PLOT 9B, MANCHESTER

LANDSCAPE DESIGN STATEMENT

October 2024
Client: Vita Meadow LTD

Report Ref: Z19B-TPM-G710-RP-XX-4645 502 (Rev P2 Nov 2024)

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To be read in conjunction with:

Z19B-TPM-G710-PL-XX-4645 101 Landscape Layout
Z19B-TPM-G710-PL-XX-4645 201 Planting Plan
Z19B-TPM-G710-RP-XX-4645 501 Landscape Management Plan

Job Number: 4645			
Project Name: Plot 9B Manchester			
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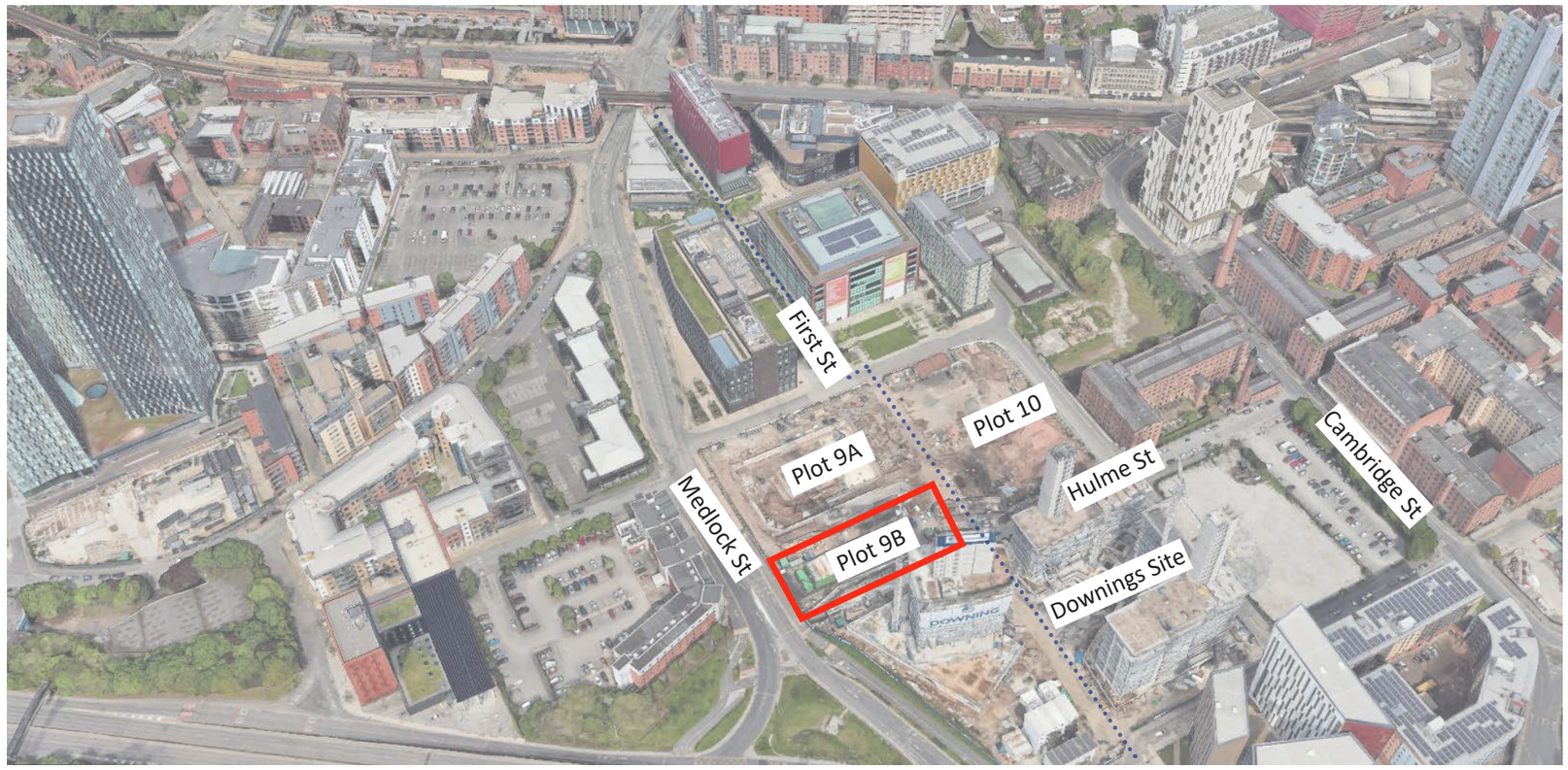
1. Context

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First Street Development Masterplan (extracted from the First Street Development Framework)

Plot 9B application site



Aerial Birds Eye Image - First Street (image extracted from Google Map)

Introduction

TPM Landscape have been instructed to develop detailed planning application information for the landscape at the site of Plot 9B, First Street Manchester for Vita Student Living.

This report should be read in conjunction with Tim Groom Associates, Design and Access Statement.

Wider Masterplan Context

The site lies within the First Street Development Framework (2020), The site is known as Plot 9B and is located within the First Street Central Development Area within the Framework masterplan.

The framework reinforces the overarching approach to public realm, accessibility, movement and circulation.

