



03/2025 Rev. P6- For Planning

Hotspur Press, Manchester Landscape & Public Realm Design

SGI Studios
1 Kelso Place
Manchester M15 4LE
t: +44 (0)161 832 9842
e: mail@hodderandpartners.com
w: www.hodderandpartners.com

Landscape and Public Realm Statement8.0

Issue8.0

Revision	Issue	Date	Author	Checked By
P6	For Planning	17.03.25	AL	RG

Purpose of Report8.0

This Landscape Design Statement is prepared to support the submission to Manchester City Council of a series of architectural design amendments to the proposed redevelopment of the site subject to planning application reference 138805/FO/2023. A Landscape Design Statement was prepared by Macgregor Smith in November 2023 relating to the scheme which was considered by the City Council's Planning Committee at its meeting of 30th May 2024.

This Landscape Design Statement replaces the previous version to reflect the design changes to the scheme as now proposed. These changes do not affect the approach to landscaping and public realm creation but there has been some minor amendments to the massing and volume of the tower component of the scheme necessitating an update to this document to ensure the plans provided within this document reflect these revisions. A description of the development, including of the changes to the design as proposed, is presented in an updated Design and Access Statement.

Reference the Design and Access Statement for more information on the description of development and architectural proposals.

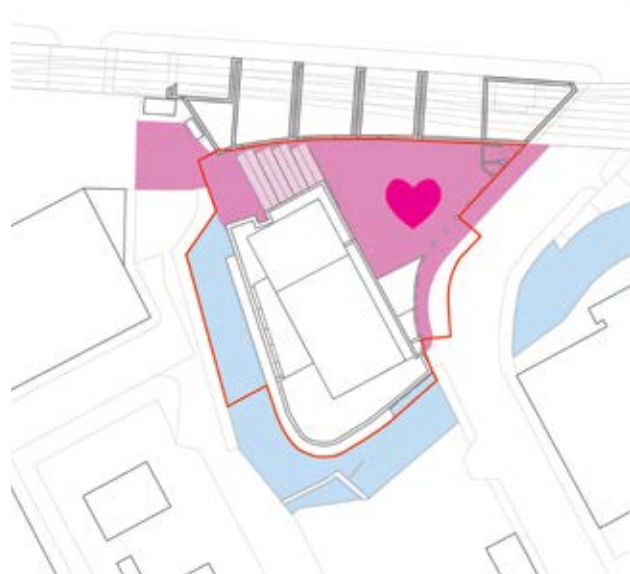
Guiding Principles

In collaboration with Hodder and Partners architects, Macgregor Smith developed a series of guiding principles with the objective of delivering a high-quality and multi-functional landscape strategy.

By developing principles which consider both the internal and external user experience, the landscape proposals seek to compliment the architecture to provide a new publicly accessible space in Manchester.

The following 6 design principles have been used to shape the emerging landscape proposals:

1. Enhance the PUBLIC REALM through the site to improve the pedestrian environment and reinforce spatial heirarchy;
2. Provide accessible CONNECTIONS which encourage pedestrian movement through the site and consider future aspirational connections to the surrounding public realm;
3. Introduce meaningful GREENING that is appropriate to the site location and supports local biodiversity;
4. Respond to the site HERITAGE by expressing the former uses and character of the site within the landscape proposals;
5. Promote WELL-BEING by providing access to nature and green outlooks from the internal spaces;
6. Use appropriate surface MATERIALS that are consistent with the adjacent public realm and compliment the architecture.



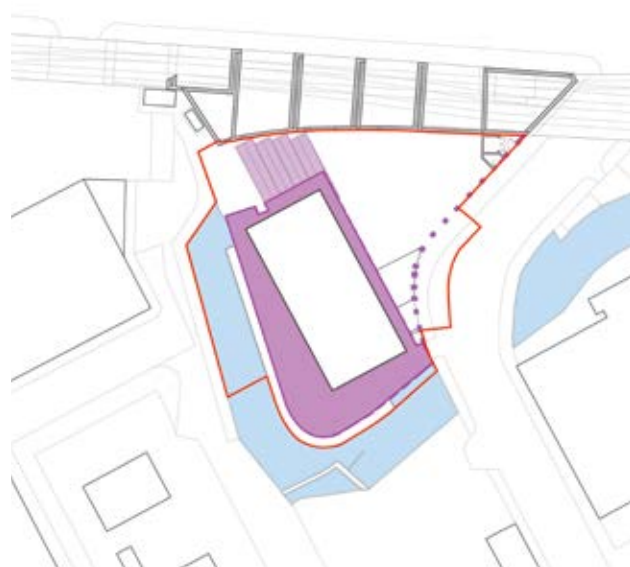
01 Enhance the PUBLIC REALM



02 Provide accessible CONNECTIONS



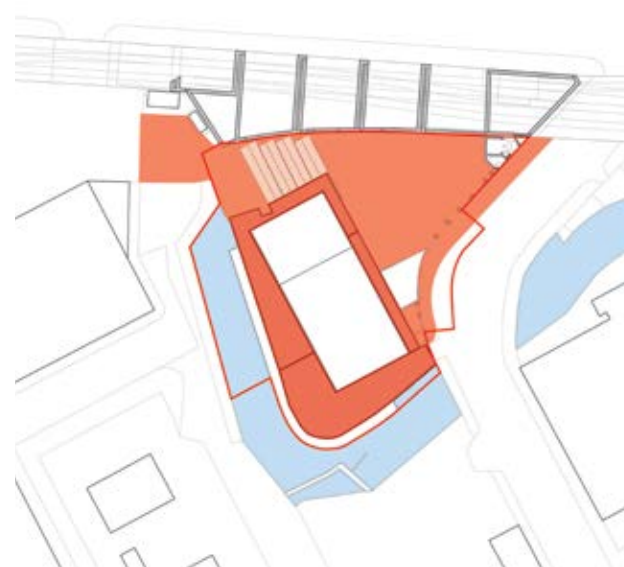
03 Introduce meaningful GREENING



04 Respond to the site HERITAGE



05 Promote WELL-BEING



06 Use appropriate surface MATERIALS

Planning Policy Context

The landscape and public realm proposals have been developed in accordance with relevant national and local planning policy and guidance.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) 2024 introduces several key changes aimed at addressing England’s housing crisis and promoting sustainable development:

Increased Housing Targets: The government has set a goal of constructing 1.5 million homes by the end of the current parliamentary term, translating to approximately 370,000 new homes annually. This includes mandatory housing targets for local councils, with potential interventions if they fail to comply within a specified timeframe.

Brownfield and ‘Grey Belt’ Development: While prioritizing the development of brownfield sites, the NPPF introduces the concept of ‘grey belt’ land—areas within the green belt that are underused or less critical in preventing urban sprawl—as potential sites for development. This approach aims to balance housing needs with environmental considerations.

Emphasis on Sustainable Development: The framework reinforces the presumption in favor of sustainable development, requiring councils to approve applications unless significant harm outweighs the benefits. This is intended to streamline the planning process and expedite housing delivery.

Enhanced Infrastructure Delivery: There is a greater focus on the timely provision of public infrastructure, including roads, railways, and broadband connections, to support new developments and ensure they are well-integrated into existing communities.

Support for Renewable Energy: The NPPF provides wider support for renewable and low-carbon energy projects, aligning with the UK’s climate goals and promoting sustainable energy solutions within new developments.

NATIONAL DESIGN GUIDE

Ministry of Housing, Communities and Local Government 2021

Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design

set out in the National Planning Policy Framework.

The ten characteristics of a well designed place are:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient

Of particular importance to the landscape design are the following considerations:

Context

Well-designed places are:

- based on a sound understanding of the features of the Site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and responsive to local history, culture and heritage.

Identity

Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and are visually attractive, to delight their occupants and other users.

Nature

Well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

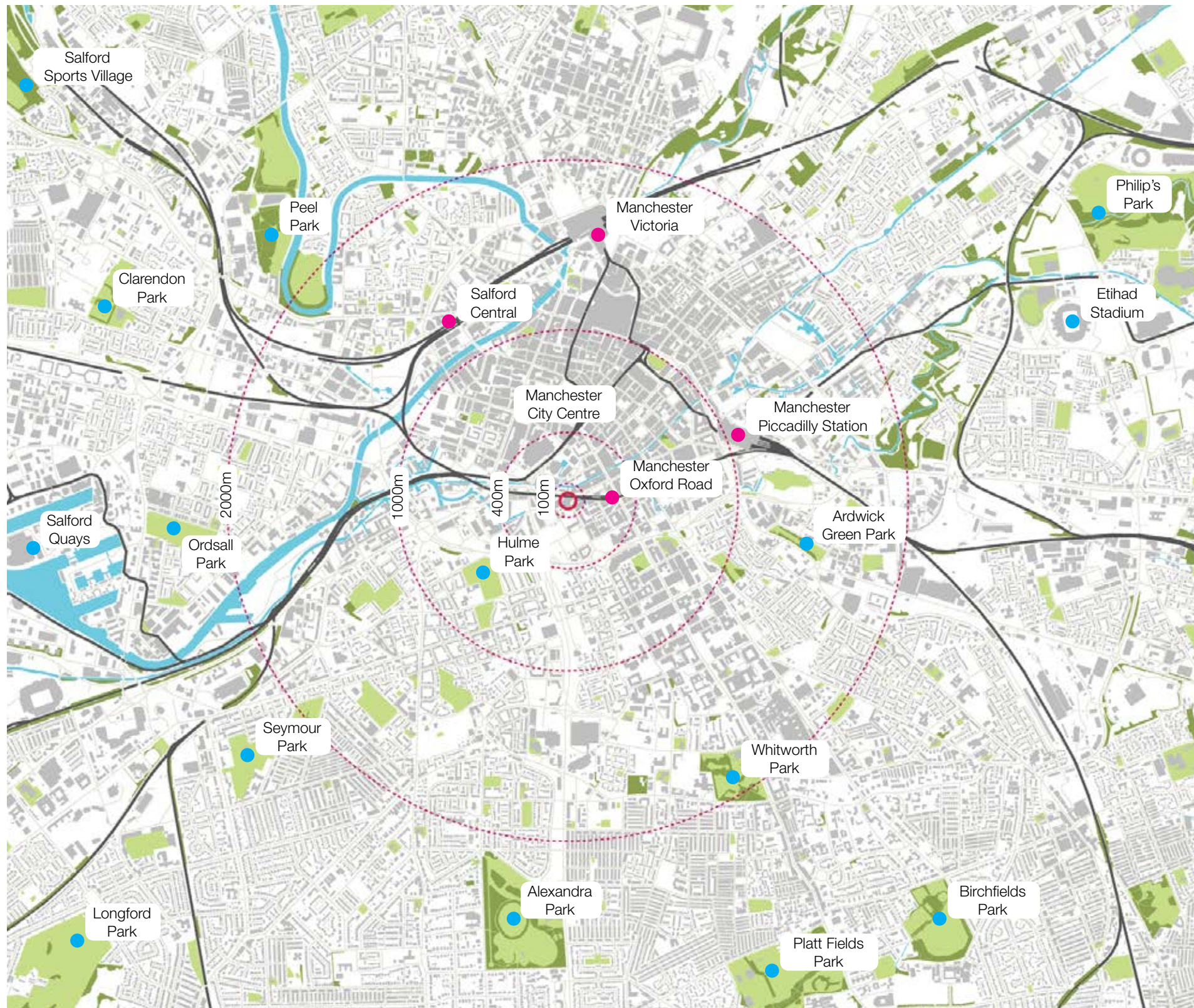
Public Spaces

Well-designed places:

- include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion;
- have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks;



01 National Planning Policy Framework



Landscape & Public Realm Design

8.0

Wider Context

8.3

The site is located within the southern part of the Manchester City Centre borough and 0.7 miles south west of Manchester Piccadilly train station.

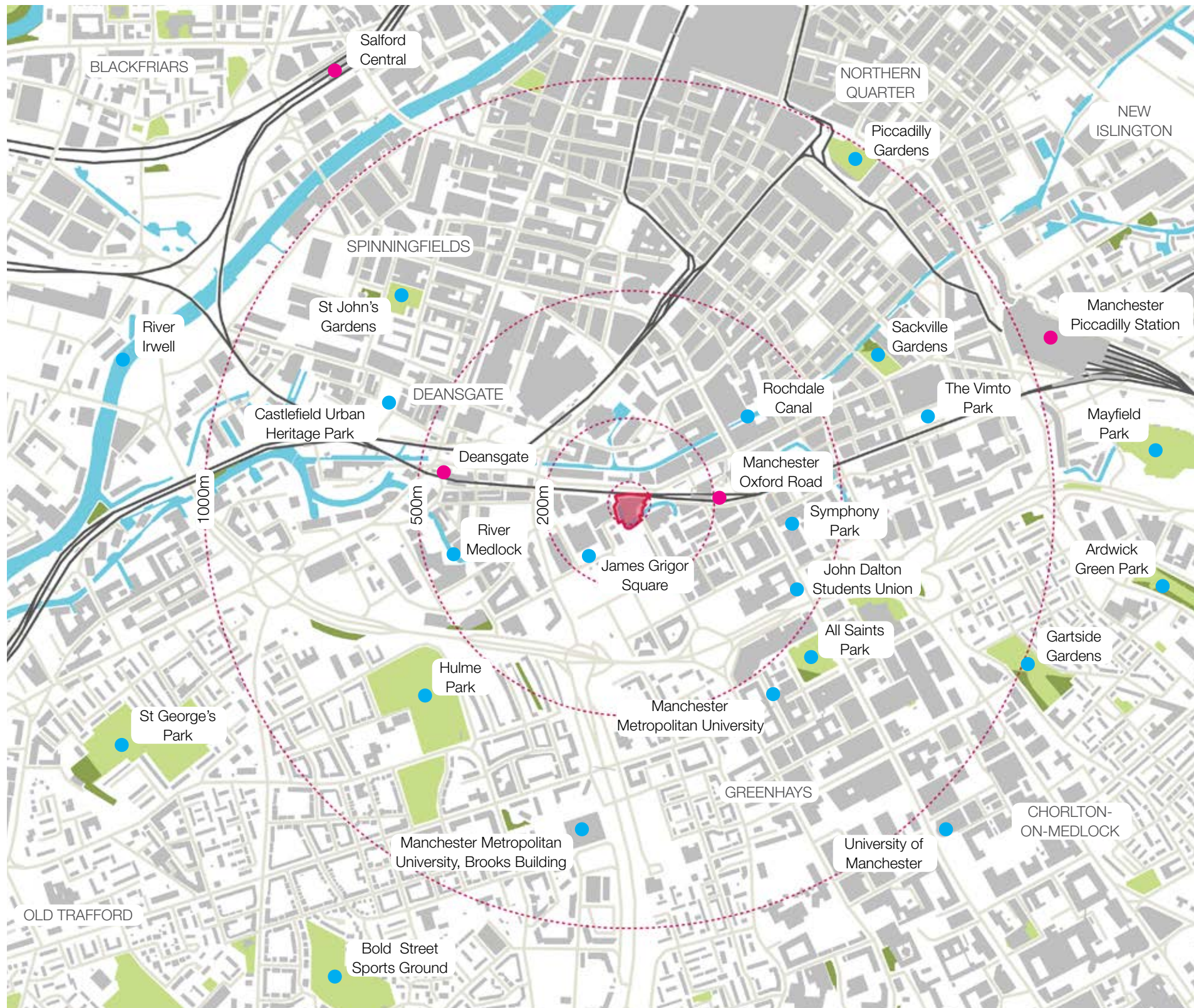
Manchester City Centre comprises a wide mix of development of varying scale and built forms with taller, large scale developments towards the centre. The historic Manchester Docks, now known as Salford Quays, is located to the west of the city centre.

The city centre has a number of open spaces which predominantly consist of large scale civic spaces. Small scale informal green spaces are also present which primarily relate to transport infrastructure corridors.

KEY

- Site Boundary
- Existing Woodland
- Existing Greenspace
- Watercourse
- Buildings
- Railway Use
- Walking Distances





Landscape & Public Realm Design

8.0

City Centre Context

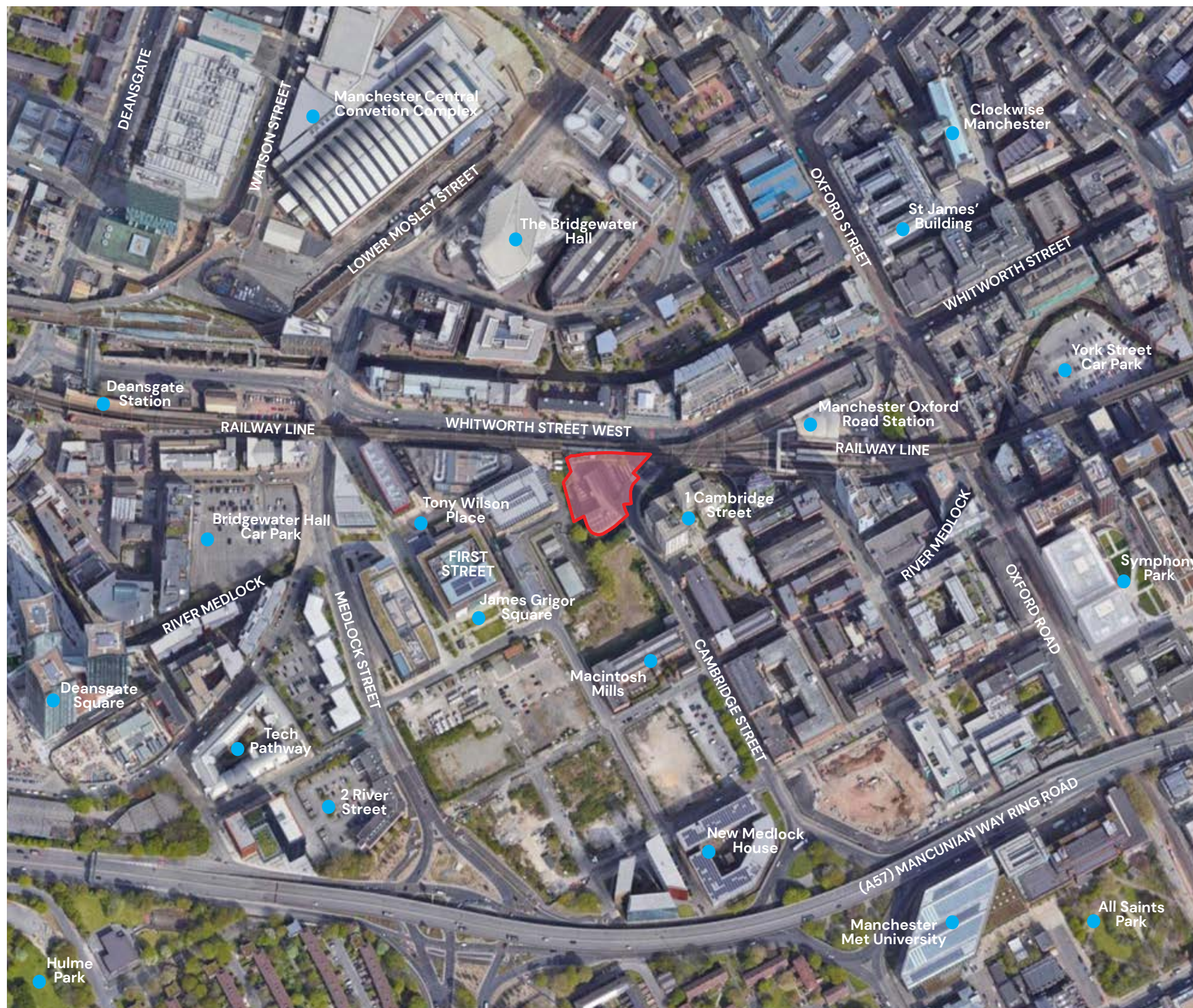
8.4

The site is located close to the Manchester Metropolitan University and the University of Manchester Campuses all within 10-20 minute walking distance to the south.

The City Centre offers a rich range of different cultural attractions and a lively nightlife scene.

The site is in close proximity to the Rochdale Canal, a short walk to the north, which links up several city centre parks and urban spaces including Castle Park to the west and the recently completed Mayfield Park to the east.





Landscape & Public Realm Design

8.0

Local Context

8.5

The site is located at the southern edge of the city centre with the Oxford Road Corridor development situated to the East and the First Street Estate development to the west. These neighbouring developments form part of the Manchester Creative Ribbon which is also proposed to flow through the site.

