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Introduction

Purpose of document

This document supports the Design and Access Statement produced by SimpsonHaugh architects. It has been collated to illustrate the emerging landscape proposals for Sparkle Street, Manchester. The document includes an analysis of the existing site and context and proposes a series of key design principles, before introducing the illustrative landscape scheme. This document is divided into three chapters:

- A. Site Analysis
- B. Design Proposals
- C. Quality and Appearance

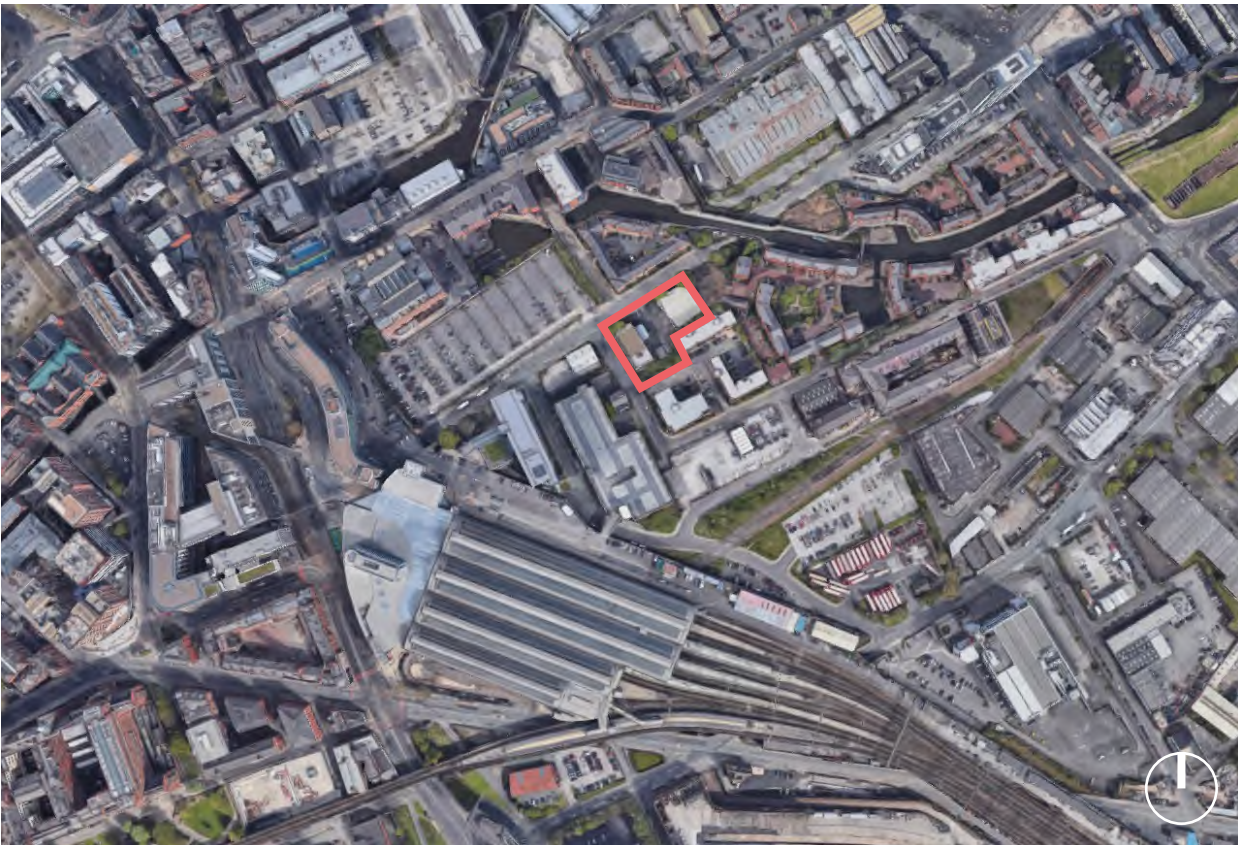
Extent of proposals

The site is located on Store Street, just 5'-walking distance from Piccadilly Station, along a key route connecting the city centre to Manchester's North-East neighbourhoods. It is bound by Store Street to the North and Sparkle Street to the West, with adjacent residential blocks to the South and vacant land to the East.

Broad Objectives

It is recognised that the proposed development and associated landscape presents an exceptional opportunity to enhance the quality of the site and local urban context. Broadly, the landscape proposals aim to:

- Recognise the importance of Store St as a key route by enhancing the quality of the streetscape ;
- Aid legibility and comfort for pedestrians and cyclists;
- Introduce high quality and diverse planting typologies to the site to provide biodiversity and positive visual amenity for the future residents.



Supporting information

This document is to be read in conjunction with the following drawings:

- 1006-RFM-XX-00-DR-L-0001-Landscape GA Plan Ground Level
- 1006-RFM-XX-01-DR-L-0002-Landscape GA Plan Podium Level
- 1006-RFM-XX-10-DR-L-0003-Landscape GA Plan Roof Terrace Level
- 1006-RFM-XX-XX-DR-L-0004-Landscape Sections
- 1006-RFM-XX-XX-DR-L-0005-Planting Plan 1 of 2 Ground Level
- 1006-RFM-XX-XX-DR-L-0006-Planting Plan 2 of 2 Podium and Roof Terrace Levels

A. Site Analysis

Historic Context & Local Identity

The site sits on the edge of the city centre and presents a distinctive character in terms of material and past function.

Pictures on this page illustrate how the plot has transformed over time, maintaining a clear orientation and manufacturing use.

It is important that the landscape proposals consider the value of how the site has evolved over time and responds sympathetically to its character, as well as providing a positive setting for the new building.

Bespoke elements of the landscape design will pay tribute to the site's industrial past (i.e. paving details, street furniture, lighting etc.).



