

CDN/23/0491 - Condition 10 Supplementary Information

Plot 11 First Street South, Manchester

Buildings A/B & D

Client: Downing Construction Ltd
Document No: M90183_90005
Revision: 01
Date: February 2024

Project: First Street South
Document: Management and Maintenance
Document Number: M90183_950005

Issue	Revision	By	Approved	Date
00	Issued for client review/comment.	AB	AW	26/02/24
01	PT1 Update	CO	AW	28/06/24

Introduction| Conditions

1.1 Purpose

This document sets out how the design of the landscape and public realm around First Street Plot 11 responds to the relevant sections of Design for Access 2 and the Age Friendly Public Realm guidance, including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

The following pages give an overview of the design response to the relevant guidance followed by a series of annotated plans and details which highlight where these features have been proposed across the scheme.

The final part of the document illustrates the proposed palette of hard landscape materials at public realm and podium levels.

Introduction | Key Considerations

1.2 Key Design Considerations

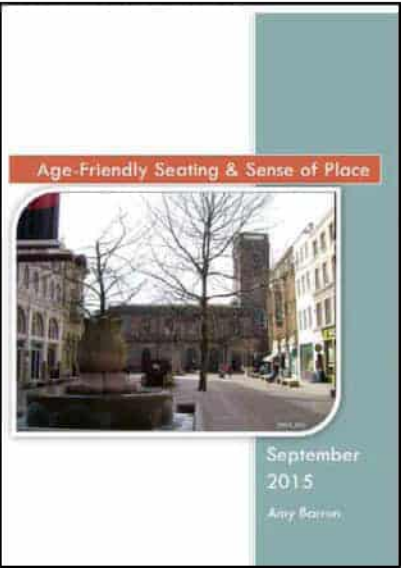
The following sections describe how the proposed design responds to the relevant DFA2 standards listed below and identify on the plans where these elements are located on the scheme.

DFA2 Standards:

- 2: Pedestrian crossings, dropped kerbs and tactile surfaces
- 3: Footways, Pathways and Access Routes
- 4: Street Furniture
- 5: Seating
- 6: Ramps
- 8: External Steps

The following guidance is recommended by Manchester City Council in relation to age-friendly public realm design.

1. Age-Friendly Seating and Sense of place
2. Alternative Age-Friendly handbook



2. Pedestrian Crossings, Dropped Kerbs and Tactile Surfaces:

2.1.0 Uncontrolled Crossings

- Standard:

2.1.1 Uncontrolled crossings should have tactile paving which is buff or a colour (other than red) which provides a contrast with the surrounding footway surface.
- Compliance:

Tactile Paving has been designed to Manchester City Council standard specification

2.4.0 Raised Crossings

- Standard:

2.4.1 When raising the level of the carriageway to that of the footway, the resulting surface of the traffic calming feature should be flush with that of the footway. Care should be taken in the design, particularly at road junctions.
- Compliance:

A raised flush crossing is proposed at the junction of Newcastle Street and Hulme Street

2.6.0 Dropped Kerbs

- Standard:

2.6.1 All pedestrian crossings should have a dropped kerb and tactile paving
- Compliance:

Included
- Specification:

Refer to Highways Proposals

2.7.0 Tactile Surfaces

- Standard:

2.7.3 A Corduroy hazard warning surface should be used to alert people of hazards.
- Compliance:

Hazard warning paving included at steps
- Standard:

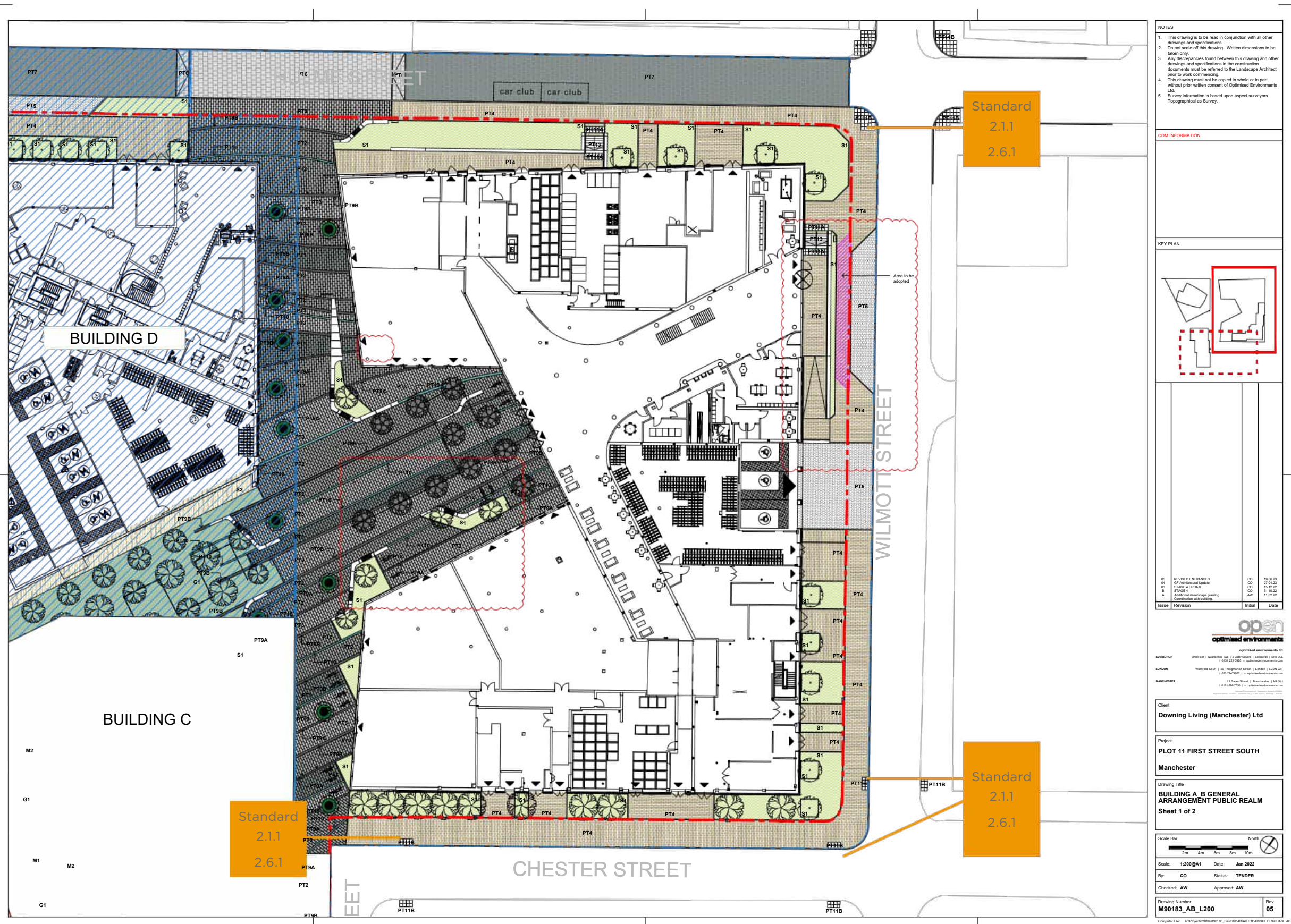
2.7.4 The profiles and plans of blister and hazard warning tactile surfaces are shown
- Compliance:

Details provided
- Specification:

PT11A - Hazard Paving, Cordoroy, Granite Kobra, Flamed
PT11B - Blister Paving, Blister, Manchester City Council specification
- Specification:

Refer to drawings M90183_AB_L200

DFA2| Standard 2



DFA2| Standard 2



3. Footways, Pathways and Access Routes:

3.1.1 Access Routes

Standard: 3.1.1 Access routes should have a firm and smooth surface
Compliance: Proposed access routes have a firm and smooth surface
Specification: Specified hard landscape materials are to BS EN 1341 / 1342 slip-resistance

Standard: 3.1.2 Access routes should either be level or have the shallowest possible gradient.
Compliance: Proposed access routes are level where possible or have shallow gradient where levels vary. (No access routes have a gradient steeper than 1:21)

Standard: 3.1.3 Joints between paving units should be flush with the surface or no wider than 10mm, as long as they are completely filled.
Compliance: Joints in paving along access routes are proposed flush and no wider than 10mm

Standard: 3.1.4 With the exception of tactile paving and hazard warning, undulations in the surface of paving on an access route should not exceed 5mm under a 300mm straight edge.
Compliance: Paved external areas compliant.

Standard: 3.1.5 Drainage gratings should be positioned beyond the boundaries of the access route or where not possible, set flush with the surrounding surface.
Compliance: Refer to engineer’s drawing

Standard: 3.1.6 Kerb edges and upstands of 100mm and above should be defined by colour and luminance contrast.
Compliance: Kerbs are to standard MCC specification and vary in colour and material from the adjacent paving

Standard: 3.1.7 The cross fall gradient across an access route from building to pavement should not exceed 1 in 50 except when associated with a dropped kerb.
Compliance: **Non-compliant.** Crossfall gradient exceed 1:50 to meet FFLs in specific areas.

Standard: 3.1.8 Access routes should have a minimum unobstructed width of 2000mm and 1800mm over a short distance to pass an obstruction, for example, a tree.
Compliance: Access routes to main entrance and around the site are unobstructed and have a width larger then 2000mm.

Standard: 3.1.9 Access routes in shopping areas and the city centre should have a minimum width of 3500mm and 1800mm over a short distance to pass an obstruction, for example, a tree.
Compliance: Main entrance areas have minimum unobstructed widths larger than 1800mm where close to an obstruction.

Standard: 3.1.11 Access routes should not contain obstacles.
Compliance: Clear access routes are proposed.

Standard: 3.1.12 Where railings are provided they should have a lower rail set 100mm from the ground
Compliance: Compliant with Part M

Standard: 3.1.13 Where there is no building line or railings, path edges should be defined with a 100mm upstand
Compliance: Upstand kerbs proposed to carraigeway edge

Standard: 3.1.14 The swing of entrance and exit doors and windows should not extend into an access route.
Compliance: Entrance and Exit doors compliant

Standard: 3.1.15 Headroom of at least 2500mm should be provided between any footway and the underside of any projection from walls, buildings, canopies, signs,tree branches, etc.
Compliance: No projection of buildings onto footways on ground floor. Projection of blocks A and B are above 2500mm accessible podium roof.

Specification: Refer to drawings **M90183_10000-10001-10002-10003**
M90183_AB_L102
M90183_AB_L200
M90183_AB_L600
M90183_D_L200
M90183_D_L600

Description:

- Paving Type 1
- Granite Setts

Supplier:

- Hardscape or equal and approved

Material:

- Granite

Colour / Product:

- 70% Kobra Green
- 30% Alpendorada
- Mix to be evenly distributed to avoid colour banding and groups of the Alpendorada

Finish:

- Top: Flamed
- Sides & Base: Sawn

Size:

- Depth: 80mm
- Random Lengths: 150mm - 300mm
- Width: 100mm

Joints:

- Description: Flush Permeable
- Size: 10mm
- Material: To Engineers specification
- Offset: Minimum 50mm
- Colour: Natural Grey
- **NOTE: Engineer to confirm sufficient flow rates can be achieved.**

Mortar Bed:

- Full Permeable Mortar Bed to engineers specification

Laying pattern:

- Bond: Random Running Bond
- Units: Sizes are to be evenly distributed in a random mix throughout paved area.
- Joints: No Joints to align through across adjacent courses.

Inboard Cutting:

- Minimum Unit Size $\frac{1}{3}$ the original unit size

Foundation and Sub-Base:

- To engineers detail and specification

Geotextile Membrane:

- To Engineer's detail and specification

Sample:

- A sample of 5m squared to be laid for approval by landscape architect
- Sample to include a transitional detail, termination of paving units and service covers.
- Location to be agreed prior to sample being offered to Landscape Architect.

Utilities Covers:

- Refer to Engineers details for service cover specification and detail M90183_10013 & M90183_10014 for paving interface.

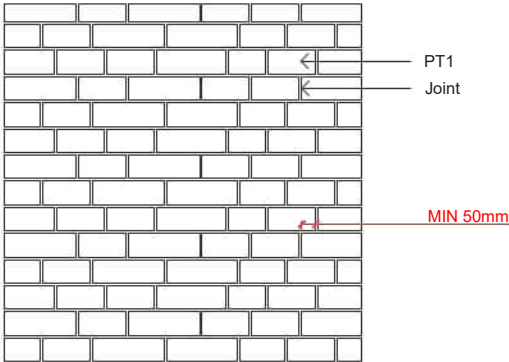
NOTE:

- Typical details state the required principles in delivering the specified hardworks package.

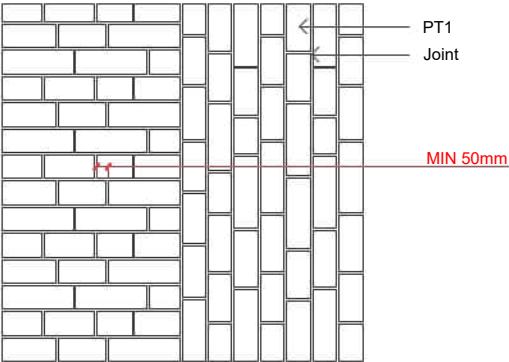
PT1
sheet
10000

Paving Type 1: Granite Paving Setts

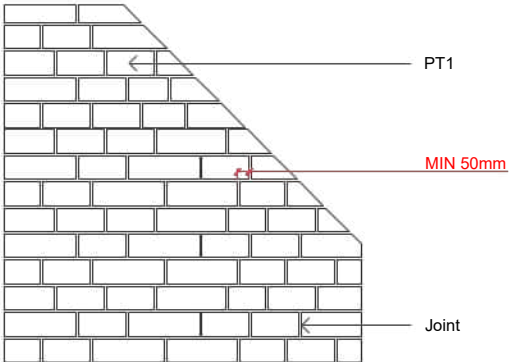
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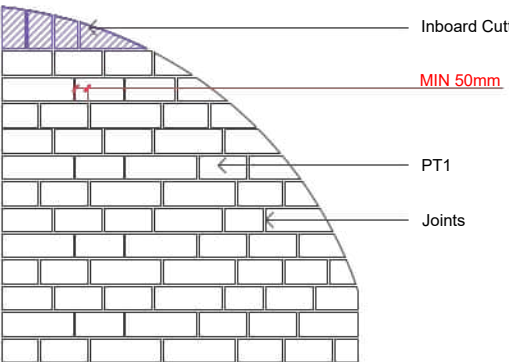
PT1 TYPICAL DETAIL 001
PLAN @ 1:25



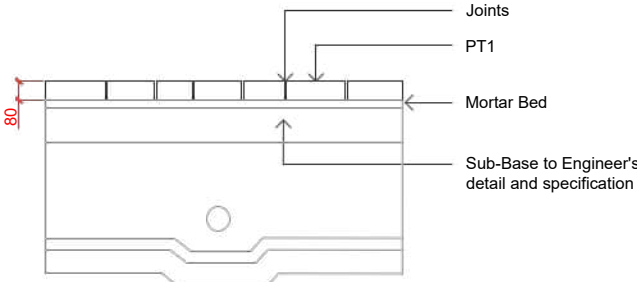
PT1 90° TRANSITIONAL DETAIL 002
PLAN @ 1:25



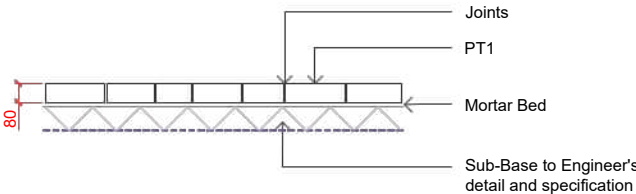
PT1 TYPICAL DETAIL 003
PLAN @ 1:25



PT1 TYPICAL DETAIL 004
PLAN @ 1:25



PT1 TYPICAL PERMEABLE DETAIL 005
SECTION @ 1:25



PT1 TYPICAL DETAIL 006
SECTION @ 1:25

TYPICAL DETAIL

NOTES

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1. Minimise on-site cutting where possible, if necessary use dust suppression.