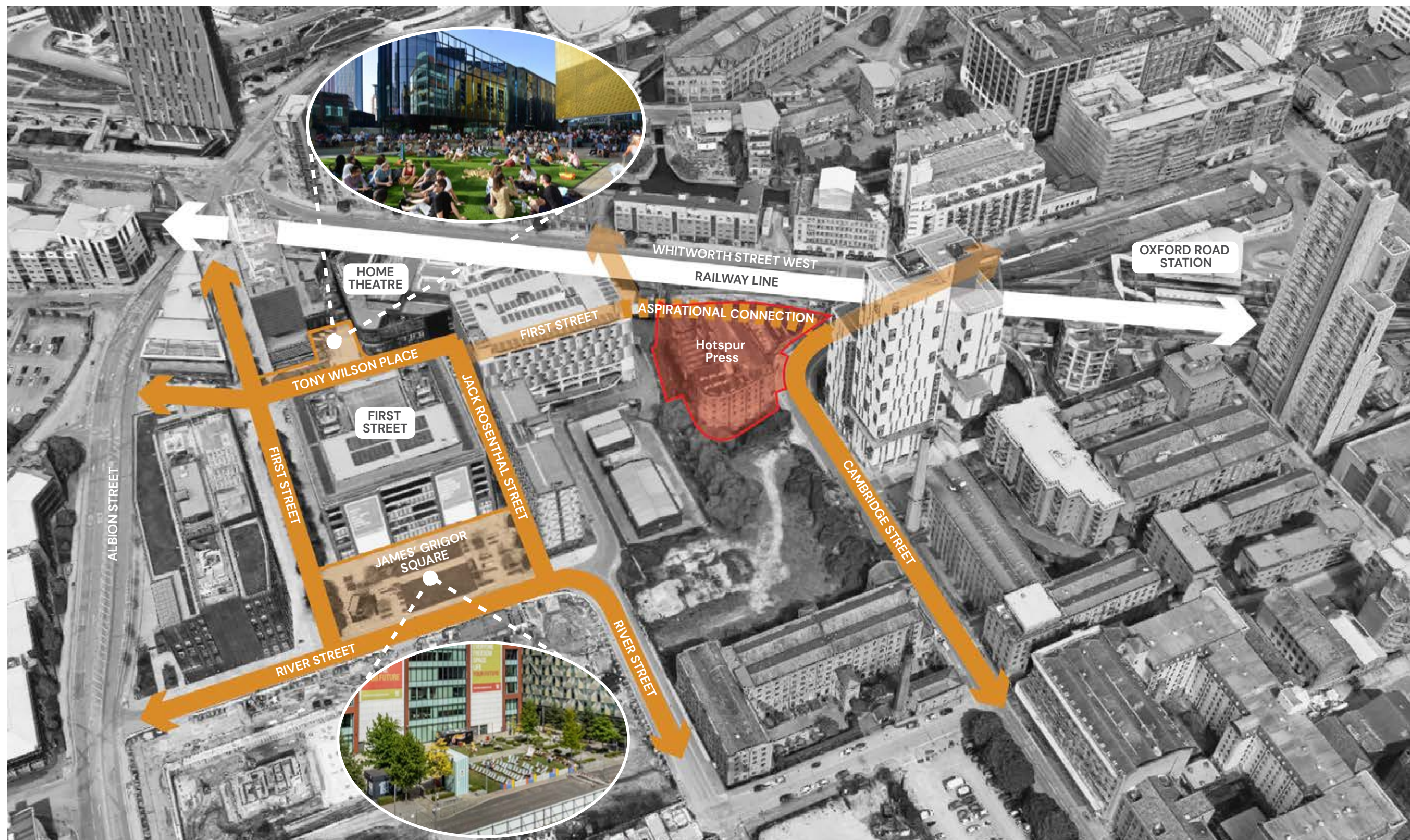
The mixed-use First Street development provides new office, residential and hotel units as well as new areas of public realm including Tony Wilson Place and James Grigor Square. There is an opportunity to create a new area of public realm as part of the development which builds on and connects to the external spaces already created by the First Street estate.

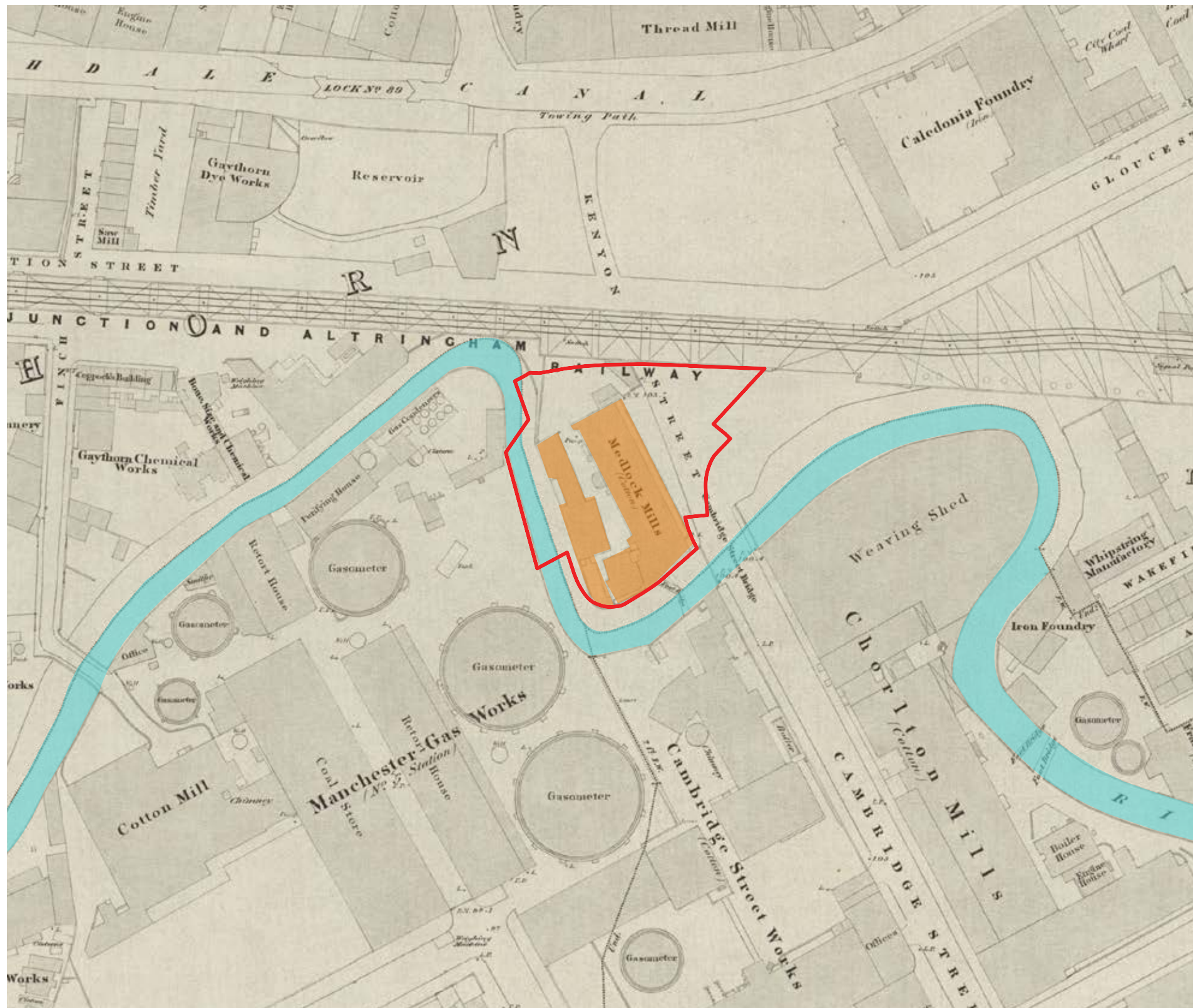
The site is also located close to good transport links with both Deansgate and Oxford Road Train Station within 10 minutes walking distance. The A57 ring road is also in close proximity to the south, providing links to the city and wider area.

KEY

 Site Boundary







Landscape & Public Realm Design

8.0

Historic Context

8.7

The site was formally the home of Medlock Mill which was constructed during the Industrial Revolution in 1801. Medlock Mill was one of three cotton mills located along Cambridge Street which were connected by tram tunnels to allow cotton to be transported between them.

Following the years as a cotton mill, the site then became Hotspur Press, owned by the Percy Brothers whose name still remains on the building facade. The printing press which opened in 1888 was in production for over 70 years and printed a wide variety of comic books and journals. Some sections of the press were later converted into artist studios before the site was closed in 2017.

The red brick building of the printing press and its associated workshops remain present on the site, although in a state of disrepair.

KEY

- Site Boundary
- Medlock Cotton Mill
- River Medlock





Landscape & Public Realm Design

8.0

Existing Condition

8.8

The Site currently comprises of the existing Hotspur Press building and its associated workshops which occupy the majority of the site area. A historic red brick railway bridge also borders the site to the north which further contributes to the industrial character of the site.

A pedestrian footpath runs along the eastern edge of the site along Cambridge Street which passes under the railway line to Whitworth Street West. There is public access to First Street to the west of the site however there is currently no public access or connection through the site.

The site is bound to the south and west by the River Medlock which currently remains in a state of neglect.

KEY

- Site Boundary
- Existing Trees - Indicative Locations (subject to arboricultural survey)
- Existing Context trees (Indicative Locations Only)
- Existing Vegetation
- Amenity Lawn
- Watercourse
- Buildings
- Roads
- Footpaths
- 1 Viewpoint Locations



Landscape & Public Realm Design

8.0

Existing Site Photos

8.9



01 View looking south east towards the site from adjacent Starbucks Coffee



02 View looking south west towards the site on Gloucester Street



03 View looking west towards the site on Gloucester Street



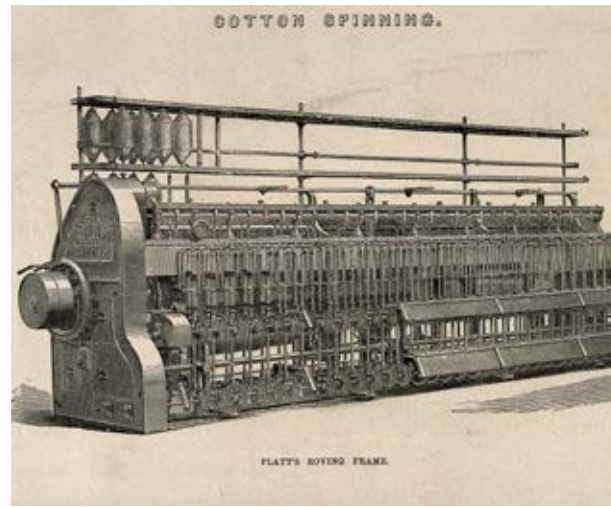
04 View looking north west towards the site on Gloucester Street



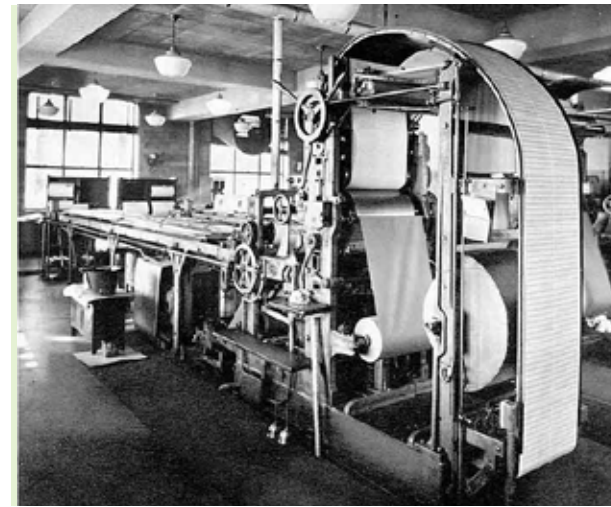
05 View looking east towards the site from Annie Horniman Street



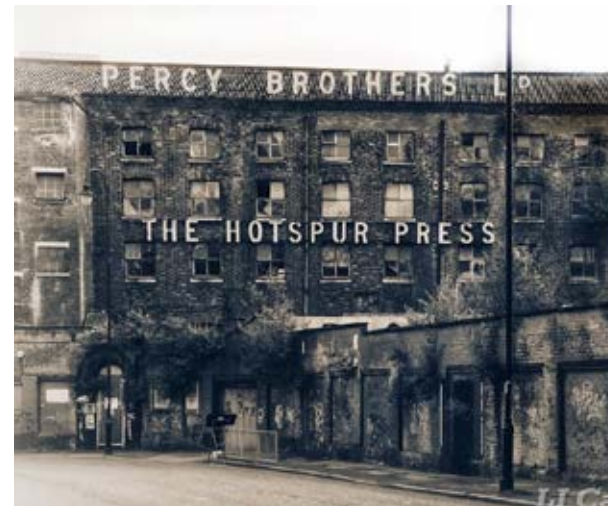
06 View looking east towards the site from Annie Horniman Street



01 Cotton Spinning - 1800s



02 Printing Press - 1940s



03 Hotspur Press Facade

Existing Site Heritage

8.10

Hotspur Press has a rich history which dates back to the late 19th century.

First established in the 1880s, the press provided a range of printing services, including books, pamphlets, posters among other printed materials. This led to Hotspur Press playing a significant role in the local publishing and media scene.

The printing press continued to evolve over the years with improvements in printing technologies such as the shift from letterpress to offset printing,

The printing industry, like many others, would have been influenced by the broader industrial changes in Manchester and the UK as a whole which ultimately led to the decline in heavy industry in the region.

Today, the Hotspur Press building still remains along with references to its rich industrial heritage.



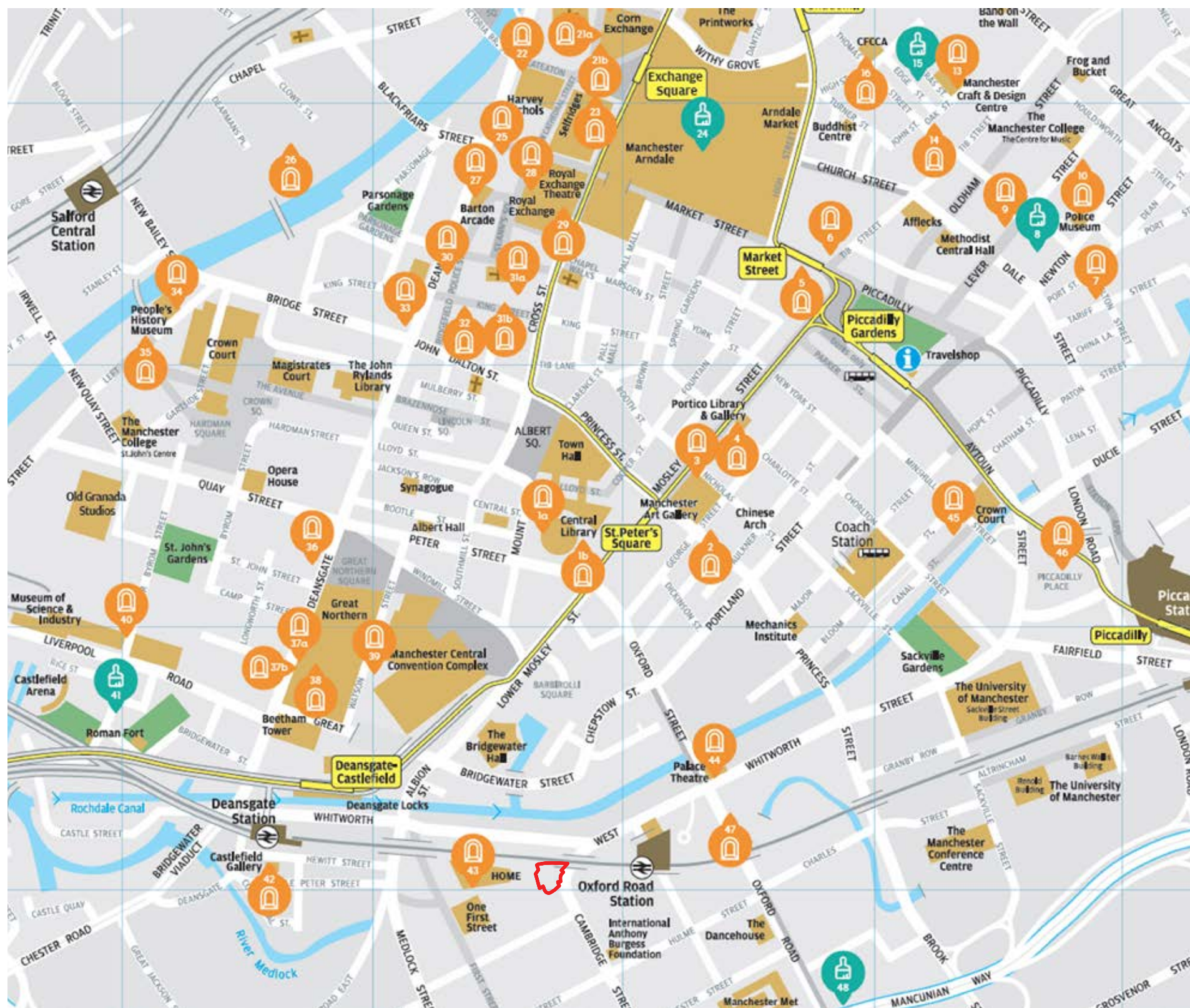
04 Ironwork Archways



05 Industrial Artifacts



06 Industrial Artifacts



50 Windows of Creativity Map by Wild In Art & Manchester City Council

Landscape & Public Realm Design

8.0

Public Art Trails

8.11

Manchester has a vibrant public art scene with many temporary art trails being delivered throughout the city which aim to shine light on the city's art and creative community. These have been delivered by public art groups such as We Are Willow and Wild In Art with the support of local and national funding.

An example is the '50 Windows of Creativity' which features work by artists and makers who have a connection to Manchester, transforming the city's windows into art galleries.

The city is also home to a wide display of murals, sculptures and monuments which can also be found across the city.



Supported using public funding by
**ARTS COUNCIL
ENGLAND**



**MANCHESTER
CITY COUNCIL**



01 Window of Creativity - 19. Benji Reid



02 Window of Creativity - 47. Mary Goodwin



03 Window of Creativity - 41. Hammo



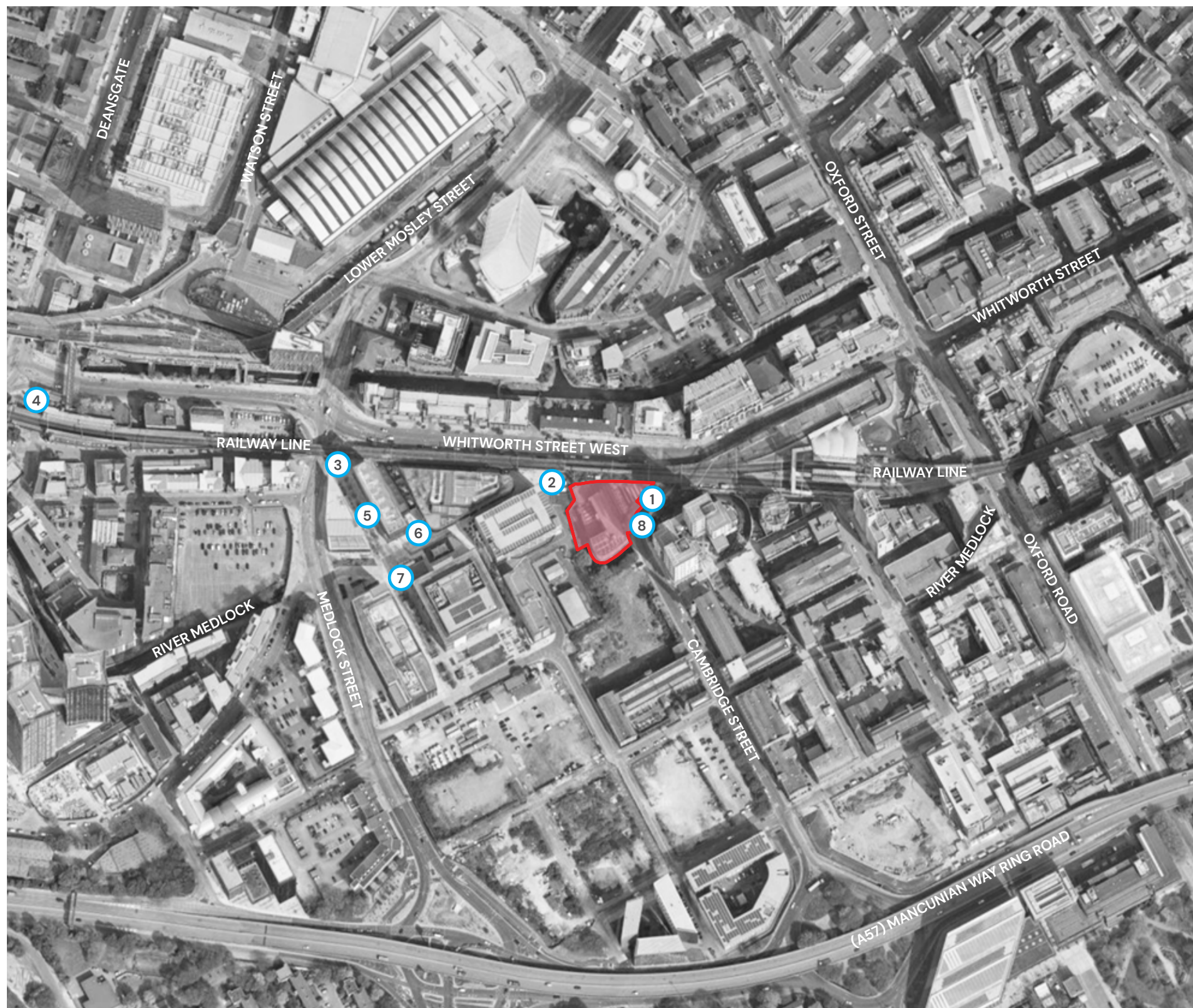
04 'Six Places In A Different Light' Sculpture Trail



05 'Six Places In A Different Light' Sculpture Trail



06 Street Art Trail Manchester



Landscape & Public Realm Design

8.0

Existing Public Art & Sculptures

8.11

A number of art installations can be found throughout the public realm surrounding the site, most of which have been delivered as part of the First Street development to the west.

The artwork consists of large scale sculptures, historic monuments as well as small scale murals.