Store St/Sparkle St junction, 1968.



Historic map 1840s-1860s



Historic map 1840s-1890s



Historic map 1892-1914

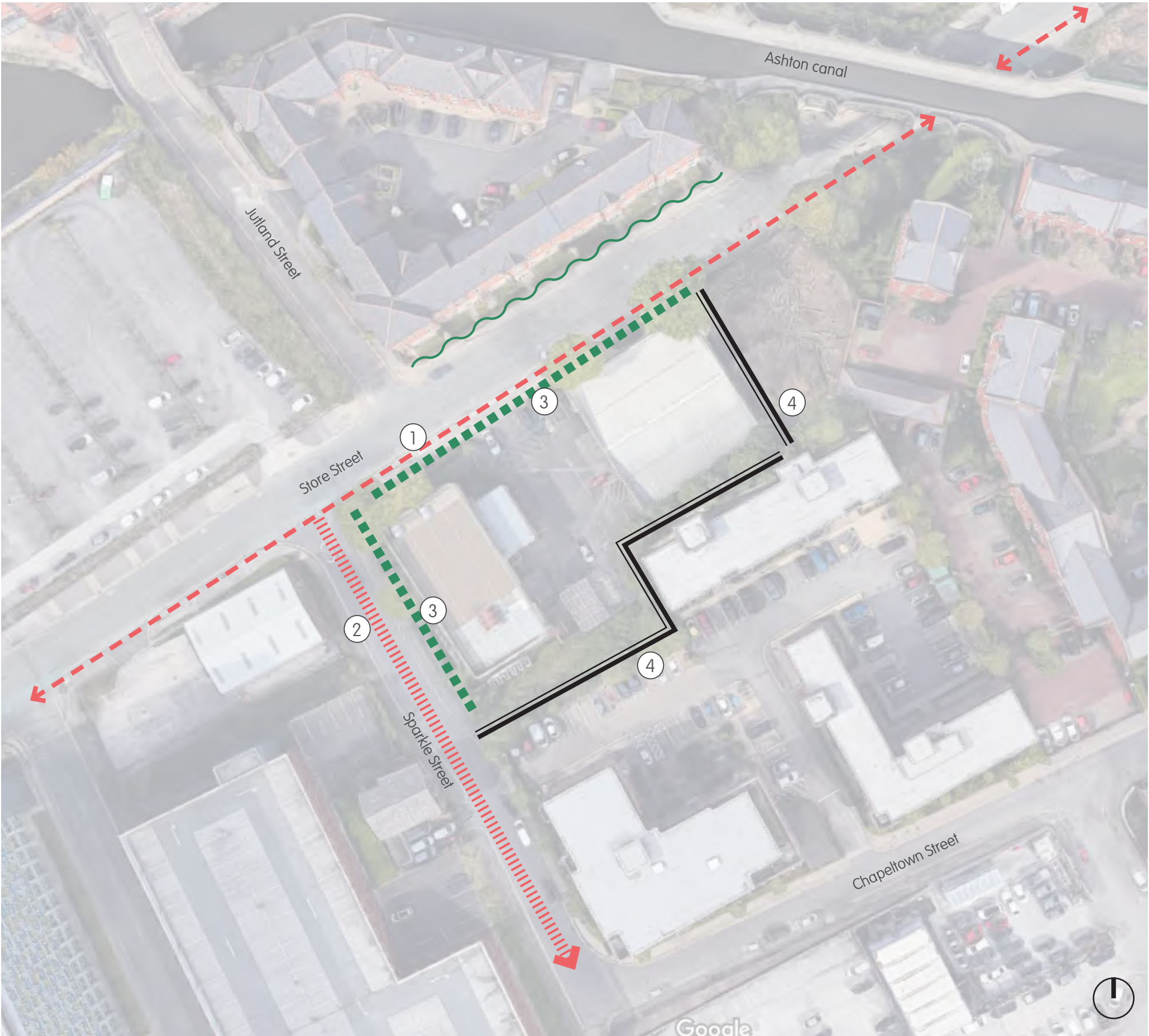
A. Site Analysis

Constraints and Opportunities

Opportunities exist to enhance the streetscape and overall pedestrian experience along Store Street. These can be explored by providing a consistent treatment in terms of street frontages, boundary treatment and additional planting and seating.

A more positive relationship could be established with adjacent properties through a boundary treatment that can provide privacy where required, but also amenity value with new planting.

The site is characterised by a substantial level change along Sparkle Street, which will need to be considered from a number of perspectives, including general accessibility and security of first floor units.



- KEY
- 01 Opportunity to improve pedestrian experience along Store Street key route via additional planting and seating.
 - 02 Level change along Sparkle Street;
 - 03 Potential for softening the frontages along both Store St and Sparkle St through introduction of new tree and low-level planting;
 - 04 Retaining wall along southern and eastern boundaries. Opportunities to establish a more positive relationship with adjacent properties whilst respecting uses and privacy.

A. Site Analysis

Existing Green Infrastructure

A tree survey conducted for the applicant established that all seven existing trees, with the exception of T4, are of low quality and low estimated remaining contribution.

Trees appear to be self-seeded and growing in limited marginal soft surfaces along the property edges, thus limiting any retention opportunities.

For more details refer to arboricultural survey and impact assessment by Bowland Tree Consultancy Ltd.

The existing planting offers some visual amenity to the streetscape at a distance, greening the edge of Store Street, but close up it is overgrown poorly managed and has become a bit of a litter trap.

