



DOCUMENT CONTROL

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Concept Design

PROJECT NAME:
Cornbrook

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NM

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Understanding the Place

First Impressions

Overview

This document supports the Design and Access Statement for Cornbrook development, produced by LeachRhodes Walker Architects. It has been collated to illustrate the emerging public realm and landscape proposals for the proposed 24-storey mixed use building incorporating 224 residential apartments (Use Class C3), 87 apart-hotel studios (Use Class C1), amenity space, flexible commercial space (Use Class E), and café (Use Class E(b)), together with infrastructure and other associated works.



Cornbrook Tram Station



St George's Park Playground



Vox Manchester



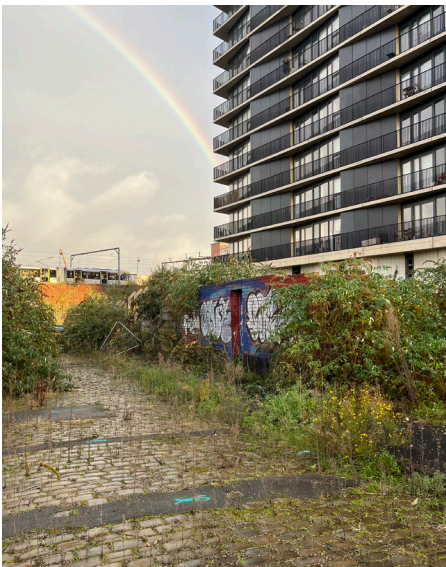
Pomona Wharf



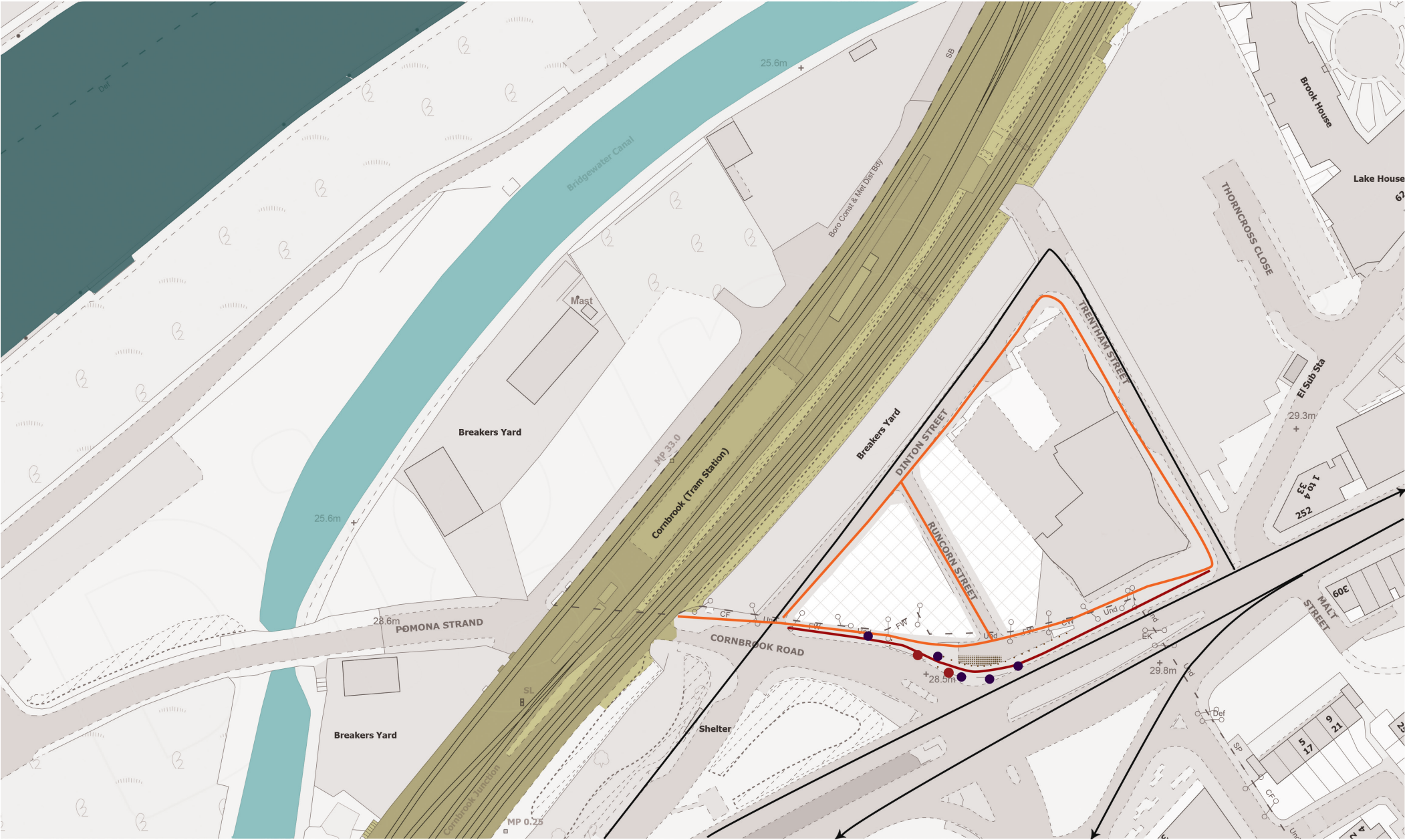
Heddle Avenue



Botanica Apartments



Site Considerations



- Pedestrian Pathway

— Vehicular Pathway

— Cycle Pathway
- Metrolink Station

Existing Traffic Signals

Existing Bollards
- Existing Signages

Existing Cycle Park

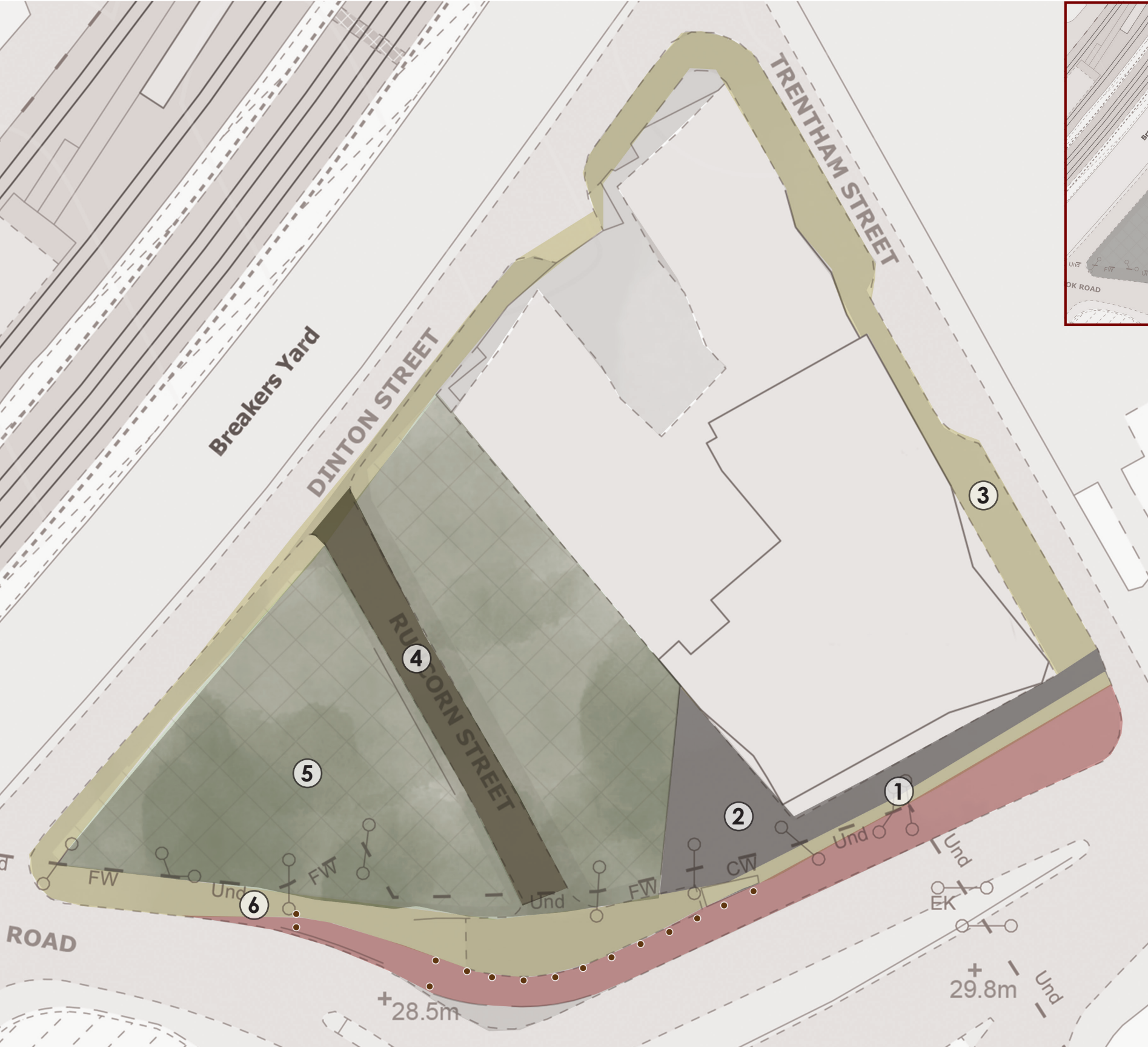
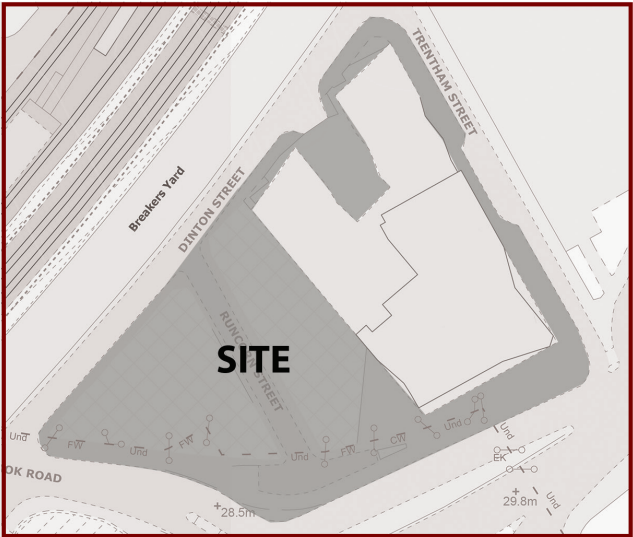
Pedestrian movement around this site is currently unvaluable due to high volume of traffic on A56 and pedestrians from the Metrolink. There is a need for enhancement in pedestrian movement and pedestrian arrival experience.