With the First Street North being complete and areas within the First Street Central Area and First Street South under construction a masterplan has established a network of streets and spaces with a high quality public realm palette throughout.

The Site

The site is located to the south of the First Street Central Area, bound by Hulme Street in the south, Medlock Street in the west, and extension to First Street in the East and an informal service route between Plot 9a and Plot 9b to the north.

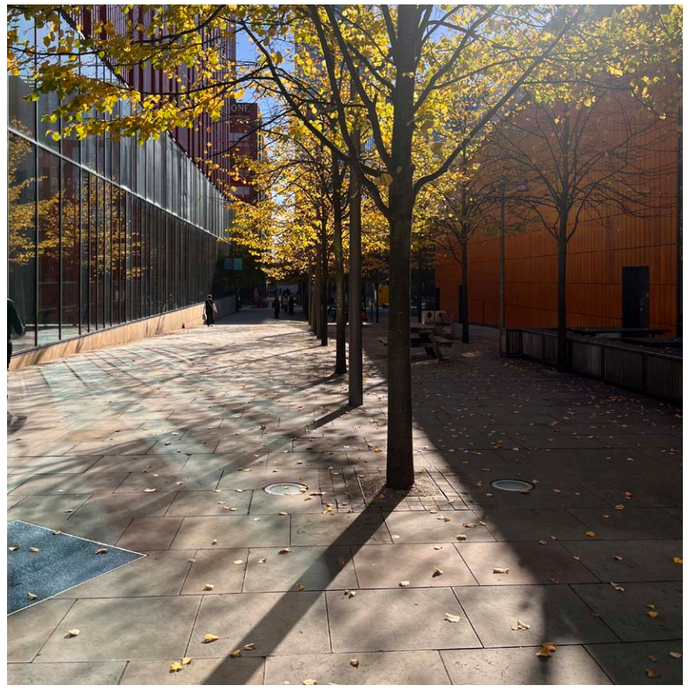
Topography

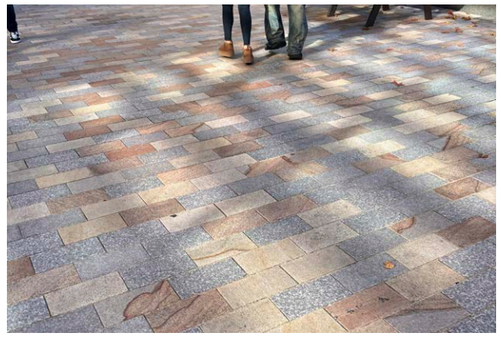
The landscape appears relatively flat when stood within the surrounding landscape. There is however a level difference across the site with a lowering of levels in the north east of the plot.

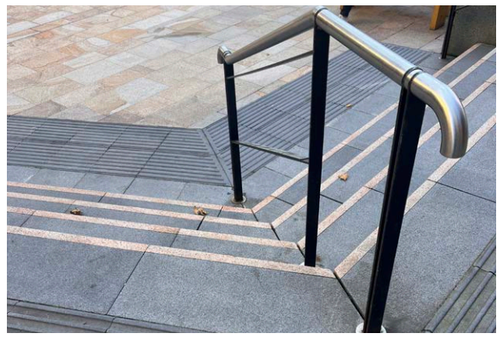
Current Use

The site has been hoarded for several years and most recently been used as site cabins for the adjacent developments.

1. Context



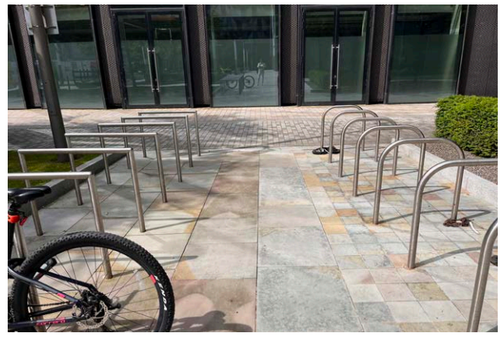




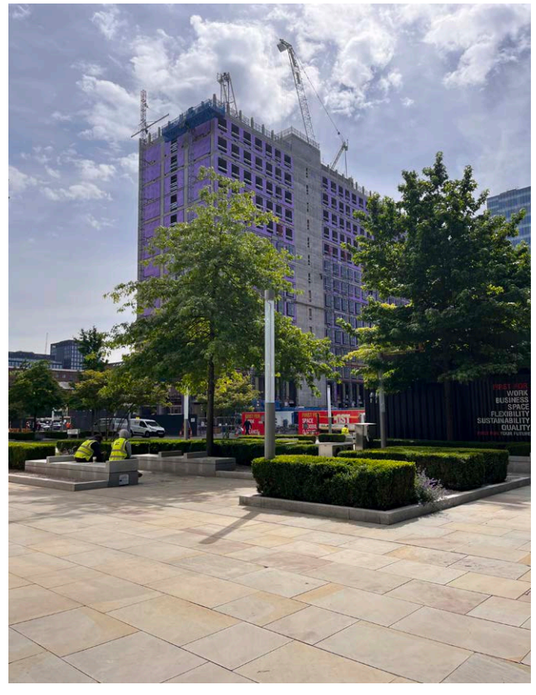


First Street North









First Street Central

Public Realm Context

An established public realm palette of materials has been established through the First Street North and First Street Central developments and through the recent landscape planning applications for Plot 9A and Plot 10A that are adjacent to the Plot 9B demise.

