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VIADUX PHASE 2

PLANIT

Document Control

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Site Overview and Plots

The Proposed Development will be delivered across three plots as follows:

Plot 2a covers the land immediately east of Phase 1, on land currently comprising the grade II listed Castlefield Viaduct. This plot will deliver a 76-storey residential tower comprising 160 hotel rooms and 452 apartments. Residents' amenity spaces and commercial units (Use Class E) are provided within the arches at ground floor opening onto Great Bridgewater Street. 320 secure cycle spaces, serving this and the Phase 1 building, are provided within the basement. At viaduct level, a redesigned service yard for the conference centre is enclosed by a new podium structure with residents' external amenity space above.

A section of the Great Bridgewater Street bridge is removed to bring light into the street below, but the beams are to be retained. At ground level there is public realm enhancements and associated changes to the highway layout on Albion Street.

Plot 2b, located at the western-most section of the Site between the viaduct and Beetham Tower, consists of a 23-storey residential building accommodating 133 affordable 1-, 2- and 3-bed apartments (Use Class C3), 133 secure cycle parking spaces, circa 200 sq m flexible commercial units (Use Class E) opening onto the viaduct, and public realm enhancements on Great Bridgewater Street.


PLANNING BOUNDARY
2b
1
2a

PLOT 2A

Plot 2a - Ground Level

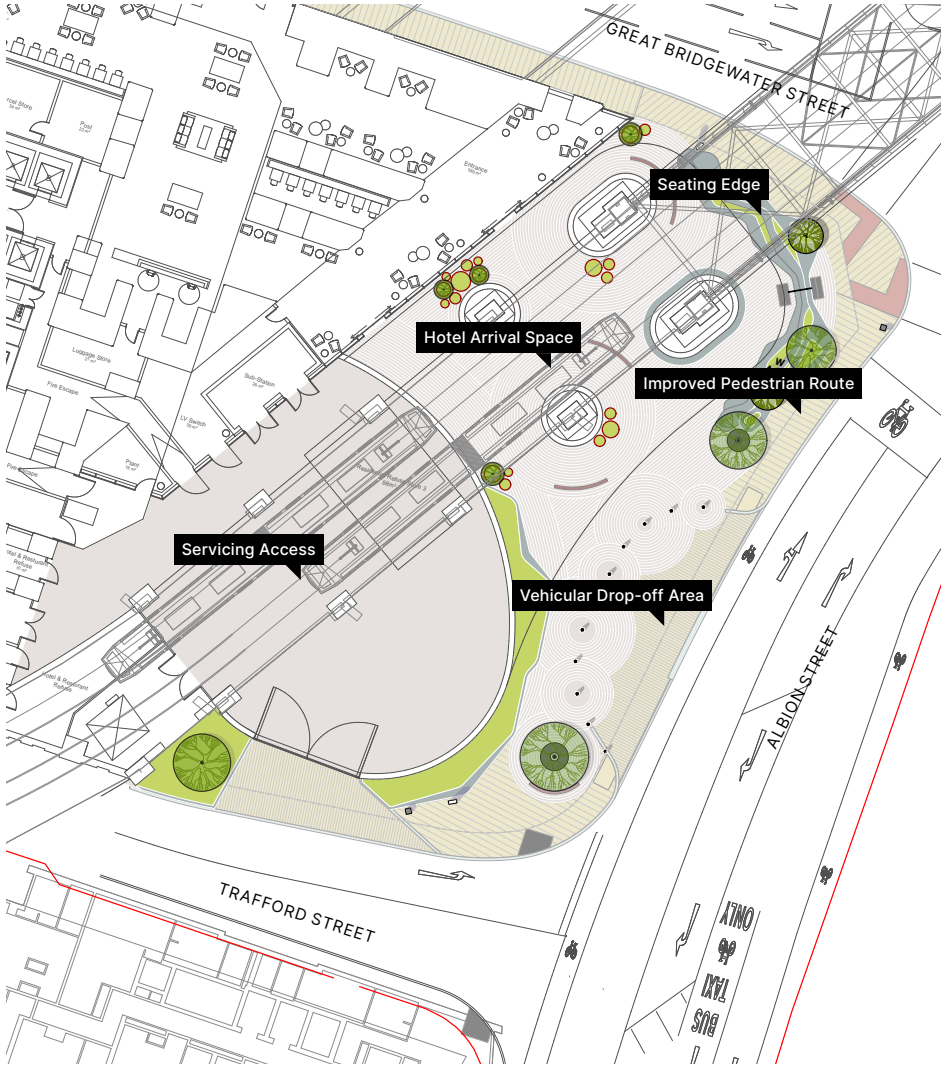
Plot 2a comprises the main residential, hotel and restuarant entrance. It is important that this space clearly conveys a sense of arrival.

A vehicular drop-off space is located on Albion Street, with a clear sight line to the main entrance. Architecturally the Metrolink bridge is utilised to guide people towards the entrance and the public realm around it supports this.

On Albion Street the kerb line has been pushed out to afford a more generous allowance for public realm and to create more efficient pedestrian route into the city.

The servicing area to the south of this space is screened using an architectural facade. This is wrapped in planting to provide a soft edge to the space.

To the north, there is a challenging level change which is accommodated through the introduction of an informal series of cascading, green seating walls. This creates a sense of enclosure to the sapce and shelter from the busy road. Planting, is utilised for sustainable drainage management where possible.



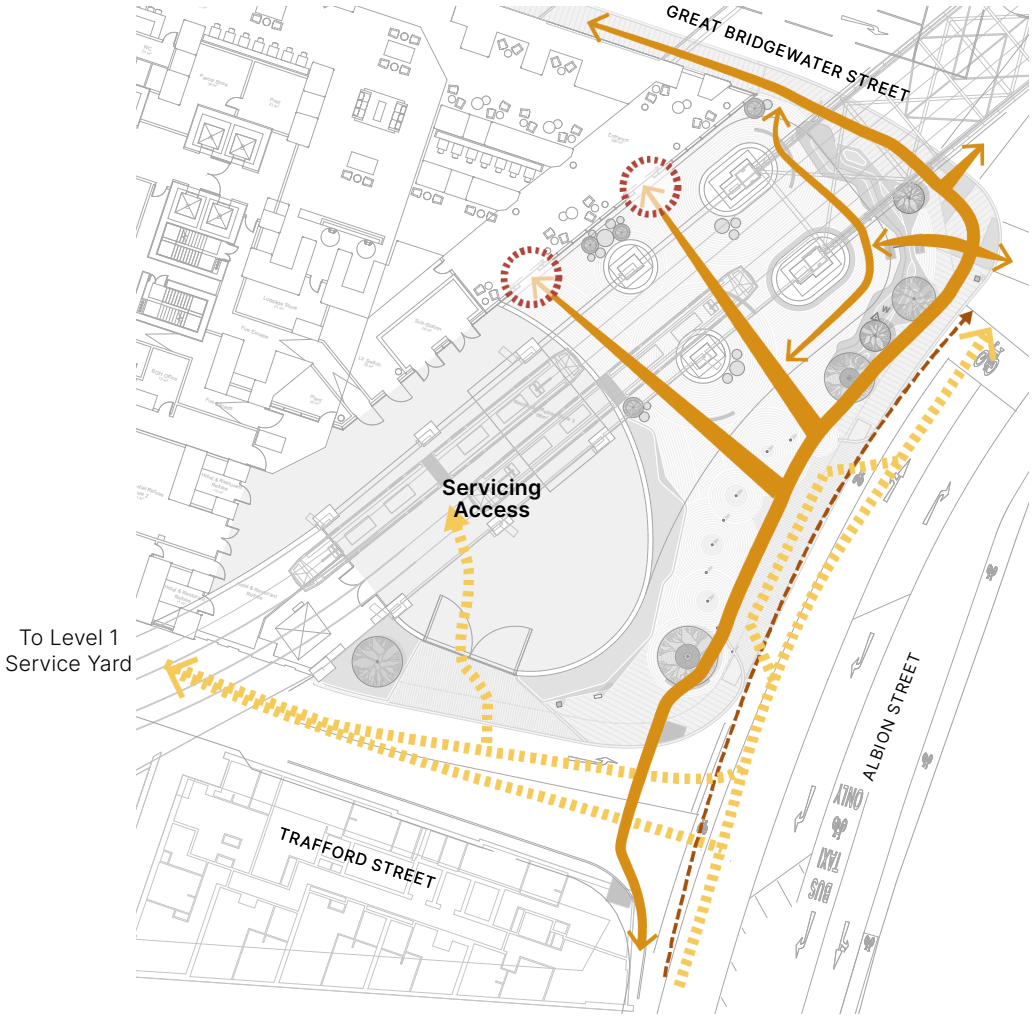
Access and Circulation

The new layout aids more efficient movement along Albion Street and Great Bridgewater Street into the city, assisted by realigned road crossings.

The hotel drop-off space on Albion Street is designed to read as a pedestrian space primarily - a continuation of the footway - which can be used secondarily by vehicles as drop-off. This affords a more generous and cohesive arrival space and prevents cross flow of pedestrian movement.

A dedicated cycleway is also introduced as part of the new scheme.

Building servicing is proposed under the southern covered section below the metrolink bridge via Trafford Street.



