



ONE PARK PLACE

Landscape Design Workbook
September 2023

Document Control			
Issued by	Land Studio		Tel: 01244 319 019
	The Old Rectory St Marys Hill Chester CH1 2DW		www.landstudio-uk. com
Client	Hodder + Partners		
Project Name	One Park Place		
Document Title	Landscape Workbook		
Document Ref	368-XX-XX-RP-L-0001		
Status	Stage 3 Planning		
Publish Date	31-08-2023		

Document Revision Record			
Issue Number	Status	Date	Revision Details
P01	S0	05-09-23	First Issue
P02	S2	08-09-23	For DTM
P03	S0	27-09-23	Draft for Review
P04	S4	05-10-23	For Planning
P05	S4	08-01-24	Plan Updates

This document has been produced by Land Studio on behalf of Hodder + Partner. The contents of the document are intended for submission with a planning application related to the redevelopment proposals at One Park Place. Land Studio has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

CONTENTS

ONE PARK PLACE: INTRODUCTION 4

Site Location 5

ONE PARK PLACE: SITE CONTEXT 6

Historic Development 7

Park Place Synagogue 8

Future development 9

ONE PARK PLACE: DESIGN INSPIRATION 10

Courtyard Spaces 12

Roof Terrace 14

ONE PARK PLACE: CONCEPT DESIGN 16

Ground Floor 17

Roof Terrace 18

Landscape Plan 19

Roof Terrace (NEXT STEPS) 20

ONE PARK PLACE: DESIGN DEVELOPMENT 21

Stage 3 Landscape Plan 22

Ground Floor 23

Ground Floor Features 24

Roof Terrace 25

Level 15 Features 26

ONE PARK PLACE: BLUE & GREEN INFRASTRUCTURE STATEMENT 27

Blue & Green Infrastructure statement 28

ONE PARK PLACE: **INTRODUCTION**

01

ONE PARK PLACE: SITE LOCATION

Located within the Great Ducie Street SRF Masterplan the site forms part of the wider strategic regeneration framework.

The proposed development sits on the corner of Park Place and Cheetham Hill Road. Future proposals seek to provide a pedestrian link from Park Street to Park Place along Skip Place and a new service road to the west of the tower.

Currently the area is predominantly made up of commercial workshops, however, the wider masterplan aims to provide a mixed use development of residential, retail and commercial uses.



Site Location

ONE PARK PLACE: **SITE CONTEXT**

02

ONE PARK PLACE: HISTORIC DEVELOPMENT

The Strangeways area of Manchester has changed significantly over the past 150 years from open fields to dense, residential and industrial uses in the 1900's and contemporary workshops which are home to the present day commercial and light industry uses

1850



In 1850 the site was empty, part of field and farmland on the outskirts of the developing City of Manchester. It is inherent from the size and grandeur of the residences that this was an affluent part of the city with large townhouses with country style gardens.

1900



In 1900 the site was home to Park Place synagogue within what was recognised as the Jewish quarter of Victorian Manchester, the synagogue itself was later destroyed by an air raid during WW2.

2023



On the present day site sits a disused commercial unit which previously operated as a Jewellery merchants.

ONE PARK PLACE: PARK PLACE SYNAGOGUE

Park Place Synagogue used to occupy the site, until on the 1st June 1941, it was completely destroyed by aerial bombing during the Second World War.

The building was revivalist in style and fused Venetian, Romanesque, Gothic and Moorish influences. Geometric patterns, most typically making use of intersecting straight lines which are rotated to form a radiating star-like pattern, were common in Islamic architecture generally and across Moorish architecture.

Perhaps the most characteristic arch type of Moorish architecture generally is the so-called "Moorish" or "horseshoe" arch. This is an arch where the curves of the arch continue downward past the horizontal middle axis of the circle and begin to curve towards each other, rather than just forming a half circle.

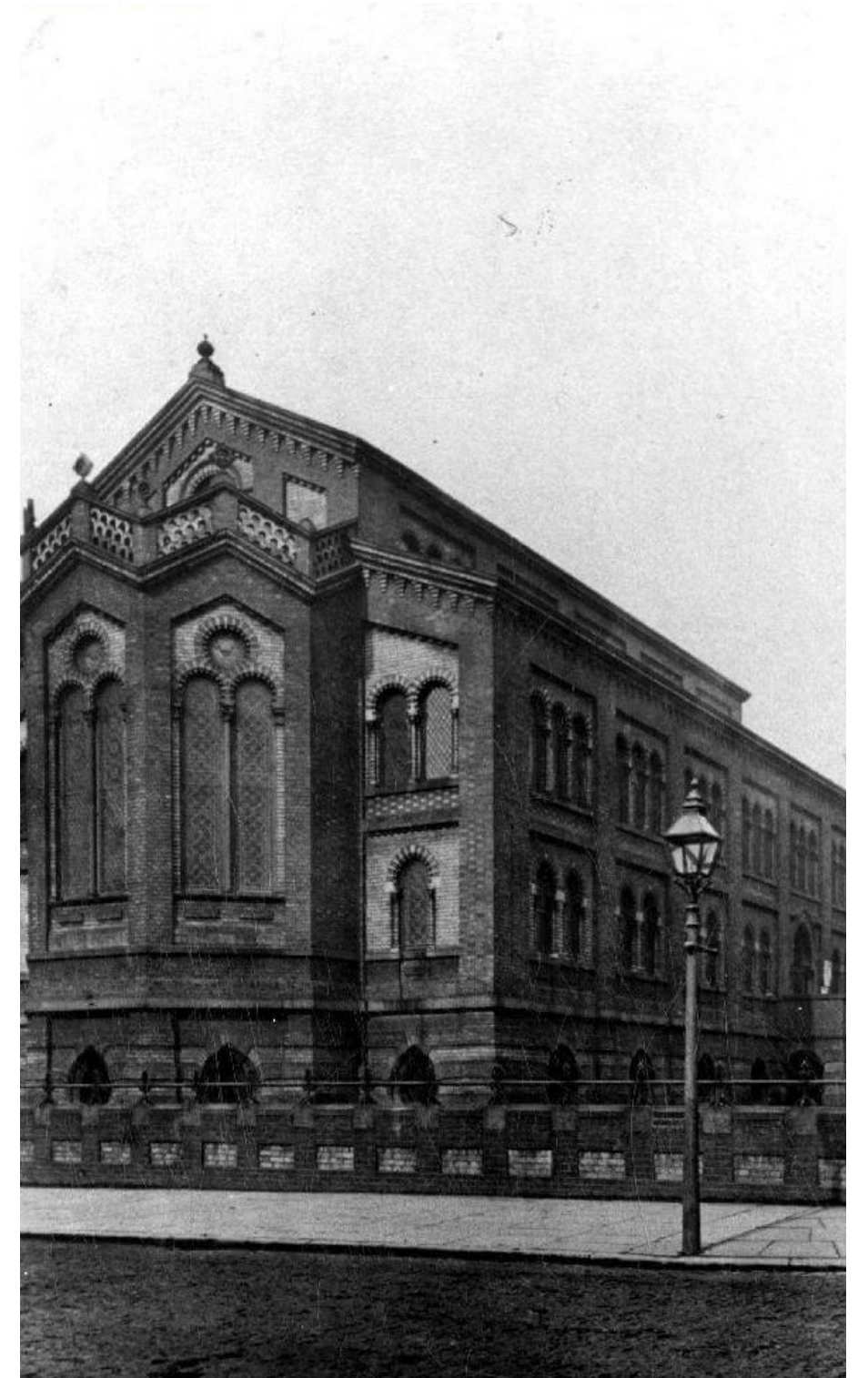
There may be opportunity to create subtle historical references within the landscape design which relate to the site's former use as a synagogue.



