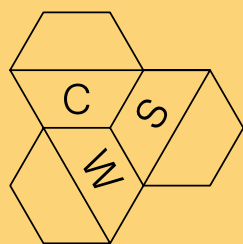
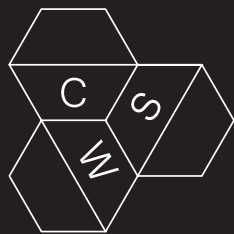


Old Mill Street, Manchester
Landscape Strategy Document
2315-CWS-XX-XX-PP-L-1001_P01
-
July 2024



CW Studio
Landscape Architects

Contents

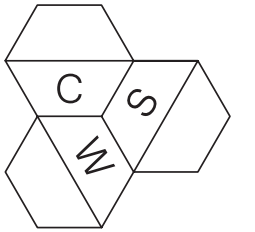


- 01 Introduction
- 02 Existing Site Photos
- 03 Materials Palette
- 04 Planting Strategy
- 05 Planting Palette
- 06 Roofscape
- 07 Maintenance Strategy

Document Control:

Project	Old Mill Street, Manchester	Prepared by	AL
Client	Urban Splash	Checked by	AM
Document Title	Landscape Strategy Document	Approved by	LM
Document Number	2315-CWS-XX-XX-PP-L-1001	Revision	P01
		Date	11/07/2024