Key

- Key Pedestrian Routes
- Building Entrances
- Vehicular Route
- Servicing Access
- Cycle Lane

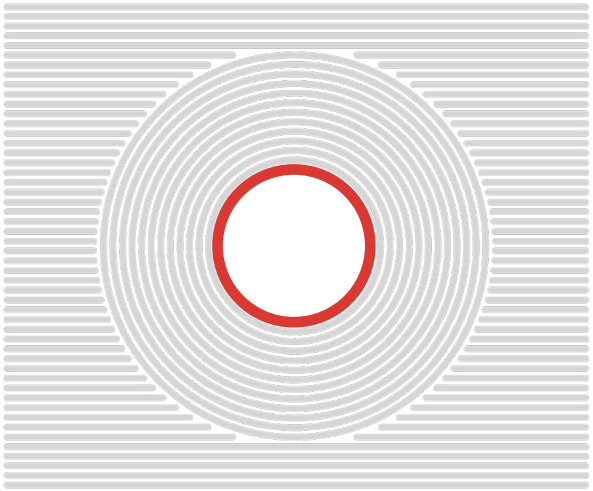
Design Concept

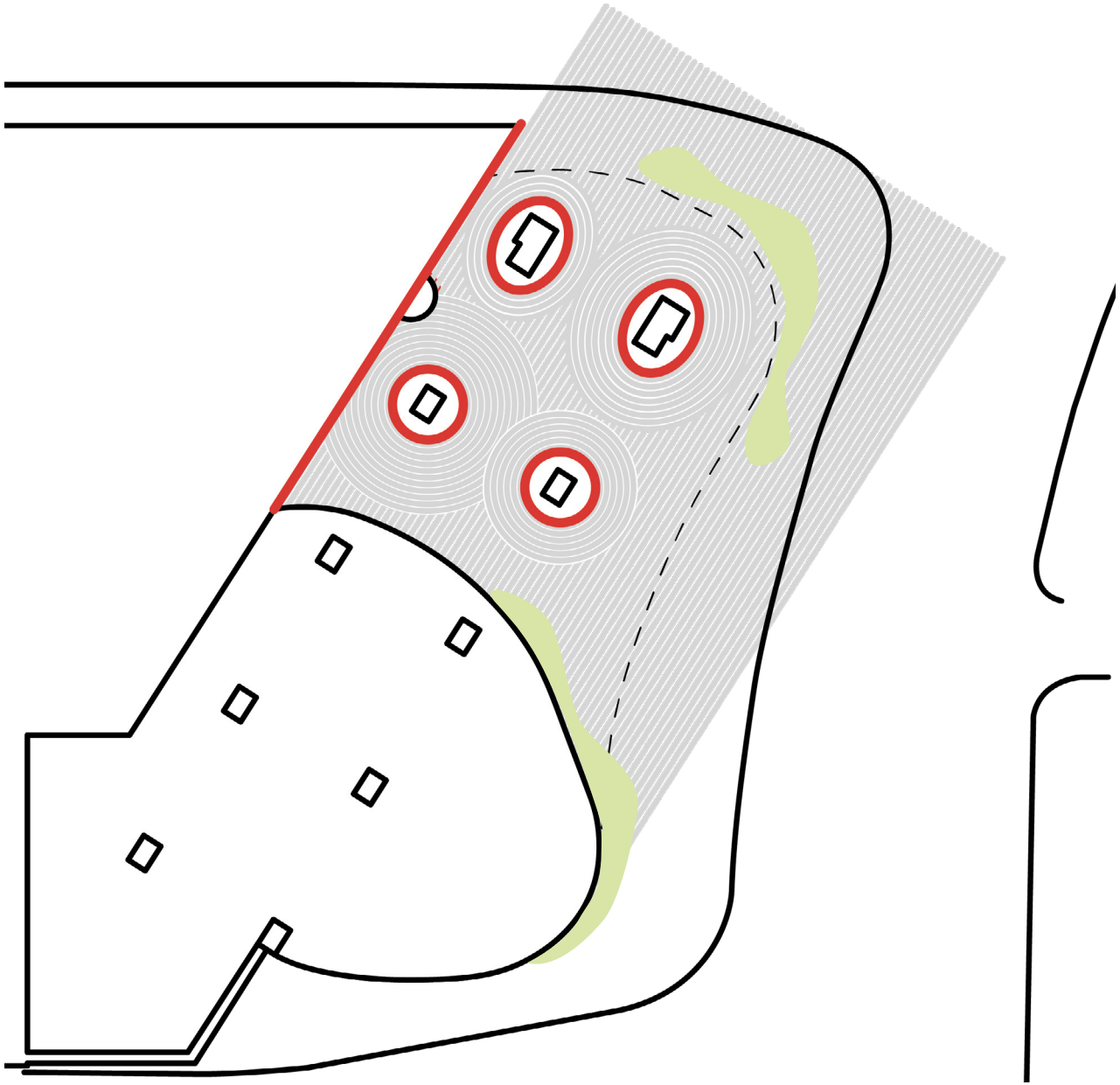
The design language for the public realm responds to the architecture, with concentric rings radiating from the circular encasements of the Metrolink piers. This helps to create a strong and cohseive sense of identity to the space.

In contrast to the rings, the existing viaduct structure is celebrated by using it's angled facade to create a juxtaposing form which creates a base or 'welcome mat' for the arrival space.

The space is kept open, minimal and uncluttered so as to create a focus on the arrival experience.

Greening is kept to the perimeters of the space, softening edges and creating a more attractive buffer to the highway.

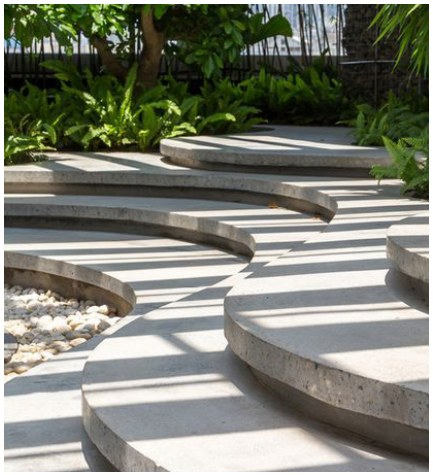




Look and Feel











Materiality

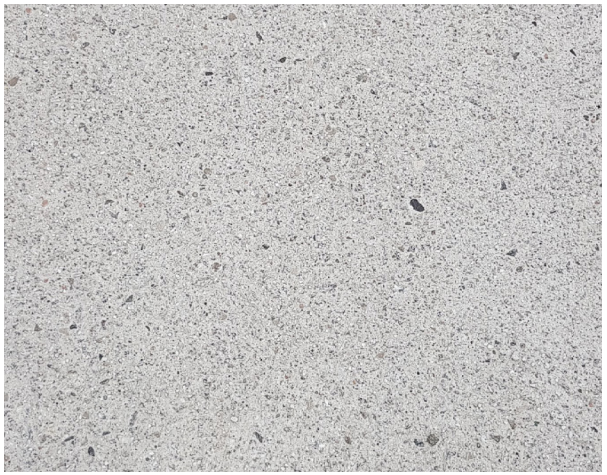
The material palette is central in supporting the design concept. While it is still subject to further design development, a palette of neutral, light and warm colours is proposed for the paving and seating edges. The main surface will consist of natural stone sett paving, laid in concentric rings. Within these, metal inlays with interpretation / place-making details engraved will be integrated.

Yorkstone flags are proposed to the footway, and the interface bewteen adopted and unadopted material is designed to support the design language.

The service yard area is proposed in in-situ concrete. This is selected for its durable characteristics.



Granite Sett Paving (Arrival Space)



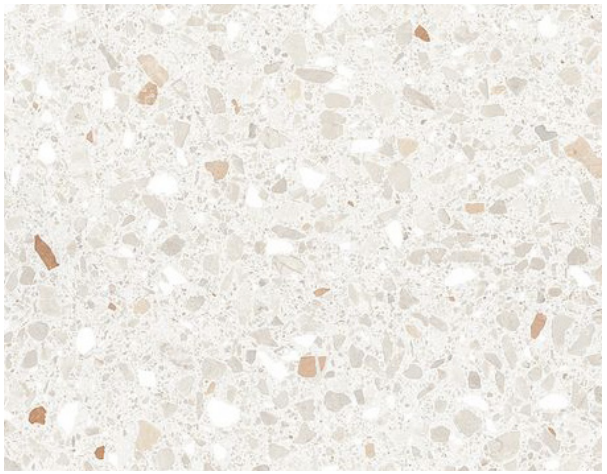
In-situ Concrete (Service Yard)



Yorkstone Paving (Adopted Footways)



Metal Inlays ((Arrival Space)



Smooth Exposed Aggregate Concrete (Seating Edges)

Planting Design and Tree Species

In Plot 2a six trees are proposed to the streetscape. Species are selected for their aesthetic value.

Specimen varieties of *Pinus* species are selected in both clear stem and multi-stem habits to provide variation. As evergreens they also offer value in wind mitigation. Slender and elegant *Nyssa sylvatica* are proposed to offer contrasting colour and form to the *Pinus*.

The herbaceous planting palette will have a limited list of species, to contribute to the minimal design aesthetic. Species will be proposed in mass drifts, similar to the images opposite. Species selected are predominently evergreen to proivde year-round greenery.

Planting beds are flush or below the edge of the footway so that surface runoff can drain into them; aiding the drainage strategy. Planting species will be climate resilient and selected to suit the conditions of the site. Opposite are some indicative species.