The interior of Park Place Synagogue. The photograph was produced by Guttenberg, Manchester



Extract from Manchester's collection of maps showing bomb damage sustained between 1939-45.



The exterior of Park Place Synagogue. Photographed by W.H. Fischer in 1866

ONE PARK PLACE: FUTURE DEVELOPMENT

Park Place forms part of the Great Ducie Street SRF masterplan, there are a number of public spaces within the Strategic Generation Framework.

Park Place will form a pocket of semi-private space along a route at the south of the tower, which connects to a larger piece of public realm at the centre of Park Place Character Area.

The space will form a small plaza in the south west corner of the site where the public and residents can dwell in a semi-enclosed courtyard amongst verdant planting with a mix of playful seating edges.



ONE PARK PLACE: **DESIGN INSPIRATION**

03



VERDANT COURTYARDS BETWEEN BUILDINGS

NEWSWALK ENTRY GARDEN

ONE PARK PLACE: COURTYARD SPACES

Courtyards provide interesting spaces between buildings bringing planting, seating and incidental play into compact urban pockets, providing a semi-enclosed landscapes for the residents to sit and enjoy.



Incidental seating, lighting and play



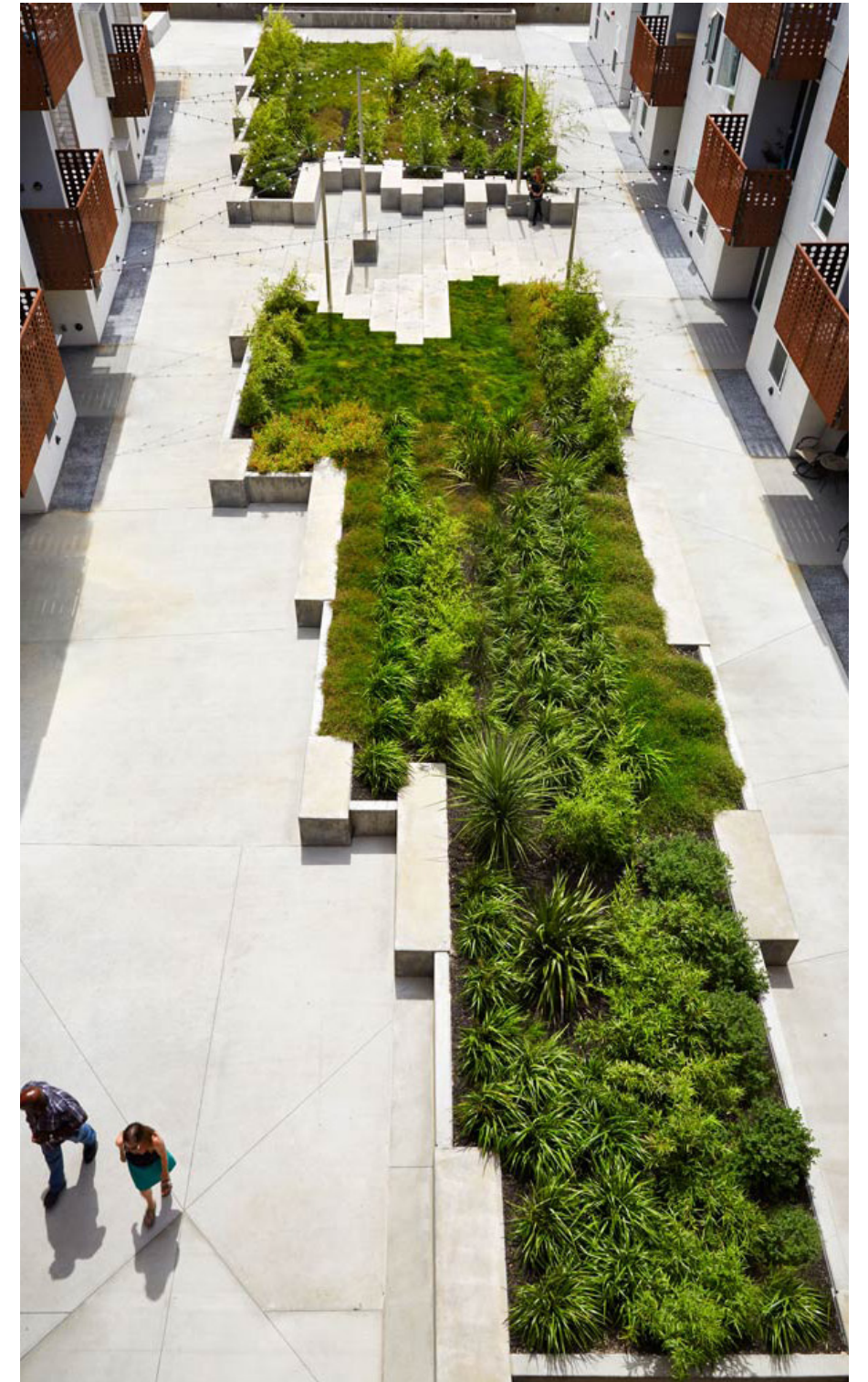
Connecting views and routes through the building



