LYR373 CROSS KEYS STREET

New Cross, Manchester, UK

373-LYR-XX-ZZ-RPT-L-0002

Landscape Design Document

RIBA Stage 02

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Layer.studio

Revision: 04

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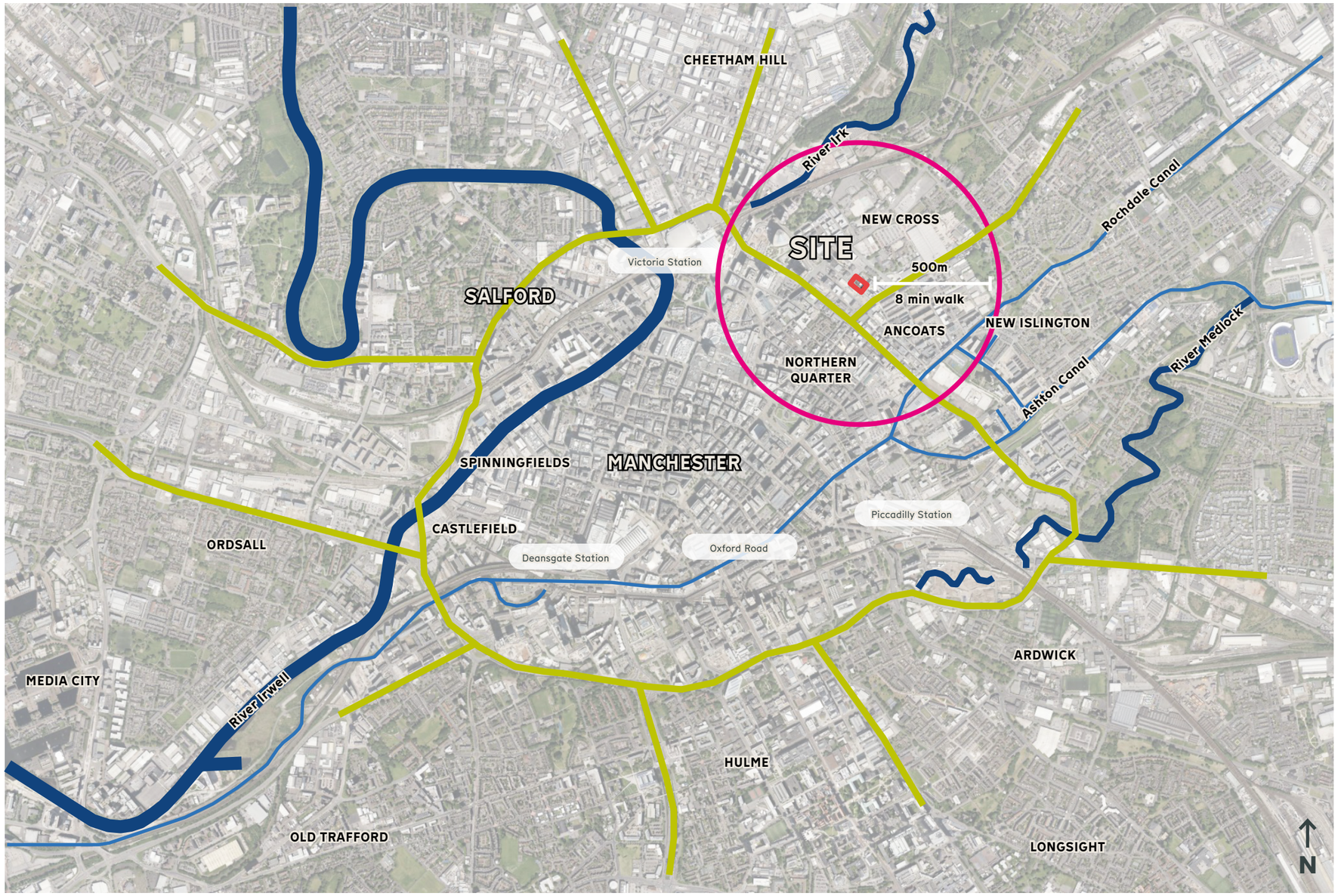
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01 Introduction



Context

The site is located in the north-east of Manchester city centre in the district of New Cross.

It sits close to the inner city ring road and major access roads that lead in and out of the city centre.

A short walk from the site are the districts of Northern Quarter and Ancoats as well as the River Irk and the Rochdale Canal.

Key

- Site
- Inner Ring Road / Major Access Roads
- Major Rivers
- Canals
- 500m Radius

01 Introduction
Site Location



Context

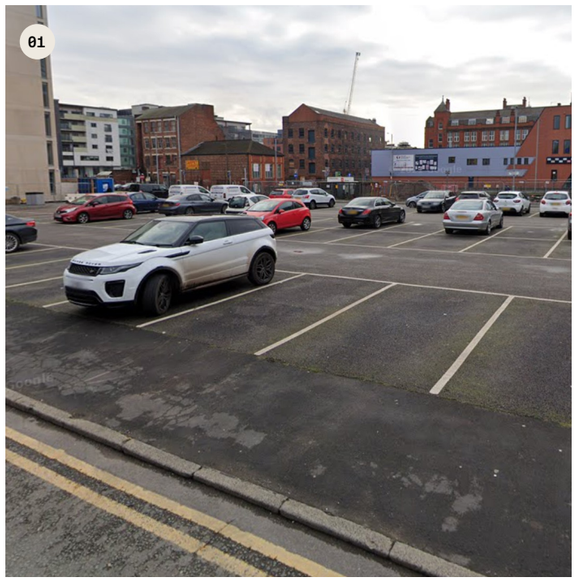
New Cross borders both Ancoats and N.O.M.A, the site sits within the New Cross Neighbourhood Development Framework.

Currently, the site is used a car park and was formerly the location of a school.

The immediate locality is defined by new residential blocks, hotels and pop up food vendors - these sit on the existing grid street pattern.

02 Site Analysis

02 Site Analysis
Photos









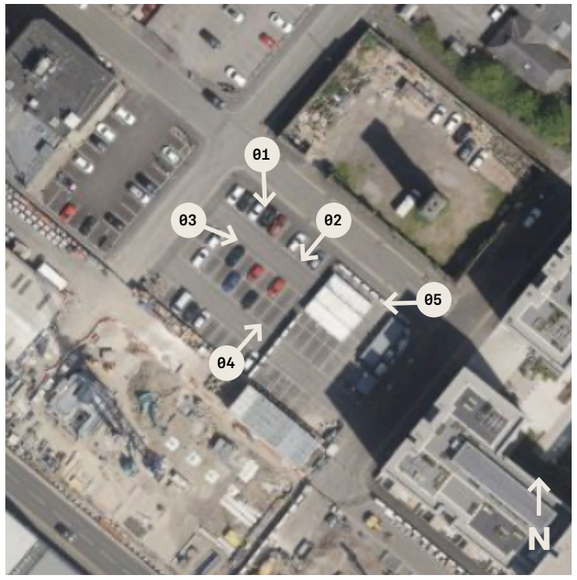


Context

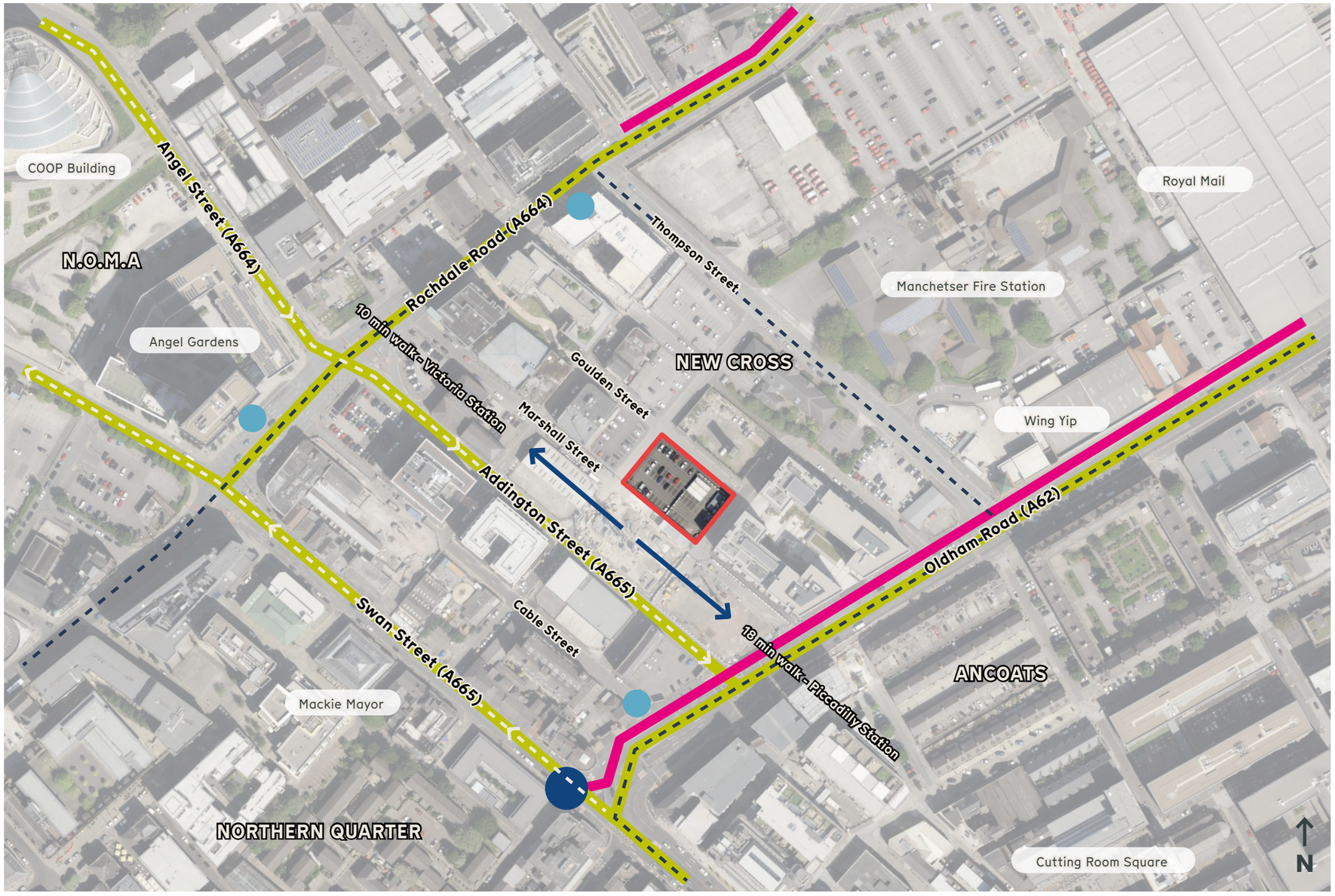
The sites current use as a car park has created a very open and exposed environment. Its surface is predominantly built up of tarmac and there is no tree planting.

The car park neighbours the old police and fire station on Goulden Street. The material palette of the surrounding architecture takes reference cues from the historic sandstone and red brick facades that once dominated the area.

Location Plan



02 Site Analysis
Local Connectivity



Summary

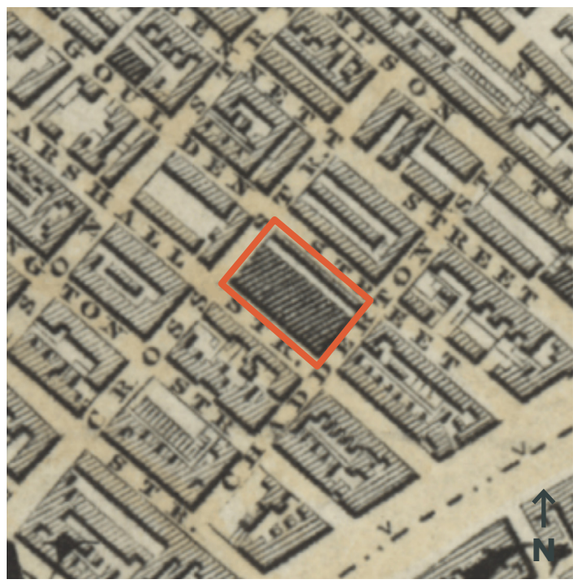
The site sits within a very well connected area with a number of bus routes and cycle ways on its peripheries as well as major access roads surrounding it. The area can feel quite car dominant at times.

Both Victoria and Piccadilly Train Stations are under 20mins walk.