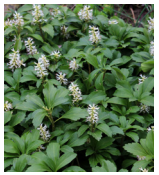
Hakonecloa macra ◑



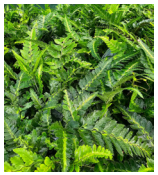
Pinus mugo ●



Ophiopogon planiscapus ●



Pachysandra terminals ●



Arachniodes aristata ●



Carex oshimensis ○



Liriope muscari ●



Araiostegia parvipinnata ●

Key

- ● Evergreen
- ◑ Semi-evergreen
- ○ Deciduous

Tree Species



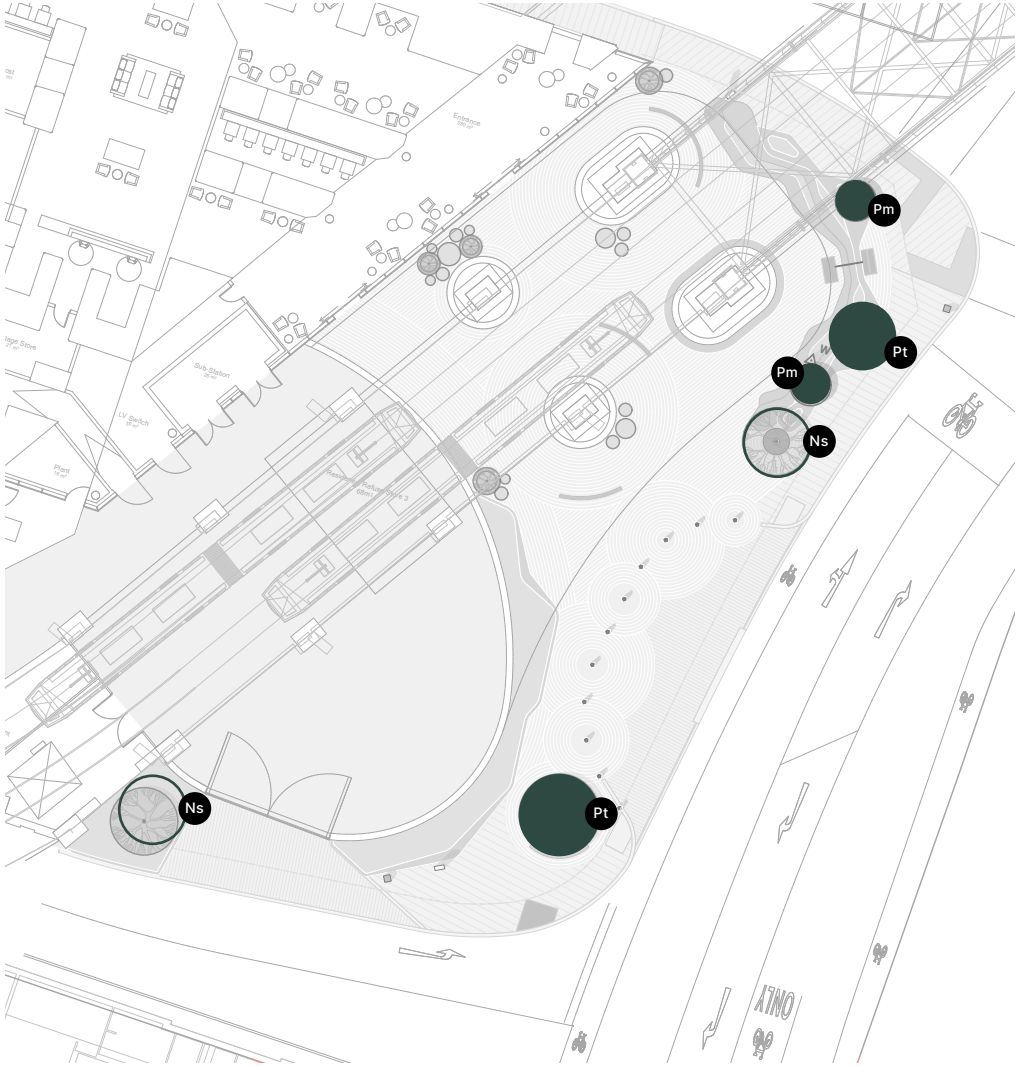
Nyssa sylvatica



Pinus thunbergii



Pinus mugo 'Pumilio'



Key

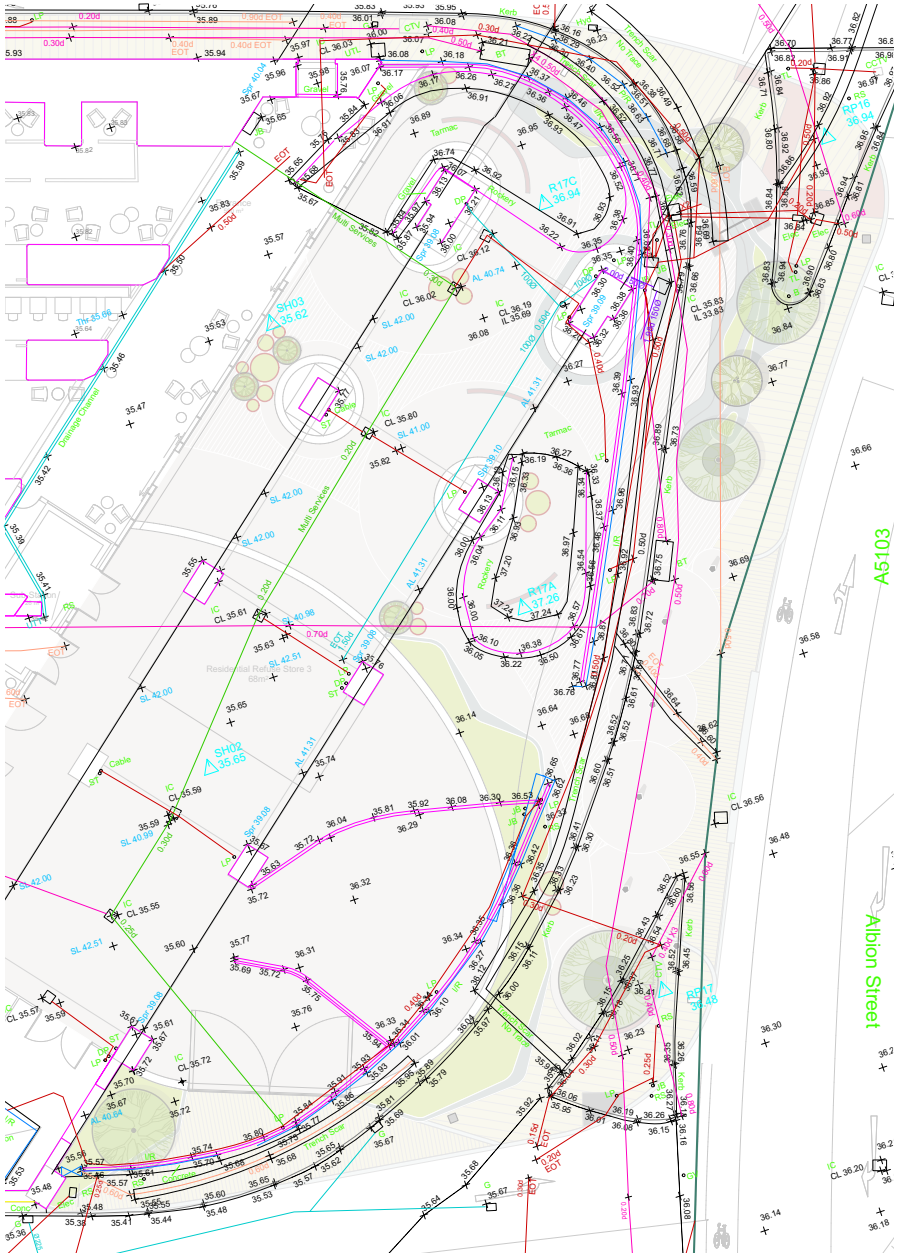
- Evergreen
- Semi-evergreen
- Deciduous

- Pt *Pinus thunbergii*
- Pm *Pinus mugo 'Pumiio'*
- Ns *Nyssa sylvatica*

Utilities Coordination

The footway along Albion Street is a busy corridor for below ground services. Care has been taken to position trees where they will not clash with services and will also have sufficient soil to thrive. Root barriers will also be installed to protect nearby services.

Some existing services which serve the traffic signals and CCTV currently run below the proposed tree positions on the junction of Albion Street, however these are required to be redirected with introduction of the new retail unit and revised highway layout. Therefore the redirected services can be coordinated with the proposed tree positions.



Furniture and Lighting

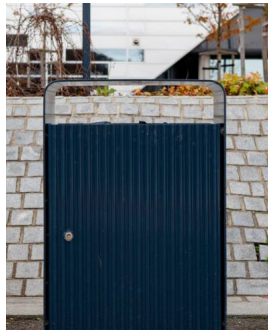
The furniture will adopt a consistent, style which offers a minimal aesthetic and a muted palette of colours and materials, as can be seen opposite. Furniture will be placed thoughtfully to avoid cluttering the public realm and detracting from the overall aesthetic.

A key requirement for this space is vehicle control. The intention is to use elements alternative to bollards, such as boulders, to create a secure vehicle control line. Boulders will be hand selected to ensure a high quality finish is achieved.

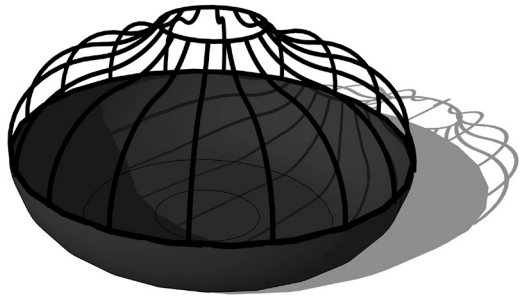
Other bespoke features include moveable planters, whose forms will be consistent with the other furniture elements.