02	Colour Update	CO	08.05.24
01	Stage 4 Update	CO	15.12.22
-	Stage 4 Issue	CO	31.10.22

Issue	Revision	Initial	Date
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EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t: 0131 221 5920 w: optimisedenvironments.com

LONDON Unit 6 | 36-42 New Inn Yard | Shoreditch | London | EC2A 3EY
t: 0203 984 4022 w: optimisedenvironments.com

MANCHESTER 86 Princess Street | Manchester | M1 6NG
t: 0161 696 7550 w: optimisedenvironments.com

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Client

Downing Living (Manchester) Limited

Project

PLOT 11 FIRST STREET SOUTH

Manchester

Drawing Title

Paving Type 1 (PT1) Granite Paving Setts

Page 1 of 1

Scale Bar

North

0.25m 0.50m 0.75m 1.00m 1.25m

Scale: **1:25@A3** Date: **23.09.22**

By: **CO** Status: **TENDER**

Checked: **AW** Approved: **AW**

Drawing Number

M90183_10000

Rev

02

Computer File: R:\Projects\2019\M90183_FirstStreet\AUTOCAD\SHEETS\DETAILS

- Description:**
- Paving Type 2
 - Granite Setts
- Supplier:**
- Hardscape or equal and approved
- Material:**
- Granite
- Colour / Product:**
- Kobra

- Finish:**
- Top: Flamed
 - Sides & Base: Sawn

- Size:**
- Depth: 80mm
 - Random Lengths: 150mm - 300mm
 - Width: 100mm

- Joints:**
- Description: Flush
 - Size: 10mm
 - Material: To Engineers specification
 - Offset: Minimum 50mm
 - Colour: Natural Grey
 - NOTE: Engineer to confirm sufficient flow rates can be achieved.

- Mortar Bed:**
- Full Permeable Mortar Bed to engineers specification

- Laying pattern:**
- Bond: Random Running Bond
 - Units: Sizes are to be evenly distributed in a random mix throughout paved area.
 - Joints: No Joints to align through across adjacent courses.

- Inboard Cutting:**
- Minimum Unit Size $\frac{1}{3}$ the original unit size

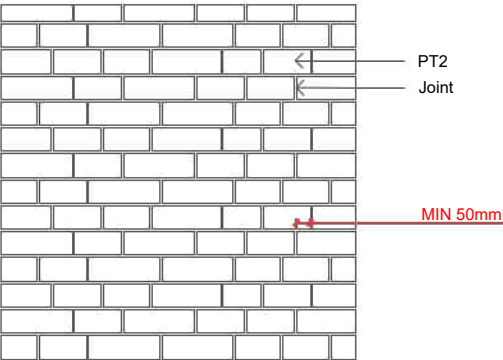
- Foundation and Sub-Base:**
- To engineers detail and specification

- Geotextile Membrane:**
- To Engineer's detail and specification

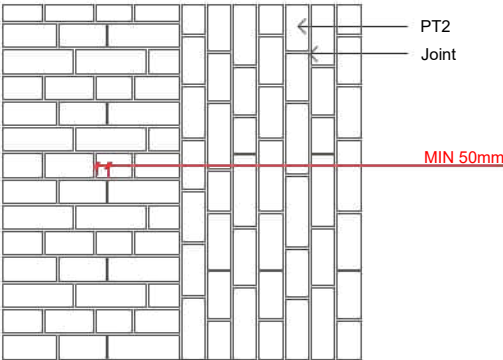
- Sample:**
- A sample of 5m squared to be laid for approval by landscape architect
 - Sample to include a transitional detail, termination of paving units and service covers.
 - Location to be agreed prior to sample being offered to Landscape Architect.

- Utilities Covers:**
- Refer to Engineers details for service cover specification and detail M90183_10013 & M90183_10014 for paving interface.

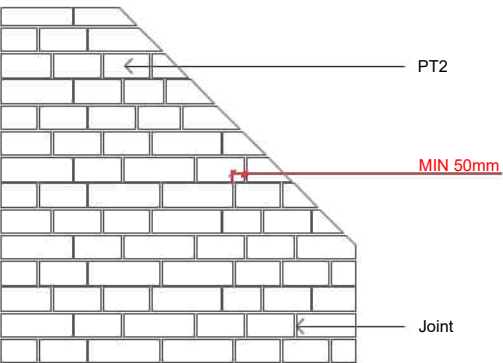
- NOTE:**
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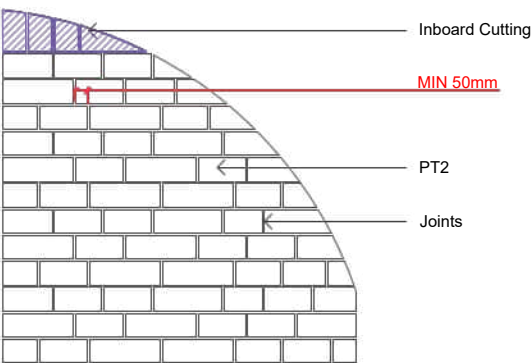
PT2 TYPICAL DETAIL 001
PLAN @ 1:25



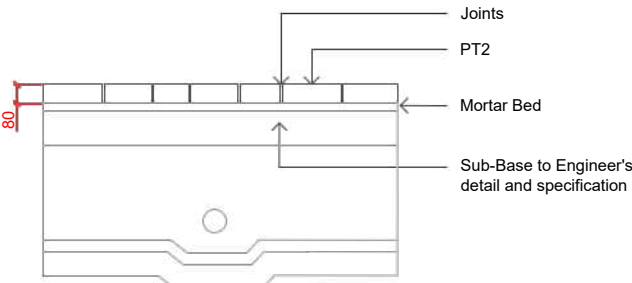
PT2 90° TRANSITIONAL DETAIL 002
PLAN @ 1:25



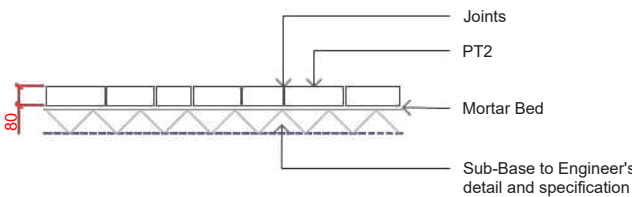
PT2 TYPICAL DETAIL 003
PLAN @ 1:25



PT2 TYPICAL DETAIL 004
PLAN @ 1:25



PT2 TYPICAL PERMEABLE DETAIL 005
SECTION @ 1:25



PT2 TYPICAL DETAIL 006
SECTION @ 1:25



Paving Type 2: Granite Paving Setts
Scale: 1 : 25

TYPICAL DETAIL

- NOTES**
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- CDM INFORMATION**
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01	Stage 4 Update Stage 4 Issue	CO CO	15.12.22 31.10.22
Issue	Revision	Initial	Date

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t 0131 221 5920 w optimisedenvironments.com

LONDON Unit 6 | 36-42 New Inn Yard | Shoreditch | London | EC2A 3EY
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Project
**PLOT 11 FIRST STREET SOUTH
Manchester**

Drawing Title
**Paving Type 2 (PT2)
Granite Paving Setts
Page 1 of 1**

Scale Bar		North	
0.25m 0.50m 0.75m 1.00m 1.25m			
Scale:	1:25@A3	Date:	23.09.22
By:	CO	Status:	TENDER
Checked:	AW	Approved:	AW

Drawing Number M90183_10001	Rev 01
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Computer File: R:\Projects\2019\M90183_First\ECAD\AUTOCAD\SHEETS\DETAILS

- Standard
3.1.3

Description:

- Paving Type 3
 - Granite Setts

Supplier:

- Hardscape or equal and approved

Material:

- Granite

Colour / Product:

- Alpendorada

Finish:

- Top: Flamed
 - Sides & Base: Sawn

Size:

- Depth: 80mm
 - Random Lengths: 150mm - 300mm
 - Width: 100mm

Joints:

- Description: Flush
 - Size: 10mm
 - Material: To Engineers specification
 - Offset: Minimum 50mm
 - Colour: Natural Grey
 - NOTE: Engineer to confirm sufficient flow rates can be achieved.

Mortar Bed:

- Full Permeable Mortar Bed to engineers specification

Laying pattern:

- Bond: Random Running Bond
 - Units: Sizes are to be evenly distributed in a random mix throughout paved area.
 - Joints: No Joints to align through across adjacent courses.

Inboard Cutting:

- Minimum Unit Size $\frac{1}{3}$ the original unit size

Foundation and Sub-Base:

- To engineers detail and specification

Geotextile Membrane:

- To Engineer's detail and specification

Sample:

- A sample of 5m squared to be laid for approval by landscape architect
 - Sample to include a transitional detail, termination of paving units and service covers.
 - Location to be agreed prior to sample being offered to Landscape Architect.

Utilities Covers:

- Refer to Engineers details for service cover specification and detail M90183_10013 & M90183_10014 for paving interface.

NOTE:

- Typical details state the required principles in delivering the specified hardworks package.
-
- PT3 TYPICAL DETAIL 001
PLAN @ 1:25
-
- PT3 TYPICAL DETAIL 003
PLAN @ 1:25
-
- PT3 TYPICAL PERMEABLE DETAIL 005
SECTION @ 1:25
-
- PT3 90° TRANSITIONAL DETAIL 002
PLAN @ 1:25
-
- PT3 TYPICAL DETAIL 004
PLAN @ 1:25
-
- PT3 TYPICAL DETAIL 006
SECTION @ 1:25
- NOTES

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- CDM INFORMATION

- 1.1. ~~Minimum~~ **Minimum** cutting where possible, if necessary use dust suppression.
- | | | | |
|-------|----------------|---------|----------|
| 01 | Stage 4 Update | CO | 15.12.22 |
| - | Stage 4 Issue | CO | 31.10.22 |
| Issue | Revision | Initial | Date |
- open

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t 0131 221 5920 w optimisedenvironments.com

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t 0203 984 4022 w optimisedenvironments.com

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- Project

PLOT 11 FIRST STREET SOUTH

Manchester
- Drawing Title

Paving Type 3 (PT3) Granite Paving Setts

Page 1 of 1
- | | |
|-------------------------------|----------------|
| Scale Bar | North |
| 0.25m 0.50m 0.75m 1.00m 1.25m | |
| Scale: 1:25@A3 | Date: 23.09.22 |
| By: CO | Status: TENDER |
| Checked: AW | Approved: AW |
- | | |
|----------------|-----|
| Drawing Number | Rev |
| M90183_10002 | 01 |
- Computer File: R:\Projects\2019\M90183_FirstStreet\AUTOCAD\SHEETS\DETAILS
- M90183_950005 Landscape Conditions Response
- pg. 9

- Description:**
- Paving Type 3
 - Granite Setts
- Supplier:**
- Hardscape or equal and approved

- Material:**
- Granite

- Colour / Product:**
- Magma 25%
 - Yellow Rock 25%
 - Cloudy Violet 25%
 - Violet Pearl 25%
- Finish:**
- Magma Flamed sawn base & sides
 - Yellow Rock Bush Hammered sawn base & sides
 - Cloudy Violet Flamed sawn base & sides
 - Violet Pearl Flamed sawn base & sides

- Size:**
- Depth: 100mm
 - Length: 200mm - 400mm
 - Width: 200mm

- Joints:**
- Description: Flush
 - Size: 10mm
 - Material: To Engineers specification
 - Offset: Minimum 50mm
 - Colour: TBC

- Mortar Bed:**
- Full Mortar Bed to engineers specification

- Laying pattern:**
- Bond: Random Running Bond
 - Units: Sizes are to be evenly distributed in a random mix throughout paved area.
 - Joints: No Joints to align through across adjacent courses.

- Inboard Cutting:**
- Minimum Unit Size $\frac{1}{3}$ the original unit size

- Foundation and Sub-Base:**
- To engineers detail and specification

- Geotextile Membrane:**
- To Engineer's detail and specification

- Sample:**
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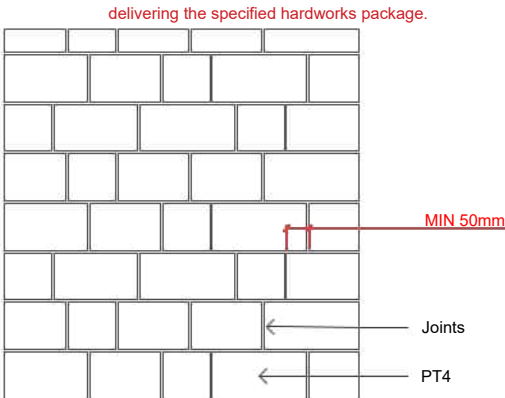
- Utilities Covers:**
- Refer to Engineers details for service cover specification and detail M90183_10013 & M90183_10014 for paving interface.