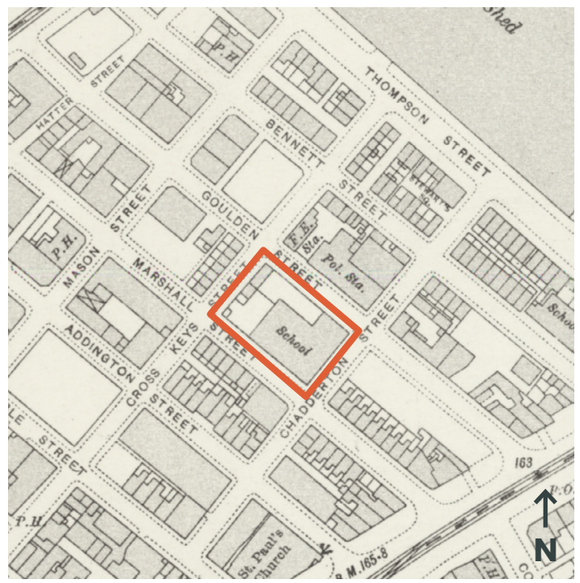
02 Site Analysis
Historic Context



1840 - 1860



1840 - 1880



1892 - 1914



2010



Joseph Lancaster

The Royal Lancasterian School (2010)

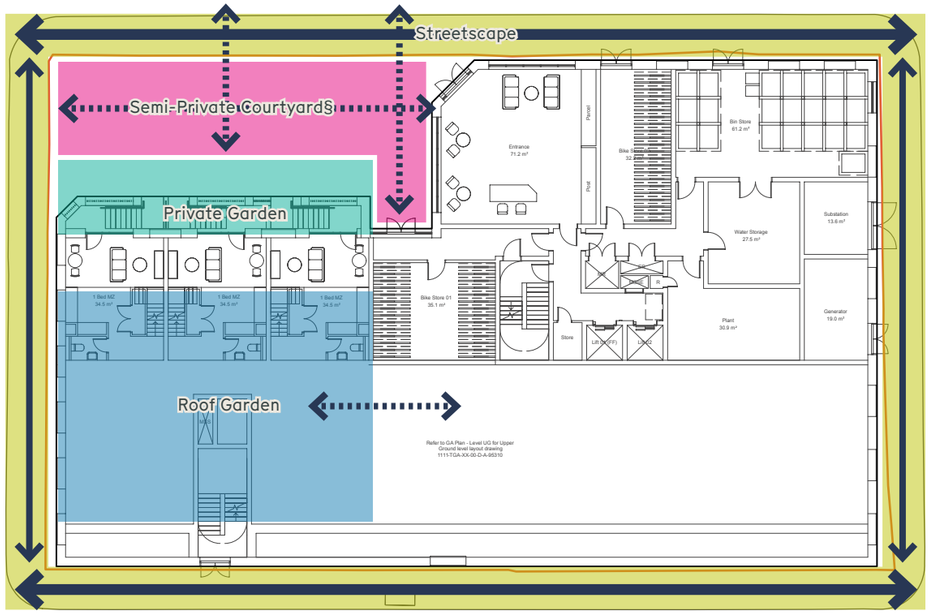
The site was once home to The Royal Lancasterian School before being demolished in the early 2010's. Joseph Lancaster (25 November 1778 – 23 October 1838) was an English Quaker and public education innovator and founded the school in the early 1800's, creating a method of education called the monitorial system of primary education.

This process involved more advanced pupils teaching younger students to allow for a higher influx of pupils into the school.

The historic map from 1840 - 1860 suggests an internal arrangement of the school with long ordered benches / seats for a large number of pupils.

02 Site Analysis
Opportunities & Constraints

Access and Space

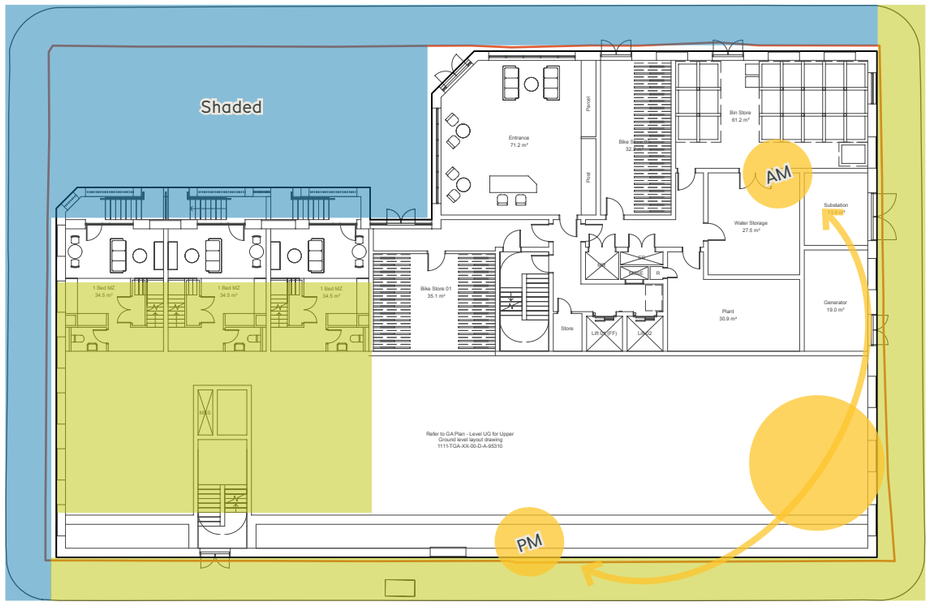


N

Summary

Grade of space from public streetscape to semi-private courtyard space and private garden up the building to communal roof garden.

Aspect

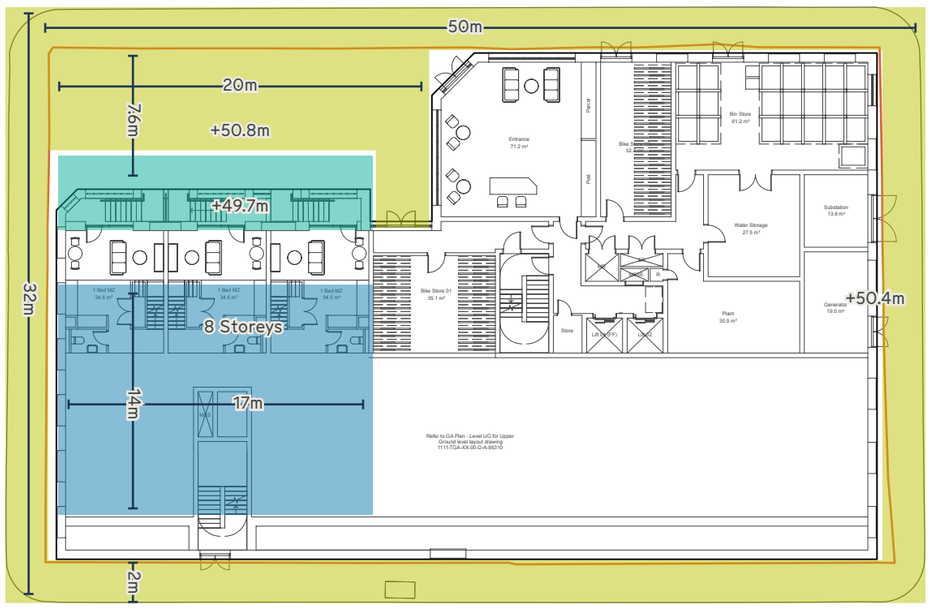


N

Summary

Shaded, north facing lower courtyard space. Roof garden benefits from evening sun.

Levels & Dimensions

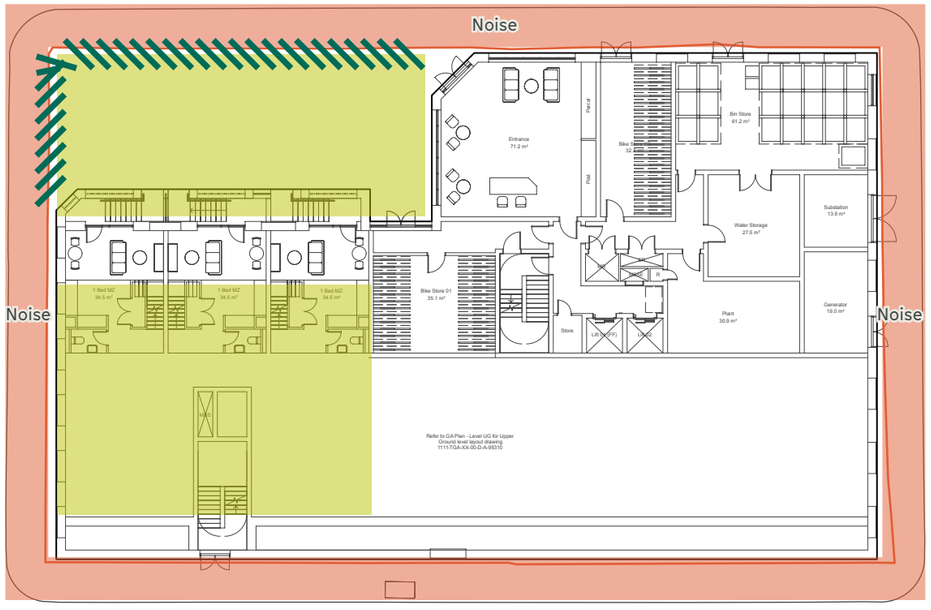


N

Summary

Predominantly flat site due to existing levels. 1.1m lower entrance for properties to front of semi private courtyard space to Goulden Street - roof garden is 8 storeys high.

Noise / Surrounding Movement



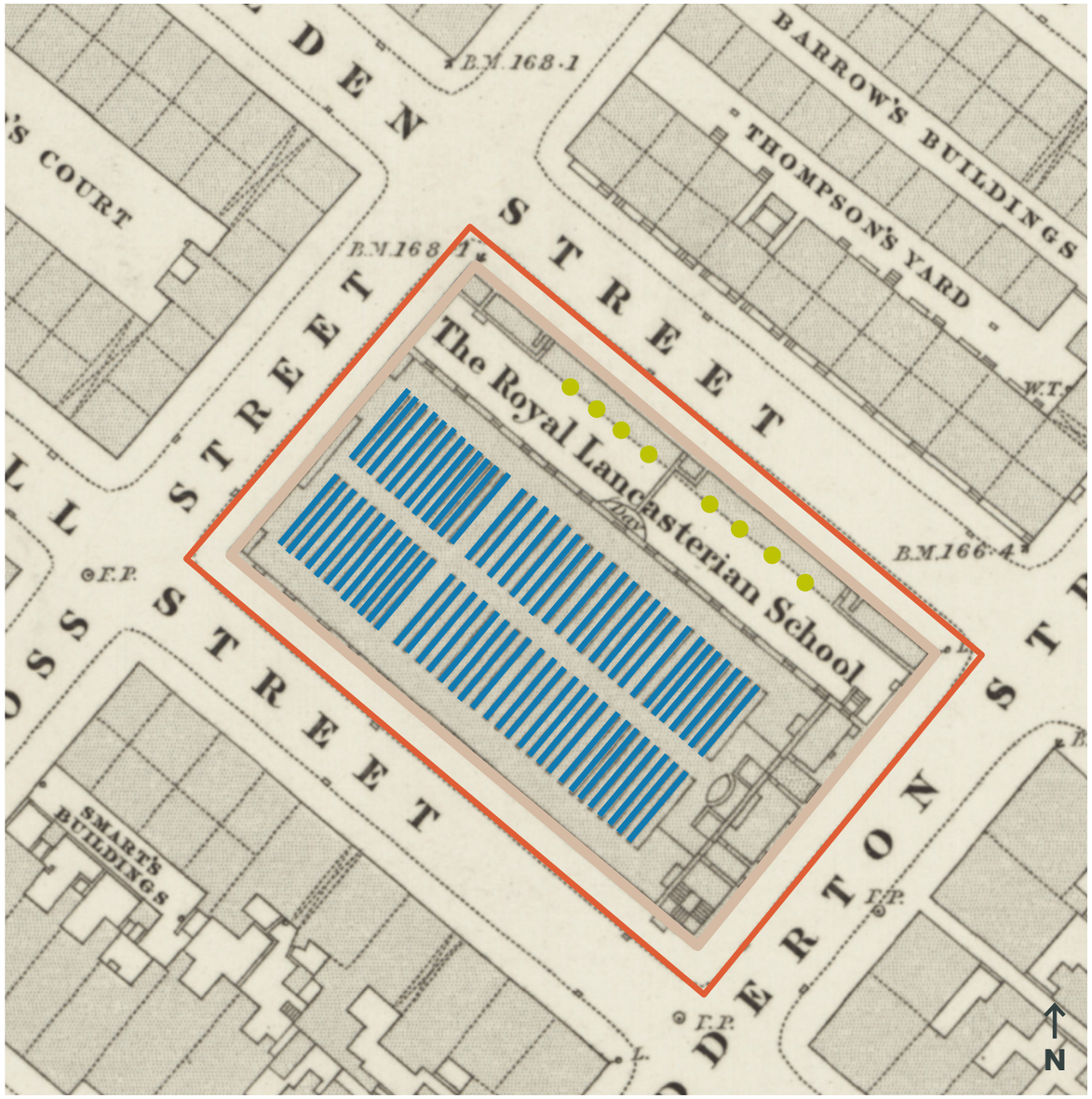
N

Summary

Busy and noisy road surrounding the perimeter of the site. Opportunity to screen the noise to communal / private external spaces through planting.