KEY PLAN



01 View looking down along Sparkle Street



02 View looking at junction between Sparkle and Store streets



03 View along Store Street

B. Design Proposals

Accessibility and Maintenance

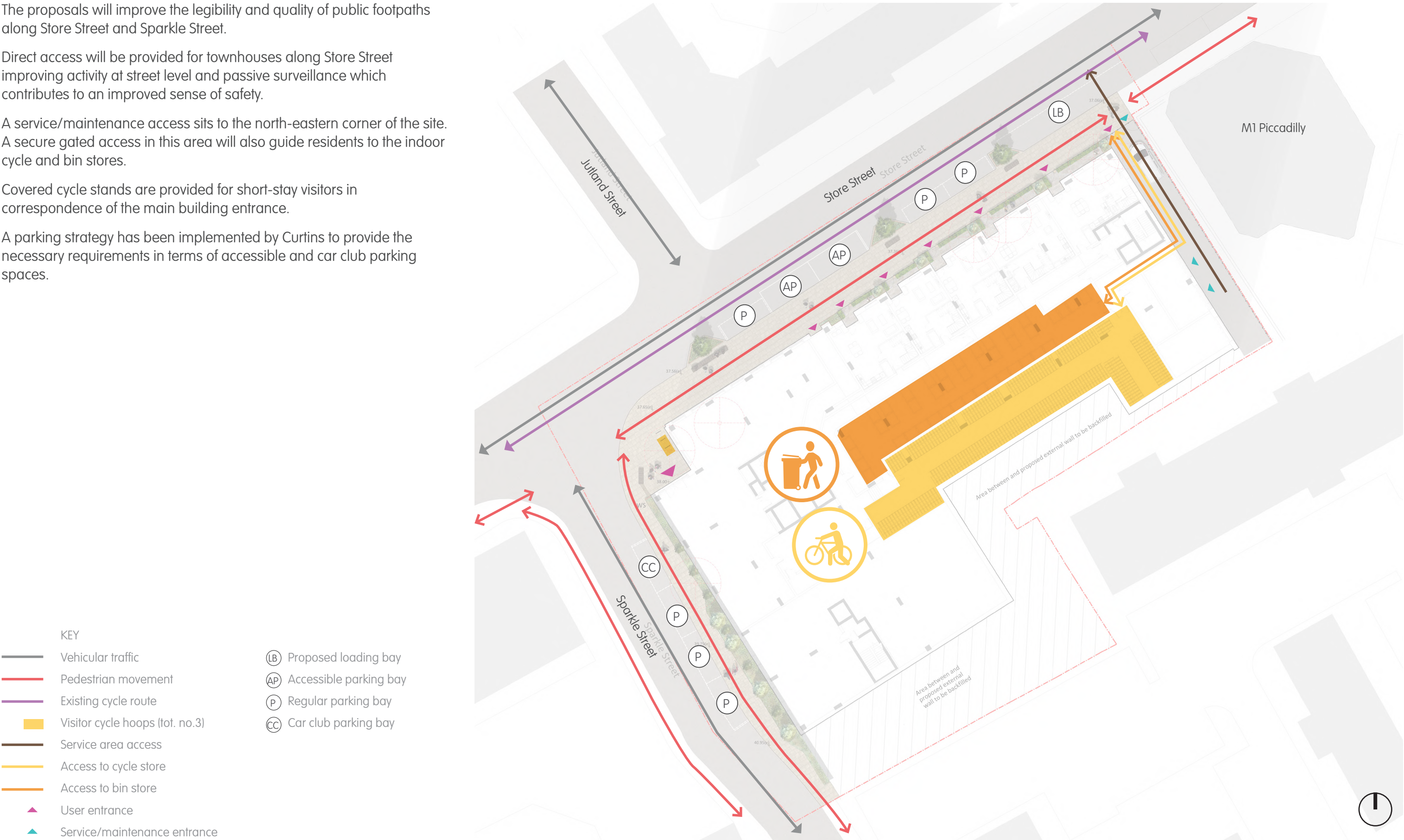
The proposals will improve the legibility and quality of public footpaths along Store Street and Sparkle Street.

Direct access will be provided for townhouses along Store Street improving activity at street level and passive surveillance which contributes to an improved sense of safety.

A service/maintenance access sits to the north-eastern corner of the site. A secure gated access in this area will also guide residents to the indoor cycle and bin stores.

Covered cycle stands are provided for short-stay visitors in correspondence of the main building entrance.

A parking strategy has been implemented by Curtins to provide the necessary requirements in terms of accessible and car club parking spaces.

