

LANDSCAPE DESIGN STATEMENT

Block C, Plot 11, First Street
November 2023

10474-OPE-00-XX-RP-L-910001
Rev 03



open

PART OF  SLR

Project: Block C, First Street South, Manchester
Client: Downing Living (Manchester South) Limited Partnership Incorporated
Document: Landscape Design Statement Document Number: 10474-OPE-00-XX-RP-L-910001

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03	Amended and issued for planning.	GH	AW	10.11.23

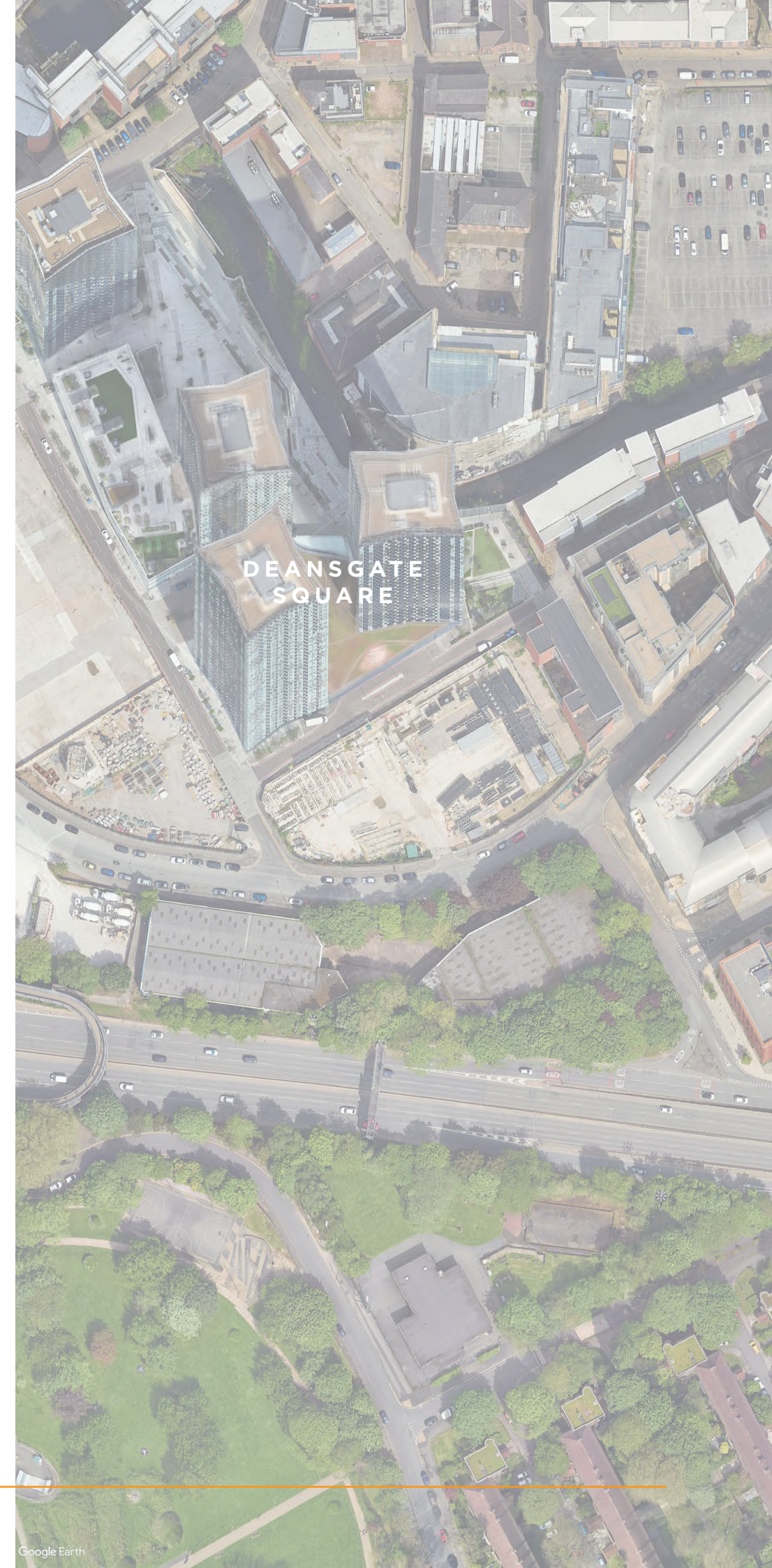
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1. Introduction

OPEN have been appointed by **Downing Living (Manchester South) Limited Partnership Incorporated** to provide a landscape and public realm design to support a detailed planning application, for the proposed student residential development of Block C as part of the wider consented Plot 11 development at First Street.

This document aims to illustrate the proposed strategy for the design of the external spaces and their relationship to the existing and emerging site context and the proposed built form.





TONY
WILSON
PLACE

FIRST
STREET

OXFORD ROAD
CORRIDOR

MACINTOSH
MILLS

Plot 11 First
Street:

BLOCK A

BLOCK D

BLOCK B

Block C:

BLOCK C

PREMIER
INN

MEDLOCK STREET

HULME STREET

WILMOTT STREET

MANCUNIAN WAY

HULME

MANCHESTER
METROPOLITAN
UNIVERSITY

2. Existing Site

2.1 Site Context

The application site is located within the First Street Development Framework Area and forms part of the wider Plot 11 development, the first phases of which are now under construction. Block C, Plot 11, First Street, is bordered by the existing development sites for Blocks A, B and D to the north and east, and immediately south lies the residential area of Hulme. To the east, are the Oxford Road corridor, including the University of Manchester and Manchester Metropolitan University.

The site lies adjacent to the Medlock Street roundabout, at the junction of the Mancunian Way (A57[M]) and Princess Road (A5103).

2.2 Site Description

Development Context

The primary barrier to movement within this area exists in the form of the Mancunian Way and Medlock Street roundabout, which form the southern and western boundary of the site.

The Block C public realm proposals set out in this document demonstrate how the landscape ties into the developing public realm of the adjacent schemes, and builds on the concepts and overarching strategies established within the wider site masterplan and development framework.

Topography

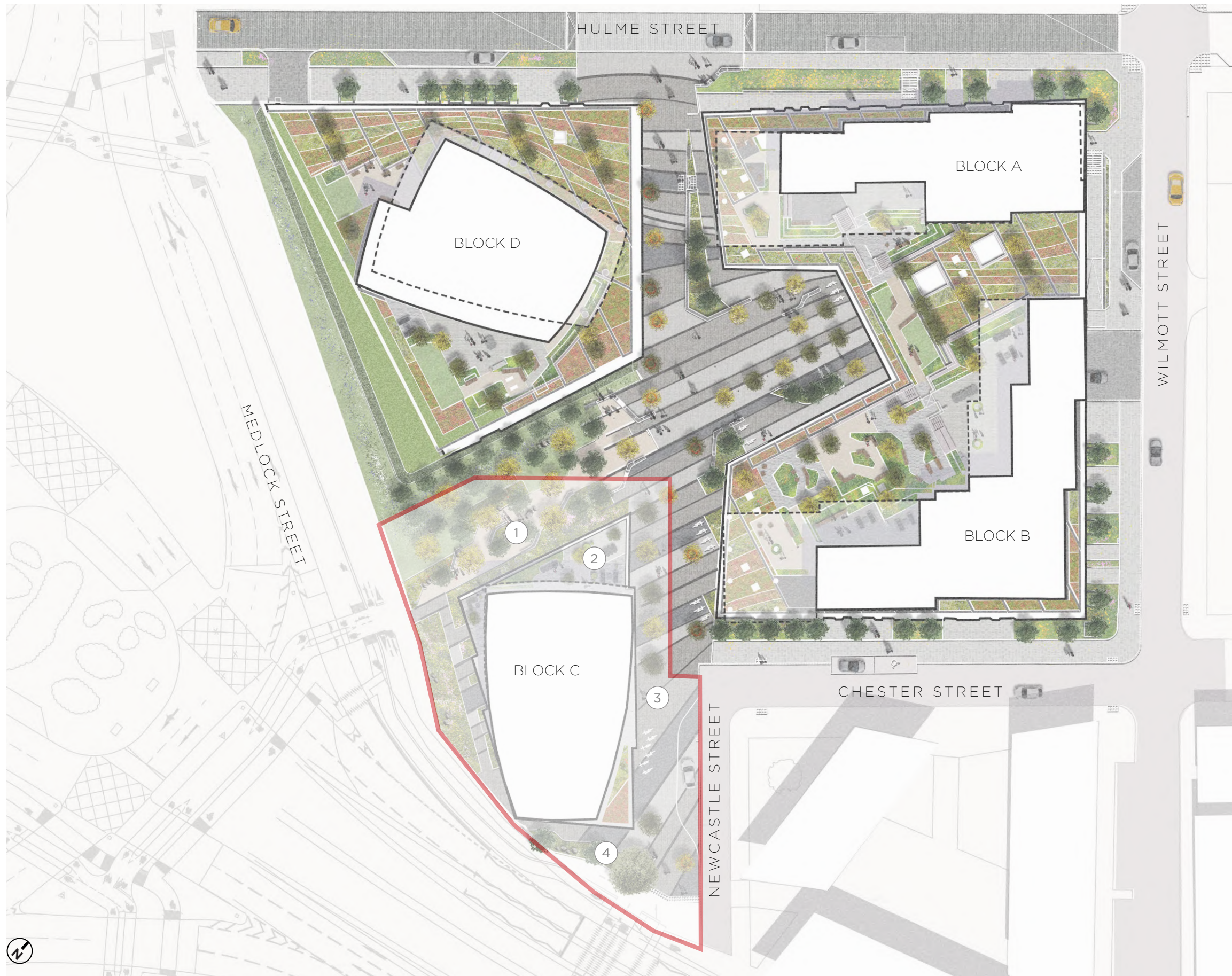
The site is relatively level with few significant changes in topography. There is approximately a metre and half fall from south west to north east across the site.