- NOTE:**
- Typical details state the required principles in

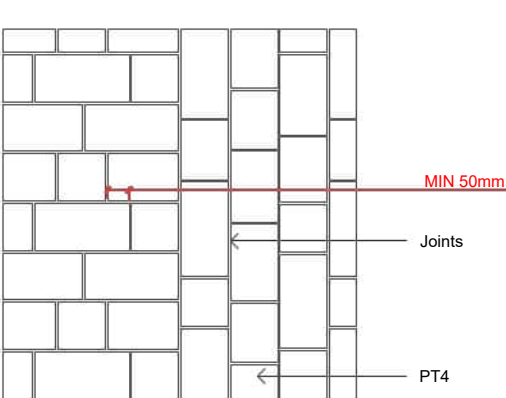
PT4
sheet
10003

Paving Type 4: Granite Paving Setts

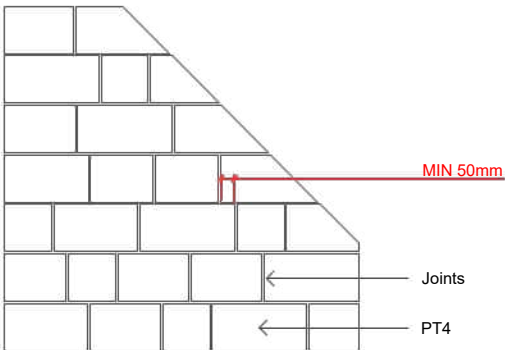
Scale: 1 : 25



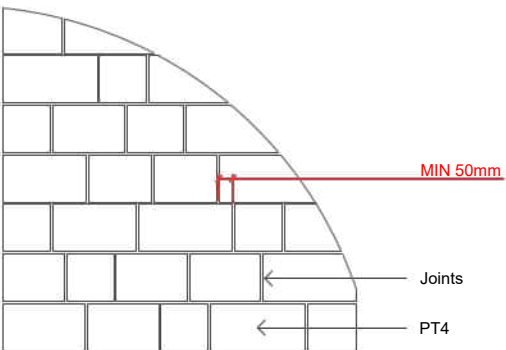
PT4 TYPICAL DETAIL 001
PLAN @ 1:25



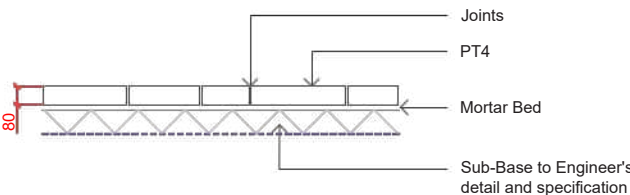
PT4 90° TRANSITIONAL DETAIL 002
PLAN @ 1:25



PT4 TYPICAL DETAIL 003
PLAN @ 1:25



PT4 TYPICAL DETAIL 004
PLAN @ 1:25



PT4 TYPICAL DETAIL 005
SECTION @ 1:25

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CDM INFORMATION

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Issue	Revision	Initial	Date
01	Stage 4 Update Stage 4 Issue	CO CO	15.12.22 31.10.22

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Client
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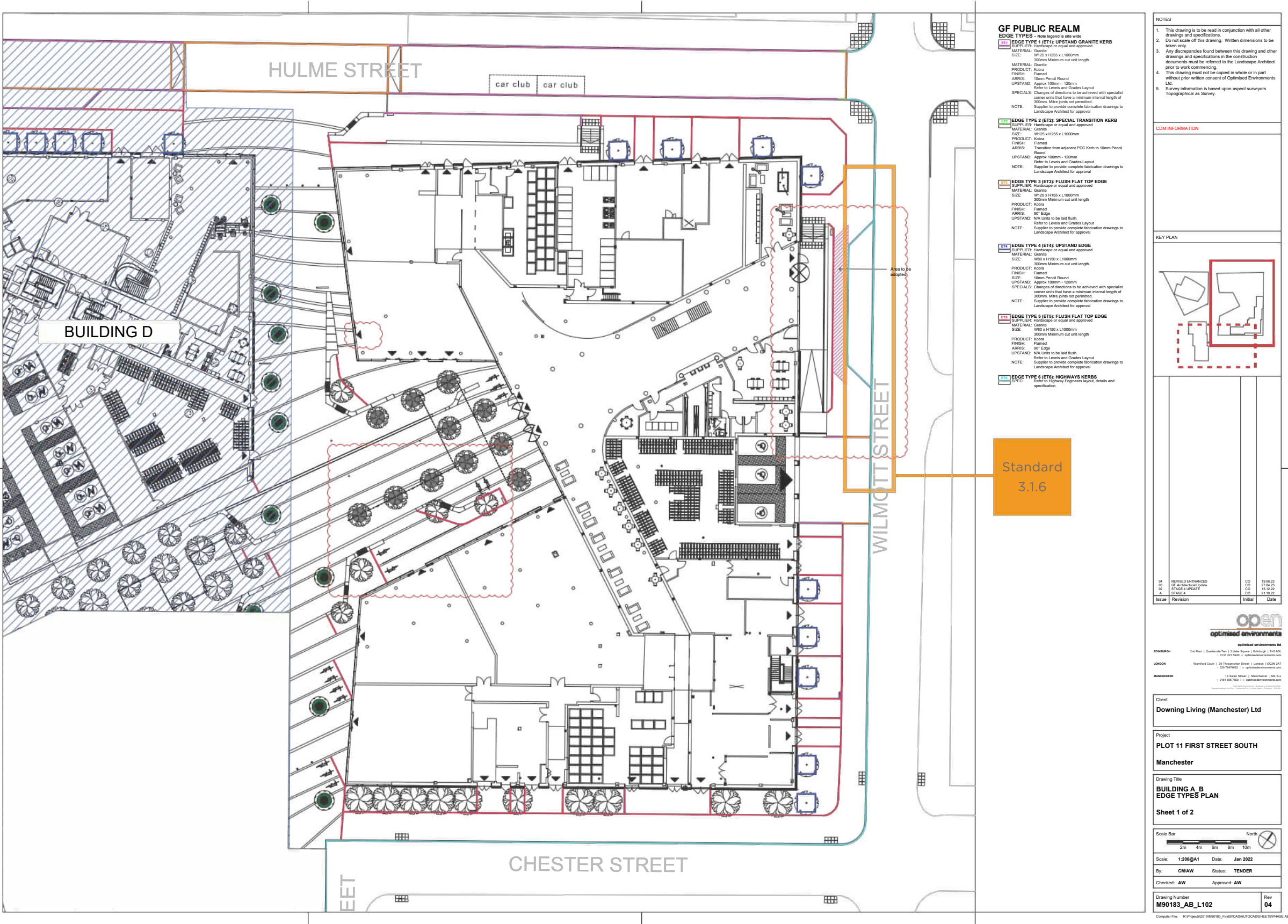
Project
PLOT 11 FIRST STREET SOUTH
Manchester

Drawing Title
Paving Type 4 (PT4) Granite Paving Setts
Page 1 of 1

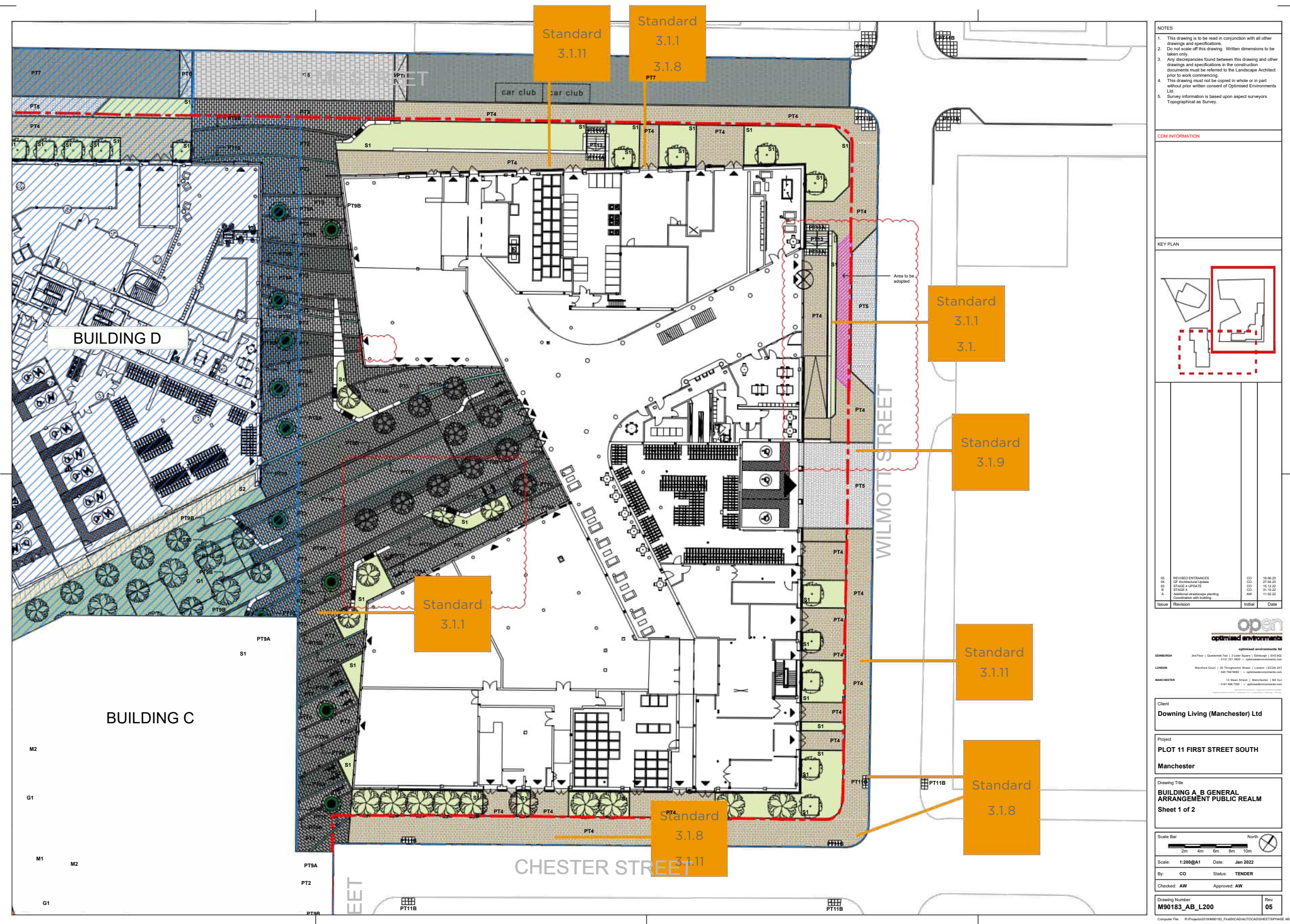
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By: CO	Status: TENDER
Checked: AW	Approved: AW

Drawing Number M90183_10003	Rev 01
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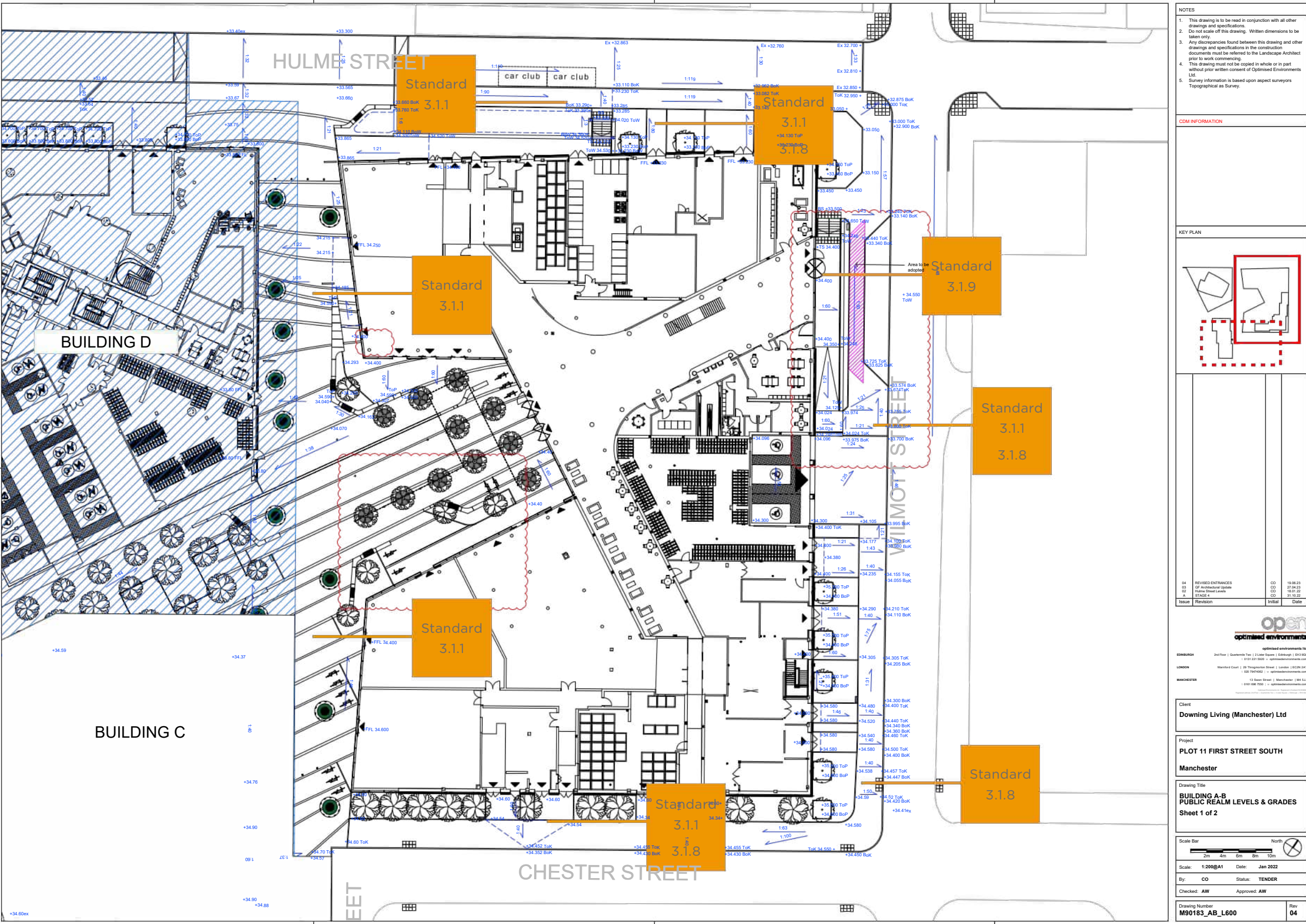
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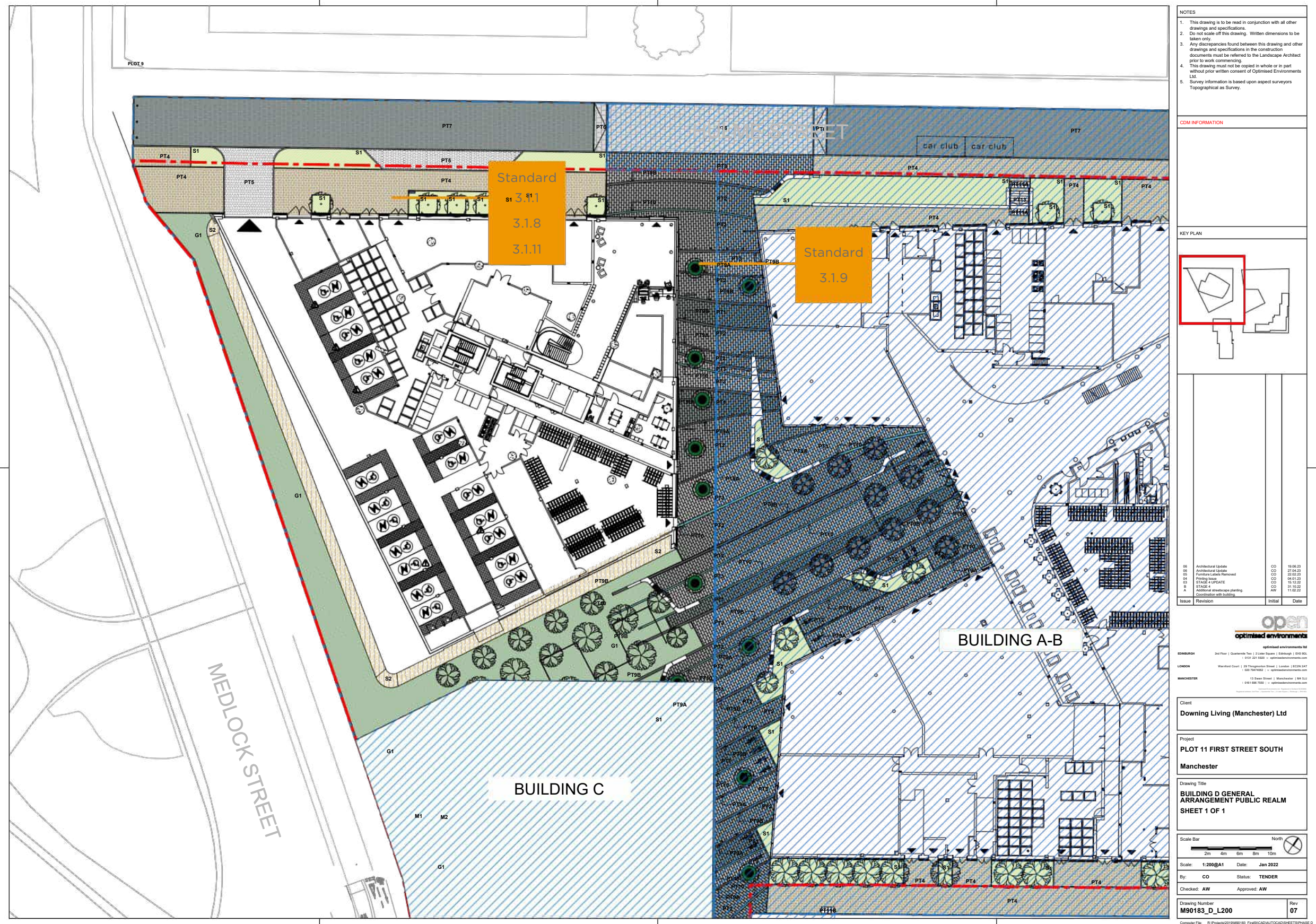
DFA2| Standard 3



