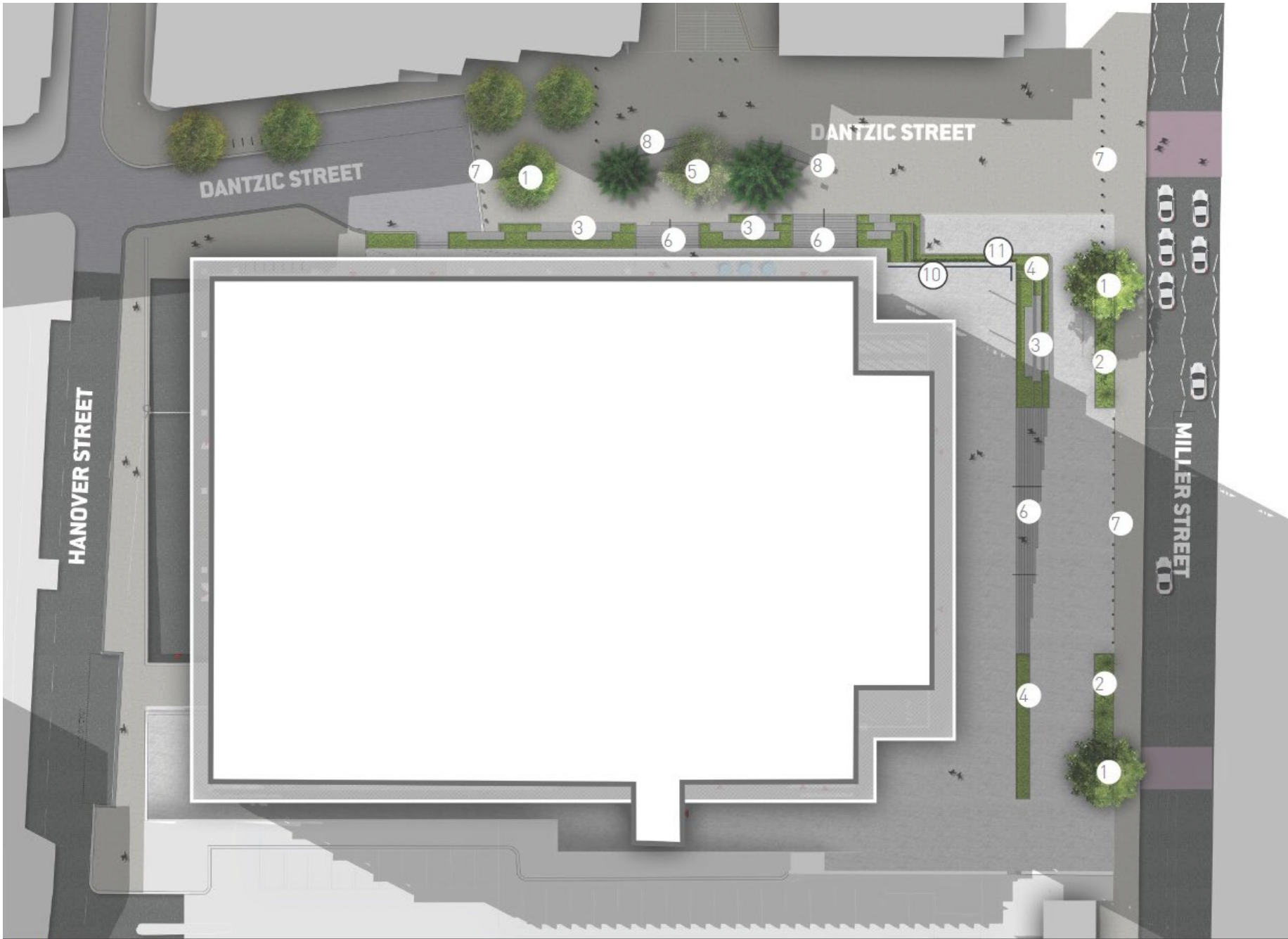
### Public Realm

The 2020 previously consented planning application can be seen in the landscape plan opposite.

The public realm proposals included within this application are largely unchanged in design principles and layout, other than to respond to architectural design development and refinement, including greater permeability and access to proposed active frontages. This application proposes additional planting, including increased tree planting along Miller Street and Dantzic Street.

### Roof Terrace

In addition to the public realm at ground level, this application also proposes a roof terrace garden on Level 07 for users of the building. In collaboration with the architect, the scale of space was established and subsequently a detailed study was conducted to define its character and qualities, resulting in an linear outdoor terrace that complements and enhances the winter garden.



Illustrative masterplan

- |                     |                   |                    |                |
|---------------------|-------------------|--------------------|----------------|
| ① New tree planting | ④ Planted terrace | ⑦ Bollard          | ⑩ Balustrade   |
| ② Shrub planting    | ⑤ Retained tree   | ⑧ Retained seating | ⑪ Green screen |
| ③ Seating terrace   | ⑥ Steps           | ⑨ Swing gate       |                |

Consented Scheme

## 02 Site Analysis

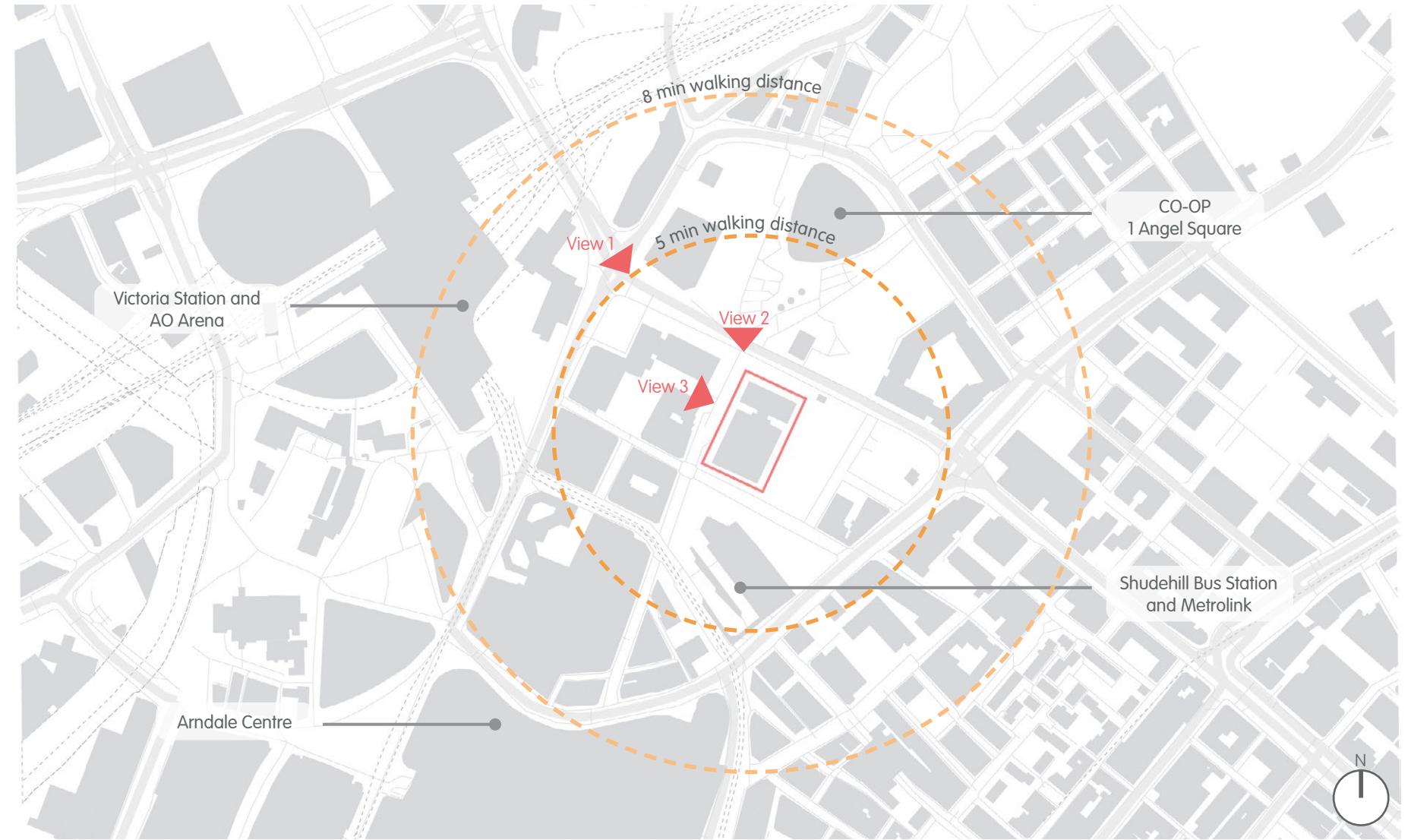
### Location & Wider Context

#### Location

The CIS Tower sits prominently on the northern edge of the city centre, bordered by Miller Street to the north, Dantzic Street to the west and Hanover Street to the south. A surface carpark forms the eastern boundary. It sits in a cluster of early and mid-century notable buildings, including New Century Hall, Dantzic building and Redfern building.

#### Wider Context

CIS Tower and its public realm connects two adjacent areas of high quality public realm, One Angel Square and Sadler's Yard. They sit along a considerably longer chain of public spaces stretching from St Catherine's in the north to St Ann's Square in the south, creating a key green infrastructure corridor into the centre of the city.



Site Location



View 1



View 2

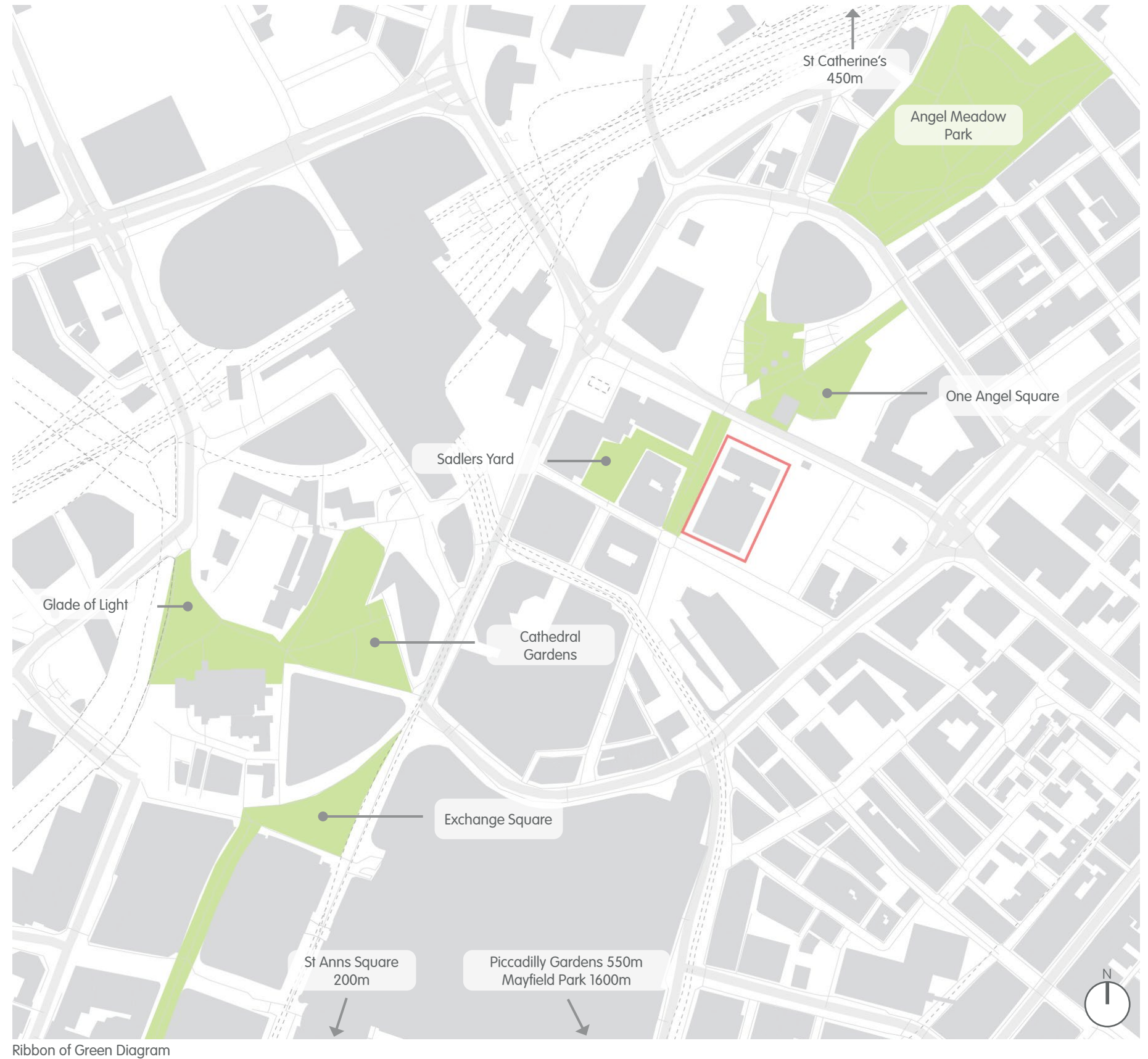


View 3

## 02 Site Analysis Green Infrastructure

As shown in the adjacent plan, the entrance plaza of the CIS Building plays a crucial role within a ribbon of public spaces connecting the north of the city through to NOMA and on to the city centre.

This sequence of spaces serves as a key pedestrian route while contributing to one of Manchester's vital green infrastructure corridor. The public realm proposals respond to these priorities by creating a pedestrian-friendly environment that enhances movement, encourages moments of pause, and enhances the existing green infrastructure network with new tree and shrub planting, enriching the urban landscape and creating a more enjoyable walking experience.



# 02 Site Analysis

## Movement

### Connections

In addition to the strong pedestrian links into and out of the city centre, the site is well serviced by local and regional transport connections including Victoria Station, Shudehill Metrolink and Bus Station. The inner ring road passes directly by the site with several nearby car parks and as such is readily accessible by car.