Verdant planting



Raised planters and seating edges



Clear desire lines and permeable routes



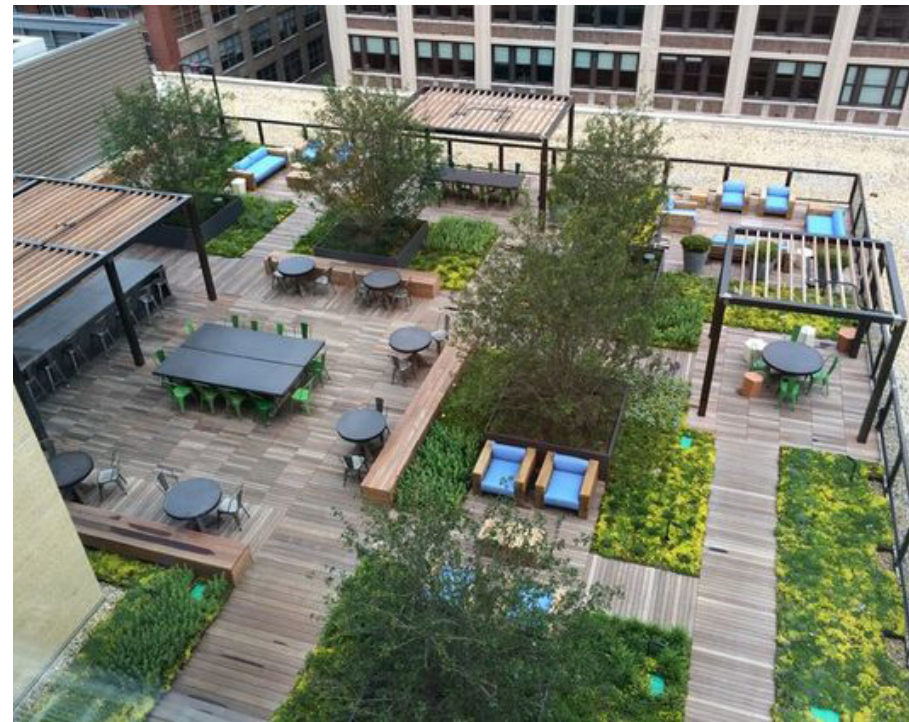
INTERESTING
SPACES FORM
OPPORTUNITIES
FOR CONNECTIVITY,
DWELL AND PLAY.

ONE PARK PLACE: ROOF TERRACE

The residential roof terrace at Park Place will create a multi-functional space for residents to utilise with both communal and more semi-private areas, providing a range of zones for activities including, outdoor cooking and dining, work stations and relaxing seating spaces.