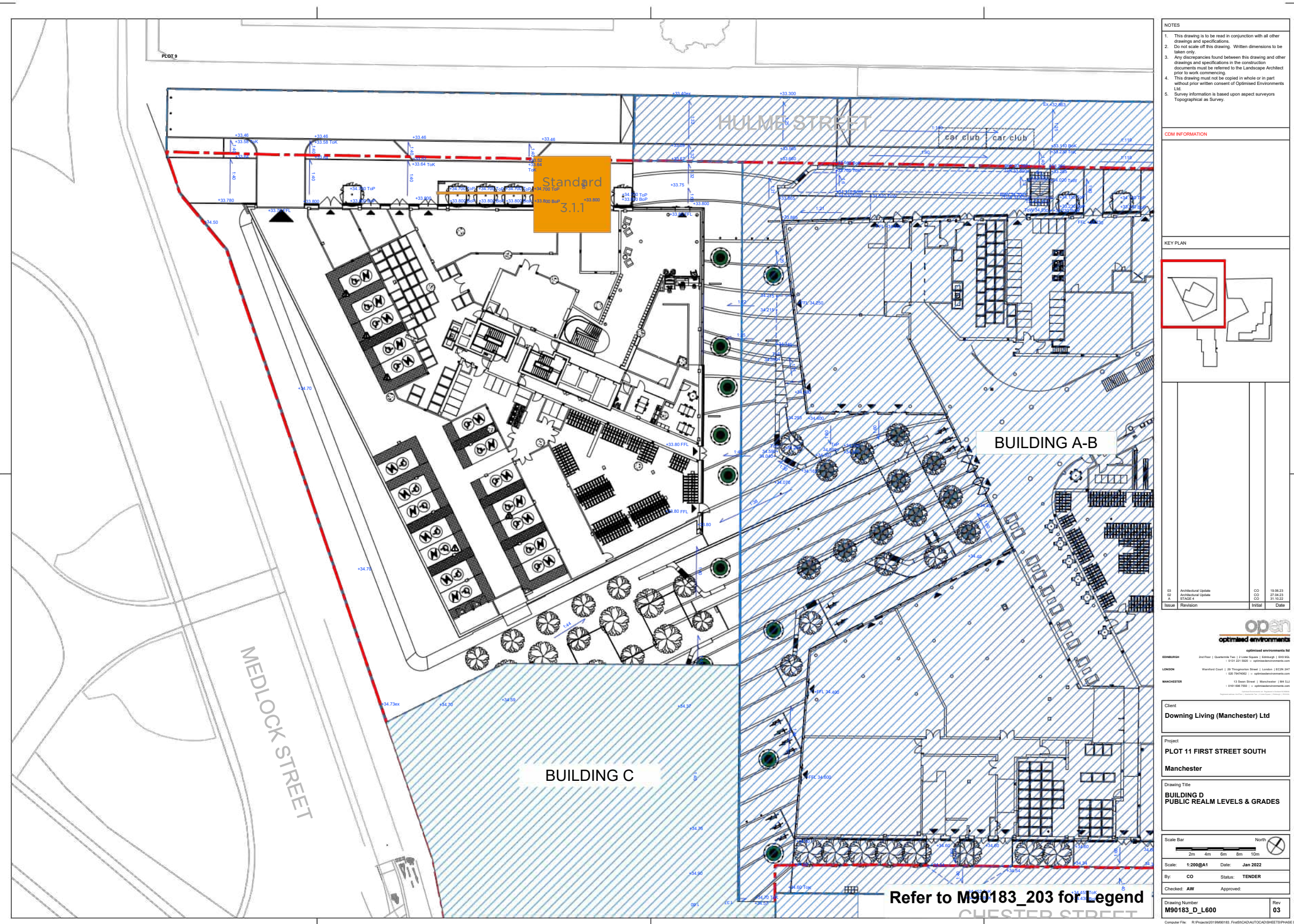
DFA2| Standard 3



DFA2| Standard 3



DFA2| Standard 3



DFA2| Standard 4

4. Street Furniture:

4.1.0 Street Furniture

Standard: 4.1.5 Street furniture that cannot be removed from the footway, such as lighting columns, signposts, freestanding advertisements, litter bins and seats, should be positioned in a zone not exceeding 275mm from the back of the footway or in a zone at the front of the footway starting 450mm from the kerb face. An obstacle-free route of minimum 1800mm should be retained.

Compliance: All columns / posts located to comply.

Standard: 4.1.7 All street furniture should be clearly distinguishable from the background by careful choice of overall colour, or by the use of colour bands or clearly defined logos

Compliance: All proposed street furniture is of a colour contrasting from the surrounding paving.

Standard: 4.1.9 Bollards should be at least 1000mm high and should not be linked with chains. Bollards also require a colour and luminance contrast feature.

Compliance: Proposed bollards are compliant

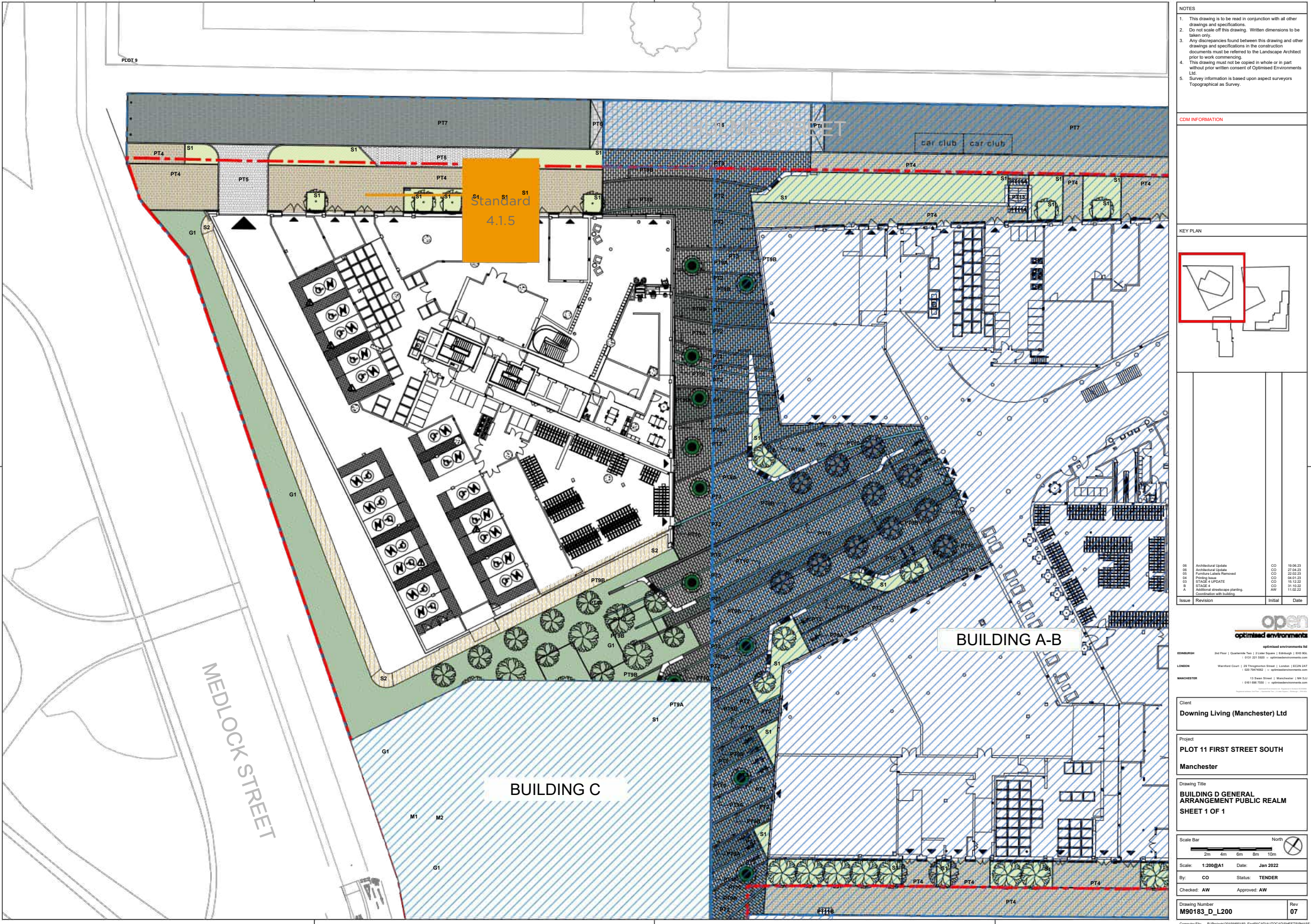
Standard: 4.1.10 Obstructions within a route should be avoided.

Compliance: Tree grilles are proposed around in-ground tree planting within the public realm.

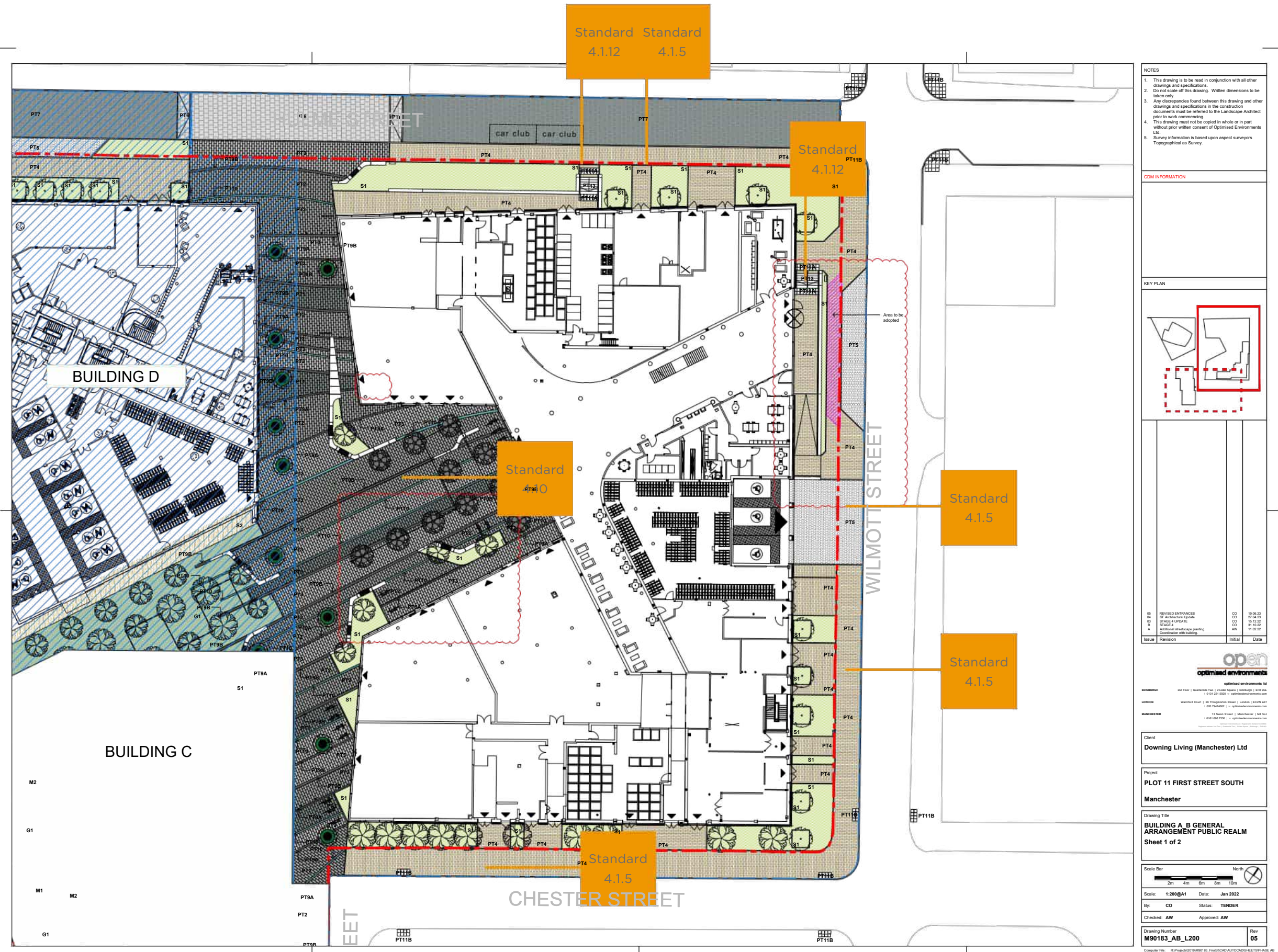
Standard: 4.1.12 Spaces beneath steps, stairways and ramps should be blocked off and provided with a protective guard-rail, or with some other permanent feature, which is colour and luminance contrasted, at least 900mm above ground level, to avoid collision with the underside.