Public Transport: There is a good availability of public transport particularly Cornbrook Metrolink Station close to the site boundary.

Key Vistas: The site is located Cornbrook road and A56, with view of Cornbrook Tram station of side and Vox Manchester building on the other.

Users

Existing Softscapes and Hardscapes



Key Plan



Sun Calculation of the Site

Winter Solstice



Solar data for the selected location

Dawn: 07:11:15
Sunrise: 07:46:36
Culmination: 12:53:41
Sunset: 17:59:54
Dusk: 18:35:12
Daylight duration: 10h13m18s
Distance [km]: 148,924,870
Altitude: 24.78°
Azimuth: 165.45°
Shadow length [m]: 2.17

Geodata for the selected location

Height: 29m
Lat: N 53°28'11.63''
Lng: W 2°16'0.12''
UTM: 30U 548676 5924795
TZ: Europe/London DST BST

Summer Solstice



Solar data for the selected location

Dawn: 03:50:34
Sunrise: 04:41:28
Culmination: 13:08:08
Sunset: 21:35:18
Dusk: 22:26:25
Daylight duration: 16h53m50s
Distance [km]: 151,841,796
Altitude: 56.80°
Azimuth: 150.48°
Shadow length [m]: 0.65

Geodata for the selected location

Height: 29m
Lat: N 53°28'11.63''
Lng: W 2°16'0.12''
UTM: 30U 548676 5924795
TZ: Europe/London DST BST

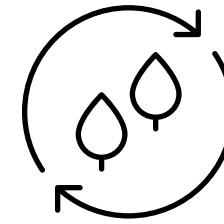
Strategy

Design Objectives

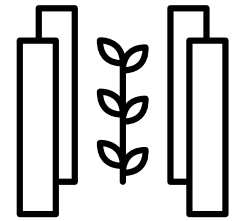
The new proposals offer a great opportunity to create an inclusive and sustainable landscape design and private landscaping for the mixed use building.

Aims

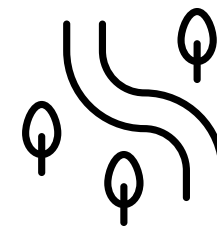
- A welcoming, safe and well connected space, that can bring neighbourhoods together and foster a sense of community.
- The design environment should offer a richness of character throughout the development that reflects function, identity and location.
- Define a development that has a vibrant and diverse neighbourhood that fosters social interactions and cohesion among the residents and visitors of the neighbourhood.
- Create a lush, healthy environment with access to meaningful green spaces, helping improve mental health and reduce stress.
- Deliver high-quality public realm that sets the tone for the wider area taking influence from the character and history of the site to enhance the area's sense of place.
- A strong sustainability agenda will be a core principle of the development with a definite move to increase the quantum of soft landscape across the space.
- The public open space will include substantial green infrastructure, that strongly contributes to the character and biodiversity of the external environment across the site.
- Creating a place much more able to respond to rain events and provide cooling to the urban the urban environment.
- Introducing a broad range of green assets, including a greater variety of trees and plants, areas of lawn and rain garden.
- To promote a sense of safety and security in the neighbourhood by ensuring that the space is well-lit, well-maintained, and accessible to all users at all times.