03 Concept Development

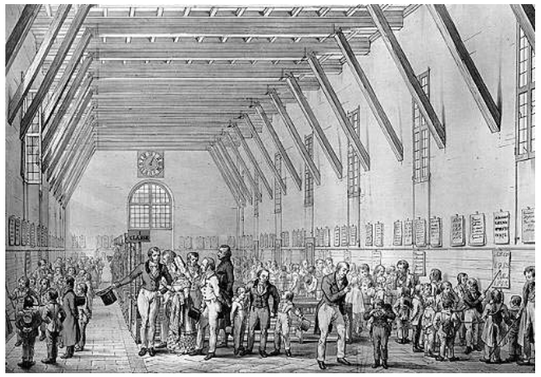
03 Concept Development
Concept Interpretation - The Lancasterian School

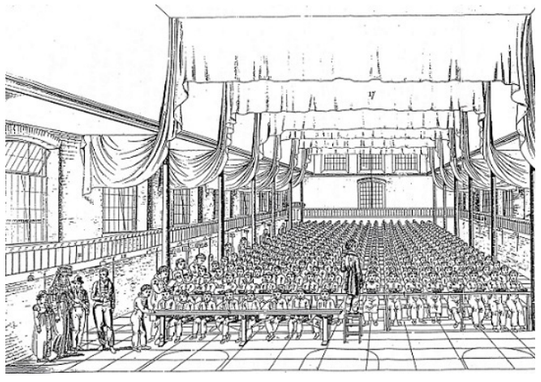


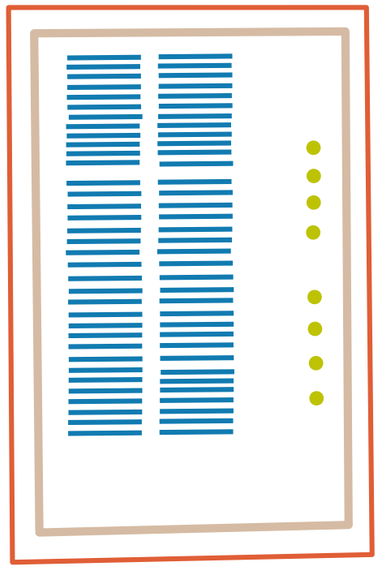
1840 - 1860

The Royal Lancasterian School (2010)

The historic map from 1840 - 1860 suggests an internal arrangement of the school with long ordered benches / seats for a large number of pupils.







Key

- Site
- Historic Internal Layout (1840 - 1860)

03 Concept Development
1900's Schooling - Order / Joy

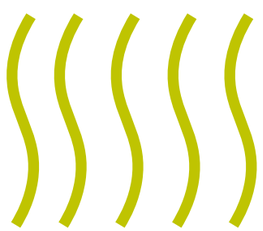




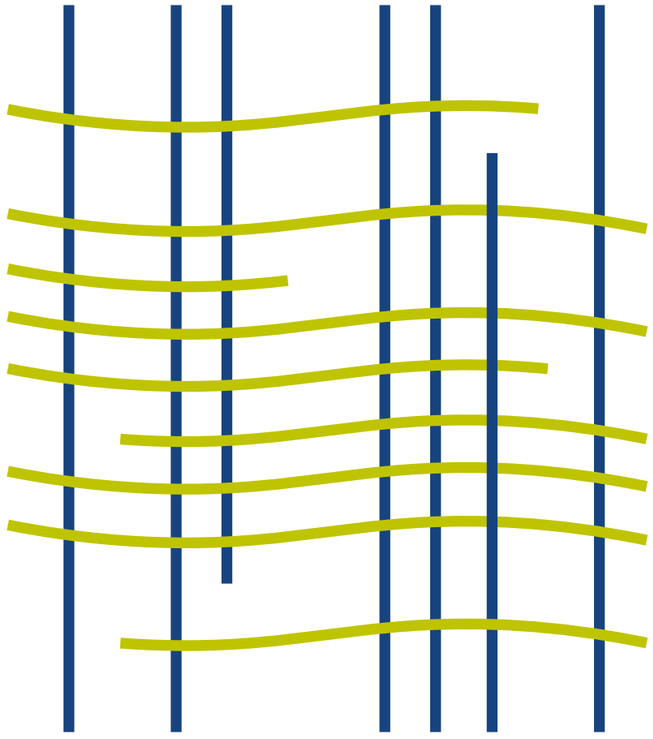
Order ;
Rigid
Formality
Linear

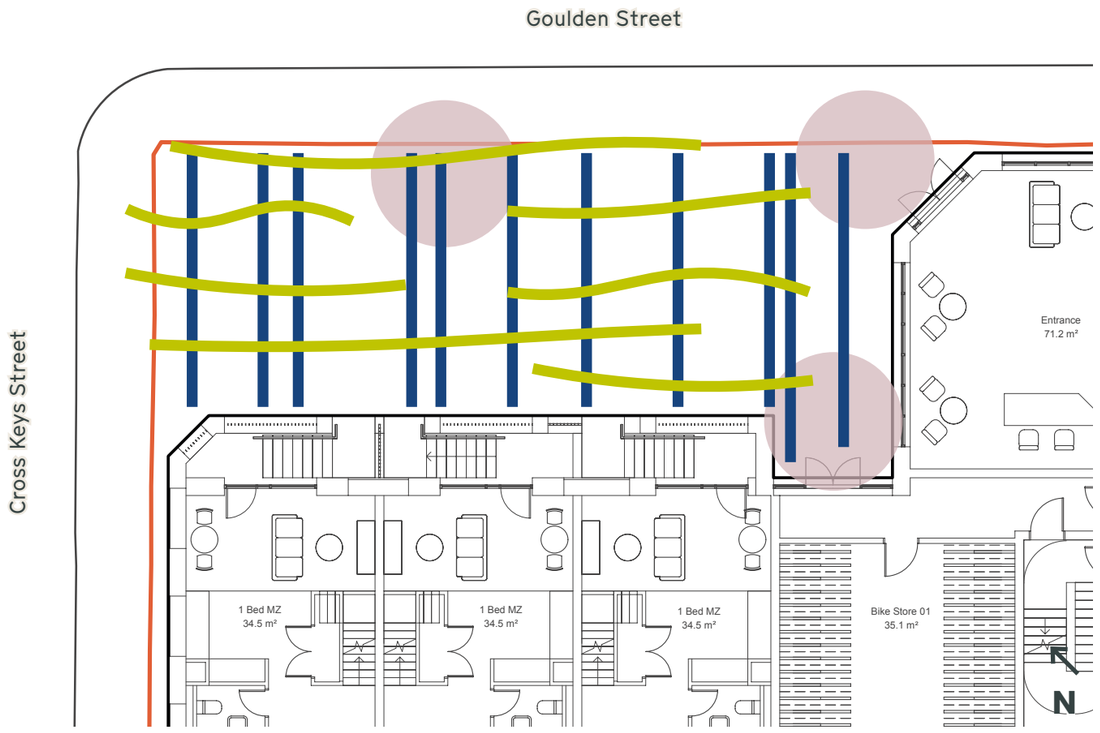


Joy ;
Organic
Playful
Delight



04 GF Landscape / Public Realm



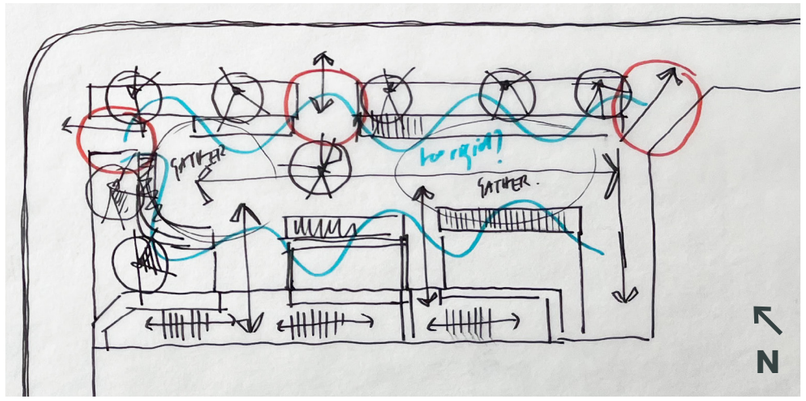


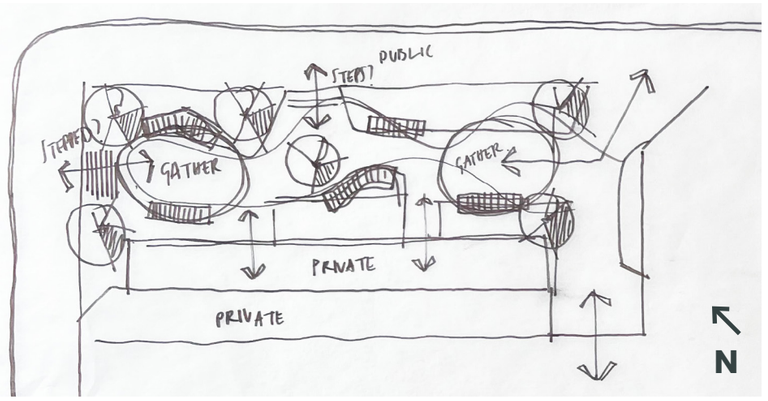
Order ;
Rigid
Formality
Linear

Joy ;
Organic
Playful
Delight

Courtyard -
Applying the concept

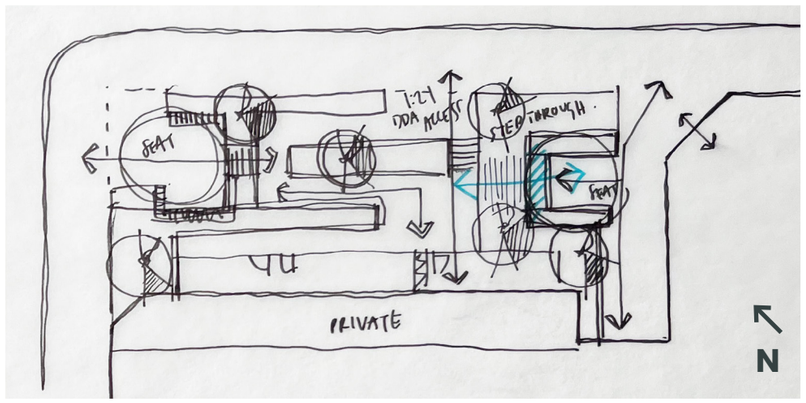
04 GF Landscape / Public Realm
Preliminary Conceptual / Graphical Sketch Development





Overview

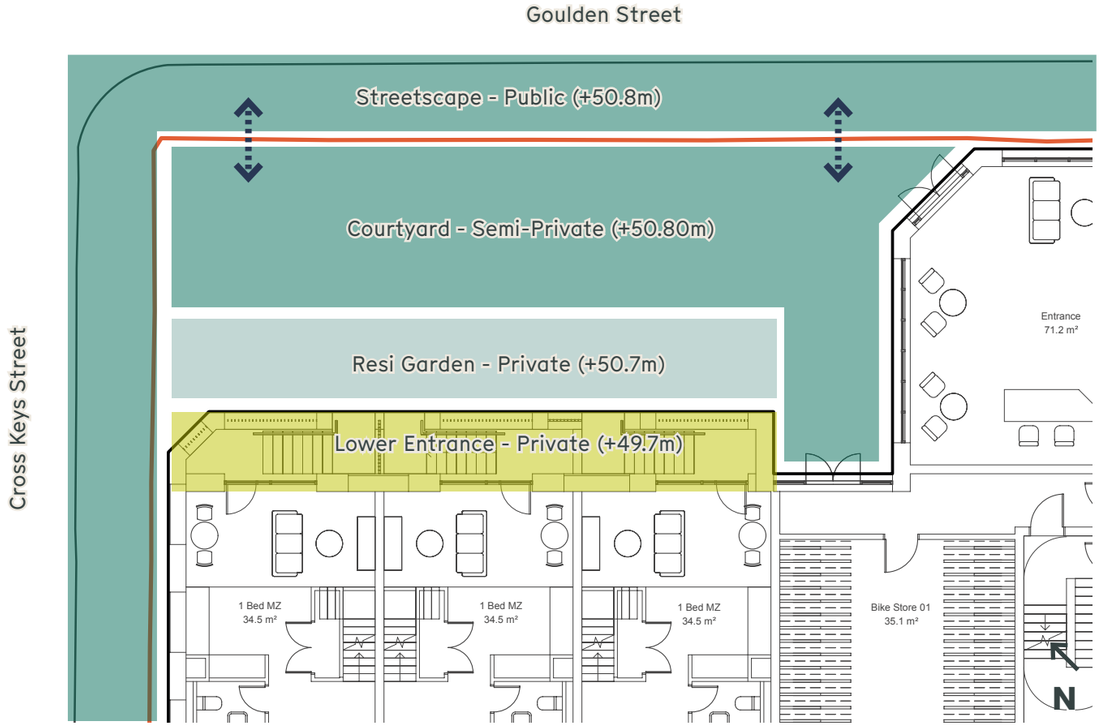
Exploring intial options for levels as well as spatial arrangment in the lower courtyard space. Applying the concept to form and mould spaces.