Cycle Stands



Litter Bin



Initial Tree Planter Design Ideas



Wayfinding



Vehicle Protection

Lighting

Lighting design, as with the rest of the design, is simplistic and focuses around creating an ambient atmosphere to the hotel entrance.

It is anticipated that most of the lighting will be integrated into the architectural structures. Any lighting within the public realm will be integrated into other elements and concealed where possible. For example ground recessed or hidden under edges.

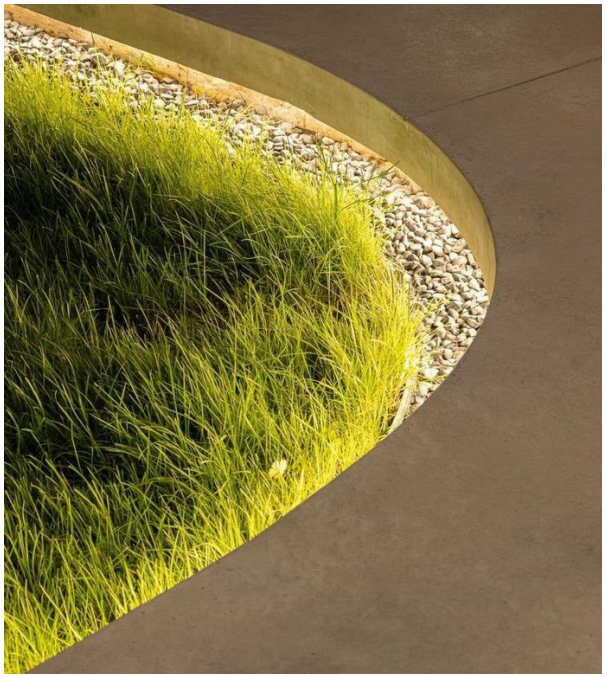
Lighting will be used to accentuate certain features at night, such as uplighting specimen trees and planting, and emphasisng the concentric forms after dark. It is expected that functional lighting will be provided through street lighting to the perimeter of the space.



Ground-recessed lighting emphasising concentric forms



Strip lighting around boulders

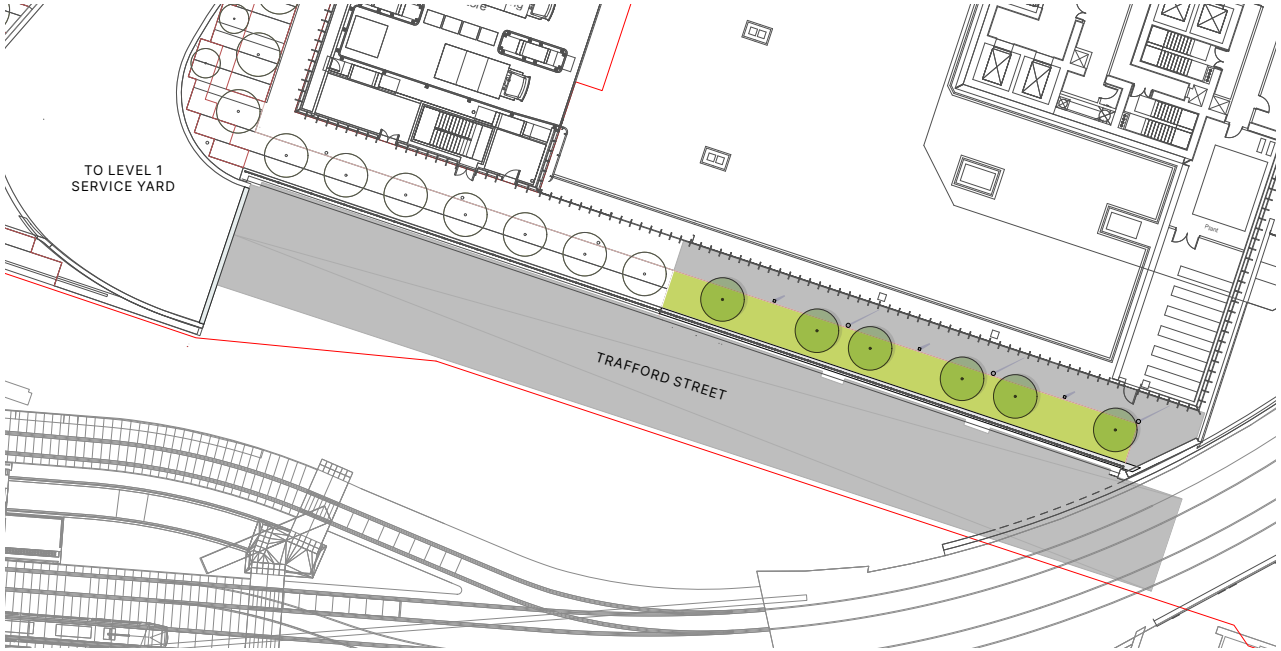


Strip lighting accentuating edges

Plot 2a - Level 01

There is a small section of landscaping in Plot 2a at Level 1 comprising a strip of herbaceous planting with six trees and a route around the building for maintenance. This is a continuation of the Phase 1 design. For consistency the same tree species have been used. The trees are positioned over the existing viaduct columns due to structural requirements. The route is lit with columns and bollards.

The Trafford Street service ramp which connects Level 1 to the ground level, is included in this section.





Light Column



Light Bollard



Betula utilis var. Jacquemontii

Plot 2a - Level 03

The roof gardens provide valuable amenity and green space for residents of Phase 1 and 2a. The design narrative is outlined on the following page, but a key driver is the importance of having a design which is visually pleasing on the eye from above.

A relatively informal design approach is taken to the layout, with a central lawn area forming the centre-piece of the terrace. Winding routes lead off from here around the terrace creating as many different sized social spaces as possible, from individual dwell spaces to small scale events spaces and everything in between.

The design aims to provide space for a wide range of activities, which as well as being flexible, can be programmed by the residents. Possible activities indicated on the plan include spaces for outdoor dining, lounging, fitness and yoga space, formal and informal play.



Design Concept and Green Strategy

The design concept for the terrace builds upon the intention to maximise access to green space and sunlight. The southern side of the terrace receives more sunlight and therefore more open spaces are provided here, including a greater amount of lawn space for lounging and play.

Moving northwards the terrace becomes more shady. The design builds upon this, using a greater density of planting to create more sheltered and secluded social spaces for smaller groups. Similarly the tree planting strategy becomes more dense towards the north side of the terrace.



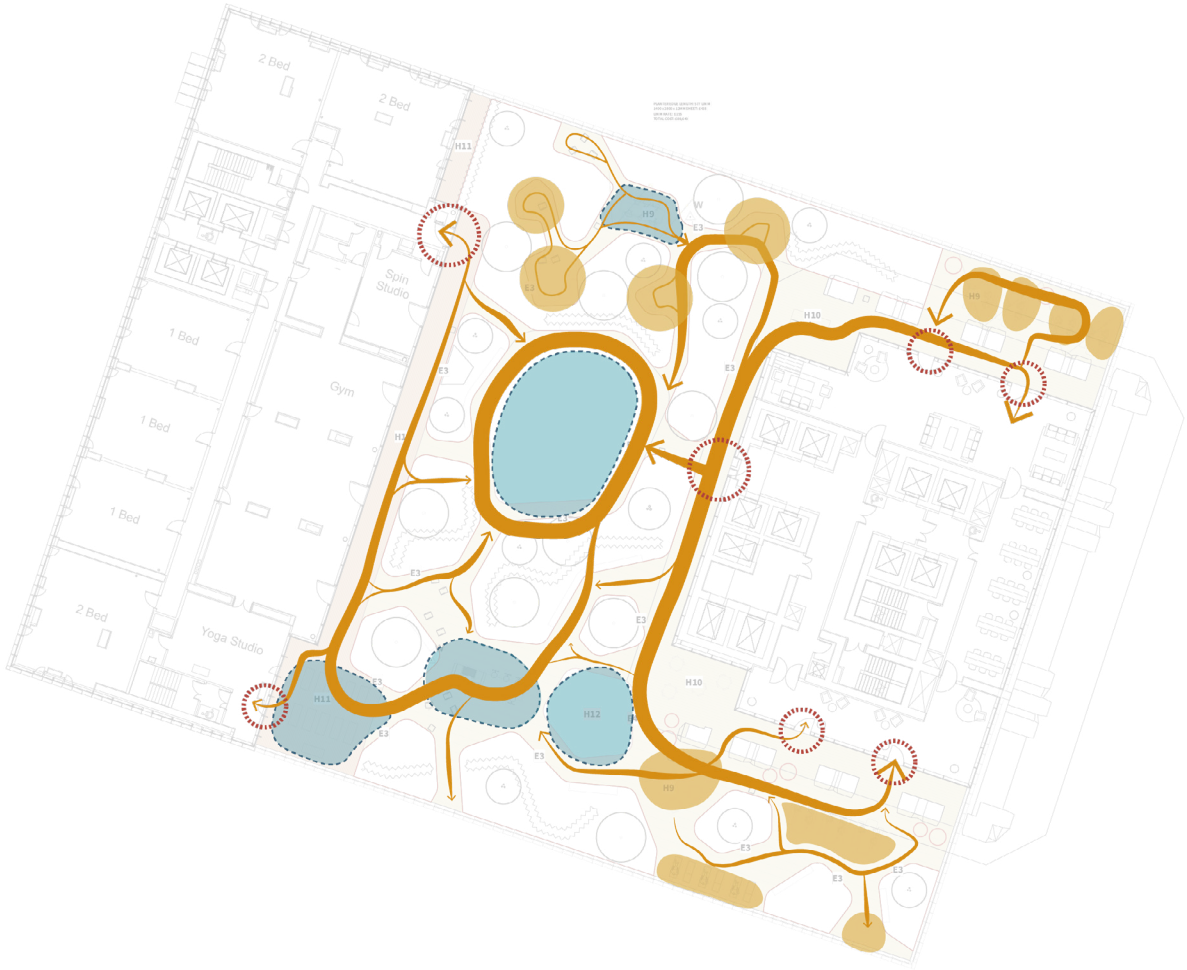
Key



Access and Circulation

The informal nature of the design forms a wide variety of routes around the terrace including circular loops. Routes vary from wide to winding but all are fully accessible and well lit.