- KEY
- Pedestrian route
  - Shared pedestrian and cycle route
  - Train / tram route
  - Vehicular route
  - Train station
  - Bus stop / station



Local transport connections

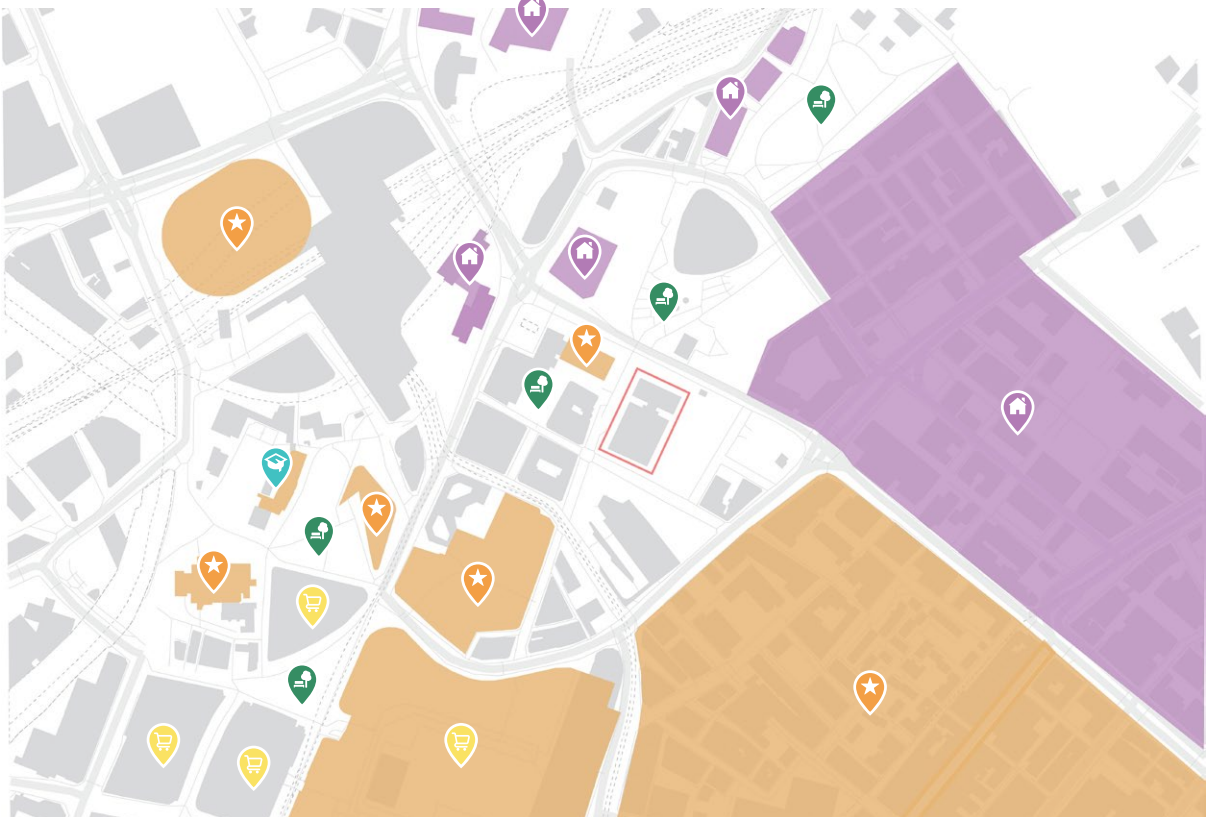
### Points of interest

The site is situated on the edge of Manchester's Northern Quarter, a centre of independent commerce, retail and leisure.

Notable cultural points of interest such as the AO Arena, National Football Museum and smaller venues such as New Century Hall are within a 10 minute walk.

Several historically significant buildings are nearby, including most notably Manchester Cathedral and the prestigious Chetham's School of Music.

- KEY
- Education
  - Retail area
  - Key residential site
  - Healthcare
  - Public park or square
  - Key Location



Key locations & points of interest

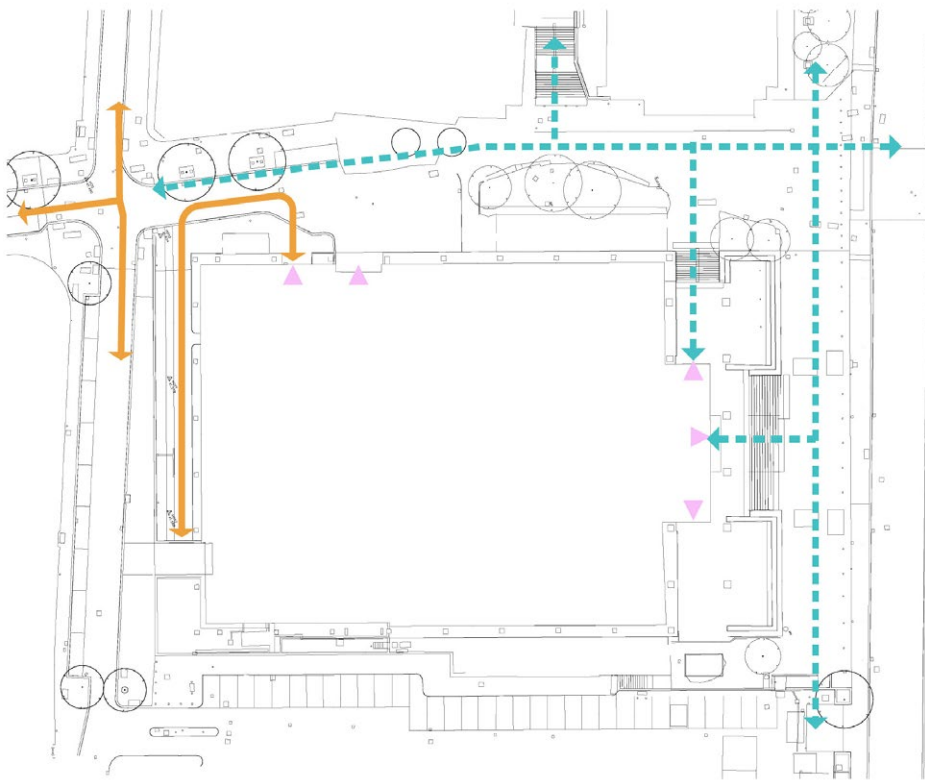
# 02 Site Analysis

## Movement

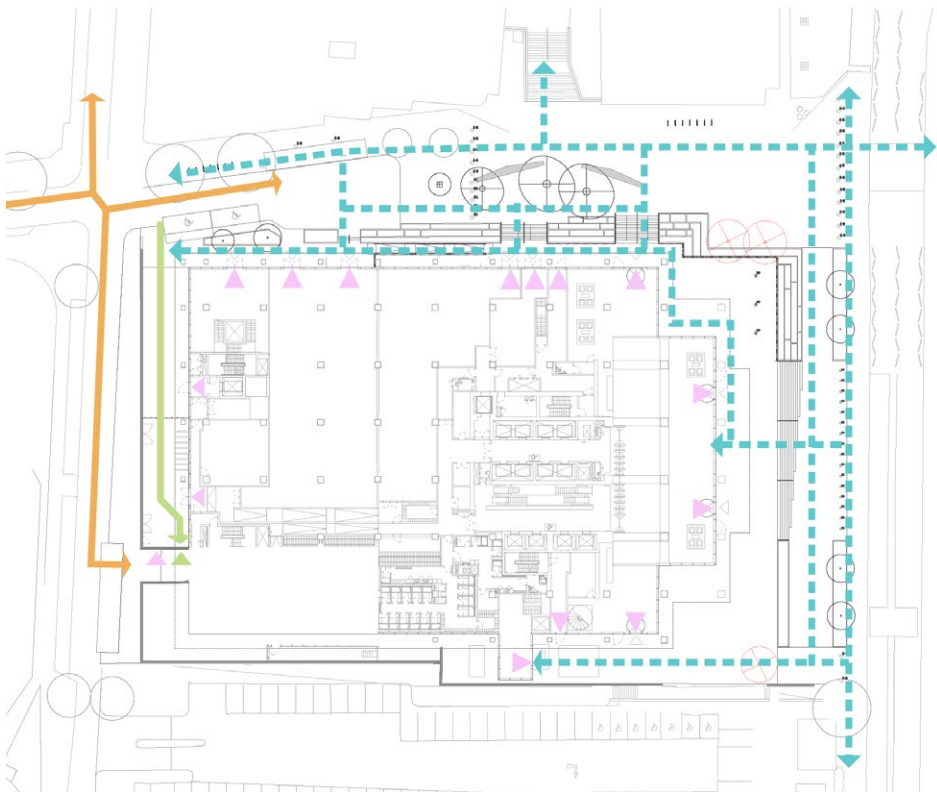
### Movement

The existing pedestrian movement is linear along Miller Street and Dantzic Street, with two access routes to the buildings primary entrance. There is little reason to dwell, with pedestrian movement being functional. The proposals clearly allow pedestrians to permeate the space, accessing multiple entrances and will opportunity to pause away from the movement corridors.

- KEY
-  Pedestrian route
  -  Cycle access
  -  Delivery access
  -  Building access
  -  Building cycle access



Existing movement

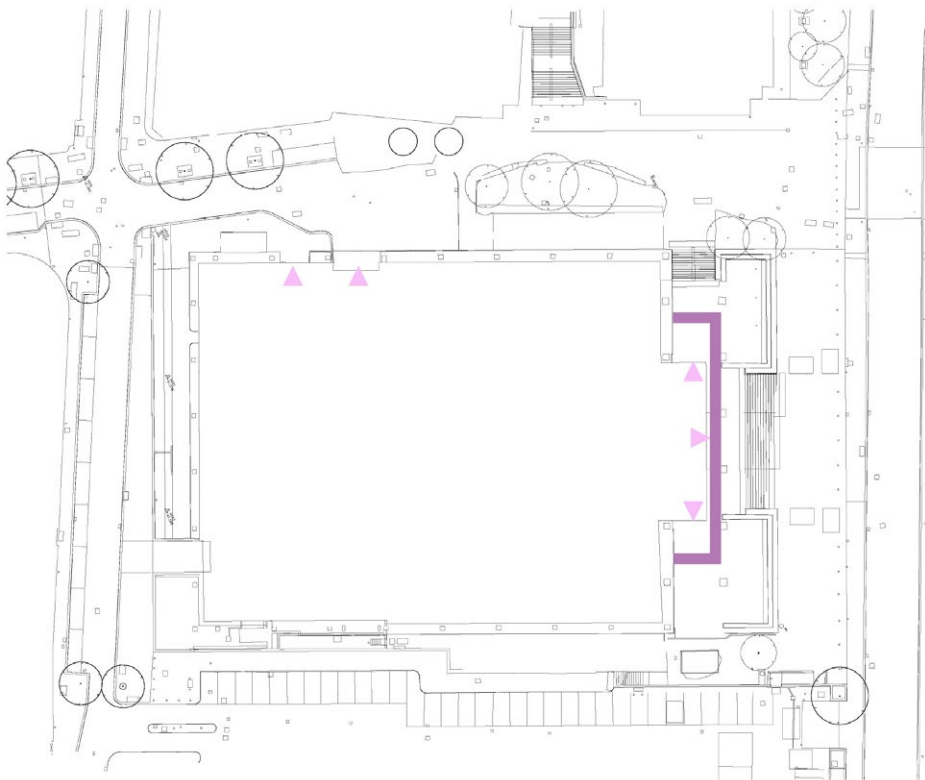


Proposed movement

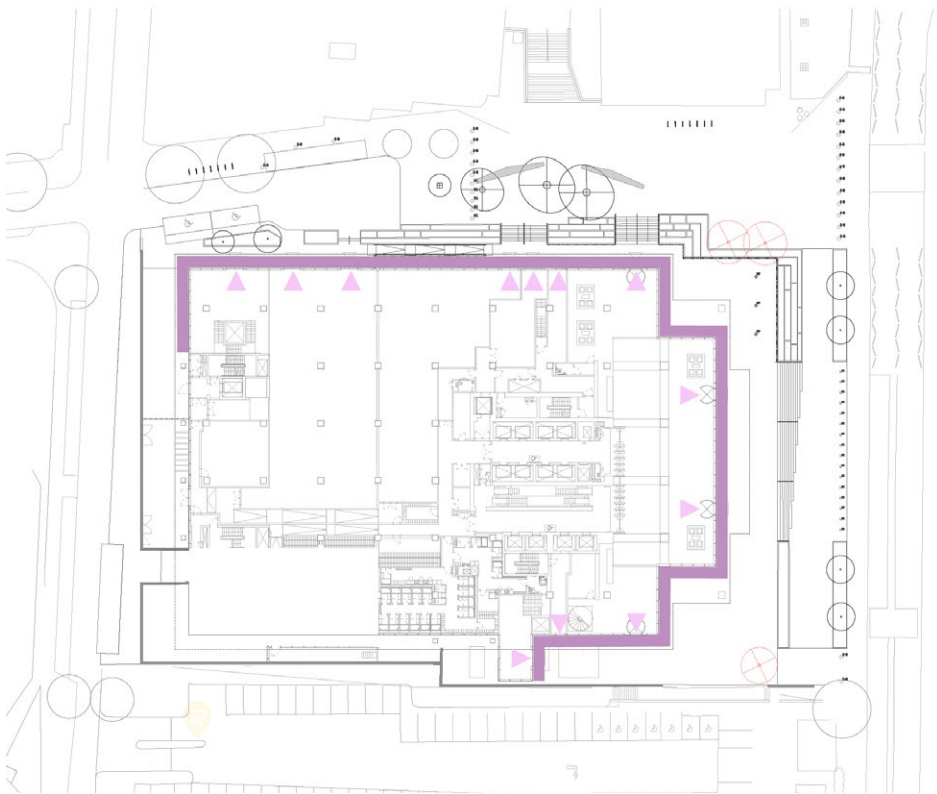
### Active Frontage

The existing building gives full presence to its Miller Street entrance on the upper plaza. There is no active frontage to the remainder of the buildings facade. The proposals will extend active frontage significantly, giving the building a much more significant presence on Dantzic Street.

- KEY
-  Pedestrian route
  -  Building access



Existing active frontage



Proposed active frontage

## 02 Site Analysis

### Heritage & Existing Character

#### Public Realm

The CIS Tower is Grade II listed, forming part of an important high value group of modernist buildings with the nearby New Century House and its conference hall. Furthermore, it sits within a cluster of five additional listed buildings of varying eras. Wider afield there are many other similarly listed buildings of architectural significance, demonstrating the historical significance of this part of Manchester's city centre.

The Historic England listing states that the building, constructed between 1959-1962 'has a strikingly elegant and sophisticated design...that is highly successful in conveying...the status and prestige of the CIS...and the strength of the financial community within Manchester'.

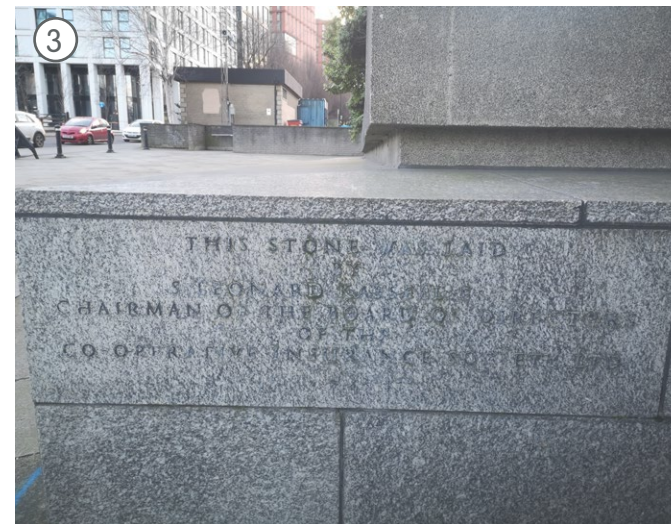
The site sits immediately adjacent to the Shudehill Conservation Area, the boundary of which lies along Hanover Street which forms the southern boundary of the site.