Vegetation

The site has been cleared of hardstanding and soft landscape areas as part of the wider development phases, however a single mature tree has been retained and protected to the south of the site, adjacent to Newcastle Street (refer Urban Green Tree Survey for details), with the intention that this is incorporated into the external proposals.



fig. 1: First Street Development Framework (Fletcher Priest Architects 2015)



PUBLIC REALM LEGEND

1. New Public Park
2. Podium Terrace
3. Newcastle Street: Active frontage
4. Newcastle Street: Gateway Space



fig. 2: Location of Block C, Plot 11, First Street and it's relationship to the approved Blocks A, B, and D.

3. Design Evolution

3.1 Site Context

The site lies on the southern edge of the city centre at the junction with the residential suburb of Hulme. The contrasting characters of the two areas influence the identity of the First Street South site.

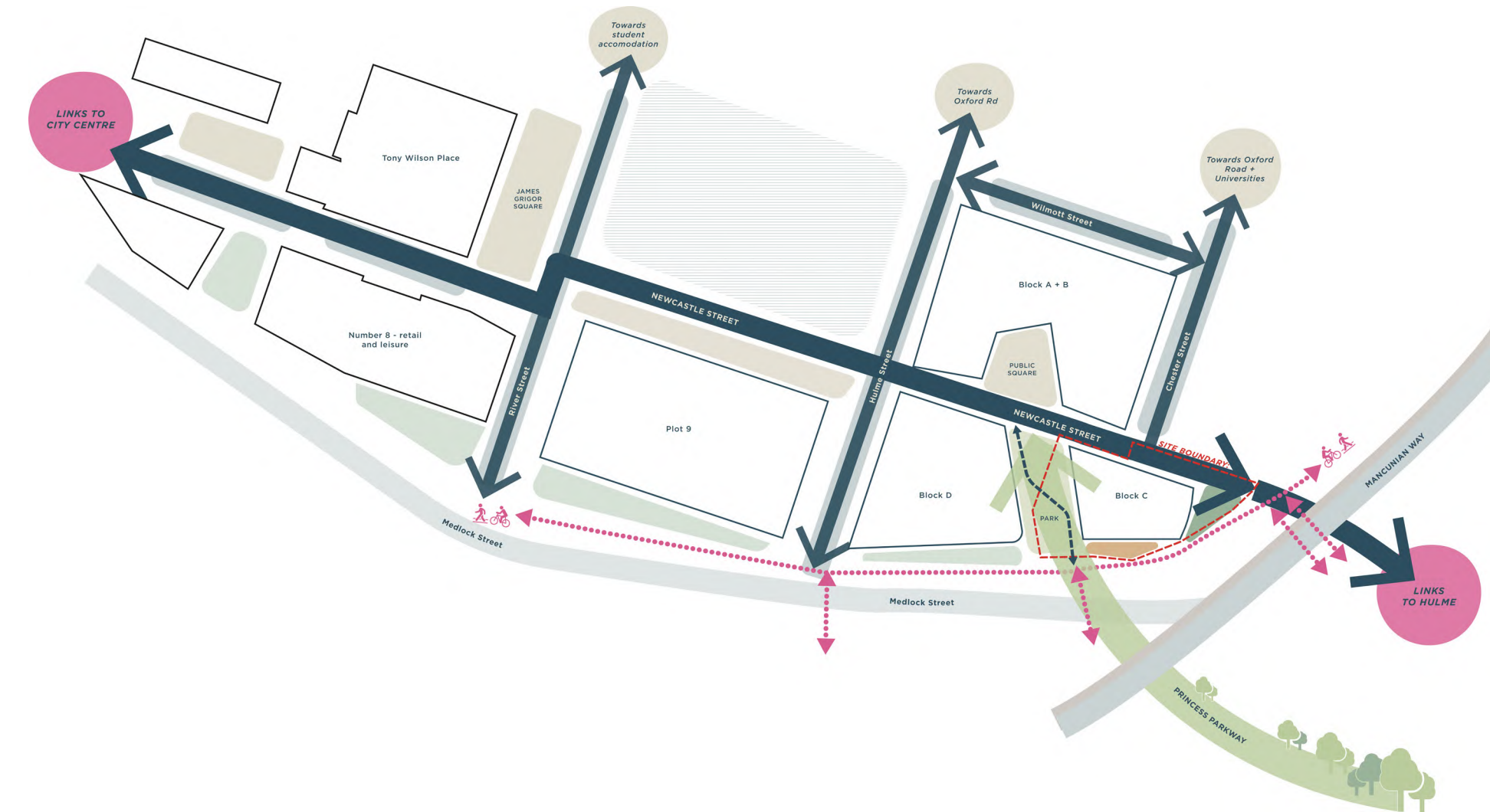
3.2 Spatial Concept

The adjacent diagrams illustrate how the Block C proposals contribute to the wider development framework strategy, and how the scheme establishes its own unique public realm concept within the development proposals.

The wider Landscape concept for the original Plot 11 masterplan was to create a ‘green wedge’ rising from Medlock Street and Princess Parkway, with a series of residential buildings clustered around this public green. The Block C proposals develop this concept and provide a finer grain of detail and functionality to the green wedge.

Running through the heart of the development a public park will be created which feeds into the adjacent pubic realm, this space will create areas for socialising, sustainable drainage and biodiversity.

The development of Newcastle Street as a primary north to south pedestrian and cycle corridor is a key spatial concept for the wider masterplan and these proposals continue this concept and materiality.



Scale NTS



fig. 3: Public Realm & Movement Context of Block C, Plot 11, First Street

ZONING PLAN

New Public Park:

A predominantly green, publicly accessible green space.

Pollinator Planting:

Colourful planted verge of pollinator-friendly perennials to help animate boundary to Medlock Street.

Arrival Space:

Key gateway space to Newcastle Street, enhanced with planting and seating elements.

Roof Terrace:

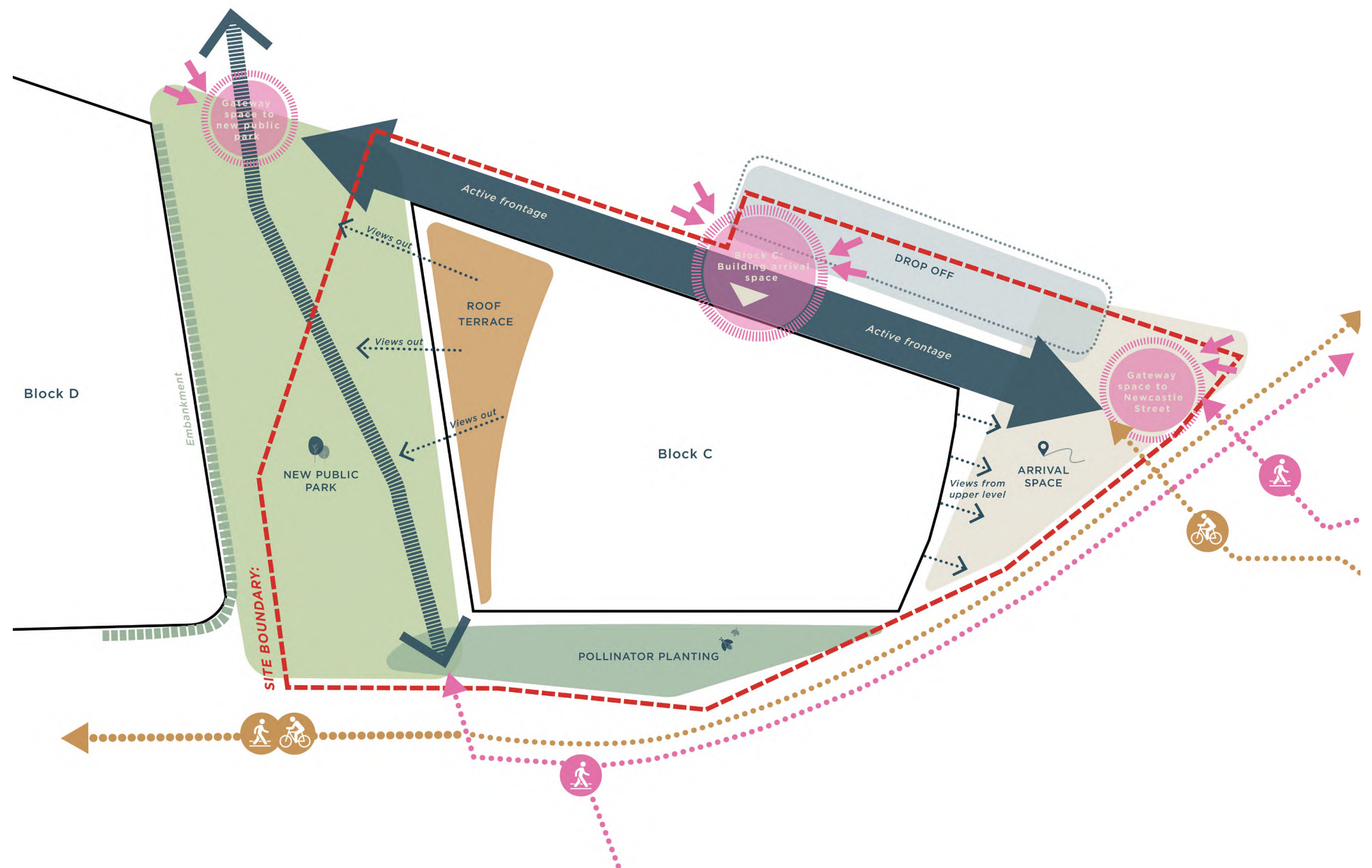
An accessible roof terrace with space for residents to socialise, study, and dine.