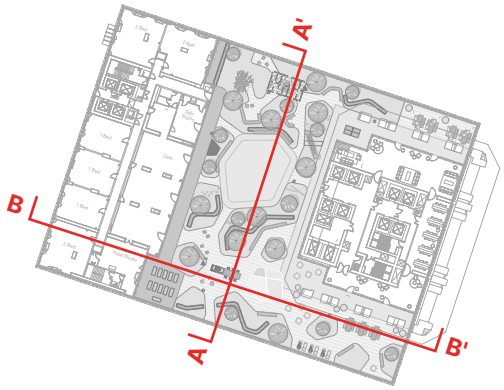
As mentioned previously a range of different sized spaces are provided for different types and scales of activity.

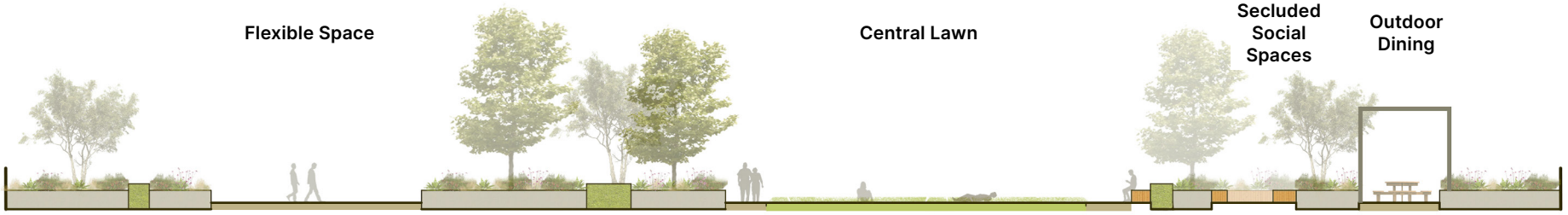


Key

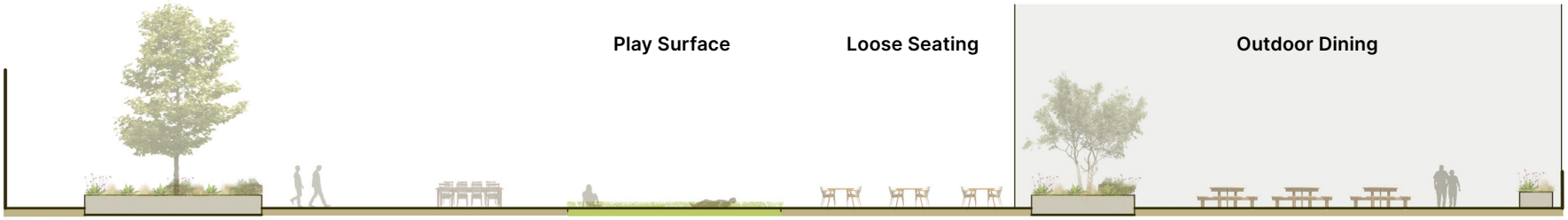
- Key Routes
- Social Activity Spaces
- Dwell Spaces
- Building Access

Site Sections





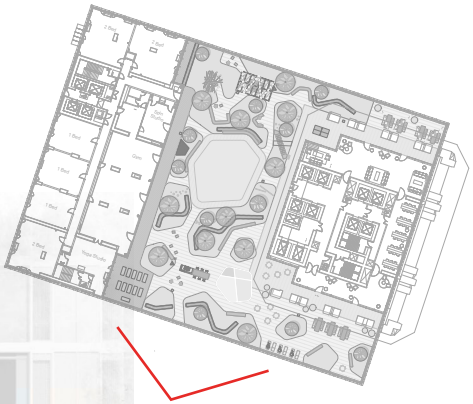
Section A-A'



Section B-B'

Illustrative Visual





Look and Feel



Central lawn with perimeter seating





Canopy and outdoor dining space



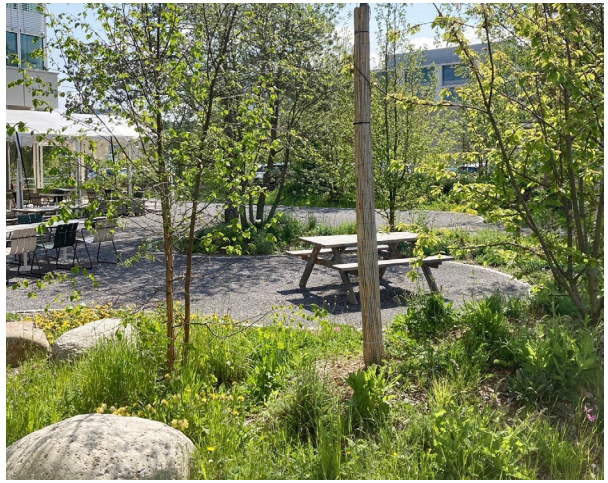




Incidental play



Secluded social spaces





Materiality

A mix of porcelain tiles and decking is proposed in neutral tones to provide a subtle backdrop, which accentuates the planted areas.

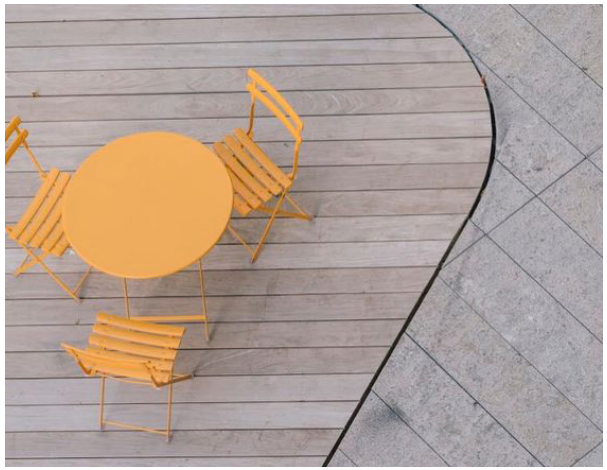
Due to structural constraints of the existing viaduct structure, a pedestal system is required for the paving. This lightweight solution enables greater amounts of planting to be proposed than with a traditional build up.



Porcelain Tiles



Composite Decking



Composite Decking / Porcelain Tiles Interface



Steel / Recycled Plastic Planter Edges

Tree Species and Planting Design

22 trees are proposed across the roof terrace, adding depth and dimension. A wide variety of tree species are proposed, selected for their different qualities which will provide different benefits, including evergreen species, multi-stems and clear-stems, species offering value for biodiversity and species with seasonal interest.

Opposite are the species proposed for the terrace, these are locatd on a plan on the following page.



Acer griseum ○



Osmanthus aquifolium ●



Pinus nigra 'Austriaca' ●



Sycoparrotia semidecidua ◒



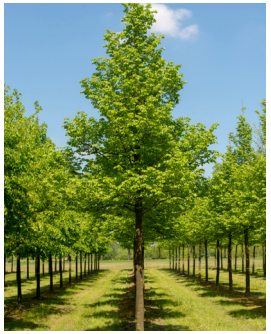
Quercus ilex ●



Amelanchier arborea 'Robin Hill' ○



Acer negundo 'Flamingo' ○



Tilia cordata 'Bolhje' ○

Key

- ● Evergreen
- ◒ Semi-evergreen
- ○ Deciduous



Key

- Evergreen
- Semi-evergreen
- Deciduous

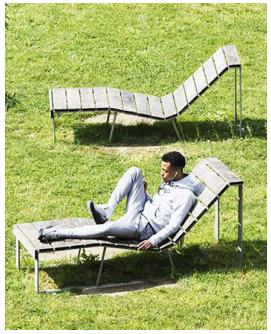
- Ag Acer griseum
- Oa Osmanthus aquifolium
- Pn *Pinus nigra* 'Austriaca'
- Ss Sycoparrotia semidecidua
- Qi Quercus ilex
- Aa *Amelanchier arborea* 'Robin Hill'
- An Acer negundo 'Flamingo'
- Tc *Tilia cordata* 'Bolhje'
- Vp *Viburnum pragense*

Furniture and Lighting

The furniture adopts a natural palette, using timber to give a warm, tactile feel. A variety of seating types are provided.

Lighting is designed to give an ambient glow throughout, sensitive to risk of light pollution to both biodiversity and residents.

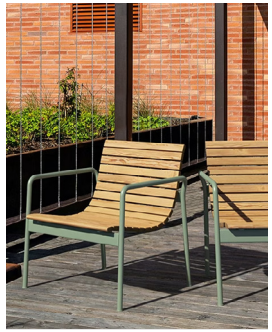
Natural play elements and provision for biodiversity are also integrated into the scheme.