There are a number of important heritage features within the public realm most notably;

1. Miller Street sign
2. Dantzig Street sign
3. Commemorative plaque detailing the opening of the official opening of the building by the Duke of Edinburgh
4. Acknowledgment of original design team signage
5. RIBA awards plaque for RIBA Bronze Medal 1962



Street name signage



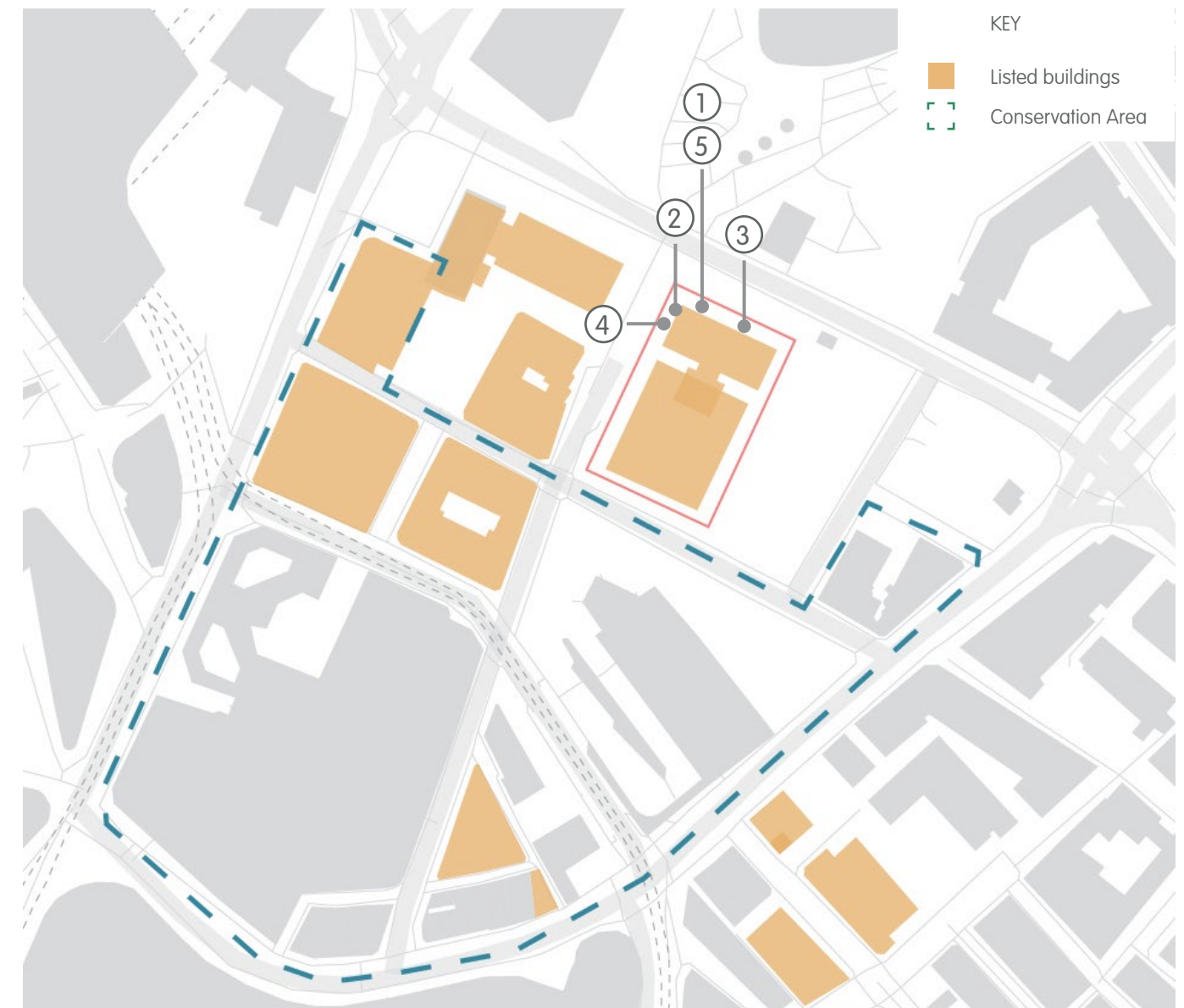
Commemorative plaque



Commemorative plaque



RIBA Bronze Medal



Historical Significance Diagram

# 02 Site Analysis Constraints

## Public Realm

The structure of the tower and the existing setting of the building, which is listed, create several constraints that must be considered in the design solution. An extensive basement projects beyond the footprint of the tower and includes light wells and ventilations ducts.

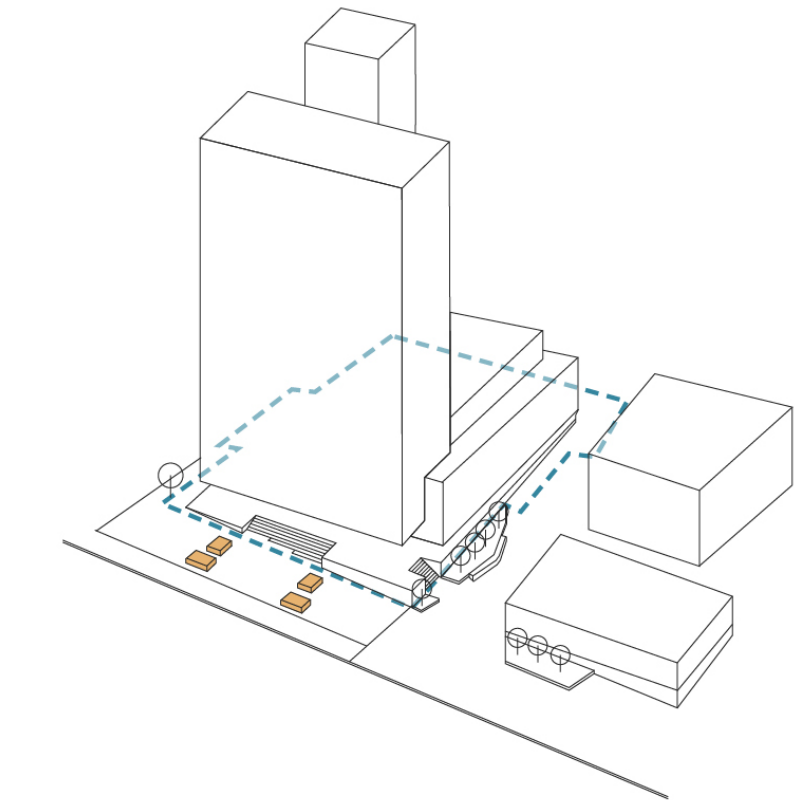
The listing of the building is in itself a constraint; extra consideration to form, massing and materials is required to ensure that the refurbishment of the public realm is sympathetic and complementary to the historic architecture of the building.

There is a significant rise from street level up to the main plaza and Dantzic Street access points, which is currently addressed by an extensive set of steps.

The site is bounded tightly and as such movement into and out of the building is constrained to the building's curtilage.

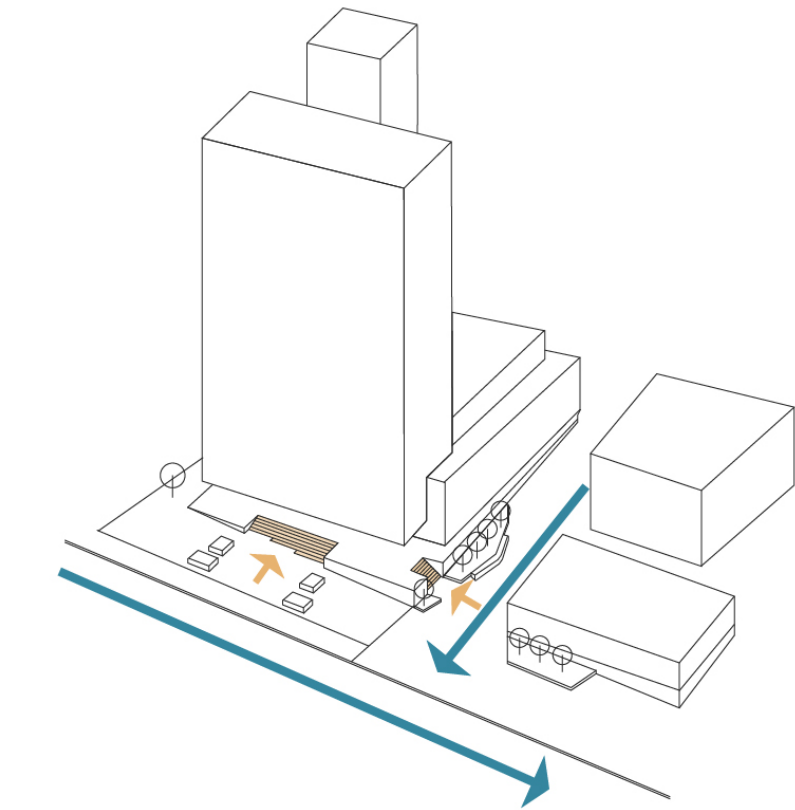
There are areas of public realm along Dantzic Street completed as part of the Sadler's Yard regeneration that conflict with the proposal's western frontage redevelopment. This includes existing trees and a large stone bench, which incur fixed surface levels that will have to be accommodated.

## Architectural Structure and Features



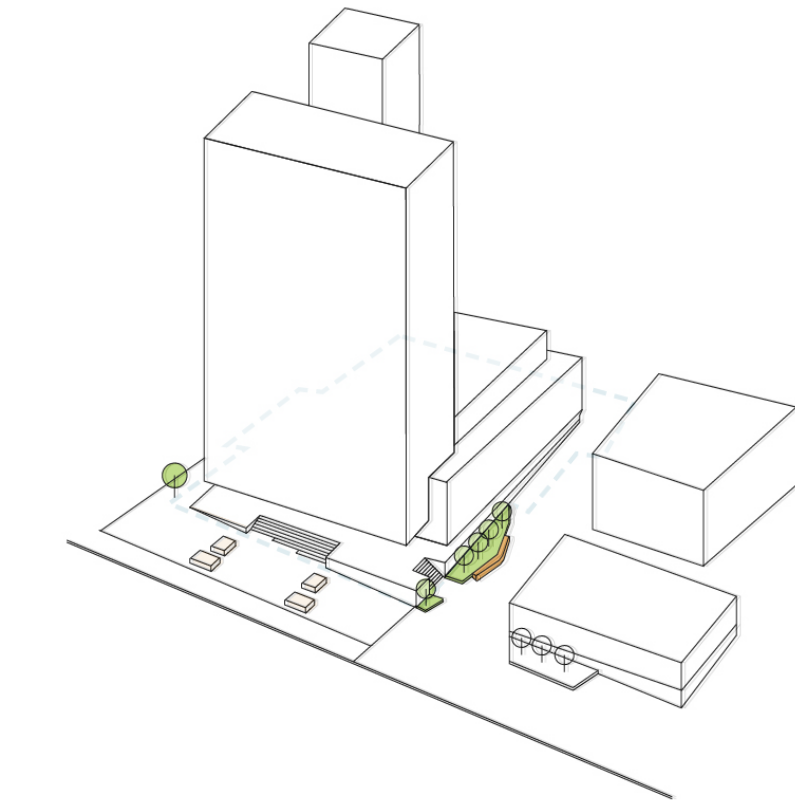
- KEY
- Extent of basement
  - Uplighter housing

## Level Change



- KEY
- Wider context fall in levels
  - Primary access points
  - Existing stepped access

## Existing Public Realm Features



- KEY
- Existing mature planting bed and tree planting
  - Existing stone bench

## 02 Site Analysis

### Sun / shade analysis

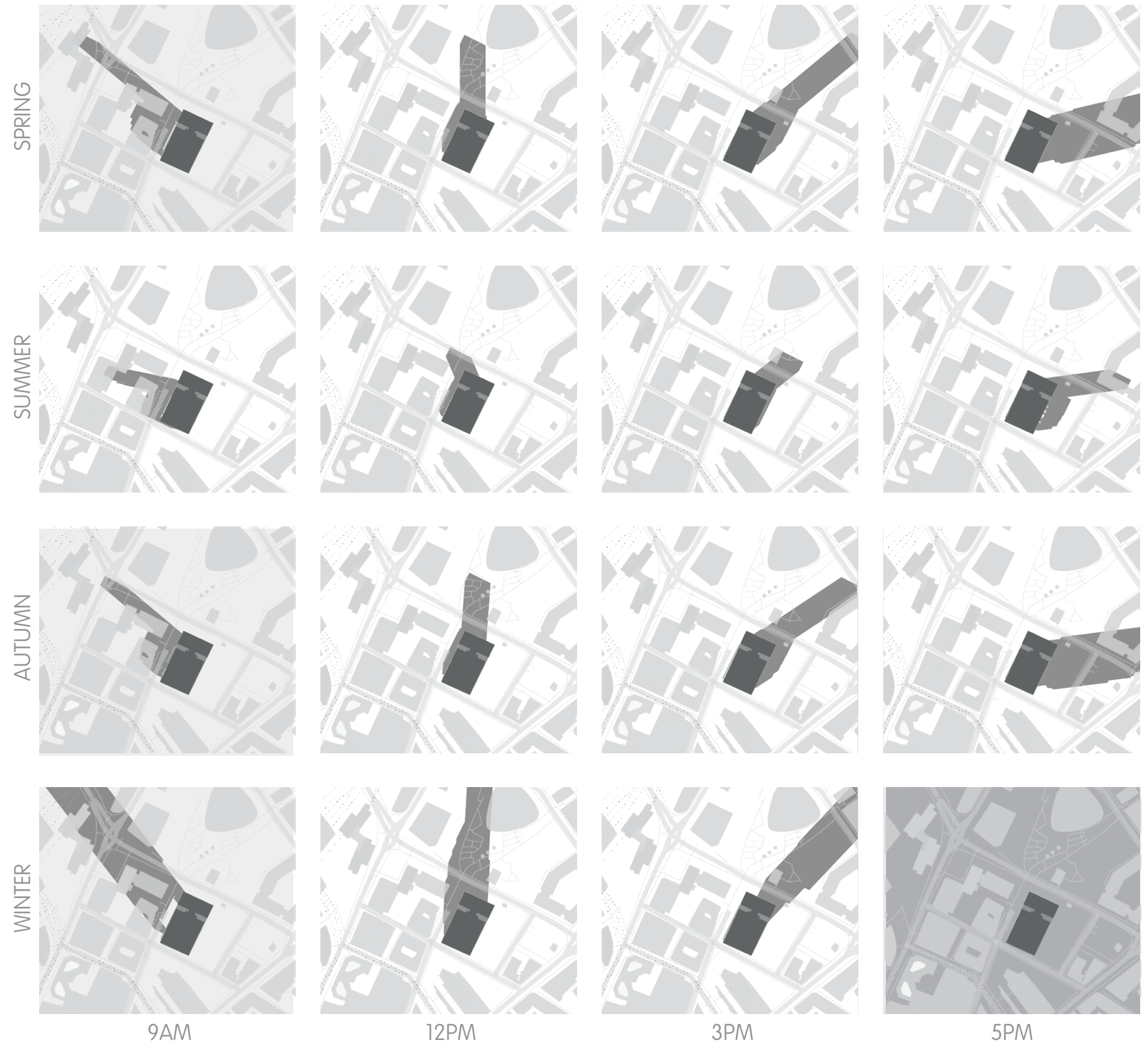
#### Key observations

Given the height of the CIS Tower and its surroundings, the public realm is subject to overshadowing and sunlight that passes through the site quickly. It is important to understand these patterns to inform the public realm and its design.