01 Introduction

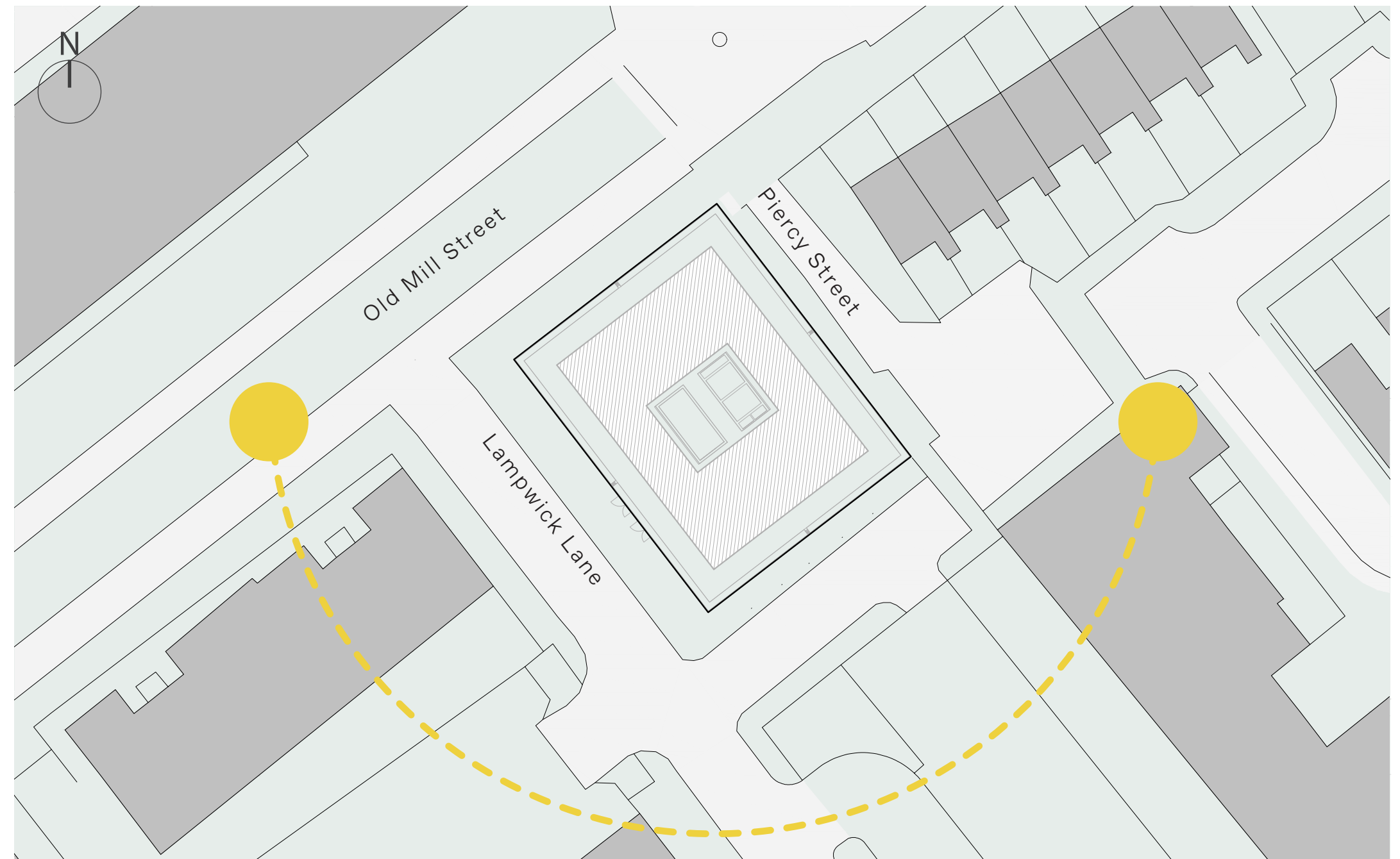


This landscape strategy has been prepared by CW Studio to support the detailed planning application for Land at Old Mill Street, Ancoats, Manchester for the construction of a new residential building for the corner of Old Mill Street and Lampwick Lane (Upper Kirby Street) in New Islington, Manchester.

This document provides an indicative approach to the public realm which incorporates thresholds to the building and green infrastructure on the ground floor and roof.

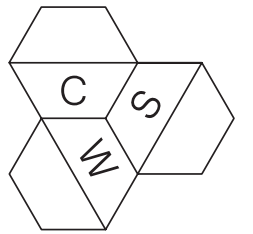
A key consideration in the development of the strategy is the restricted natural light conditions especially to north facing façades. To respond to the aspects across the site the planting palettes are varied following 'Right Plant, Right Place' principles.

To the roofscape, a native wildflower green roof system is proposed to provide an opportunity for further biodiversity.