Compliance: All external stair, ramps and steps comply.

Specification: Refer to drawings M90183_D_L200
M90183_AB_L200



DFA2| Standard 4



DFA2| Standard 5

5. Seating:

5.1 Seating

Standard:	5.1.1. Frequent resting places should be provided, not more than 50 metres apart, in pedestrian areas and at transport interchanges.
Compliance:	Regularly seating opportunities are provided at suitable intervals within the public realm.
Standard:	5.1.2. Seats should be located in safe, clearly visible and well lit areas
Compliance:	All seating is located in areas which are overlooked and visible from ground floor entrance lobbies and amenity areas.
Standard:	5.1.3. Seats should be positioned off the footway, and should allow an area of 400mm in front of the seat.
Compliance:	Seating is located off the main footway around the perimeter of Newcastle Street.
Standard:	5.1.4. A firm wheelchair parking area 900mm wide should be provided on both sides of seating.
Compliance:	The detailed design of proposed seating areas ensures accessible space for wheelchairs are incorporated.
Standard:	5.1.5 The seat level should be 475-500mm from the ground. If a number of seats are to be provided, then some of these should be at a higher level.
Compliance:	Proposed seating is within this height range.
Standard:	5.1.6 Seat width should be 500mm. Include a back support and arm rests on both sides of the sitting position.
Compliance:	A range of seating opportunities are proposed within the public realm with a width of 500mm and will include benches with back rests and arm rests.
Standard:	5.1.7 The seat colour and luminance should contrast with the background
Compliance:	Proposed seating will contrast in colour with the adjacent paving.

Standard:	5.1.8 Use materials which do not significantly retain heat or cold. For example, some metals or plastics would be inappropriate.
Compliance:	No metal or plastic seating is proposed for seating surfaces. Benches with hardwood timber slats proposed.

Age-friendly Seating & Sense of Place Inclusions:

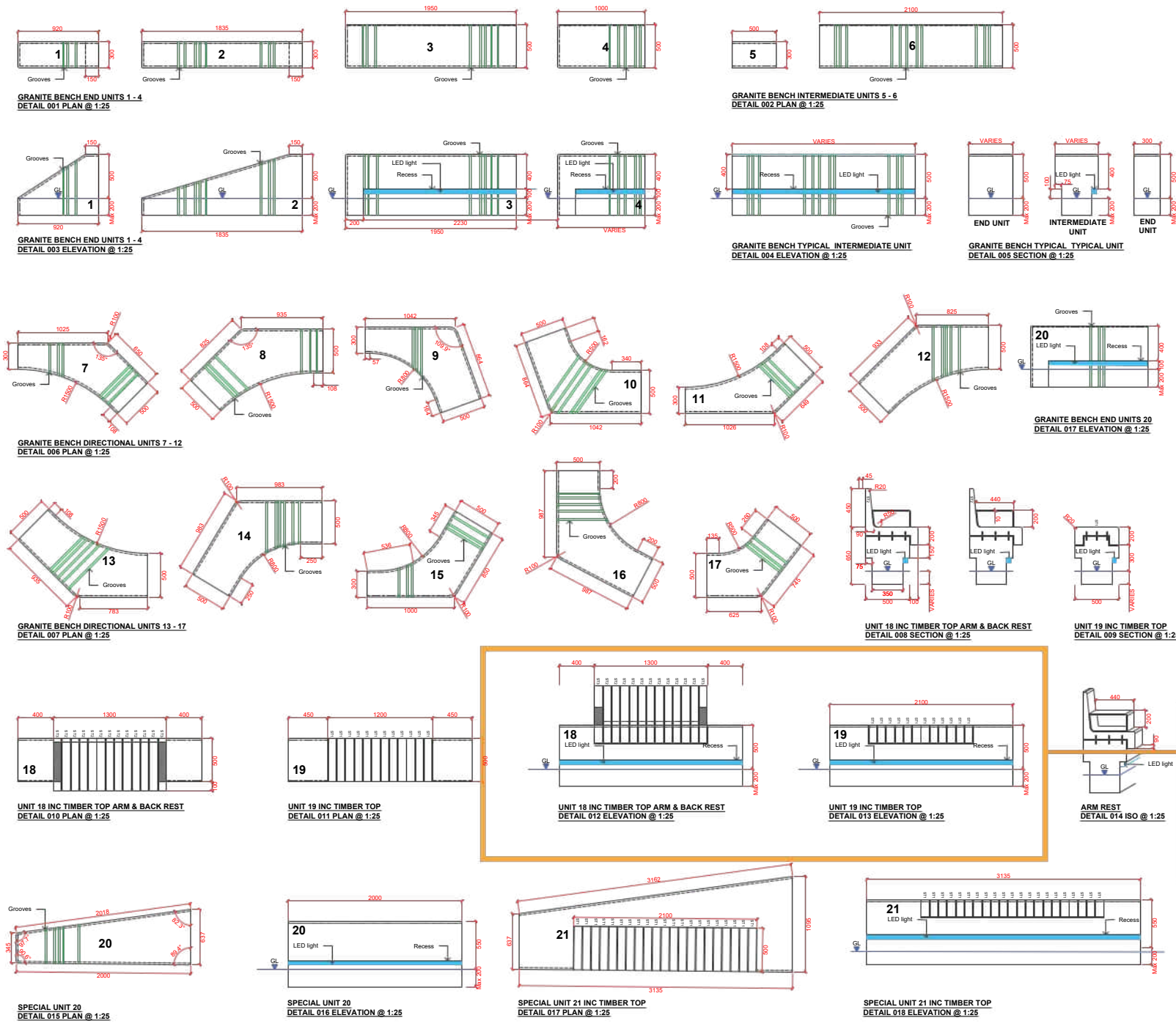
- Inclusion of natural wood seating slats
- Ergonomic shape
- Inclusion of sloping back rests
- Inclusion of Arm rests
- Seats at an appropriate height

Specification:	Refer to drawings M90183_50001-50002 M90183_AB_L204
----------------	--

DFA2| Standard 5

Standard
5.1.7

- Description:**
- Furniture Type 4 - Granite Bench
- Supplier:**
- Handmade or equal approved
- Description:**
- Granite Units
- Material:**
- Granite
- Colour:**
- Kobra
- Finish:**
- Honed
- Size:**
- As stated
- Unit Joints:**
- Description: Butt Jointed
- Arms:**
- 90° Corner for internal edges
- 10mm Pencil round arms for all exposed edges
- Grooves:**
- 20mm x 20mm grooves shown in green
- Pattern to be developed with supplier.
- Fixings / Supports:**
- All fixings to be hidden and anti-vandal
- Fixings to suppliers detail and specification
- Supports to suppliers detail and specification
- Mechanical lifting aids are to be detailed by supplier.
- Description:**
- Timber Top
- Material:**
- FSC certified hardwood
- Certification to be provided to the Landscape Architect
- Finish:**
- Planed and sanded surface with no sharp edges
- Arms 5mm round to all exposed edges
- Size:**
- Slat Type 1 (ST1) : 90 x 90mm Cross Section
- Timber Joints:**
- Size: 10mm
- Description:**
- Timber Top inc back rest
- Material:**
- FSC certified hardwood
- Certification to be provided to the Landscape Architect
- Finish:**
- Planed and sanded surface with no sharp edges
- Arms 5mm round to all exposed edges
- Size:**
- Slat Type 2 (ST2) : 90 x 90mm Cross Section
- Timber Joints:**
- Size: 10mm
- Description:**
- Arm Rest
- Material:**
- Stainless Steel
- Finish:**
- Brushed
- Size:**
- As stated
- Fixings / Supports:**
- All fixings to be hidden Stainless Steel & Anti Vandal
- Fixings to suppliers detail and specification
- Supports to suppliers detail and specification
- Foundation and Sub-Base:**
- To engineers detail and specification
- Sample:**
- Material samples to be submitted to Landscape Architect for approval
- A sample bench to be constructed in situ in its entirety for approval by landscape architect.
- Lighting:**
- Lighting position, detail and specification to lighting consultant
- Fabrication Drawings:**
- Complete fabrication drawings are to be submitted to the Landscape Architect for approval prior to manufacture.
- Supplier to provide anti skateboard / anti social behavior measures within fabrication drawings for approval by Landscape Architect.
- Supplier to provide lifting aids within fabrication drawings for approval by Landscape Architect.
- NOTE:**
- The detail shown is a DESIGN INTENT and requires the supplier to provide detailed fabrication drawings for each scenario in the scheme.
- NUMBERS STATED ON THE UNITS ARE FOR COORDINATION PURPOSES ONLY AND ARE NOT TO BE REPRESENTED ON THE FINISHED UNITS.



DESIGN INTENT ONLY

- NOTES**
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 5. Survey information is based upon Topographical Survey.

DRAWING INFORMATION BASED UPON

COM INFORMATION

KEY PLAN

Issue Revision Initial Date

open
optimised environments ltd

EDINBURGH 2nd Floor | Quakerie Two | 21 Leith Square | Edinburgh | EH15 6GL
0131 221 3355 - optimisedenvironments.com
LONDON 3rd Fl | 36-40 New York Street | Shoreditch | London | EC2A 3ST
0203 884 4022 - optimisedenvironments.com
MANCHESTER 80 Piccadilly Street | Manchester | M1 4BG
0161 688 1100 - optimisedenvironments.com

Client
Downing Living (Manchester) Limited

Project
PLOT 11 FIRST STREET SOUTH
Manchester

Drawing Title
Furniture Type 4 (FT4)
Granite Bench
Page 1 of 3

Scale Bar North
0.25m 0.50m 0.75m 1.00m 1.25m

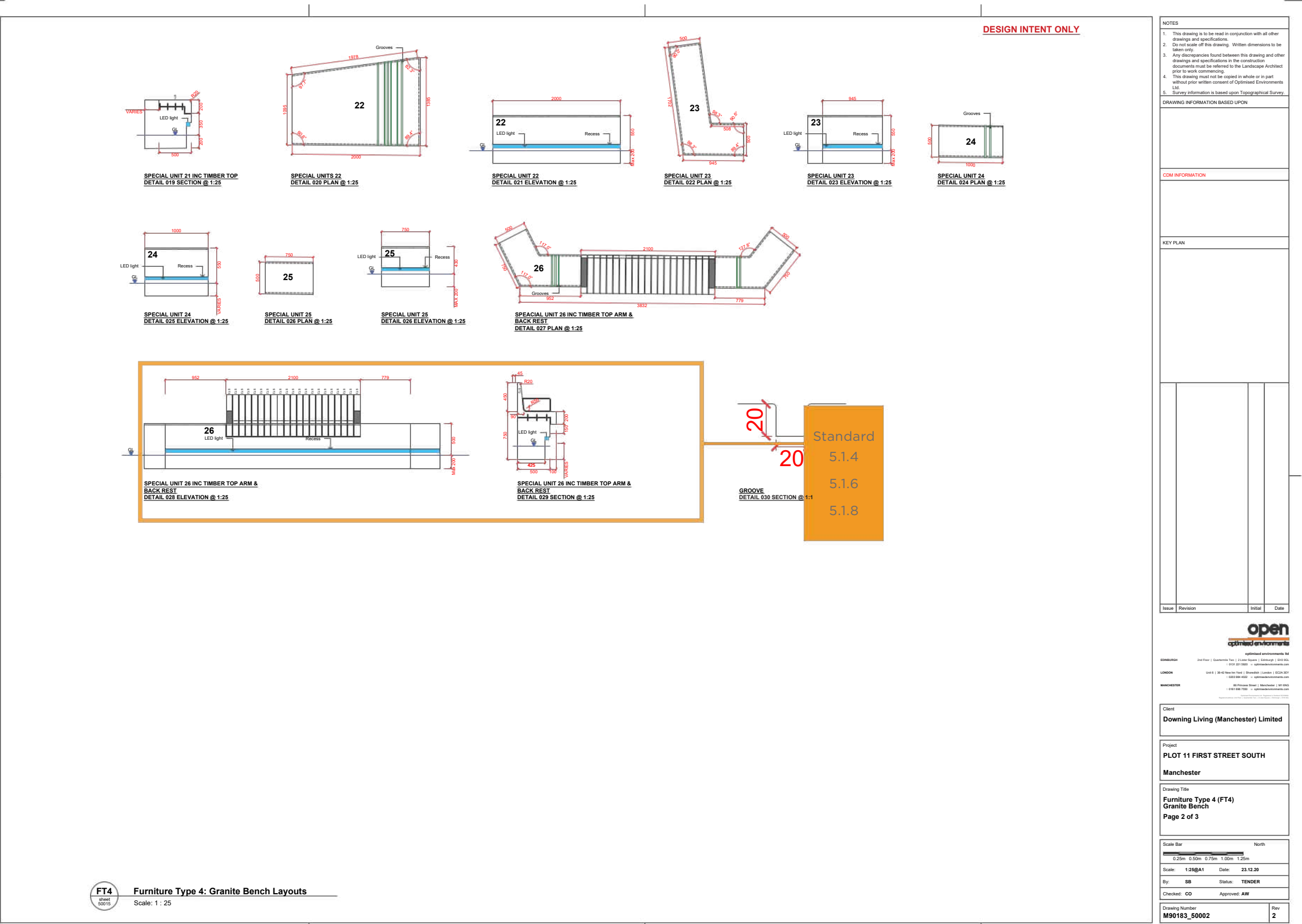
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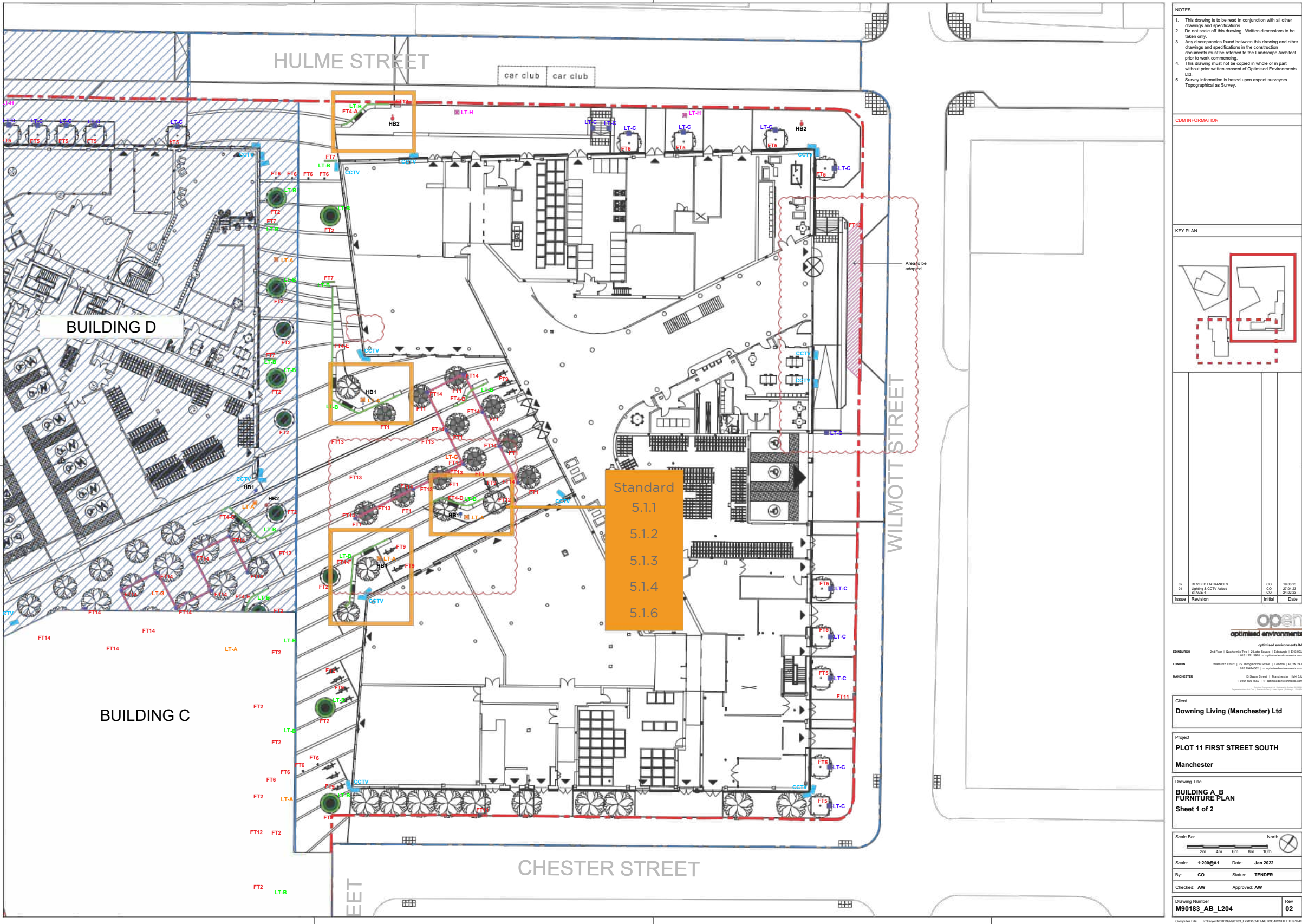
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Drawing Number
M90183_50001 Rev 2