Raised planters



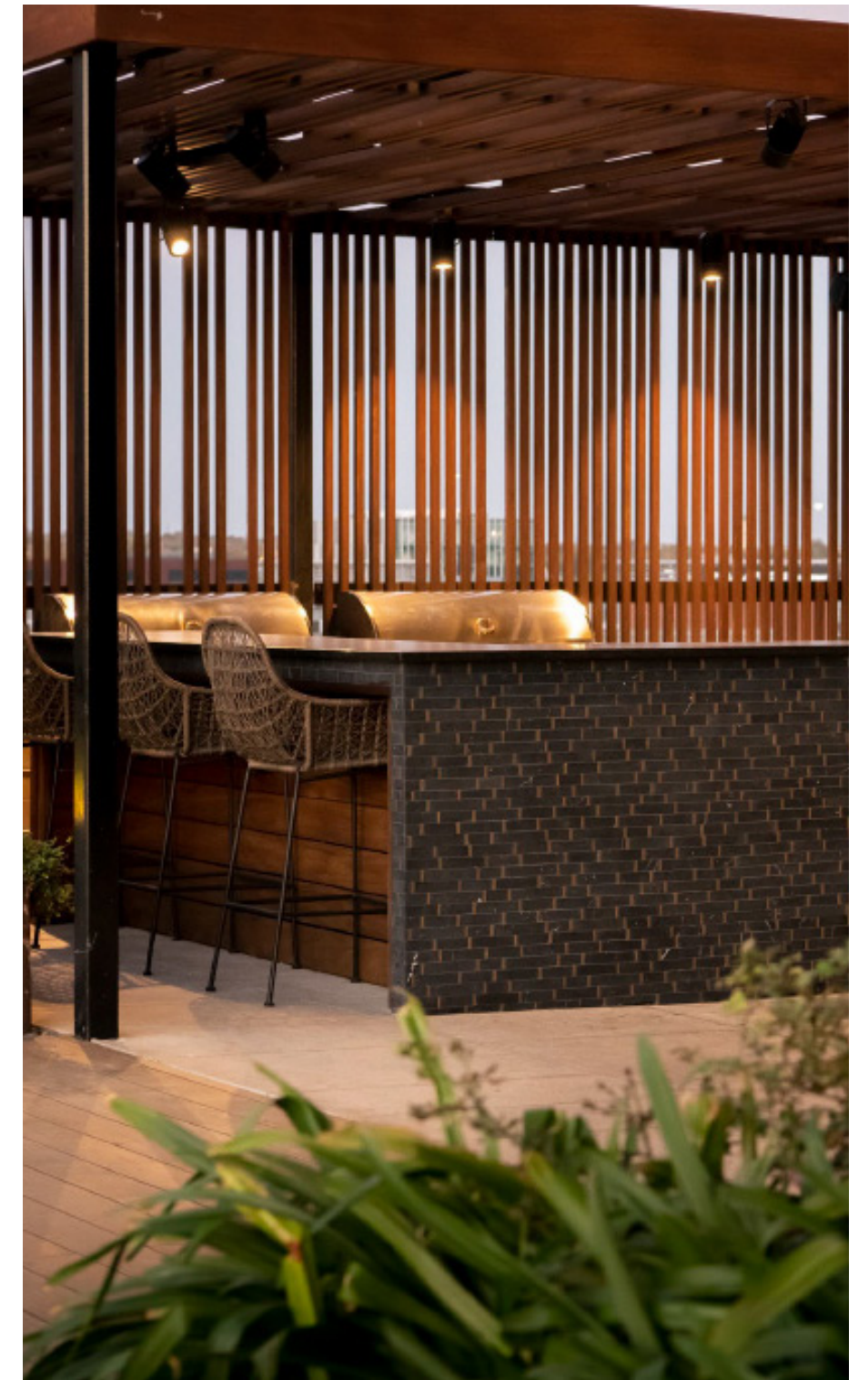
A range of communal and intimate spaces



Robust seating areas



Roof top exercise space



Outdoor cooking and dining

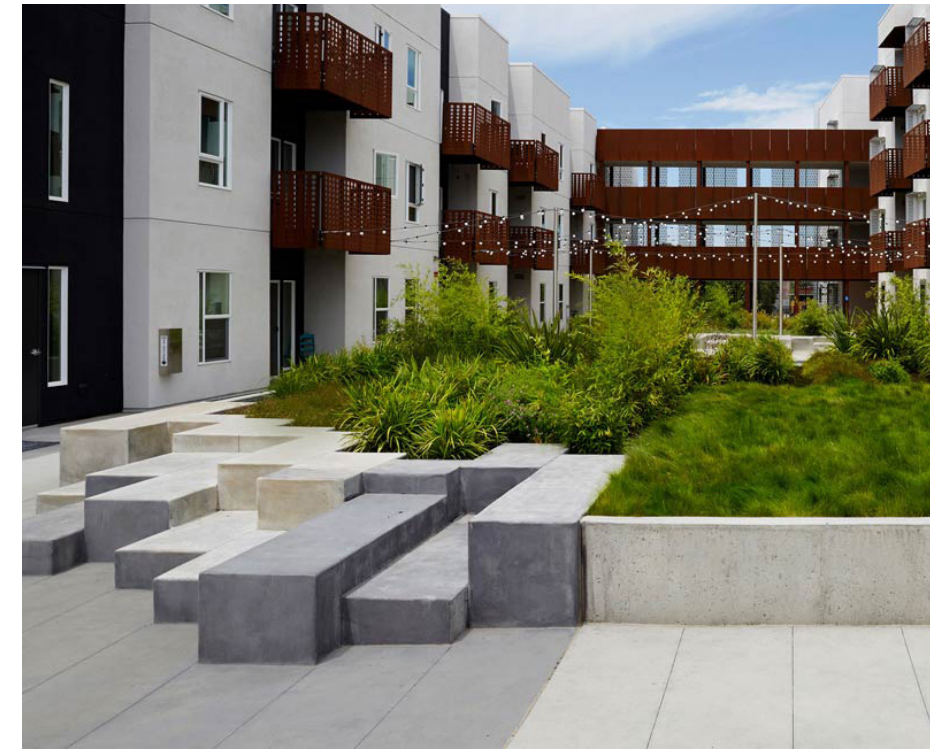
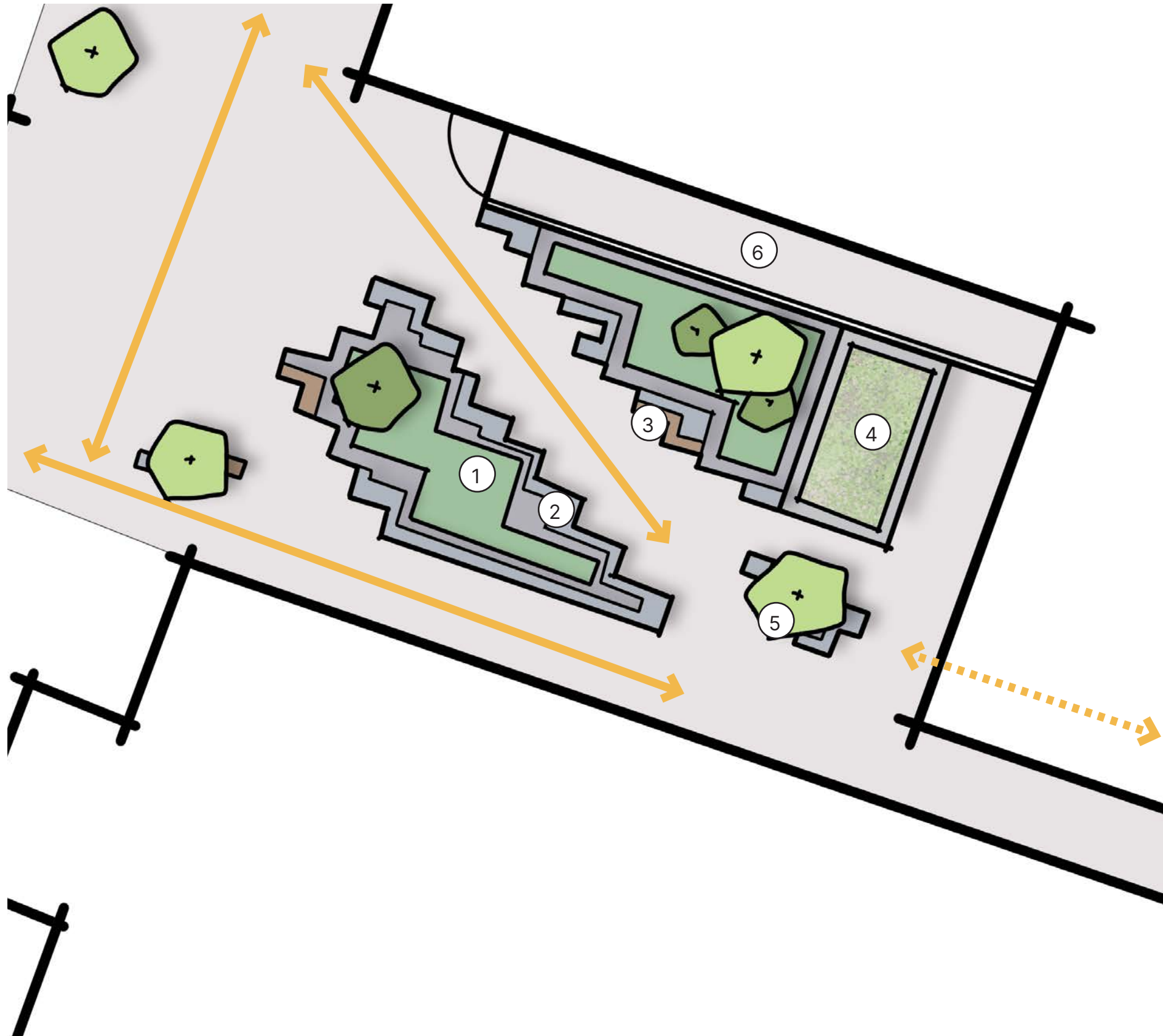