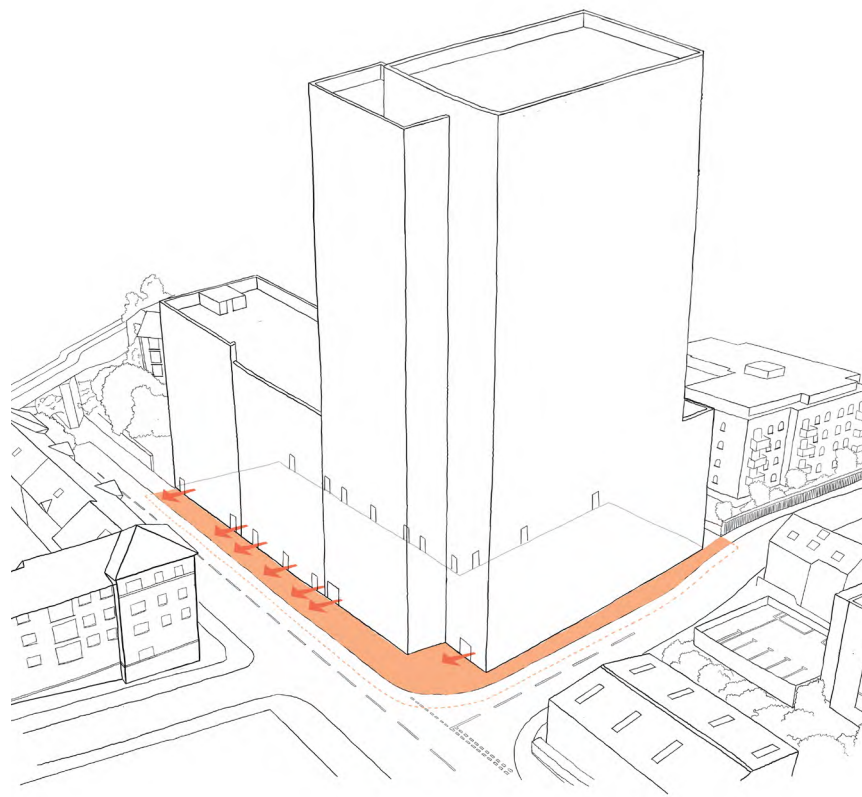


B. Design Proposals

Design Principles

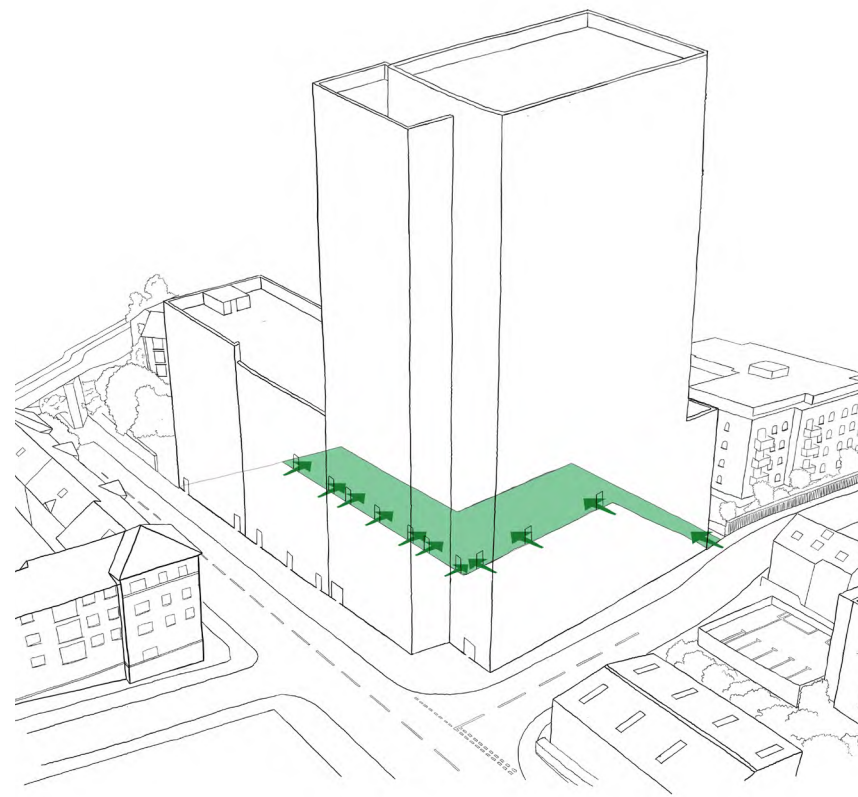
Whilst the public realm is designed to create a cohesive setting for the building, three spaces with distinct characters and principles have emerged.

Streetscape



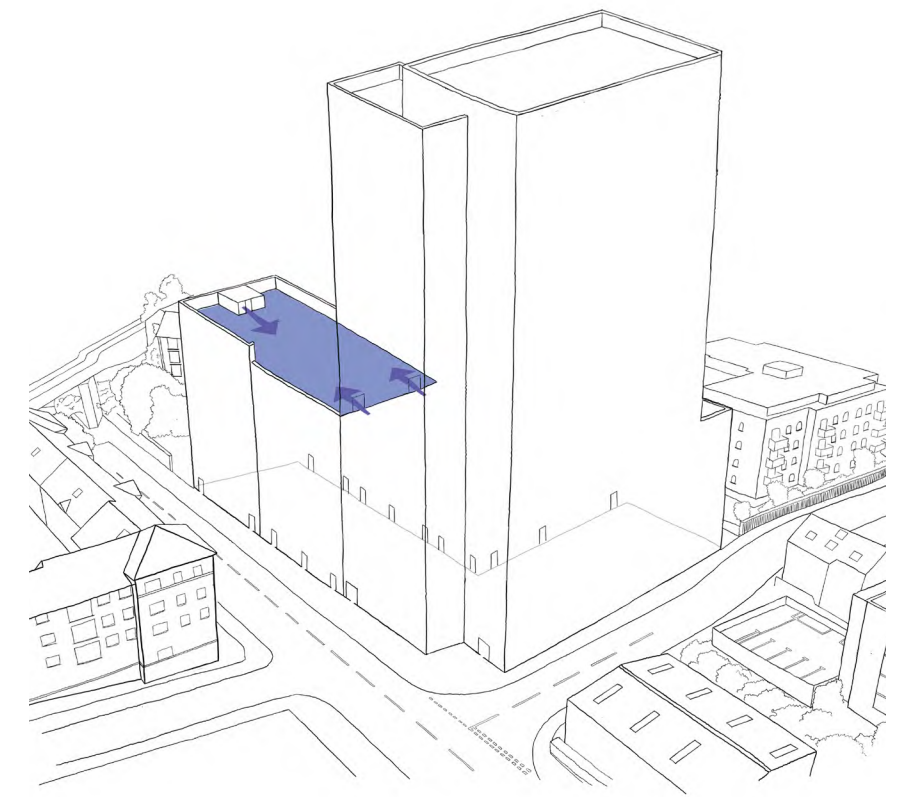
- Welcoming environment for pedestrians;
- On street parking;
- Defensible space to front of townhouses;
- Opportunity for tree planting to offset losses.