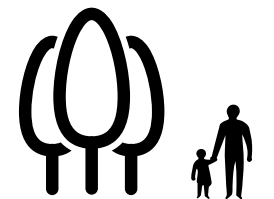
Sustainable
deisgns



Healthy Spaces



A scheme
with identity

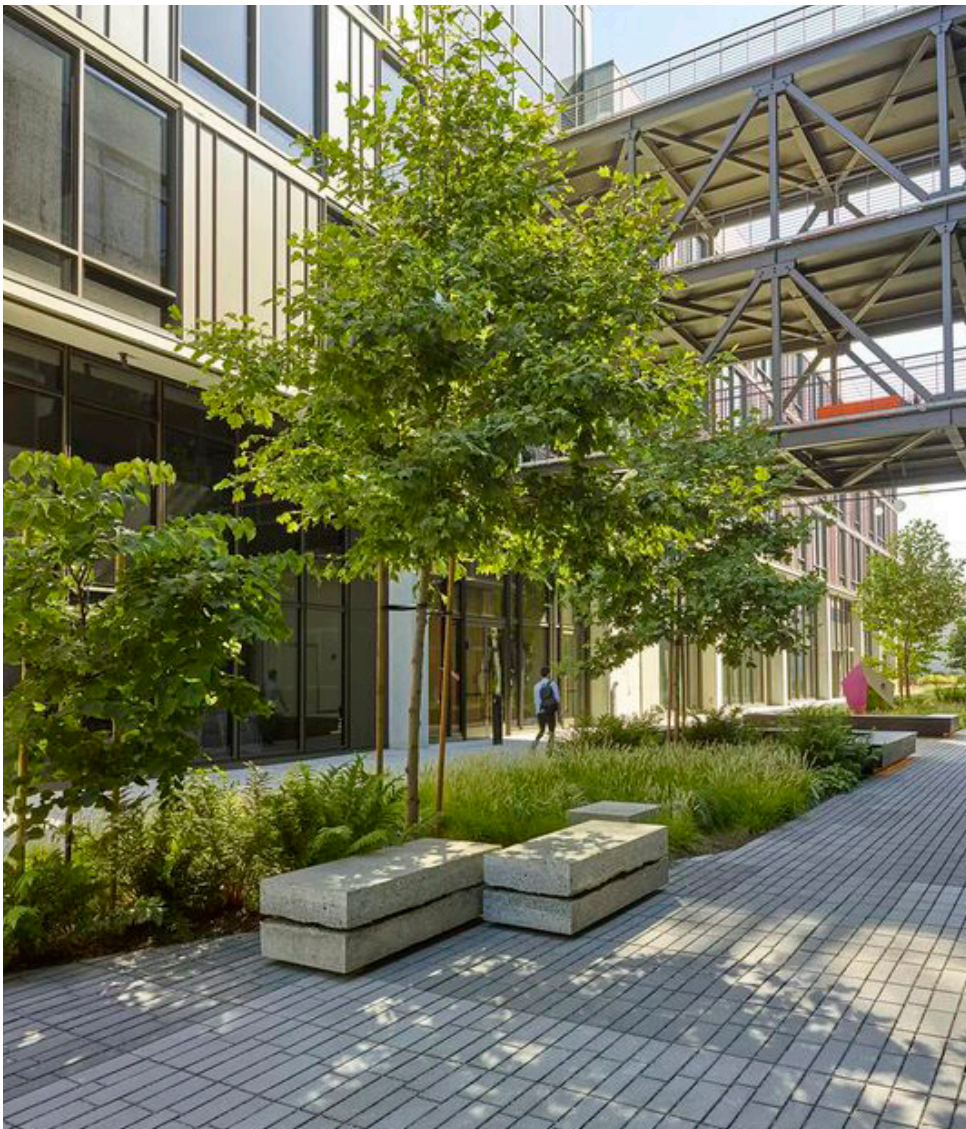


Pedestrian focused
neighbourhood



Inclusive Space

Inspiration

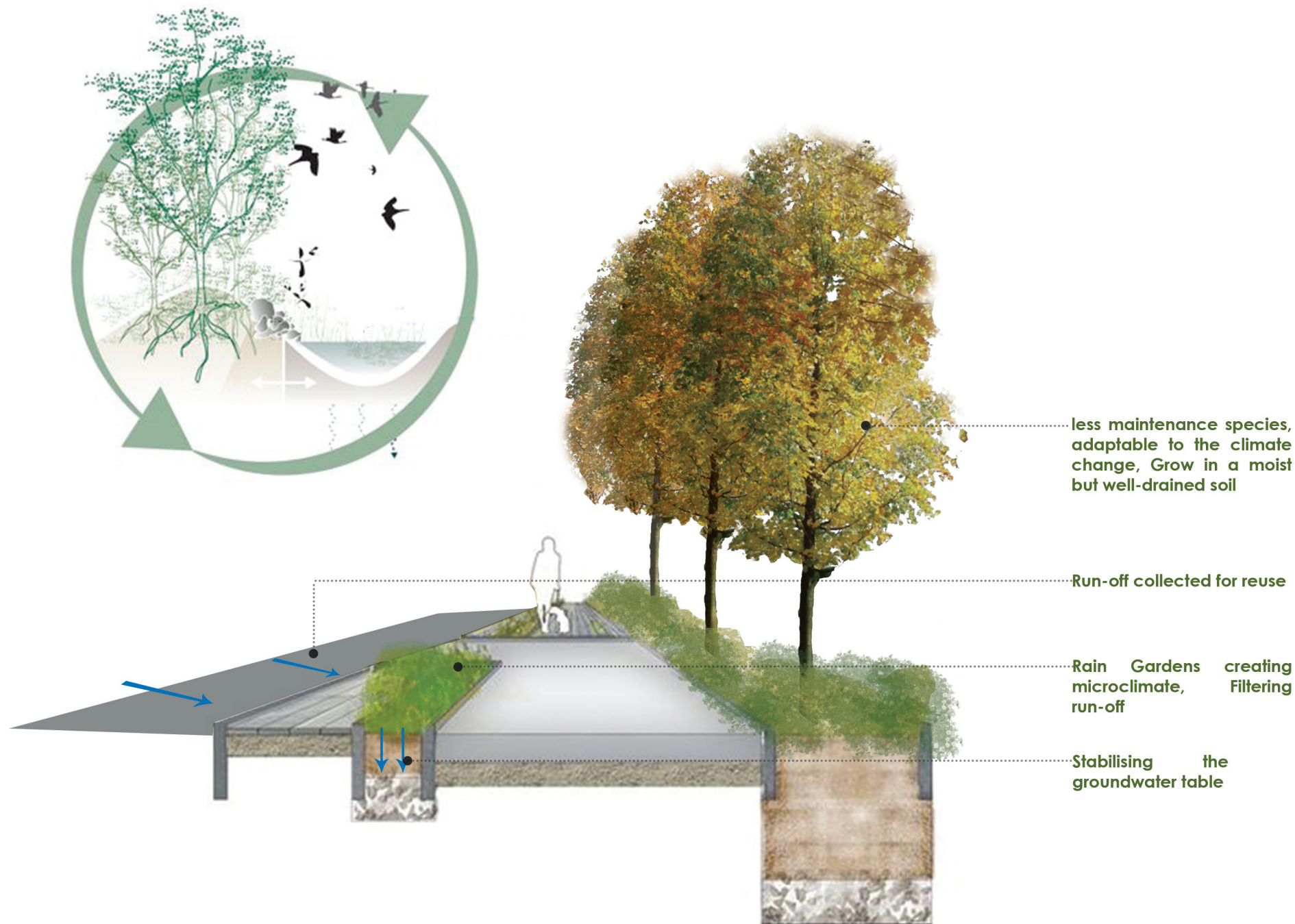


There is a great opportunity to transform the area in to a bold, new, characterful green neighbourhood where pathways change to raingardens and plantings and car parks integrated with planting acting as a threshold.



Sustainability/ Treading Carefully

Ensuring that every design decision is based on the the need to reduce carbon emissions, conserve natural systems, and conserve resources is imperative.



Climate Sensitive Designs

- Reducing urban heat island effect
- Improving air quality
- Use of Rain gardens
- Storm water management
- Use of plants that can adapt to the climate chnage

Creating a Biodiversity

- Create a variety of habitats
- Provide habitat
- Educate the public

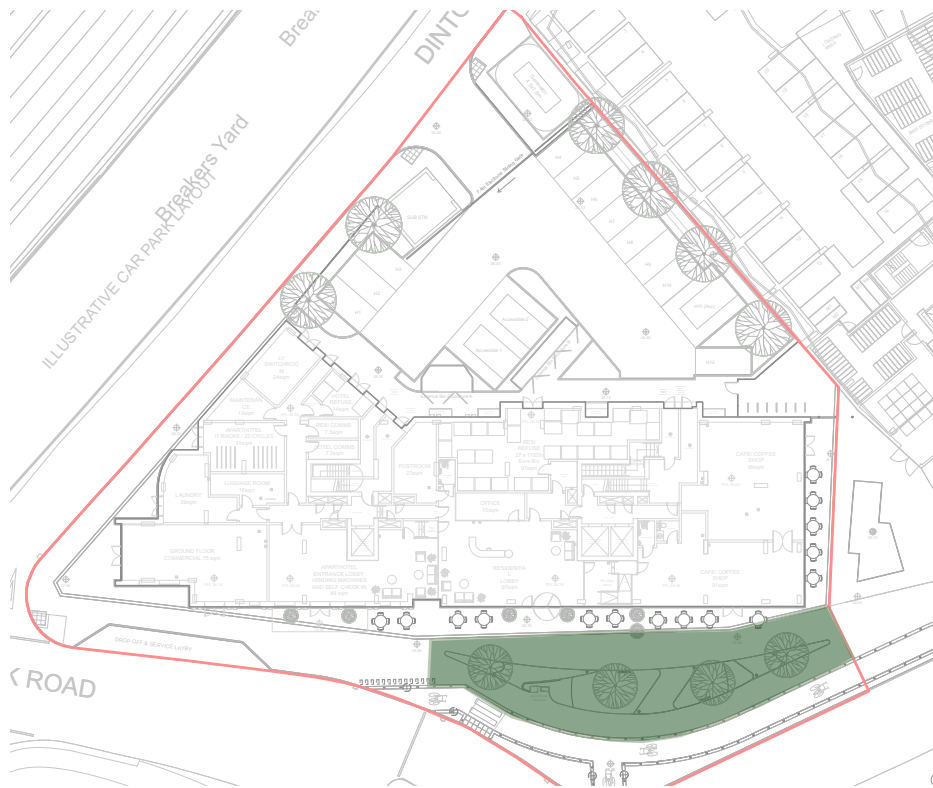
Carbon Offsetting

- Understanding the soil type and improve soil structure and infiltration.
- Selecting materials of low carbon footprint
- Natural materials such as wood to be used within the street furniture which has less embodied carbon

Design Approach

Key spaces to be designed

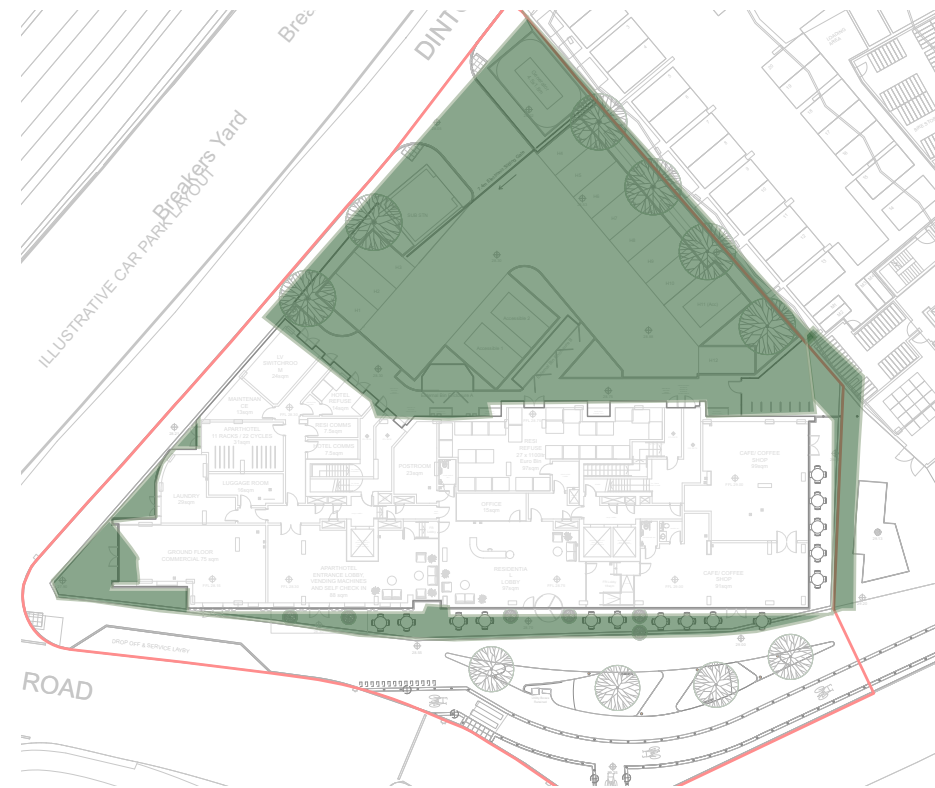
Urban Greening



This space with raingardens and attractive pavings can be a great way to create an inviting and eco-friendly environment.

- Raingardens are designed to capture and filter rainwater, which can help reduce runoff and improve water quality. They can also be visually appealing and provide habitat for birds and other wildlife.
- SUDS play a significant role, positively contributing to the character of the street
- Tree planting will offer shade, shelter, structure and a human scale
- Threshold space to A56 road and the building.