1. Street Art
(Cambridge Street)
2. Peloton Sculpture
(Jack Rosenthal Street)
3. 'Up There' by Colin Spofforth Studio
(First Street)
4. Life Cycle Sculpture
(Deansgate Station)
5. 'Up There' by Colin Spofforth Studio
(First Street)
6. Friedrich Engels Statue
(Tony Wilson Place)
7. Peloton Cycle Stands
(First Street)
8. 'Up There' by Colin Spofforth Studio
(First Street)

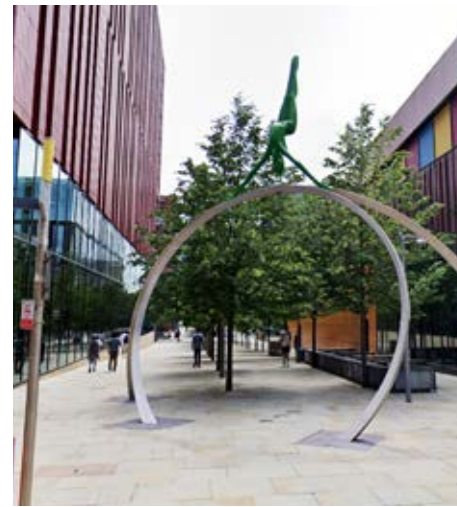




01 Street Art
- Cambridge Street



02 Peloton Sculpture
- Jack Rosenthal Street



03 'Up There' by Colin Spofforth
- First Street



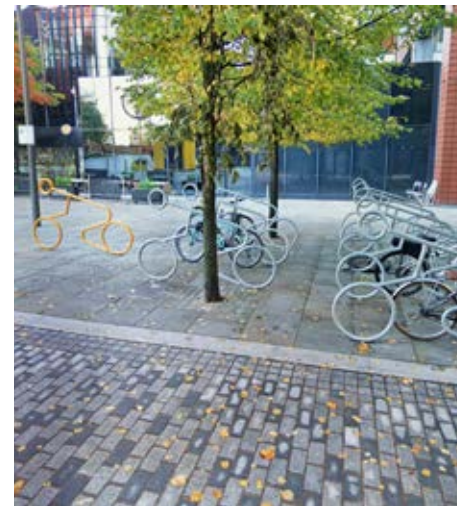
04 Life Cycle Sculpture
- Deansgate Station



05 'Up There' by Colin Spofforth
- First Street



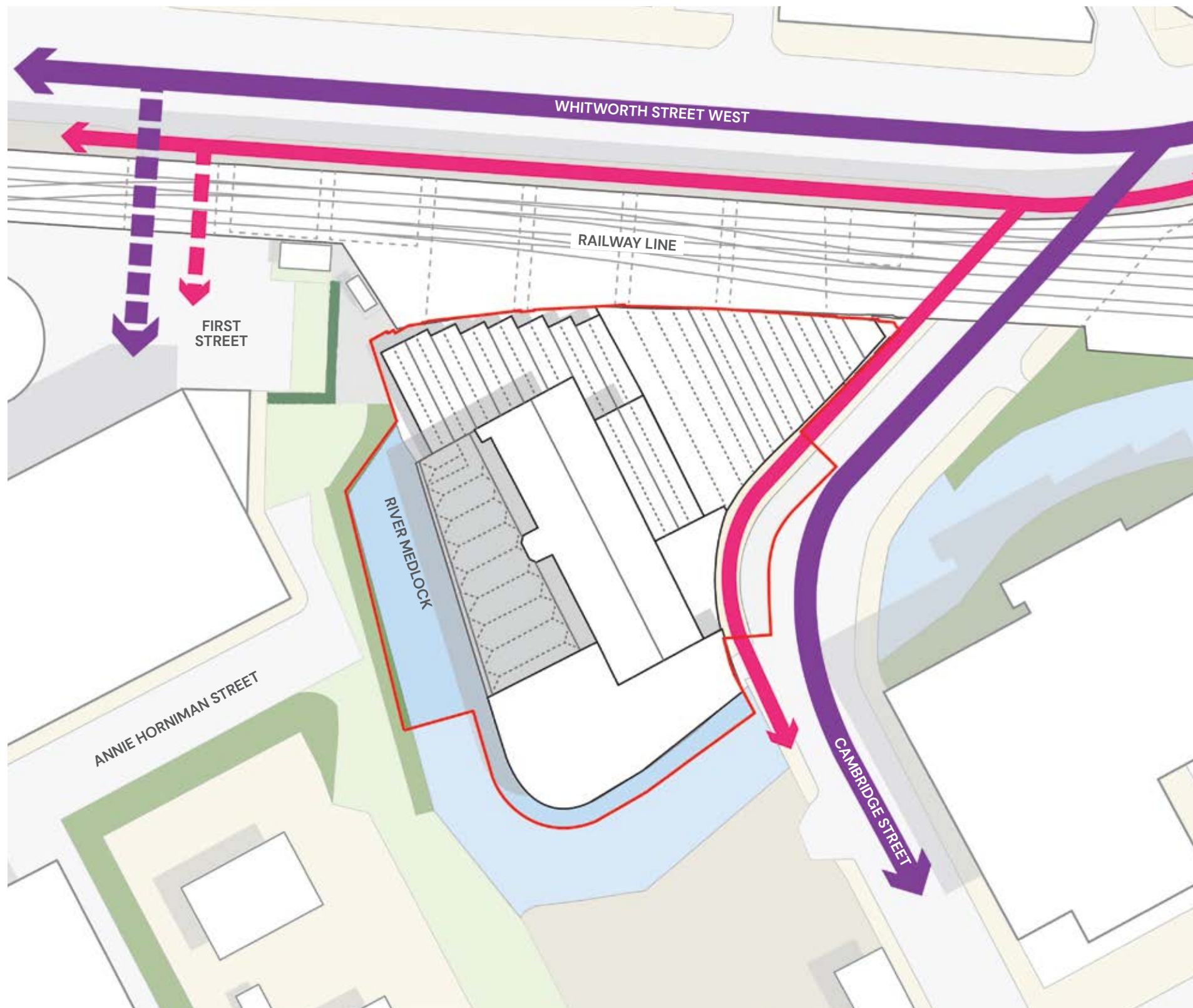
06 Friedrich Engels Statue
- Tony Wilson Place



07 Peloton Cycle Stands
- First Street



08 Street Art
- Cambridge Street



Landscape & Public Realm Design

8.0

Existing Access & Circulation

8.11

There are currently now pedestrian connections into the site, with an existing footpath running adjacent to the eastern boundary along Cambridge Street. The footpath is of poor quality and feels neglected when compared to other areas of redevelopment in the vicinity.

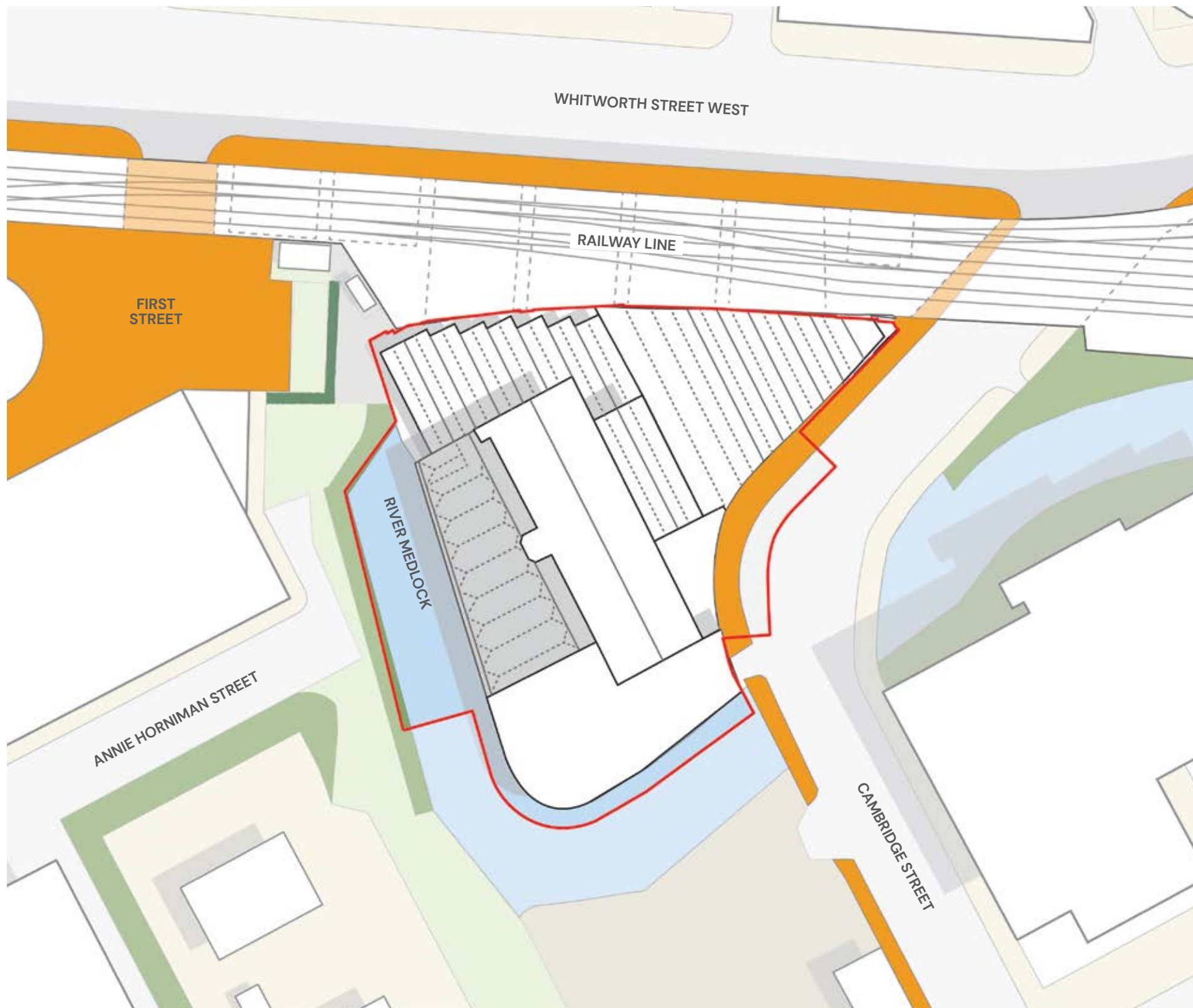
Cambridge Street also serves as the primary vehicular route to the site whilst controlled vehicular access can be gained to First Street to the east via Whitworth Street West.

The site benefits from good public transport connections with both Manchester Oxford Road and Deansgate train stations located within a 10 minute walk of the site.

Redevelopment provides further opportunity to provide new public connections through the site and encourage sustainable travel.

KEY

- Site Boundary
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Primary Pedestrian Routes
- Secondary Pedestrian Routes



Landscape & Public Realm Design

8.0

Existing Publicly Accessible Space

8.12

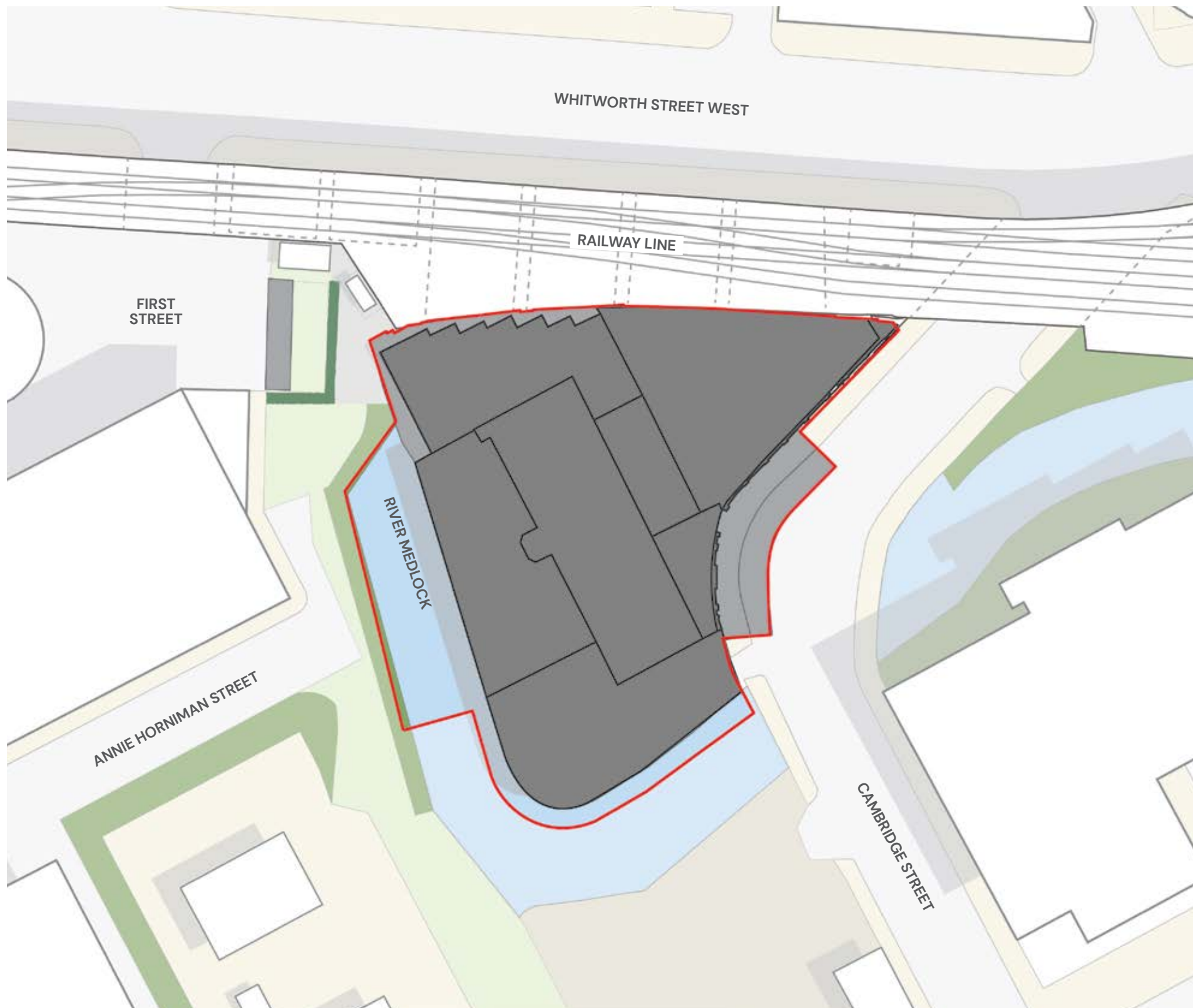
The site currently has no publicly accessible spaces, with existing footpaths being held to the main roads of Whitworth Street West and Cambridge Street.

The recent redevelopment of the public realm on First Street has outlined a precedent for areas of new public realm through the use of granite block paving to pedestrian and vehicular surfaces. There is an opportunity for the surface treatment to be extended into the site to ensure continuity throughout the public realm.

KEY

- Site Boundary
- Publicly Accessible Spaces





Landscape & Public Realm Design

8.0

Existing Surface Condition

8.13

The existing site is dominated by hard surfaces which cover the majority of the site footprint. These consist predominantly of the existing printing press and the associated workshops to the north and east. Existing macadam surface is also present to the footpath along Cambridge Street.

In redeveloping the site, there is significant potential to introduce areas of green, through the introduction of trees and planting within the publicly accessible spaces as well as extensive planting to the roof on level 04. The redevelopment will also provide potential to maximise the biodiversity of the site through the creation of new and diverse habitat typologies.

KEY

- Site Boundary
- Existing Hardstanding
- Existing Buildings





Landscape & Public Realm Design

8.0

Existing Trees & Vegetation

8.14

The application site comprises predominantly hardstanding and buildings with no existing areas of vegetation. One solitary birch sapling is present, growing from the southern facade of the railway bridge.

The most notable area of existing vegetation lies adjacent to the western boundary of the site. This consists of a small section of hedgrow and amenity grass planted as part of the First Street development, as well as self seeded vegetation to the river corridor, predominantly consisting of buddleia.

A grouping of existing trees is also present off site to the south of the River Medlock.

For more information please refer to the arboricultural report prepared by the appointed arboriculturalist.

KEY

- Site Boundary
- Existing Trees - Indicative Locations
(subject to arboricultural survey)
- Existing Vegetation
- Amenity Lawn





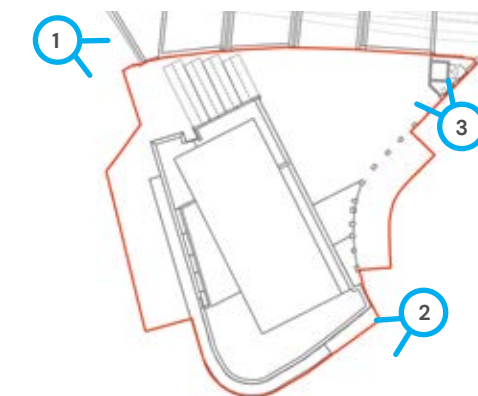
01 View of the existing vegetation along the River Medlock from Annie Hornman Street



02 View west along the River Medlock



03 Self-seeded Birch tree to existing railway bridge



Manchester City Council - Tree Canopy Cover8.16

A tree canopy cover assessment has been undertaken by Manchester City Council which outlines the percentage of tree cover across the city and its distribution.

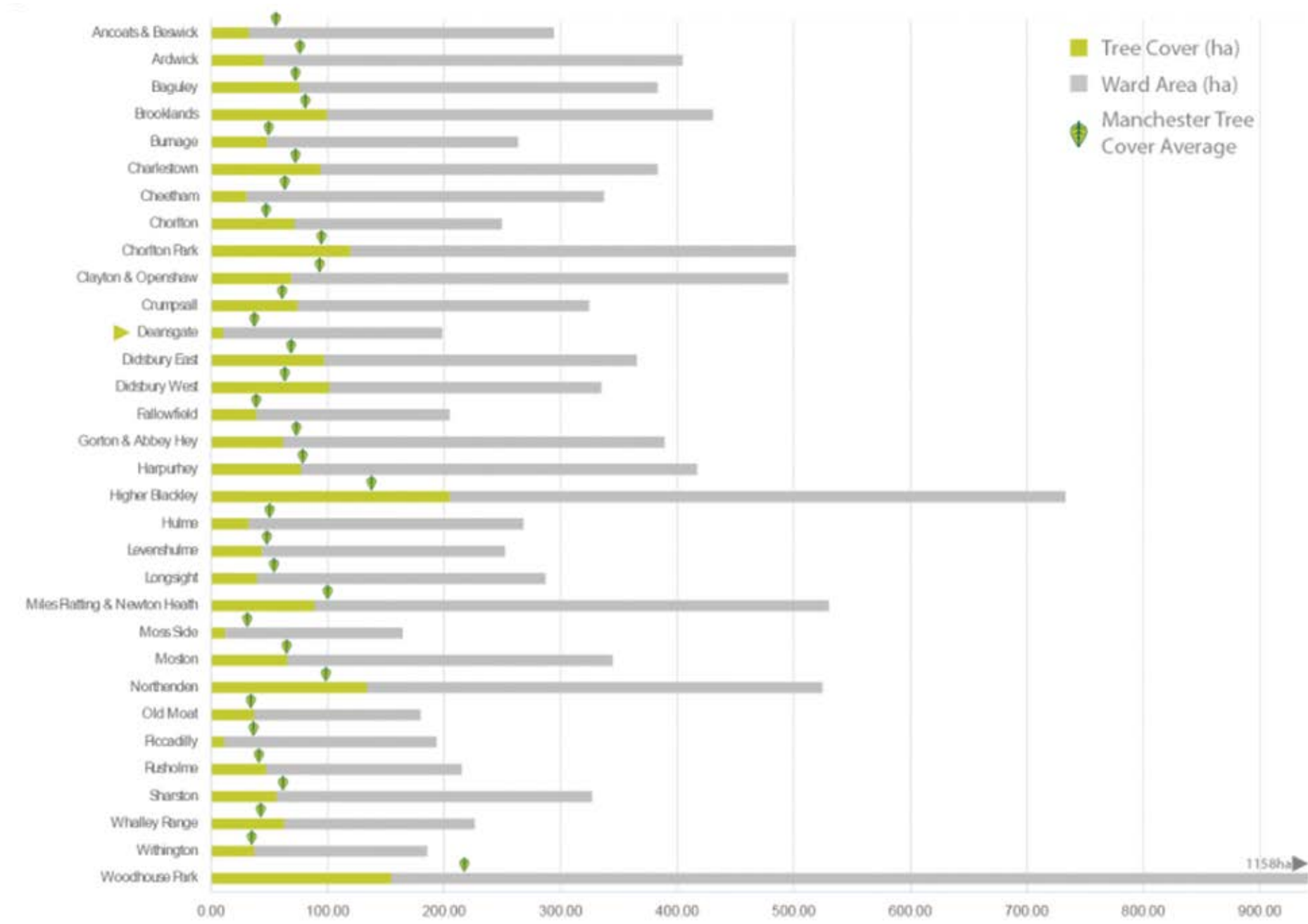
Currently, 18.8% of the city is beneath tree cover which is above the 16.4% average for English towns and cities, however this varies considerably between wards. The site is located within the ward of Deansgate which has the lowest coverage of all the wards at only 5.1% of the total area.

Despite its current ranking, the ward has been identified as having a considerable capacity for change. The redevelopment of the site would look to respond to this through the integration of new tree planting within the proposed areas of public realm.