Computer File: R:\Projects\2018\M90183_Fac\B\CAD\AUTOCAD\SHETS\DETAILS

DFA2| Standard 5





DFA2 | Standard 6

6. Ramps

6.1.0 Ramps

- Standard:

6.1.2 The preferred surface width of a ramp is 1800mm minimum.
- Compliance:

No gradient exceeds a 1:20 therefore is defined as a slope and have a minimum width of 2000mm
- Standard:

6.1.3 Stepped ramps should not be used
- Compliance:

No stepped ramps proposed
- Standard:

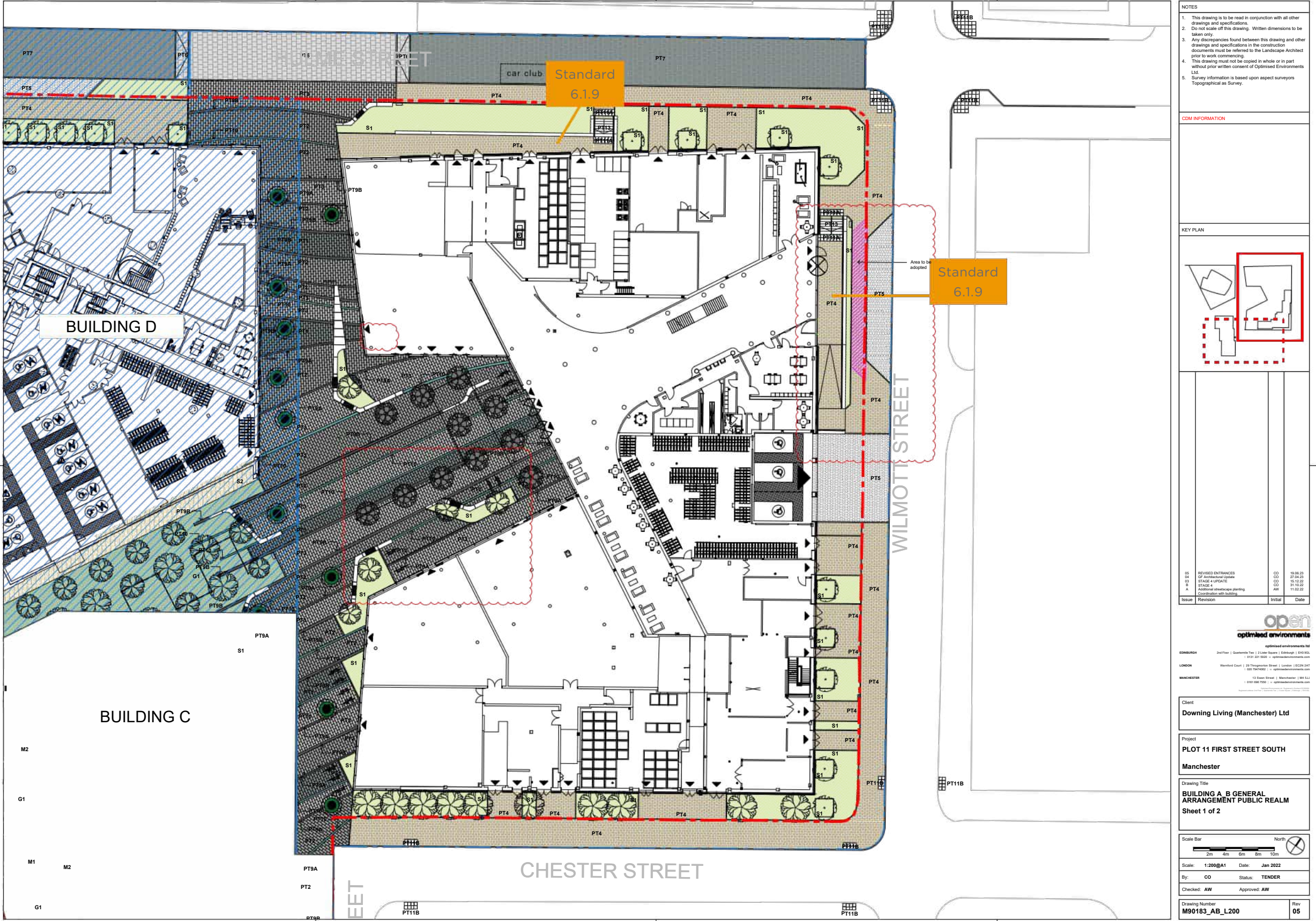
6.1.4 A ramp into or within a building should have a gradient not exceeding 1 in 20 (5%).
- Compliance:

All external gradients are shallower than 1 in 20.
- Standard:

6.1.9 Landings should be at least the width of the ramp and a minimum of 1800mm c 1800mm, clear of any door swing or other obstruction.
- Compliance:

Compliant external landings clear or the door swing are proposed.
- Specification:

Refer to drawings [M90183_AB_L200](#)



8 . External Steps

8.1.0 External Steps

Standard: 8.1.1 External steps should be protected from bad weather
Compliance: **Non-compliant:** External steps from Hulme Street and Wil mott Street are not covered

Standard: 8.1.5 The unobstructed width of a stepped access route should be 1800mm minimum
Compliance: Width of external steps comply with the minimum width.

Standard: 8.1.6 No flight of steps should rise more than 1200mm
Compliance: All flights of external steps do not exceed 1200mm rise.

Standard: 8.1.7 The rise of each step should be as close as possible to, but not less than, 150mm, and each rise within a flight, or a series of flights should be uniform.
Compliance: All external steps have a rise as close as possible to and not less than 150mm.

Standard: 8.1.8 The tread depth for steps should be 280mm. Each tread within a flight should be uniform and slip resistant.
Compliance: **Part M compliant.** All external steps have a uniform tread of 300mm.

Standard: 8.1.9 A step should not overlap the one below. If an overlap is unavoidable, the nosing should not project over the tread below by more than 25mm.
Compliance: No overlapping of external steps is required.
Specification: N/A

Standard: 8.1.10 All nosings should be distinguished by contrasting colour and luminance.
Compliance: All external steps incorporate contrasting nosings.

Standard: 8.1.11 There should be a level unobstructed landing of minimum 1800mm x 1800mm, clear of any door swing, at the top and bottom of each flight of steps.
Compliance: **Part M compliant.** Min 1200 x 1200mm Landings have been provided

Standard: 8.1.12 A colour and luminance contrasted corduroy tactile warning surface should be incorporated into the landings at the top and bottom of the steps
Compliance: Contrasting corduroy tactile paving will be incorporated at the top and bottom of each flight of steps

Standard: 8.1.15 A flight of steps that contains two or more risers should have a continuous handrail on both sides.
Compliance: Compliant handrails are proposed for each flight of external steps.

Standard: 8.1.17 Where the overall unobstructed width of steps is greater than 1800mm, an additional handrail or handrails should be provided to divide the flight into separate channels. No channel should have an unobstructed width of less than 1000mm or more than 1800mm.
Compliance: Additional handrails are proposed, where required.

Standard: 8.1.18 Steps should have strong, even lighting throughout. Avoid glare and cross-shadows, which can cause problems detecting changes in gradient.
Compliance: All external steps will be lit appropriately.

Standard: 8.1.19 Step Detail
Compliance: 1200mm x 1200mm min landings have been allowed for

Specification: Refer to drawings **M90183_30001**
M90183_AB_L200
M90183_AB_L600

- Description:**
- Typical Step Detail
- Material:**
- Granite
- Supplier:**
- Hardscape or equal and approved
- Colour:**
- Step Unit: Magma
 - Contrasting Nosing Strip: TBC
- Finish:**
- Step Unit: Flamed
 - Contrasting Nosing Strip: Flamed
- Size:**
- Step Unit: 1000mm x 400mm x 150mm
 - Contrasting Nosing Strip: 55mm x 55mm x length

- Arris:**
- Pencil Round
- Laying pattern / notes:**
- Stretcher Bond
 - Mitre cuts not permitted.
 - To avoid very small cut pieces which can break and become loose, in-board cutting should be used ensuring no cut unit is less than 33% of its original size.

- Mortar Bed:**
- Full Mortar Bed to engineers specification

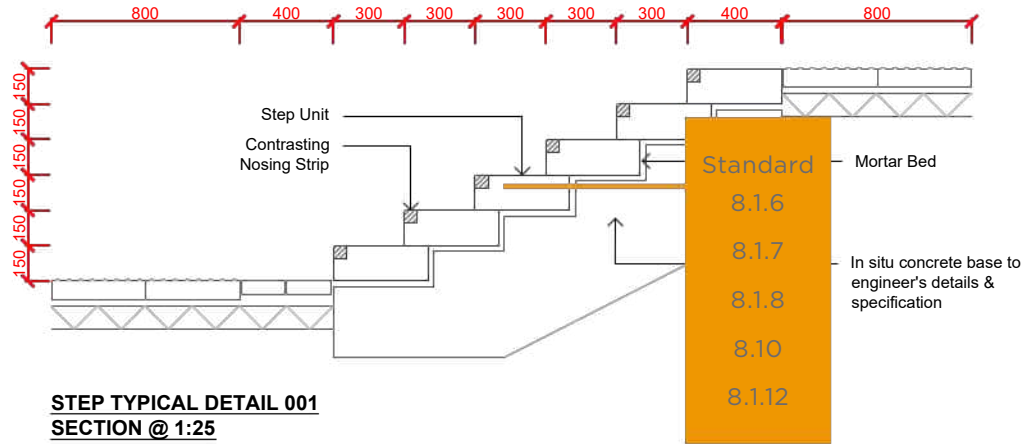
- Build up, joints and foundation:**
- To engineer's detail and specification.

- Joints:**
- Butt Jointed

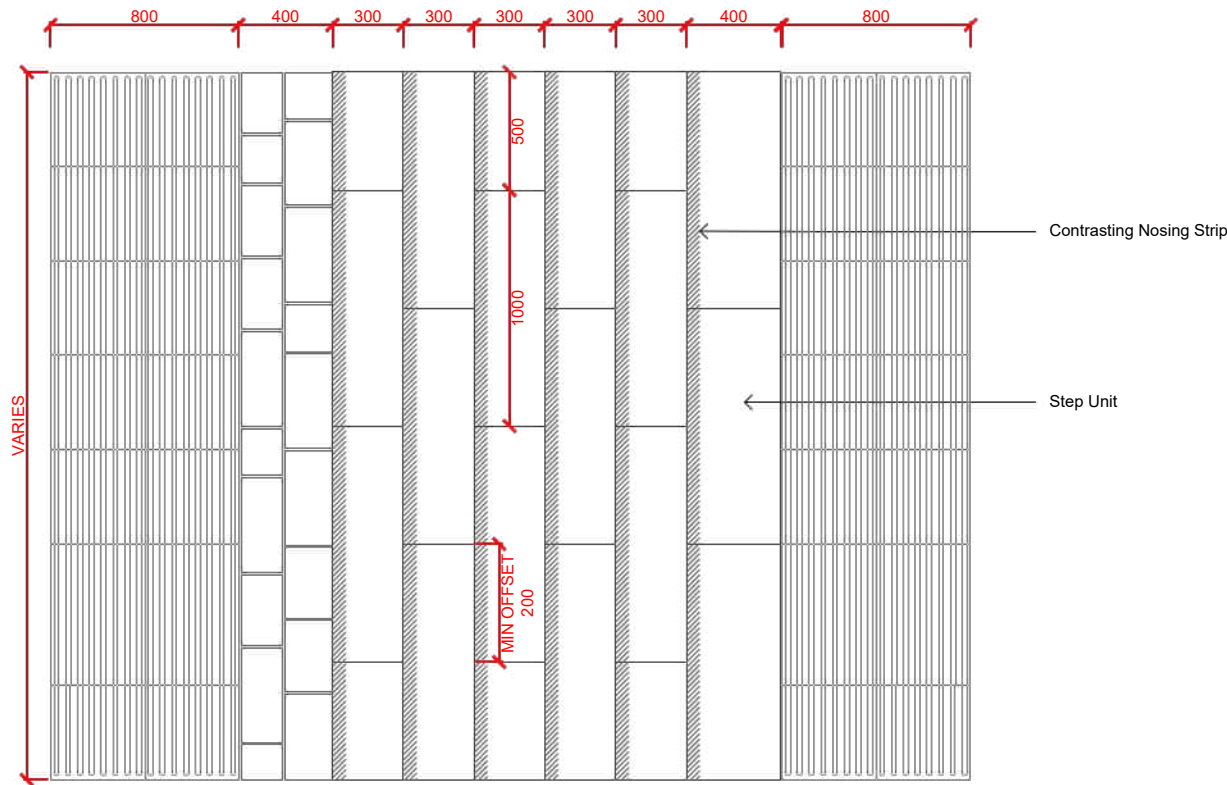
- Sample:**
- A sample to be laid for approval by Landscape Architect.