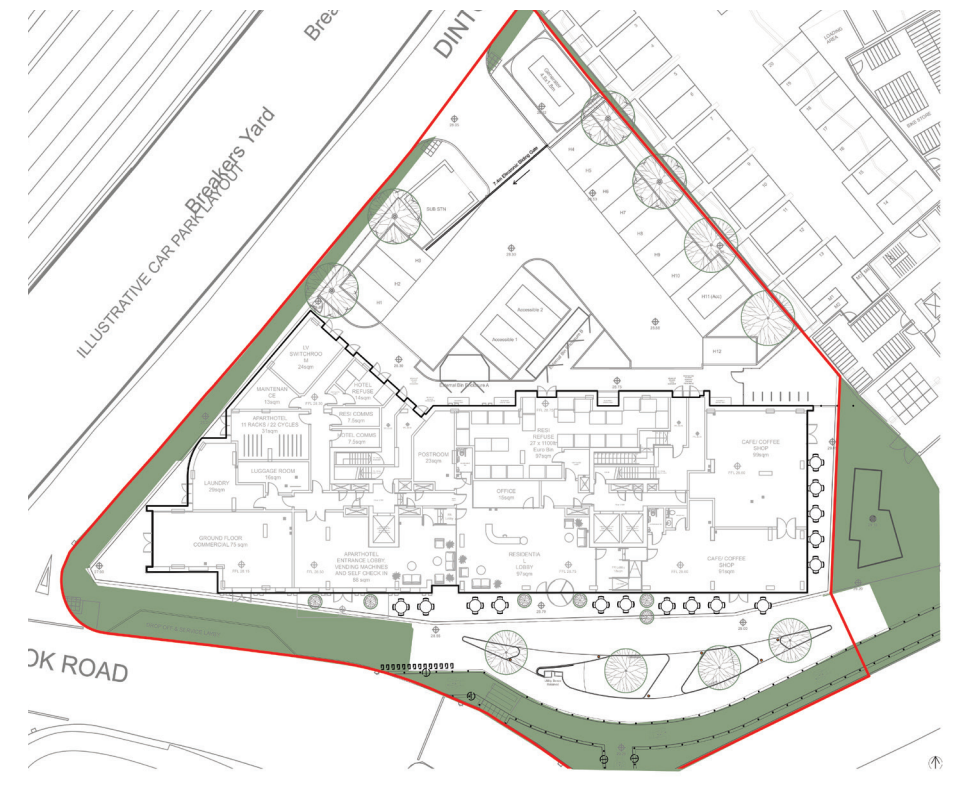
Private



For the Private area the parking and access routes to the building, it is important to ensure that they are accessible and safe for all visitors.

- Hedging near parking provides threshold to this private space.
- Private and public threshold defined with planting. Communal compounds for cycles and bins positively contribute to this space.
- Gated spaces, primarily for residents use.

Adoptable spaces



The garden streets provide private spaces for residents enabling garden spaces catering for individuals, families and smaller groups.

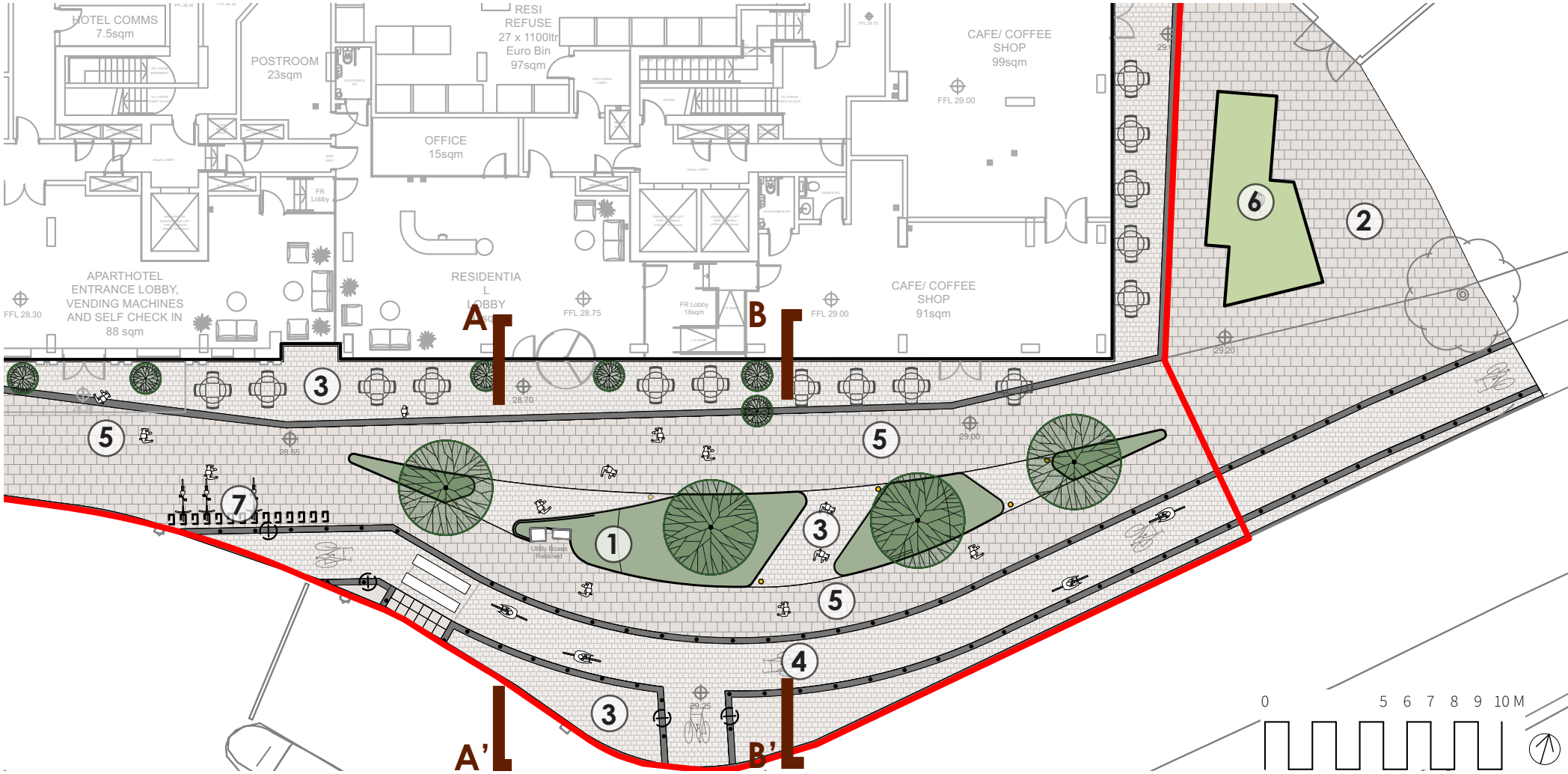
- Edges include private thresholds with retail garden spaces for communal uses.
- Paving provides materials that should be consistent throughout each area in response to function.

Design Proposal

Landscape Masterplan



Landscape Plan



Legends

- 1. Raingardens
- 2. Primary Paving
- 3. Secondary Paving
- 4. Cycle Lane
- 5. Pedestrian Pathway
- 6. Existing Landscape
- 7. Cycle parking



Section AA'

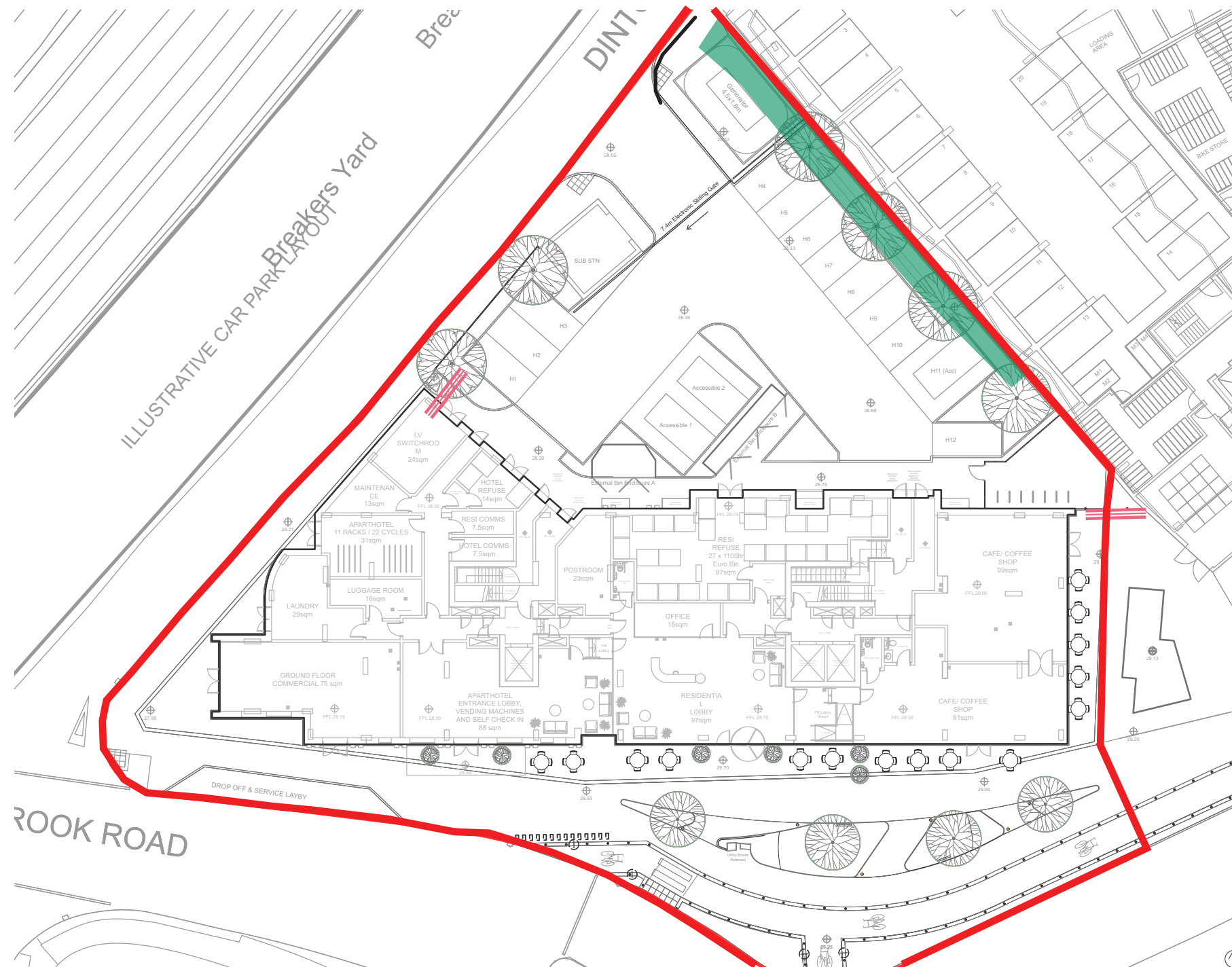


Section BB'