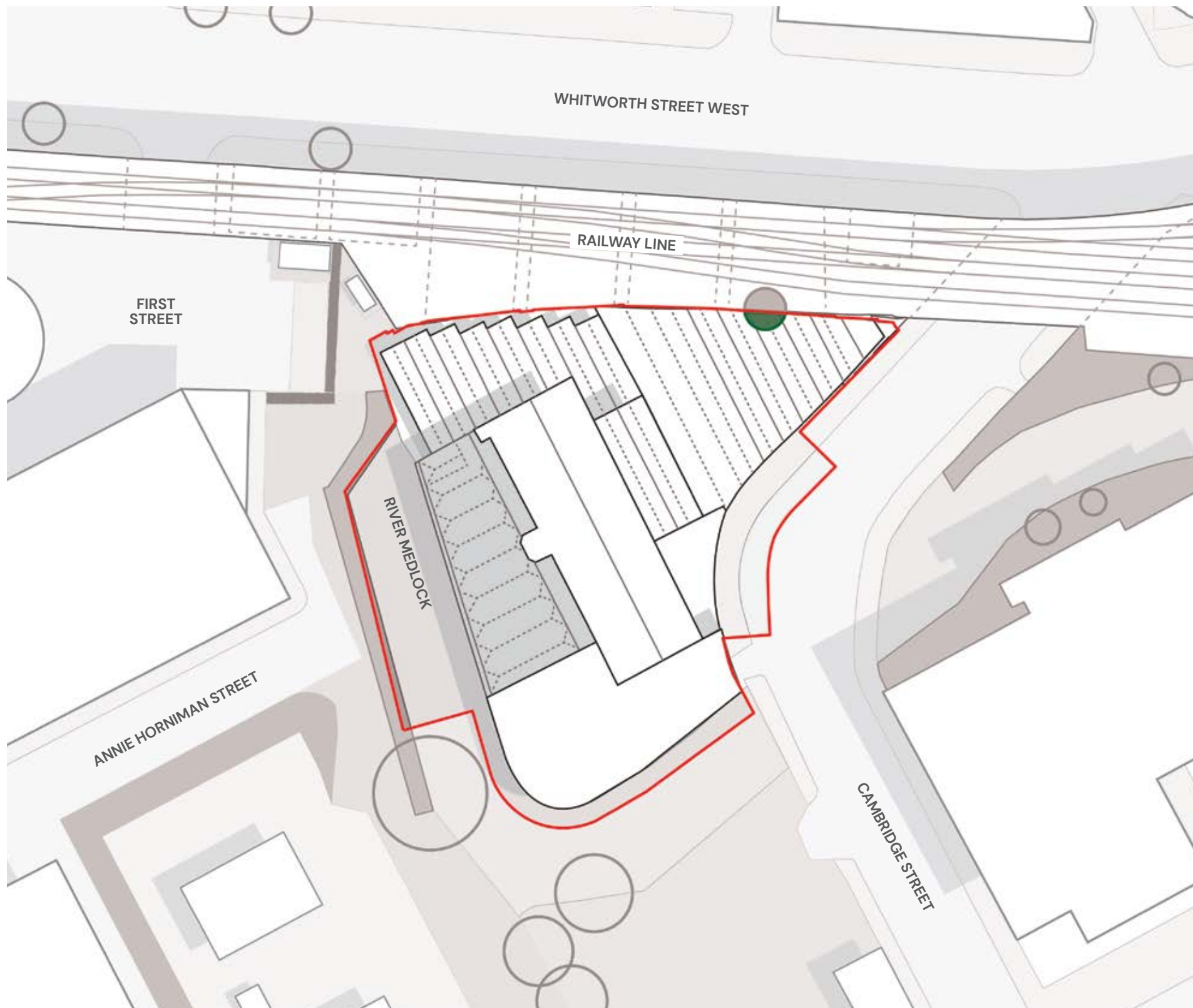
This will also contribute to the city's goal of achieving it's targeted potential tree canopy cover of 21.8% across the city.

Ward attributes	Total	Placement (of 32)
Ward size	198.2ha	#28
Tree canopy cover	5.1%	#32
Recommended capacity for change	+2.8 points (7.9%)	#16
Size of tree canopy increase	5.6ha	#21
Relative cost of planting (1 to 5)	4.9	#1

Key Figures for Deansgate (Growing Manchester's Trees, July 2022)



Tree Canopy Cover and Ward Size Comparison (Growing Manchester's Trees, July 2022)



Landscape & Public Realm Design

8.0

Existing Tree Cover

8.16

The current tree canopy cover of the site is circa 2m², formed of the birch sappling growing from the railway bridge. This area equates to only 0.07% of the overall site area.

The creation of new areas of public realm will present the opportunity to introduce new tree planting and increase the total area coverage across the site.

KEY

 Site Boundary

 Existing Tree Canopy Cover





Landscape & Public Realm Design

8.0

Tree & Vegetation Removal

8.17

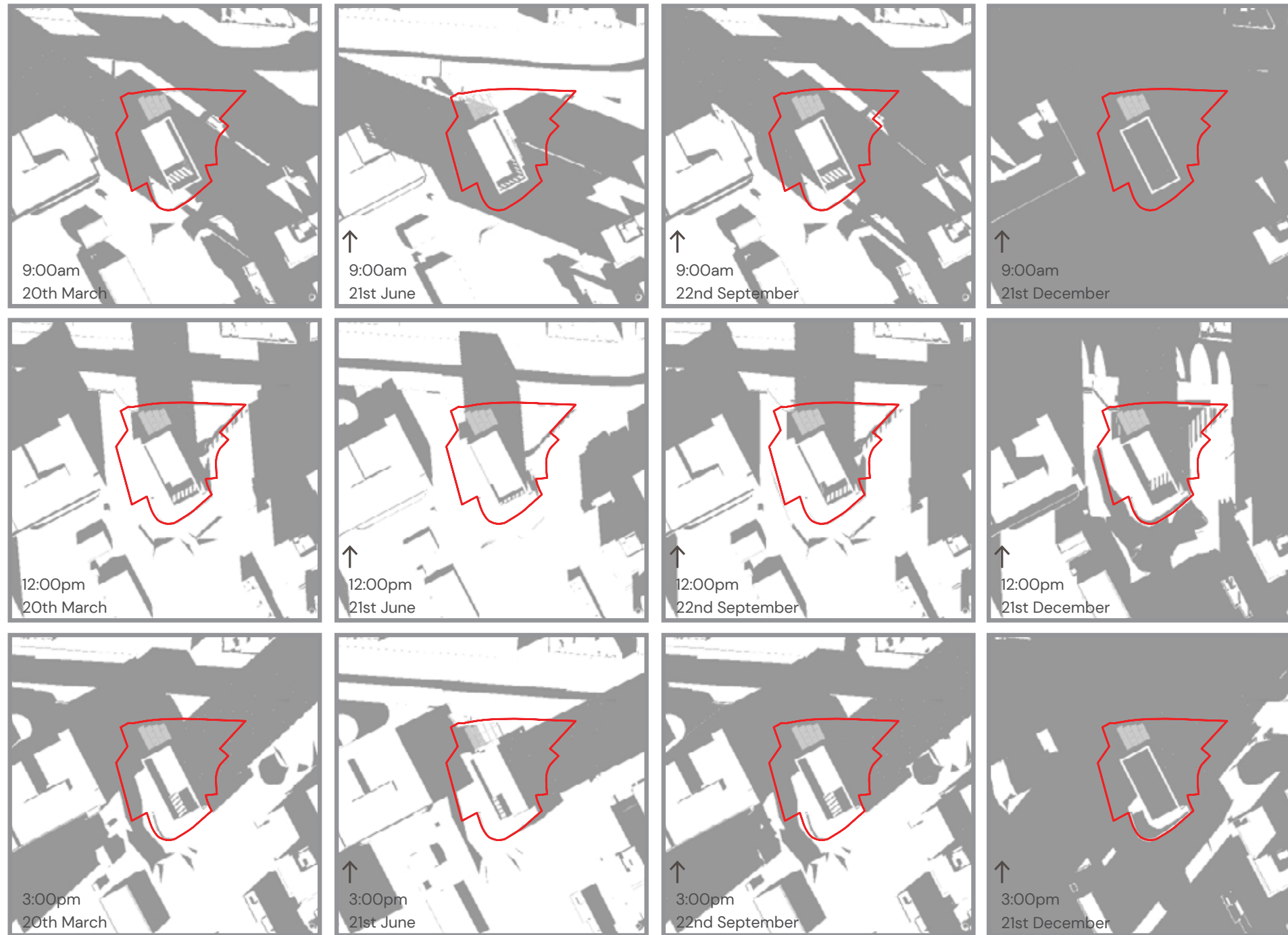
The only existing tree within the application boundary is a self-seeded birch sapling which is growing out the southern brick facade of the railway bridge. This tree is proposed for removal as a result of the site's development.

A number of existing trees are located outside the site boundary but are positioned in close proximity to it. All trees outside of the application boundary are to be retained.

KEY

- Site Boundary
- Existing Trees Off Site
- Indicative Locations
(subject to arboricultural survey)
- Existing Hederow
(subject to arboricultural survey)
- Existing Vegetation
- Amenity Grass
- Existing Trees On site To Be Removed
- Indicative Location
(subject to arboricultural survey)





Landscape & Public Realm Design

8.0

Microclimate

8.18

The microclimate of the site has also been reviewed in preparing the proposals. This takes into account the shadowing created by adjacent buildings and existing structures.

Due to the aspect of the spaces surrounding the existing buildings, external spaces will predominantly be sheltered throughout the year with periods of sunlight during midday hours.

The proposals will ensure these conditions are considered through strategic positioning of furniture and suitable plant species selection.

KEY

-  Building Extent
-  Shadows

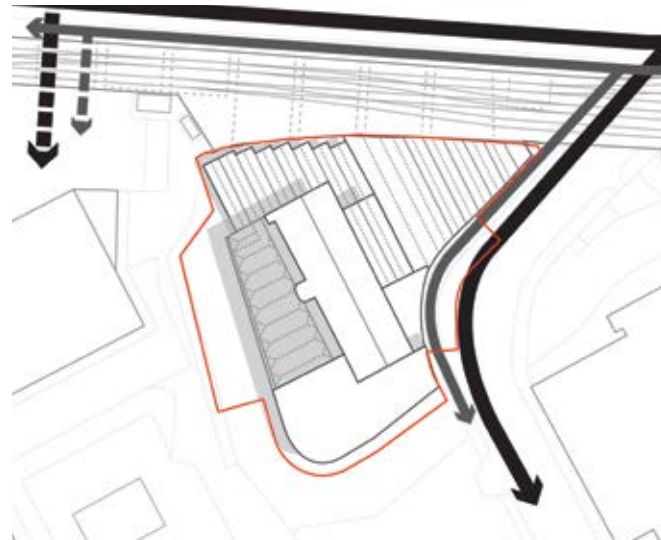


01 Limited Tree Cover



- Absence of trees on site
- Limited tree canopy cover
- Low biodiversity offer
- Site dominated by built forms

02 Segmented Connections



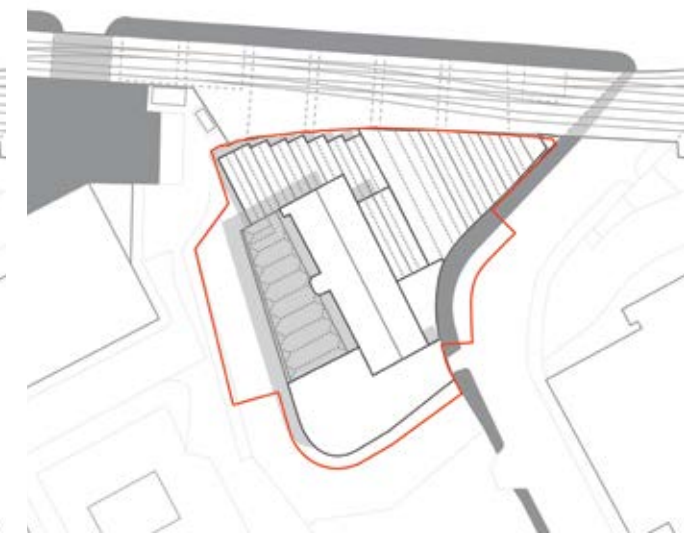
- No pedestrian connections through site
- Poor quality connections to adjacent developments

03 Extensive Hard Surfaces



- Entire site built out
- Large industrial buildings
- Extensive hard surfacing
- No soft landscape on site

04 Limited Public Space



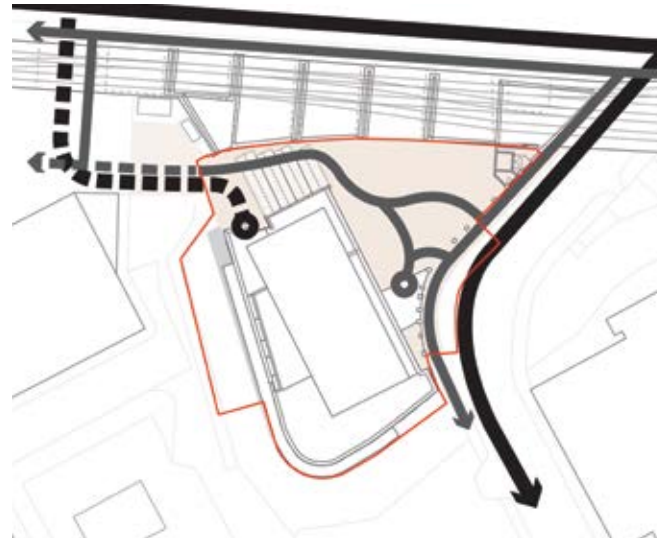
- Fragmented public realm adjacent to site
- Narrow road-side pavements adjacent site
- No public space within site

01 Enhance Tree Cover



- Introduce a strong framework of street trees through the public realm
- Large scale semi-mature tree planting
- Increased tree canopy cover across the site
- Enhanced biodiversity
- Habitat creation for nesting birds.

02 Improve Pedestrian Connections



- Strong pedestrian connections to wider public realm
- Clear hierarchy of movement through the site
- Aspirational connection to First Street. (Connection proposals not included as part of application).

03 Introduce Soft Landscape Areas



- Focused high quality greening
- Variety of planting typologies across different levels
- Enhanced biodiversity and ecology
- Public access to green space
- Green outlooks from adjacent building facades.

04 Create Shared Spaces & Places for People



- Flexible programmable spaces
- Celebrate the industrial heritage
- A new 'Yard' forms the heart of the public realm
- Improved connections to the wider public realm
- Continuity of surface finishes throughout the public realm.



+



+



+



01 Strengthen the soft landscape through the introduction of meaningful GREENING and tree planting across multiple levels of the proposals.

02 Celebrate the rich industrial HERITAGE with reference to the Site's former uses and material palette.

03 Provide spaces that OPEN & CONNECT the development with the wider public realm.

04 Create a DESTINATION within the public realm that is flexible and supports adjacent building uses.

=

Hotspur Press

01 Extend the surface finish



The proposals look to extend the adjacent block paving surface finish though into the yard to form a consistent floorscape to the public realm.

02 Reference the former workshops



The paving is aligned to follow the orientation of the retained building whilst also referencing the footprint of the former workshops.

03 Consider access & circulation



Access is considered to ensure free pedestrian movement is created throughout the Yard. Aspirational connections to First Street are also considered (Proposals not included as part of application) .

04 Create areas of soft landscaping



Areas of planting are introduced to help define spaces within the yard. Their geometric forms follow the footprints of the former workshops.

05 Introduce tree planting



Tree planting is introduced to add height to the planting scheme and enhance the sense of enclosure for users of the external space.

06 Provide permanent seating opportunities



Permanent timber bench seating is introduced to further define the dwell spaces and provide year round seating opportunities.

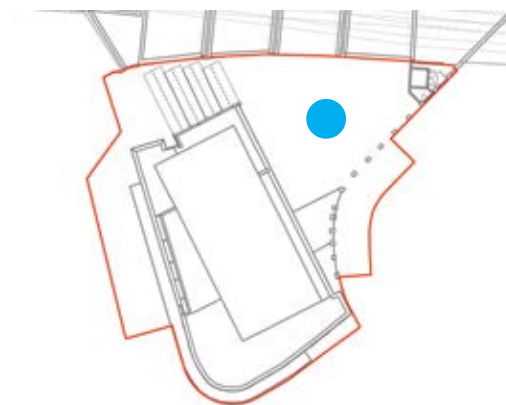
Landscape & Public Realm Design

8.0

Proposals - Creating The Yard

8.22

The design of the public realm applies the original design principles and references the industrial heritage of the site to create a landscape which is both functional and responds to its unique setting.





Landscape & Public Realm Design

8.0

Proposals - Illustrative Sketch Overview

8.23

KEY FEATURES

1. Proposed tree planting to new public space
2. Flexible space adjacent to internal building uses
3. External covered seating area
4. Footpath improvements to Cambridge Street
5. Level 4 roof garden
6. In-ground paving detailing/artwork
7. Lighting columns with Gobo projection
8. Paving detail referencing historic workshops
9. Fixed timber seating elements
10. Flexible furniture
11. High quality grasses and perennial planting



Landscape & Public Realm Design

8.0

Proposals - Landscape Masterplan

8.24

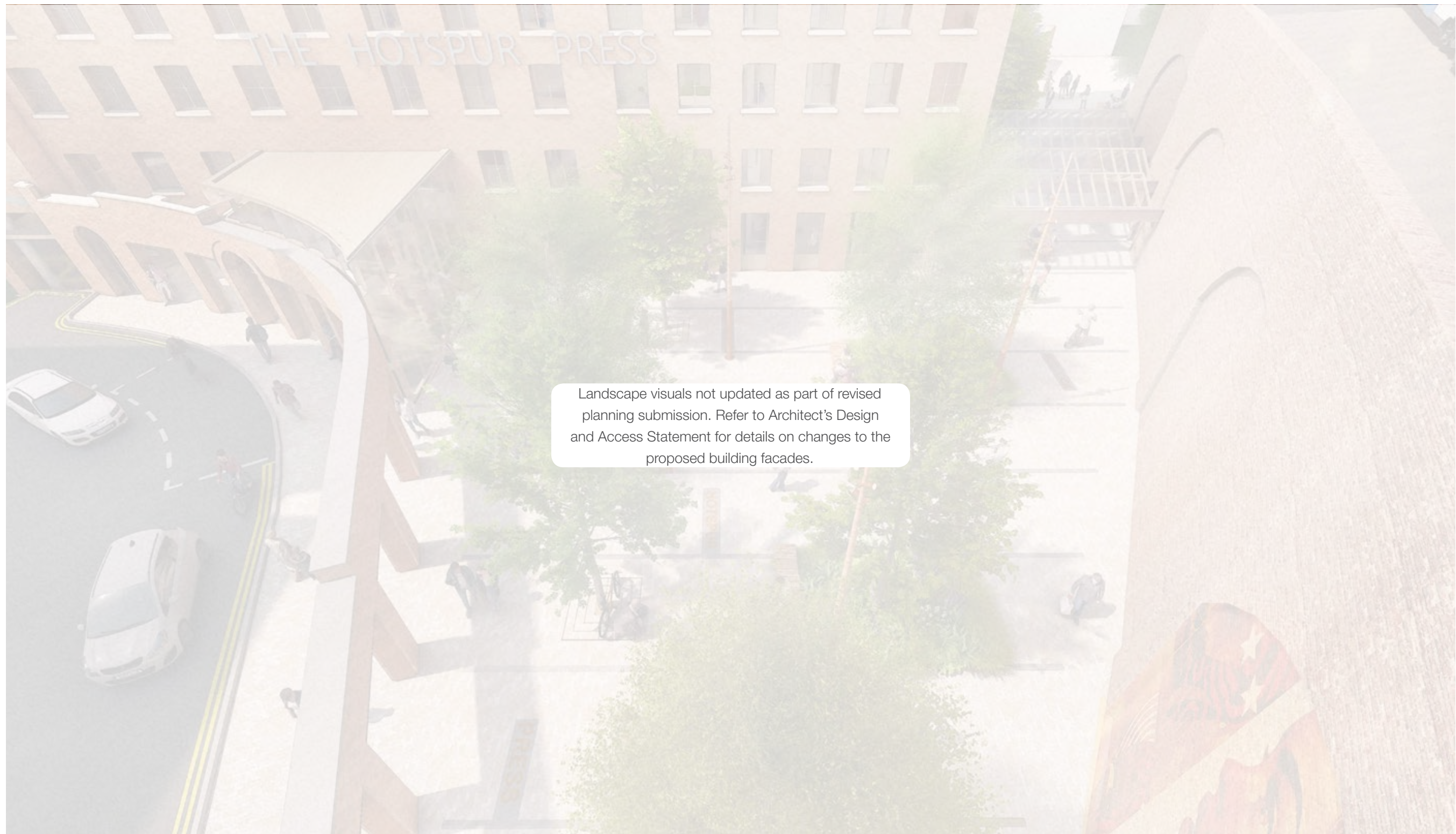
KEY FEATURES

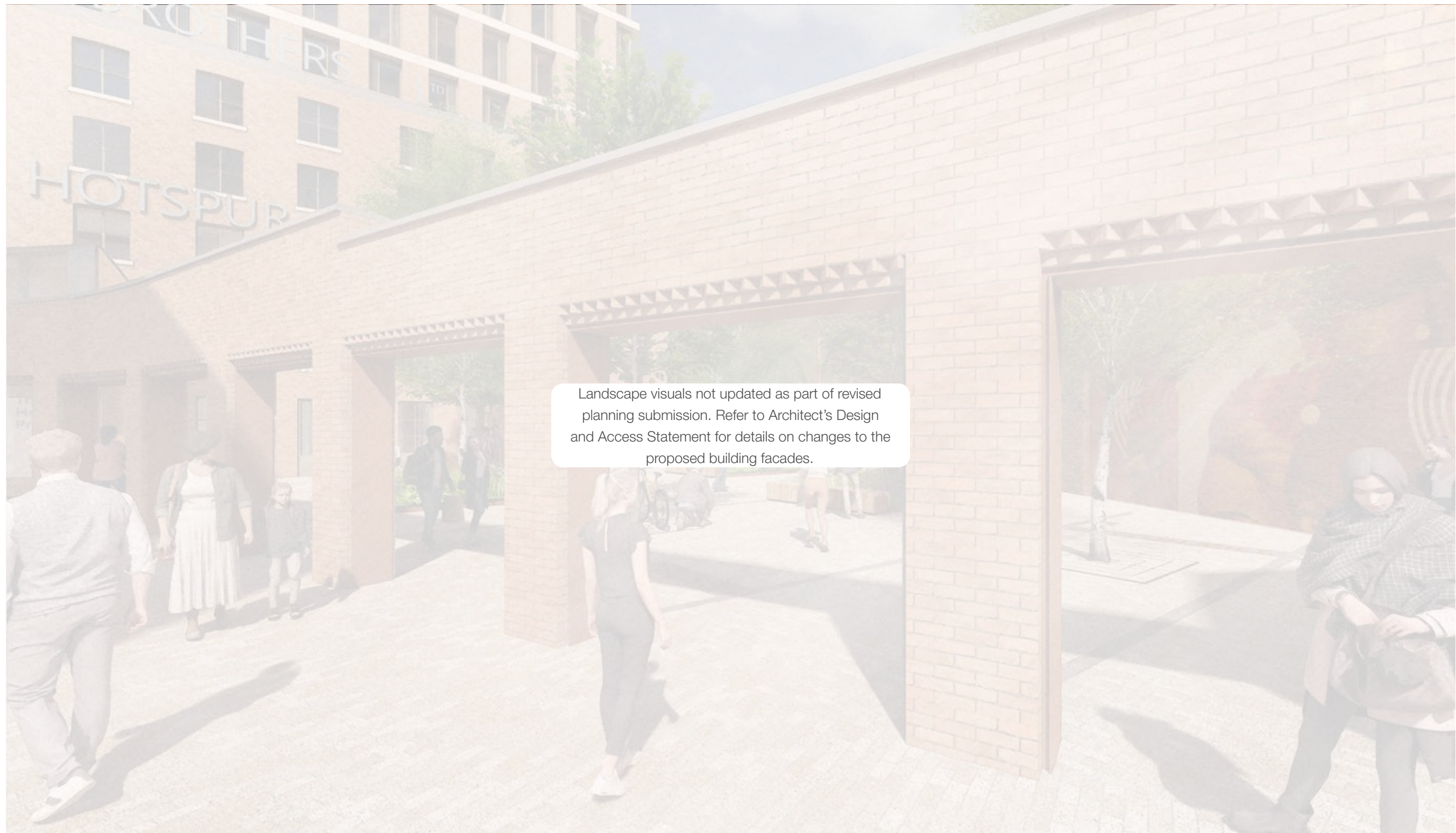
1. Proposed tree planting to new public space.
2. Flexible space adjacent to internal building uses.
3. External covered seating area.
4. Footpath surface improvements and drop-off bay to Cambridge Street
5. Level 4 roof garden
6. In-ground paving detailing/artwork
7. Palisade wall
8. Natural stone paving to public realm
9. Existing natural stone block paving to First Street
10. Aspirational public realm improvements to First Street (Proposals not included as part of application)
11. Level 3 terrace
12. Main building entrance
13. Aspirational marginal planting beds within the River Medlock (initiative not included as part of application)
14. Proposed substation enclosure.