- Utility Covers:**
- Utility covers within step units are not permitted.

- NOTE:**
- Typical details state the required principles in delivering the specified hardworks package.



STEP TYPICAL DETAIL 001
SECTION @ 1:25



STEP TYPICAL DETAIL 002
PLAN @ 1:25

PT13 Typical Step Detail
sheet 30001
Scale: 1 : 25

TYPICAL DETAIL

- NOTES**
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Topographical Survey: Please reference surveyor's survey.

CDM INFORMATION

1. To be completed

Issue	Revision	Initial	Date
01	Stage 4 Update	CO	15.12.22
-	Stage 4 Issue	CO	31.10.22

open
optimised environments

optimised environments Ltd

EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t 0131 221 5920 w optimisedenvironments.com

LONDON Unit 6 | 36-42 New Inn Yard | Shoreditch | London | EC2A 3EY
t 0203 984 4022 w optimisedenvironments.com

MANCHESTER 86 Princess Street | Manchester | M1 6NG
t 0161 696 7550 w optimisedenvironments.com

Optimised Environments Ltd. Registered in Scotland (SC260666).
Registered address: 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL.

Client
Downing Living (Manchester) Limited

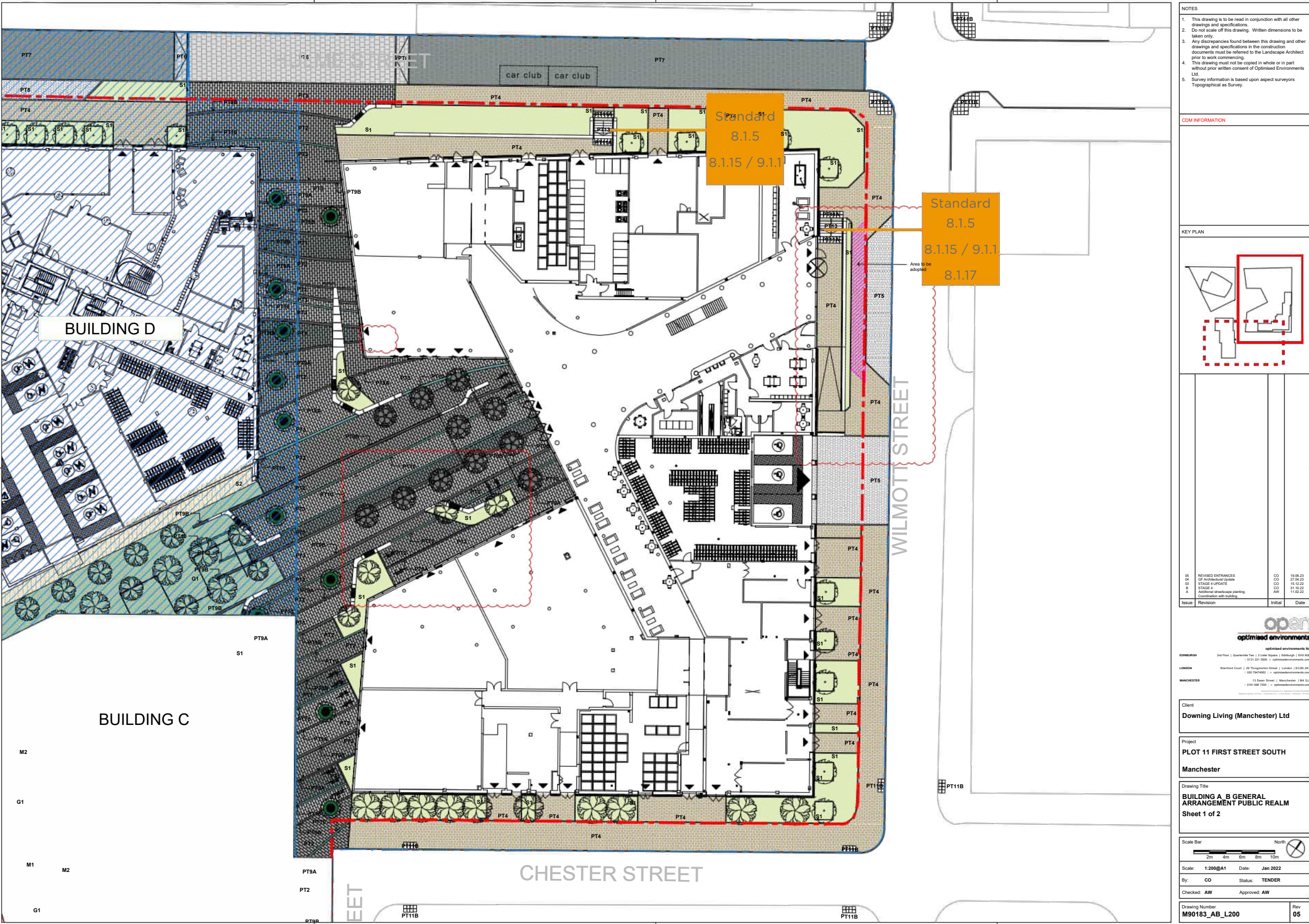
Project
PLOT 11 FIRST STREET SOUTH
Manchester

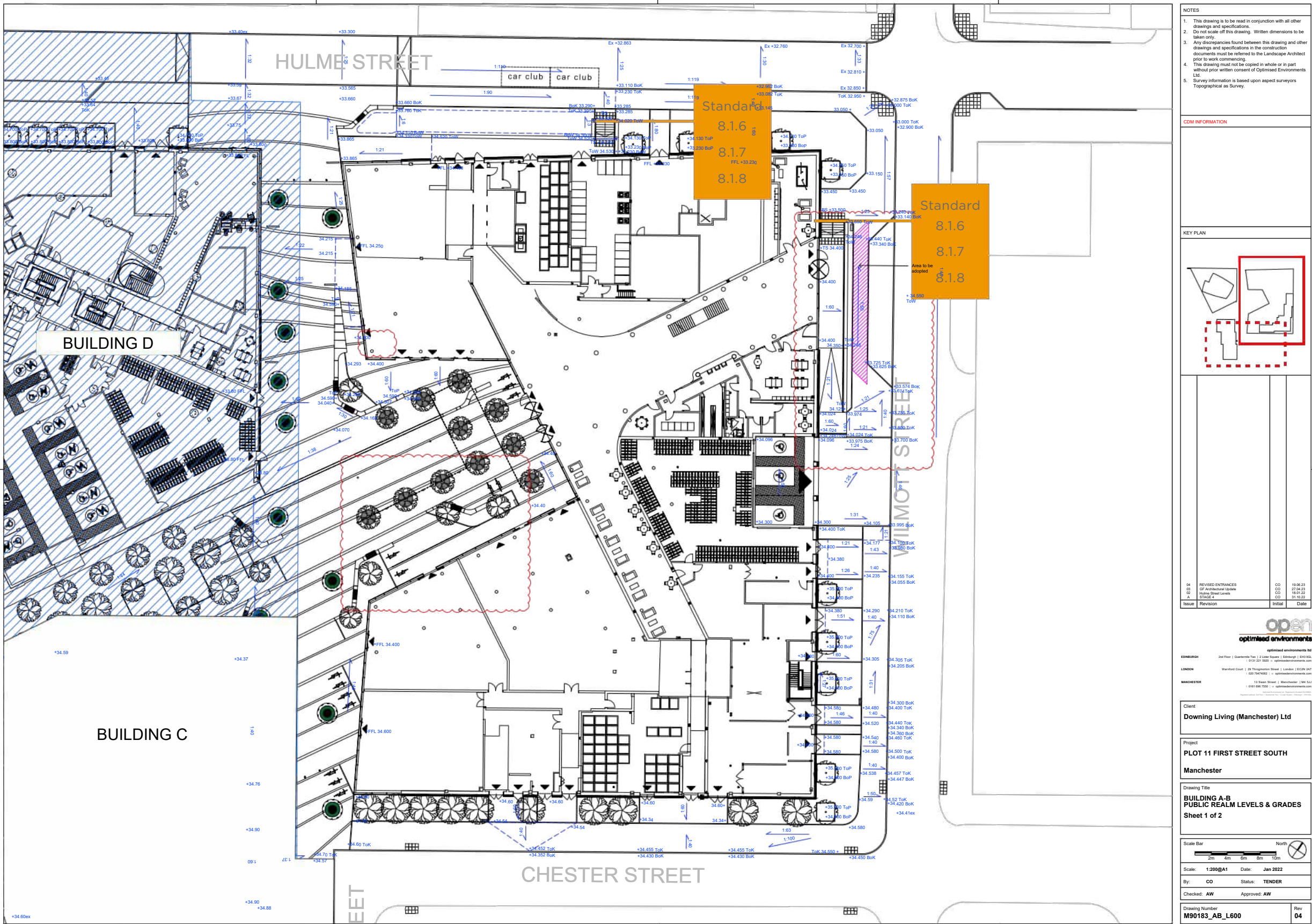
Drawing Title
Typical Step Detail
Page 1 of 1

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By: CO	Status: TENDER
Checked: AW	Approved: AW

Drawing Number M90183_30001	Rev 01
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Age-Friendly Seating & Sense of Place| Introduction

2.1 Age-Friendly Seating and Sense of place

Key Considerations applied across the scheme:

- a. A genuinely inclusive seat is defined as much through its desirability, convenience and comfort of use as much as its basic function as a rest stop
- b. The quality of the seating and the environment in which it is situated becomes a visible marker of 'care', significantly affecting place attachment and satisfaction.
- c. The physical design of age-friendly seats: height, dimensions, arms and below bench design extract from the document:

Bench Design	
Like	Dislike
Warm, welcoming materials such as wood & plastic	'Intimidating', unaccommodating materials such as stone & metal
Arm rests	Isolated blocks
Natural colours	Broken / vandalised
Correctly angled back rest/ slightly sloping	Open aspect
Ergonomically shaped seats	Too low
Modular seating - evenly spaced arm rests to provide personal space and facilitate conversation	No back rest
Space around the seat to provide a bodily and mental break and to put personal belongings	No arm rests

Table 6: Bench design preference

- d. The placement and design of seats that could facilitate a sense of place for older people

Street Design factors:

Quality	Description
Character	Streets should have character and reflect local identity, history and culture. Utilising local art and architecture can help enhance distinct and unique character and identity.
Ease of Movement	Should be enhanced for all users, along with permission to stop and dwell through benches and places to learn and creating focal points to commune (fountains, statues & greenery).
Legibility	The city should be designed in a way that is easy to understand and interpret, not just with signage but with other visual and tactile cues as well as to help determine legitimacy in activity and determine use.

Table 2: Important aspects of street design

2.2 An Alternative Age-Friendly Handbook

Key Considerations applied across the scheme:

- a. A palette of different kinds of Age-friendly approaches that might help support older people in making full use of urban space 'even in' older age.
- b. Public areas are clean and pleasant
- c. Green spaces and outdoor seating are sufficient in number, well maintained and safe.
- d. Pavements are well maintained, free of obstructions and reserved for pedestrians
- e. Pavements are non-slip, are wide enough for wheelchairs and have dropped curbs to road level.
- f. Pedestrian crossings are sufficient in number and safe for people with different levels and types of disability, with non-slip markings, visusla nad audio cues and adequate crossing times
- g. Outdoor safety is promoted by good street lighitng
- h. Services are situated together and are accessible

Age-Friendly Seating & Sense of Place| Ground Floor

Pavements are well maintained, free of obstructions and reserved for pedestrians

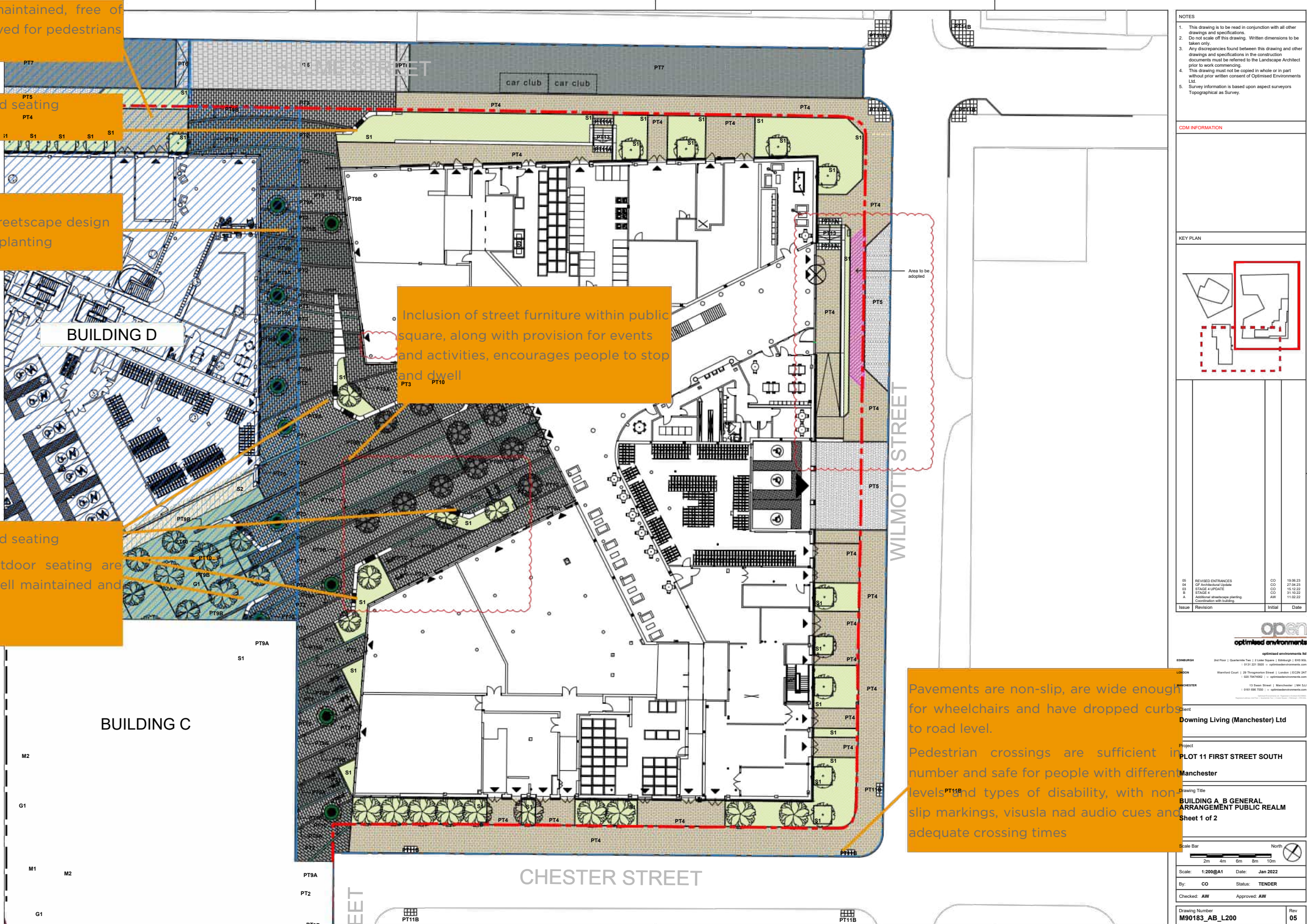
Space provided around seating

Clear identity to the streetscape design through materials and planting

Space provided around seating
Green spaces and outdoor seating are sufficient in number, well maintained and safe