Functionality

Boundary Treatment

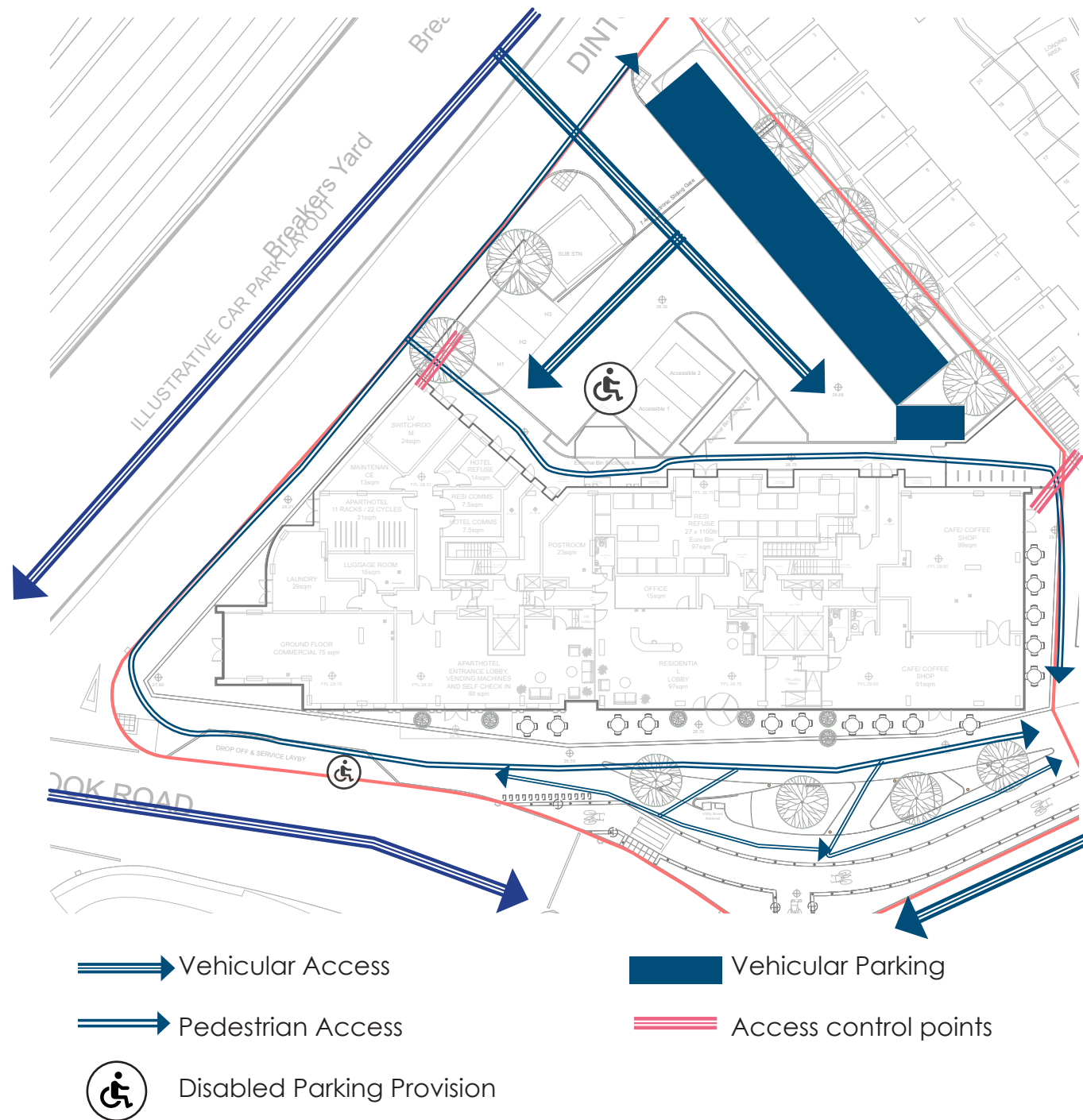


- The proposal aims for erection of a 24-storey mixed use building incorporating 224 residential apartments (Use Class C3), 87 apart-hotel studios (Use Class C1), amenity space, flexible commercial space (Use Class E), and café (Use Class E(b)), together with infrastructure, landscaping, and other associated works.

- The site is pedestrian-friendly with access controlled for vehicles at certain points using bollards.

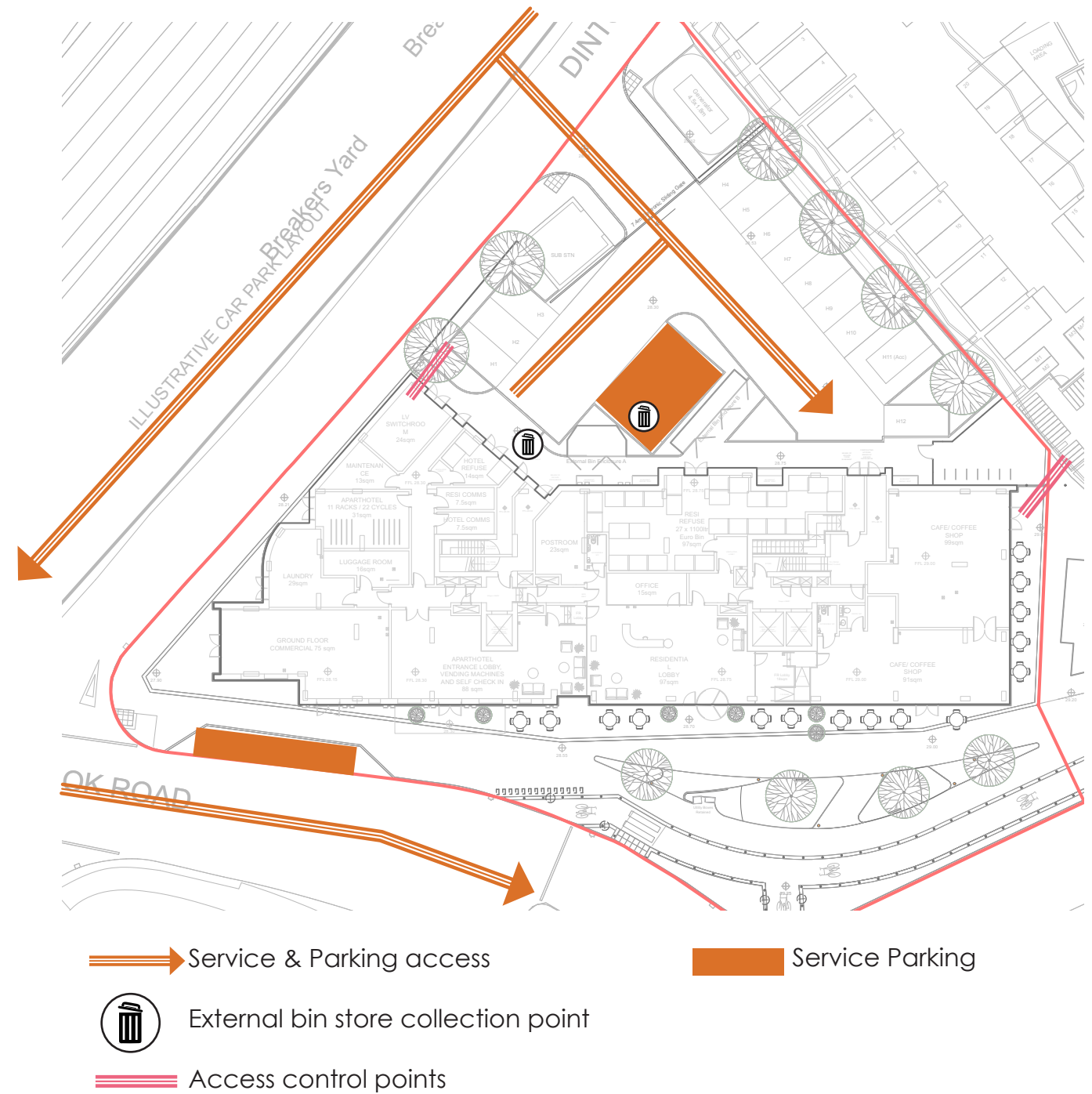
- Pedestrians have access through the retail area and spaces with little restriction.