The entrance plaza off Miller Street receives morning sunlight, while Dantzic Street benefits later in the afternoon. The sunniest location is the corner of Dantzic and Hanover Street, enhancing the proposed ground-floor commercial frontage with direct midday sun, ideal for lunchtime trade.

#### Summary

In response to the sun and shade patterns throughout the year, seating opportunities are concentrated along Dantzic Street, while the entrance plaza remains a predominantly transient space, reflecting its role as a key circulation route.



## 02 Site Analysis

### Scale comparison

#### Comparing the Site to Nearby Case Studies

Both Sadlers Yard and Cutting Room Square are hyper-local, well used areas of public realm that are comparable in size to the development's public realm. The form of the site's public realm differs in that it wraps around the building rather than forming a consolidated central space. Despite this, it indicates that there is a substantial amount of space to the base of the CIS tower in which to accommodate circulation and opportunities to stop and pause.



Indicative section through Dantzic Street



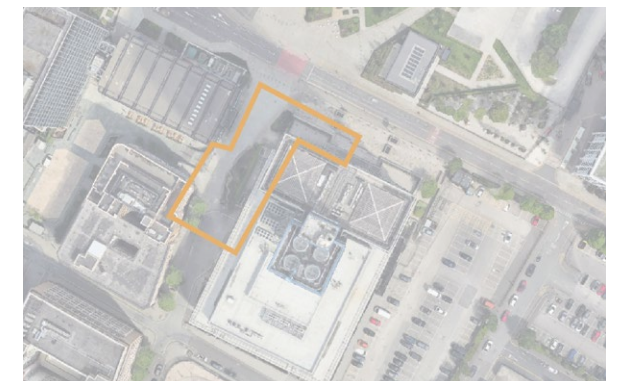
Extent of proposed public realm 1845m<sup>2</sup>



Sadlers Yard, Northern Quarter, Manchester 1890m<sup>2</sup>



Extent of Sadlers Yard public realm



Sadlers Yard overlaid onto CIS Tower site



Cutting Room Square, Ancoats, Manchester 1865m<sup>2</sup>



Extent of Cutting Room Square public realm



Cutting Room Square overlaid onto CIS Tower site

## 02 Design Development Case Study

### Chicago Federal Center, United States

The Chicago Federal Building in Chicago's Loop district is a successful example of a modernist building cluster and its public realm.

The public realm design of the Chicago Federal Center, designed by Ludwig Mies van der Rohe, embodies modernist principles of simplicity, openness, and order.

The plaza is a vast, open space framed by the sleek glass-and-steel buildings of the complex, allowing for uninterrupted sightlines and a sense of transparency.

Minimalist in approach, the design features a uniform granite paving pattern, integrated seating, and carefully placed elements such as Alexander Calder's "Flamingo" sculpture, which introduces contrast and vibrancy.

The space prioritizes functionality, clarity, and a seamless relationship between architecture and the urban environment, reinforcing Mies' "less is more" philosophy.



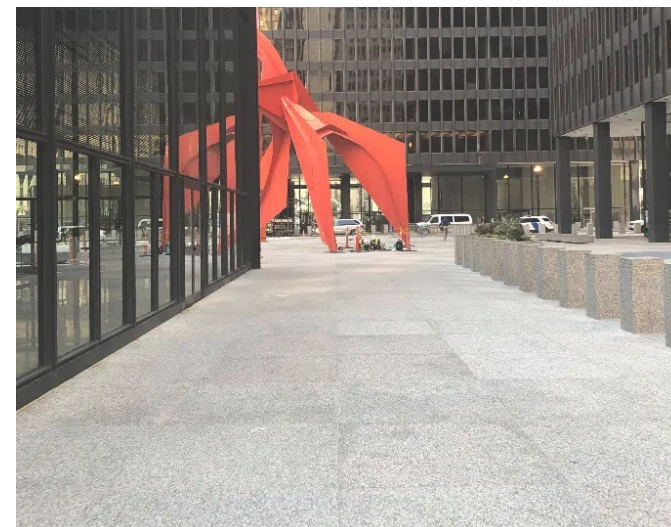
Flamingo Sculpture, installed 1974



Tree planting bringing a human scale to the plaza



Minimal materials palette



Simple materials aesthetic and detailing



Elevated view of the plaza illustrating the clean lines and simplicity of the design

## 02 Design Development Precedents

### A Terraced Landscape

The elevated entrance plaza and its imposing stepped approach is a defining feature of the CIS Tower's existing public realm, and must be preserved in the proposals going forwards.

Rather than viewing the level change as an obstruction, it offers an opportunity to add texture and movement to the streetscape. Seating set amongst layers of planting will create an attractive spot to dwell, for users of the tower itself and those passing by.



Connecting upper and lower terraces; Goods Line, Sydney



Planted seating terraces; Suffolk University Roemer Plaza Boston



Integrated air vents; Battersea Power Station, London



Feathered steps; St Mary Magdalene, London



Level change is an opportunity to activate edges; Prahan Square, Melbourne

## 03 Design Development

### Design Principles

#### Informing the Design

The public realm should reflect and complement the modernist architectural principles that the building is valued and recognised for including its symmetrical form, environmental influence on materials selection and clean, unobstructed plaza and floor plates.

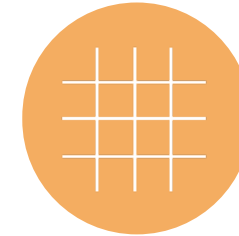
The six principles opposite expand on how they each can be practically implemented into the ground floor public realm and roof terrace designs.



#### Public Realm: Symmetry

##### Implementation:

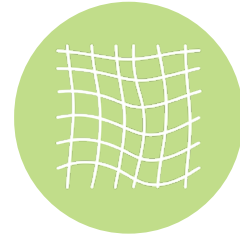
- Preserve the symmetry of the main plaza, emphasising balance and order
- Layer planting, street furniture and steps to create a sense of visual harmony



#### Roof Terrace: Grid Structure

##### Implementation:

- Utilise a rational grid to create a cohesive spatial arrangement
- Reference the structure of the building to reinforce the grid
- Reinforce the modernist architectural characteristics of the building



#### Public Realm: Pattern & Texture

##### Implementation:

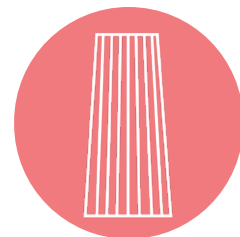
- Use geometric paving layout and finishes that align with the tower's clean, modernist lines
- Introduce a restrained palette of high-quality materials with subtle textural variations to create depth without clutter



#### Roof Terrace: Versatility

##### Implementation:

- A flexible layout that accommodates a variety of uses, from quiet retreats to collaborative gatherings
- Open, unobstructed spaces designed to support free movement and adaptability for events or changing needs.



#### Public Realm: Verticality

##### Implementation:

- Introduce additional linear elements such as tree planting and lighting columns to complement the character of the surrounding public realm, establish a human scape and reinforce the vertically of the tower



#### Roof Terrace: Texture in Planting

##### Implementation:

- Restrained yet varied planting palette to complement the modernist aesthetic
- Utilise architectural foliage and large species that create a contrast to the restrained hard material selection

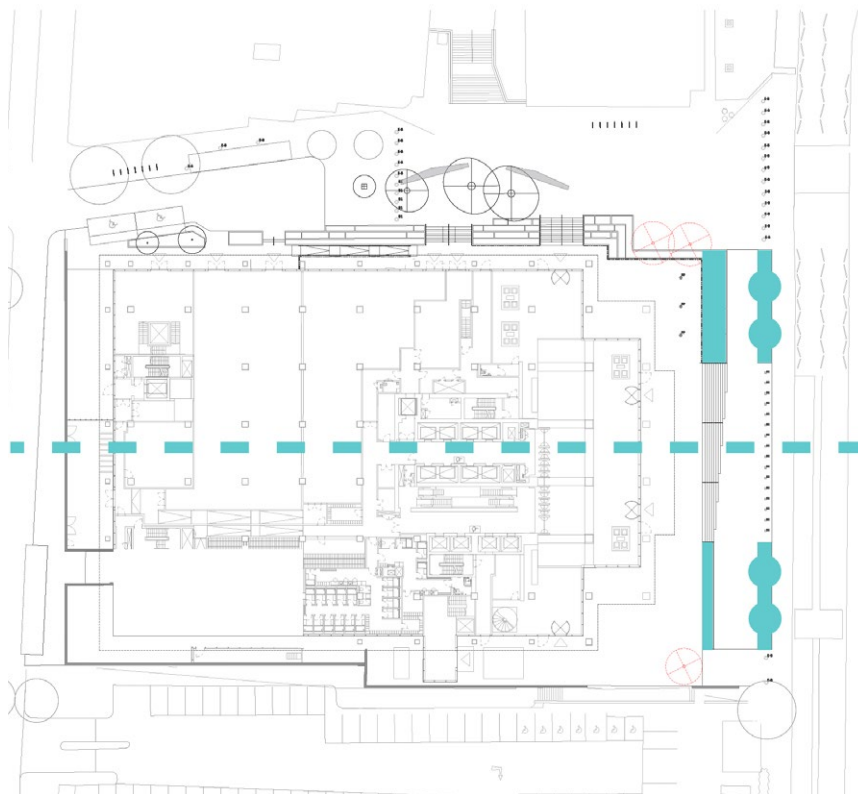
## 03 Design Development

### Public Realm Concepts

The conceptual plans below translates the design principles, constraints and opportunities set out in this document and start to inform the design development

Enhancing balance and order is at the heart of the public realm proposals, structuring the public realm in an orderly fashion that follows the modernist principles of simplicity and clean lines. This will address the key movement corridors and access points within the building's curtilage.

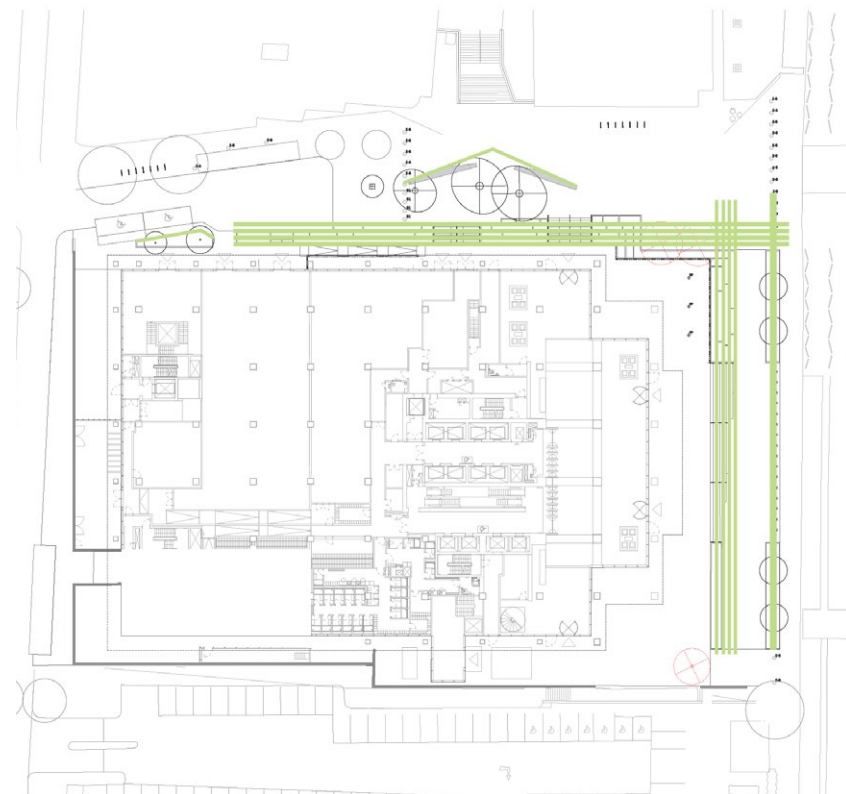
#### Symmetry



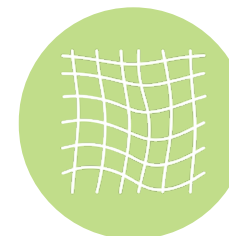
The symmetry of the steps and plaza as seen from the Miller Street approach has been maintained and enhanced with additional tree and ornamental planting.



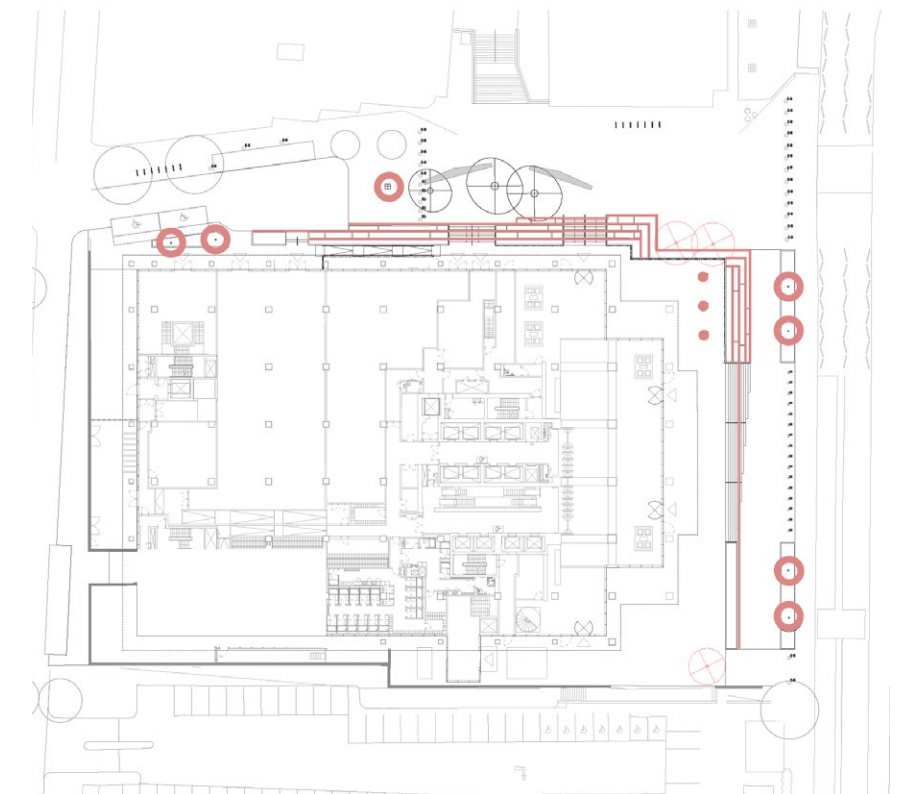
#### Pattern & Texture



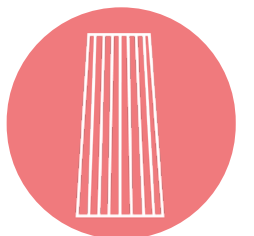
A linear layered pattern responds to the change in level, maintaining the original plinth but creating a visual and physical connection down to street level.



#### Verticality



New street tree planting, lighting columns and the retained existing flagpoles introduce a human scale verticality to the public realm.