04 GF Landscape / Public Realm
Landscape Design Drivers

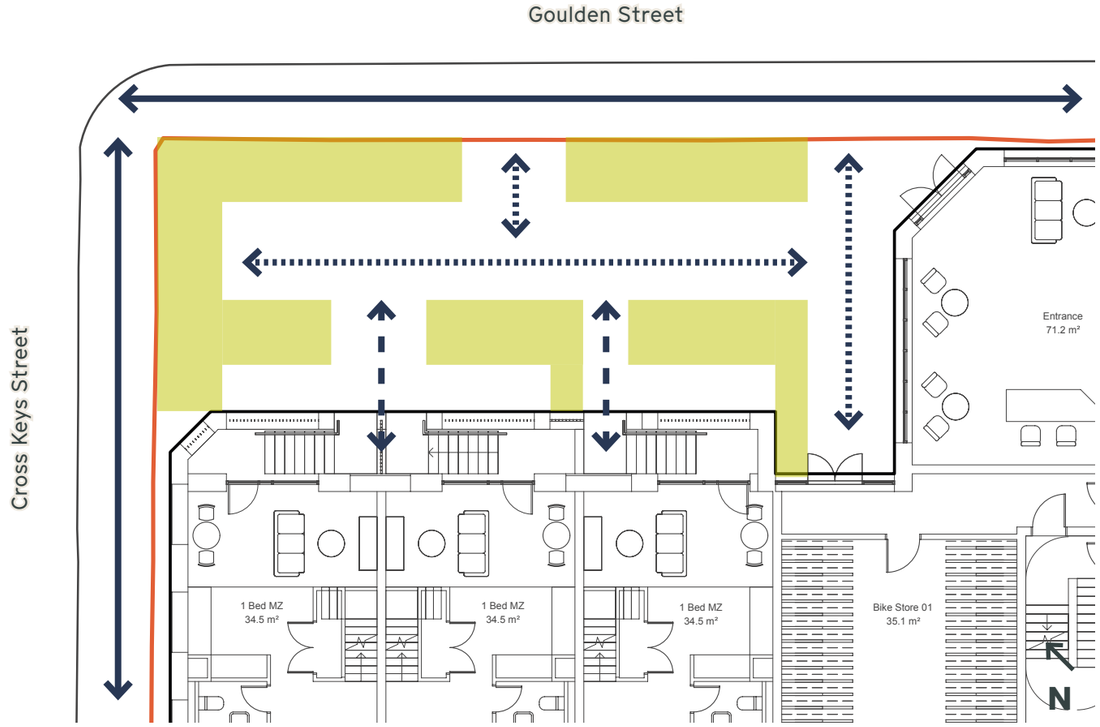
Spatial & Levels



- Semi-private courtyard space accessed at the same level from the streetscape. Users then step down into a private resi garden space at a lower level. Further stepped access to lower entrances to apartments.

- Graduation in space deals with the level change towards the lower apartment entrances in an appropriate and managed way.

Greening & Movement



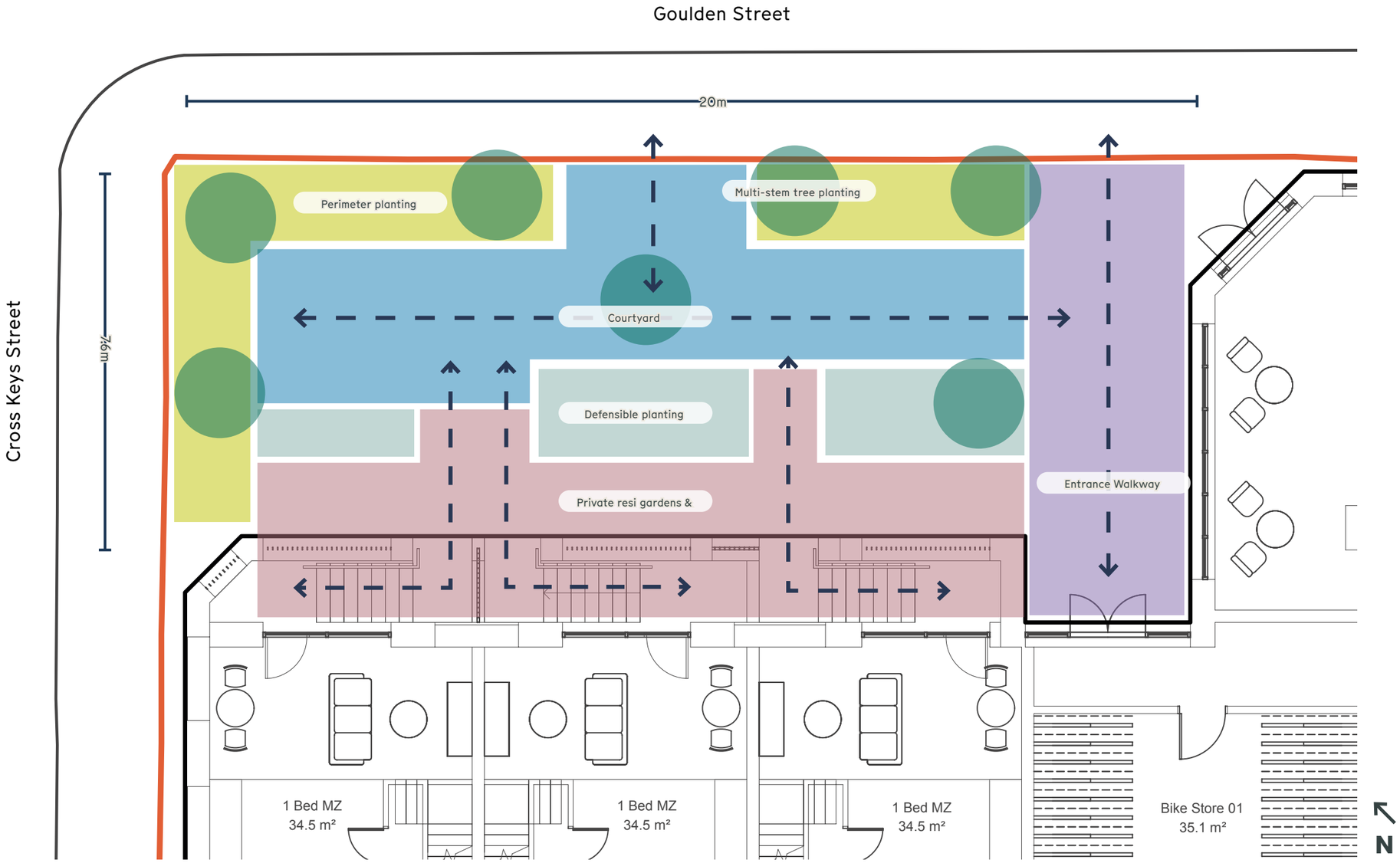
- Movement along Goulden and Cross Keys Street, planting helps to screen and buffer the courtyard from the streetscape.

- Semi-private movement through the courtyard space with private access into the residential gardens, defensible planting threshold into private residential gardens.

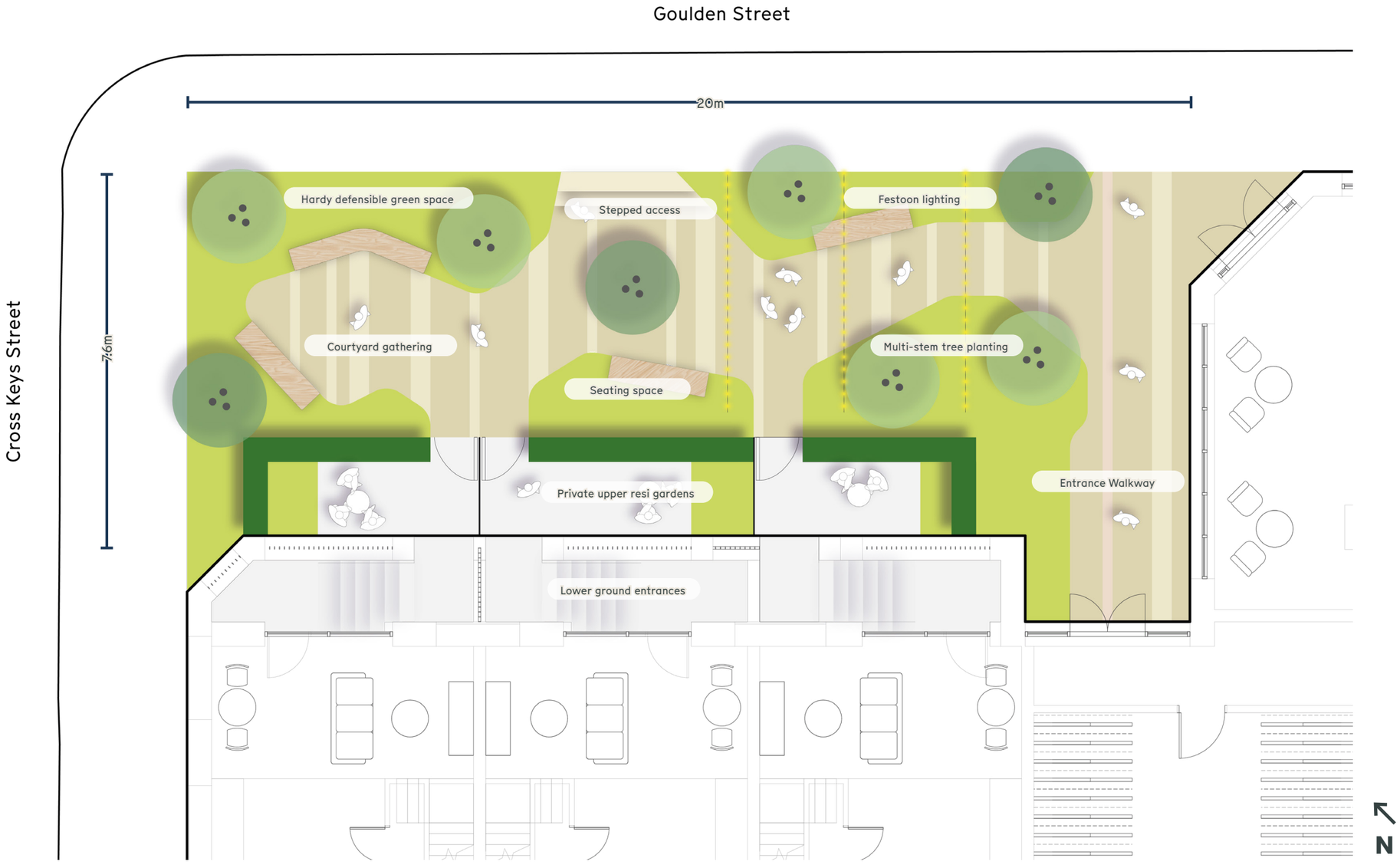
Key

- Public movement
- Semi-private movement
- Private movement

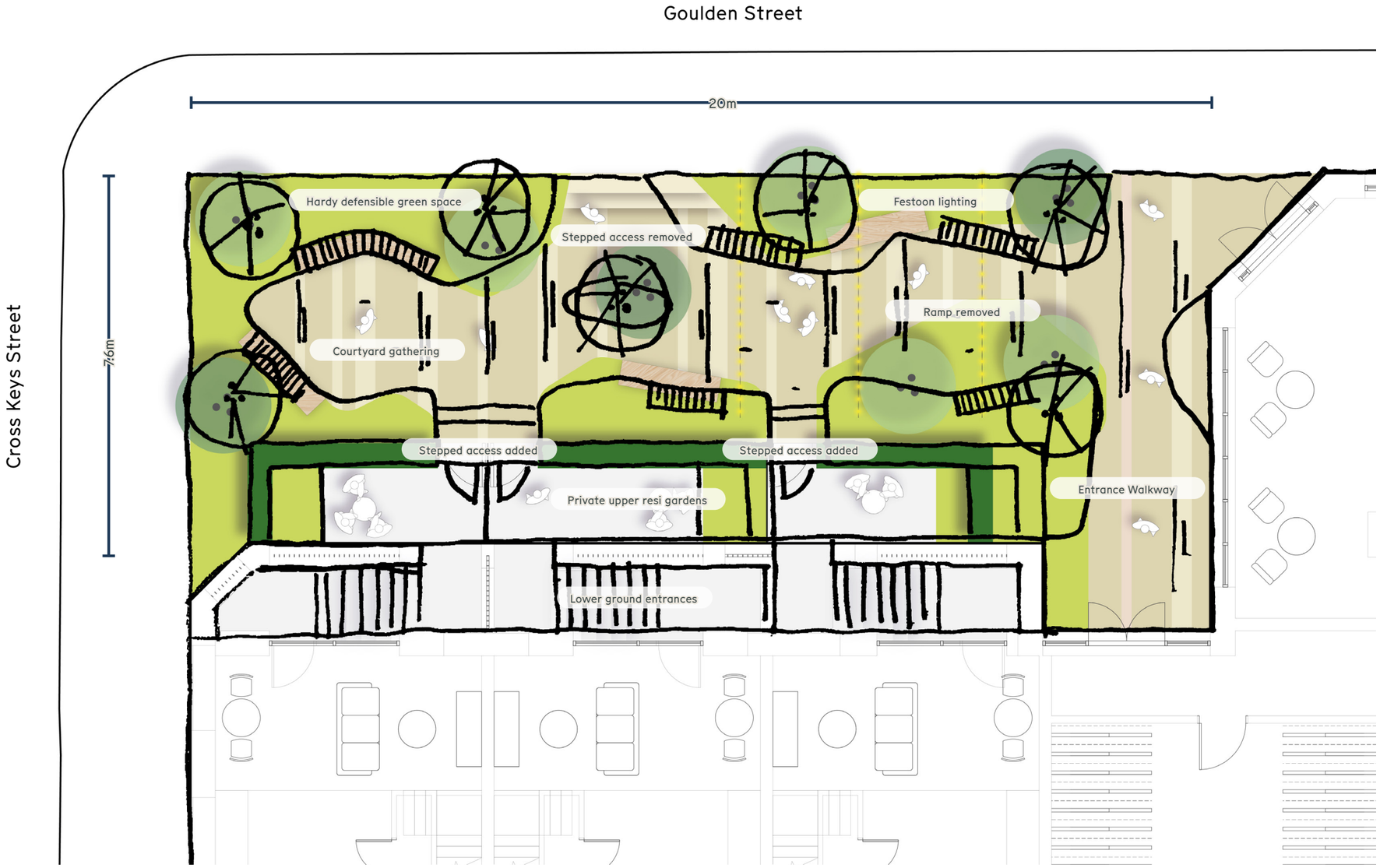
04 GF Landscape / Public Realm
Landscape Zoning



04 GF Landscape / Public Realm
Initial Concept Plan



04 GF Landscape / Public Realm
Landscape Refinement



04 GF Landscape / Public Realm
Landscape Proposals



Overview

The semi-private courtyard area is a space where residents can gather, sit and spend time enjoying the planting, away from the busy streetscapes close by.