Access Pathways, Parking



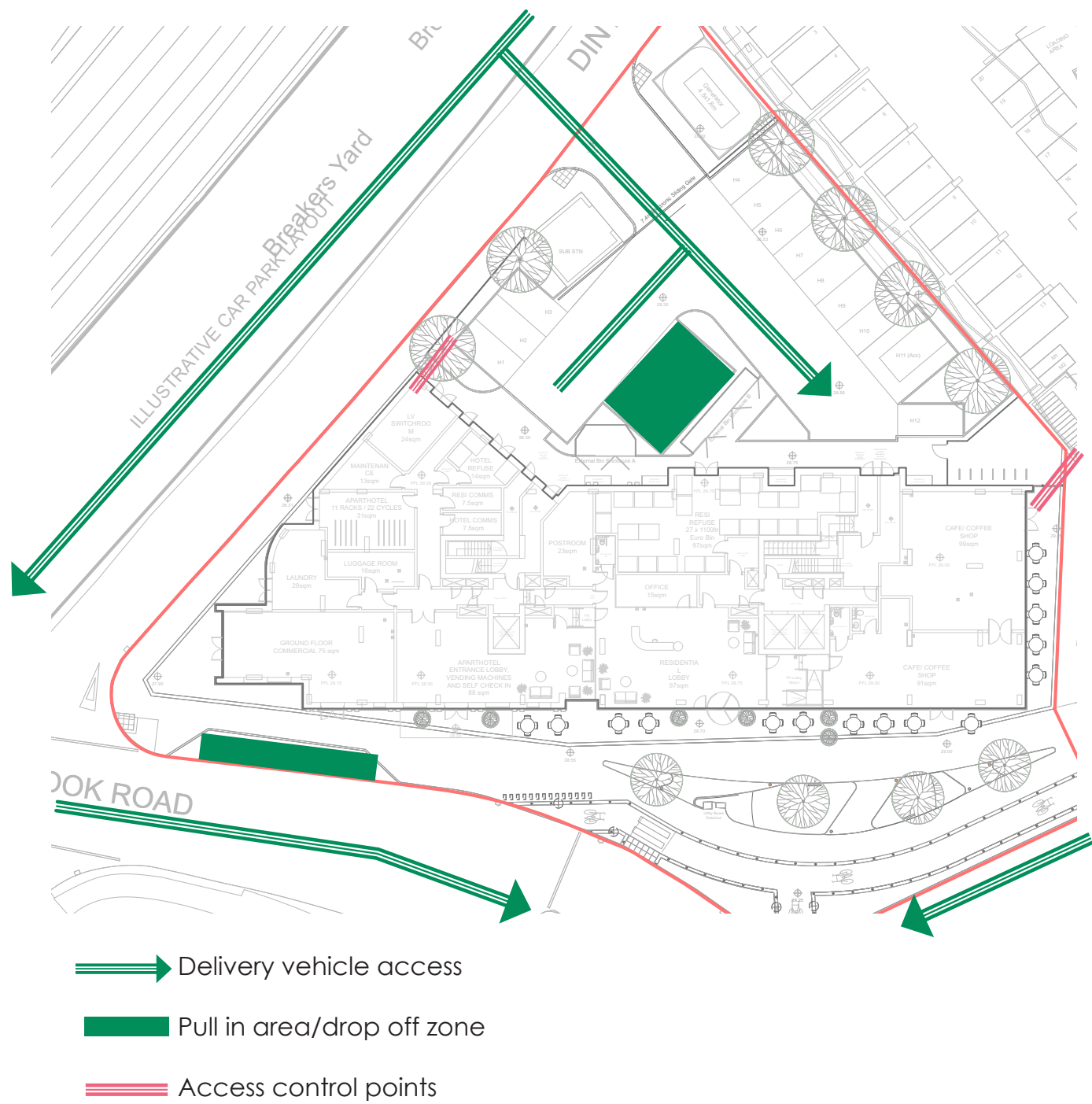
- Single way circulation into the development from Cornbrook Road exiting out on to the same road.
- General residents parking set within the development.
- Bollards are positioned at security points . These enable the control of unwanted vehicles.

Access for Refuse Collection



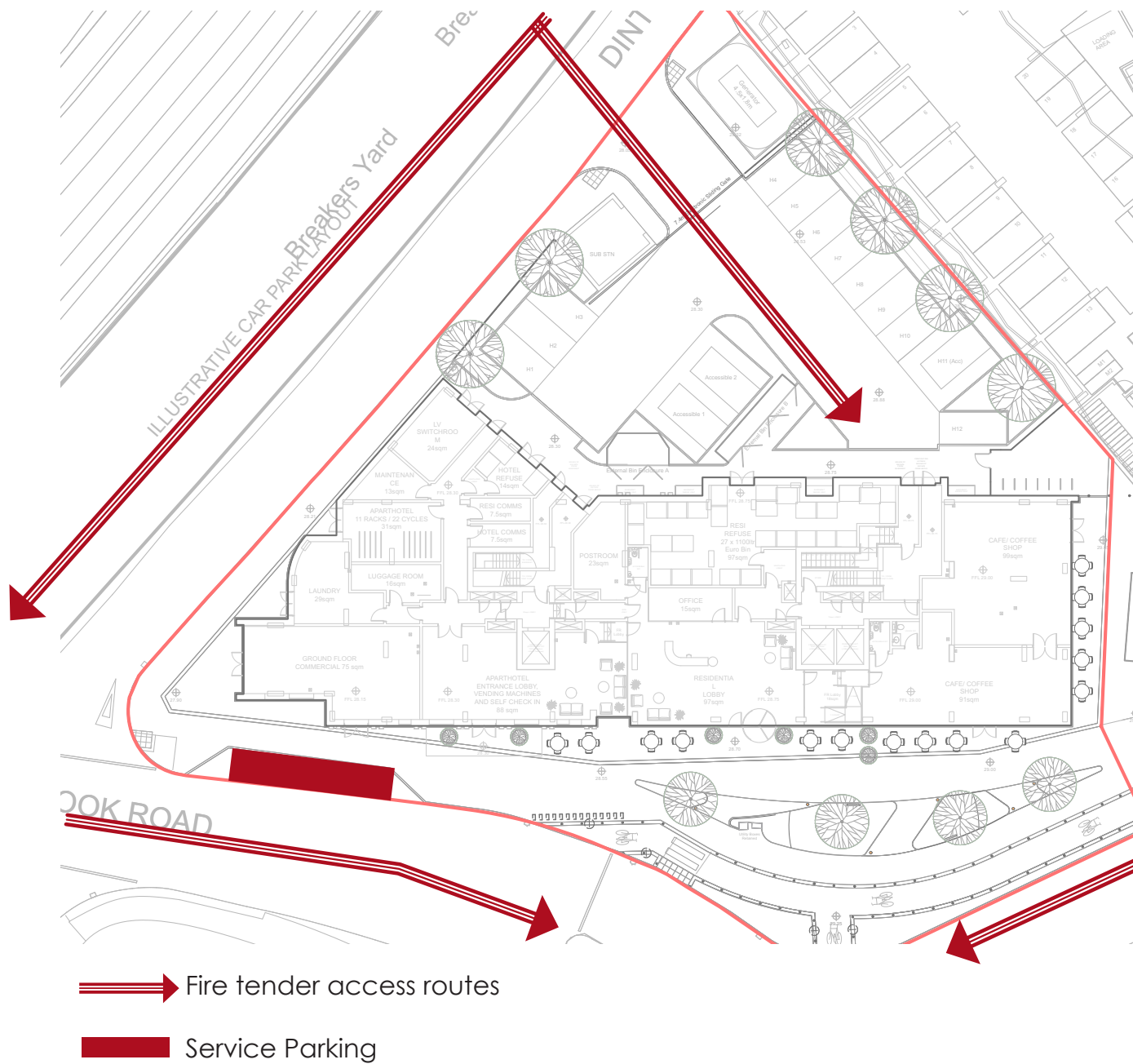
- Single way circulation into the development from Cornbrook Road exiting out on to the same road.
- Key refuse pick up point next to the External Bin A and B near the parking.
- Bollards are positioned at security points . These enable the control of unwanted vehicles.

Access for Deliveries



- Deliveries; ie food, parcels etc. can gain access via the main vehicular entrance to the development. The same vehicles can exit the site via the same entrance.

Emergency Service Access



- Circulation into the development from Cornbrook Road exiting out on to the same road.
- General residents parking set within Block A including some accessible bay provision
- Bollards are positioned at security point A. These enable the control of unwanted vehicles.



Appearance

Hardscape Elements: Surfacing

Simple and clean, hard landscape materials will create a timeless palette that ensures a cohesive setting for this development and set the tone for wider site redevelopment.

The new public realm proposals aim to establish a simple and elegant selection of hard landscape materials to create a timeless palette.