Hulme Street separates Plot 9B and Plot 11, where a slightly different palette is being brought forward (First Street South).

It is considered that due to the interfaces of Plot 9B with Plot 9A and Plot 10A that the character of the streets and spaces detailed within these sites will be replicated within the Plot 9B demise.

Key Established Materials

Footways: For primary streets within First Street, Yorkstone paving flags have been used. Smaller warm blend granites are also used.

Streets with Vehicle Access: Carriageway surfaces utilise a blend of silver and grey granite setts, and a 3 band of cubes run between the kerbs and granite carriageway setts.

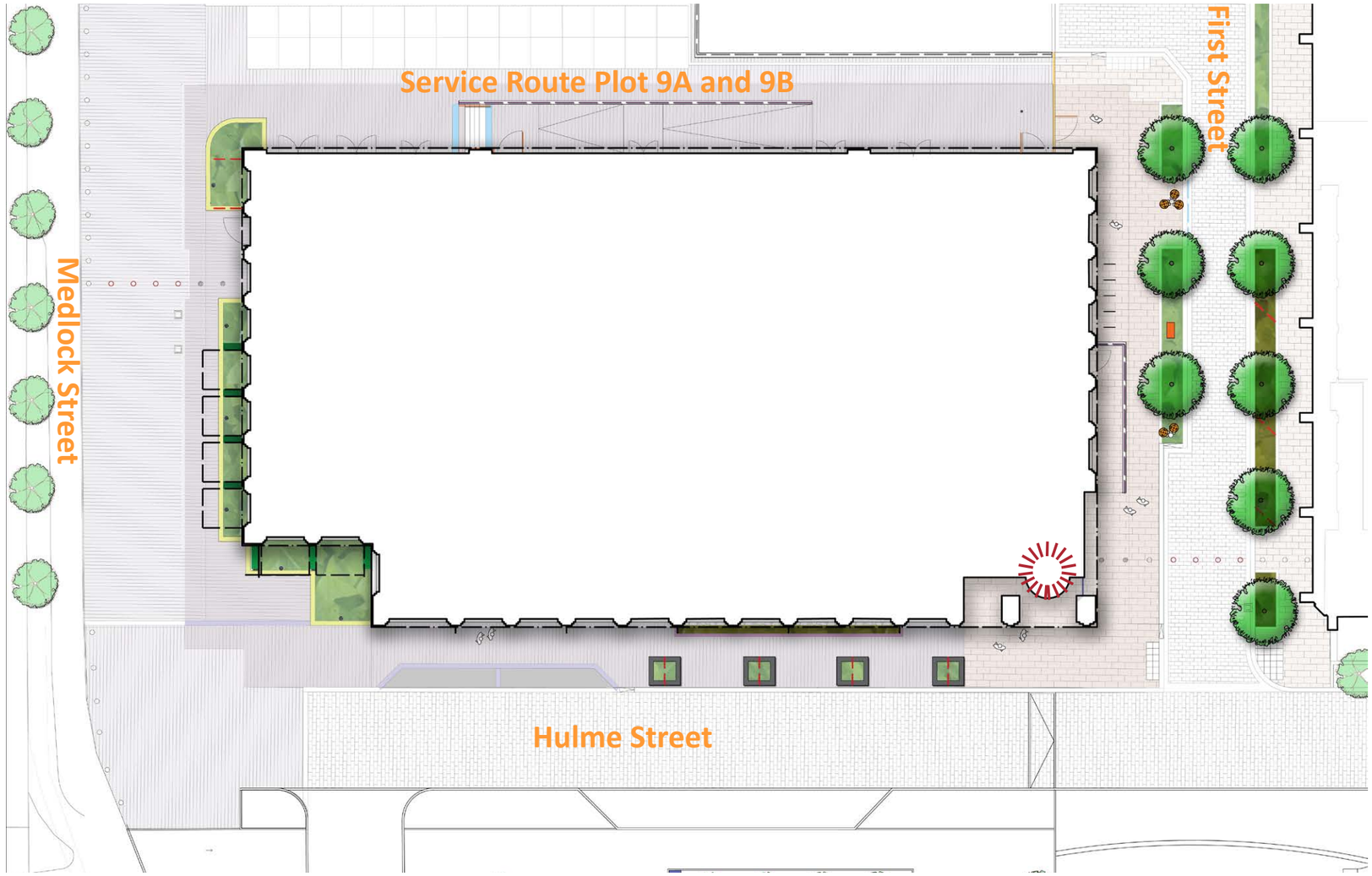
Kerbs: Wide silver tone granite kerbs

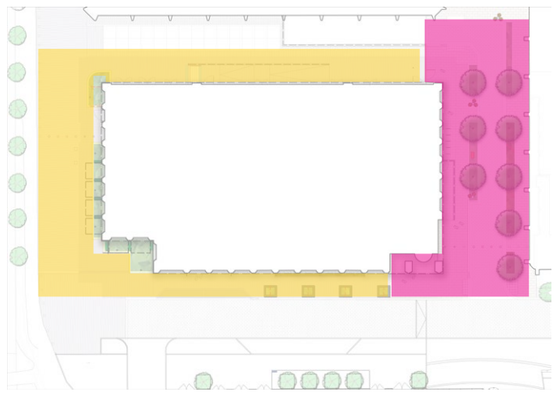
Cycle Racks: Stainless steel bike racks (varied style), within the First Street North and Black powder coated bike racks under the Plot 10 application.