Inclusion of street furniture within public square, along with provision for events and activities, encourages people to stop and dwell

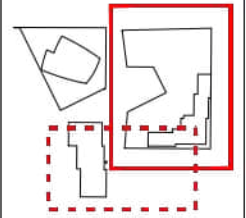
Pavements are non-slip, are wide enough for wheelchairs and have dropped curbs to road level.
Pedestrian crossings are sufficient in number and safe for people with different levels and types of disability, with non-slip markings, visusla nad audio cues and adequate crossing times



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CDM INFORMATION

KEY PLAN



Issue	Revision	Initial	Date
66	REVISED ENTRANCES	CO	19.06.23
64	OF ARCHITECTURE UPDATE	CO	27.04.23
63	STAGE 4 UPDATE	CO	15.12.22
62	STAGE 4	CO	11.10.22
A	Additional landscape planting	AW	11.02.22
	Coordination with building		

open
optimised environments
optimised environments ltd
2nd Floor | Quernmore Park | 2 Green Square | Belper | Derby | DE11 1AA
0131 221 0000 | info@openenvironments.com
LONDON
Wandsworth Court | 28 Thompson Street | London | EC2N 2AT
020 7614 9462 | london@openenvironments.com
MANCHESTER
13 Swan Street | Manchester | M4 5JZ
0161 696 7300 | manchester@openenvironments.com

Client
Downing Living (Manchester) Ltd

Project
PLOT 11 FIRST STREET SOUTH

Location
Manchester

Drawing Title
BUILDING A, B GENERAL
ARRANGEMENT PUBLIC REALM
Sheet 1 of 2

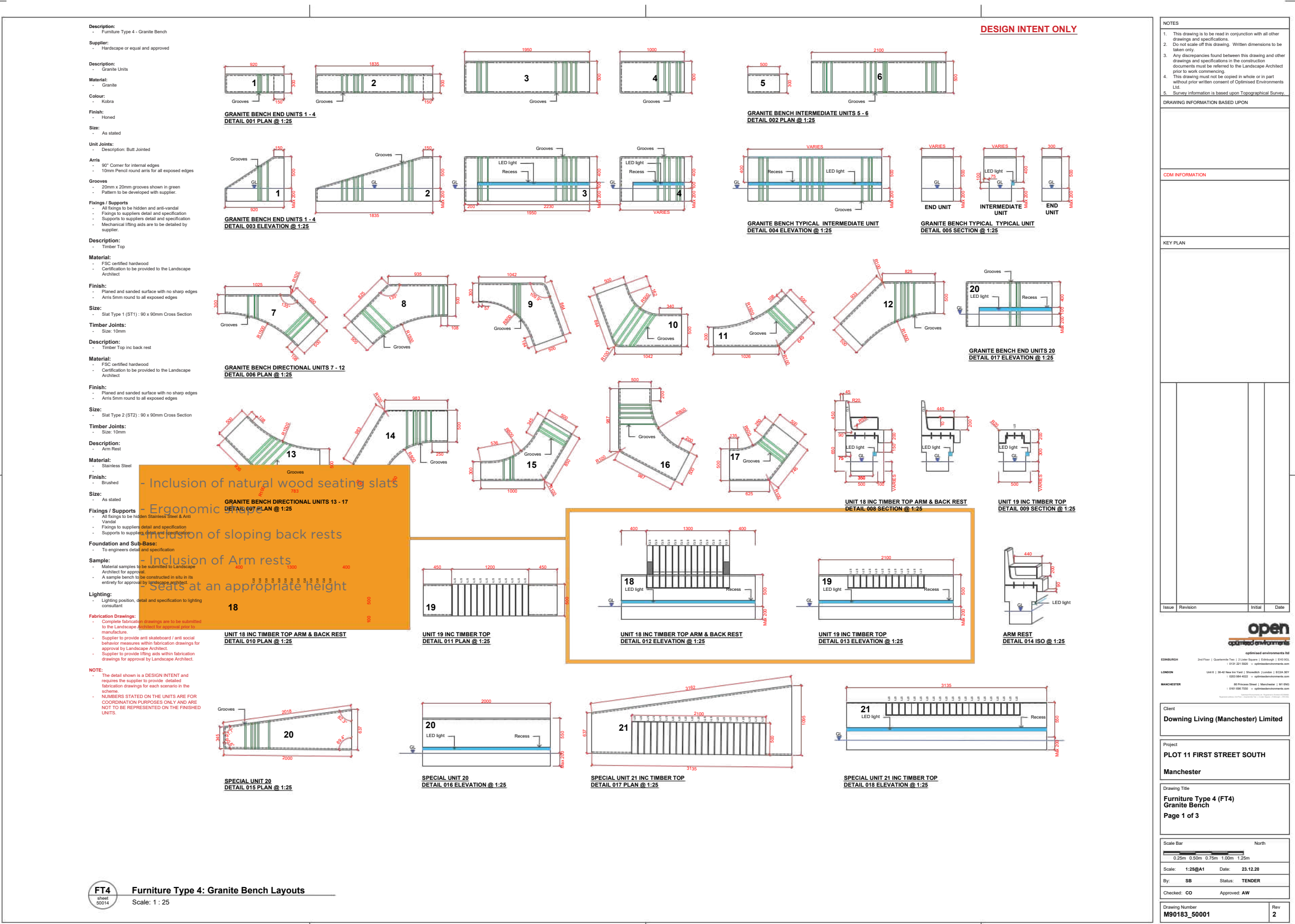
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By: CO Status: TENDER

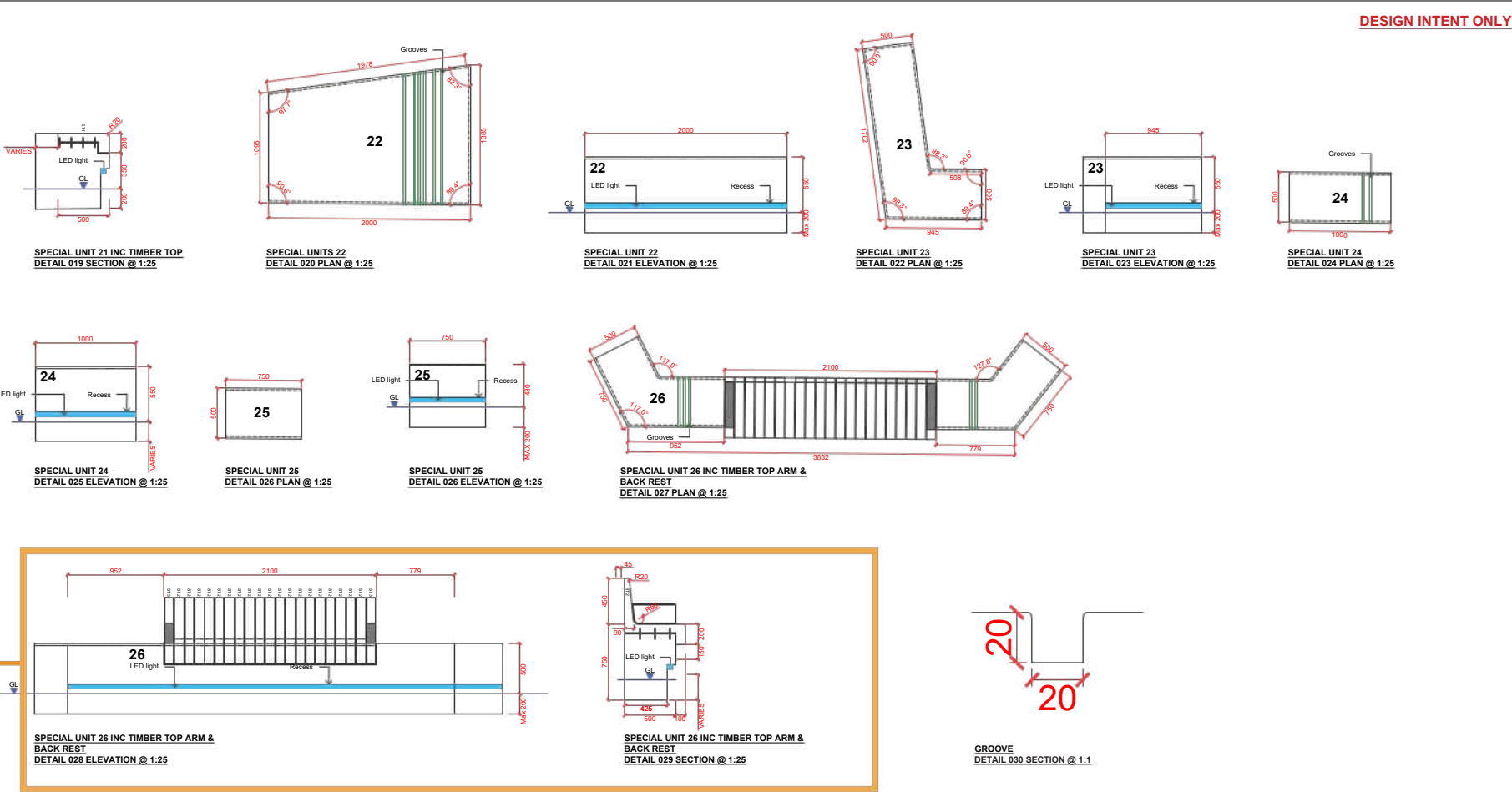
Checked: AW Approved: AW

Drawing Number
M90183_AB_L200 Rev
05

Age-Friendly Seating & Sense of Place| Furniture



Age-Friendly Seating & Sense of Place| Furniture



- Inclusion of natural wood seating slats
- Ergonomic shape
- Inclusion of sloping back rests
- Inclusion of Arm rests
- Seats at an appropriate height

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CDM INFORMATION

KEY PLAN

Issue	Revision	Initial	Date

open
optimised environments ltd

optimised environments ltd
2nd Floor | Quarter 100 | 11 Leam Square | Edinburgh | EH3 6SL
0131 551 5501 - optimisedenvironments.com

EDINBURGH

LONDON | 34-40 New York Street | Shoreditch | London | E2 9EA 3B7
0203 884 4022 - optimisedenvironments.com

MANCHESTER | 84 Princess Road | Manchester | M1 6PG
0161 688 7100 - optimisedenvironments.com

Client
Downing Living (Manchester) Limited

Project
**PLOT 11 FIRST STREET SOUTH
Manchester**

Drawing Title
**Furniture Type 4 (FT4)
Granite Bench
Page 2 of 3**

Scale Bar North
0.25m 0.50m 0.75m 1.00m 1.25m

Scale: 1:25@A1 Date: 23.12.20

By: SB Status: TENDER

Checked: CO Approved: AW

Drawing Number
M90183_50002

Rev
2

Materials Palette | Ground floor public realm

To be read in conjunction with the following drawings:

- M90183_AB_L200
- M90183_D_L200
- M90183_AB_L202
- M90183_D_L203
- M90183_AB_L203



PT1: Granite setts Kobra Green, Flamed



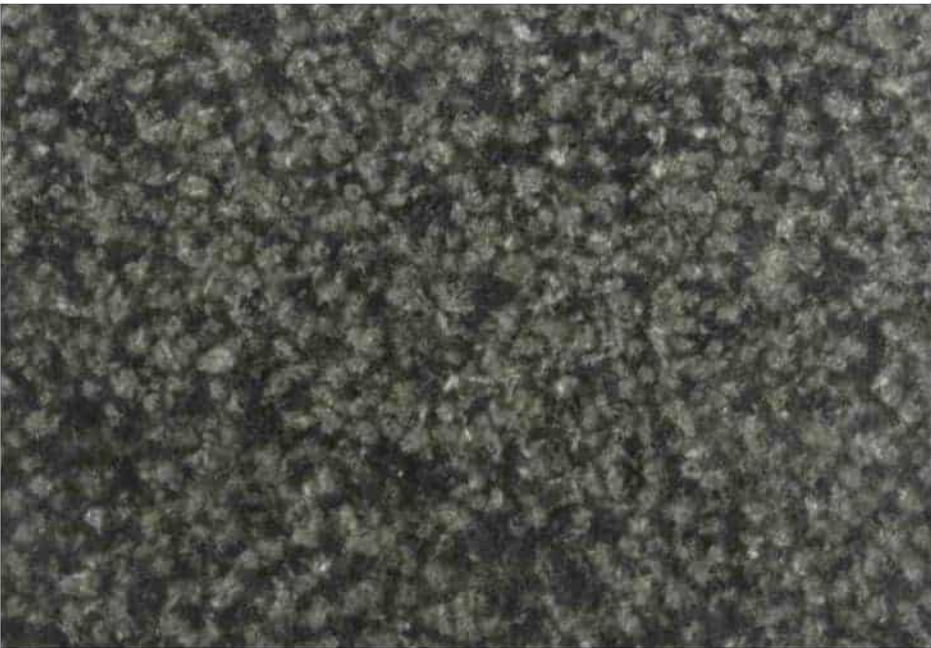
PT2: Granite setts Kobra, Flamed
PT7: Granite setts Kobra, Flamed



PT3: Granite setts Alpendorada, Flamed
PT6: Granite setts Alpendorada, Flamed
PT1: Granite setts Kobra Green, Flamed



PT5: Granite cubes Kobra Green, Bush hammered



PT8/PT9: Granite band Crystal black, Bush hammered



PT10: Limestone band Kilkeny blue, Flamed

Materials Palette | Podium

To be read in conjunction with the following drawings:

- M90183_AB_L210
- M90183_D_L210
- M90183_AB_L212
- M90183_D_L212



PT14: Porcelain tile Asti Porcelain tile, Carbon, Raافت



PT17: Loose gravel Green Basalt Aggregate, CED



PT15: Clay pavers Wienerberger Aquata DF, Grey



PT18: Porcelain tile Milano Box, Raافت



PT16: Resin bound gravel Addabound, Ash, Addagrip



PT19: Granite step units Fernando Roriz, Flamed, Hardscape

optimised environments ltd.

Part of the SLR group

Edinburgh

Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t 0131 221 5920 | w [optimisedenvironments.com](https://www.optimisedenvironments.com)

London

The Cursitor | 38 Chancery Land | London | WC2A 1EN
t 0203 984 4022

Manchester

Floor 5 | 35 Dale Street | Manchester| M1 2HF
t 0161 696 7550

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