KEY

-  Site Boundary
-  Existing Trees - Indicative Locations (subject to arboricultural survey)
-  Proposed Trees
-  Existing Vegetation
-  Existing Amenity Lawn
-  Proposed Planting
-  Watercourse
-  Buildings
-  Proposed Natural Stone Paving
-  Proposed Timber Seating

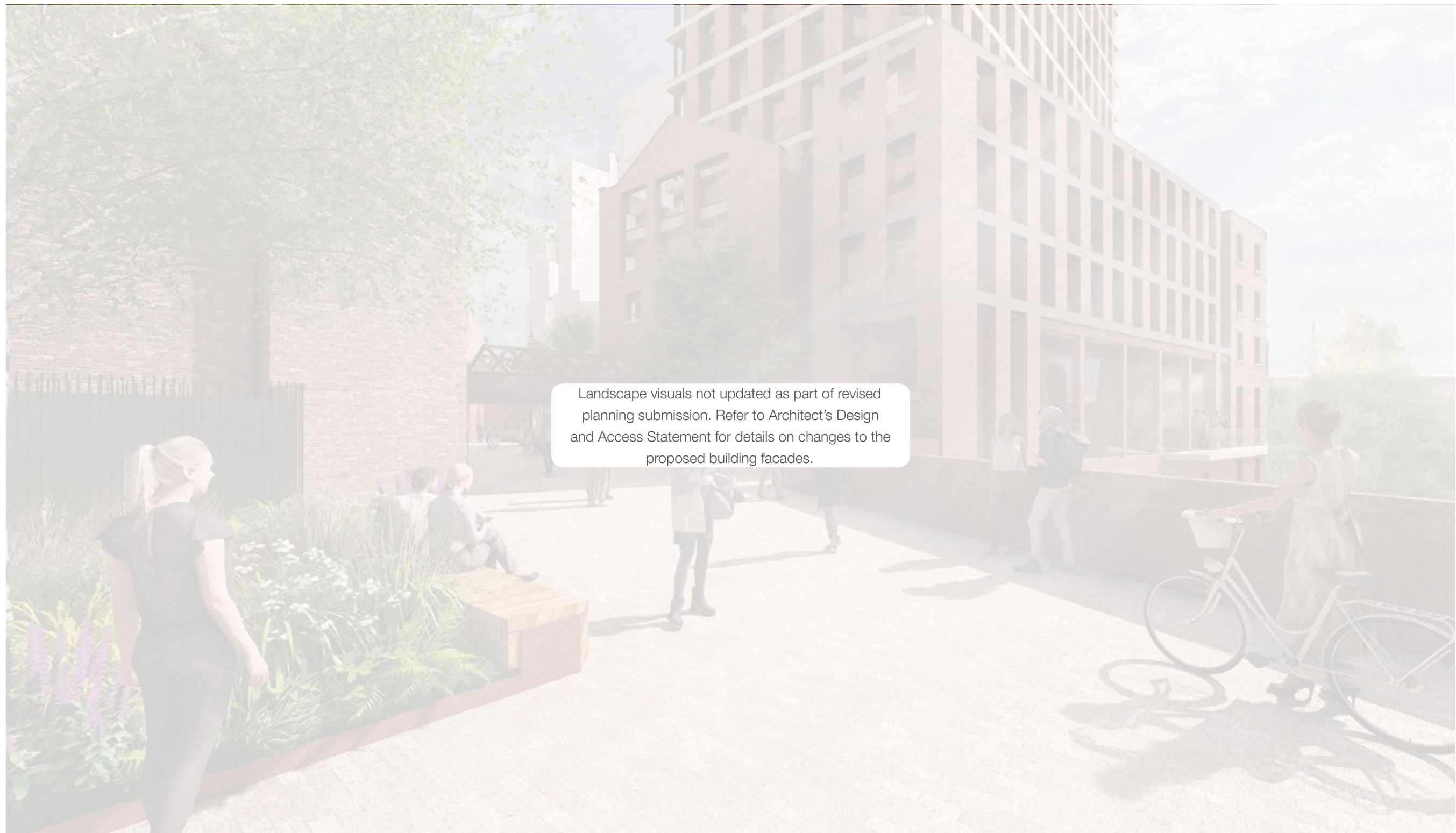






Landscape visuals not updated as part of revised planning submission. Refer to Architect's Design and Access Statement for details on changes to the proposed building facades.







Deptford Market Yard
Farrer Huxley Associates



Deptford Market Yard
Farrer Huxley Associates

Landscape & Public Realm Design

8.0

Precedent Project - Deptford Market Yard

8.26

TRANSFERABLE FEATURES

- A new pedestrian space and destination
- Draws on the character of the industrial heritage
- Incorporation of heritage components through materials and furniture
- Opportunities for incorporation of public art
- Large 'legacy' tree planting defines the space
- Strong pedestrian connections through space



+



+



01 Create an environment which encourages Black Redstarts to forage and nest on the site.

02 Develop a design which replicates the semi-open landscapes of the Black Redstarts.

03 Ensure the proposals offer year round visual amenity to occupants of the adjacent building.

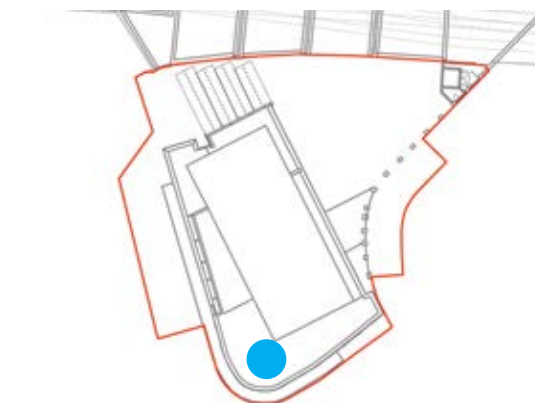
=

**Black Redstart
Habitat Creation**

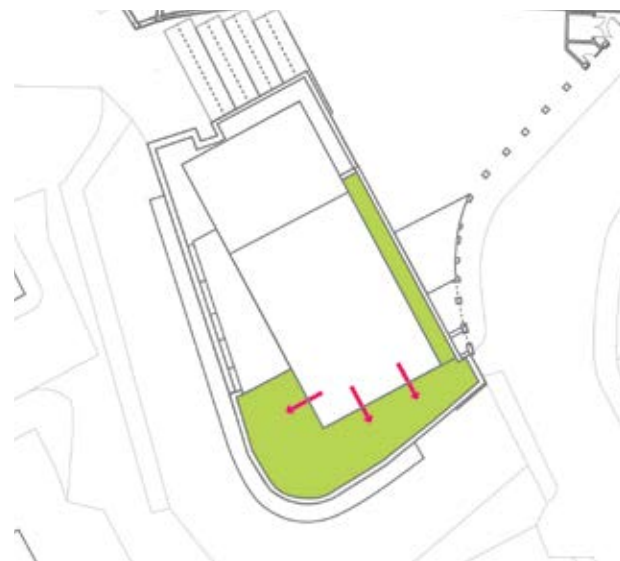
The Black Redstart is a small passerine bird known for its distinctive black plumage with red tail feathers and is native to parts of Europe, Asia, and North Africa.

Black Redstarts can be found in a wide range of habitats, typically consisting of rocky or stony terrain with areas of open ground. As a result, the birds can often be seen in urban areas on former industrial sites where their character mirrors this terrain. Old buildings, structures and site rubble form the perfect habitat for the birds to nest and forage.

The development will ensure that suitable habitat is created for the Black Redstarts by creating a roof garden which emulates their natural habitat. This will include open areas of rocky terrain woven between undulating areas of planting. Nesting boxes are also to be incorporated in locations agreed with the project ecologist.

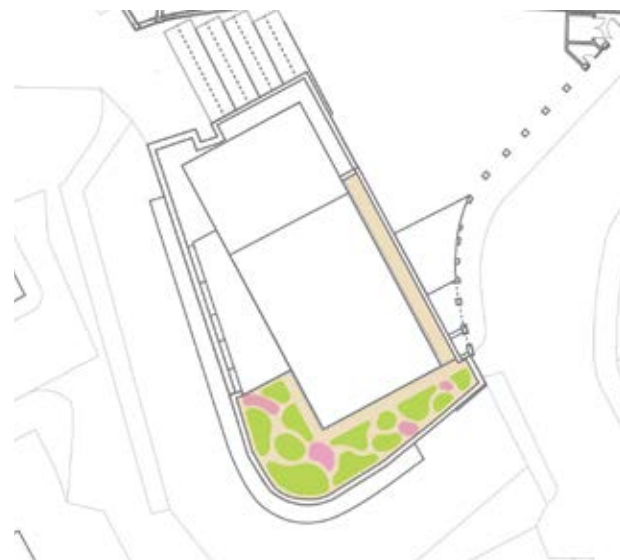


01 Create a green outlook



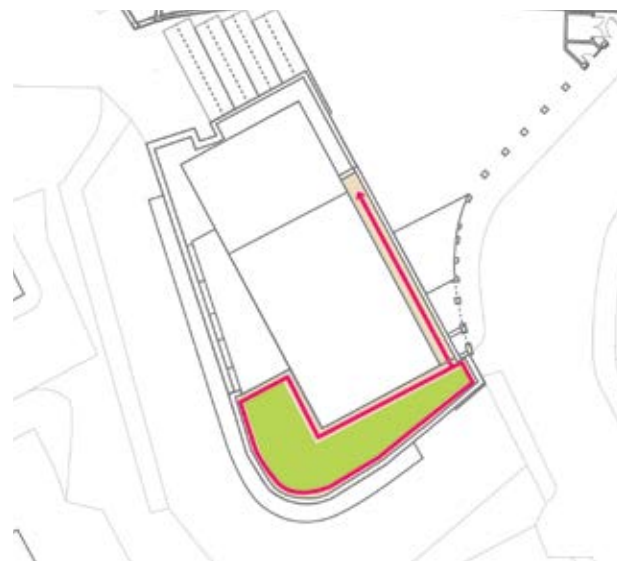
Maximising the extent of planting to the terrace will create a strong green outlook from the internal spaces and floors above.

04 Introduce areas of open ground



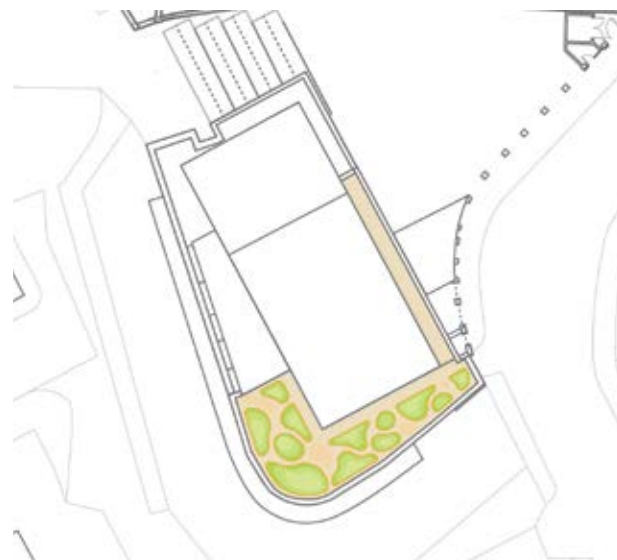
Areas of open ground are introduced to provide areas of foraging for Black Redstarts

02 Provide access and circulation



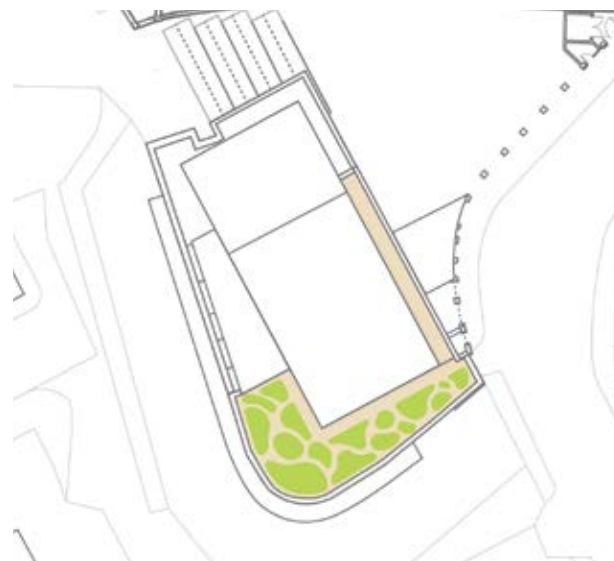
Circulation is introduced to provide maintenance access to the terrace and planting areas.

05 Define the mounds



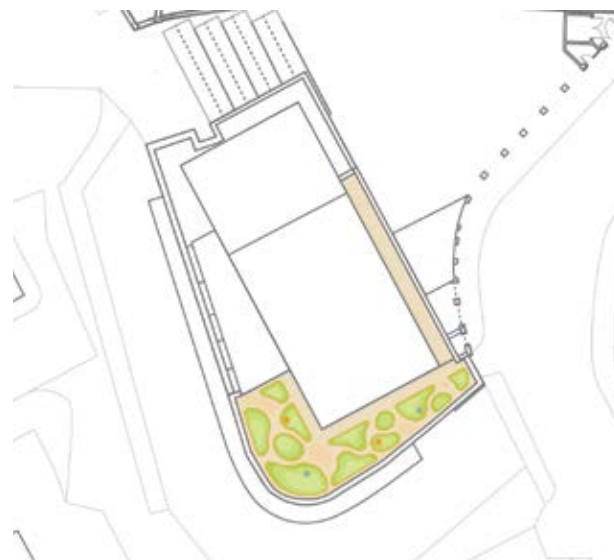
The planting areas are mounded up to create undulating forms across the terrace

03 Recreate the tussock landscape



Informal pathways break up the large extent of planting into smaller groupings, reflective of those found in tussock landscapes.

06 Introduce water and insect habitats



Water dishes and log piles are introduced to support the habitat of the Black Redstarts and invertebrates.

Landscape & Public Realm Design

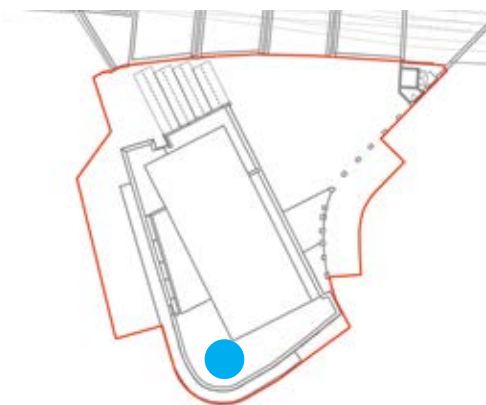
8.0

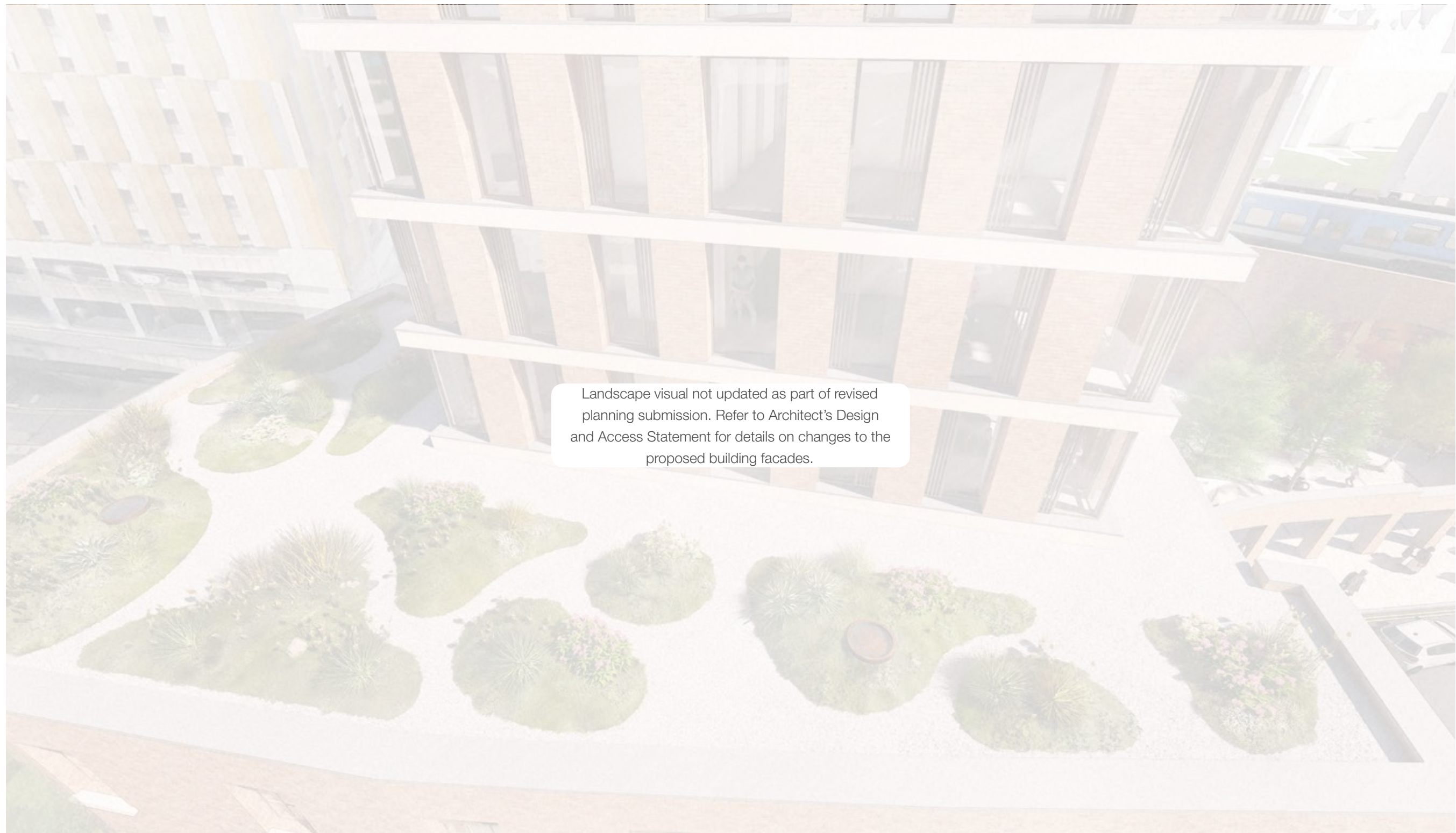
Proposals Level 04 - Creating The Gardens

8.28

The proposals for the Level 04 terrace have been developed in close collaboration with the project ecologists to create a suitable habitat for Black Redstarts to nest and forage.

The proposals also consider the visual amenity of the terrace by ensuring a green outlook is provided from the adjacent windows which look out onto them.





Landscape visual not updated as part of revised planning submission. Refer to Architect's Design and Access Statement for details on changes to the proposed building facades.

Past



01 Birley's Weir constructed in 1863 to south west corner of the River Medlock

Present



02 Neglected river corridor with remains of former weir and self-seeded vegetation

Future



03 Restoration of the river to create an oasis for wildlife and flora

=

River Medlock

The River Medlock - Vision (Aspirational initiative not included as part of application)

8.30

The River Medlock is a small river that flows through Greater Manchester, traveling through many districts of the city. The river has played a significant role in Manchester's industrial past where it was used to power mills and factories located along the watercourse, including Medlock Mill.

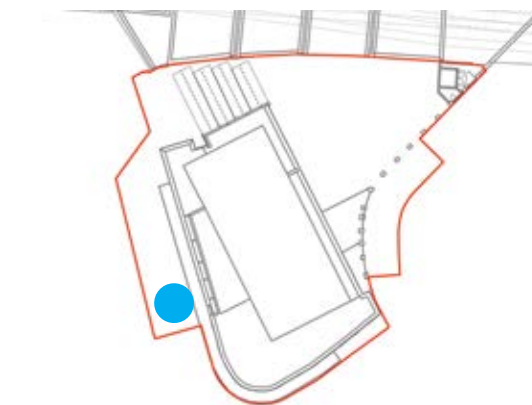
The river borders the site along the southern and western boundaries, with the watercourse flowing right up to the historic wall of the mill. Evidence of the former Birley's Weir also remain within the river corridor, however the majority of the weir has since been demolished.

Despite its urban surroundings, green spaces have been created along the route of the river including new parks and recreational areas. These allow people to connect to the river and provide access to nature.