Planting: Formal linear evergreen hedges are prominent throughout the masterplan area.

Trees: Semi mature and mature trees are planted throughout the landscape.

2. Landscape Masterplan





Character Zones

First Street

Medlock Street / Hulme Street / service area

Plot 9B Diagrams

Context

The Plot 9B site lies within the First Street Development Framework (2020); The framework reinforces the overarching approach to public realm, accessibility, movement and circulation.

With the First Street North being complete and areas within the First Street Central Area and First Street South under construction a masterplan has established a network of streets and spaces with a high-quality public realm palette throughout. Plot 9B forms a transition from First Street North to First Street South at the centre of the masterplan and the delivery of the Plot 9B public realm works will knit together consented developments that are under construction to create a series of connected streets and spaces.

First Street

The landscape character that has been developed in the First Street North Phase is proposed to be continued along Plot 9A and Plot 10. Therefore the interface with the landscape along the eastern part of the Plot 9B landscape will tie into the wider proposals.

Linear soft landscape planting beds to the east of Plot 9B have been established within the masterplan where street trees and ornamental planting are located. The tree lined street adjacent to Plot 9B visually links to the more pedestrian priority landscape between Plot 9A and Plot 10. The linear planting will also assist with biodiversity and connected habitats.

Hulme Street

The yorkstone paving proposed on First Street will continue around the footway on Hulme Street and stop at the building entrance. The same paving used on Medlock Street and between Plot 9A and 9B will then start. Short stay parking bays are located recessed into the pavement alignment and are proposed to be paved in the established high-quality granite blend.

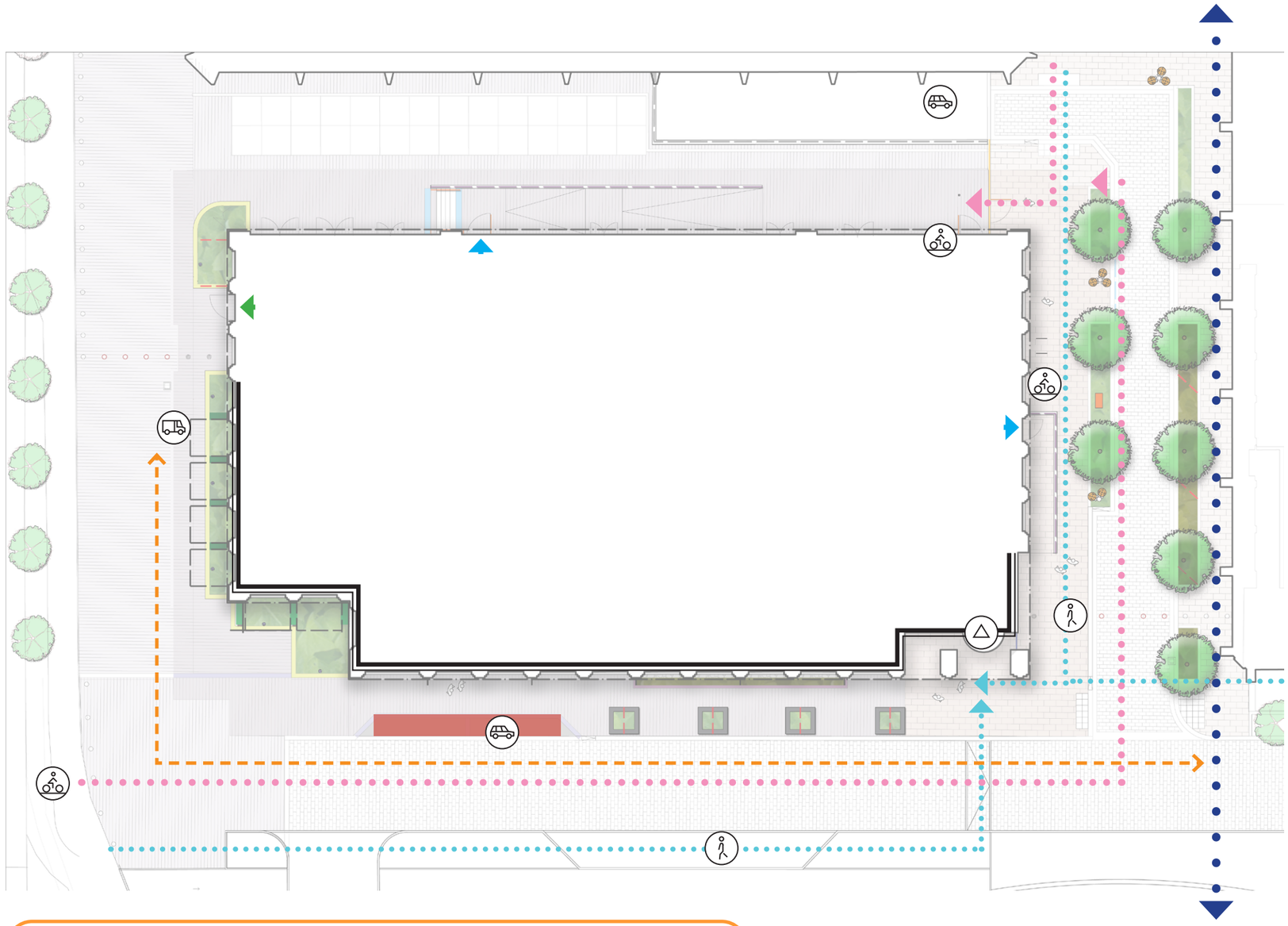
Existing below ground infrastructure within Hulme Street limits tree planting to the southern façade. To add interest to the streetscape movable high-quality planters with architectural baffles are proposed. Planting within the planters will continue the high quality and verdant character of the First Street development.