Residents' Podium



- Green character;
- Defensible space to rear of townhouses;
- Residents only.

Residents' Roof Terrace



- Flexible use;
- Variety of seating;
- Residents only.

B. Design Proposals

Illustrative Landscape Masterplan

The main objective of the landscape design is to provide a safe, attractive and usable external spaces that offer a diverse range of amenity for residents to enjoy.



KEY PLAN



PRECEDENTS



(A) High-quality streetscape with tree planting



(B) Private podium space with diverse range of seating opportunities surrounded by planting



(C) Roof terrace with multiple-character spaces for residents to gather and interact

B. Design Proposals

The Streetscape

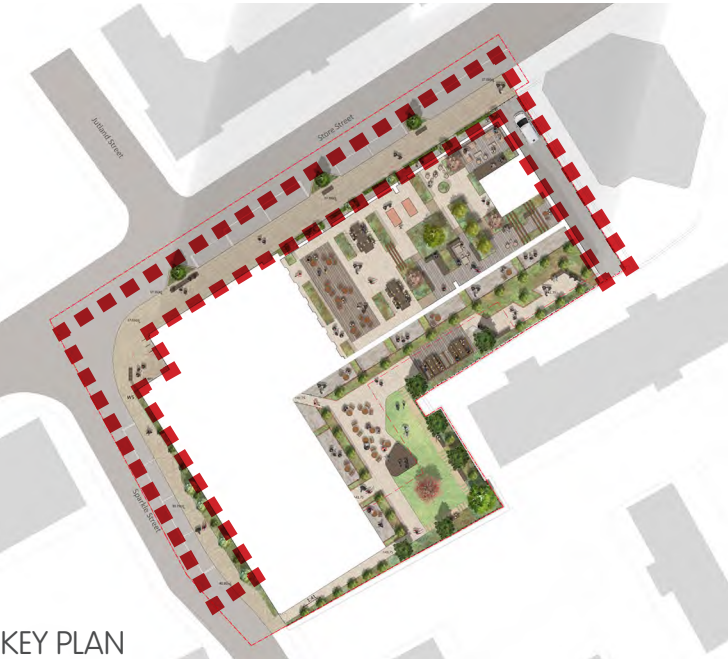
The proposals at street level aim to enhance the pedestrian experience along Store Street and Sparkle Street through the introduction of new trees and low-level planting.

Along Sparkle Street, new in-ground planting with evergreen species will green the street edge whilst creating a threshold to those units close to pavement level. Smaller native trees are used to offer seasonality whilst supporting the biodiversity enhancements.

Along Store Street, kerb build outs are introduced to enable the introduction of street trees. Due to the presence of below ground utilities these are currently proposed within bespoke raised planters.

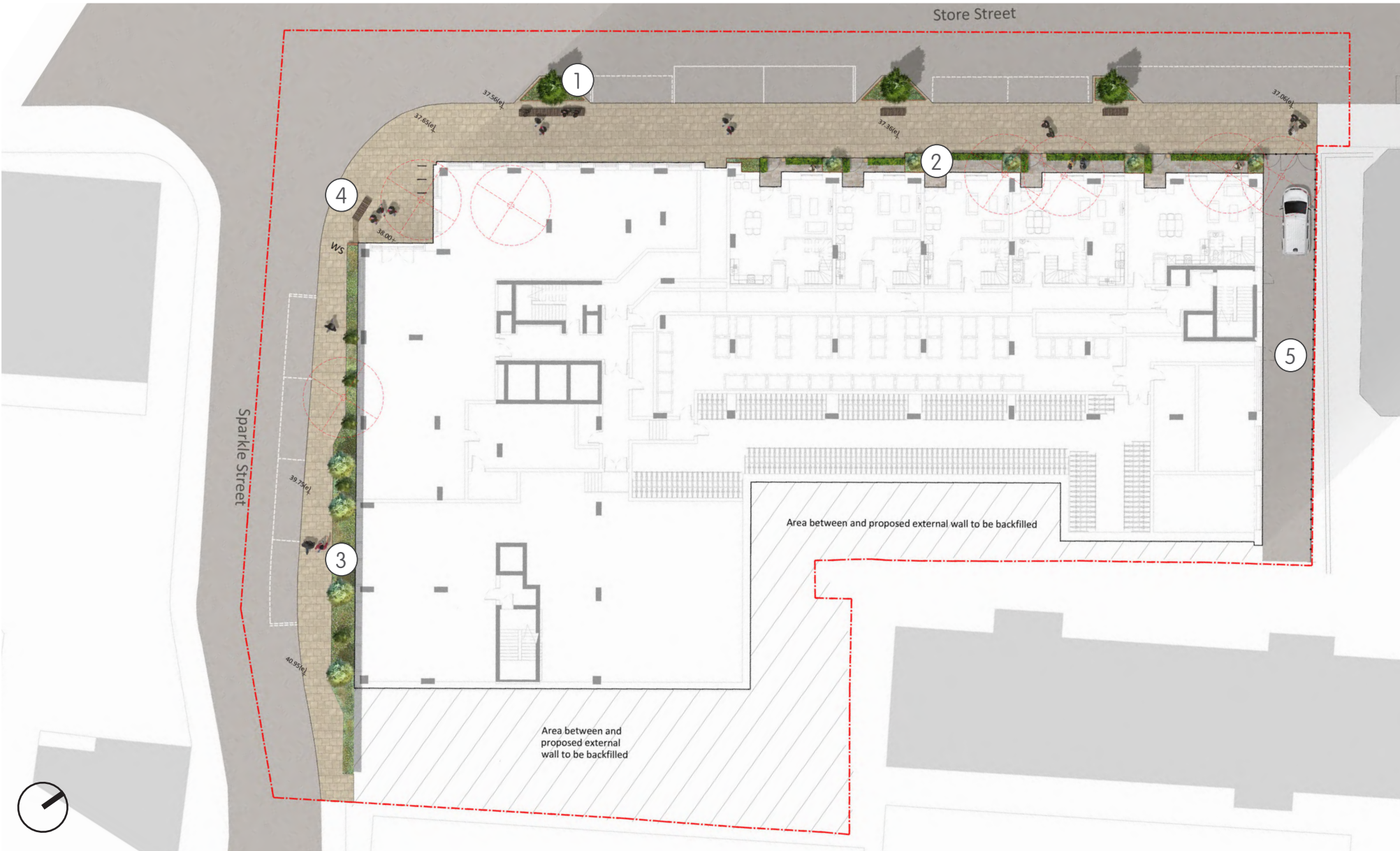
The proposed townhouses addressing the street benefit from a small front terrace which is boarded by; a low level hedge, ornamental tree planting and a combination of railings and dwarf brick walls. These define the threshold to the units whilst referencing the adjacent residential blocks.