01 Sunpath to proposal

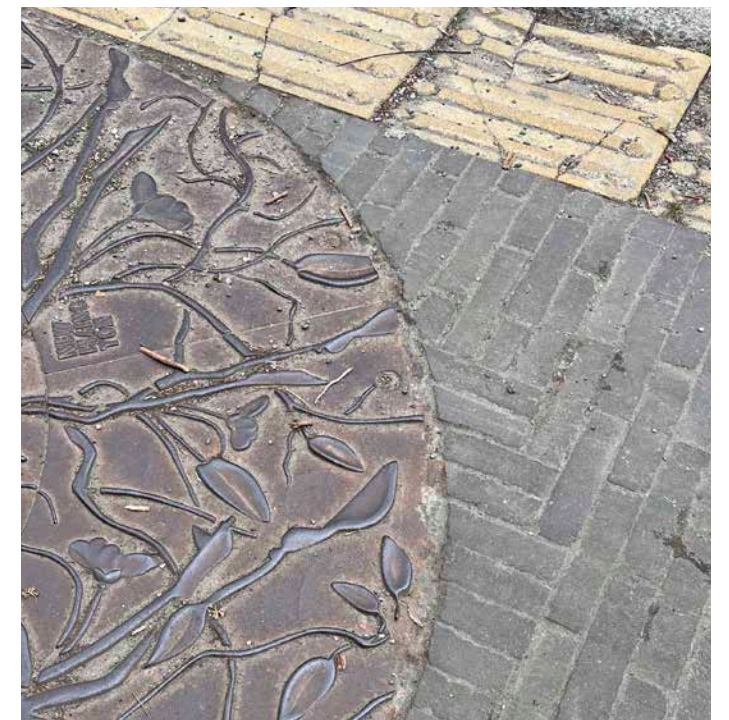
02 Existing Site Photos



01



02



03

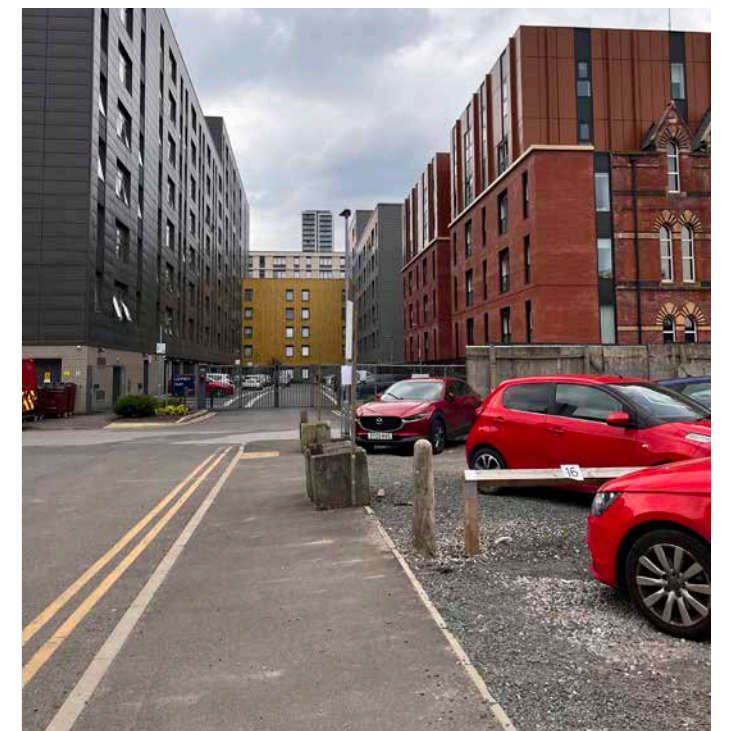
- 01 Access to Piercy Street
- 02 Access to Piercy Street
- 03 Existing Old Mill Street public realm treatment
- 04 Metal Kneerail
- 05 Flush metal edging
- 06 Corten edging



04

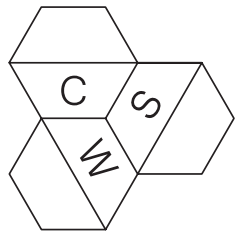


05



06

03 Materials Palette



01



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03



04



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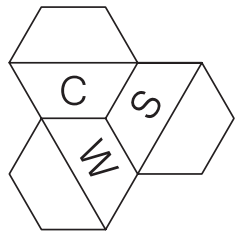
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07

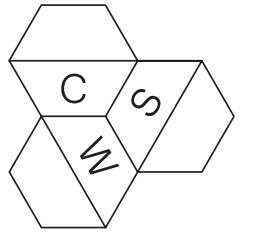
- 01 Clay Paving to match Old Mill Street
- 02 Shady Planting
- 03 Raised Metal Edging to planting beds
- 04 Street trees with vivid autumn colour
- 05 Green Roof
- 06 Metal Kneerail
- 07 Sun / Shade Planting

04 Planting Strategy



- A** Planting to Lampwick Lane:
3no. street trees within planting beds underplanted with a mix of shrub, perennial and bulb planting suitable for sunny and shady aspect.
- B** Planting to access to Piercy Street:
Low maintenance shrub planting suitable for shady aspect.
- C** Green Roof:
The roof area facilitates the opportunity for a green roof including a range of native pollinators and aiding water attenuation. Photovoltaic panels are also proposed in combination with the green roof.

05 Planting Palette



A Planting to Lampwick Lane

Planting to Lampwick Lane:
3no. street trees underplanted with
a mix of shrub, perennial and bulb
planting suitable for sunny and
shady aspect



Daphne oleoides



Anemone x hybrida
'Honorine Jobert'



Salvia nemorosa
'Caradonna'



Stipa tenuissima



Allium 'Globemaster'



Liquidambar styraciflua
'Paarl'

B Planting to access to Piercy Street

Planting to rear of building:
Low maintenance shrub planting
suitable for shady aspect



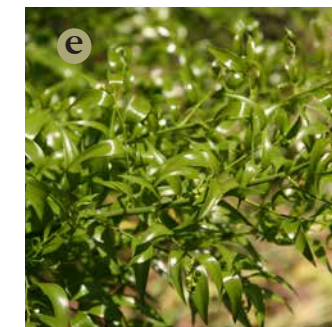
Prunus spinosa



Daphne laureola



Prunus laurocerasus
'Otto Luyken'