Medlock Street and the route-way between Plot 9A and Plot 9B

The service route providing access to Plot 9A and Plot 9B will follow the material palette and detail design specified in the Plot 9A application. A silver tone narrow concrete block paver is proposed.

To soften the service route along the western part of Plot 9B, planting is proposed with a continuation of the formal raised granite kerbs and evergreen hedges seen within the wider masterplan area.

3. Access and Circulation



LEGEND

- Key building entrances
- Active Frontage
- Bin Store
- Fire exit
- Key pedestrian route / axis
- Pedestrian route to Plot 9B
- Cycle route to Plot 9B
- Vehicle / Service route
- Short stay / drop off bays

Pedestrian Routes

As the development is student accommodation occupants are envisaged to predominantly be traveling south towards the university campuses. With the pedestrian journey going south through the under construction Downing's development where a wide public realm offers an attractive route-way.

With the location having many cultural amenities in close proximity it is also envisaged that there will be a strong gravitation moving north along the already established First Street public realm corridor.

Cycle Movement

Users traveling from the local campuses in the south via bikes are likely to enter by using the cycle lanes on Oxford Road and Princess Road

A shared pedestrian / cycle lane runs along Medlock Street which would allow for ease of access into the Plot 9B site.

5 visitor cycle stands (10 spaces) are located near the building entrance, for guests visiting the development and deliveries arriving via bike.

Sceure cycle storage is to the north east of the Plot 9B development.

Servicing Routes

Servicing is via Hulme Street with an internal site road to service Plot 9A and 9B that runs parallel to Medlock Street. Control bollards are located adjacent to Plot 9B bin store.

Short stay visitor bays are located on Hulme Street for deliveries and drop off.

Design for Access

Accessibility has been a key consideration in creating welcoming and easy to navigate routes. The main entrance has level access with the entrance set back from the footway.

Design for Access 2 has been utilised with furniture items located 450mm back from the front of the kerb face.

The use of colour and plan form variances help visual impaired people navigate between the footways and roadways.

Fire Exits

Pedestrian fire exits are located to the north and east of the building. The internal building level varies from the external levels therefore interfacing walkways and ramps are proposed with balustrade guarding.

4. Hardworks











As described in section 2. Landscape Masterplan the hard landscape proposals surrounding Plot 9B seek to follow the palette and structure that the previous developments have installed. With Plot 9B being a final piece of the jigsaw there will be a lot of tying in and coordination between phases.

Where materials interface between phases, alignment and interfaces should be reviewed and coordinated carefully to ensure a high quality public realm canvas is delivered.

First Street

The Plot 9B materials will be interfacing with edgings, kerbs and tactile pavings installed under previous phase. The main footway materials will be yorkstone flags that will run from building edge to kerb-line.

Hulme Street

It is assumed that the kerb-lines along Hulme street will be installed by others with the knowledge of the Plot 9B levels. Half width pull in lay-bys are proposed for short stay drop off and will be paved in smaller block form granite pavings.

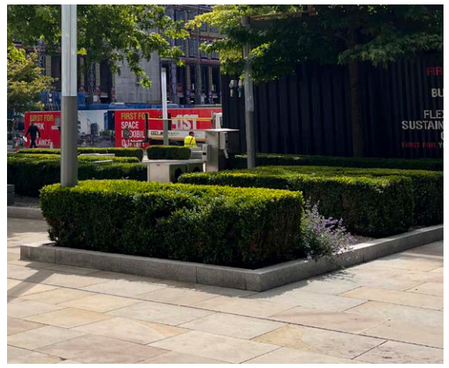
Lineo concrete block pavings are proposed as the main footway material.

Wide top granite kerbs will continue the narrative established within the wider masterplan.

Medlock Street / Service Area

Lineo concrete block pavings are proposed within Plot 9A and Plot 10 in secondary use areas. The light coloured concrete block paving will continue in the Plot B development along the western and northern landscape areas.

5. Softworks













Soft Landscape Precedent Images

Soft landscape Palette - Tree Planting

Plot 9B will be delivering the trees between Plot 9B and Plot 10.