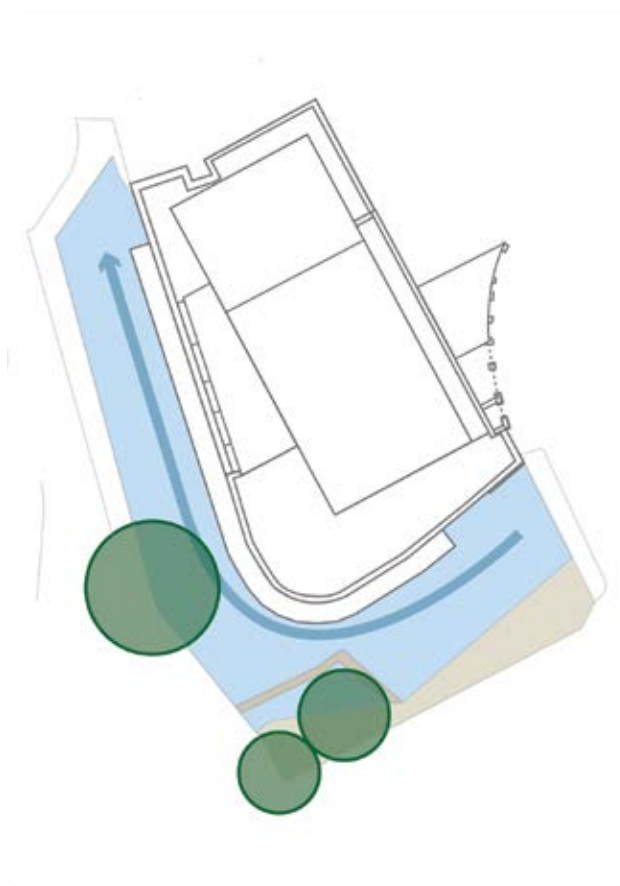
The river has also faced challenges regarding pollution, which is a common issue in urban environments. Efforts have been made along other stretches of the river to help improve the water quality and restore the habitats along its banks.

The length of watercourse adjoining the site currently consists of self-seeded vegetation, predominantly formed of buddleia and small saplings. Dead vegetation and debris also lines the banks of the river, leaving it in a state of neglect.

The proposals seek to restore the section of river corridor within the site boundary by clearing existing arises and introducing areas of native marginal planting to the watercourse.

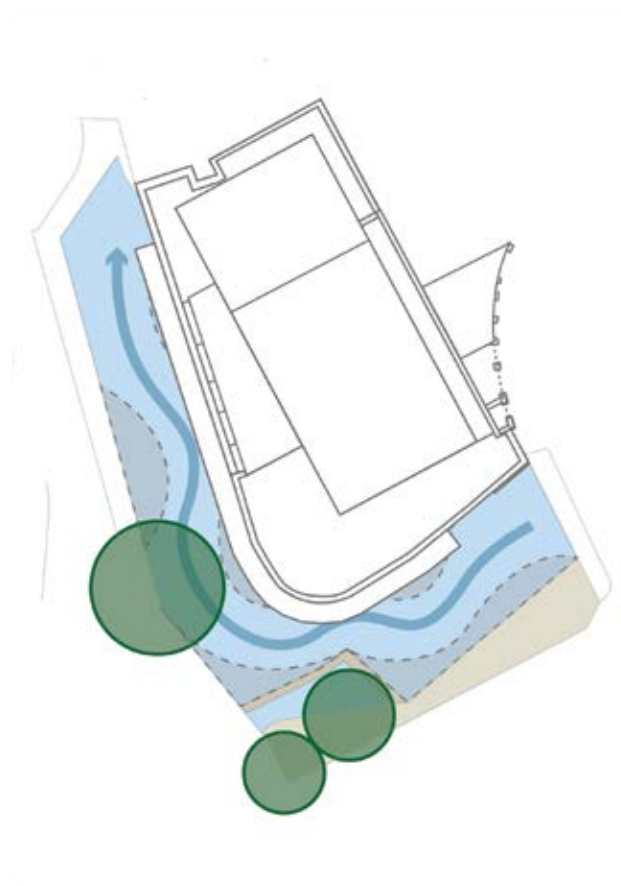


01 Existing Condition



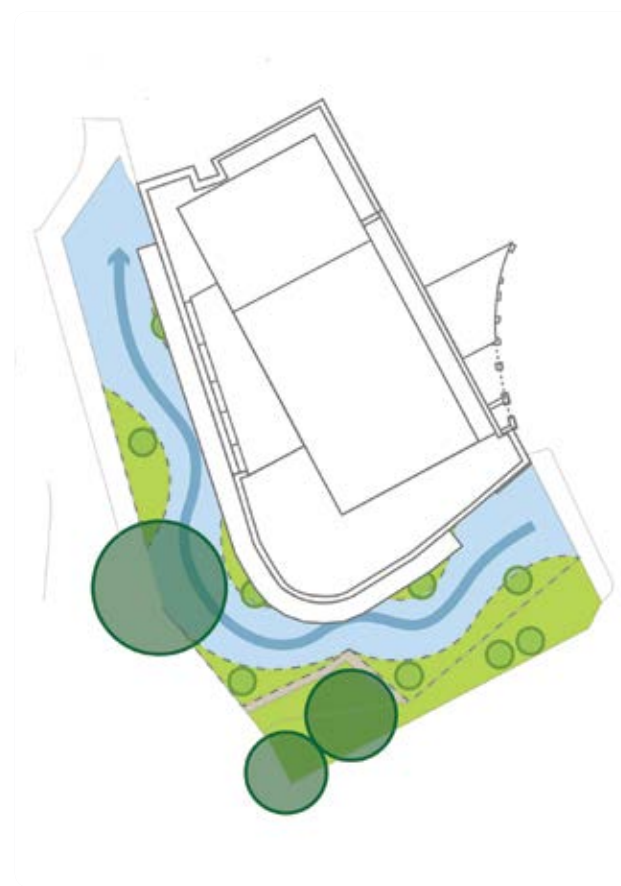
Existing neglected river corridor with limited visual amenity and habitat benefits.

02 Extend The Flow



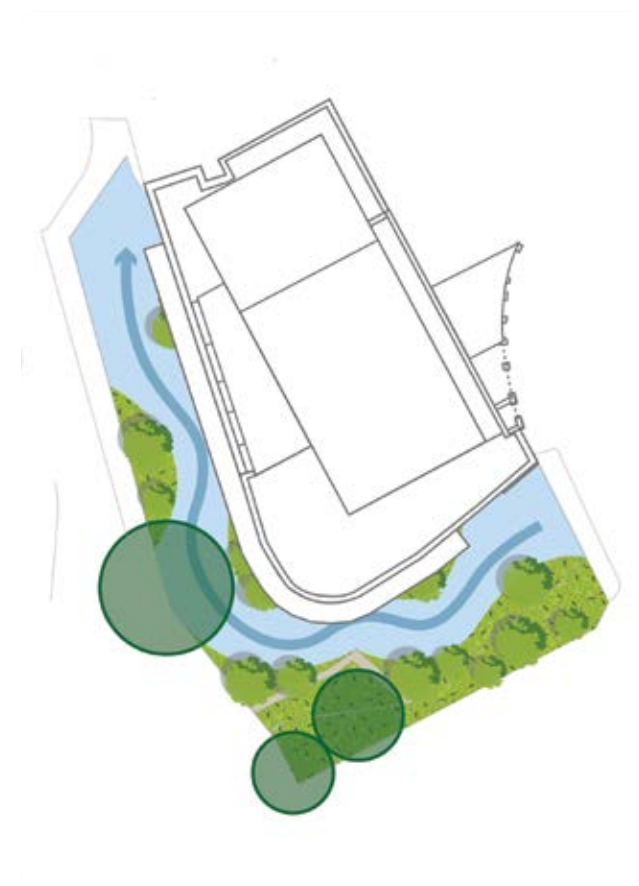
Creating meanders along the watercourse will help to extend the flow of the river and slow down the rate of the water.

03 Introduce Marginal Planting



Marginal planting can be introduced to the edges of the watercourse to help visually soften the corridor as well as clean the water.

04 Establishment



The planting will establish over time to create a new river corridor habitat for wildlife and flora.



Landscape & Public Realm Design

8.0

Planting Strategy

8.32

The proposed planting strategy is separated into two distinct typologies which reflects the overall landscape concept along with the specific function, location and microclimate of each space. It comprises the rain gardens and semi mature tree planting within the public yard and species-rich wildflower and sedum planting the Level 04 roof.

Level 00 Public Realm – Medlock Yard

- A rich mix of evergreen groundcovers, ornamental grasses provide year-round structure to the rain gardens.
- Flowering perennials and ornamental grasses introduce seasonal interest, bringing changing colours and forms throughout spring, summer and autumn.
- Species selected to suit the partial sun/shade conditions within the new area of public realm.
- Climbers on strained wires will help screen the substation enclosure and provide a green backdrop to the new public space.

Level 04 - Roof Garden

- The roof terrace has been designed to support a combination of both wildflowers and sedum plugs that can tolerate the exposed condition of the terrace and the shallow substrate depths which are driven by the roof loading restrictions.
- The planting will provide a green outlook from within the adjacent building with varying seasonal colour and interest throughout the year.
- A diverse mix of wildflowers together with other ecological interventions, such as log piles, bird boxes and water dishes will provide an extensive area of valuable habitat which will support local wildlife and contribute to sustainability criteria.

Please refer to planting plans for information on species and sizes.

KEY

-  Site Boundary
-  Rain Garden Planting
-  Wildflower & Sedum Planting (Extensive Roof)
-  Climbers - to strained wire system





Sesleria autumnalis



Polystichum setiferum



Carex divulsa



Astrantia 'Buckland'



Iris sibirica



Asplenium scholopendrium



Astrantia major



Allium 'Mount Everest'



Asarum europaeum

Landscape & Public Realm Design

8.0

Planting Strategy - Hotspur Yard - Rain Garden Mix

8.32

The planting design within the public yard will comprise an ornamental mix of grasses and herbaceous perennial species. The mix will include a high proportion of evergreen species which will form year-round structure to the planting. Flowering highlight species will also provide seasonal interest.

Appropriate plant species have been selected which can tolerate the conditions within the rain gardens and partial shade of the new public realm.

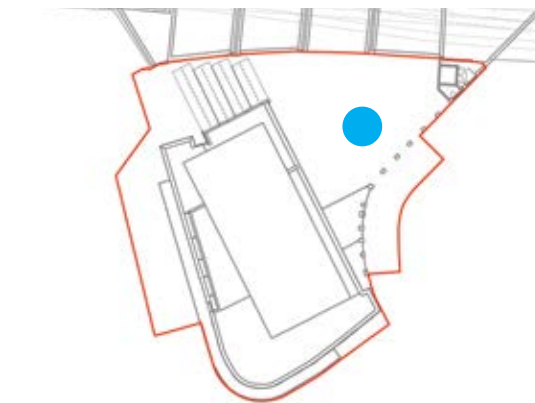
Indicative planting palette:

Groundcover Layer
Polystichum setiferum 10%
Sesleria autumnalis 35%
Carex divulsa 10%

Seasonal Change Layer
Astrantia 'Buckland' 5%
Astrantia major 5%
Asarum europaeum 5%
Asplenium scholopendrium 5%
Dryopteris affinis 10%
Iris sibirica 15%

Bulb Planting
Allium 'Mount Everest' 50%
Narcissus 'Thalia' 50%

Climbers (to substation enclosure)
Trachelospermum jasminoides





Achillea millefolium



Cruciata laevipes



Daucus carota



Galium album



Lotus corniculatus



Silene dioica



Sedum album



Sedum reflexum



Sedum rupestre 'Angelina'

Landscape & Public Realm Design

8.0

Planting Strategy - Level 04 - Wildflower and Sedum Mix

8.32

The planting to the terrace aims to replicate the habitat suited for the foraging and nesting of the Black Redstart birds. This will include areas of open ground that are interplanted with undulating mounds of native wildflowers and sedum plugs which will also create a seasonally changing outlook from the adjacent internal building spaces.

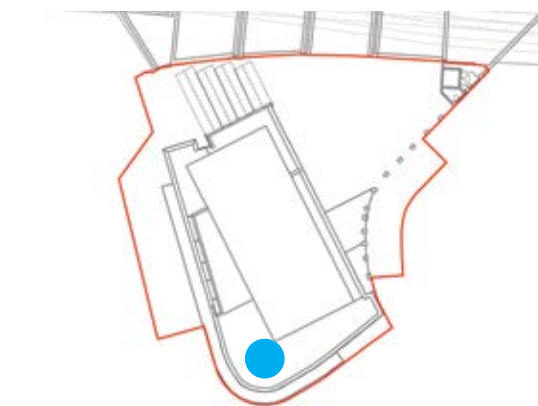
Indicative planting palette:

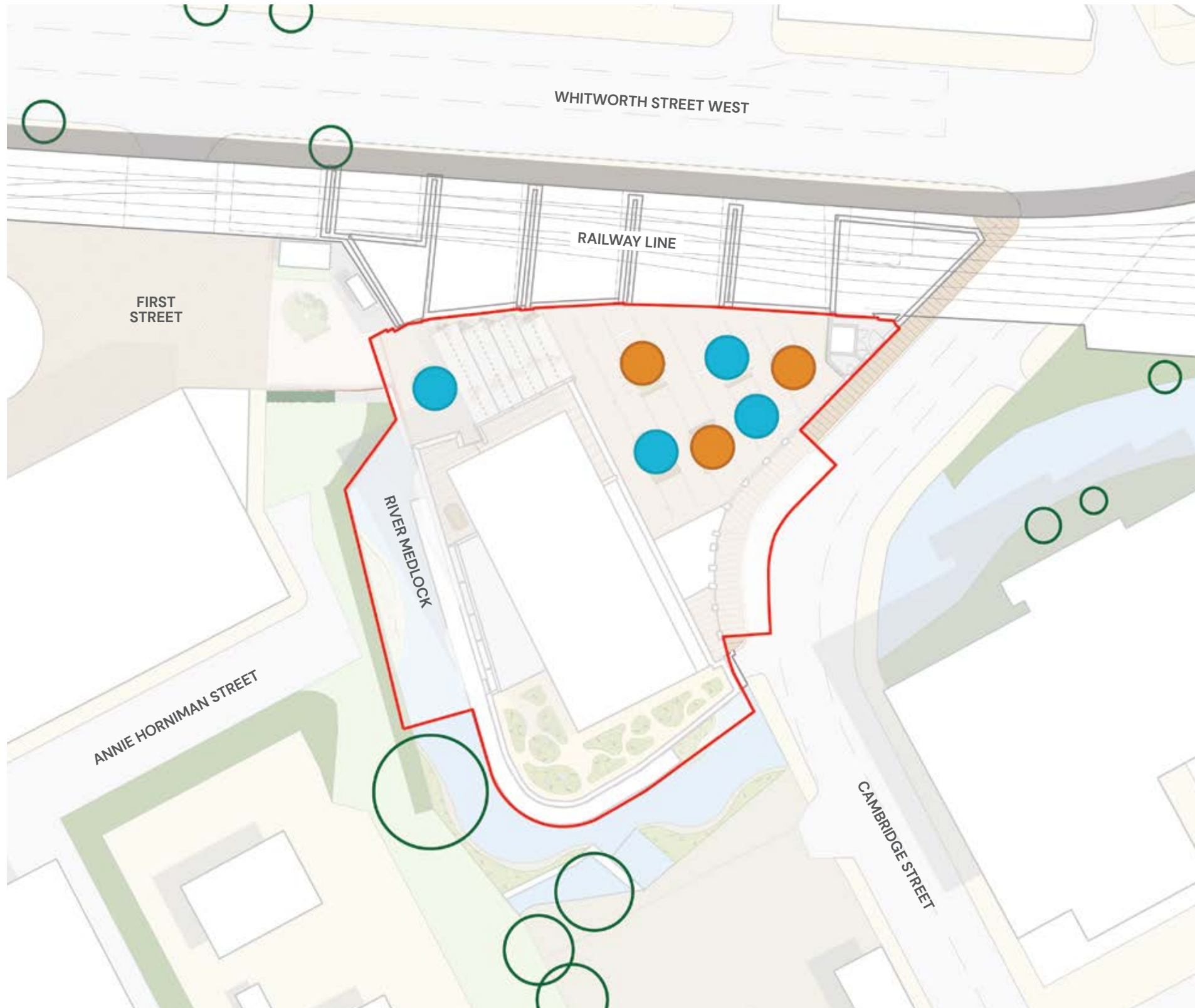
Wildflowers 60%

Achillea millefolium – Yarrow
 Agrimonia eupatoria – Agrimony
 Arctium minus – Lesser Burdock
 Centaurea nigra – Common Knapweed
 Centaurea scabiosa – Greater Knapweed
 Chaerophyllum temulum – Rough Chervil
 Cruciata laevipes – Crosswort
 Daucus carota – Wild Carrot
 Dipsacus fullonum – Wild Teasel
 Galium album – Hedge Bedstraw
 Knautia arvensis – Field Scabious
 Lathyrus pratensis – Meadow Vetchling
 Lotus corniculatus – Birdsfoot Trefoil
 Malva moschata – Musk Mallow
 Plantago lanceolata – Ribwort Plantain
 Poterium sanguisorba – Salad Burnet
 Silene dioica – Red Campion
 Vicia Cracca – Tufted Vetch

Sedum Species 40%

Sedum album - White stonecrop
 Sedum acre - Biting Stonecrop
 Sedum ellacombianum - Japanese Stonecrop
 Sedum reflexum - Blue Stonecrop
 Sedum rupestre 'Angelina' - Stonecrop 'Angelina'
 Sedum spurium - Two-row stonecrop





Landscape & Public Realm Design

8.0

Tree Planting Strategy

8.33

A select palette of trees has been introduced to create a strong structure to the development. The chosen species build on the character of the existing river corridor which adjoins the site by bringing the character through into the new area of public realm.

Clear-stemmed, semi mature trees will provide instant scale and impact as well as seasonal interest and structural forms. The trees will also offer food, shelter and nesting opportunities for wildlife.

Semi Mature Trees

Downy Birch - *Betula pubescens*
Upright form, open canopy and attractive autumn colour.

Common Alder - *Alnus glutinosa*
Conical form, bright green leaves, red-brown catkins and great for wildlife.

KEY

- Site Boundary
- Downy Birch
Betula pubescens
- Common Alder
Alnus glutinosa
- Existing Trees - Off Site
(Indicative locations only)





Common Alder
Alnus glutinosa



Downy Birch
Betula pubescens



Common Alder
Alnus glutinosa



Downy Birch
Betula pubescens

Landscape & Public Realm Design

8.0

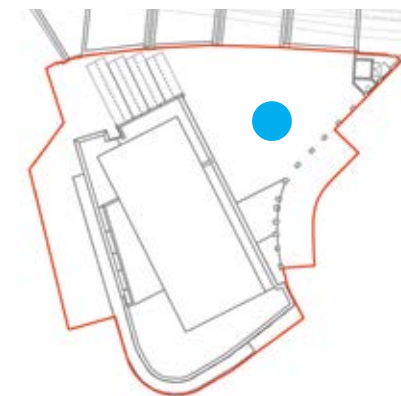
Tree Planting Strategy

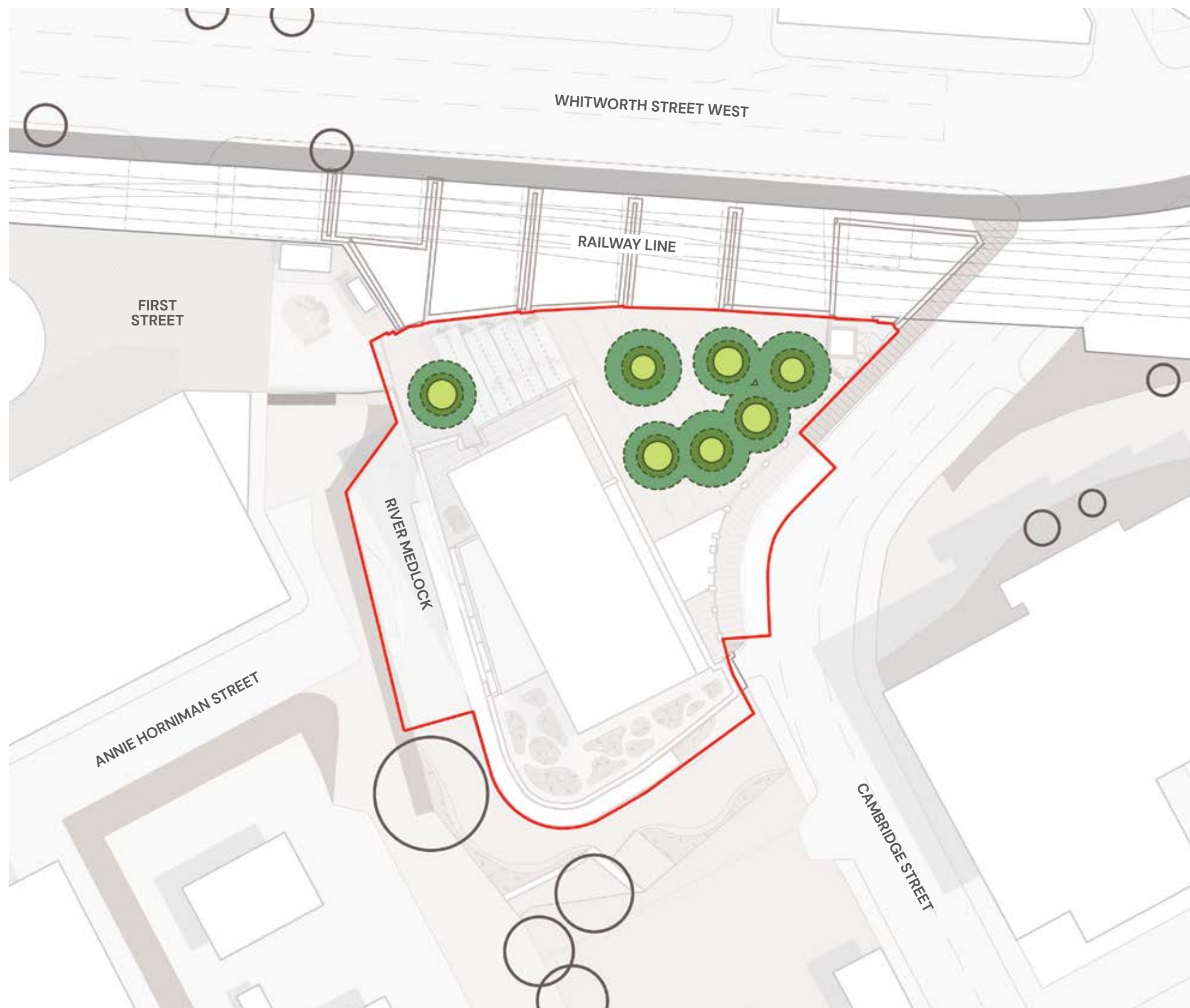
8.33

SEMI MATURE TREES

Downy Birch - *Betula pubescens*
35-40cm girth, clear stemmed

Common Alder - *Alnus glutinosa*
35-40cm girth, clear stemmed





Landscape & Public Realm Design

8.0

Proposed Tree Cover

8.33

7 semi mature trees have been proposed to the new area of public realm within the application boundary. A study has been undertaken to determine the canopy cover they will collectively provide at time of planting through to 50 years of age. These areas have been calculated based on the typical growth rates for the selected tree species:

15 Years Old (age at planting)
Canopy Area: 59.7m²
Percentage of Site: 2.3%

25 Years Old
Canopy Area: 137.2m²
Percentage of Site: 5.3%

50 Years Old
Canopy Area: 372.3m²
Percentage of Site: 14.4%

The proposals aim to achieve a maximum coverage of 14.4% across the site once all trees have reached full maturity. This is an improvement of 14.33% against the existing condition and almost double the ward's predicted capacity for change of 7.9%.