The space is accessed through two entrances from Goulden Street. One entrance is a more formal approach to the main building doorways and the other allows users to meander through the landscape as well as residents accessing the lower ground floor apartments.

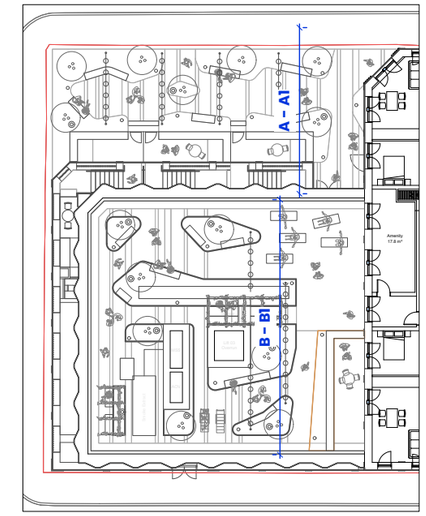
Through the concept of Order and Joy, the low level planting playfully wraps itself around the courtyard - the paving arrangement and hedging provide formality.

Planting is used to create a threshold between the streetscape, the courtyard and the private gardens as well as greening and adding biodiversity to a city centre site. Carefully positioned multi-stem trees provide shelter as well as vertical structure and interest.

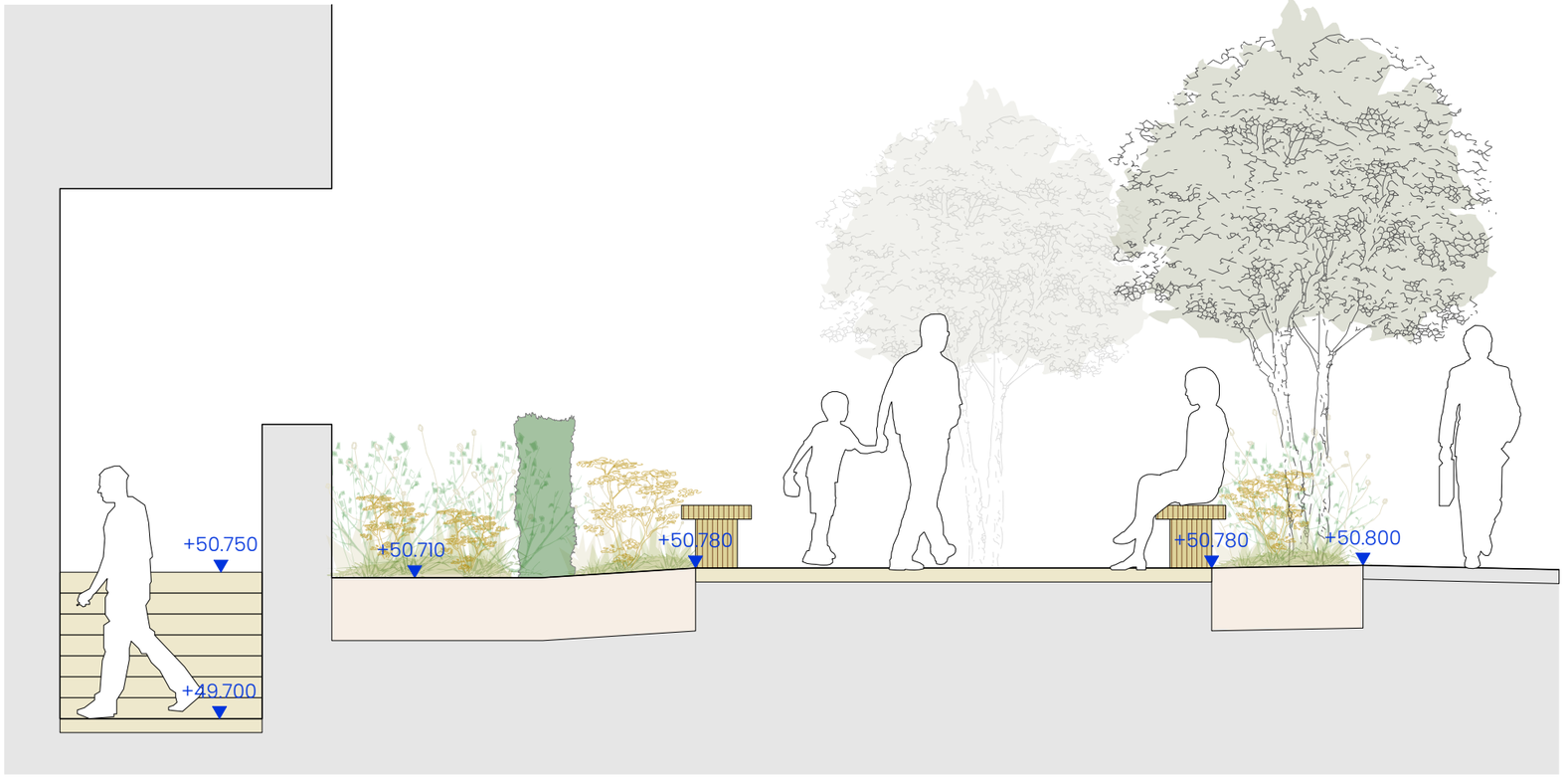
Seating spaces give plenty of opportunities for residents to sit and the lower ground floor residents benefit from their own private gardens. Different lighting elements help to animate the space during the evenings.

Order ;	**Joy ;**
Rigid	Organic
Formality	Playful
Linear	Delight

04 GF Landscape / Public Realm
Sections



Loction Plan (NTS)



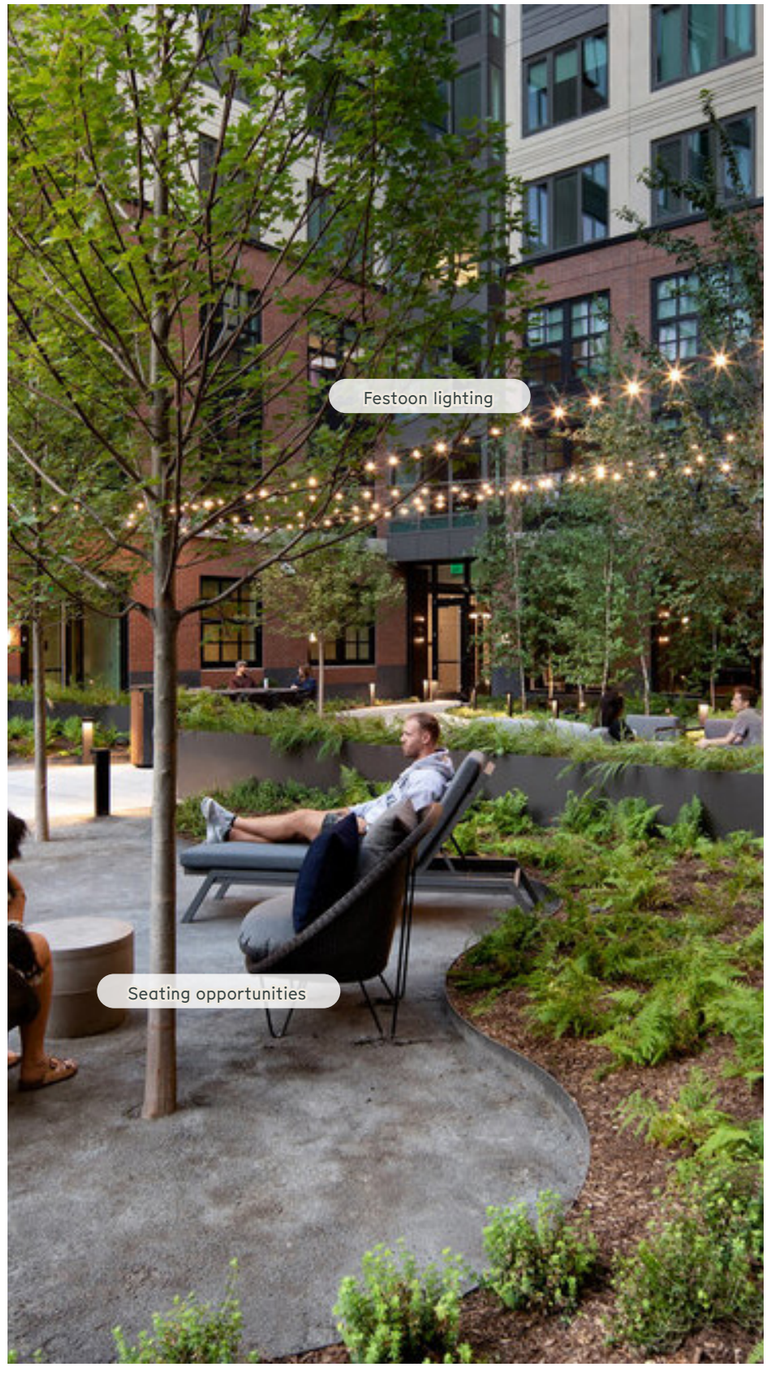
Lower Ground Entrance | Defensible Planting | Courtyard Gathering | Planting | Footway

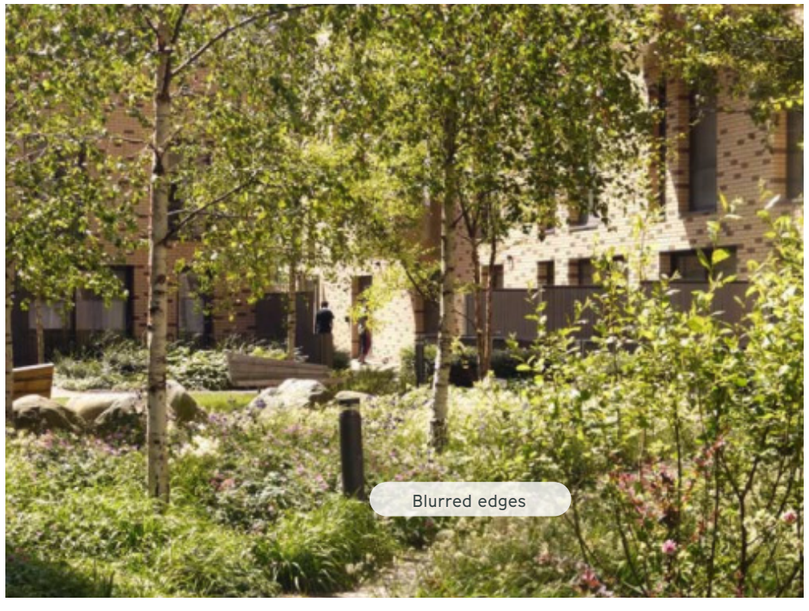
Section A - A1 (11m)

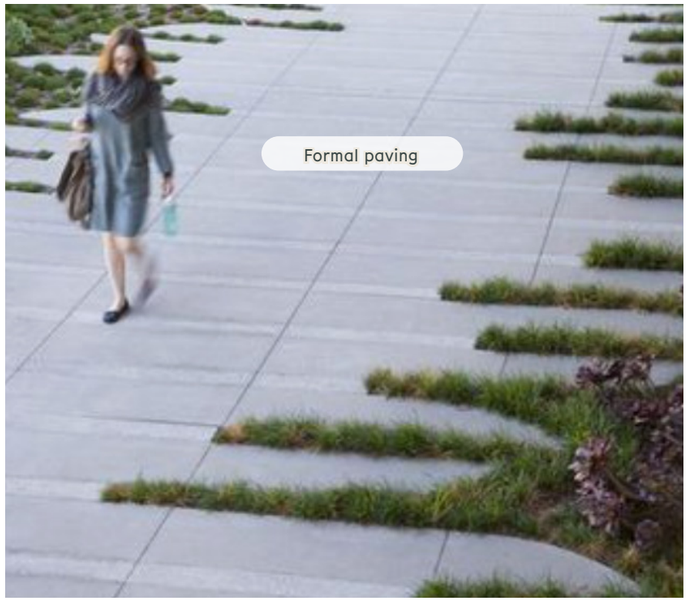
04 GF Landscape / Public Realm
Precedent Images