The trees will have a minimum of 2m clear stem to allow for the canopies to form above human head height. Tree species are to be evergreen and species non to withstand winding environments. e.g. Native Pinus sylvestris.

Below ground structural cells will be located beneath the planting beds and pavements to allow tree root growth into un-compacted ground.

Soft landscape Palette - Planting Design

Formal linear hedges are proposed to the east, west and south of the Plot 9B development.

Evergreen species such as: Griselinia will be used as they can withstand wind and salt that will be prevalent in the urban landscape.

Plant choice within the planting beds along First Street will repeat species that have been used further north in the development to ensure that a continuous palette is achieved. A review of solar patterns and wind will be considered to ensure the plants will thrive in the location.

The planting beds to the west of the Plot 9B are considered to be in quite a sunny location as built form development is set back from the planting due to Medlock Street. More ornamental planting will be explored.

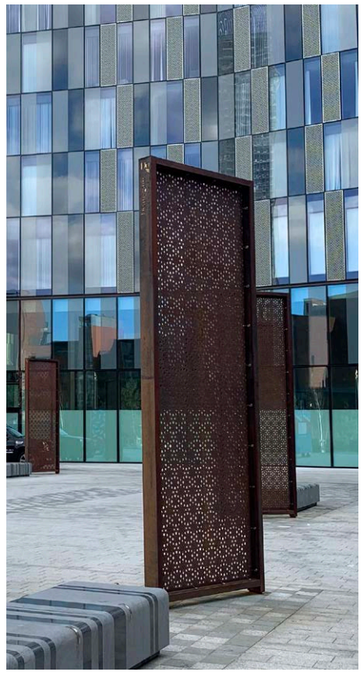
Biodiversity Net Gain

It is considered that the planting of the 8 semi mature trees, ornamental planting beds and hedges would be a positive addition to the wider masterplan and help with the creation of linked habitats.

The proposals would seek to meet the planning policy of an additional 10% Net gain of the sites existing biodiversity.

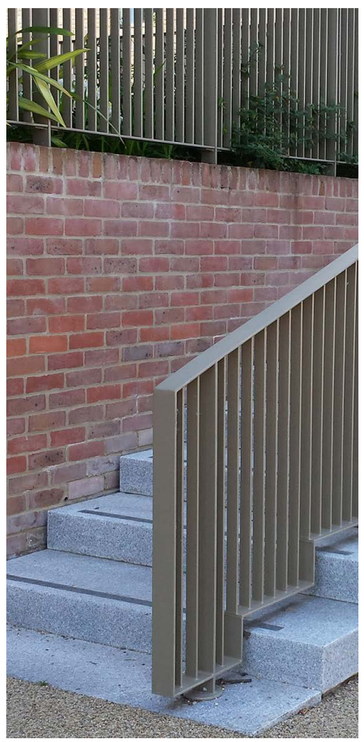
6. Furniture

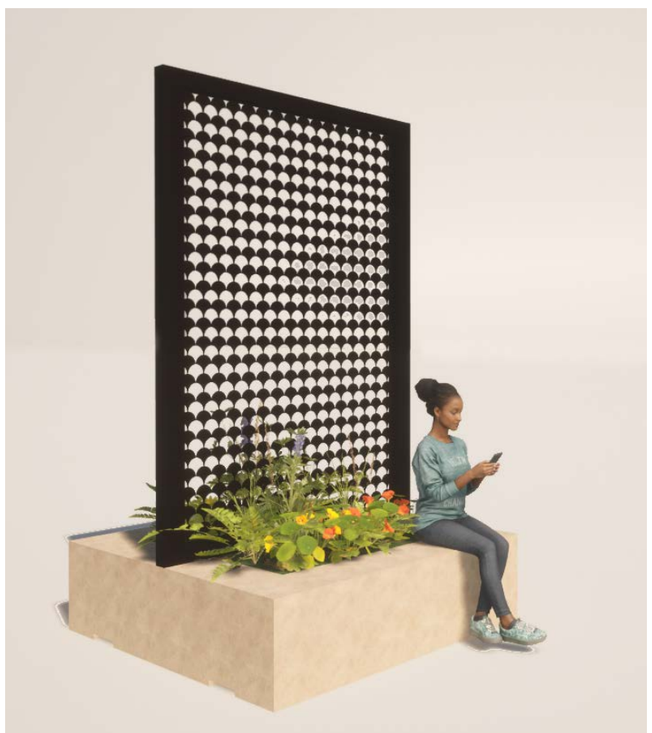












Street Furniture Precedent Images

Baffles

Around the Plot 9B development a series of wind baffles are required to be set within the landscape. The position of the baffles are predominantly integrated within soft landscape beds. The height of the baffles are typically 3m with the baffles being 1.8m wide.

The perforation pattern should reflect the architectural detailing on the building and the colouring.

Planters

Several Planters are located along Hulme Street that provide planting opportunities and locations for movable wind baffles. The below ground services prevent the baffles being permanently fixed to foundations below ground. The 3D visual below illustrates the shape and form of the planters and the recesses below to allow the planter to be moved should utility works happen.