THE ARRANGEMENT
OF PLANTING AND
RAISED PLANTING
BEDS CAN FORM
A RANGE OF
INTERESTING
SPACES FOR
BOTH COMMUNAL
AND INDIVIDUAL
ENJOYMENT

ONE PARK PLACE: **CONCEPT DESIGN**

04

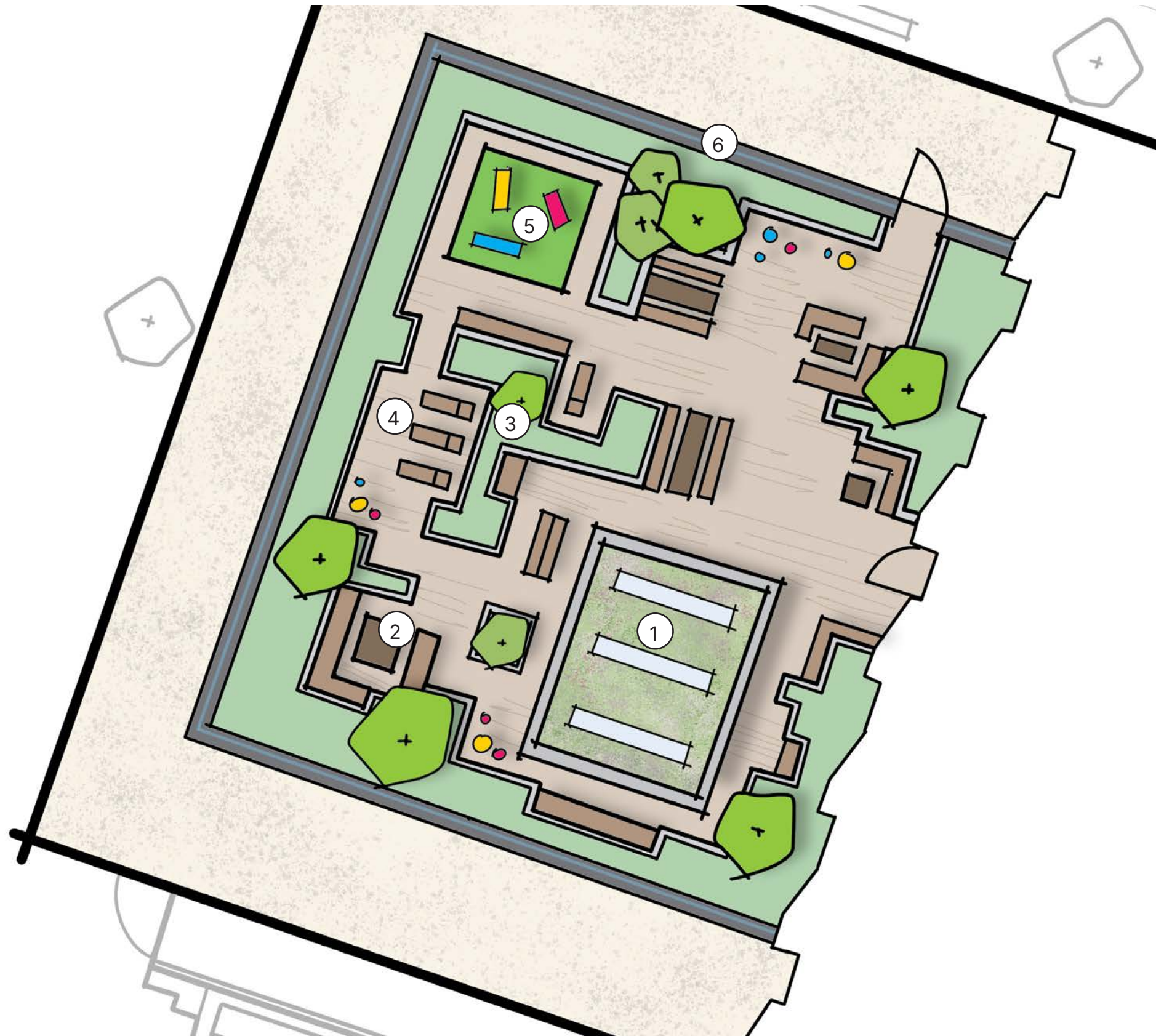
ONE PARK PLACE: GROUND FLOOR



Precedent Image: Rivermark Courtyard

1. Raised planters
2. Playful planter edge
3. Seating edges
4. External cycle store
5. Specimen trees
6. Screened refuge and escape route