04 GF Landscape / Public Realm
Softworks Planting Palette

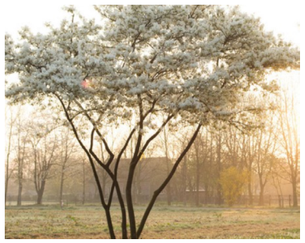
Multi-Stem Tree Planting



Amelanchier lamarckii



Betula utilis var. jacquemontii



Prunus serrula tibetica

S2.0 Hedging



Prunus lusitanica

S1.0 Shade Mix



Asplenium scolopendrium



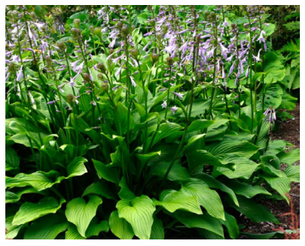
Brunnera macrophylla



Dryopteris erythrosora



Hakonechloa macra



Hosta 'Tall Boy'



Liriope muscari



Luzula nivea



Polystichum setiferum

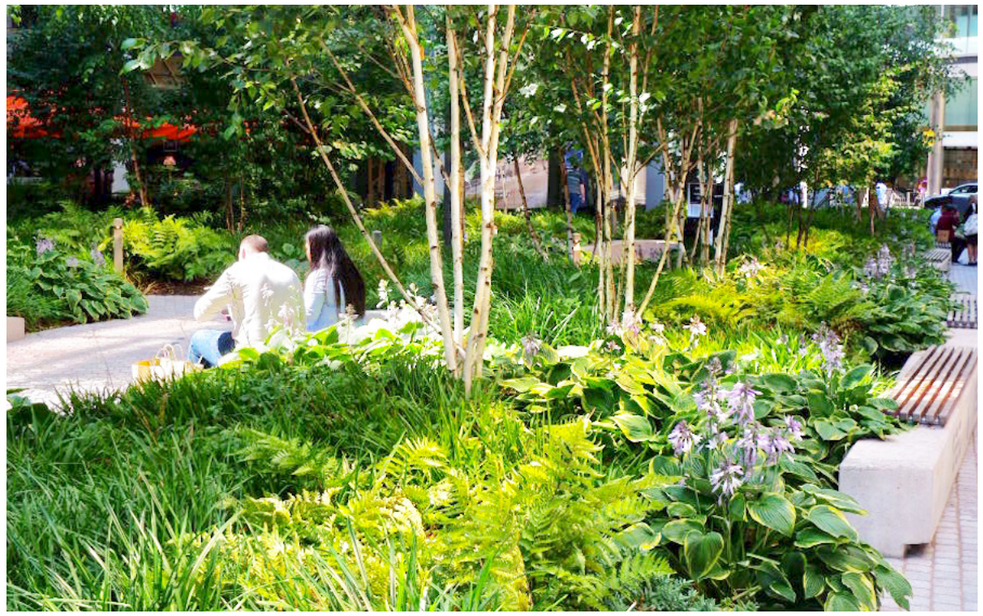


Stipa arundinacea



Tiarella cordifolia

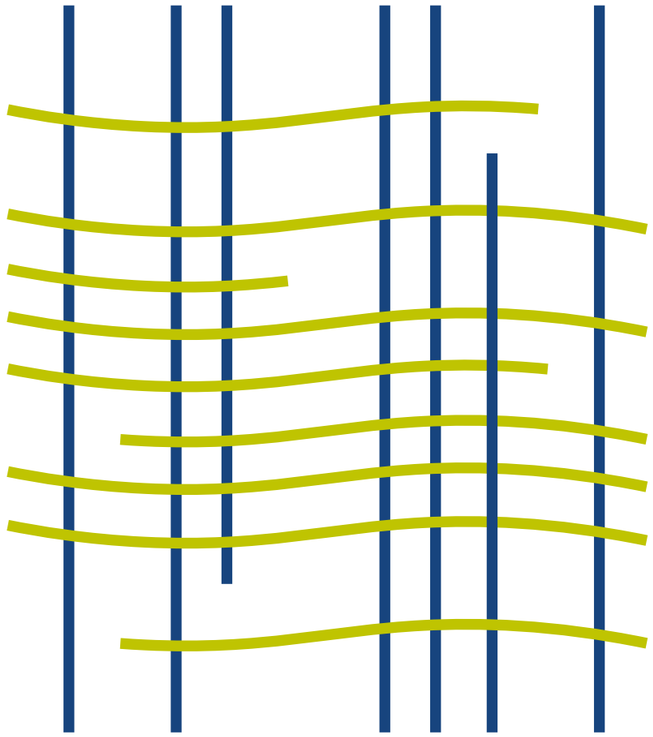
Planting Precedent Images

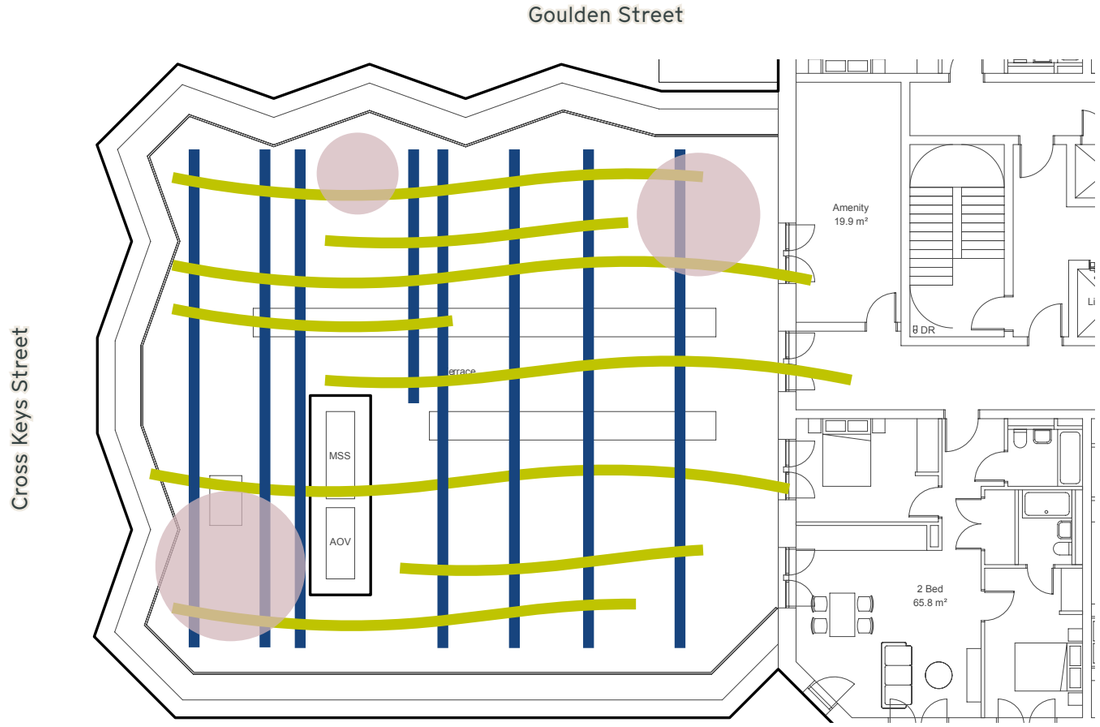




05 Roof Garden (Lvl 08)

05 Roof Garden (Lvl 08)
Applying the Concept





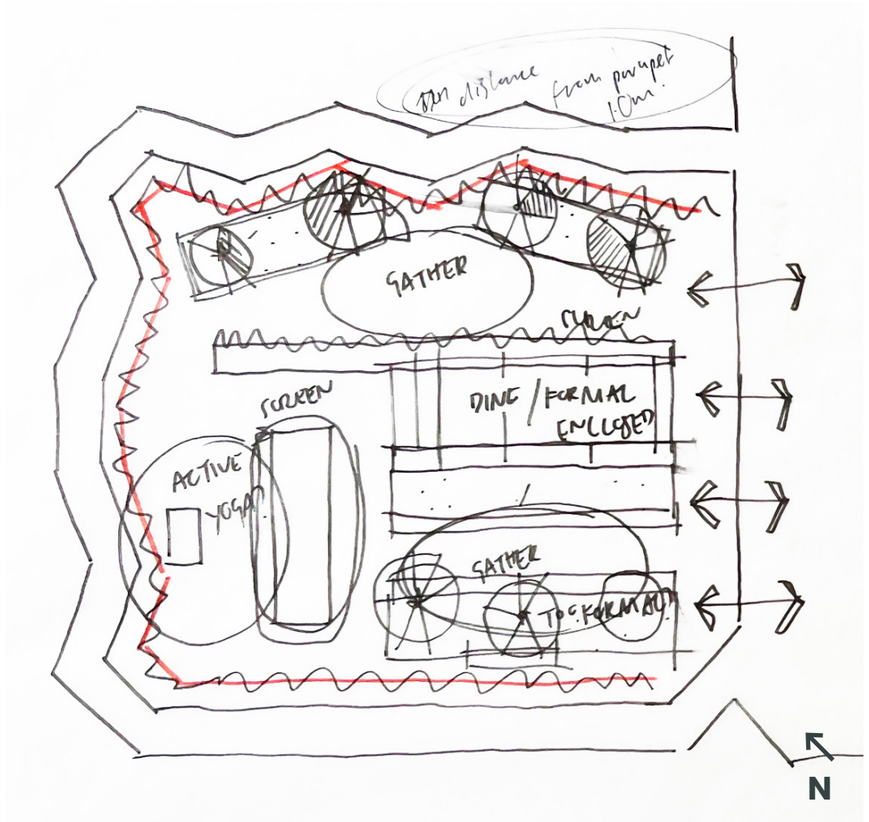
Order ;
Rigid
Formality
Linear

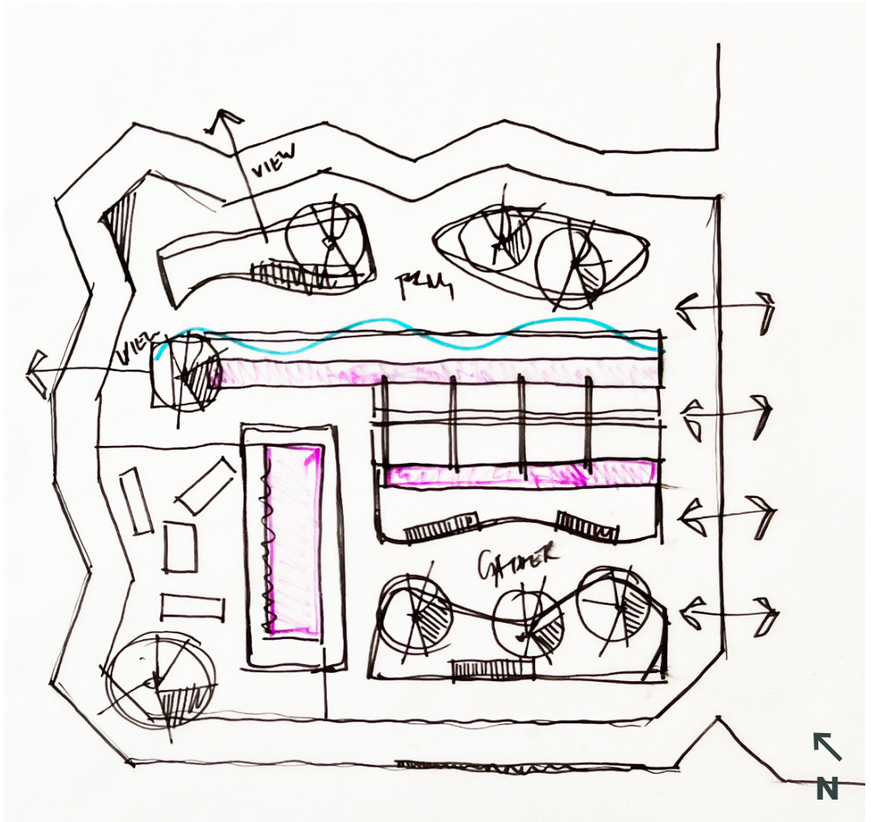
Joy ;
Organic
Playful
Delight

Roof Garden -
Applying the concept

05 Roof Garden (Lvl 08)

Preliminary Conceptual / Graphical Sketch Development





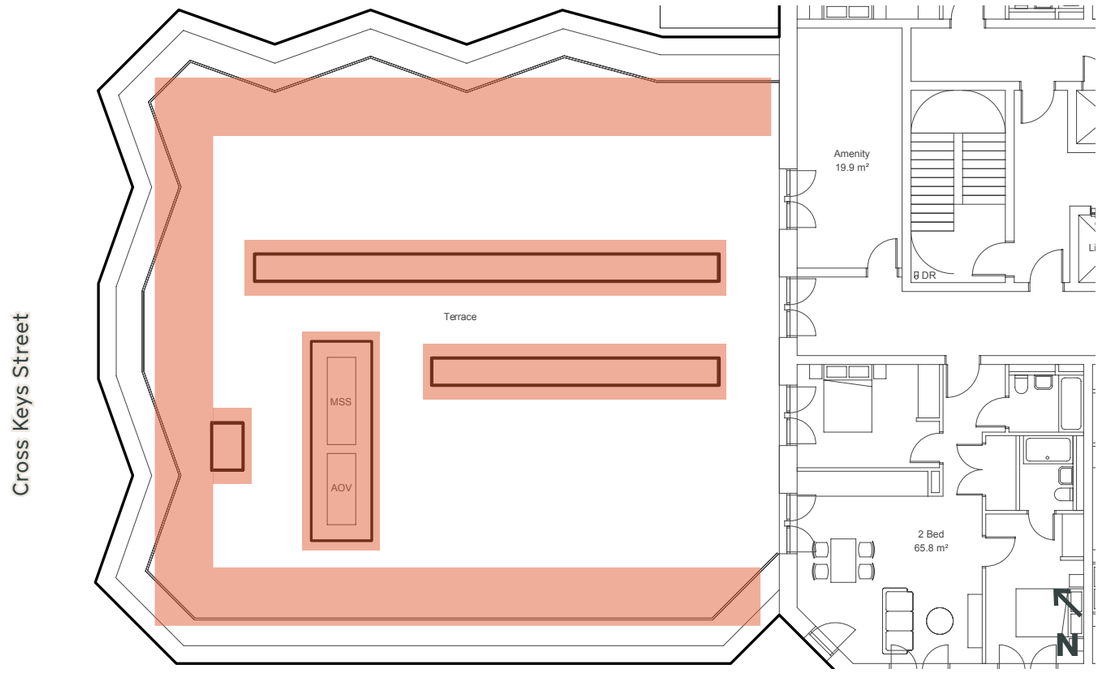
Overview

Developing options for spatial arrangement and use of space on the roof terface.