KEY

- Site Boundary
2,576m²
- Tree Canopy Cover
- 15 Years (age at planting)
- Tree Canopy Cover
- 25 Years Old
- Tree Canopy Cover
- 50 Years



Landscape & Public Realm Design

8.0

Biodiversity Strategy

8.34

The landscape strategy for the development incorporates a variety of new habitat types across different levels of the site. Currently there is almost no semi-natural habitat on site due to the nature of the existing site condition.

The introduction of new habitats has enabled the site to surpass the required 10% Biodiversity Net Gain whilst the proposed LEMP outlines the long-term management works to ensure their successful upkeep.

The increase in overall ecological value to the site is delivered by:

- Semi mature tree planting
- Creation of roof-level habitats, mimicking Black Redstart foraging and nesting habitat
- New areas of planting containing a rich mix of species for pollinators
- Climbing plant species to create vertical habitats to existing walls
- Installation of bird boxes, water dishes and log piles for birds and invertebrate species.

For more detailed information on BNG and ecological initiatives, refer to the appointed ecologists report.

KEY

-  Site Boundary
-  Semi Mature Tree Planting
-  Rain Garden Planting
-  Wildflower & Sedum Planting
-  Climbers
-  Bird Boxes
-  Log Piles
-  Water Dishes





Low Water Dish



Insect Log Piles



Black Redstart Bird Boxes



Tree Mounted Bird Boxes



Rain Gardens

Landscape & Public Realm Design

8.0

Biodiversity Strategy

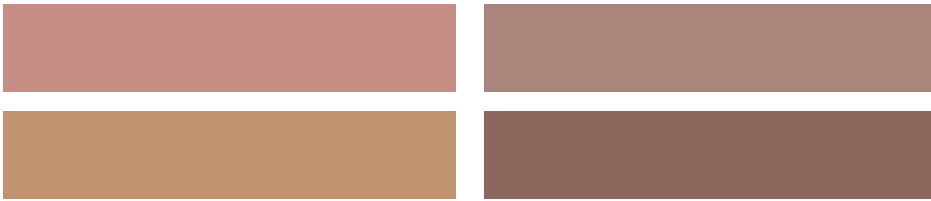
8.34



01 - Hotspur Press Internal Floorscape



02 - Jack Rosenthal Street Bridge



03 - Gloucester Street Bridge



04 - Hotspur Press Facade



Landscape & Public Realm Design

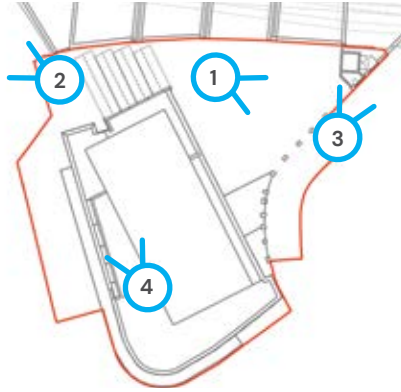
8.0

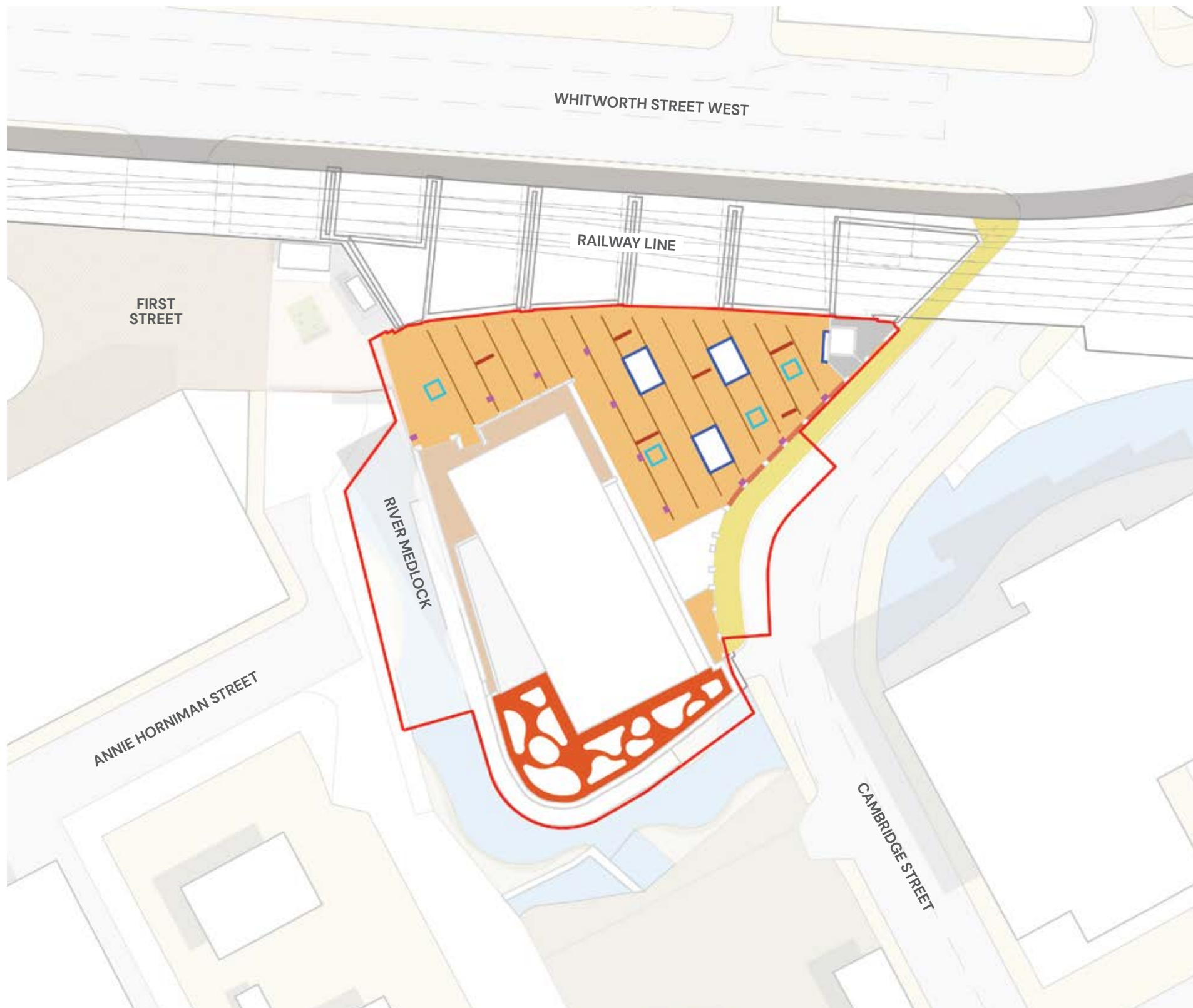
Materials Strategy

8.35

The proposed paving strategy draws on the material and tones currently found on site and the adjacent streets. These comprise a mixture of warm buff-tone bricks and grey-toned steel work.

A traditional mix of buff-coloured tones is proposed throughout the new area of public realm, complementing the traditional heritage of the retained press building and its industrial past.





Landscape & Public Realm Design

8.0

Materials Strategy

8.35

The proposed materials will comprise a restrained palette which compliments the architectural design and rich heritage of the former printing press while providing a continuation of the floorscape found on the adjoining development at First Street.

Granite stone block paving is proposed to the public realm to provide a robust, high quality surface. Concrete flag paving is proposed to the public footpath improvement works associated with Cambridge Street to provide consistency with the surface finishes used outside 1 Cambridge Street.

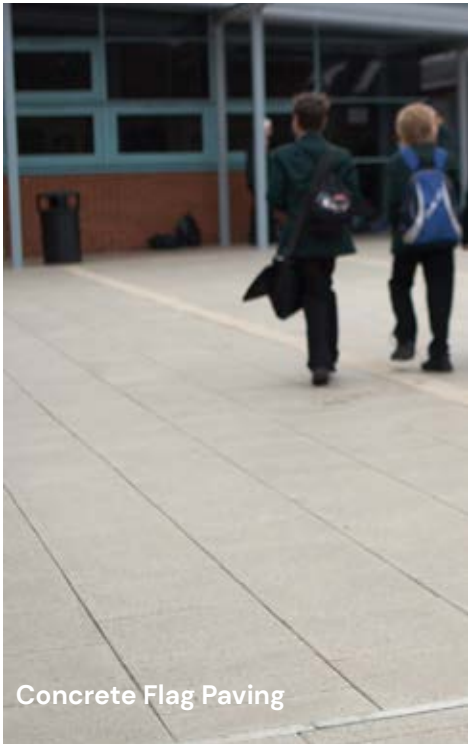
Bespoke granite edge units contain the planting areas which function as rain gardens and will be designed with breaks at regular intervals to allow surface water runoff to drain into the gardens.

Linear granite paving details outline the footprints of the former workshops whilst feature inlaid paving units are incorporated throughout the public realm as a reference to the site's use as a printing press. A granite stone threshold detail has also been introduced, inboard of the palisade wall columns, to define the entrance to Medlock Yard.

Loose gravel aggregate of varying sizes is proposed to the maintenance paths of the Level 4 terrace.

KEY

- Site Boundary
- Granite Stone Block Paving
- Precast Concrete Flag Paving
- Granite Linear Block Paving Detail
- Granite Rain Garden Edge Units
- Recessed Tree Grille
- Granite Stone Inlaid Feature Blocks
- Gravel Aggregate Surface - Level 04
- Paving - Level 03 (to architect's detail and specification)
- Drainage Gully (locations to be agreed during next stage)

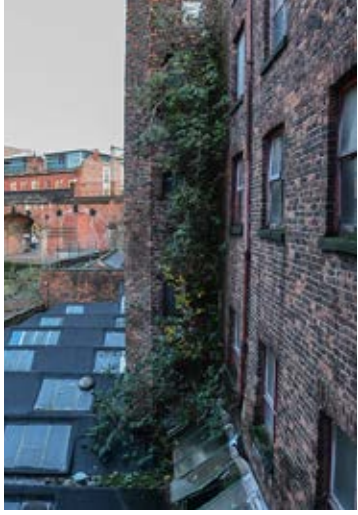
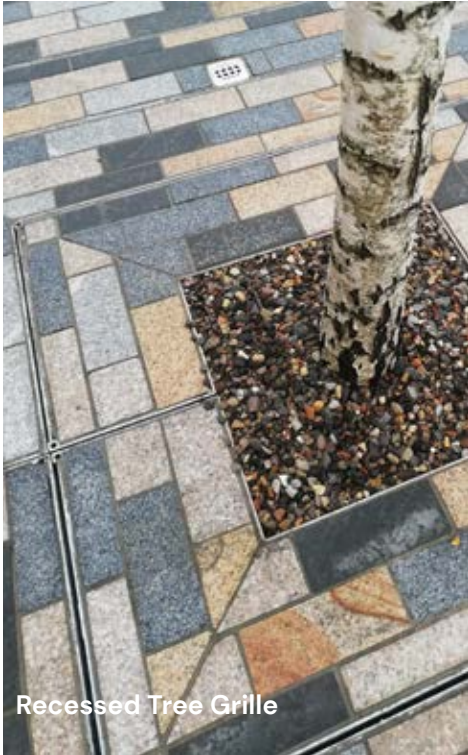


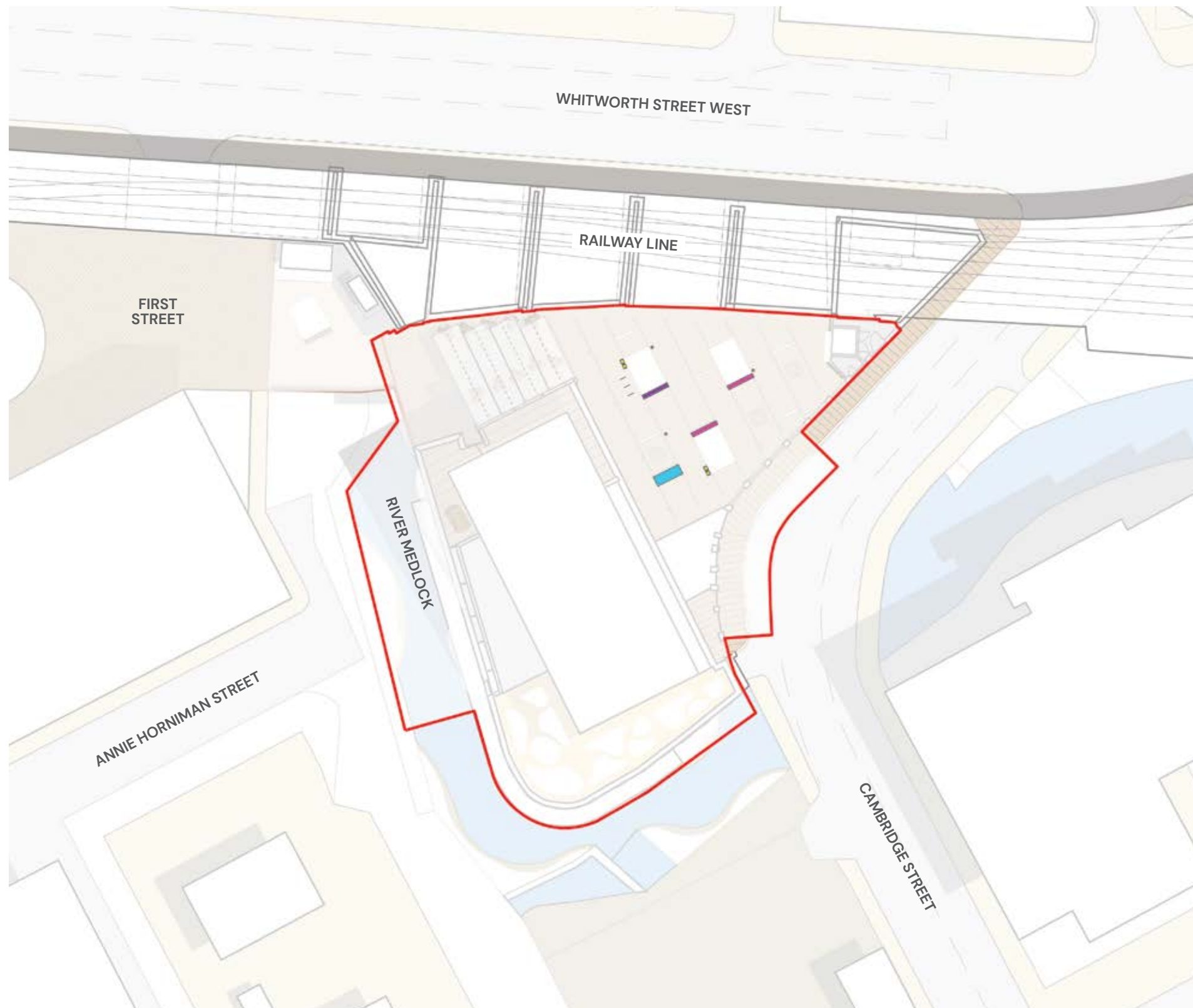
Landscape & Public Realm Design

8.0

Materials Strategy

8.35





Landscape & Public Realm Design

8.0

Furniture Strategy

8.36

Furniture is focused within the new public yard, including multiple seating opportunities which encourage visitors to dwell and socialise in the space. Robust timber seating elements bring a warmth and tactile richness which complements the industrial character of the proposals.

The seating will be unified through the consistent use of timber detailing across all seating typologies. A combination of long benches with and without backrests, as well as large scale seating platforms are proposed, ensuring the furniture provides seating opportunities for all. The benches are to feature weathered steel feet which will raise the seating off the ground, enabling surface runoff to travel uninterrupted, under them.

Weathered steel litter and recycling bins with timber panels will continue the industrial theme across the furniture as well as the proposed lighting columns.

Flexible tables and chairs, delivered as part of the fit out, will provide additional seating opportunities within the public realm and further activate the space.

Cycle stands are also integrated within the public realm, providing short stay cycle parking for visitors.

KEY

- Site Boundary
- Timber Bench
- Timber Bench with Backrest
- Timber Platform Bench
- Litter Bins
- Gobo Lighting Column
- Sheffield Cycle Stands



Litter & Recycling Bins



Gobo Lighting Column



Sheffield Cycle Stands



Timber Platform Bench



Flexible Tables & Chairs



Timber Bench & Raised Steel Feet



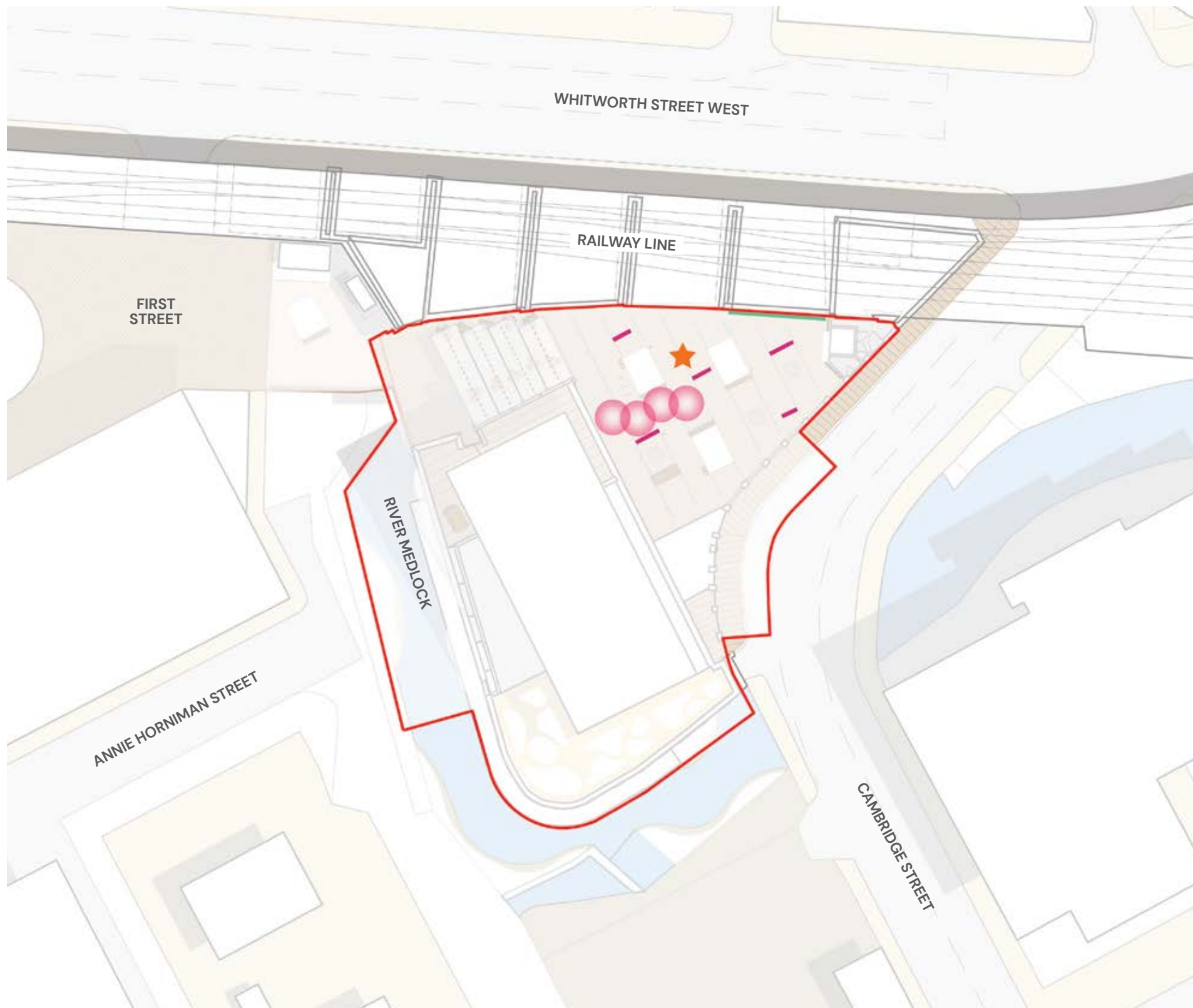
Timber Bench & Backrest

Landscape & Public Realm Design

8.0

Furniture Strategy

8.36



Landscape & Public Realm Design

8.0

Public Artwork Strategy

8.33

The proposals recognise the opportunity for public art to be incorporated within the public realm and the possible forms this could take. Opportunities include artwork within the floorscape, adjacent facades and structures as well as sculptural pieces.

Developing a public art strategy for a Hotspur Press will involve considering the local culture, history, and community needs.