Bike Racks

Stainless steel bike racks are located to the east of the main building entrance to provide visitor parking and shorty stay for delivery drop off's.

5 bike stands are provided offering 10 spaces.

Demarcation

Should demarcation between landownership / demise be required the use of discrete stainless steel studs should be installed.

Balustrades and Handrails

To the north of the Plot 9B development a 1:21 sloped access is proposed to grade between lower and higher levels, providing access to a fire escape and switch rooms. There will also be steps integrated into the western end of the approach.

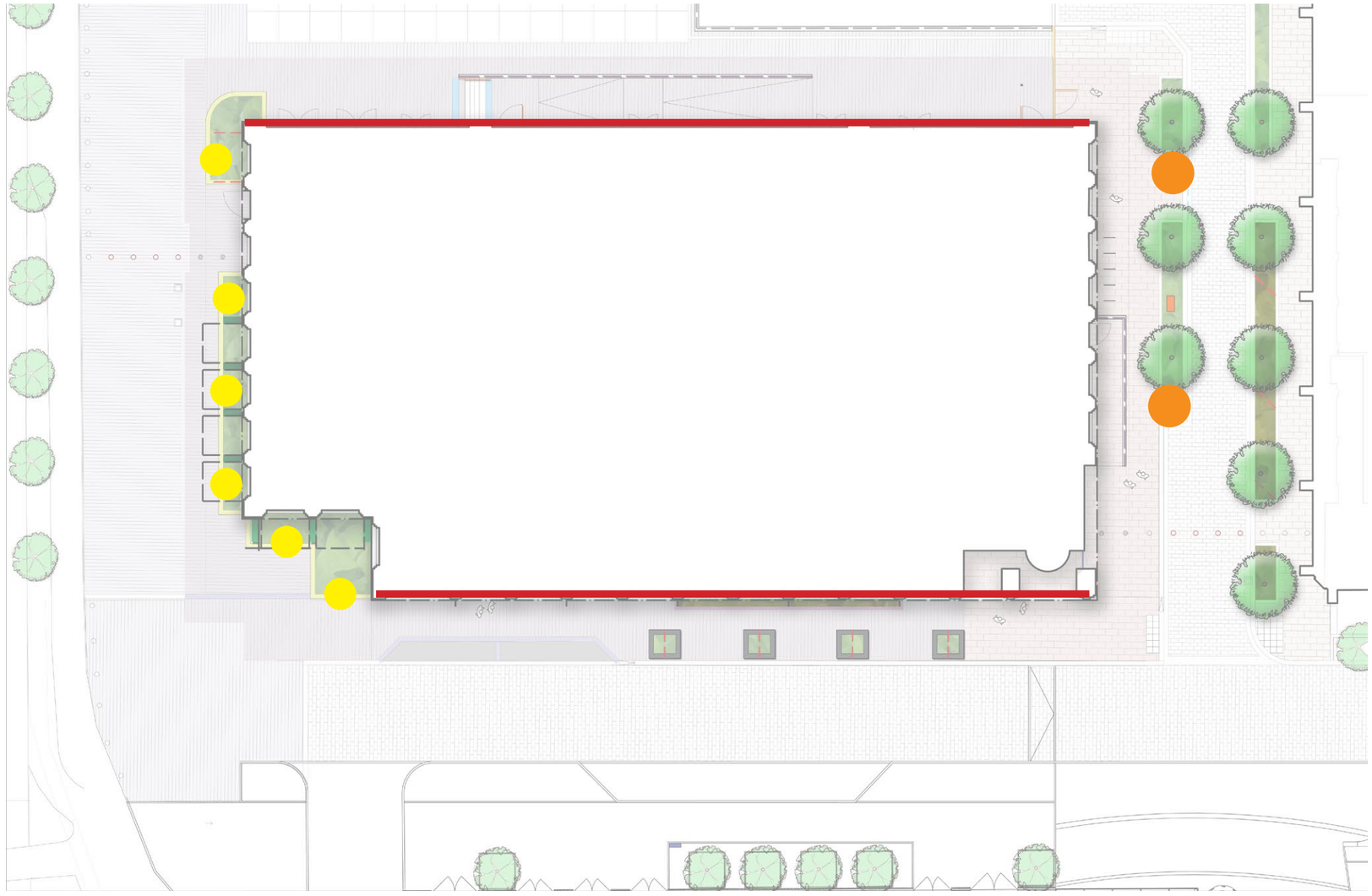
To the right of the Plot 9B development along First Street an elevated walkway is required to the fire escape due to the adjacent footway levels falling in the opposite direction.

Low brick walls with architectural balustrades above are proposed for areas where fall restraint is needed. Handrails and door guards are proposed in the vicinity of the proposed steps in the north.

Fenceline Between PLot 9A and 9B

Vertical bar arrangement to create a linear enclosure with access gate. Vertical bars to allow visual permeability. Height subnject to confirm by Secure By Design.

7. External Lighting



Building mounted lighting

Lighting columns

Bollard lights

Concept Lighting Proposals

Lighting throughout the development will create a safe and welcoming environment for usage in the hours of darkness.