## 03 Design Development

### Roof Terrace Concepts

By utilising the building's grid structure, modular raised planters will define a series of distinct 'rooms' on the terrace. Each space will serve a unique function—some providing quiet respite from the workday, while others accommodate al fresco conferencing and group meetings.

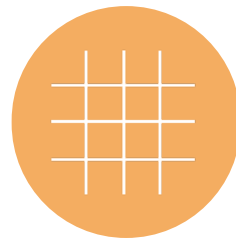
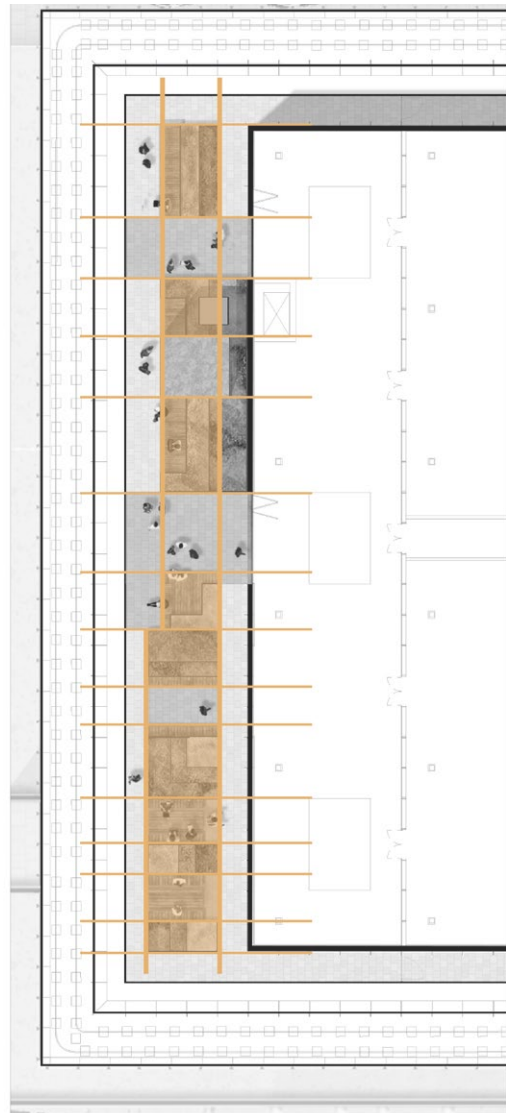
A circular access route to the perimeter of the terrace allows free movement throughout the terrace and to its three outlooks.

The versatility of these garden 'rooms' will ensure different user group sizes and uses are catered for, from individuals to small groups, and larger events encompassing the entire terrace.

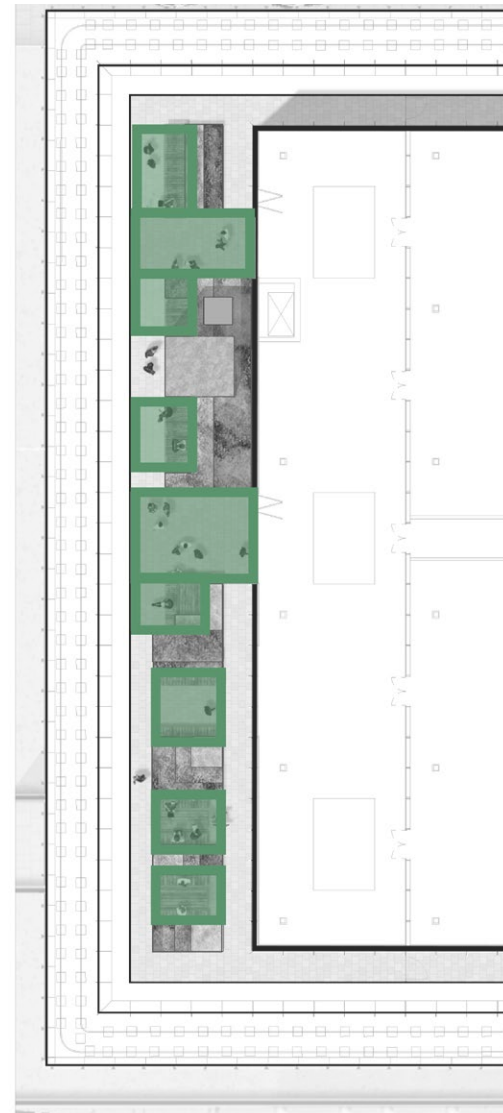
Panoramic views out over the city centre will be capitalised on, a unique offer in this part of the city that will no doubt be a strong draw to workers within the building to spend time on the roof terrace.

Planting will bring the space to life. Big and bold species will be selected for their foliage and year round interest, as can be found in other modernist landscapes such as the atrium in the Ford Foundation Building, New York.

#### Grid Structure



#### Versatility



#### Texture in Planting



## 04 Landscape Proposals Illustrative Masterplan

### Summary

The public realm proposals establish a cohesive and well-integrated external space that responds to its ground-floor uses and is fitting for a building of such significance.

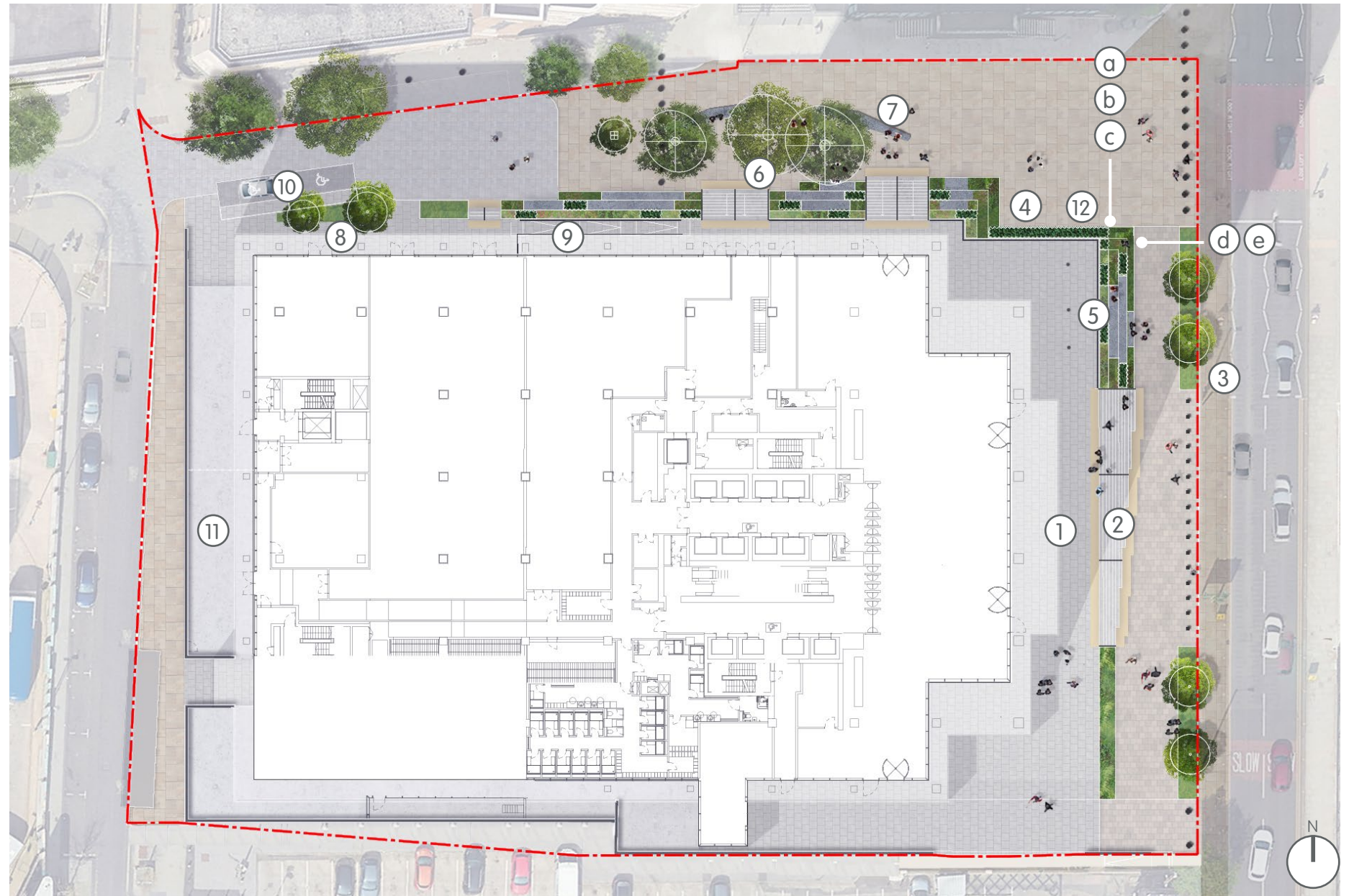
Rooted in modernist principles, the expansion of the Miller Street entrance plaza improves the arrival experience with symmetrical planting beds and reduction of clutter such as the lighting surrounds creating a more inviting environment.

The redesign of Dantzic Street accommodates access to the new commercial units, including step-free access, for a more open and accessible streetscape,

Terraced planting softens the verticality of the plinth and extends onto Dantzic Street, seamlessly integrating level changes between the plaza and the street, while reinforcing a strong green presence at ground level. Imposing shrub planting is replaced with textural hedge, grass and perennial planting, preserving sight lines and guiding movement. Existing stone seating is retained and complemented by new seating within the planted terraces. While three low-value trees are removed, seven new trees—three on Dantzic Street and four on Miller Street—are introduced, balancing planting within the constraints of the site.

#### KEY

- |                                           |                                         |
|-------------------------------------------|-----------------------------------------|
| ① Main entrance                           | Ⓐ Dantzic Street sign                   |
| ② Primary stepped access                  | Ⓑ Official opening commemorative plaque |
| ③ Miller St buffer planting               | Ⓒ Design Team plaque                    |
| ④ Terraced planting                       | Ⓓ Miller Street sign                    |
| ⑤ Terraced seating                        | Ⓔ RIBA Bronze Medal                     |
| ⑥ Retained trees                          |                                         |
| ⑦ Retained bench                          |                                         |
| ⑧ Raised planters                         |                                         |
| ⑨ Ramp access                             |                                         |
| ⑩ Accessible parking                      |                                         |
| ⑪ Basement access                         |                                         |
| ⑫ Heritage signs relocated to plinth wall |                                         |

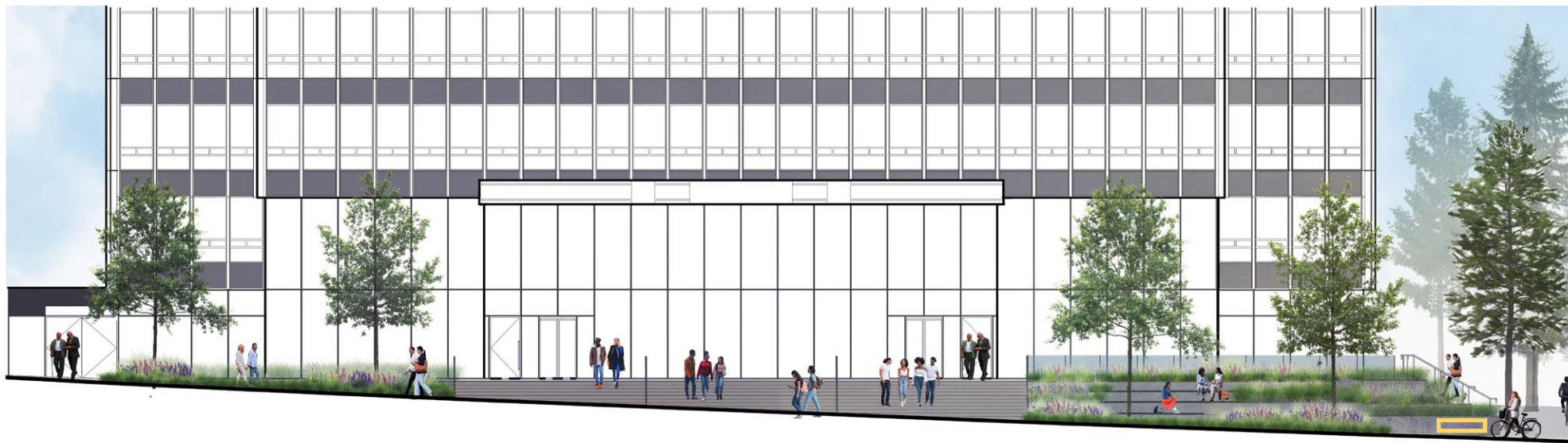


# 04 Landscape proposals

## Site Elevations

### Public Realm Sections and Elevations

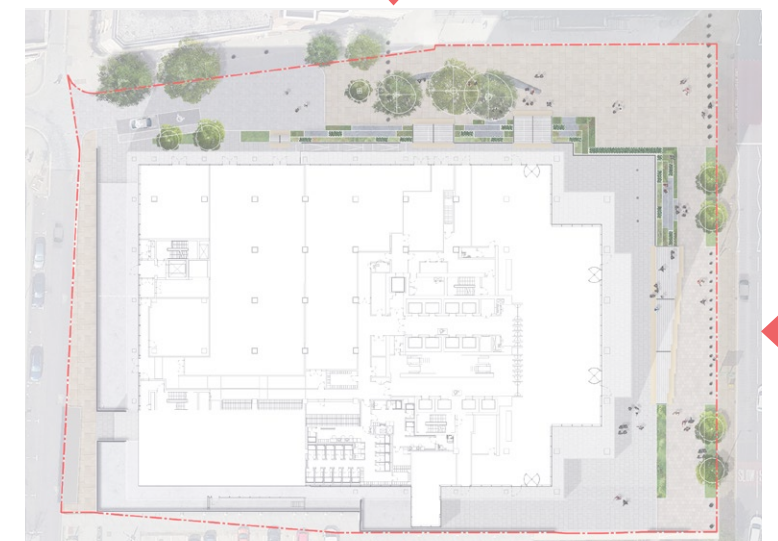
The elevations and sections illustrate the terraced planting, integrated seating, stepped access, and expanded entrance plaza, showcasing a cohesive and accessible public realm that enhances connectivity and softens the transition between levels.



Elevation - Miller Street

KEY

- Heritage signs relocated to plinth wall
- Miller Street Elevation: Miller Street sign, RIBA Bronze Medal
- Dantzic Street Elevation: Dantzic Street Sign, official opening commemorative plaque, design team plaque



Key plan



Elevation - Dantzic Street

# 04 Landscape proposals Site Sections

## Public Realm Sections and Elevations

The elevations and sections illustrate the terraced planting, integrated seating, stepped access, and expanded entrance plaza, showcasing a cohesive and accessible public realm that enhances connectivity and softens the transition between levels.