KEY

-  Site Boundary
-  Feature Paving
-  Mural Opportunities to Brick Facade
-  In-Ground Artwork Opportunity
-  Gobo Light Projection



Wynwood, Miami



Everards Printworks, Bristol



Nomad Clan, Manchester



Luke Passey, Manchester

Landscape & Public Realm Design

8.0

Public Artwork Strategy

8.33

The public art strategy would be developed in the following process.

1. Research and Understand the Context:
 - Study the local history, culture, and demographics of Manchester. Consider the existing public art scene and any significant landmarks.
 - Identify key stakeholders, including local artists, community groups, and municipal bodies.
2. Define Objectives:
 - Determine the purpose of the public art. Is it for aesthetic enhancement, community engagement, cultural representation, or all of the above?
 - Establish clear, measurable goals. For example, increasing foot traffic, fostering community pride, or promoting cultural exchange.
3. Engage Stakeholders:
 - Organize meetings, workshops, or surveys to gather input from the local community, artists, and relevant authorities. This helps ensure that the art aligns with their desires and needs.
4. Budget Allocation:
 - Allocate a budget for the public art project. Consider all costs, including design, fabrication, installation, and maintenance.
5. Select Artists and Artworks:
 - Consider a mix of local, national, and international artists to bring diversity of style and perspective.
 - Choose artworks that resonate with the local community and complement the development's architecture and purpose.
6. Integrate Art into the Development:
 - Identify suitable locations within the development for art installations. Consider the scale, visibility, and accessibility of each site.
7. Consider Different Art Forms:
 - Include a variety of art forms, such as sculptures, murals, interactive installations, or digital art. This can cater to different tastes and engage a wider audience.

Gobo Light Projection



Illuminated Artwork



Graphic Artwork Facade



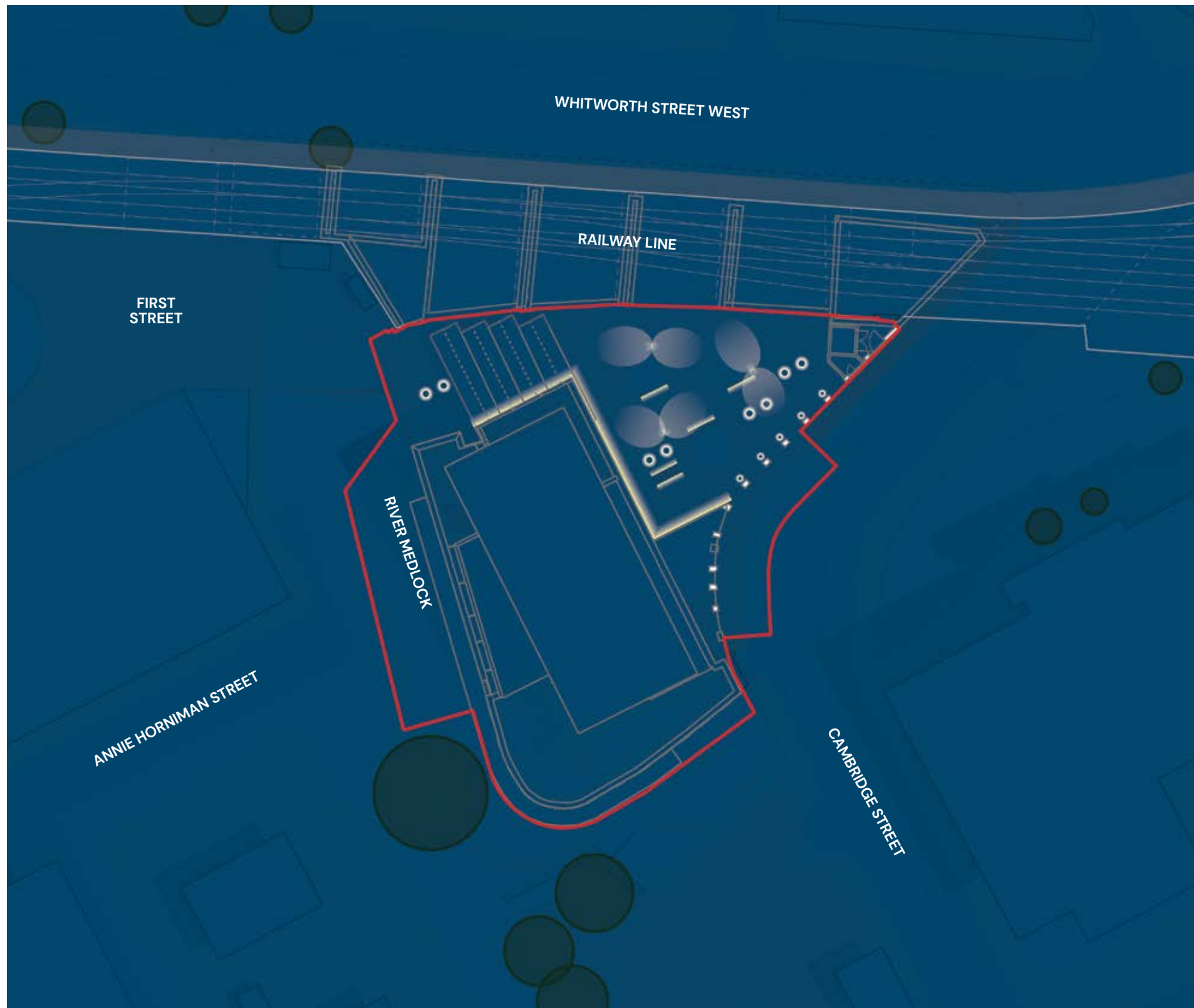
Printing Press Inspired Paving

Landscape & Public Realm Design

8.0

8. Promote Cultural Diversity and Inclusivity:
- Ensure that the art reflects the diverse communities in Manchester. Encourage artists to incorporate elements from different cultures and backgrounds.
9. Environmental Sustainability:
- Consider using eco-friendly materials and techniques for the art installations, and ensure they align with the development's sustainability goals.
10. Maintenance and Conservation:
- Develop a plan for regular maintenance and conservation of the artworks to ensure they remain in good condition over time.
11. Public Engagement and Education:
- Organize events, workshops, or guided tours to engage the community with the art. Provide information about the artists, the creative process, and the cultural significance of the artworks.
12. Documentation and Evaluation:
- Keep detailed records of the project, including design concepts, artist profiles, and installation details. Evaluate the impact of the public art on the community and adjust strategies for future projects.

8.33



Landscape & Public Realm Design

8.0

Lighting Strategy

8.37

The external lighting strategy will comprise a combination of integrated functional lighting to light the spaces and key routes with feature lighting to highlight key landscape and architectural elements.

Routes will be illuminated to safe levels by column mounted lighting throughout the public realm. Light columns can also incorporate Gobo lighting, allowing programmable light projections to be cast onto the surface of the yard.

Areas of low lighting have been proposed throughout the landscape in the form of linear washlighting to benches. This will contribute to the ambient lighting along key walkways. Uplighters will also highlight the canopies of the semi mature trees and help to create a more immersive experience by users of the space.

Another opportunity for low level lighting is to the retained palisade wall, fronting Cambridge Street. Wash-lighting strips can be used to highlight each archway.

The external lighting strategy is to be developed with an appointed lighting consultant.

KEY

-  Site Boundary
-  Bench Washlighting
-  Tree Uplights
-  Palisade Wall Uplights
-  Wall Washlight
-  Light Columns & Gobo Lighting
-  Building Light Spill





Tree Uplights



Gobo Light Projection



Palisade Wall Accent Lighting



Feature Wash Lighting



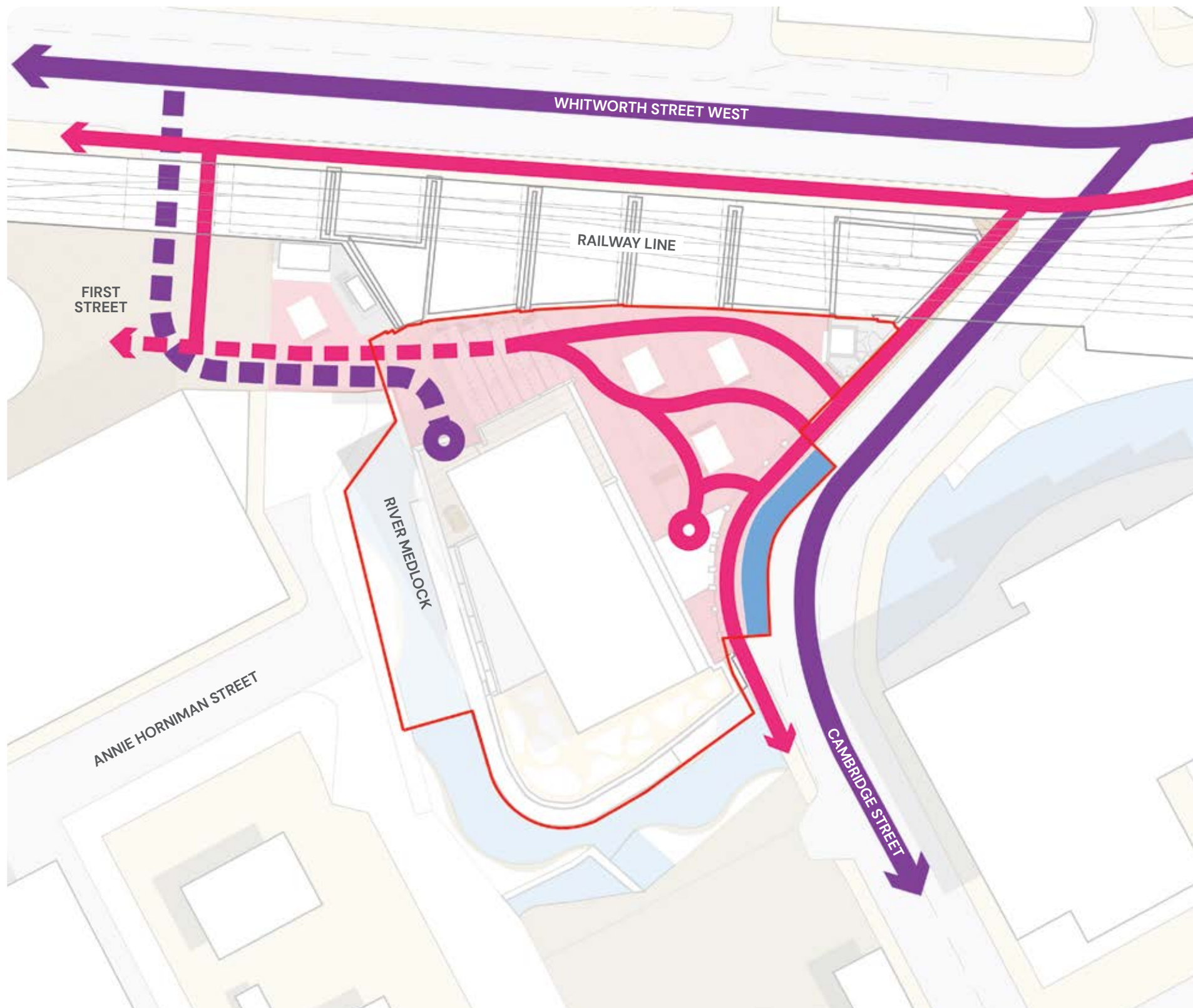
Bench Accent Lighting

Landscape & Public Realm Design

8.0

Lighting Strategy

8.37



Landscape & Public Realm Design

8.0

Access and Connections Strategy

8.38

The landscape proposals for the external space have been developed to provide clear, unobstructed pedestrian movement throughout the public realm. The positioning of trees and planting beds also help to delineate routes through the yard.

There is also an aspiration for the site to be opened up to the west to create a new pedestrian connection to First Street. (First Street connection proposals shown are for illustrative purposes only and are not to be delivered as part of the application).

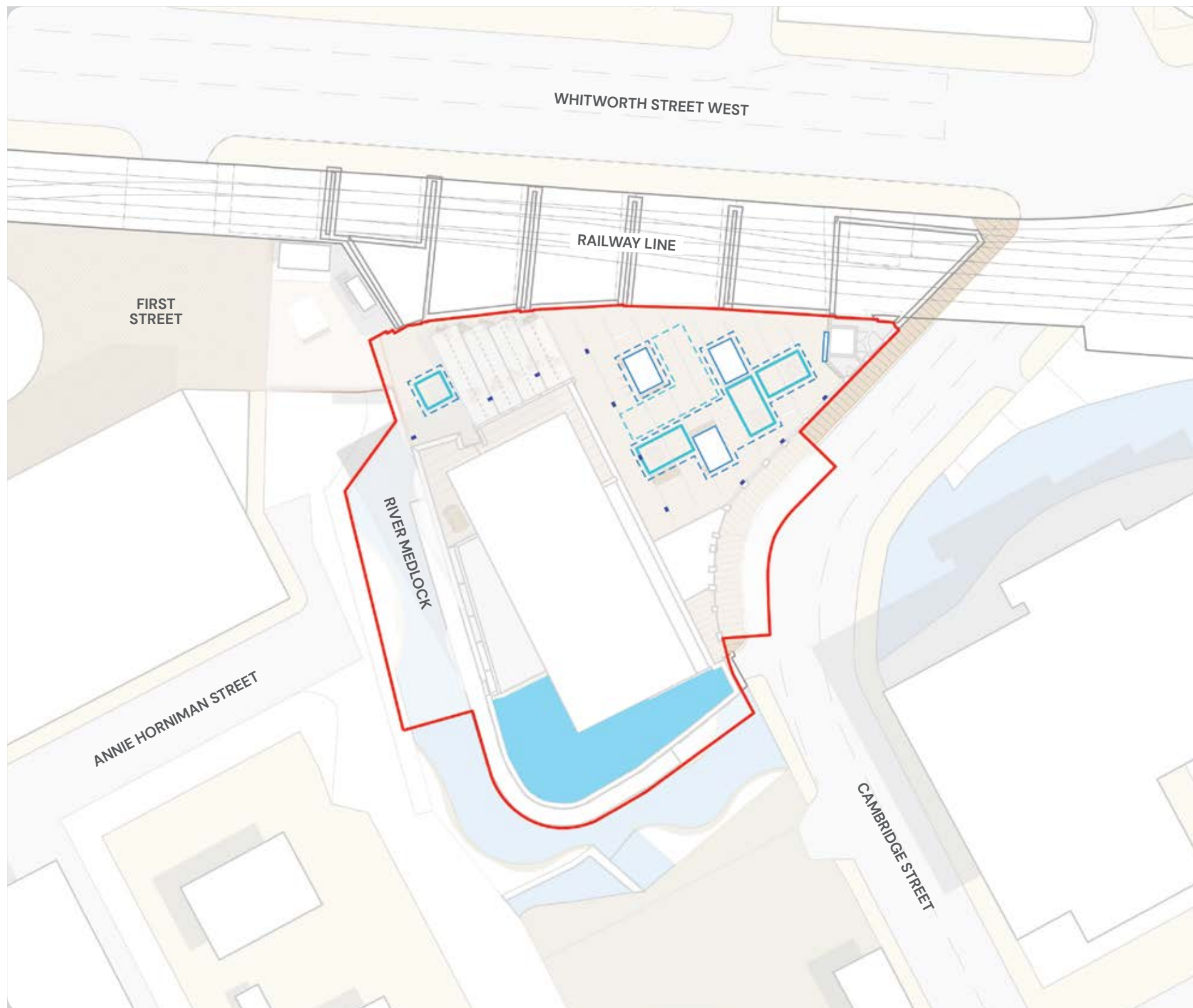
Key features of the proposals include:

- Permeable layout allowing free movement of pedestrians across the site
- Step-free layout creating fully accessible public realm
- Creation of a new public space
- Drop off/ loading bay provision on Cambridge Street in close proximity of the main building entrance.

KEY

- Site Boundary
- Vehicular Access
- Pedestrian Access
- Main Building Entrance
- Pedestrian Surfaces
- Vehicle Drop Off/ Loading Bay
- Aspirational Vehicular Access
(not to be delivered as part of application)
- Aspirational Pedestrian Connection
(not to be delivered as part of application)





Landscape & Public Realm Design

8.0

Water Management Strategy

8.39

The SuDs strategy for the site will deliver a robust solution that responds to the use and functions of the space.

Design Requirements:

- Provide a robust high quality surface finish that connects through to First Street.
- Provide a surface that can be easily maintained and support external food and drink retail in the Hotspur Press ground floor and future activation of the railway arches adjacent to the development.
- Provide a smooth, level, slip resistant surface that will support high footfall of residents in Hotspur Press and local residents that will pass through the development.
- Provide a robust surface for maintenance cherry picker access to the lower sections of the building façade.
- Provide a multifunctional solution to surfaces that enables cleaning surface water through sustainable urban drainage principles.

Refer to Civil Engineer's Drainage Strategy for more detailed information.

KEY

- Site Boundary
- Rain Garden
- Tree Pit in Hard
- Permeable Surfaces Over Structure
- Attenuation Tank
(Indicative location only. layout and extent to be developed with Civic during next stage)
- Geocellular Storage Layer
To connect tree pits and raingardens to below ground attenuation tank (Indicative extent only. Suitability and layout to be developed by engineer)
- Drainage Gullies
(Indicative locations only. Suitability and layout to be developed by engineer)





Landscape & Public Realm Design

8.0

Maintenance and Management Strategy

8.40

The Following schedules set out the long-term management and maintenance objectives for the first ten years of the development.

The landscape components covered include:

1. Tree Planting
2. Specimen Planting & Groundcover
3. Herbaceous Planting
4. Hard Landscape

KEY

- Site Boundary
- Tree Planting
- Herbaceous Planting
- Hard Landscape - Public Realm
- Hard Landscape - Terraces

Operation	Annual frequency of operation	Month											
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1. Tree Planting													
Formative pruning	1x												
Remove tree ties	1x												
Weed control around base of trees	as required												
Apply fertiliser	1x												
Firming	as required												
Check stakes and guys, and re-tighten/ replace/ remove as necessary	2x												
Watering as necessary	as required												
Tree replacements when required	1x												
Pest and disease control	as required												
Thinning as necessary	1x												
2. Specimen Planting & Ground Cover													
Prune (exact timing dependent on species)	2x												
Check stakes and guys, and re-tighten/ replace/ remove as necessary	2x												
Specimen shrub replacements when required	1x												
Apply fertiliser	1x												
Weed control (spot treatment and/ or hand weeding)	as required												
Re-mulch	1x												
Routine check of automatic irrigation system	as required												
Pest and disease control	as required												
Replacements where necessary	1x												
Thinning as necessary	1x												
3. Herbaceous Planting													
Prune (exact timing dependent on species)	2x												
Apply fertiliser	1x												
Weed control (spot treatment and / or hand weeding)	as required												
Re-mulch	1x												
Sub Dividing	1x												
Pest and disease control (when required)	as required												
Replacements where necessary	1x												
Thinning as necessary	1x												
4. Biodiversity Roofs - Wildflower & Sedum Planting													
Weed control/ spot treatment and/or as required hand treatment	as required												
Cutting 1st year: review establishment, cut in April/ May to 30-50mm, remove cuttings 2nd year: 1st cut in April/ May to 30-50mm, remove cuttings; 2nd cut in August/ September to 100mm, remove cutting	as required												
Removal of any woody tree and shrub species	as required												
Watering as necessary	as required												
Maintenance and fire margins to be kept clear of vegetation	2x												
Drainage outlets to be kept clear	12x												
5. Hard Landscape													
Leaf Sweeping	as required												
Weed Control	as required												
Litter picking - all areas	52x												
Check furniture - repair and replace as necessary	12x												
Check footpaths - repair and replace as necessary	12x												
Check edging - repair and replace as necessary	12x												
Check man safe system - repair and replace as necessary	12x												
Check bird and bat boxes - repair and replace as necessary	12x												
Check for graffiti - remove and repair affected areas	12x												

Landscape & Public Realm Design

8.0

Maintenance and Management Schedule
1 Year Operations

8.40

Operation	Annual frequency of operation	Year									
		1	2	3	4	5	6	7	8	9	10
1. Tree Planting											
Formative pruning	1x										
Remove tree ties	1x										
Weed control around base of trees	as required										
Apply fertiliser	1x										
Firming	as required										
Check stakes and guys, and re-tighten/ replace/ remove as necessary	2x										
Watering as necessary	as required										
Tree replacements when required	1x										
Pest and disease control	as required										
Thinning as necessary	1x										
2. Specimen Planting & Ground Cover											
Prune (exact timing dependent on species)	2x										
Check stakes and guys, and re-tighten/ replace/ remove as necessary	2x										
Specimen shrub replacements when required	1x										
Apply fertiliser	1x										
Weed control (spot treatment and/ or hand weeding)	as required										
Re-mulch	1x										
Pest and disease control	as required										
Replacements where necessary	1x										
Thinning as necessary	1x										
3. Herbaceous Planting											
Prune (exact timing dependent on species)	2x										
Apply fertiliser	1x										
Weed control (spot treatment and / or hand weeding)	as required										
Re-mulch	1x										
Sub Dividing	1x										
Pest and disease control (when required)	as required										
Replacements where necessary	1x										
Thinning as necessary	1x										
4. Biodiversity Roofs											
Weed control/ spot treatment and/or as required hand treatment	as required										
Cutting	as required										
1st year: review establishment, cut in April/ May to 30-50mm, remove cuttings											
2nd year: 1st cut in April/ May to 30-50mm, remove cuttings; 2nd cut in August/ September to 100mm, remove cutting											
Removal of woody tree and shrub species	as required										
Watering as necessary	as required										
Maintenance and fire margins to be kept clear of vegetation	2x										
Drainage outlets to be kept clear	12x										
5. Hard Landscape											
Leaf Sweeping	as required										
Weed Control	as required										
Litter picking - all areas	52x										
Check furniture - repair and replace as necessary	12x										
Check footpaths - repair and replace as necessary	12x										
Check edging - repair and replace as necessary	12x										
Check man safe systems - repair and replace as necessary	12x										
Check bird and bat boxes - repair and replace as necessary	12x										
Check for graffiti - remove and repair affected areas	12x										

Landscape & Public Realm Design

8.0

Maintenance and Management Schedule 1-10 Year Operations

8.40