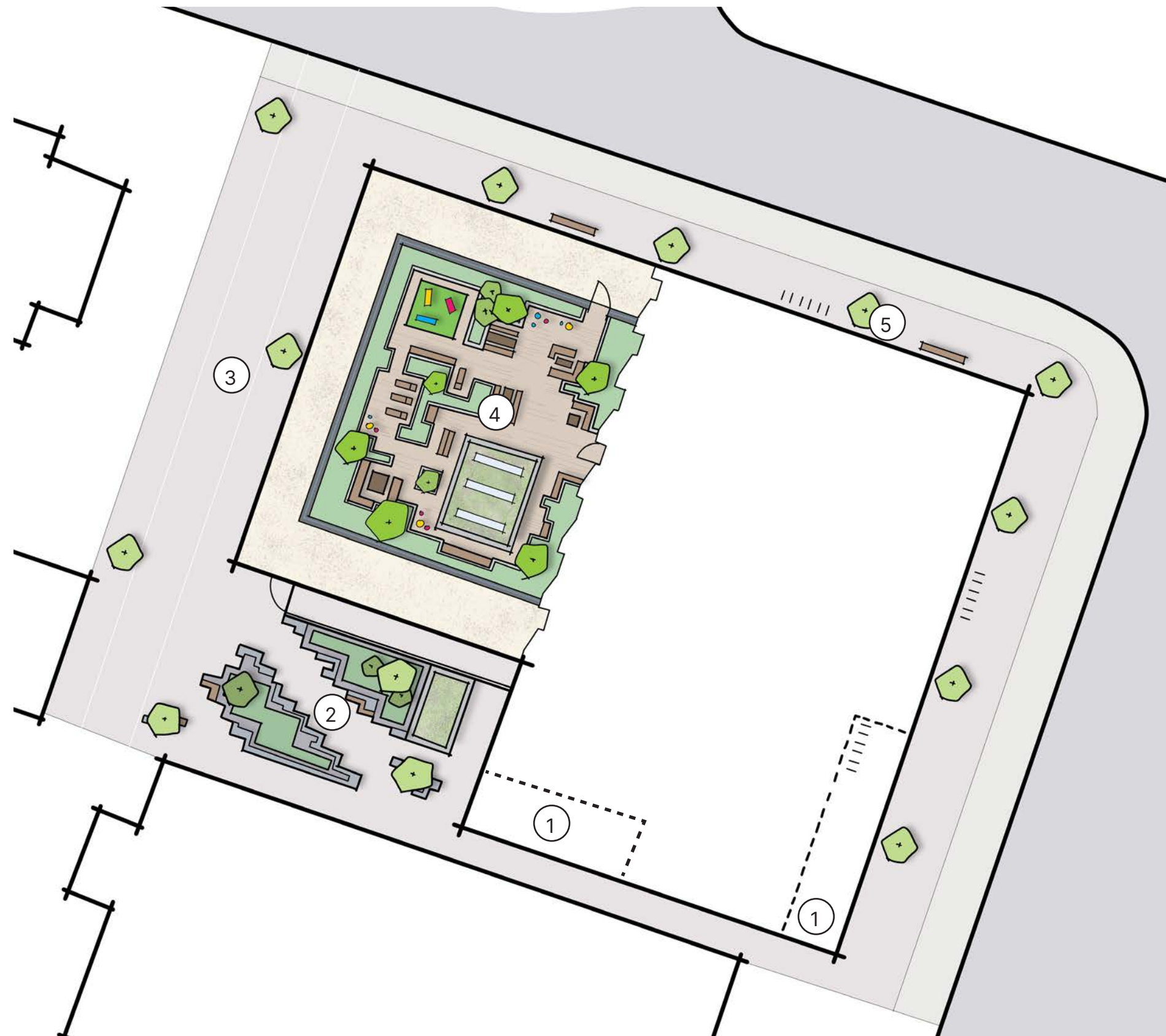
ONE PARK PLACE: ROOF TERRACE



Precedent Image: Etagen Roof Terrace

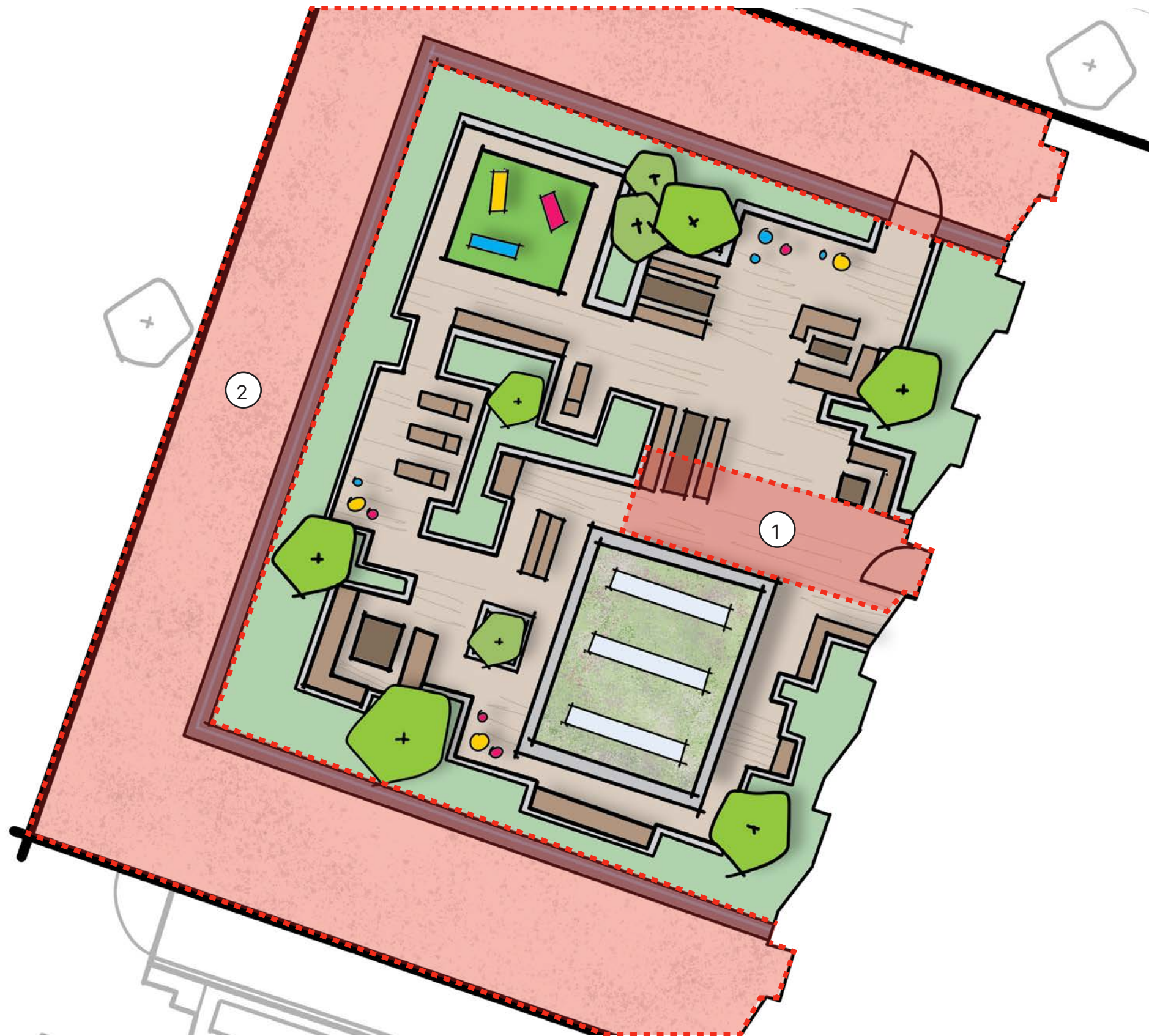
1. Rooftop kitchen & workstation
2. Integrated seating
3. Raised planters
4. Sun loungers
5. Yoga lawn
6. Protective screen