Loungers



Picnic Tables



Loose Tables and Chairs



Litter Bin



Canopy



Moveable Planters



Lighting Bollards



Habitat Provision

Play Provision

Given that the roof terrace will serve a considerable number of residents it is impotant that the design is accommodating of children through provision of play features which are integrated into the design.

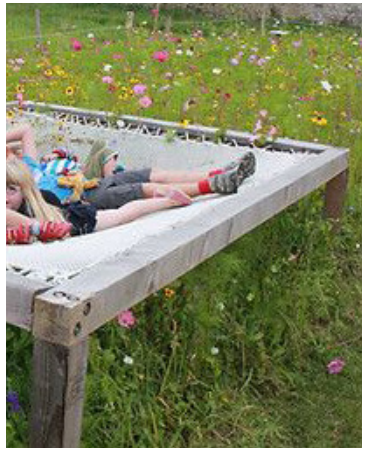
A variety of play elements are included which offer play of different types including active play and sensory play. A dedicated flexible play surface is included which is open to intepretation by children. The key play features are outlined opposite.



Willow Living Den



Stepping Stones



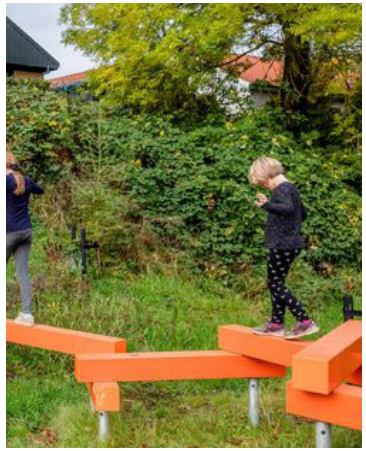
Cargo Net



Play Tunnel



Play Surfacing



Balance Beams

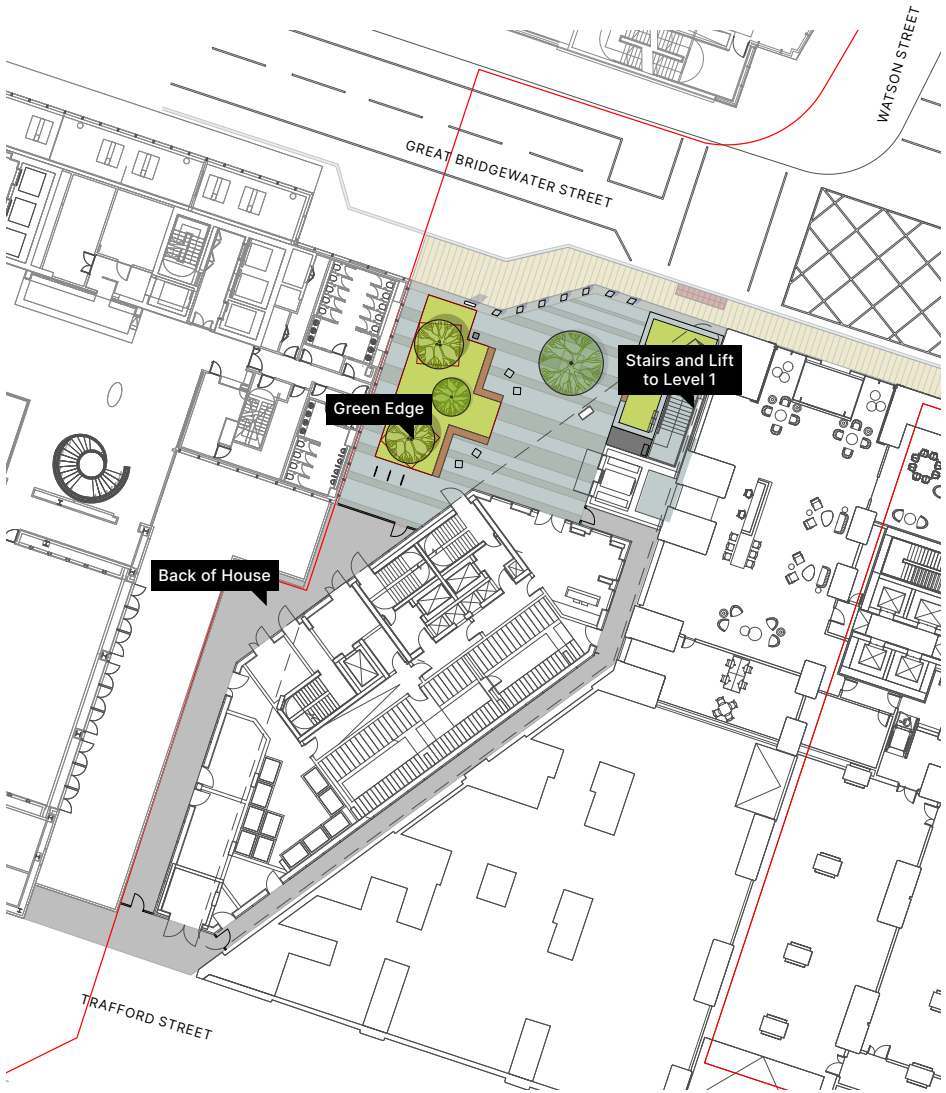
PLOT 2B

Plot 2b - Ground Level

In Plot 2b the ground level public realm plays an important role in creating a positive address and interface between the streetscape and the impressive building frontages, both old and new.

The proposed design offers an attractive approach to the main building entrance with opportunities for seating and a verdant edge to one side of the space.

Removal of section of the viaduct above Great Bridgewater Street along with introduction of high-quality materials will make the experience along it much safer and more welcoming.

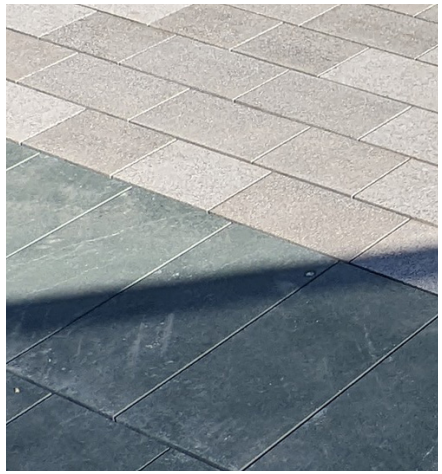


Plot 2b - Level 01

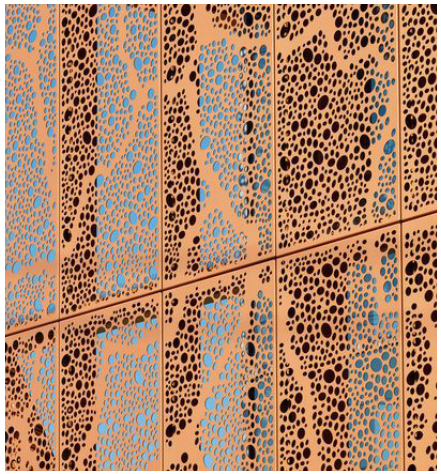
At Level 1 is a roof terrace which serves the retail unit with dwell spaces and planting. The materiality and furniture palette match that on the Plot 2a roof terrace for consistency.

On the east side of the building two new building entrances are introduced through the parapet wall. This creates additional edge permeability to what was previously an inactive edge. Granite paving is proposed to match that used in Phase 1.

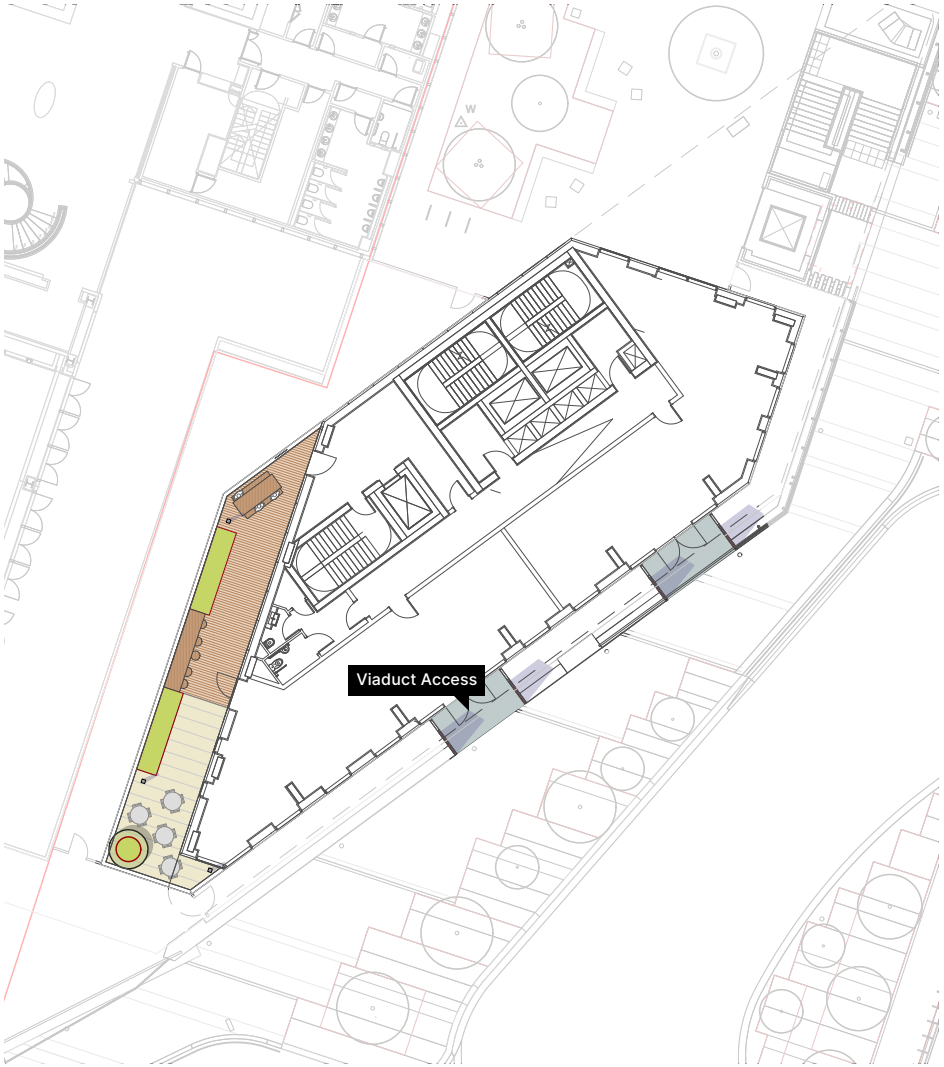
Wind mitigation panels are proposed to either side of the entrances which also function as wayfinding or signage with artwork, contributing to the identity of the site.