Active frontage:

Primary pedestrian route along Newcastle Street. Defined with new tree planting and cycle parking.

Pedestrian route:

Secondary pedestrian route to Newcastle Street via the new Public Park.



Scale NTS



fig. 4: Block C, Plot 11, First Street Public Realm Zoning Plan

3.3 Sketch Design

Working collaboratively with the Architects client and wider design team, the design of the landscape and public realm was developed iteratively alongside the building design to ensure a synergy between the internal and external spaces.

3.4 Unified Design Language

A strong clear design language for the public realm and external space is key to unifying the multi-level development.

Through the design development process for Block C, Plot 11, First Street, key concepts were established which shaped the detailed layout of the external space and physical features, both at public realm and podium levels:

- An angled grid, extending from the wider Block A, B, and D, schemes and into the Block C site.
- Additional tree planting (overlayed onto the grid) to complement the geometries present in approved adjacent developments.
- A prevalence of amenity grass, providing valuable accessible green space to Plot 11.
- A linear paving pattern, continuing on from adjacent Block A, B, and D schemes.
- Hardworks and softworks informed by nearby schemes. For example, natural stone benches and textural evergreen planting (present in existing proposals) could also feature in Block C to help create a uniform design language.

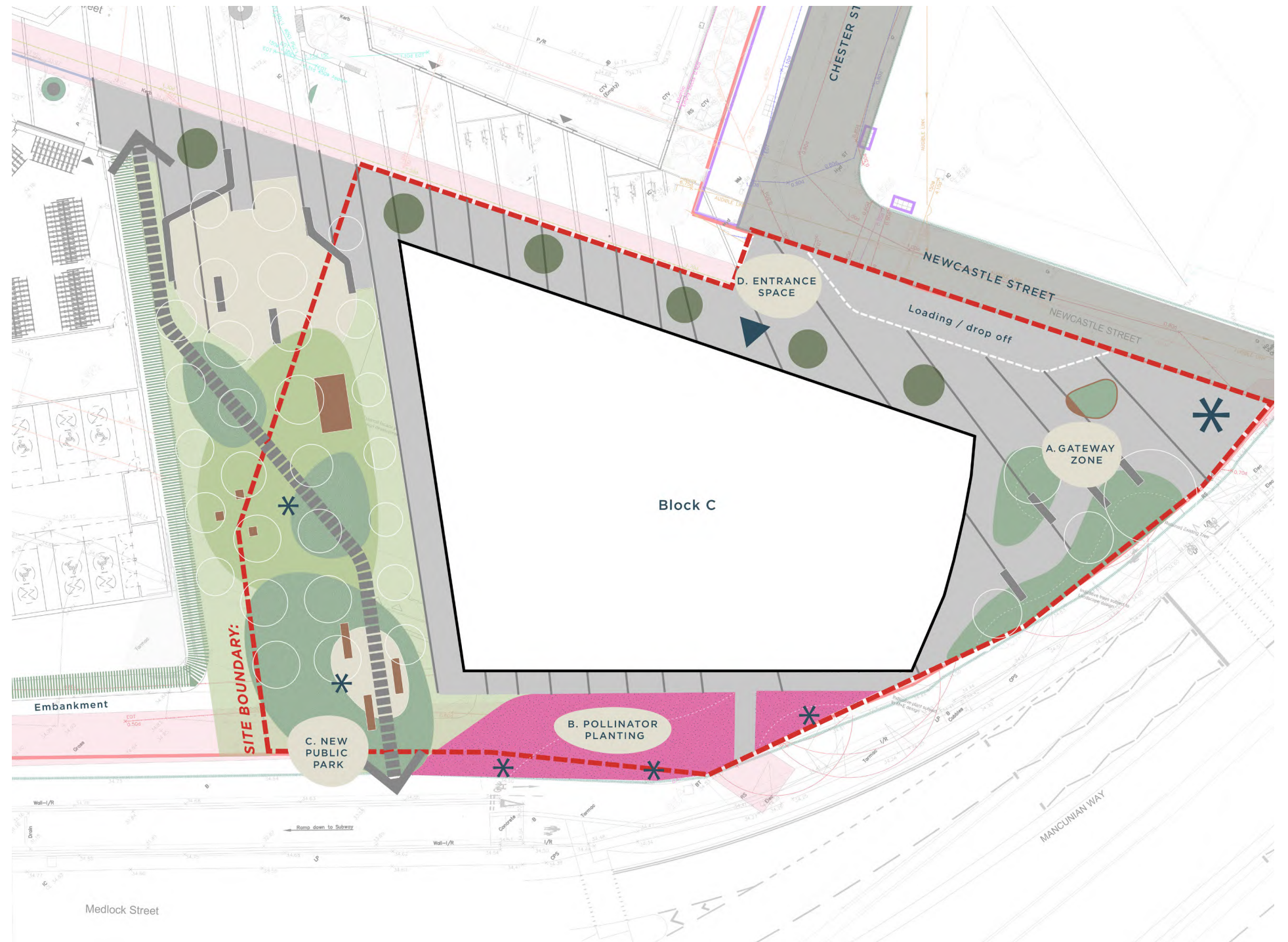


fig. 5: Block C, Plot 11, First Street: Early Sketch Plan

3.5 New Public Park Concept Development

As a key space within the heart of the development, a detailed concept has been developed for the new Public Park, to create a distinctive character to the space that also feeds into the site wide strategy.

Organically shaped planting beds, wildflower meadows, meandering footpaths, and woodland glade spaces (informed by the green infrastructure on nearby Medlock Street and Princess Road), transition to a formal urban square leading into the core of the Plot 11 First Street development.

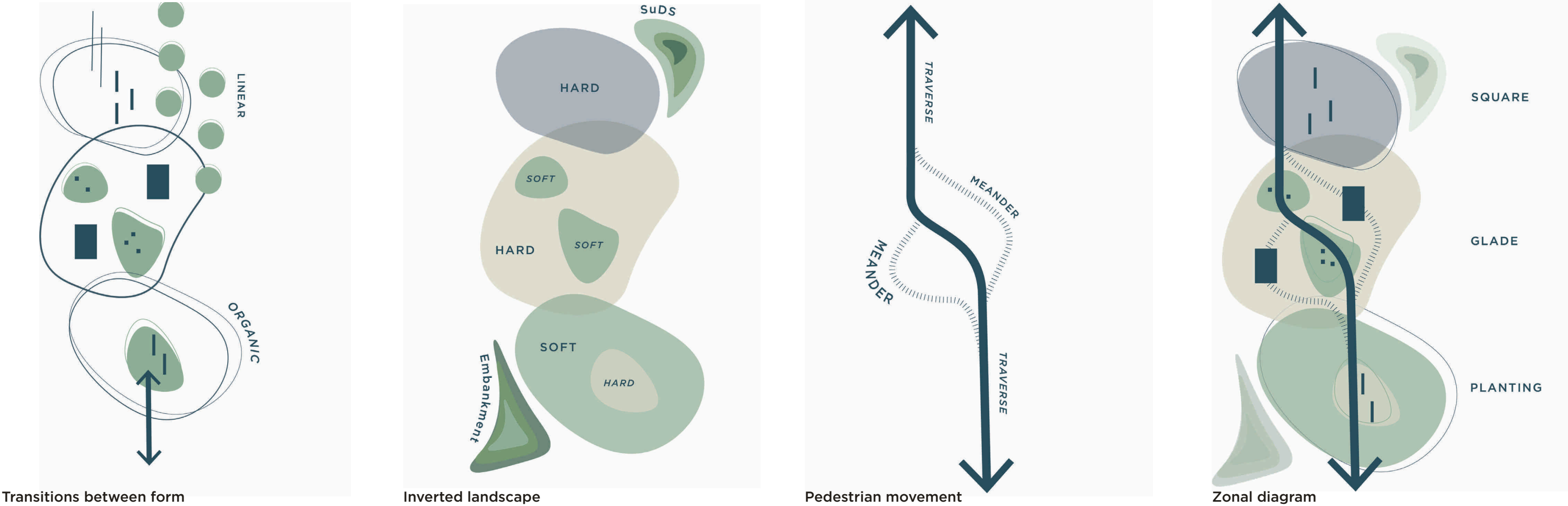


fig. 6: New Public Park Concept Diagrams

4. Landscape Masterplan

4.1 Landscape Masterplan

The design of the landscape and public realm draws direct influence from the hard and soft landscaping of the early Plot 11 phases currently being delivered and seeks to create a seamless transition between the phases of the development. The Block C, Plot 11, First Street proposals present a diverse range of spaces which aim to encourage both people and nature to use, dwell and interact with the external environment.

The quality of the external space defined by the enhanced streetscape and the public open space, and their interaction with the buildings, is key to unifying the development, creating a single destination with a recognisable character.

