

DAKOTA MANCHESTER AIRPORT LANDSCAPE STATEMENT

PWP 872 500 | 03/06/24 | Revision P01

Bailey Lane

Enterprise Way



VISION AND DESIGN PRINCIPLES

INTRODUCTION

This Landscape Statement has been prepared by PWP Design Ltd in support of a planning application submission for a 7 storey, 154 bedroom hotel, with associated car parking, feature vehicular drop-off area and canopy, service yard and highways work to existing access. It sets out the landscape vision and design principles and should be read in conjunction with the Design and Access Statement by KPP Architects and the Landscape Outline Masterplan (drawing number PWP 872 001).

VISION

The landscape strives to create a bold and contemporary setting for the hotel, whilst also providing a rich and varied range of habitats to enhance biodiversity. A striking linear layout responds to the geometric design of the hotel along the road frontages. Bands of planting create visual interest, playing with texture, form and colour. Native scrub, hedgerows and grassland planting are seamlessly interlinked throughout the scheme. Tree planting has been maximised to offset the woodland loss and create a sculptural quality to the scheme. The ‘inner core’ of the design is characterised by high quality paving and architectural planting to align with Dakota’s branding.

DESIGN PRINCIPLES

A series of landscape principles have developed through the design process:

- Create a high quality landscape scheme in keeping with Dakota Hotel’s contemporary style and distinctive brand.
- Create a welcoming and inviting arrival experience.
- Utilise a design layout and planting palette that responds to the striking architectural form of the building
- Retain as much existing green infrastructure as possible on site.
- Ensure new green infrastructure is maximised on the site.
- Enhance biodiversity to achieve a positive biodiversity net gain.
- Utilise high quality, robust and durable materials for longevity and to minimise maintenance.
- Consider the use of sustainable materials and practices throughout the project.
- Creation of an accessible environment for all.
- Adhere to MAG Safeguarding requirements for the airport, including maximum tree canopy size and no specification of plants with berries.

The following images illustrate the proposed landscape character and palette.



FORMAL LINEAR PLANTING DESIGN



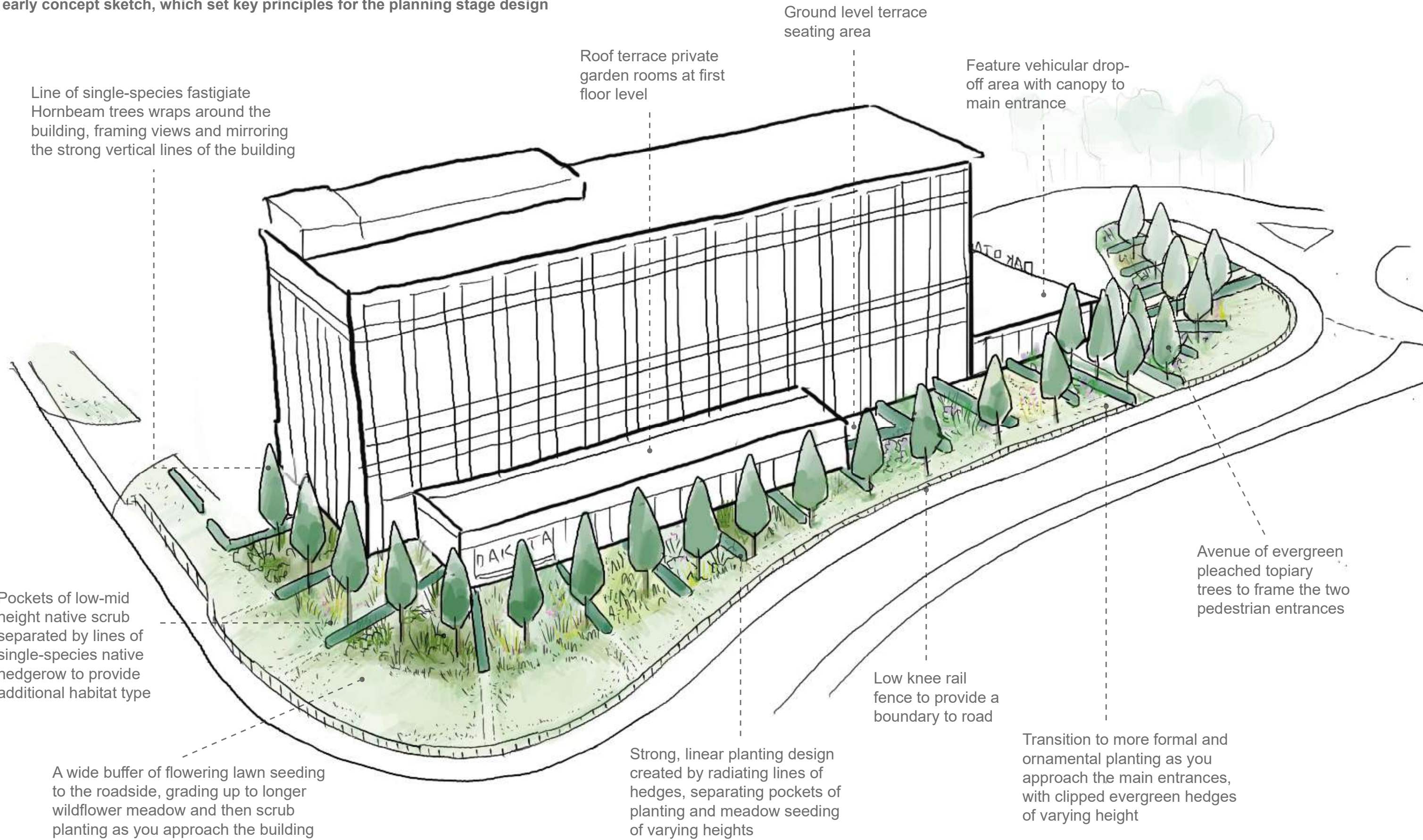
STRIKING FEATURE TREES



BIODIVERSE PLANTING

LANDSCAPE STRATEGY SKETCH DEVELOPMENT

The landscape design has developed through an iterative process. This shows an early concept sketch, which set key principles for the planning stage design



PLANNING STAGE LANDSCAPE SCHEME