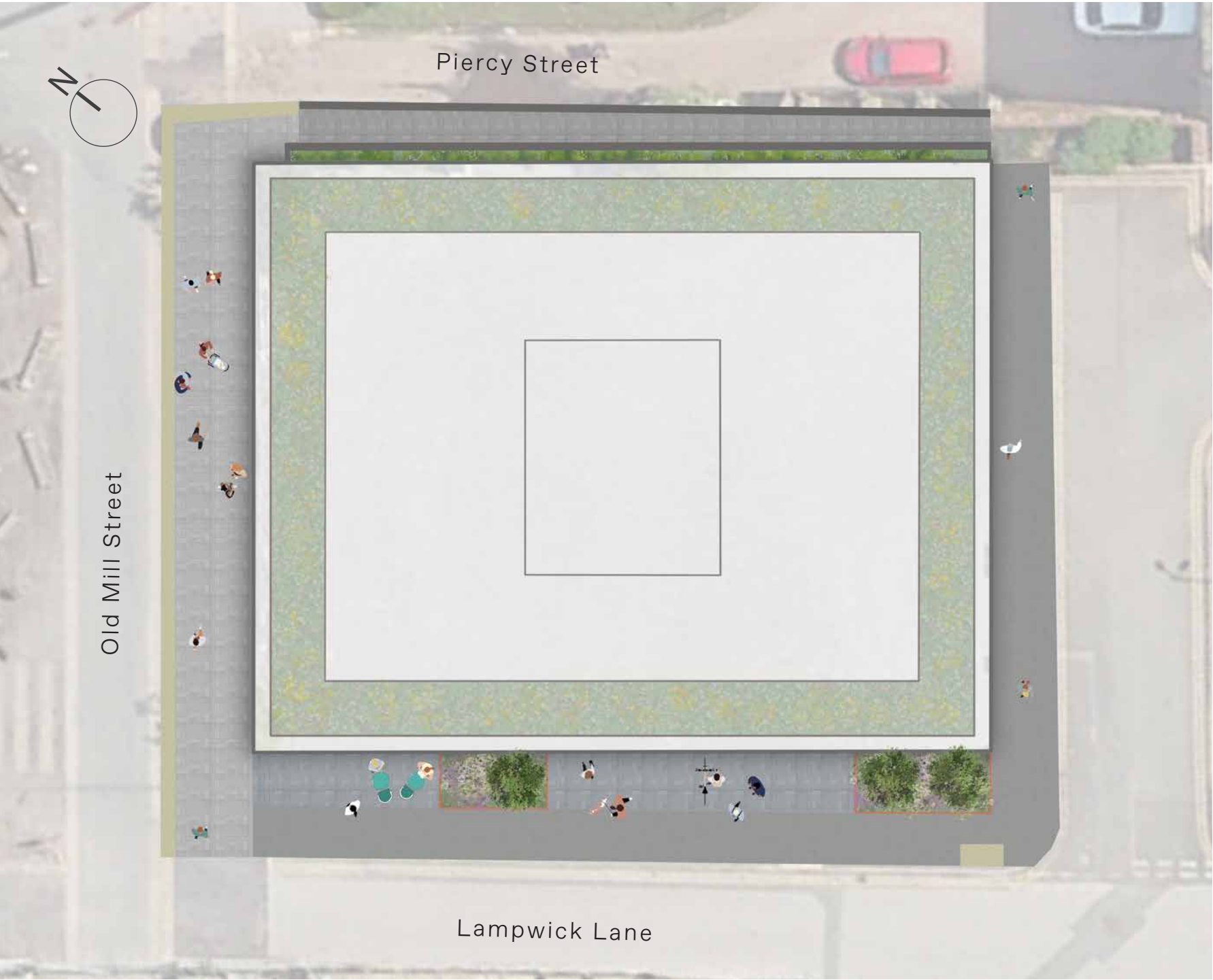
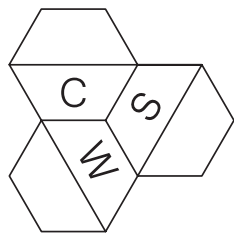
Danae racemosa

p = pollinator

e = evergreen

n = native

06 Roofscape



Areas of the roof identified as being suitable for a green roof could support a broad range of native wildflowers providing nectar and pollen rich habitat for priority pollinator, larval food plants for butterflies and seed sources for birds.



Achillea millefolium



Centaurea nigra



Anthyllis vulneraria



Trifolium pratense



Vicia satvia



Primula veris



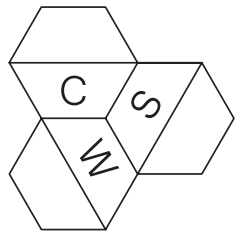
Lotus corniculatus



Galium verum

p = pollinator **e** = evergreen **n** = native

07 Maintenance Strategy



The works consist of the maintenance and management of the new high quality planting, including trees, shrubs, grasses and herbaceous planting.