- KEY
- 01 New tree planting on build-out kerbs and raised planters
 - 02 Townhouse frontage with private terraces protected by hedge and low-level planting;
 - 03 In-ground defensive planting along Sparkle St with small, multi-stem trees/feature shrubs;
 - 04 Stepped level change in correspondence of access from Sparkle St with integrated seating edge;
 - 05 Service area for maintenance, and access to bins and cycle stores.
 - 06 Alternative scenario: in-ground tree planting along Store Street;
 - 07 Alternative scenario: indicative extent of underground soil cell system to deliver in-ground trees.



KEY PLAN

ILLUSTRATIVE PLAN



ALTERNATIVE SCENARIO

An alternative scenario has been explored to introduce more substantial greening to the street through four in-ground trees. The feasibility of this approach needs to be reviewed and considered further, and is subject to a detailed evaluation of the existing underground utilities and assess requirements.



PRECEDENTS



B. Design Proposals

The Podium

The private podium offers a diverse range of spaces for residents to gather and interact in groups of different sizes. This includes smaller seating pockets for individuals and couples to larger more open flexible spaces for groups to meet and communal events to take place. A open area of lawn offers flexible uses and capitalises on the south facing, sunny aspect.

Appartments address the podium on two sides and benefit from a series of private terraces. Whilst they are visually connected they are separated by a series of generous raised planters offering further privacy and include species offer year-round structure, visual amenity and screening.

The perimeter threathment to the podium includes a planting buffer that also supports SuDS in the form of a small swale. Fences sit beyond this green edge and provide a balance of privacy and visual permeability where appropriate.

- KEY
- 01 Gated access to private podium;
 - 02 Boundary planting to provide amenity green buffer, privacy and improve on-site biodiversity with opportunity for SuDS;
 - 03 Footpath with seating surrounded by planting;
 - 04 Small lawn with feature small multi-stem tree;
 - 05 Raised stage/seating platform to also provide ventilation to plant space below;
 - 06 Flexible space for communal seating, temporary events etc.
 - 07 Private terraces surrounded by raised planters;
 - 08 Outdoor dining tables with pergola and festoon lighting above;
 - 09 Quiet intimate seating spaces for individuals and small groups;

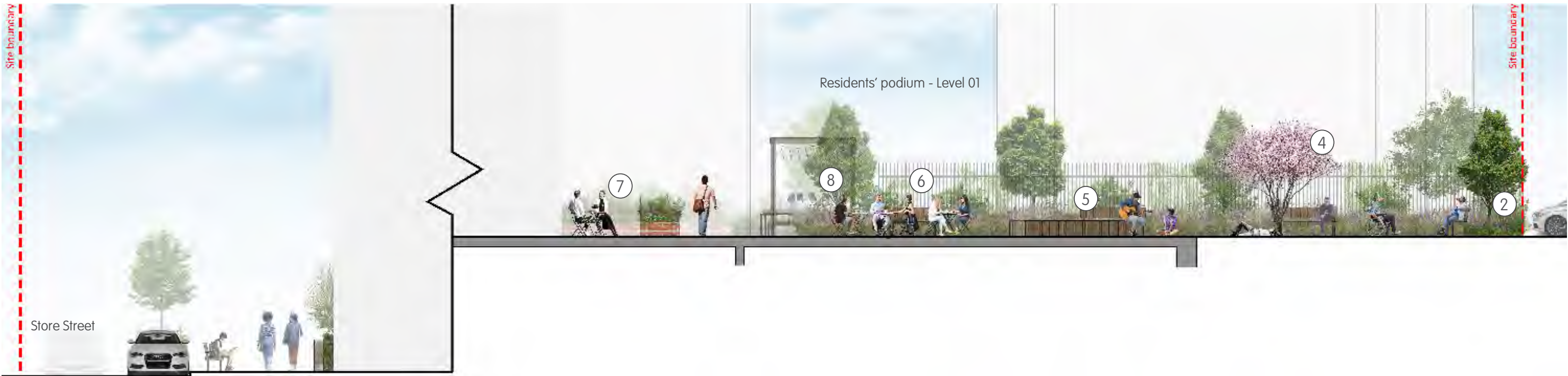


KEY PLAN

ILLUSTRATIVE PLAN



ILLUSTRATIVE SECTION



PRECEDENTS



B. Design Proposals

The Roof Terrace

The private roof terrace at level 10 also offers a diverse range of spaces for residents to gather and interact in groups of different sizes.

The area immediately adjacent to the building provides an extension of the internal amenity that can be flexibly organised and arranged to suit a diverse range of activities.

A series of quiet seating nooks are distributed across the remainder of the space for individuals or small groups, with pergolas and raised planters used to enclose them and provide shelter.