Granite / Slate Paving (to match Phase 1)



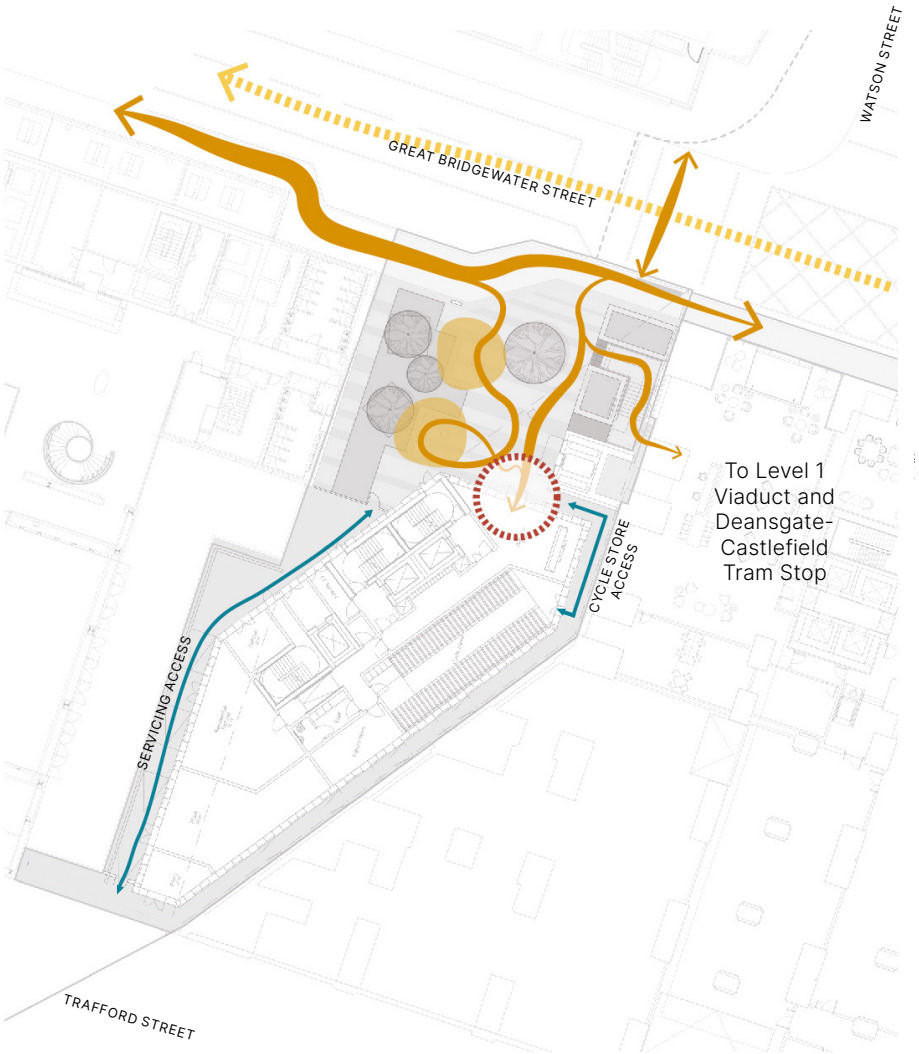
Wind Mitigation Perforation Ideas



Access and Circulation

The public realm in Plot 2b forms an important connective space between the level 1 viaduct / Deansgate-Castlefield Tram Stop and Great Bridgewater Street. The space is kept open and clear in order to be legible for users.

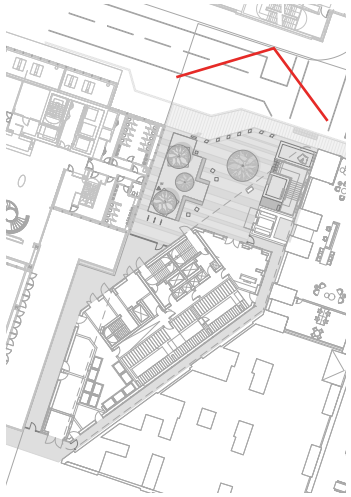
The blue route indicates the building servicing route, which is accessed predominantly from Trafford Street. Cycle store access is via the public realm space to the north of the building.

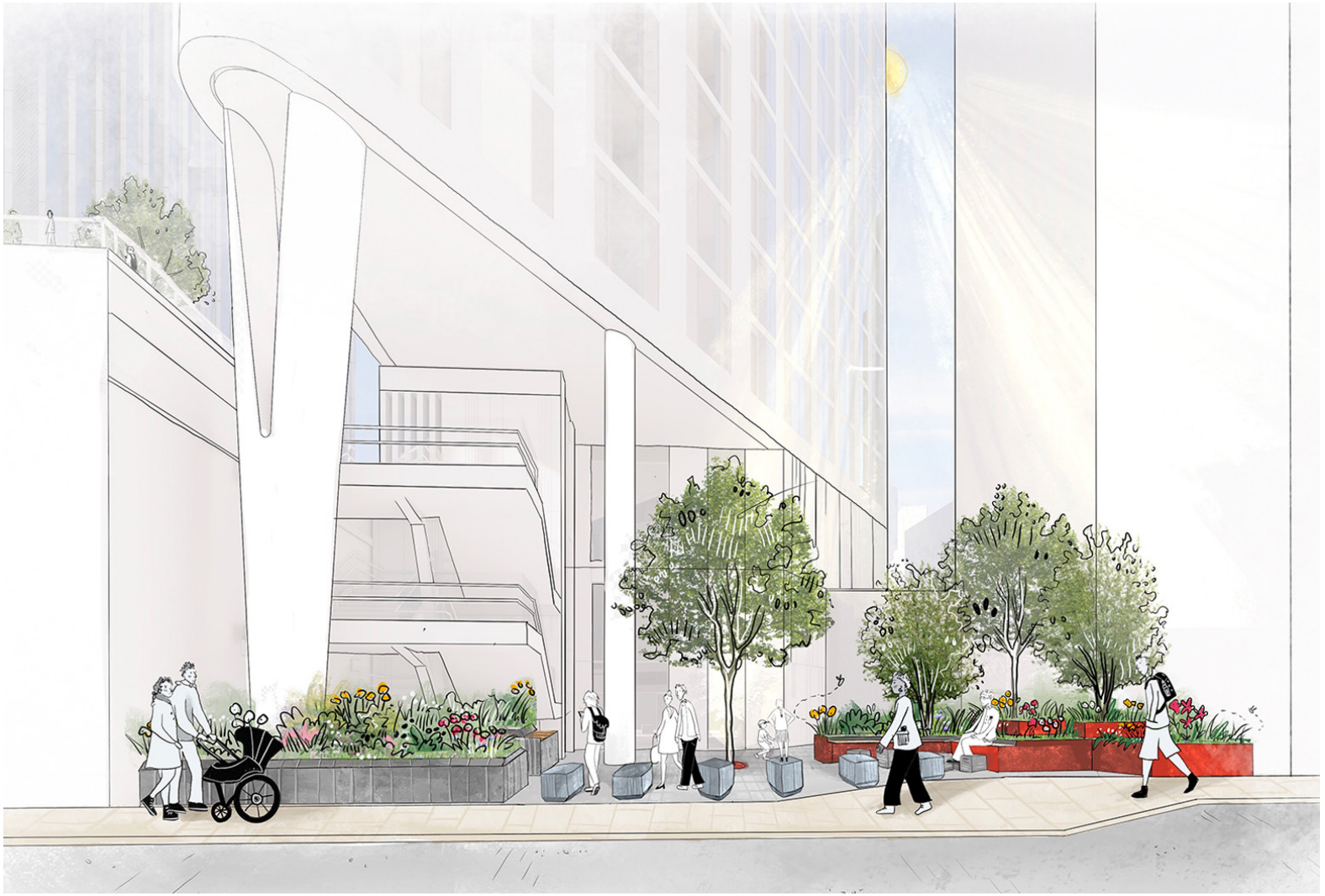


Key

- Key Pedestrian Routes
- Dwell / Activity Space
- Building Access
- Vehicular Route
- Back of House Access

Illustrative Visual





Look and Feel

The look and feel of the public realm is designed to provide visual continuity with the Phase 1 public realm which is currently under construction. This is important in order to provide a legible link from the Deansgate-Castlefield Tram Stop down to Great Bridgewater Street - a key arrival point into the city.









Materiality

Plot 2b is considered as a continuation of Phase 1, connected by the lift and staircase. Therefore it feels appropriate to maintain visual continuity in the material palette in this space. Granite paving with slate accent banding provides this visual continuity and a premium feel to the arrival, both to the new building and into the city.