This site-wide design language is informed by two overarching principles; an angled 5 metre grid across the site which sets out the trees within the public realm; and a pattern of more fluid lines running from south west to northern east, influencing both the paving layout and seating elements at ground level and the broad planting bands across the podium landscape.

Public Realm

The proposed public realm builds on the established framework created as part of the Block D and AB developments, providing a generous pedestrian and informal cycle route through the scheme, linking the development and the surrounding neighbourhood with Hulme to the south and First Street to the north. It also brings biodiversity into the heart of the scheme through green corridors linked to the surrounding areas.

The palette of hard materials develop the established concepts of the earlier phases by continuing the fluid pattern of lines running across the site which are expressed in natural stone within the paving, and using large sculptural stone elements to create seating spaces.

The Park

The new Public Park creates an informal secondary pedestrian route from Medlock Street into the heart of the development with an emphasis on dwelling, socialising, and biodiversity, this then connects into the wider north - south and east - west pedestrian routes.

The area provides a pedestrian route with resting and socialising spaces. Overlapping this informal route, the proposed grid of trees from the adjacent public realm proposals continues to the Medlock Street boundary. The grid of trees frames key routes through the development and creates areas of shelter within the new Public Park.

A large amenity lawn is proposed along the northern extent of the new Public Park, creating informal social spaces for residents. The southern boundary adjacent to the ground floor proposals of Block C is defined by an area of sustainable drainage and rain gardens. This seasonal ecological planting provides visual interest from the ground floor amenity space.

Stopping points through space and formal seating enclosed in ornamental planting offer areas to pause within the new Public Park, whilst large boulders create opportunity for informal play and group seating.

Areas of wildflower meadow run along the Medlock Street boundary to create an informal sense of separation from the adjacent cycle path.

Medlock Street Gateway

An area of green open space is retained and enhanced at the southern end of Newcastle Street. This, along with the extended public realm, form an open and attractive arrival space for pedestrians and cyclists crossing beneath the Mancunian Way from Hulme. New tree planting is proposed here alongside the retention of an existing mature tree.

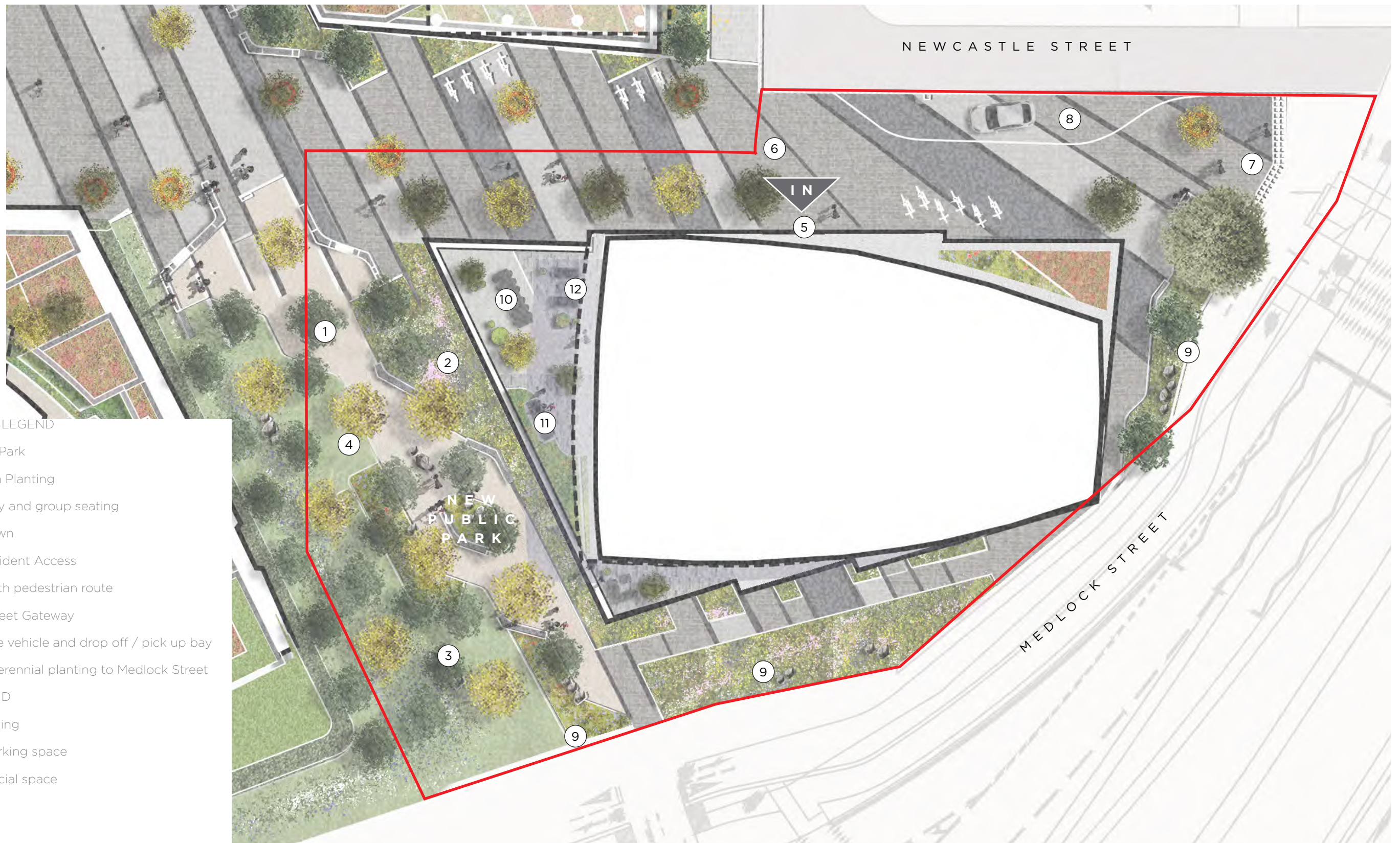
The streetscape onto Newcastle Street and connecting areas are to be paved in high quality, natural materials and incorporate areas of new planting and street trees.

A vehicle loading bay has been created on Newcastle Street to cater for maintenance vehicles and resident drop off / pick up. This has been designed to be visually unobtrusive continuing adjacent hard paving materials and patterns, with bollard protection, to ensure this space still contributes to the primary north south pedestrian route when not in use.

Podium

At first floor level the terraced podium landscape provides amenity for residents and contributes visually to the surrounding streetscape. Residents of the building will have access to a shared space catering for a variety of uses including communal events, external study, dining, and socialising.

Spaces are designed to encourage interaction between residents with formalised hard landscaping and robust outdoor furniture, as well as accommodating areas for nature and biodiversity through raised planters, green roofs and small ornamental trees.



PUBLIC REALM LEGEND

1. New Public Park
2. Rain Garden Planting
3. Informal play and group seating
4. Amenity Lawn
5. Primary Resident Access
6. North - South pedestrian route
7. Medlock Street Gateway
8. Maintenance vehicle and drop off / pick up bay
9. Proposed perennial planting to Medlock Street

PODIUM LEGEND

10. Outdoor dining
11. External working space
12. Resident social space

Scale NTS



fig. 7: Landscape Masterplan, Block C, Plot 11, First Street

4.2 Access & Circulation

The adjacent diagram illustrates the proposed access and circulation strategy for the external spaces.

The primary pedestrian/cycle movement is along the line of Newcastle Street, creating a potential connection from the city centre and First Street, to the north, with Hulme to the south.

A secondary route is proposed through the new Public Park encouraging meandering offshoots, resting points, and seating spaces for socialising.

Residents amenity areas on the podium are accessed via the first floor.

Maintenance and servicing is able to be undertaken around the perimeter of the building.