- KEY

1

Proposed tree

2

Proposed mixed planting

3

Terraced seating

4

Glazed balustrade

5

Adopted footpath

6

Lower plaza

7

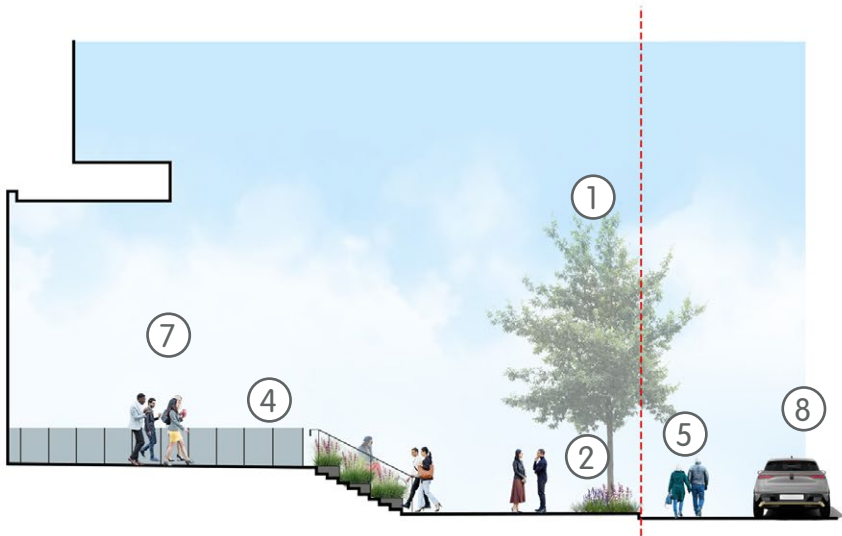
Upper plaza

8

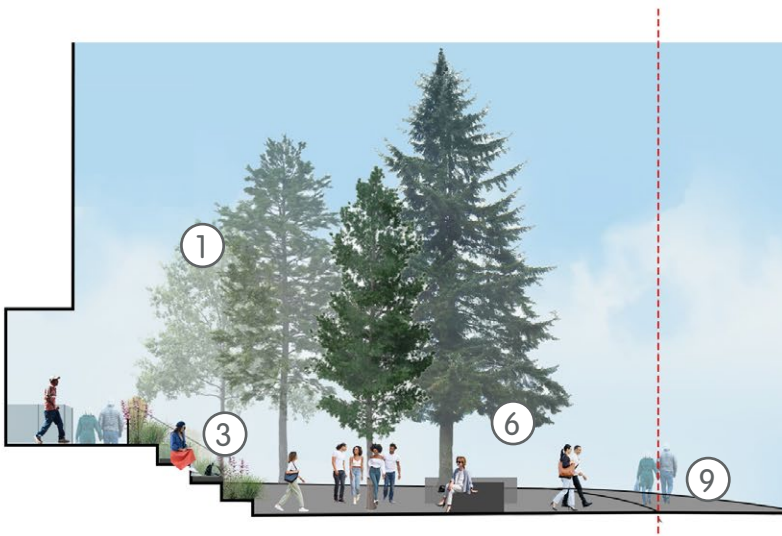
Miller Street

9

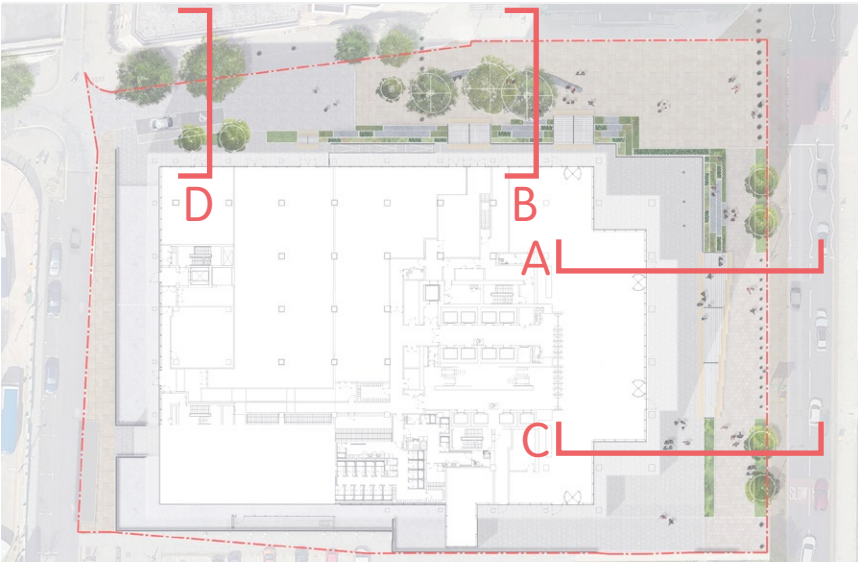
Dantzic Street



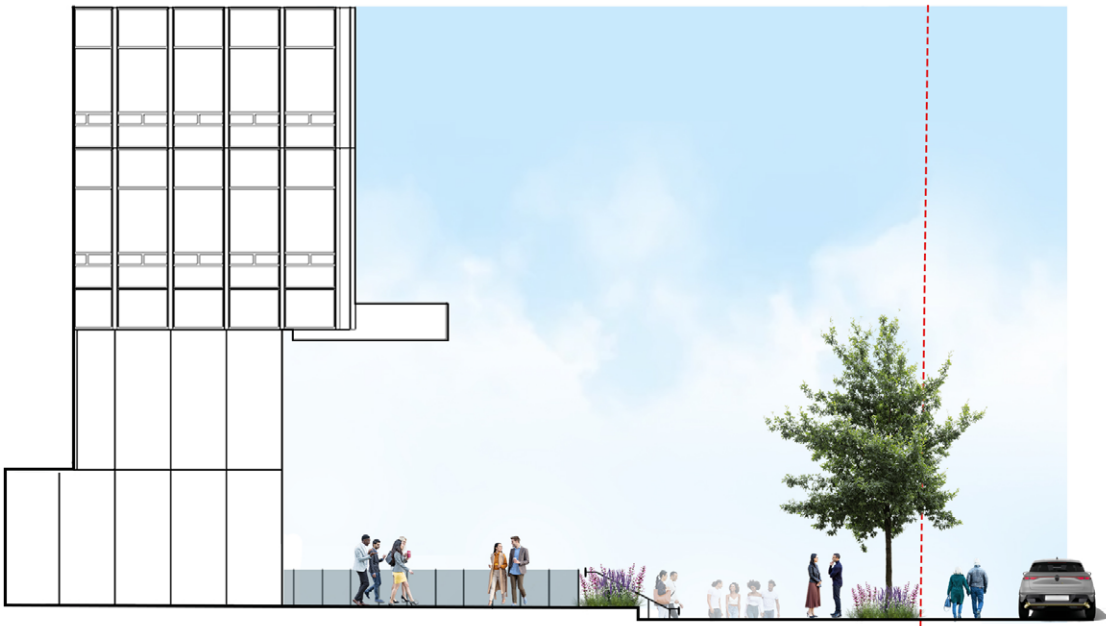
Section A



Section B



Key plan



Section C



Section D

# 04 Landscape Proposals

## Roof Terrace Illustrative Masterplan

### Summary

The roof terrace general arrangement illustrates a well-structured layout, defining a series of garden 'rooms' with raised planters and textural planting. There will be a strong visual and physical connection with the winter garden, with easy access and movement onto the terrace. A variety of seating types will cater to a wide range of users and uses, creating a versatile and inviting outdoor space. Easy access to the perimeter allows for ease of movement but also capitalises on the city views.

The verticality lent by the raised planters in addition to the planting itself envelops each space and filters views, creating a sense of enclosure and comfort.

The roof terrace has been designed with event programming in mind, be it for small intimate groups, organised activities or larger social events.

- KEY
- 1

Raised planters
- 2

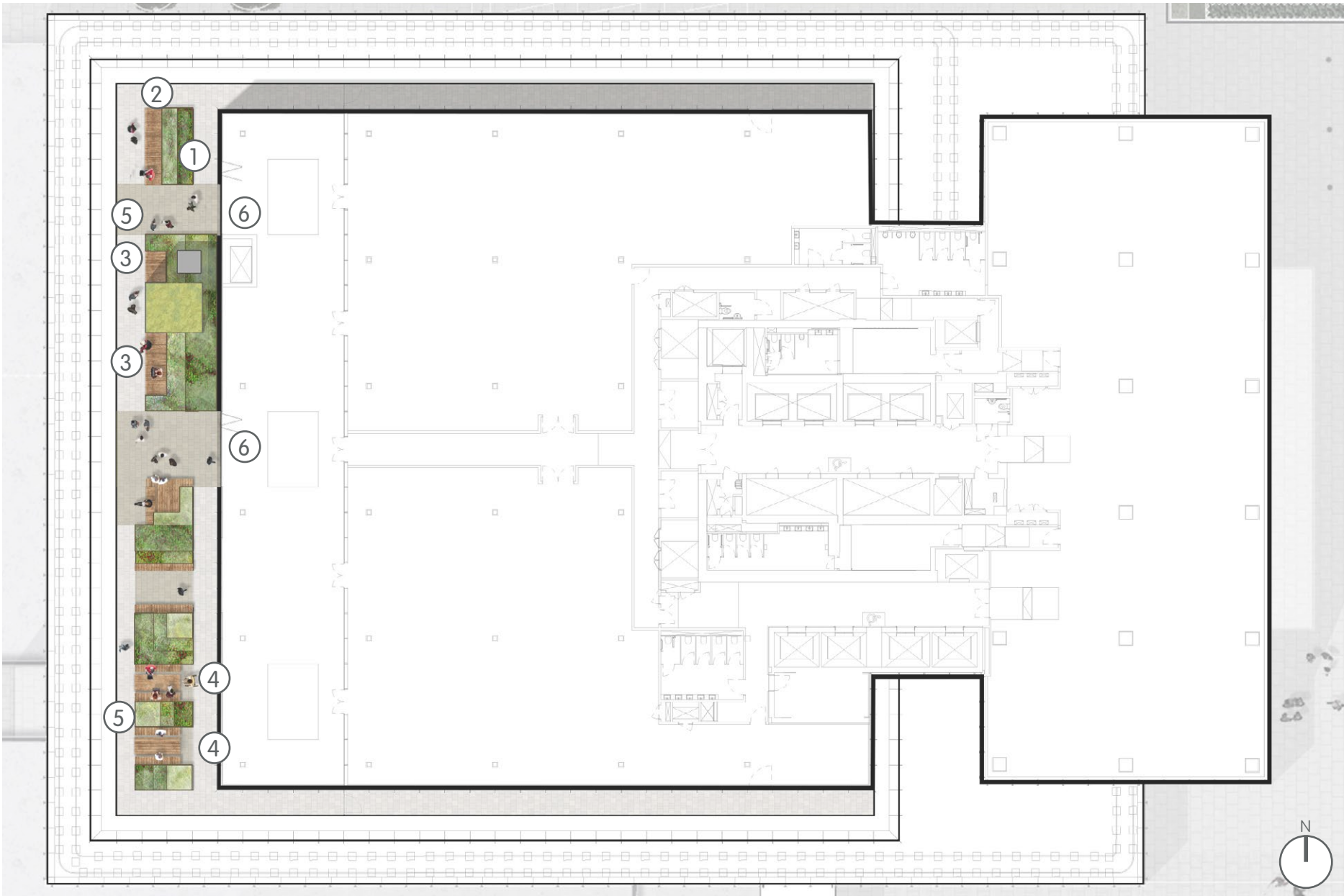
Integrated timber seating
- 3

Timber sunloungers
- 4

Timber tables and benches
- 5

Perimeter circulation
- 6

Access to winter garden



Sun lounge seating



Integrated timber seating

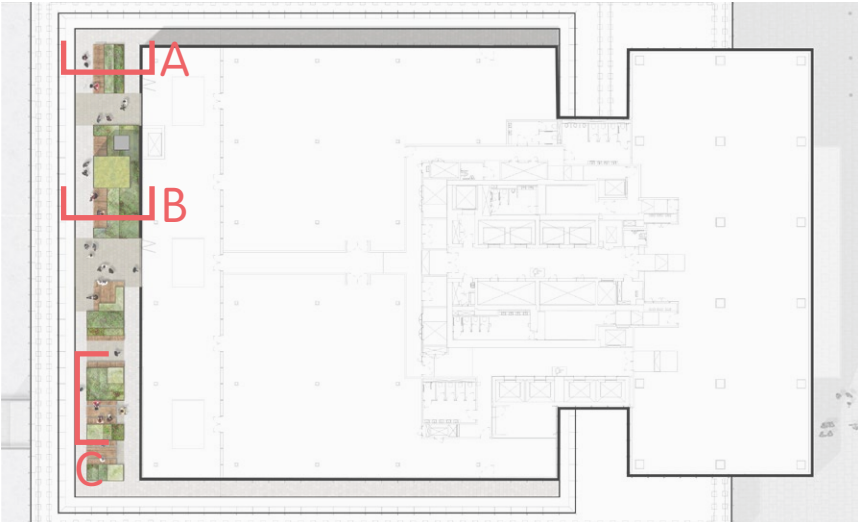


Raised metal planters

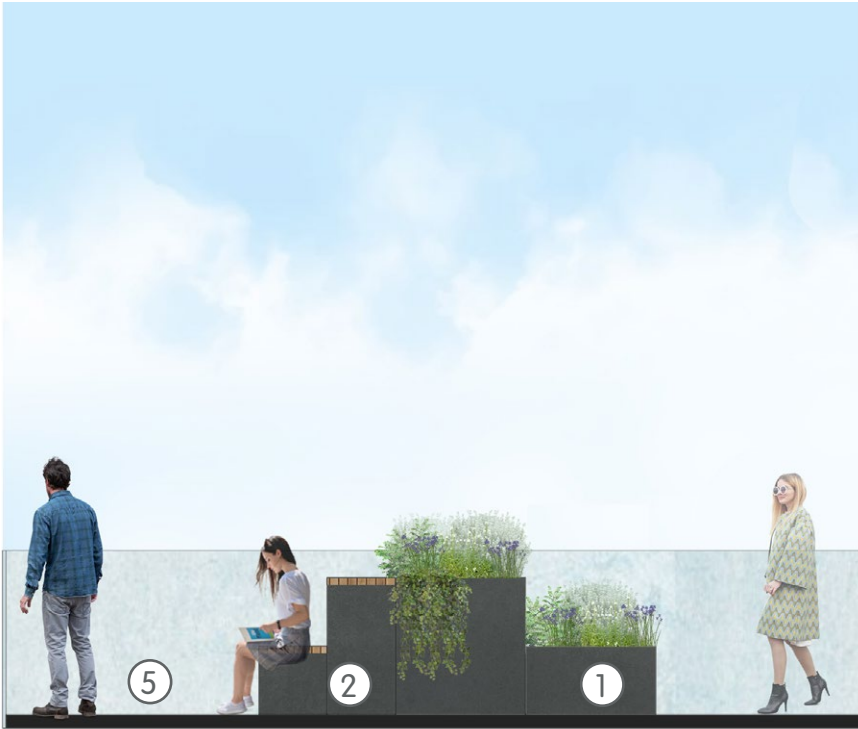
# 04 Landscape proposals Roof Terrace Sections and Elevations

The elevations and sections depict the roof terrace’s structured layout, featuring raised planters, varied seating options, and easy access, creating a flexible and inviting outdoor space that balances functionality with greenery, whilst capitalising on the roof terrace’s unique aspect onto the city.