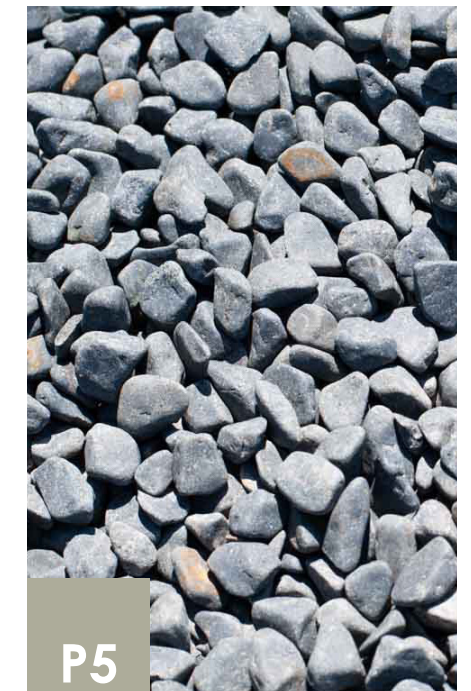
Key aims are:

- The use of materials should be consistent throughout each area in response to function, the primary(P1) and secondary paving(P2) creates a transition from the raingarden area.
- Paving arrangements should be simple and avoid over complex designs.
- Hard surfaces should have capacity to incorporate sustainable drainage systems (SUDs) to aid the approach to drainage.
- Materials should be durable and require minimum maintenance.
- Manholes and inspection covers should be concealed with recessed access covers and filled with the same material as the surrounding surface.
- All paving should be slip resistant and compliant with relevant British Standards



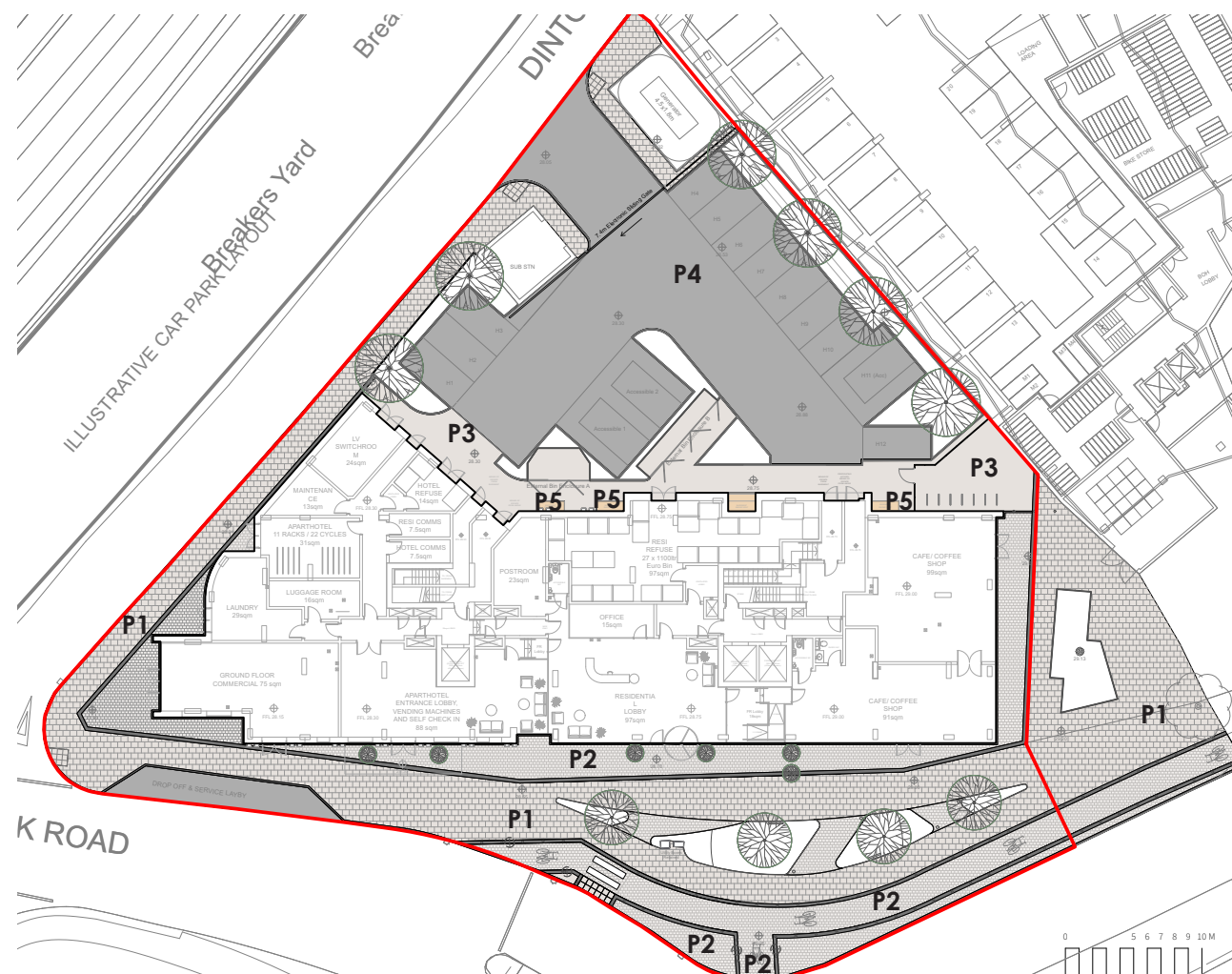
P4

Tarmac



P5

Offerton sand and gravel
Ebony Black Pebbles 15-30mm



P1,P2

Company: Tectonix
Type: Granite Mimosa
Colour: Black
finishes: flamed / flamed & brushed / honed
P1 size: 450mm x RL x 50mm
P2 size: 200mm x 100mm x50mm



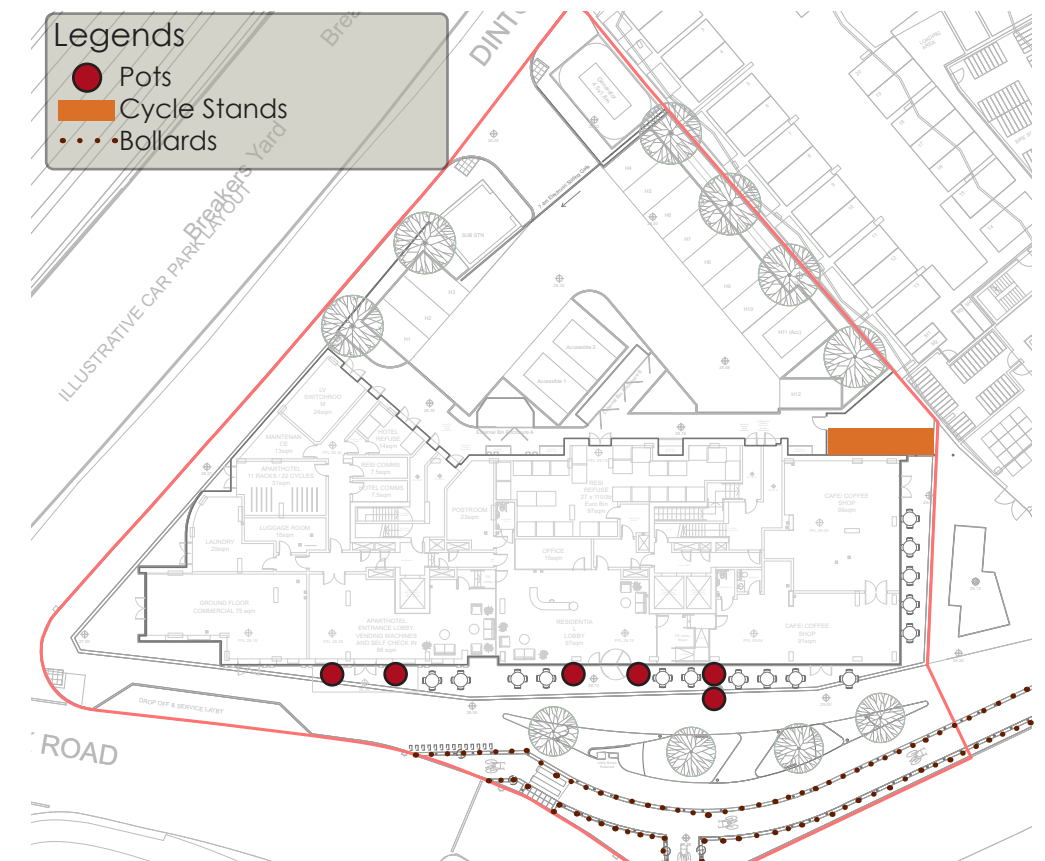
P3

Company: Tobermore
Type: Mayfair flags Granite
Colour: Silver
finishes: flamed / fine picked / honed
max plan sizes: 600mm x 400mm x50mm

Hardscape Elements: Street Furniture

The street furniture for the site should support a variety of uses with a variety of abilities. Seating should be placed at regular intervals to ensure sufficient rest points are created for those who require it.