LEGEND

Primary pedestrian route

Secondary New Public Park route

Maintenance access route

Fire Escape

Cycle entrance

Adjacent cycle and pedestrian infrastructure

Student residential access

Podium access

Maintenance access

Vehicle pull in bay

Visitor cycle parking

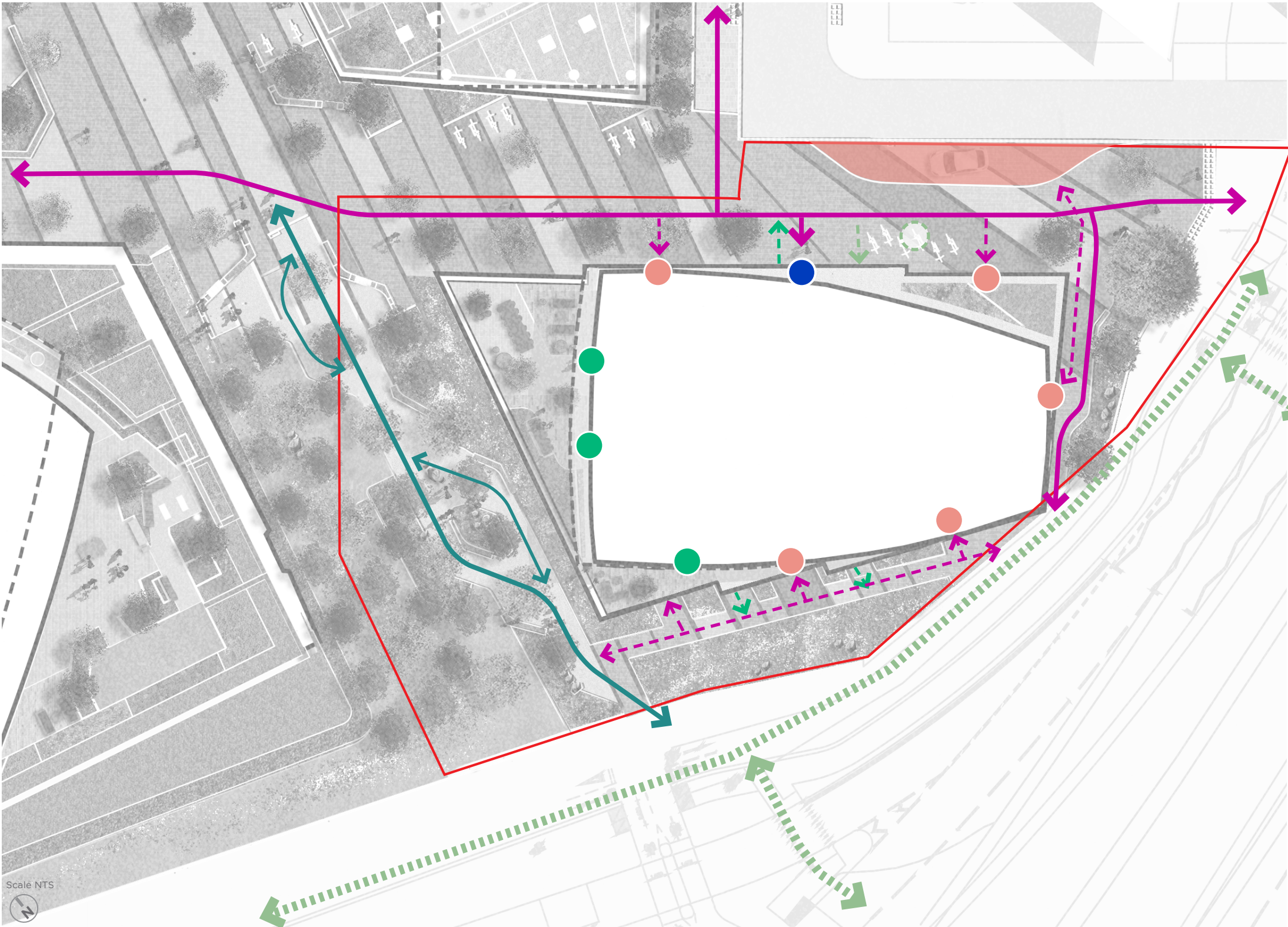


fig. 8: Access & Circulation Plan, Block C, Plot 11, First Street

4.3 Feature Lighting Concept

The feature lighting concept incorporates the following elements:

- PUBLIC REALM
- Low level bollard lights (GF)
 - Low level bollard lights (Podium)
 - Festoon Lighting
 - Recessed lights within bench units
 - LED strip light to embankment
(as part of Block D consented scheme)
 - LED strip light to planters
 - Feature lighting column

Note:
All lighting fittings and spacings are indicative only. Detailed lighting design and calculations are to be carried out by a Lighting Engineer.

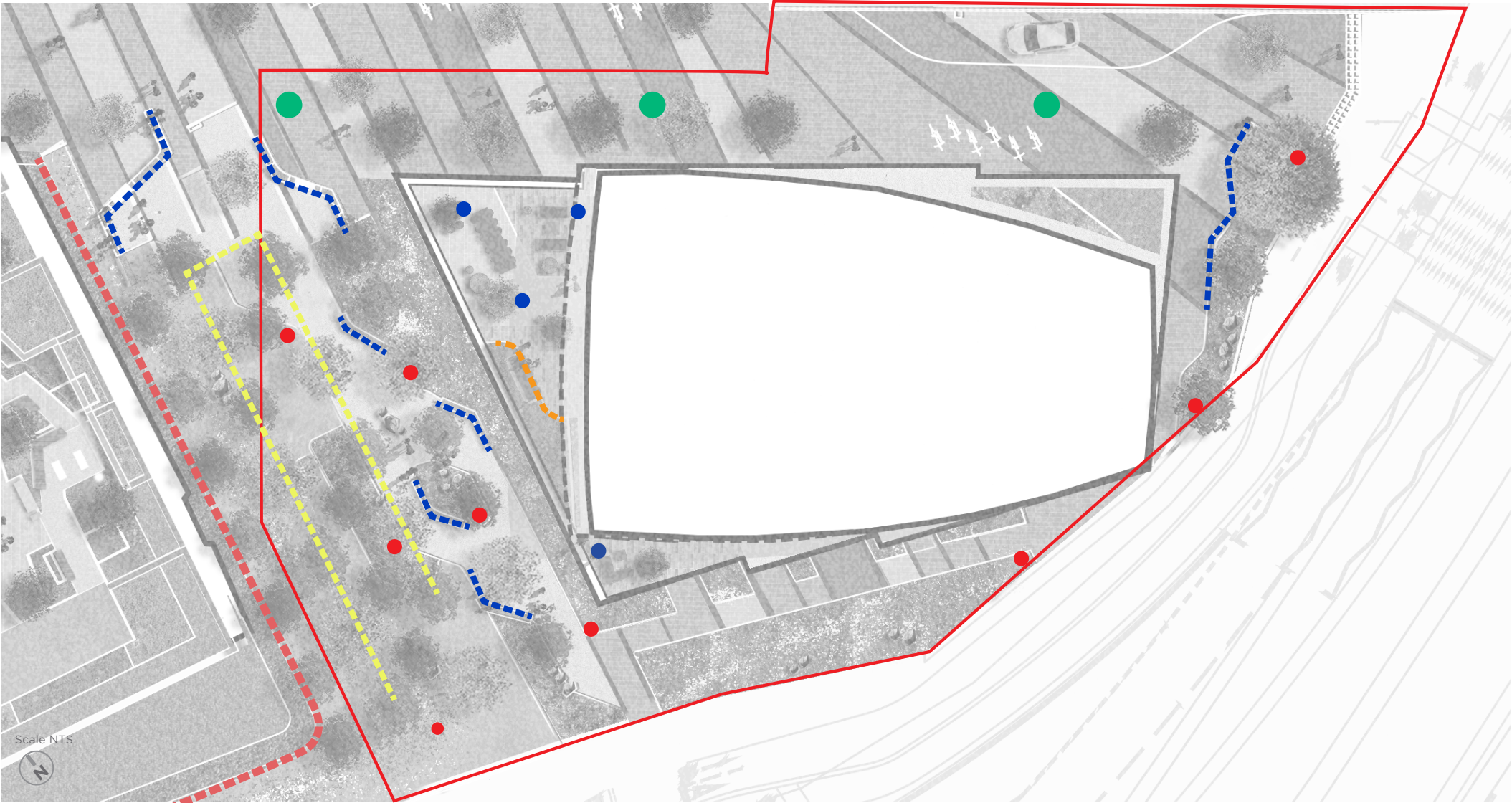


fig. 9: Lighting Concept Plan, Block C, Plot 11, First Street



fig. 10: Lighting precedents images

5. Site Section

5.1 Site Section

The adjacent site section illustrates the relationship between the building, the proposed public realm and the surrounding streetscape.