Consideration of form of raised planted structures and proximity to balustrade. Vertical structures to provide shelter for dining and active spaces.

05 Roof Garden (Lvl 08)
Landscape Design Drivers

Working with Constraints

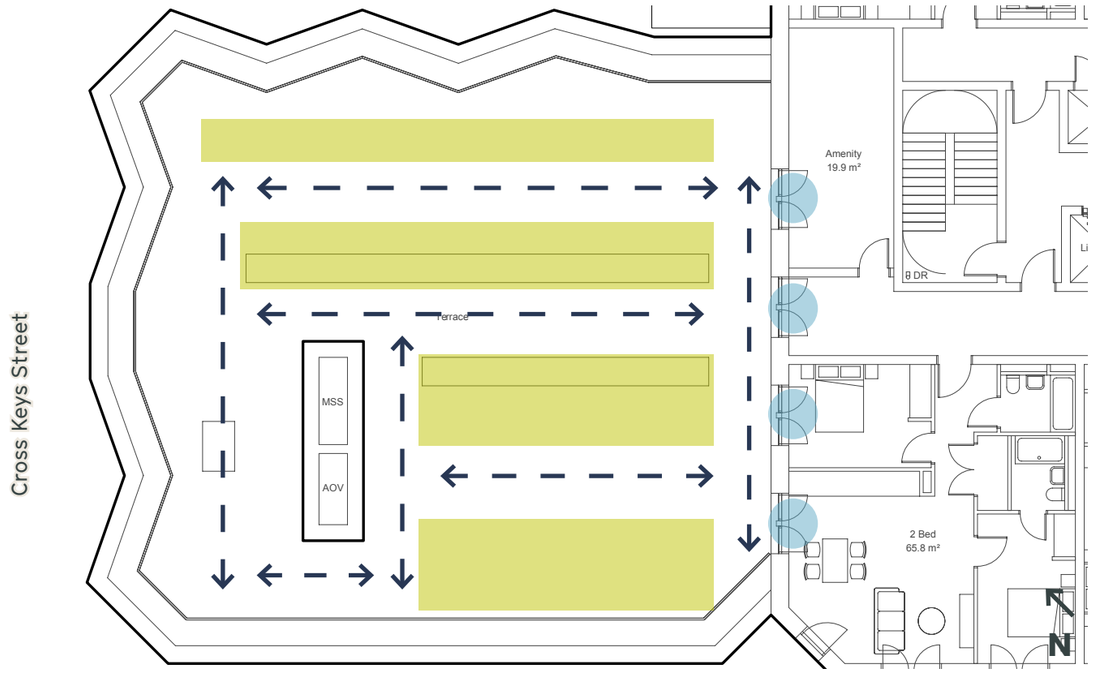


- Spaces are formed around the constraints that are present on the roof terrace - allowing for a set distance away from the balustrading and working to accomodate where SVPs may arise from the building.

Key

Constrained area

Greening & Movement



- Curation of green space for residents to enjoy as well as to screen constraints such as SVPs on roof terrace.

- Fluid movement throughout the terrace, multiple access points to consider and cater for.

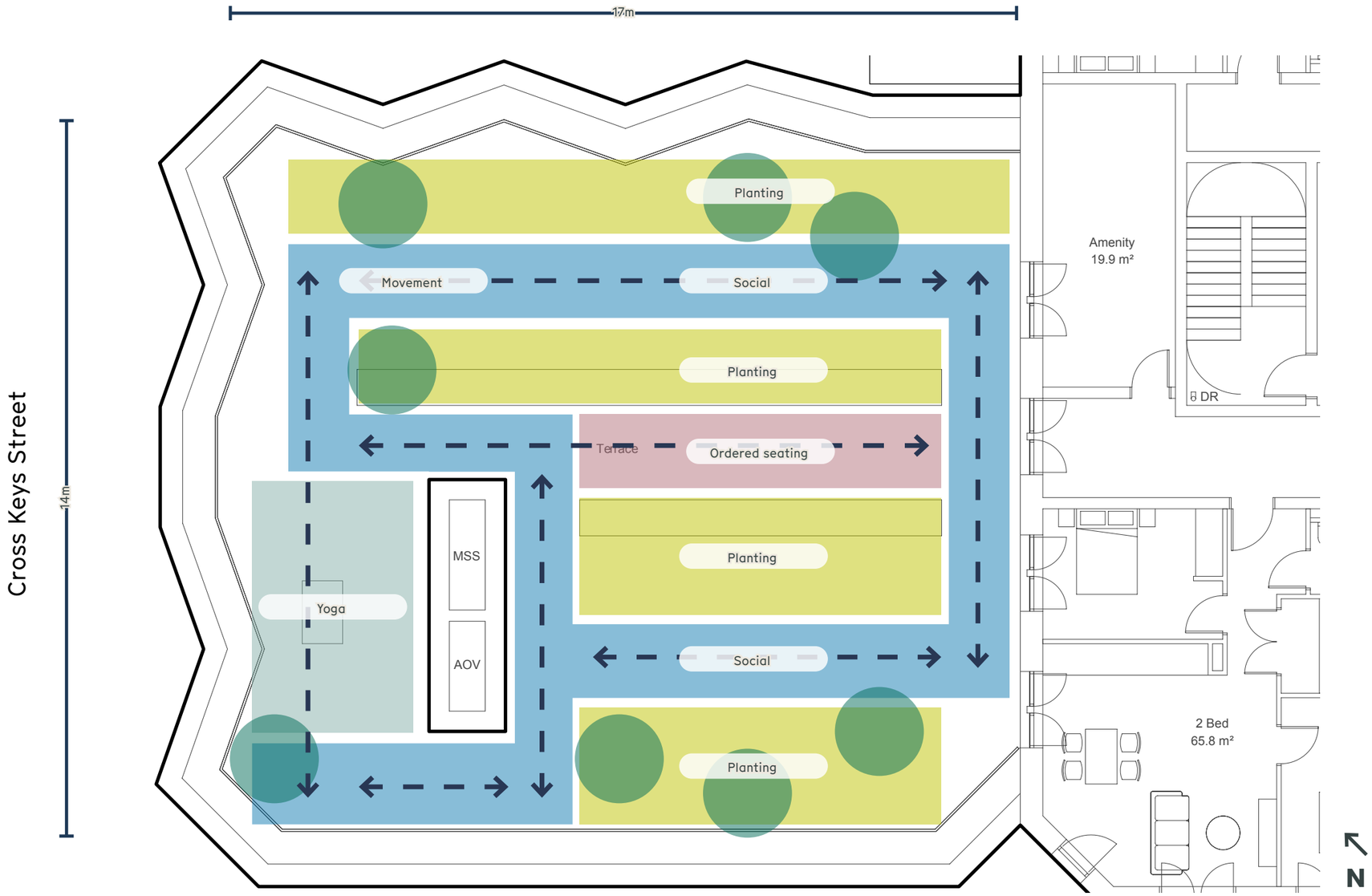
Key

Entrances

Green Space

Movement

05 Roof Garden (Lvl 08)
Landscape Zoning



05 Roof Garden (Lvl 08)
Initial Concept Plan



05 Roof Garden (Lvl 08)
Landscape Proposals



Overview

The upper level roof terrace is a lush retreat for residents to dine, excersise and meet one another during all times of the day.

The terrace is accessed from communal amenity spaces indoors on Lvl 08 as we as private access from the two bed flat as indicated.

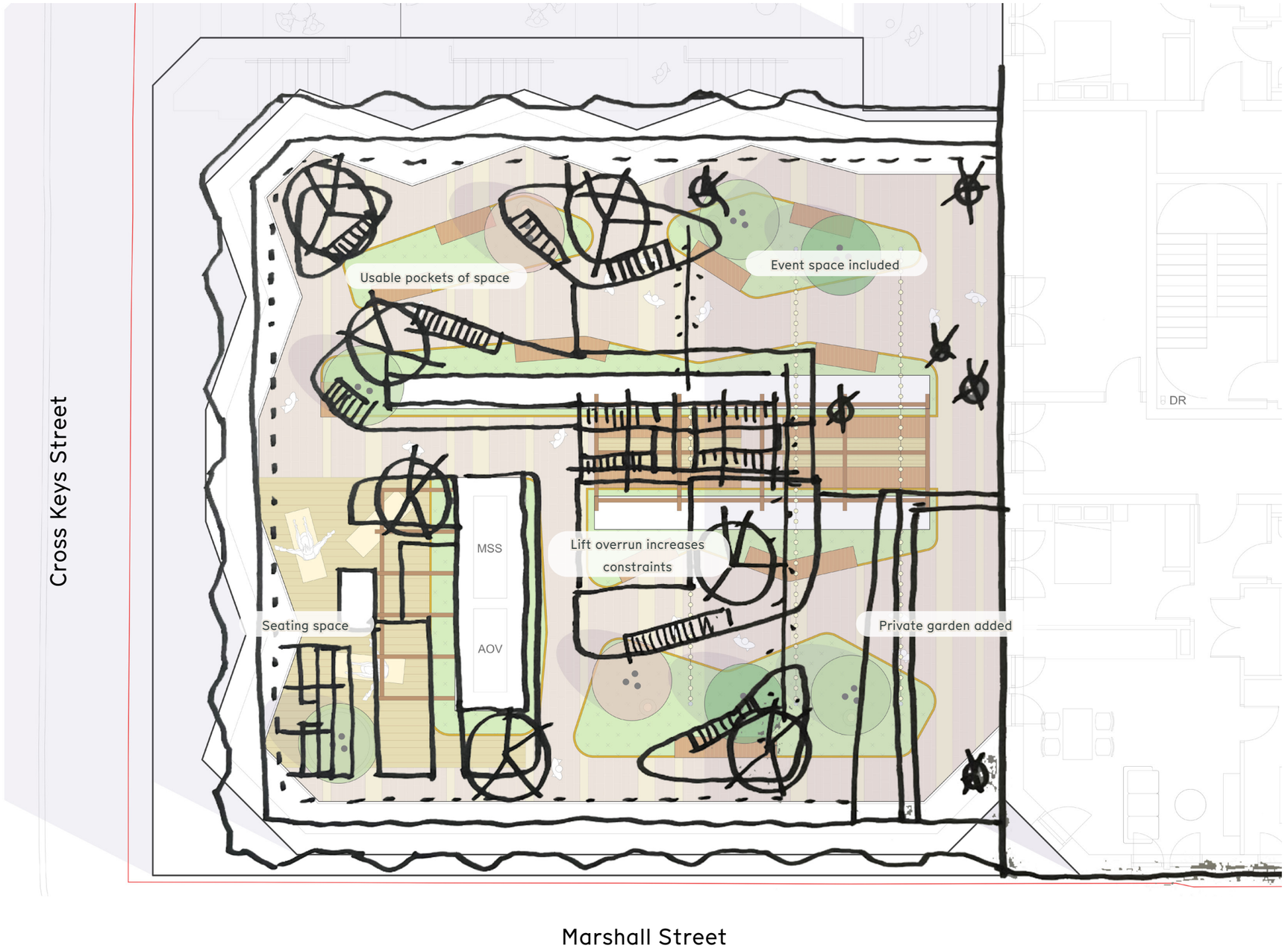
The raised planting beds take an organic form and arrangement across the space, creating inviting pockets for residents to spend time in. Seating on planters creates informal opportunities for residents to dwell and converse - the covered formal dining space lends itself to evening meals and working from home during summer months.

The multifunctional outdoor yoga deck gives residents the opportunity to excersie outdoors from the comfort of their own building, subtle changes in materiality help to define this.

Order ;	**Joy ;**
Rigid	Organic
Formality	Playful
Linear	Delight

05 Roof Garden (Lvl 08)

Landscape Proposals - Design Development



Overview

After having meetings with the client, the design of the roof terrace evolved to include a large events / gathering space, an increased amount of planting and the addition of a private garden space for the aprtment adjacent to the terrace.

05 Roof Garden (Lvl 08)

Landscape Proposals - Design Development



Overview

Through design development, the terrace still remains an exciting outdoor retreat for residents to spend time in.