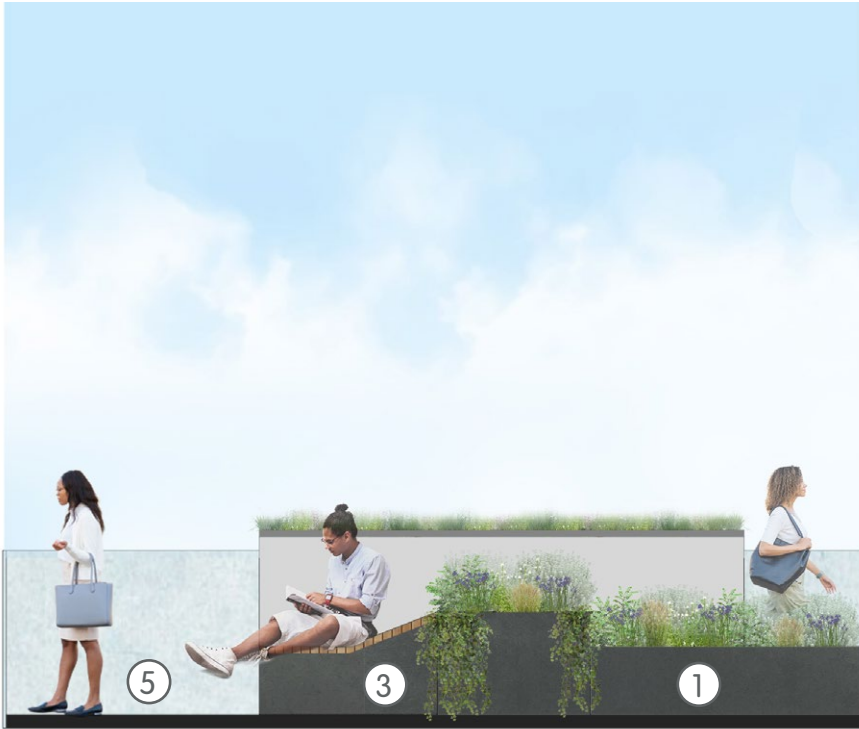
- KEY
- ① Raised planters
  - ② Integrated timber seating
  - ③ Timber sunloungers
  - ④ Timber tables and benches
  - ⑤ Perimeter circulation



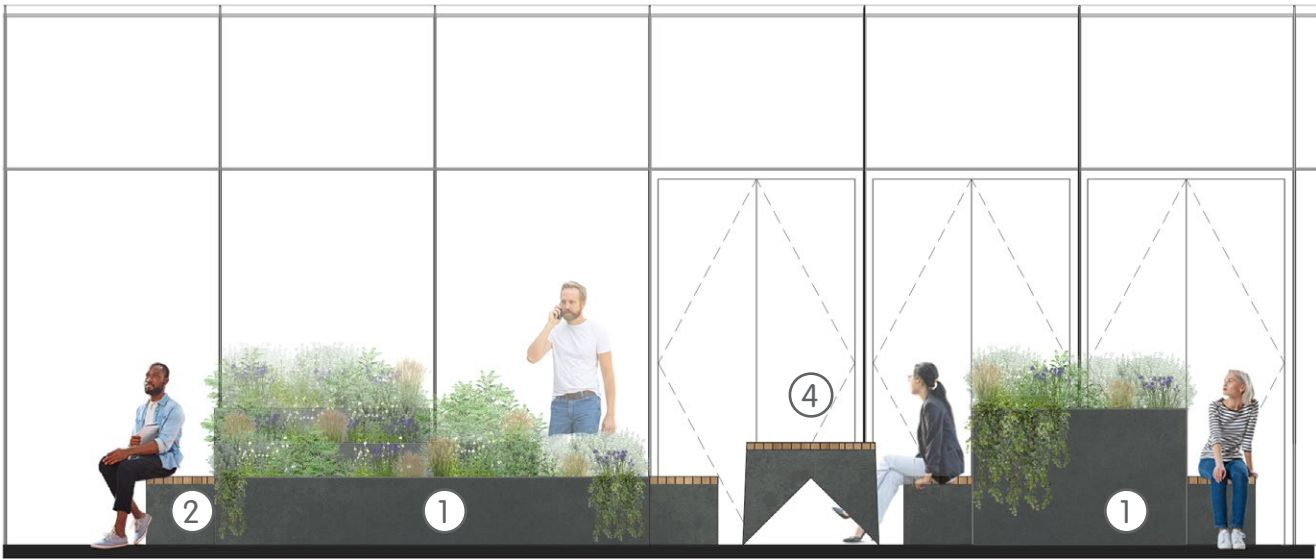
Illustrative Masterplan



Section A



Section B



Elevation C

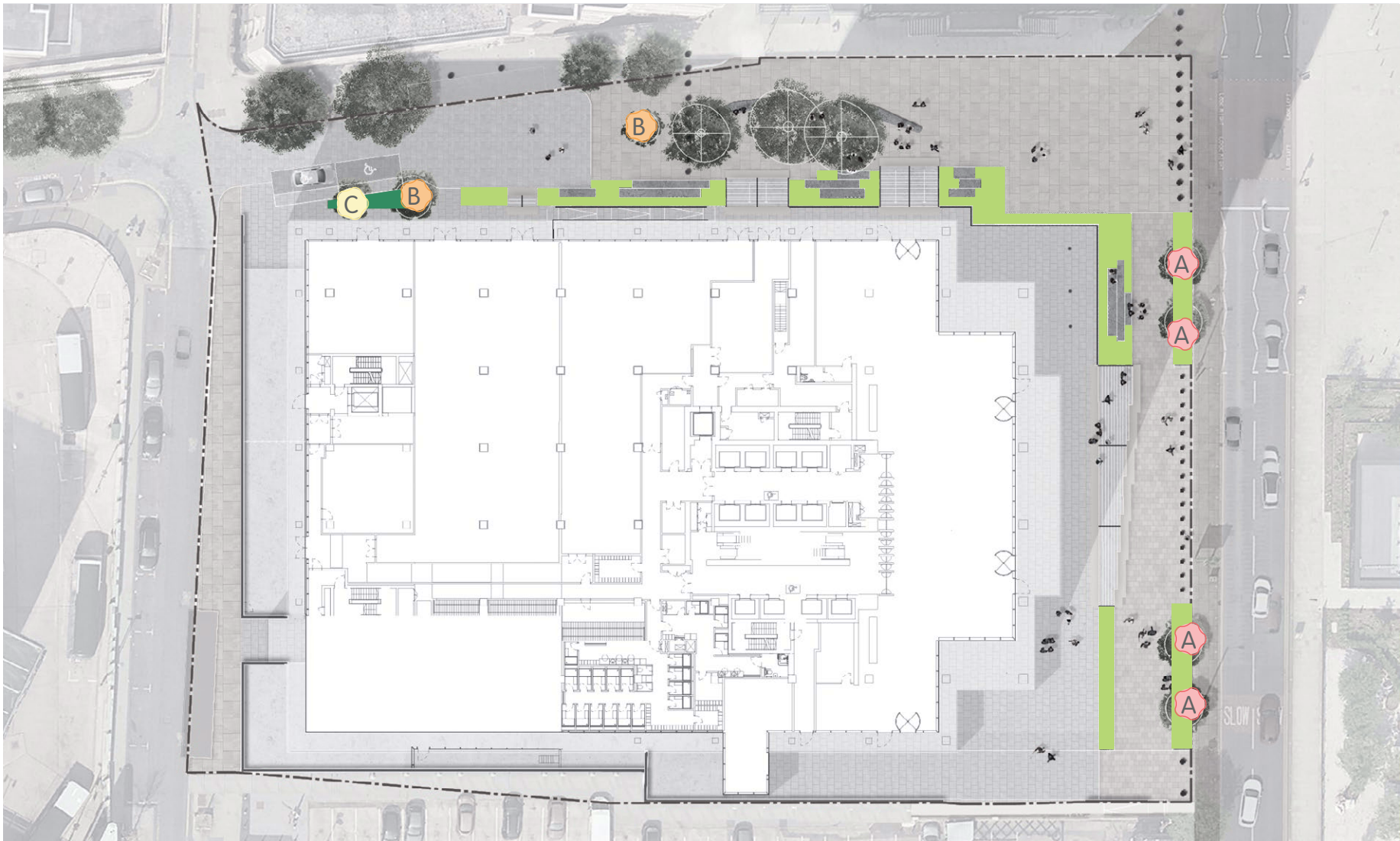
# 04 Landscape Proposals

## Planting and Tree Strategy

### Public Realm

Although opportunity for planting at public realm level is limited, it has been considered to have as high an impact as possible.

Tree species have been selected for their robustness, with particular consideration to wind, light and pollution to ensure their success and longevity.



Planting & tree strategy diagram

- KEY
- Terrace planting

Mixed shade planting

A

Gleditsia triacanthos  
'Skyline'

B

Acer 'Norwegian Sunset'

C

Malus 'Street Parade'
- 
- Gleditsia triacanthos  
'Skyline'
- 
- Acer 'Norwegian Sunset'
- 
- Malus 'Street Parade'
- 24 1129-RFM-XX-00-RP-L-0001
- CIS TOWER, MANCHESTER // LANDSCAPE STATEMENT
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# 04 Landscape Proposals

## Planting palette

### Public Realm & Roof Terrace

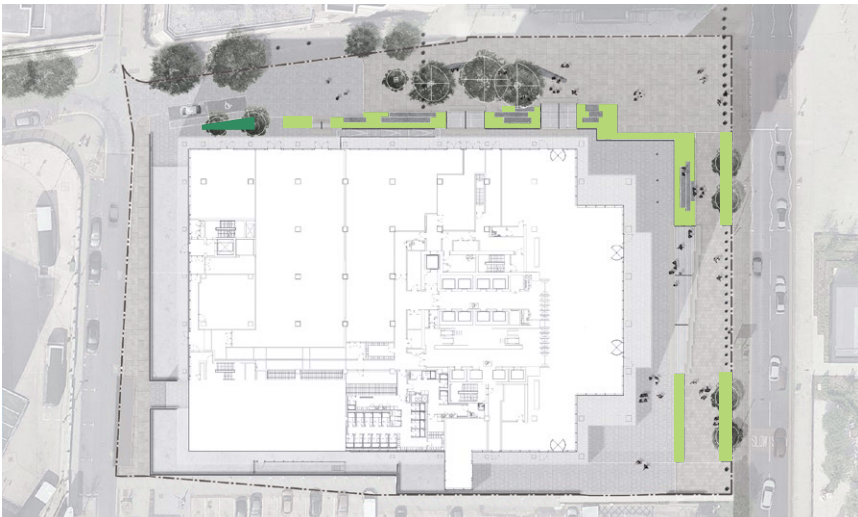
Planting will be appropriately selected in response to the microclimatic environment of each planting site. This will ensure the longevity and visual success of the planting scheme.

A carefully selected mixture of evergreen and deciduous shrubs, grassess, perennials and bulbs will ensure year round interest providing seasonal bursts of colour and texture.

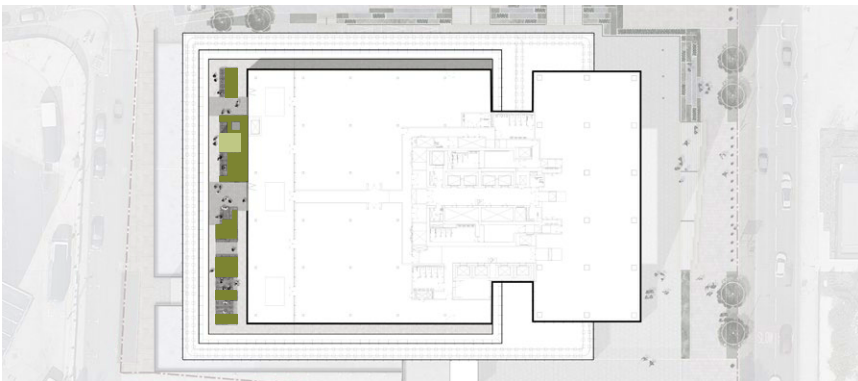
Species will be selected for their robustness and their attractiveness to pollinators.

KEY

- Terrace planting
- Mixed shade planting
- Roof terrace planting
- Sedum planting



Planting strategy diagram - Public Realm



Planting strategy diagram - Roof Terrace



Illustrative composition / visualisation / precedent photos



Illustrative composition / visualisation / precedent photos

Terrace planting



Lonicera nitida



Acorus gramineus 'Ogon'



Liriope muscari 'Big Blue'



Zantedeschia aethiopica



Liriope 'Monroe White'

Mixed shade planting



Blenchum spicant



Galanthus elwesii



Camassia leichtlinii



Tiarella cordifolia



Helleborus niger



Luzula nivea

Roof terrace planting



Libertia grandiflora



Gaura 'Whirling Butterflies'



Geranium 'Rozanne'



Rosmarinus prostratus



Artemisia 'Powis Castle'



Salvia 'Schneehugel'

# 04 Landscape Proposals

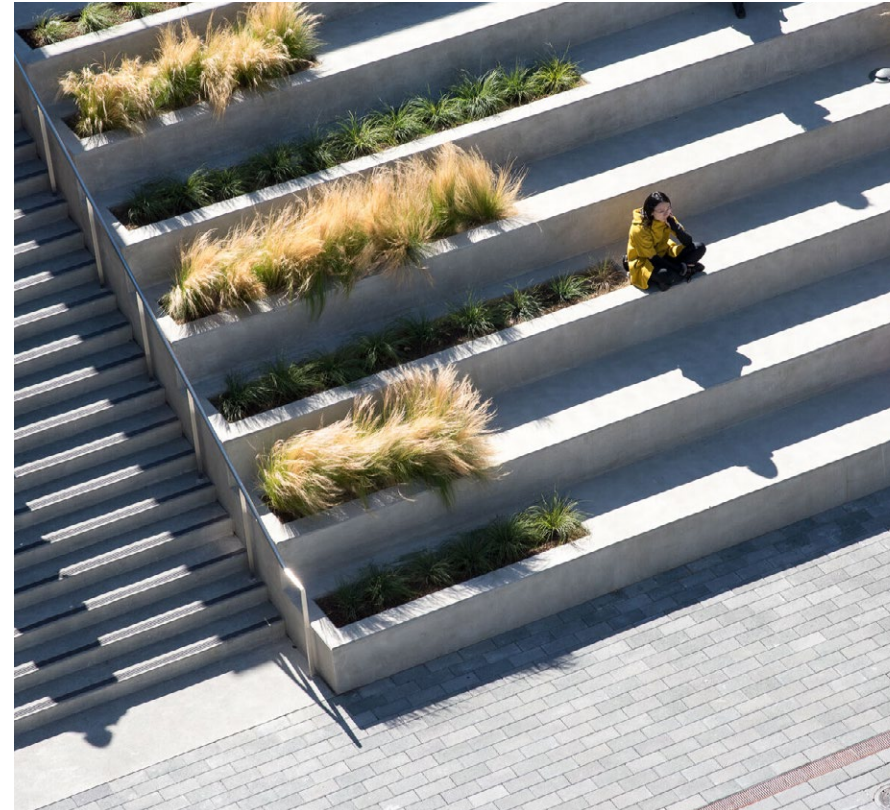
## Materiality & Street Furniture

### Public Realm

The proposed material palette aligns with the architectural vision, respecting both the existing context and the modernist principles that define the CIS Tower. High-quality materials have been carefully selected to bridge the past and present, ensuring the new public realm integrates seamlessly with the surrounding urban fabric.