A more active area toward the centre of the space is dedicated to outdoor activities (i.e. outdoor pool, yoga spaces or table tennis tables).

KEY

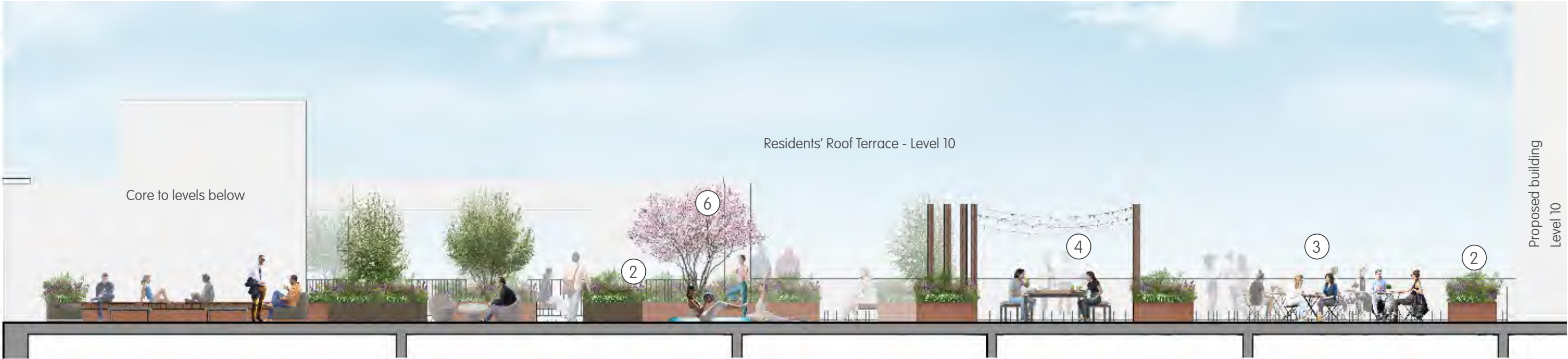
- 01 Access to indoor amenity space;
- 02 Raised planters with year-round interest;
- 03 Flexible open-space to function as extension of indoor amenity;
- 04 Outdoor dining tables;
- 05 Pergola to smaller roof spaces;
- 06 Feature shrubs/small multi-stem trees on raised planters;
- 07 Active space (i.e. outdoor pool tables or similar);
- 08 Quiet seating area for individuals or small groups;



KEY PLAN



ILLUSTRATIVE SECTION



PRECEDENTS



C. Quality and Appearance

Tree Strategy

The scheme proposes a total of 27 new trees. These will comprise a mix of native and ornamental species selected for their height, shape, seasonal interest and adaptability to climate change. The proposed trees intend to offset the loss of 7 existing trees.

All trees have been chosen to suit the landscape typology they are to be planted within. They will be planted into soft landscape areas and raised planters. Where planted in raised planters, the trees will be appropriately specified with appropriate soil requirements to ensure they effectively establish as mature specimens.

At street level, the new trees in planters along Store Street will be specified to have structural presence and thrive in a polluted environment with limited soil. Small multi-stemmed trees will create soft foil to adjacent building and a positive outlook for residents while minimising the overshadowing.

At podium level, in-ground tree planting is suggested outside of the building footprint, thus allowing more room for trees to establish and thrive successfully. Evergreen species will provide continuous screening through the year, whilst a couple of feature trees will provide focus to the lawn area.

At roof level, small multi-stem trees and feature shrubs are suggested in raised planters to provide visual amenity.

- KEY
- Existing tree to be removed
 - Street tree within raised planters
 - Small, in-ground, multi-stem tree to attract wildlife
 - Feature podium tree to provide focus and year-round interest
 - Evergreen boundary tree with structural presence
 - Small, multi-stem tree on roof terrace



PRECEDENTS



 Existing trees being removed



 Small multi-stem tree along streets
(i.e. Sorbus aucuparia)



 Feature podium tree
(i.e. Acer Palmatum)



 Street tree on raised planter
(i.e. Tilia cordata 'Greenspire')



 Small multi-stem on roof terrace
(i.e. Gleditsia triacanthos 'Elegantissima')

C. Quality and Appearance

Planting & Maintenance Strategy

The soft landscape elements aim to create an attractive, characterful environment with a distinctive sense of place.

Planting areas have been set out according to the designed character areas and are intended to compliment the other landscape features.

Species selection has been informed by climate and aspects of sun and shade, exposed and sheltered conditions.

The ornamental shrub, grass, and perennial planting areas are proposed to be in a naturalistic style planted in large swathes or small groups. The naturalistic style will create a dynamic and stimulating environment for the residents.

Planting will be maintained at a low level where required to ensure good sightlines, avoid hidden areas and enable passive surveillance and security. The soft landscape and tree planting will be maintained to preserve the safety and functionality of the outdoor spaces, whilst promoting the successful establishment of the plants.

A comprehensive and detailed landscape management plan will be developed over the next design stages alongside the ecologist and building operator, and submitted by way of condition prior to occupation.

The management plan will refer to the document 'Preliminary Assessment of Biodiversity Net Gain' prepared by ERAP and ensure that the habitat conditions identified will be maintained in accordance with the Biodiversity Net Gain metric.

- KEY
- Hedge planting
 - Street tree planting within raised planters
 - In-ground, defensive street planting
 - Boundary planting mix
 - Podium ornamental planting mix within raised planters
 - Roof terrace ornamental planting mix within raised planters
 - Lawn



PRECEDENT IMAGES



■ Hedge planting

Hedges are proposed along Store Street. The townhouse treatment mimics the opposite residential block, thus providing a coherent approach to the streetscape. Evergreen species are suggested to provide year-round privacy to the residents.