ONE PARK PLACE: LANDSCAPE PLAN



1. Colonnade
2. Connecting Public Space
3. Service Access
4. Roof Terrace
5. Enhanced streetscape & cycle stands

ONE PARK PLACE: ROOF TERRACE (NEXT STEPS)



1. Following an initial review with Hodders + Partners we will explore the options for integration of a ramp within the landscape which will aim to provide an accessible route to the roof podium with the least impact on the usable landscape space
2. Following the increase in height of the parapet wall we will look to integrate the maintenance strip into the terrace design whilst ensuring that it is still accessible and clear of fixed elements for maintenance tasks.

ONE PARK PLACE: **DESIGN DEVELOPMENT**

05

ONE PARK PLACE: STAGE 3 LANDSCAPE PLAN



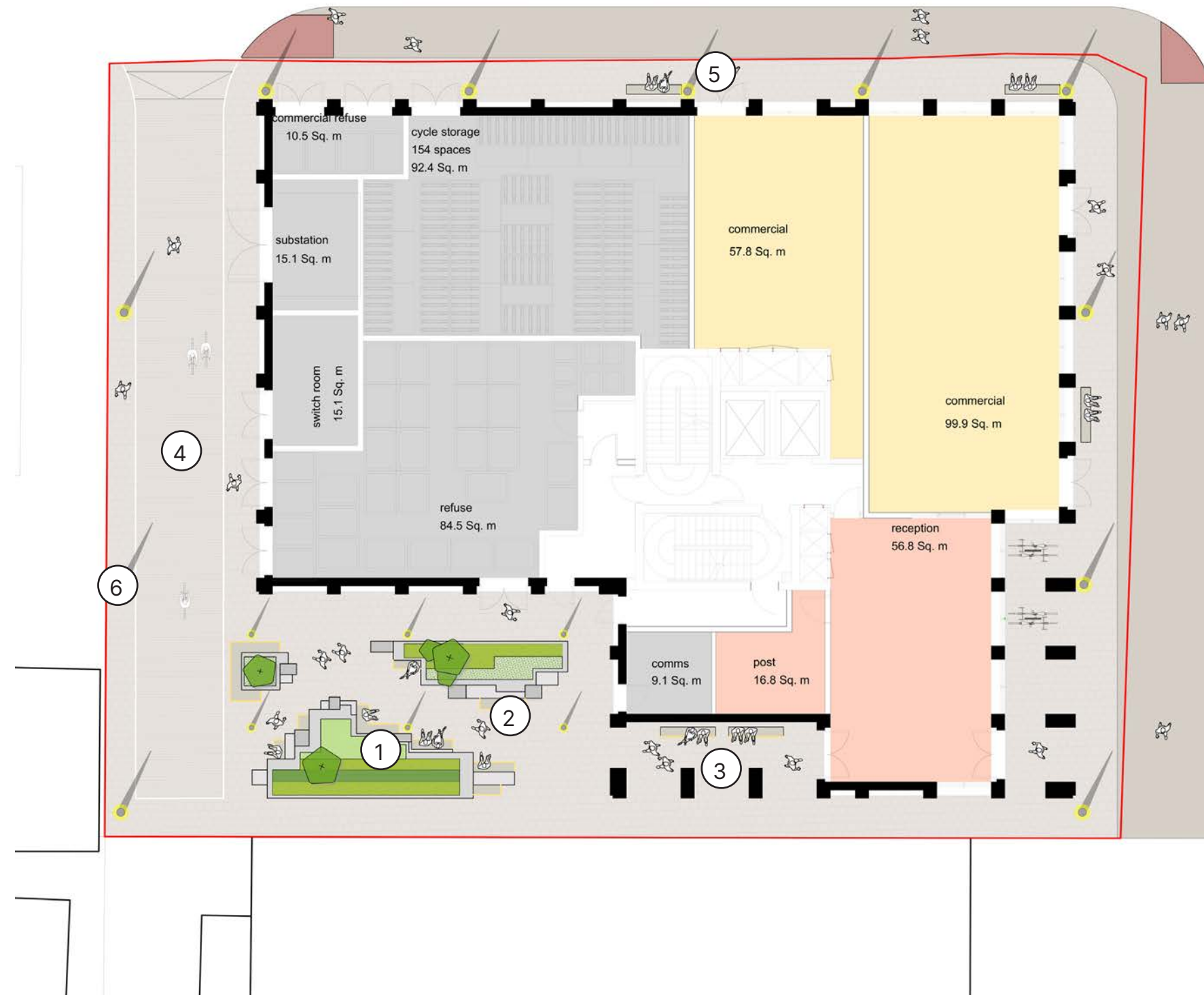
Precedent Image: Rivermark Courtyard



Precedent Image: Etagen Roof Terrace

ONE PARK PLACE: GROUND FLOOR

PARK PLACE



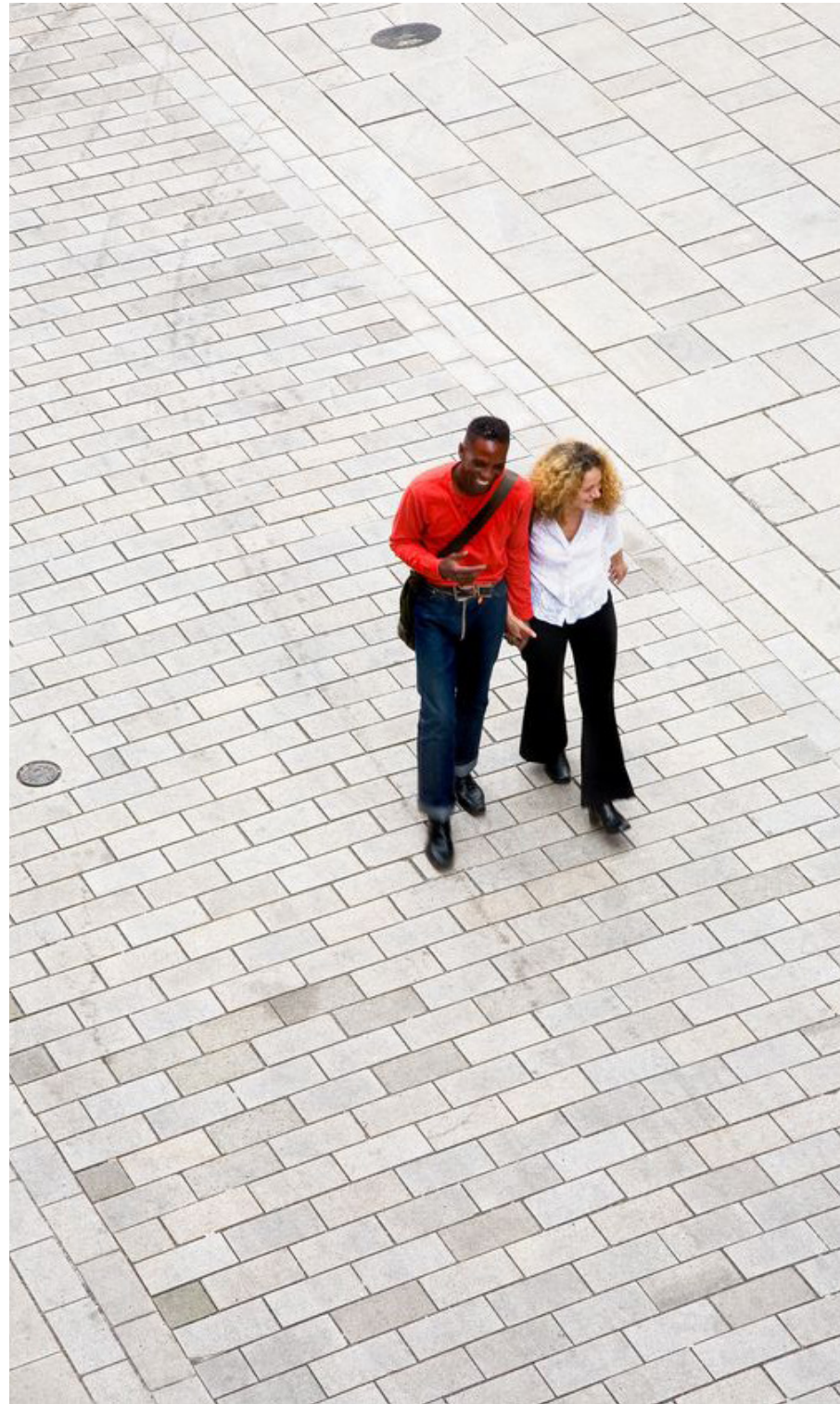
1. Raised planters
2. Playful stepped planter edge/ seating
3. Seating colonnade