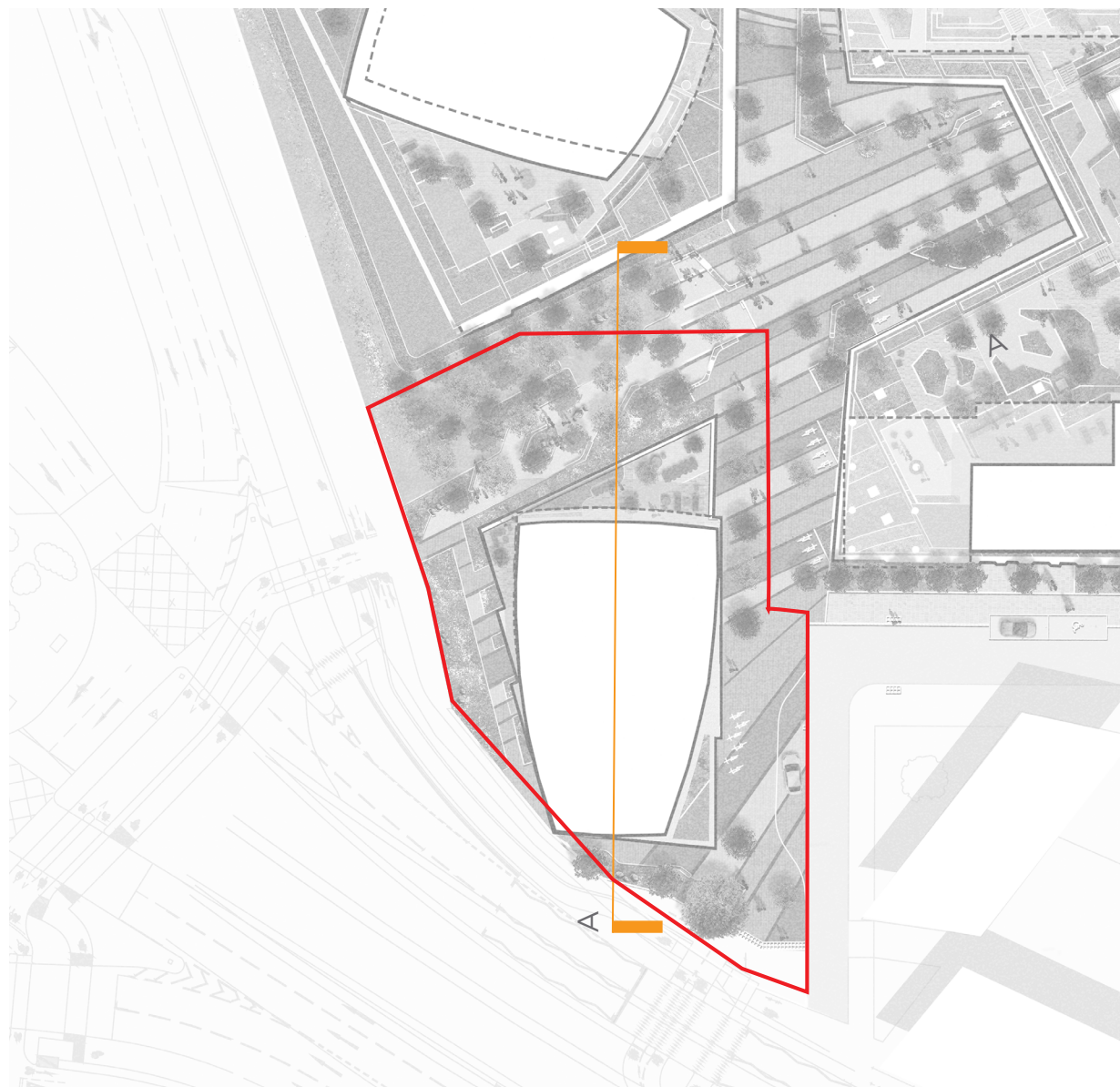


fig. 11: Section Location Plan, Block C, Plot 11, First Street

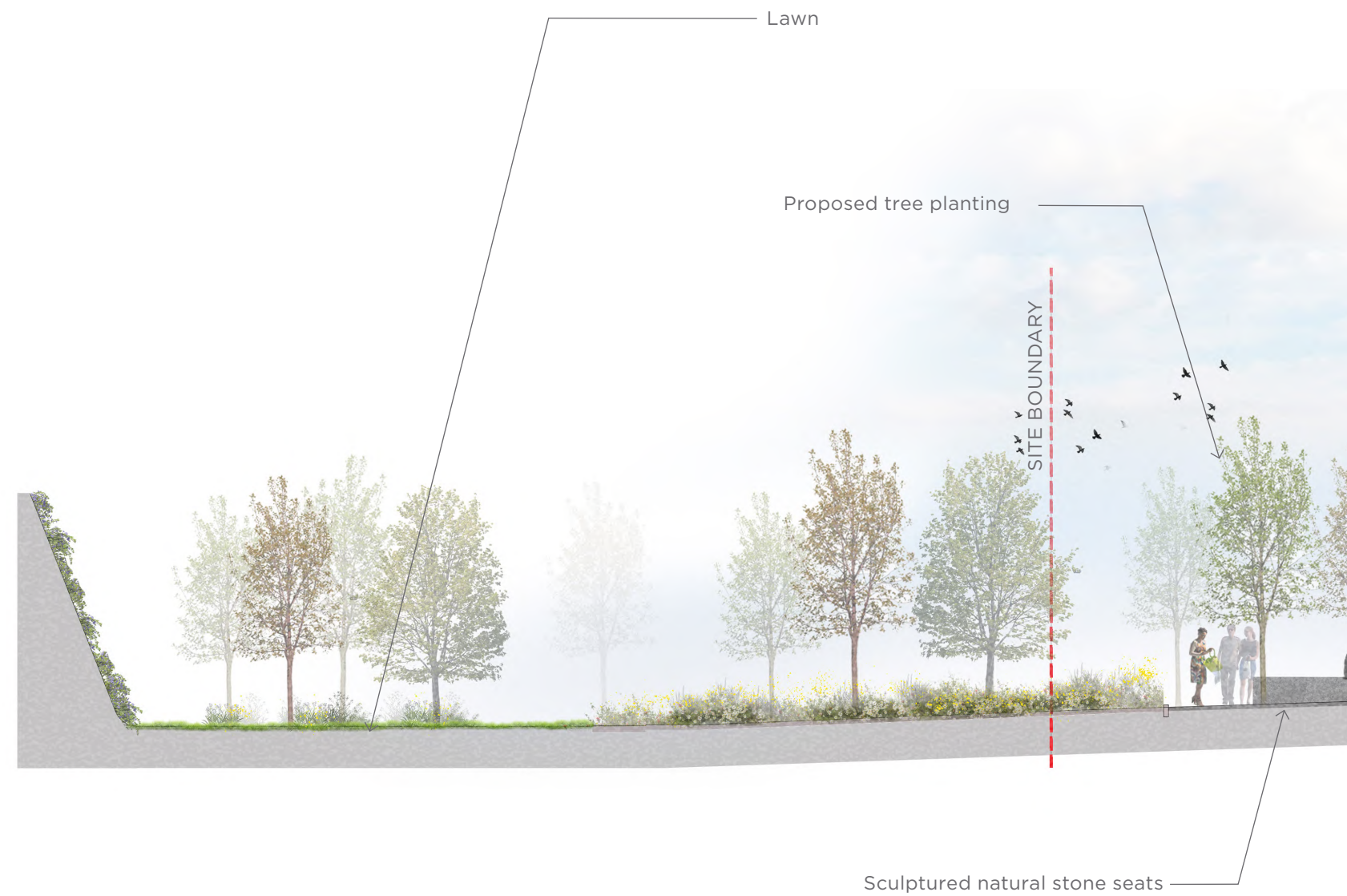
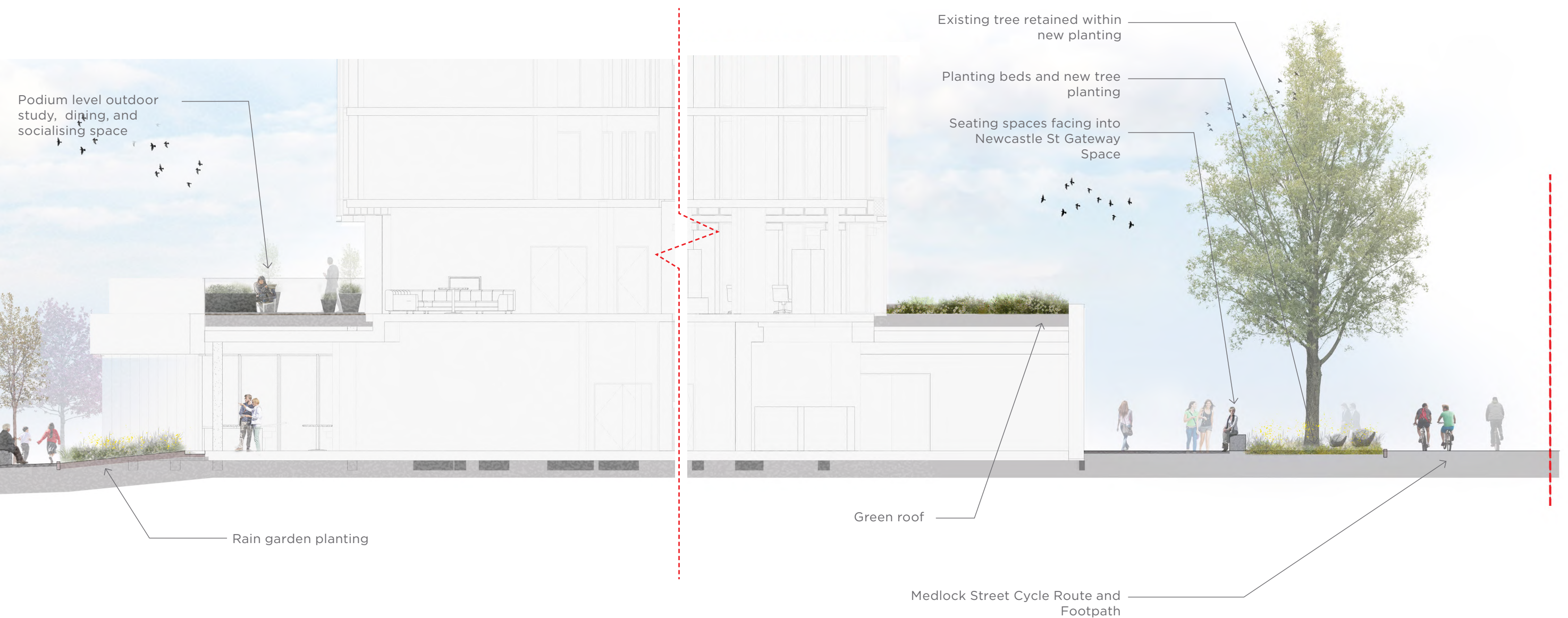


fig. 12: Section A-A



6. Detail Areas

6.1 Newcastle St Gateway Space



fig. 13: Newcastle Street Detail Plan, Block C, Plot 11, First Street



fig. 14: Public square precedent images

6.2 New Public Park



fig. 15: New Public Park, Block C, Plot 11, First Street



Trees in gravel, ULAP Square (Copyright: Rehwaldt Landschaftarchitekten)