■ Street planting within raised planters

This mix of ornamental shrubs and herbaceous will enhance the streetscape along Store Street. Species will be selected to attract wildlife and be tolerant of urban conditions, exposed to traffic pollutants and with limited soil availability.



■ In-ground, defensive street planting

Defensive shrubs species are suggested along Sparkle Street to decrease vulnerability of first floor units close to pavement level.



■ Boundary planting mix

The boundary mix has the function of establishing a positive relationship with the adjacent property to the south. Planting will be visible from both ends and comprise a range of evergreen low-level species to provide screening. Climbers are also suggested to allow a degree of visibility through and from the podium space where appropriate.



■ Podium ornamental planting mix within raised planters

This planting mix will offer year-round structure, visual amenity and screening. Species will be selected to attract wildlife and thrive in the specific micro-climate conditions in terms of orientation, shade and wind.



■ Roof terrace ornamental planting mix within raised planters

Planting at roof level will be on raised planters and predominantly contain ornamental herbaceous and shrubs species, which will be selected to resist to more exposed climate conditions.

C. Quality and Appearance

Hard Surfaces

The materials selected aim to create a unifying palette across the site which changes in tone or unit sizes to inform the hierarchy and character of the outdoor spaces.

Key ideas:

- Choosing a palette of colours and textures inspired by the local setting;
- Choosing surfaces and materials complimentary to the proposed architecture;
- High-quality surfaces in correspondence of main entrance and townhouses to highlight private thresholds;
- Permeable paving solution on podium to support sustainable drainage and attenuation strategy;



KEY

- Street paving - materials and details to be agreed with MCC Highways (i.e. concrete flags)
- Private terrace - high-quality small setts
- Podium paving - permeable setts
- Podium stepping stones
- Roof terrace - porcelain tiles on pedestal and joist system
- Roof terrace - wood effect porcelain tiles on pedestal and joist system
- Permeable tarmac surfacing to service area

PRECEDENTS



Street paving - concrete flags



Private terraces - High-quality small setts



Podium paving - permeable setts



Podium stepping stones



Roof terrace - porcelain tiles on pedestal and joist system



Roof terrace/podium - wood effect porcelain tiles on pedestal and joist system

C. Quality and Appearance

Street Furniture

A coherent palette of street furniture will be used within the site with aesthetics which compliment the chosen surfacing, planting and building facade design and colours.

Furniture will be detailed to be robust, long-lasting and of good aesthetic quality, with a consistent language across the different levels and as inclusive as possible to accommodate the requirements of different users.

High-quality seating will be in different shapes and sizes, to encourage everyone at all times of the year to spend time in the amenity spaces. Timber finishes will offer year round comfort.

- KEY
- Street bench (materials/product to be agreed with MCC)
 - Feature/branding bench in correspondence with main entrance
 - High-quality tree planter along Store Street
 - Visitors cycle stands
 - Timber bench/seating edge on podium and roof terrace
 - Outdoor communal tables
 - Pergola structure
 - Timber stage/seating platform
 - Metal raised planters on roof terrace
 - Outdoor pool tables or similar
 - Movable furniture including tables, chairs etc.
 - Flat railing to street townhouses and podium terraces
 - Flat railing to adjacent plots: treatment to become more dense where most appropriate for privacy



PRECEDENTS



Street bench (materials/product to be agreed with MCC)



Timber stage/seating platform



Timber stage/seating platform



Flat railing to street townhouses and podium terraces



Communal tables



Visitors cycle stands



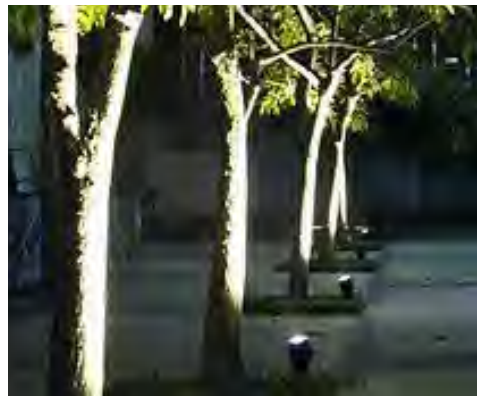
Timber bench/seating edge on podium and roof terrace



Metal raised planters on roof terrace

D. Quality and Appearance Lighting Strategy

- 01 Footpaths to Store Street and Sparkle Street: existing retained street lighting. If any new lighting is required, this will be to adopted MCC Highways standards.
- 02 Townhouse and podium private terraces: these spaces will be lit by wall-mounted lighting.
- 03 Podium and roof terrace: lighting will predominantly comprise amenity and atmospheric lighting. Lux levels will be to necessary standards in order to create a safe and legible environment, however they will include a combination of the following:
 - Illuminated bollards;
 - Wall and planter mounted lighting
 - Festoon lighting above pergola;
 - Seat mounted lighting;
 - Tree up-lighters.
- 04 Service access: wall-mounted lighting will ensure that routes to cycle/ bins stores and plant rooms are visible at all times.



D. Quality and Appearance

Wind Mitigation Strategy

The micro-climate of the site has informed the design response and the proposals have been developed to ensure appropriate levels of safety and comfort are achieved, specifically when considering the relationship with wind.

The requirement for a screen in correspondence of the main entrance offers the opportunity for a branding feature to welcome residents and visitors. This 2m-high screen will be integrated with the architectural and landscape design language, and detailed to allow some visual permeability through.

The landscape design and specifically any mitigation elements will continue to evolve as the external design develops ensuring comfort levels are met and design aspirations are achieved.



PRECEDENTS



Manchester	Leeds	Edinburgh
Beehive Mill	Department	Thorn House
Jersey Street	Leeds Dock	5 Rose Street,
Manchester	Leeds	Edinburgh,
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