The works shall be maintained by the responsible Landscape Contractor from practical completion for the Defects liability as follows;

- Trees - 12 months from practical completion.
- Shrubs/Grasses/Herbaceous Planting - 12 months from practical completion.

Actions:

- Cleanliness: Leave the works in a clean tidy condition at completion and after any maintenance operations;
- Litter: Keep all beds clear of litter and rubbish, 6no visits per year;
- Arisings: Remove from hard surfaces and compost off site;
- Autumn clear up: All leaves to be collected and composted off site in Autumn;
- Weed control: Maintain all planting beds to be weed free (note exceptions where plants are expected to propagate through self-sown seedlings). In order to limit non-target effects on animal species provision should be made to reduce the amount of herbicide and pesticide used within regular maintenance regimes. Wherever practicable, manual weeding techniques should be employed and non-toxic solutions to pest control should be considered, seek approval from Landscape Architect prior to applying herbicide or pesticide. 6no visits per year;
- Watering: Ensure that sufficient water is applied to maintain healthy growth, using a fine rose sprinkler until full depth of topsoil is saturated. Allow for at least 30 watering visits per year. Water newly planted trees at least once a week during the growing season when the weather is dry – review and increase frequency during a drought, thoroughly soaking the soil to full planting depth;
- Failure of planting: For any plants/trees/ shrubs that have failed to thrive replace to match size of adjacent or nearby plants of same species or match original specification, whichever is the greater;
- Timing of making good: unless otherwise instructed they must be replaced in the next appropriate planting season;
- Fertilizer: in spring evenly spread slow release, carefully incorporating below mulch materials; and
- Mulch: In spring top up mulch to full depth 50mm in areas where it is depleted. Sample to be approved - bark mulch not to be accepted.

Trees

Actions:

- Newly planted trees and specimen shrubs to be monitored year-round to ensure the canopy form (central leader or multi-stemmed) is healthy and typical of species and remains free from pest and diseases. Where necessary formative pruning to be carried out by a qualified arboriculturalist. All aspects of installation, including moisture content in root balls, underground guys or stakes and aeration tube caps to be inspected on a regular basis.

Tree work generally:

- All works should be in accordance with BS:3998 2010 and Forestry and Arboricultural Training and Safety Council Safety Guides. All operatives undertaking chainsaw work must hold appropriate certification and should be approved members of the Arboricultural Association.
- All works should be in accordance with BS:3998 2010 and Forestry and Arboricultural Training and Safety Council Safety Guides. All operatives undertaking chainsaw work must hold appropriate certification and should be approved members of the Arboricultural Association.

Green Roof:

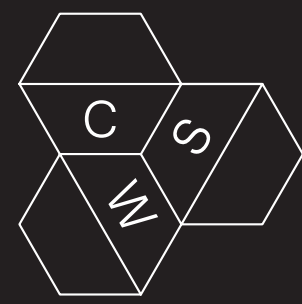
Actions:

- Cleanliness: Leave the works in a clean tidy condition at completion and after any maintenance operations;
- Litter: Keep all beds clear of litter and rubbish, 6no visits per year;
- Arisings: Remove from hard surfaces and compost off site;
- Autumn clear up: All leaves to be collected and composted off site in Autumn;
- Weed control: Green roofs to be monitored to manage any plant encroachment into drainage systems, PV panels and plant space. Wind blown seeds can germinate within green roofs so additional species especially tree species should be identified and removed. Wherever practicable, manual weeding techniques should be employed and non-toxic solutions to pest control should be considered, seek approval from Landscape Architect prior to applying herbicide or pesticide. 6no visits per year;
- Watering: Ensure that sufficient water is applied to maintain healthy growth, using a fine rose sprinkler until full depth of growing substrate is saturated. Allow for at least 15 watering visits per year;
- Failure of planting: For any plants/trees/ shrubs that have failed to thrive replace to match size of adjacent or nearby plants of same species or match original specification, whichever is the greater; and
- Timing of making good: unless otherwise instructed they must be replaced in the next appropriate planting season;

Note: Above descriptions are indicative and subject to change based on planting plans developed.

C

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