Seasonal bulbs



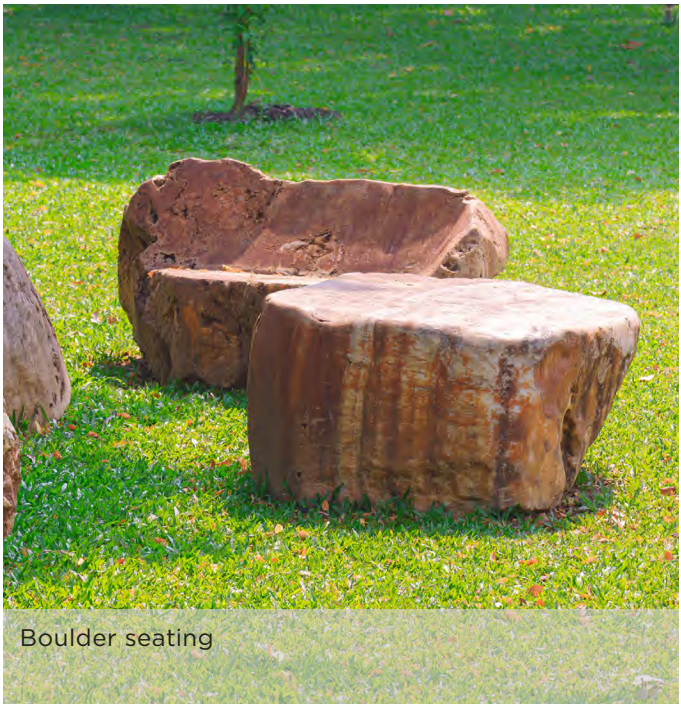
Trees in gravel (Copyright: MAAK Space)



Pollinator friendly perennial planting



Trees in gravel
(Copyright: @danielavalentinifortografie)



Boulder seating

fig. 16: New Public Park precedent images

6.3 Podium Terrace





Wildflower roof



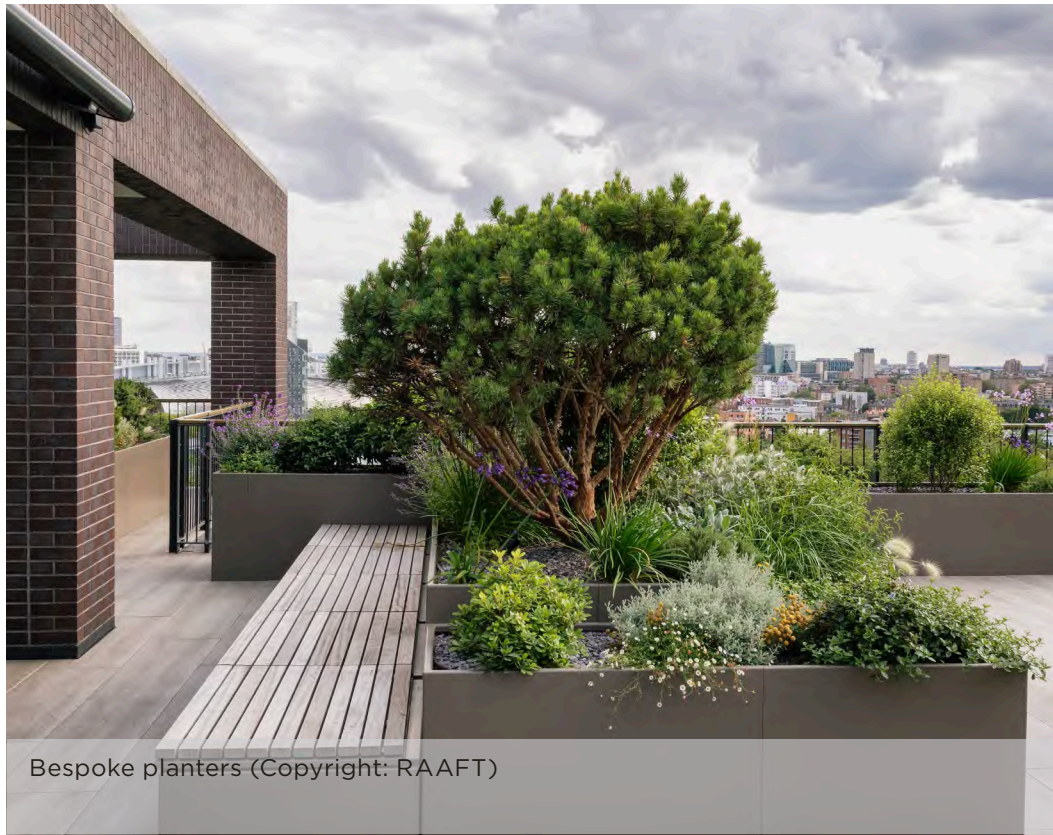
Bespoke planters (Copyright: RAAFT)



Sedum roof



Bespoke planters (Copyright: RAAFT)



Bespoke planters (Copyright: RAAFT)

fig. 18: Podium Terrace precedent images

7. Materiality

7.1 Hard Landscape

Public Realm

PT1	Granite Setts	PPT4	Loose Gravel
	Size: 100 x 150/200/300mm		Size: 15-20mm
	Colour/finish: Dark grey mix		Colour/finish: Buff
PT2	Granite Setts		
	Size: 100 x 150/200/300mm		
	Colour/finish: Mid grey mix		
PT3	Granite Setts		
	Size: 100 x 150/200/300mm		
	Colour/finish: Light grey mix		
PT9	Granite Band		
	Size: 100 x 200mm		
	Colour/finish: Mid/dark grey mix		
PT10	Limestone Band		
	Size: 100 x 300mm		
	Colour/finish: Carlow blue		
PT14	Self Binding Gravel		
	Colour / Finish: Buff		

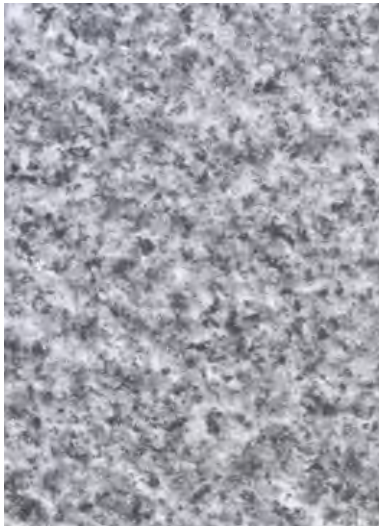
Podium

PPT1	Porcelain Paving
	Size: 100 x 150/200/300mm
	Colour/finish: Dark grey mix
PPT2	Clay Brick
	Size: 100 x 150/200/300mm
	Colour/finish: Buff
PPT3	Resin Bound Gravel
	Size: 5-10mm
	Colour/finish: Ash

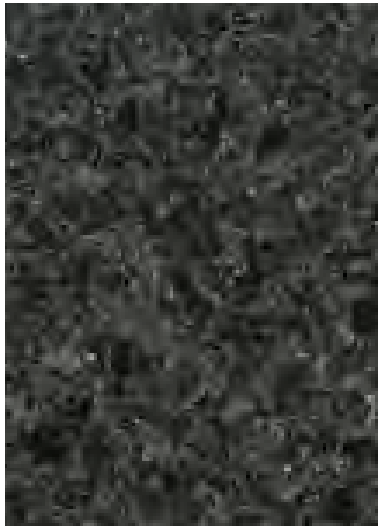


PUBLIC REALM MATERIALS

PT1 / 2 / 3



PT9 / 10



PT14



FT4



PODIUM MATERIALS

PPT1 / 2



PPT3 / 4



7.2 Street Furniture

Public Realm Street Furniture

FT3	Boulder seating Size: varies Material: Mixed glacial boulders
FT4	Granite Bench Size: varies Material: Granite Colour/finish: Kobra / Flamed
FT6	Telescopic Bollard Product: Stainless Steel Bollard Colour/finish: Brushed
FT9	Bike Stand Product: Ride Bike Rack or equal and approved Material: Aluminium Colour/finish: Dark grey / Polyester powder coated

Terrace External Furniture

PFT13	Raised planter Size: Varies Material: Galvanised Steel Finish: Polyester powder coated
PFT24	Long table with stools Material: Cast Aluminium Finish: Polyester powder coated
PFT25	Bar table with stools & power sockets Material: Cast Aluminium Finish: Polyester powder coated
PFT27	Sofas & Coffee Table Material: Polythene



fig. 19: Indicative furniture palette

8. Planting

8.1 Concept

The indicative palette of tree planting has been chosen to create an attractive public realm with seasonal variation in colour, scent, and texture. Planting types have been selected to complement the proposed softworks along the Block C boundary to ensure a cohesive approach across the entire First Street development. Proposed species are selected for their suitability in urban environments and the site's specific microclimate.

The proposed planting areas are listed below:

1. New Public Park

- Amenity lawn with swathes of seasonal bulbs
- Semi-mature, clear-stem trees
- Rain garden planting
- Pollinator-friendly perennials

2. Streetscape

- Colourful pollinator-friendly planting
- Hardy, pollution tolerant species

3. Public realm

- Semi-mature, clear-stem trees(in-ground and in planters)
- Textural evergreen species and herbaceous perennial planting

4. Podium Terrace and Green Roof

- Textural evergreens and herbaceous perennials (mirroring those proposed in the wider First Street development) are proposed on the Podium Terrace.
- Sedum beds and wildflower blankets are proposed on the Green roof.