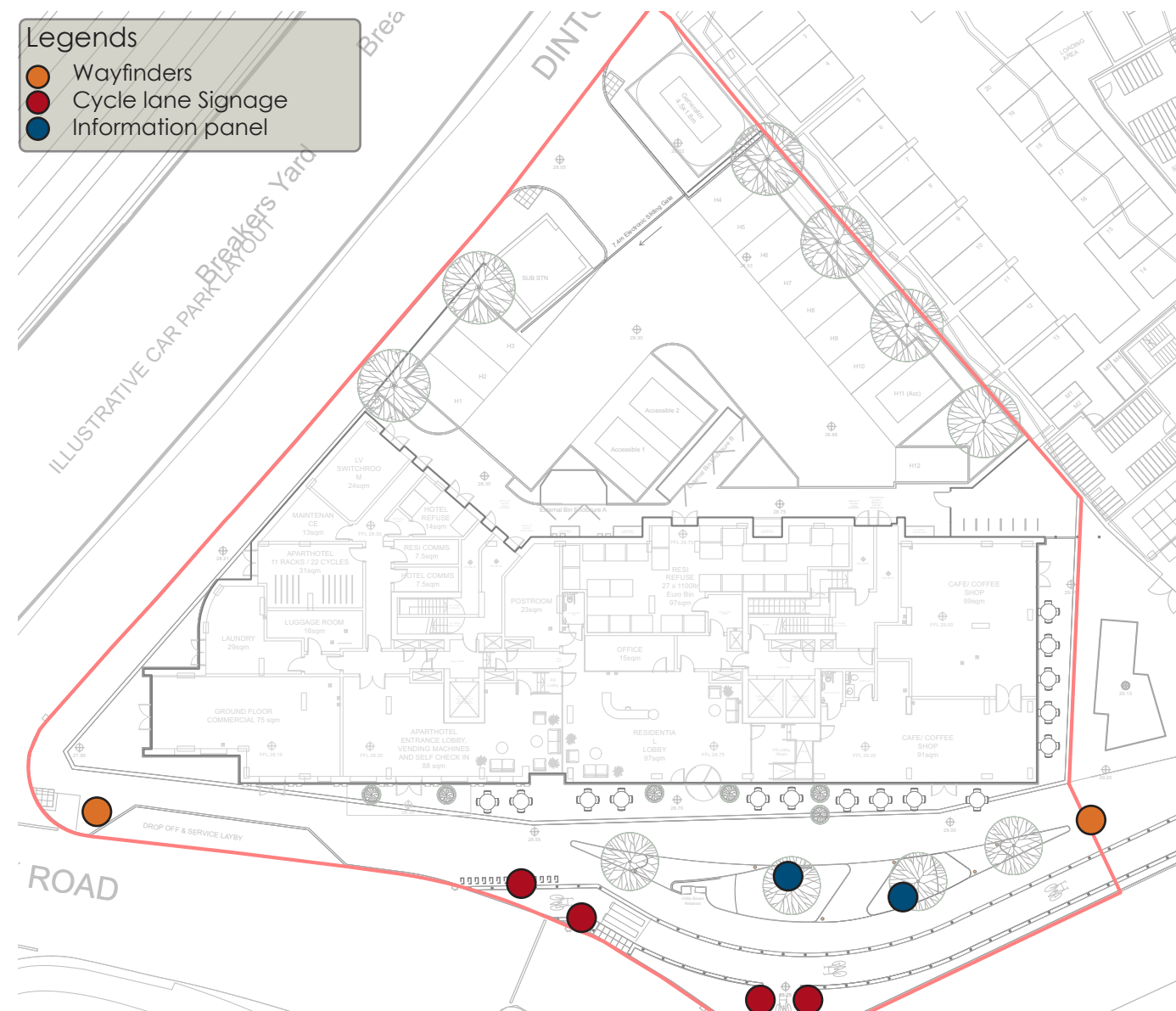
- The retail garden space will create social spaces, promoting socialising, working, and relaxing.
- Large pots are placed at the entrance of the building, positioned to not obscure routes and set back from footpaths.
- Cycle stands are given at key points required.
- Areas for wheelchairs are accommodated beside seating areas.
- Litter bins with segregated recycling sections are positioned at key points.
- Street furniture helps delineate between vehicle and pedestrian areas.
- Bollards are used sparingly to control vehicle access.



Hardscape Elements: Signage

Whilst the public realm design aims to create a legible, permeable piece of townscape that connects key transport links and key destinations, there will be locations where signage will be used to aid orientation and wayfinding.

- Wayfinding and signages make entrance points to the site and are used at key locations within the development.
- Signage elements are positioned at the entrances, marking the gateway to the development and cycle lanes.
- The proposed signage is intended to be elegant and suits the character of the development.
- The signs allow for inclusion of lighting and interpretation to support the emerging neighbourhood identity.
- The signs are used sparingly to support wayfinding within the public realm and avoid unnecessary cluttering.



pic-bois- Saint-Alban Laysse



evm- Heritage sign

Lighting Strategy

The lighting across the site is hugely important, it adds character, informs use, instils a sense of comfort and safety and activates key arrival spaces. The lighting at this development is layered to support the site's daily functionality with flexibility to support events within the key public spaces.

- The lighting strategy covers general routes with amenity lighting and uses accent lighting for key details and feature trees.
- Column lighting is proposed for primary routes, with multi-headed fittings for good coverage.
- Bollard/stack fittings provide sufficient amenity lighting for safety and legibility.
- Accent lighting is proposed throughout the site, preferably concealed within street furniture and planting.
- In key places, multiple, discreet light sources are layered through the planting with warmer tones to highlight the foliage.



SoftLandscape Elements

Raingarden



Liquidambar styraciflua



Iris sibirica 'Fourfold White'

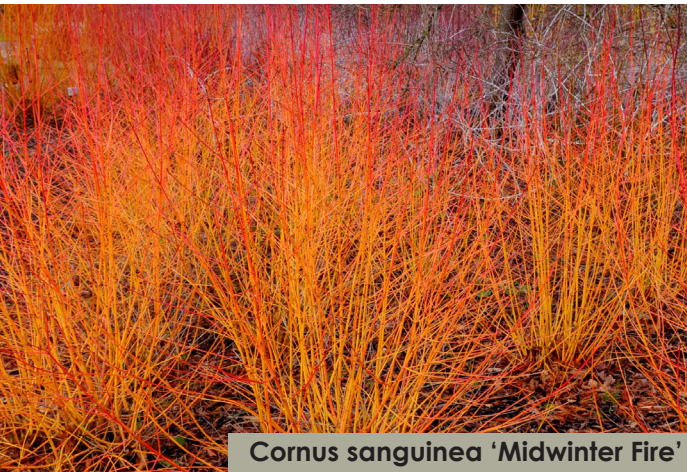


Molinia caerulea subsp. arundinacea 'Transparent'



Ajuga reptans 'Valfredda'

Car Parking Planting



Cornus sanguinea 'Midwinter Fire'



Hebe red edge

Hedging



Prunus Lusitanica

Multi-stem Trees



Pinus mugo



Softscape Plan



Management Plan

Cornbrook Landscape Management Plan

This document has been prepared as a guide for landscape maintenance operations for the proposed 24-storey mixed use building incorporating 224 residential apartments (Use Class C3), 87 apart-hotel studios (Use Class C1), amenity space, flexible commercial space (Use Class E), and café (Use Class E(b)) and the public realm. The document covers both soft and hard landscape maintenance operations associated with the upkeep of the high-quality scheme to ensure a successful and mature landscape develops across the development. The Management & Maintenance Manual will be adopted, controlled, and enforced by Wright Landscapes Maintenance Team who will be committed to excellence in maintaining the area. The maintenance manual addresses specific maintenance of both hard and softworks to ensure that the grounds are maintained to the highest of standards and creates an appropriate setting for current and future developments.

This Document Covers:

Soft works:

- Specification and methods for maintenance, pruning, watering and replacements of trees
- Mowing of lawns
- Maintenance of shrub areas
- Tree inspections
- Watering

Hard works:

- General surface
- Replacement surfaces
- Procedures for the maintenance of Street Furniture

SUDS Maintenance:

- General inspections
- Mowing of lawns
- Removal of dead vegetation
- Removal of litter
- Inspect for invasive species

Health and Safety

On appointment of the maintenance contract Wright Landscapes will produce a risk assessment and method statement for the maintenance of both the hard and softworks.



Soft landscape maintenance – Planting beds

- Weed control: Keep planting beds clear of weeds by applying herbicide.
- Pruning: Pruning to be carried out to best horticultural practise
- Watering: As necessary to ensure establishment of planting
- Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.

Description of works	Season	Frequency
Maintain weed free area to the surface of all planting areas	March - October	8x
Re-firm all shrubs as necessary	March - October	8x
Fertilizer application	Spring	1x
Prune as necessary to encourage healthy growth	March - October	8x
Control all pests and diseases	As required	As required
Remove all dead or damaged material	March - October	As required
Water as necessary	May - September	As required

Soft landscape maintenance – Trees

- Protection: avoid damage to neighbouring trees, plants, and buildings
- Removing branches: Removal of any low hanging branches
- Health check: Trees to be inspected for the overall health. Trees to have a well-balanced natural appearance.
- Chain saw work: Operatives must hold a Certificate of Competence.
- Tree work: To be carried out by an approved member of the Arboricultural Association.

Description of works	Season	Frequency
Inspection of trees	January - December	12x
Pruning - in accordance with good horticulture practice; trim and shape	Autumn	1x
Watering	May - September	As required
Leaf collection from base of trees	Autumn	As required

Hard landscape maintenance

- Paving surfaces need to be maintained such that they provide a safe passage for all footpaths users.
- It is important that paved surfaces are regularly inspected so that defects can be identified and rectified. Typically, early life maintenance, or aftercare of new works will be covered within the defect period. The maintenance and defects liability period will be 12 months.
- Regular site inspections to inspect all paved areas regularly during the maintenance period, and to undertake any remedial works.



SUDS Maintenance

SuDS are a new environmentally friendly approach to managing rainfall that uses land-
scape features to deal with surface water. SuDS aim to:

- Control the flow, volume and frequency of water leaving a development area.
- Prevent pollution by intercepting silt and cleaning runoff from hard surfaces.
- Provide attractive surroundings for the community.
- Create opportunities for wildlife.

Description of works	Season	Frequency
Grass cutting	April - October	8x
Litter collection	All year	As required
Inspection of inlets and outlets	Quarterly	4x
Inspection of any silt build up that will require removing	Quarterly	4x
Removal of dead vegetation	As required	As required
Inspection for any invasive species	March - September	8x

Remedial works may be required to repair any damage where necessary.





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