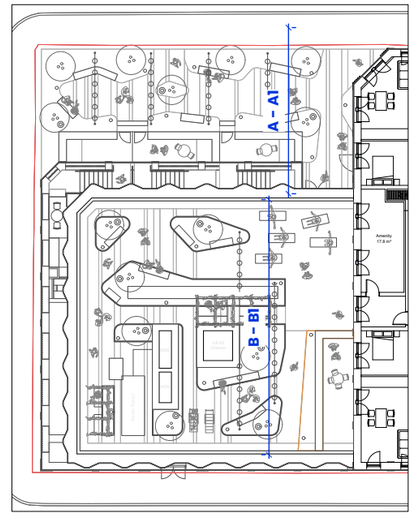
The terrace is accessed from the communal amenity spaces indoors on Lvl 08 and the private garden is accessed solely from within the apartment it belongs to.

The outdoor event / yoga space has been made larger to accomodate a wider and more vibrant range of activities - it is located next to the indoor amentiy space to create a more seamless interaction between the two.

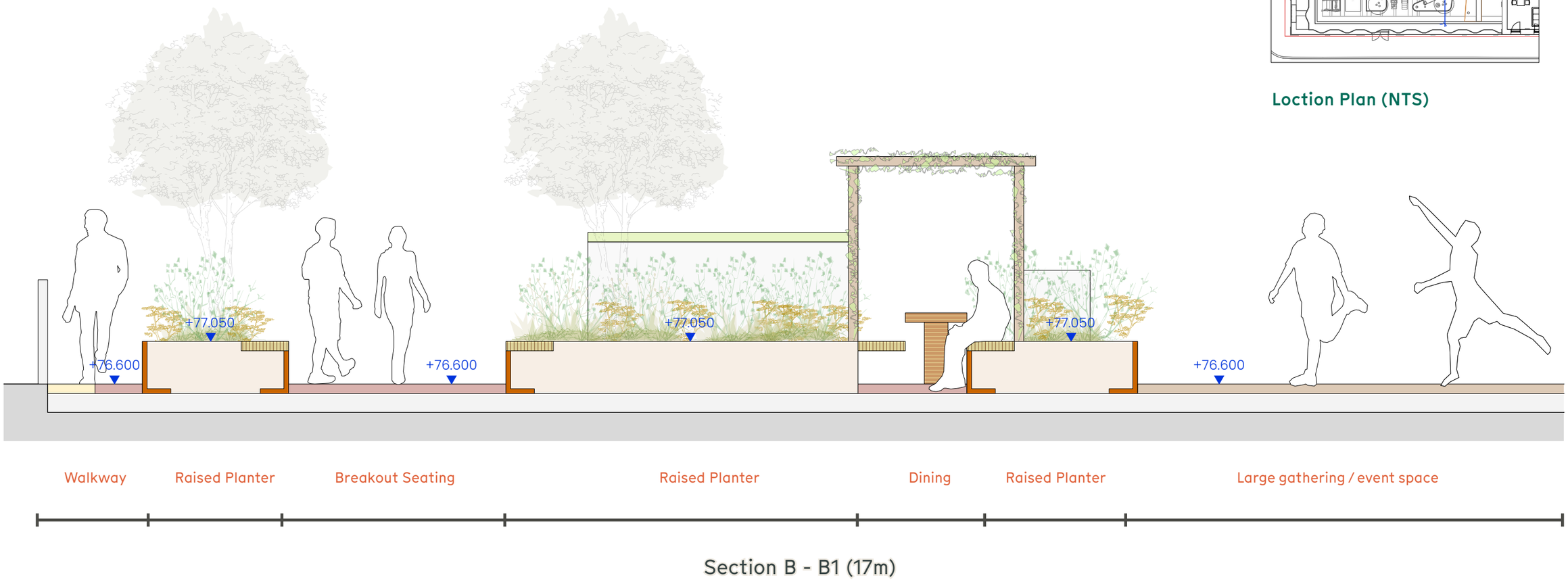
The raised planting beds take an organic form and arrangement across the space, creating inviting spaces for residents to spend time in. Seating on planters creates informal opportunites for residents to dwell and converse. The covered formal dining space lends itself to evening meals and working from home during summer months.

Order ;	**Joy ;**
Rigid	Organic
Formality	Playful
Linear	Delight

05 Roof Garden (Lvl 08)
Sections



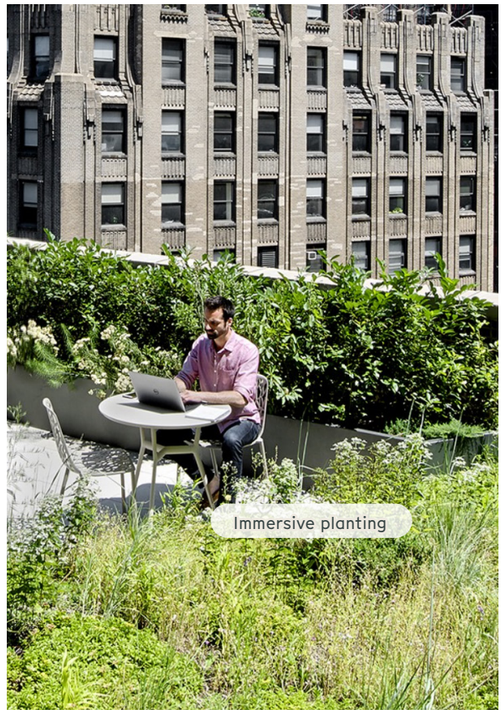
Loction Plan (NTS)

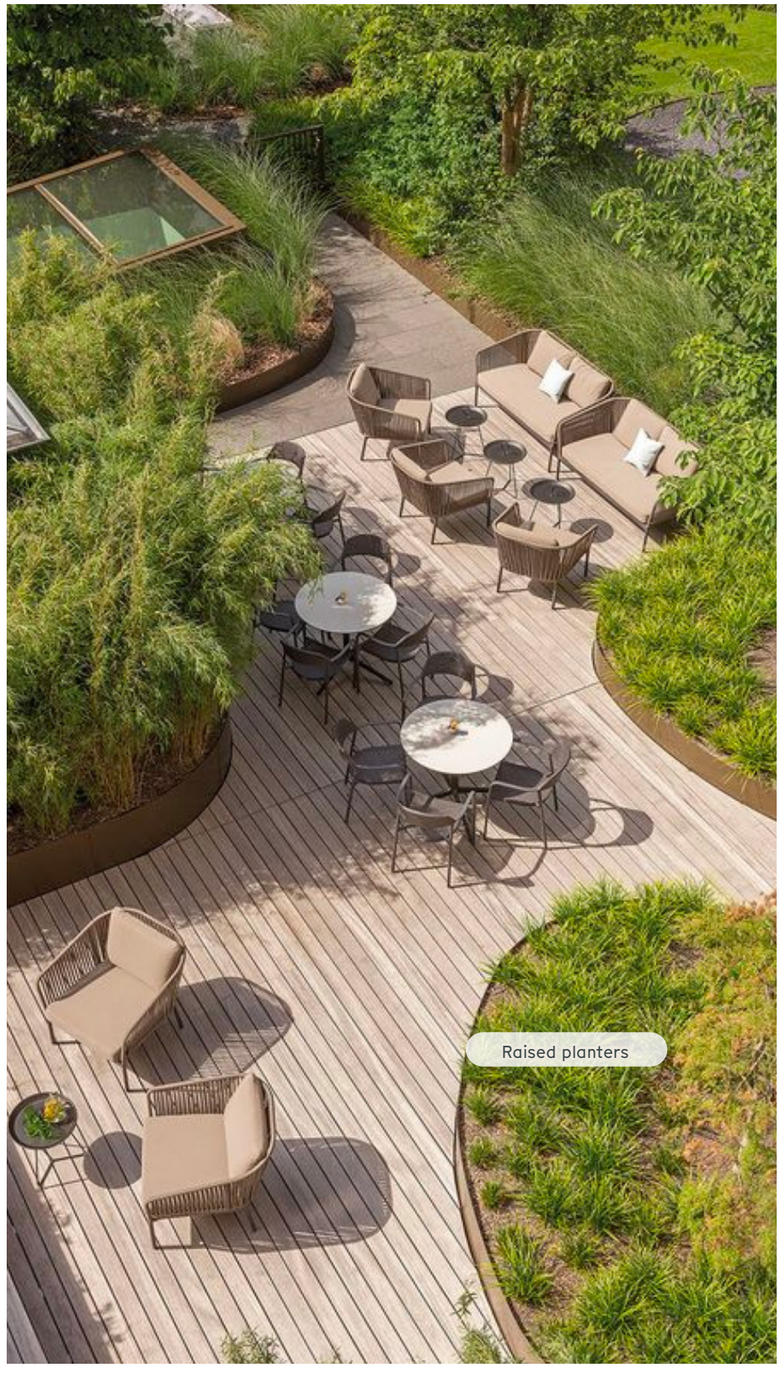


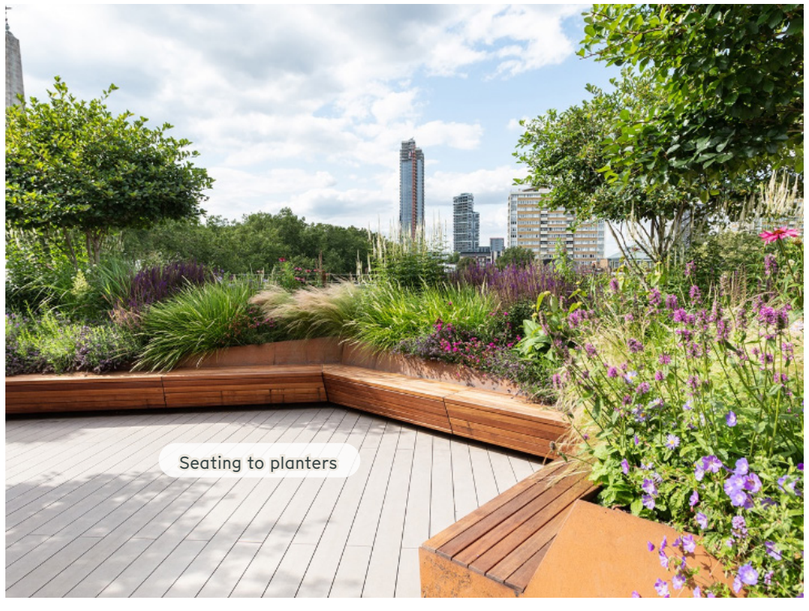
Section B - B1 (17m)

05 Roof Garden (Lvl 08)
Precedent Images











05 Roof Garden (Lvl 08)
Softworks Planting Palette

Multi-Stem Tree Planting



Amelanchier lamarckii



Betula utilis var. jacquemontii



Prunus serrula tibetica

S1.0 Shade Mix



Asplenium scolopendrium



Carex buchananii



Lonicera periclymenum



Liriope muscari



Ophiopogon planiscapus



Salvia 'Mystic Spires Blue'



Sanguisorba officinalis 'Tanna'



Stipa arundinacea



Stipa tenuissima

Planting Precedent Images





05 Roof Garden (Lvl 08)
Illustrative Imagery



Outdoor Community Dining

- Large benches and tables provide an intimate opportunity for residents to come together where they can sit / dine / chat.

- Festoon lighting and planting provide a comfortable atmopshere throughout the day.

06 Green / Blue Infrastructure Statement

LYR373 CROSS KEYS STREET

06 Green / Blue Infrastructure Statement
Manchester Green and Blue Infrastructure Strategy

Strategy Overview

The landscape proposals at Cross Keys have been developed in accordance with the 'Manchester Green and Blue Infrastructure Strategy' - a document and set of principles that help to underpin major citywide environmental improvements.



Strategic Vision

"By 2025, climate-resilient well-maintained green and blue spaces remains an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces, and safe green routes for walking, cycling and exercise throughout the city. Green and blue infrastructure will be supporting Manchester's growth."

Key Objectives

01 Improve the quality and function of existing green and blue infrastructure.

02 Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

03 Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.

04 Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides for residents, the economy and the local environment.

OBJECTIVE OF RELEVANCE

06 Green / Blue Infrastructure Statement
Objective 1 & 2 Response

Objective 1

Improve the quality and function of existing green and blue infrastructure.

Relevant Action Points

03 Tree and woodlands: we will provide effective and appropriate tree and woodland management and planting.

04 Gardens: we will protect, promote and enhance private gardens to support climate resilience.

06 We will develop healthy and climate resilient communities by delivering focused neighbourhood greening projects.

Response

03 A number of species have been chosen that are appropriate to the conditions and setting of the site. They will provide benefits to residents through their aesthetic appearance as well as increasing biodiversity.

04 Gardens have been provided in all instances from apartments that spill out directly into the GF courtyard space and Lvl 08 roof terrace. Private gardens provide ecological benefits to the development as well as allowing for visual personalisation.

06 New developments within the New Cross Neighbourhood Development framework will work together to build a web of neighbourhood green spaces in an area that currently is lacking.

Objective 2

Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

Relevant Action Points

03 Embed GI in developments of any scale across the city

Response

03 Green infrastructure has been used as a tool across the GF courtyard and Lvl 08 roof terrace to improve the well-being of residents as well as improving biodiversity across the site

Diagram Plan

Green space links to neighbouring development on Goulden Street



Key

- Tree Planting
- Perennial Planting
- Private Gardens

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