- LEGEND
- Public realm
 - New Public Park
 - Streetscape
 - Podium Terrace
 - Green roof

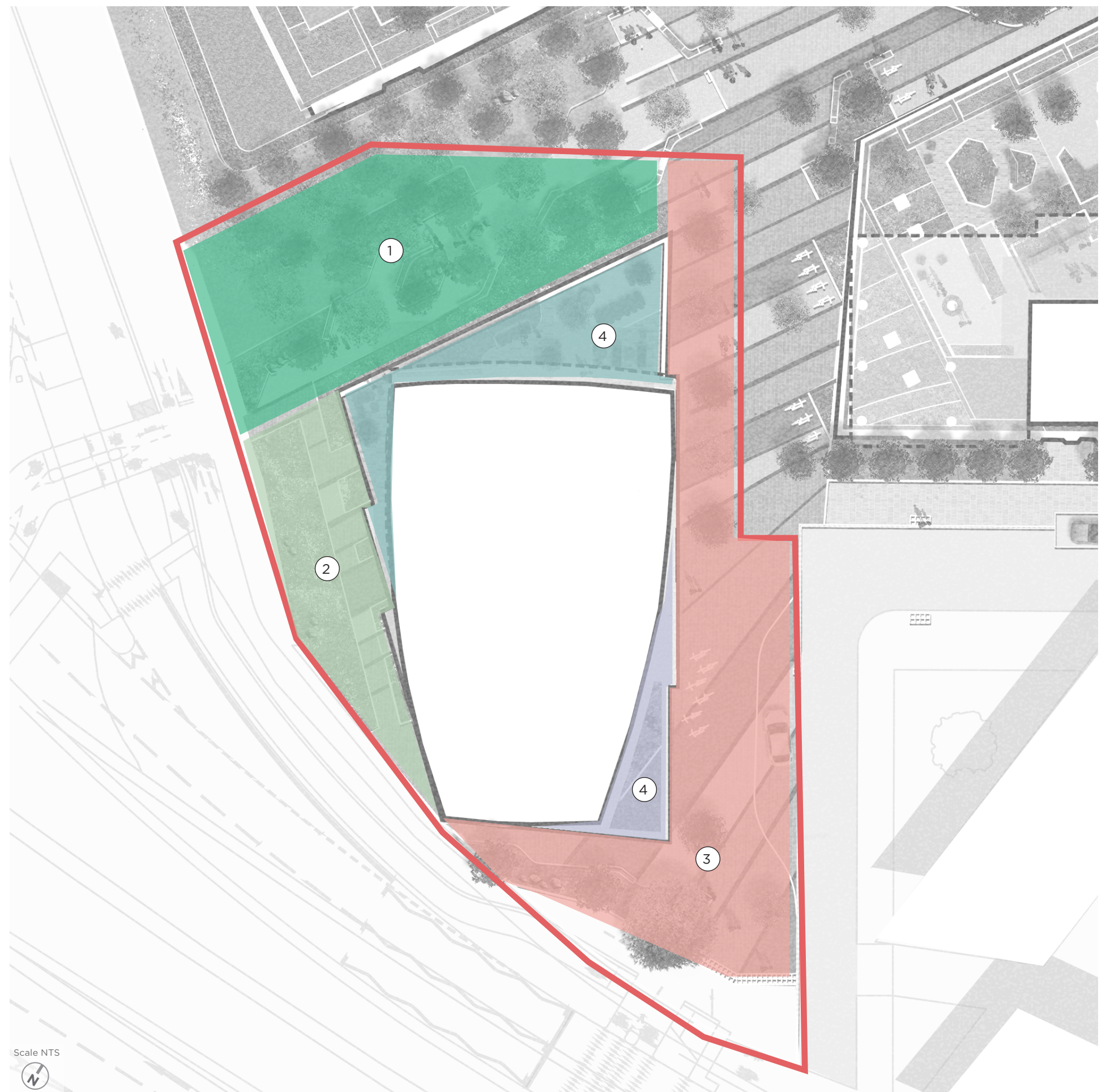


fig. 20: Planting Zones

8.2 Trees

36 trees will be planted in total as part of the revised public realm proposal (3 additional trees to the extant scheme). Of these, 6 are proposed in planters (on the terrace and Newcastle Street) and 30 in ground (at ground level). The existing mature Norway Maple tree, located at the southern end of Newcastle Street, is to be retained and its setting enhanced with new planting. The new trees will provide seasonal interest and habitat opportunities for urban wildlife. This tree planting will help to visually extend the established corridor of trees along Princess Road northwards, connecting Block C to its surrounding green infrastructure context and enhancing this green link towards Manchester City Centre.

Public Realm & Park

T1	Acer platanoides ‘Emerald Queen’ 25-30cmg / 5.0-5.5m H / 2.5m clear stem
T2	Prunus avium ‘Plena’ 25-30cmg / 5.0-5.5m H / 2.5m clear stemm
T3	Pyrus calleryana 25-30cmg / 5.0-5.5m H / 2.5m clear stem
T4	Liquidambar styraciflua ‘Worplesdon’ 25-30cmg / 5.0-5.5m H / 2.5m clear stem
T5	Sorbus aucuparia 25-30cmg / 5.0-5.5m H / 2.5m clear stem

Street Trees - in-ground

T6	Acer campestre ‘Elsrijk’ 25-30cmg / 5.0-5.5m H / 2.5m clear stem
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Street Trees - in-planters

T7	Amelanchier alnifolia ‘Northline’ multi-stem / 3.5-4.0m H
T8	Cercidiphyllum japonicum multi-stem / 3.5-4.0m H

Podium

T8	Cercidiphyllum japonicum multi-stem / 3.5-4.0m H
T9	Betula utilis jacquemontii multi-stem / 3.5-4.0m
T10	Perrotia persica multi-stem / 3.5-4.0m H

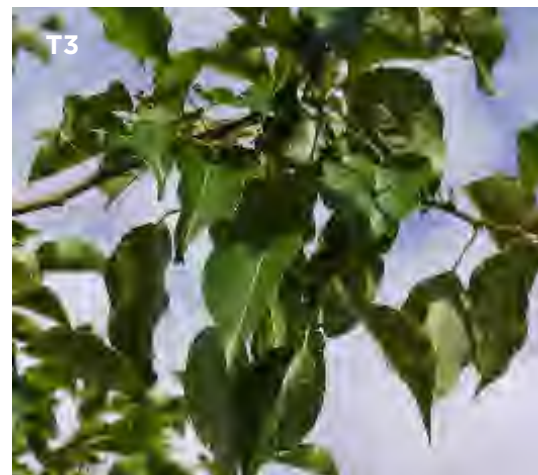
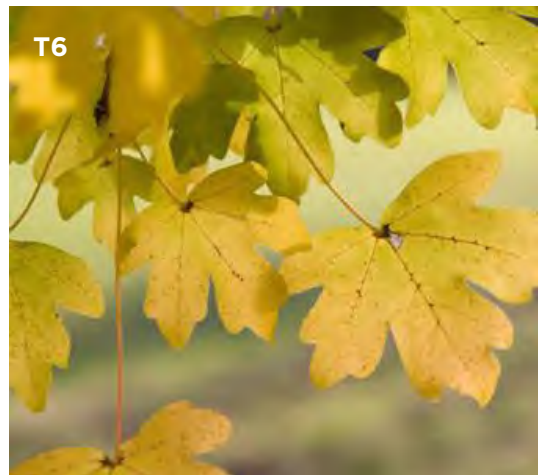
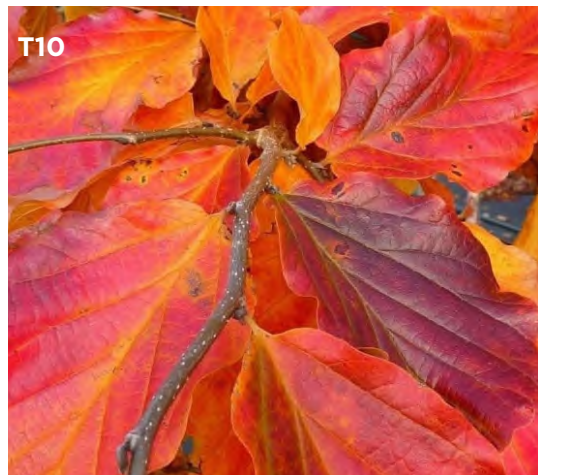


fig. 21: Indicative tree planting palette

8.3 Shrubs & Perennials

The palette of shrubs, perennials and ornamental grasses, within the public realm and podium, is to include the following species.

Public Realm

- Hakonechloa macra
- Pachysandra terminalis
- Miscanthus nepalensis
- Santolina ‘Rosmarinifolia’
- Stachys byzantina
- Stipa tenuissima
- Vinca minor

Park

- Actea var.
- Astilbe var.
- Anemone x hybrdia
- Geranium oxonianum ‘Lace Time’
- Hedera helix
- Persicaria bistorta ‘Superba’
- Rudbeckia hirta ‘Indian Summer’

Streetscape

- Allium schoenoprasum
- Euonymus japonicus ‘Microphyllus Aureovariegatus’
- Hebe salicifolia
- Lonicera pileata
- Mentha spicata
- Origanum vulgare
- Rosmarinus officinalis
- Symphytum officinale

Podium

- Achillea millefolium
- Aquiligea var.
- Brunnera macrophylla
- Calamagrostis brachytricha
- Campanula persicifolia
- Echinacea purpurea
- Festuca rubra rubra
- Filipendula ulmaria
- Galium verum
- Genista lydia
- Hakonechloa macra
- Helictotrichon sempervirens
- Molinia caerulea
- Perovskia atriplicifolia
- Saxifraga fortunei
- Sedum spathulifolium ‘Purpureum’



fig. 22: Indicative planting palette