Corten steel planters provide a warm tone and textural contrast to the granite while timber seating elements offer a soft tactile surface offering comfort for sitting.



Granite / Slate Paving (to match Phase 1)



Corten Steel



Timber Seating

Tree Species and Planting Design

Four trees are proposed in the arrival space in Plot 2b. The liquidambar, which will be brought forward under the Phase 1 works anchors the space and provides additional function as wind mitigation.

The remaining three trees sit in the planter on the left side of the space, providing a green edge and backdrop on this side.

All the species have impressive autumn colour providing seasonal interest.



Acer palmatum 'Osakazuki' ○



Crataegus x persimilis 'Splendens' ○



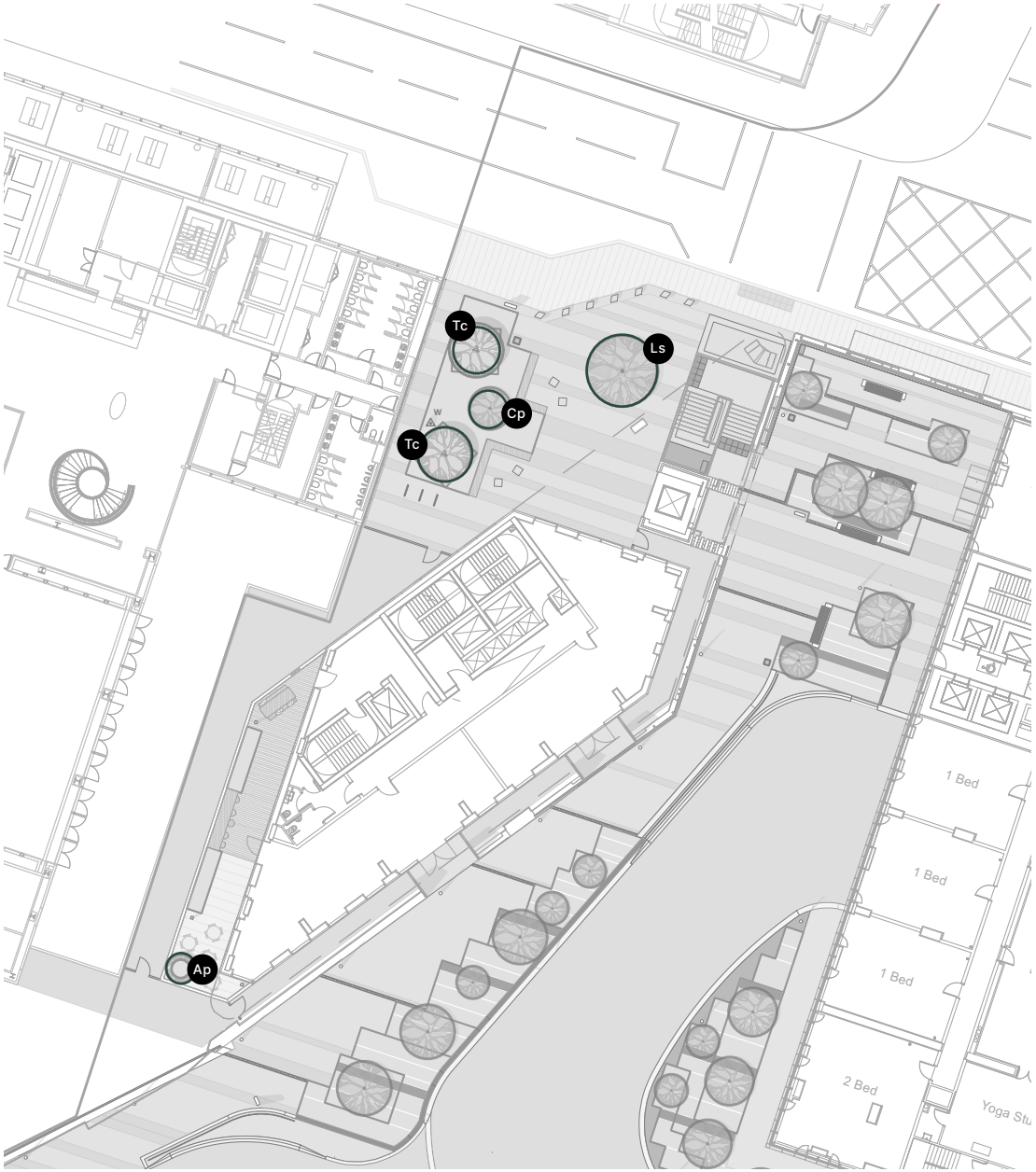
Liquidambar styraciflua ○



Tilia cordata 'Winter Orange' ○

Key

- ● Evergreen
- ◪ Semi-evergreen
- ○ Deciduous



Key

- Evergreen
- Semi-evergreen
- Deciduous

- Ap *Acer palmatum* 'Ôsakazuki'
- Cp Crataegus x persimilis 'Splendens'
- Ls Liquidambar styraciflua
- Tc Tilia cordata 'Winter Orange'

GREEN ROOFS

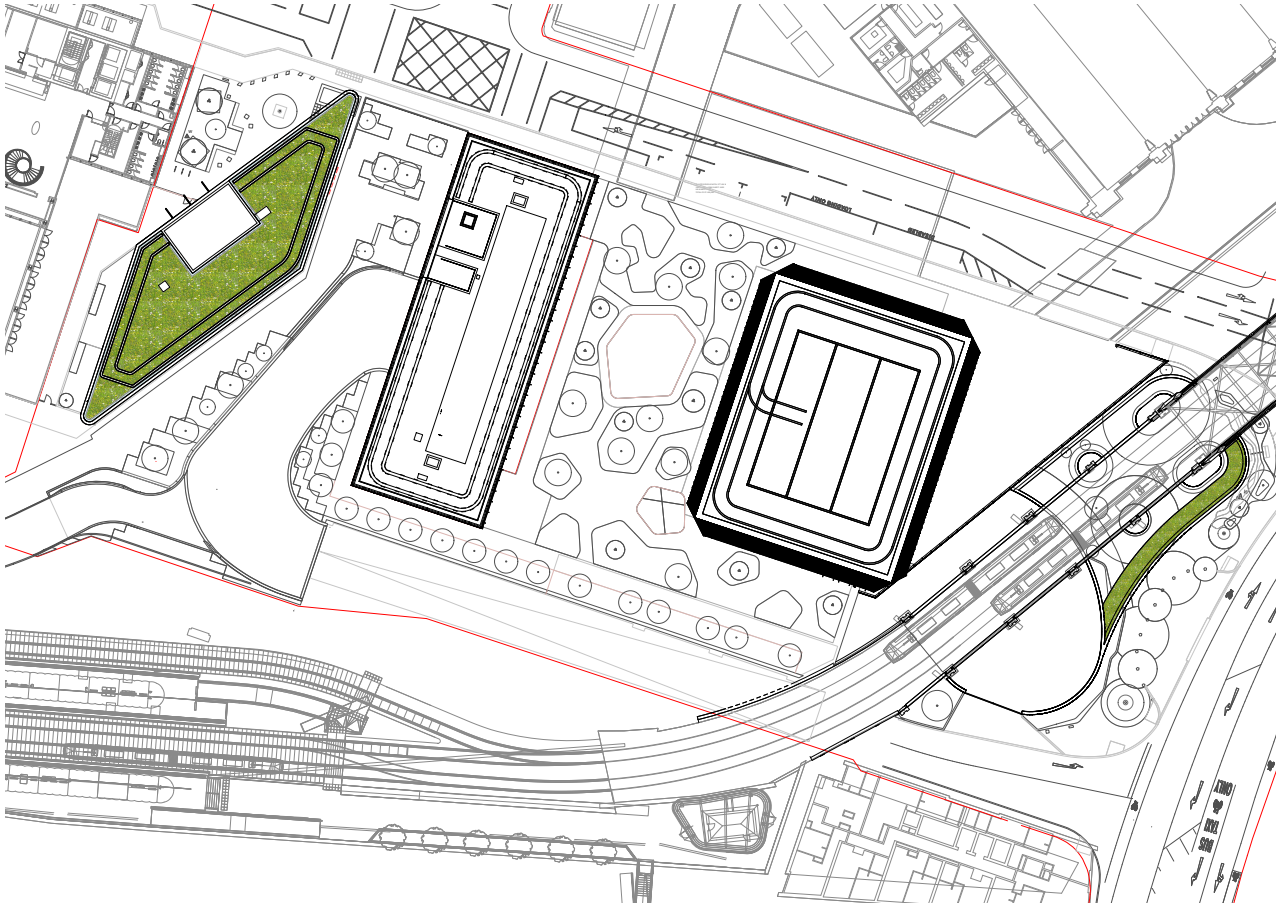
Green Roofs (All Plots)

Green roofs are proposed to the roof level of the building on Plot 2b and the entrance canopy in Plot 2a. Green roofs provide valuable benefits including increased habitat provision, aiding stormwater management and reduced urban heat island effect.

Given the limited build up depth extensive green roofs are currently proposed for the most part, which would consist of a drainage layer to aid water management and a thin layer of substrate, planted with either sedum blankets, wildflower blankets or plug planting.

The perimeter of the canopy on Plot 2a would include a strip of extensive planting along its edge to provide a more verdant appearance from the ground level.

The design of the green roofs will be developed in further detail in collaboration with the architects, ecologists and specialist green roof designers to maximise value for biodiversity.







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