A cohesive suite of robust, contemporary street furniture will provide both functionality and visual identity. Seating is thoughtfully incorporated by utilising the natural level changes between the street and entrance approach, interwoven with raised planters to enhance symmetry and frame key access points.

Essential elements such as bins, cycle hoops, and bollards are strategically placed to support usability without disrupting the overall aesthetic. The colour and finish of external paving and furniture will be carefully curated to complement the architectural detailing, reinforcing a unified and considered public realm



Planted terrace



Natural stone setts



Existing stone cladding to facade



Granite bollards



Glazed balustrade



Retained seating to Dantzic Street



Existing flag poles

04 Landscape Proposals  
Materiality & Street Furniture

Roof Terrace

The roof terrace will feature a refined material palette that balances durability with elegance. Raised metal planters will introduce structure and definition, complementing the large-format granite paving.

A mix of timber seating, including benches, communal tables, and sun loungers, will offer versatility and comfort.



Raised metal planters



Integrated timber benches



Integrated timber benches and tables



Variety of seating types



Timber sun loungers



Large unit granite pavers

# 04 Landscape Proposals

## Lighting Strategy

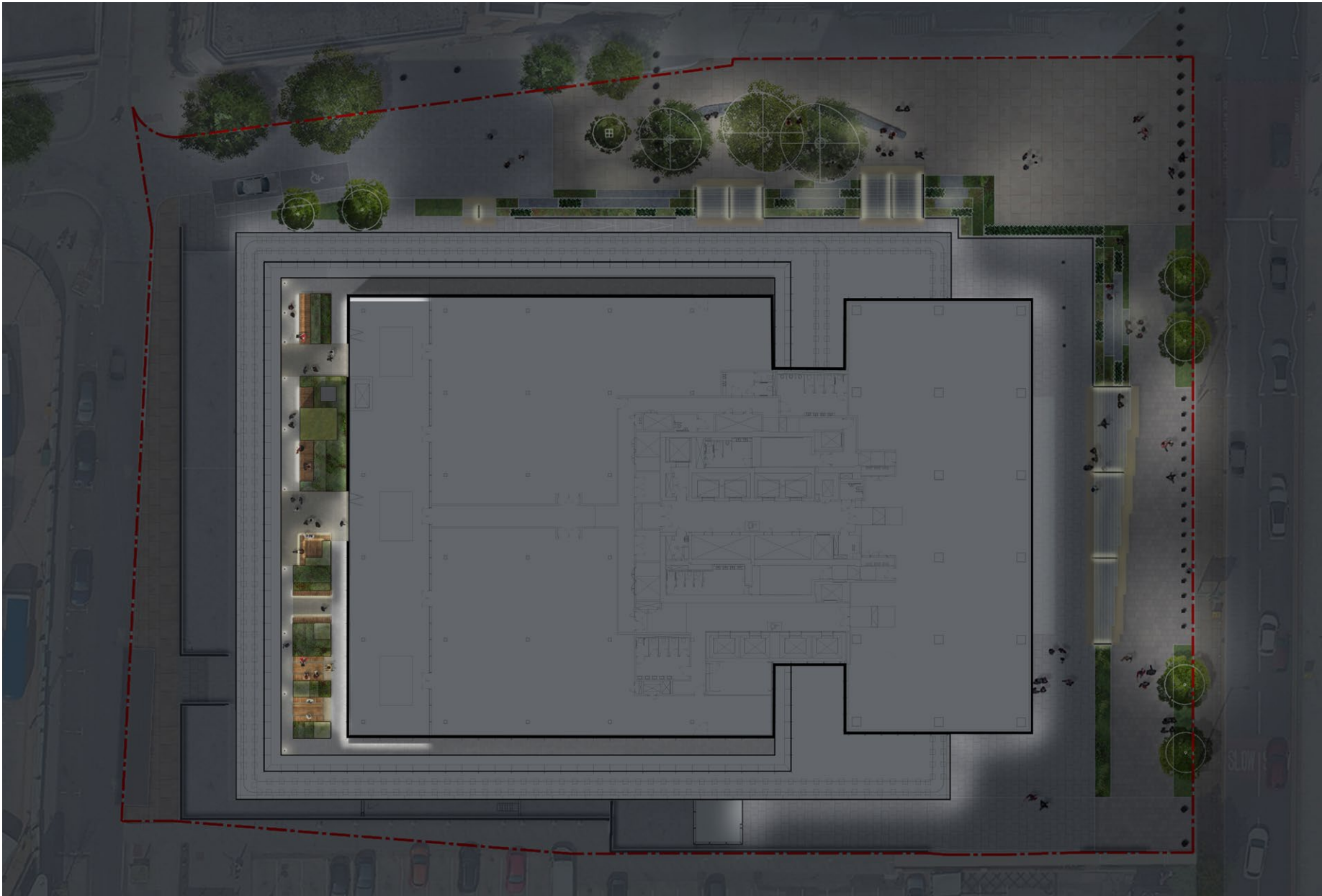
### Public Realm

The lighting strategy is elegant and simple, respecting the building's presence and tying in with the existing lighting scheme in the wider public realm.

A layered approach of lighting columns, uplighters, wall mounted lighting and soffit lighting will focus on illuminating key movement corridors and structural public realm features such as trees and steps to create an easily legible and safe nighttime environment.

### Roof Terrace

Lighting at roof terrace level will utilise wall and parapet lighting to ensure all primary access routes are well lit. Discreet seat mounted LED strip lighting will provide a wash of secondary lighting in seating areas. Soft uplighters will highlight vertical accents such as specimen shrubs and multi-stem trees.



Indicative locations for GF lighting



Suggested style for lighting columns



Uplighters to street trees



Wall mounted lighting to cast light wash across steps



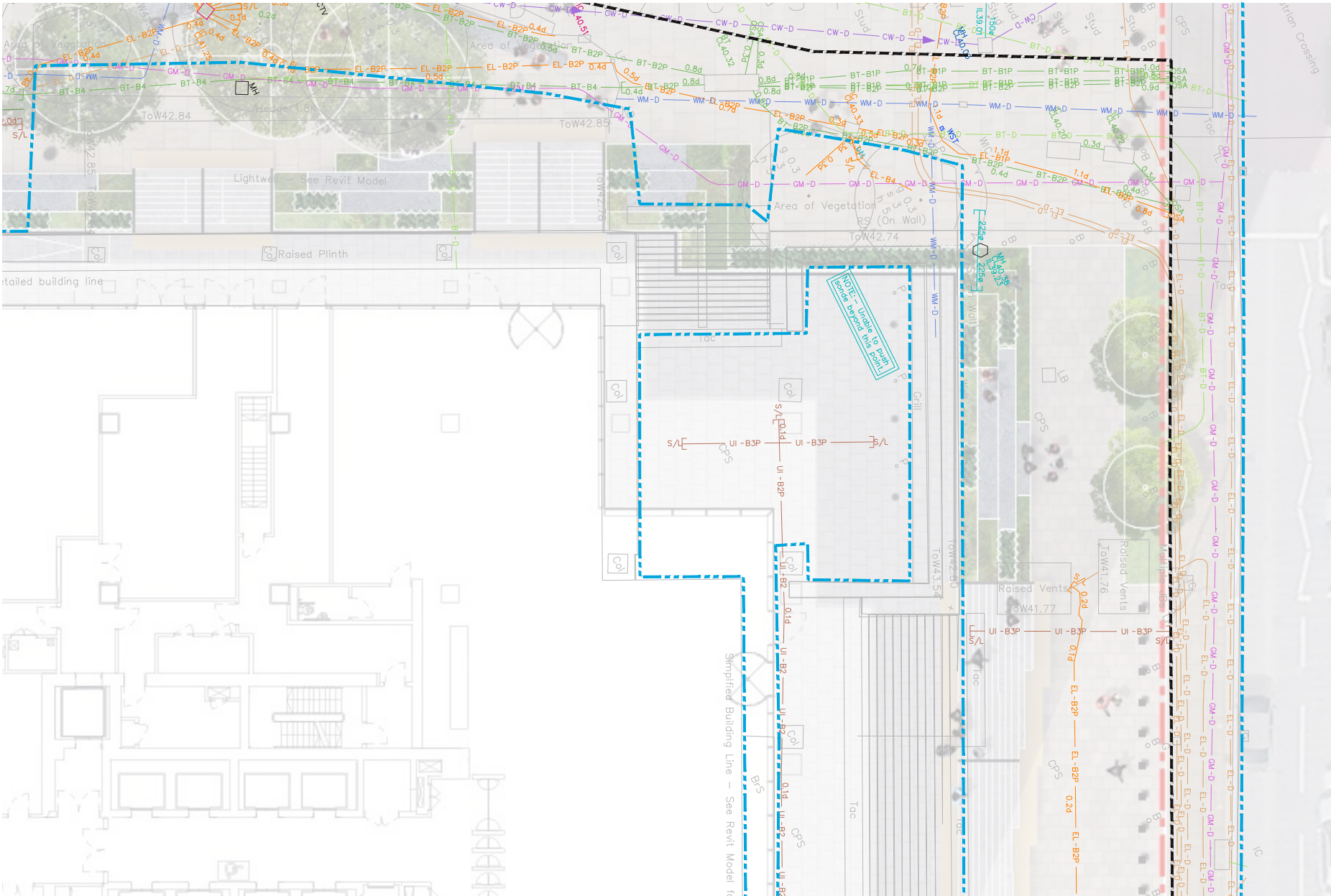
Soffit lighting to ground floor

# 05 Landscape Proposals Considerations

## Existing services

As would be expected in an urban location, there are a significant number of services throughout the site. The public realm, including tree planting, has been designed to avoid disruption to existing service runs.

The corner of Dantzic Street and Miller Street is particularly congested. The corner of the raised entrance plaza has been pulled back in this location to avoid conflict, resulting in a static ancillary space to dwell away from the primary movement corridors.



# 05 Landscape Proposals Considerations

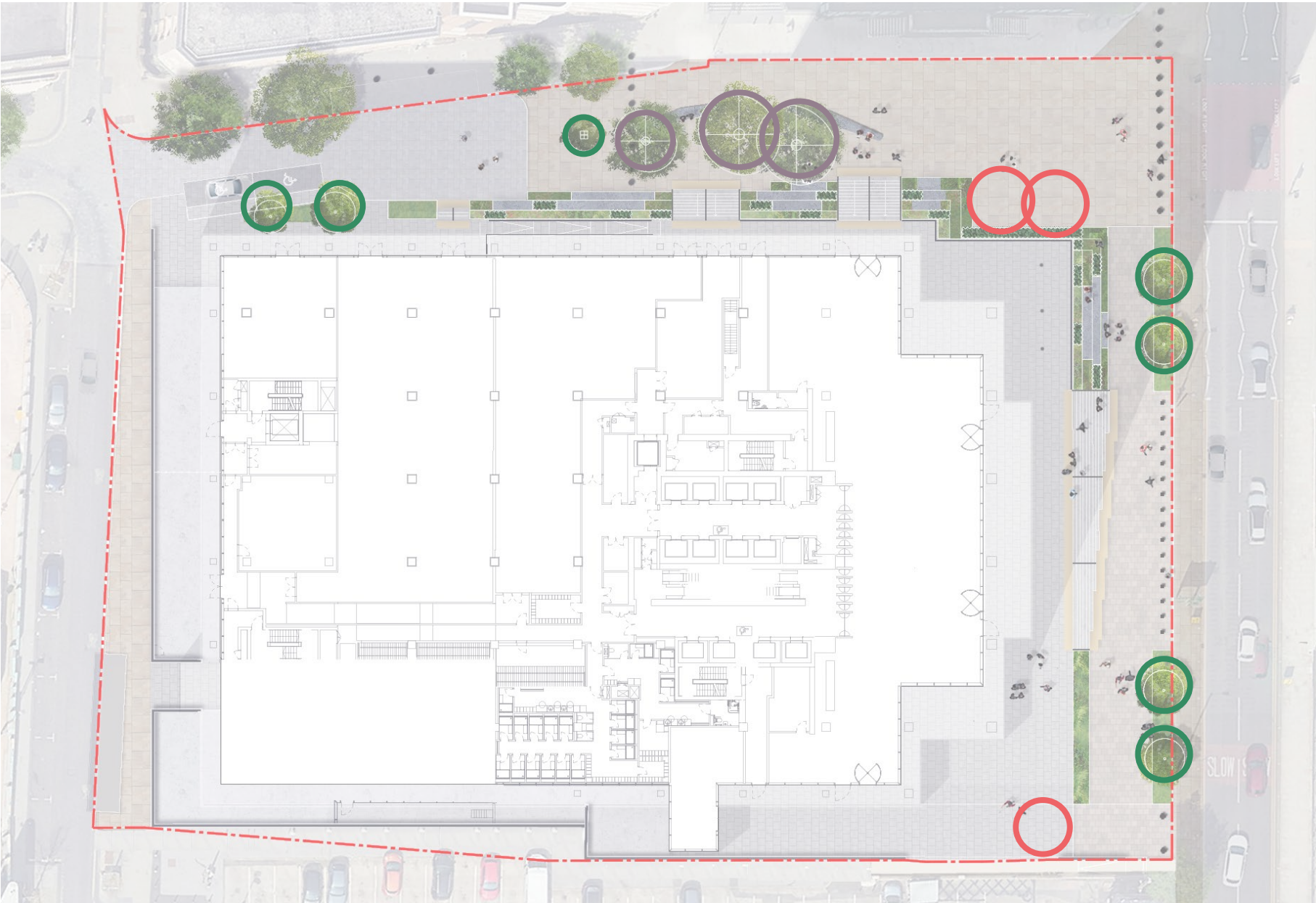
## Tree Retention and Removal

Wherever possible, existing trees have been retained on site. There are three trees proposed for removal as part of the redevelopment of the public realm associated with the CIS Tower.

These removals are required to improve accessible access to the main entrance off Miller Street and open up access to the proposed leisure unit entrance on the eastern elevation, creating active frontage in these locations. Improved accessibility to the main entrance off Miller Street is a key consideration of the public realm proposals. These interventions require changes to existing levels local to the tree positions.

There are 7 new trees proposed as part of the redevelopment of the public realm, along with the retention of 3no existing trees located on Dantzic Street.

- KEY
- Proposed tree
- Retained tree
- Removed tree



Tree to be removed on eastern boundary



Two trees to be removed on Dantzic Street



Tree to be retained on Dantzic Street

## Leeds

Department, Leeds Dock, Leeds

T 0113 2454695

## Manchester

Beehive Mills, Jersey Street, Manchester

T 0161 397 4953

## Edinburgh

5 Rose Street, Edinburgh

T 0131 354 1876

E [info@re-formlandscape.com](mailto:info@re-formlandscape.com)