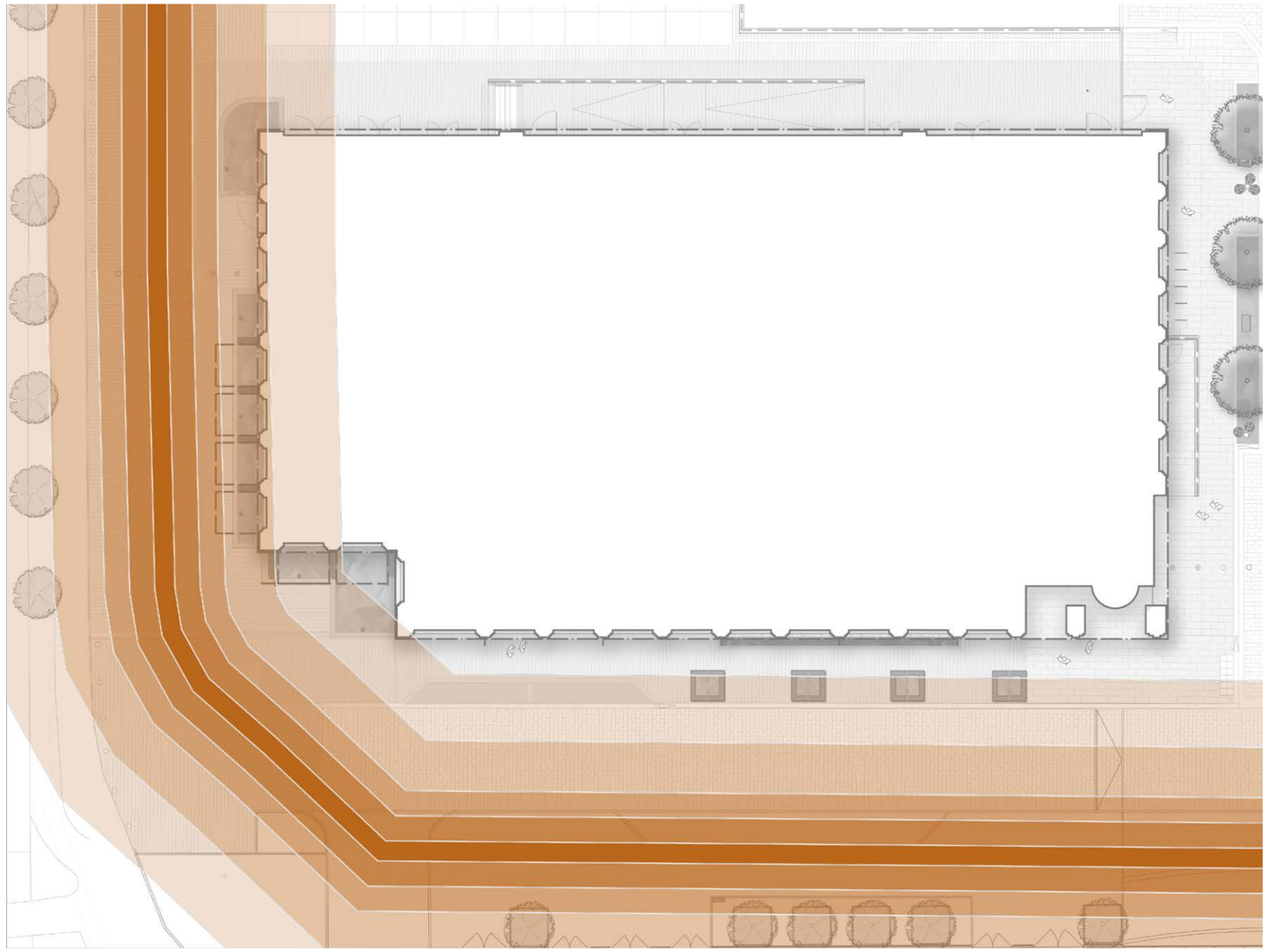
The street lighting will follow the established family of units installed within the First Street North and Central areas to be continued.

A combination of building mounted lighting, pole columns and bollards are proposed to help illuminate the streets whilst also helping to highlight the priority of streets and pedestrian thoroughfares.

Medlock Street is heavily light by large scale highway columns so it has therefore been considered that low level lighting along the service route is appropriate.

The lighting proposals are subject to refined lux level calculations post planning.

8. Infrastructure



Infrastructure Constraints

Information relating to Cadent gas restrictions is based on previous wider masterplanning dialogue in relation to adjacent plots.

Information contained on the plan opposite is to illustrate that the soft and hard landscape works proposed are in-line with the requirements surrounding the gas main.

Gas Pipe
1.2m Dia (approx location)

** All measurements from the outside face of the pipe*

Gas Pipe 0-1.5m Easement
Within 0-1.5m zone only ground cover planting, hard paving, gravel permitted

Gas Pipe 1.5-3m Easement
Within 1.5-3m zone only hard paving, edging, planter low wall, bench and shrub planting is permitted

Gas Pipe 3-6m Easement
Within 3-6m zone dwarf stock fruiting trees, amenity trees, shrub planting, benches, lighting is permitted

Gas Pipe 6-10m Easement
Within 6-10m zone large conifers and large deciduous trees are permitted