4. Pedestrian priorities service road
5. Streetscape seating
6. Street lighting

ONE PARK PLACE: GROUND FLOOR FEATURES

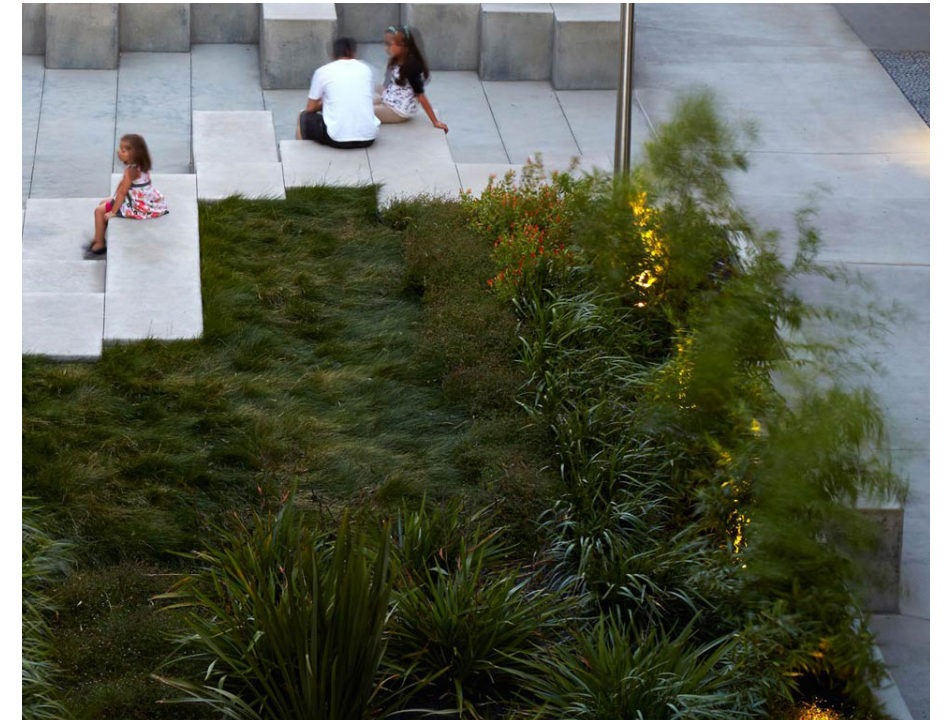
The ground floor courtyard will be a robust space with stepped concrete seating edges, shade tolerant planting, green screening and subtle lighting to help generate a sense of security and natural surveillance.



Stepped concrete seating edge



Pedestrian priority access street



Raised shade tolerant grass and planting areas



Subtle lighting strategy

ONE PARK PLACE: ROOF TERRACE



1. Access ramp and handrail (1:13)
2. Roof kitchen / workspace
3. Communal dining
4. Raised planters
5. Seating edges
6. Sun loungers
7. Wellbeing lawn
8. Outdoor games table
9. Lighting bollards
10. Maintenance strip
11. Parapet wall

ONE PARK PLACE: LEVEL 15 FEATURES

Level 15 will provide a variety of intimate and communal spaces for use by the residents with spaces to dine, work, exercise and relax. Lighting will illuminate the key spaces for use during evenings.



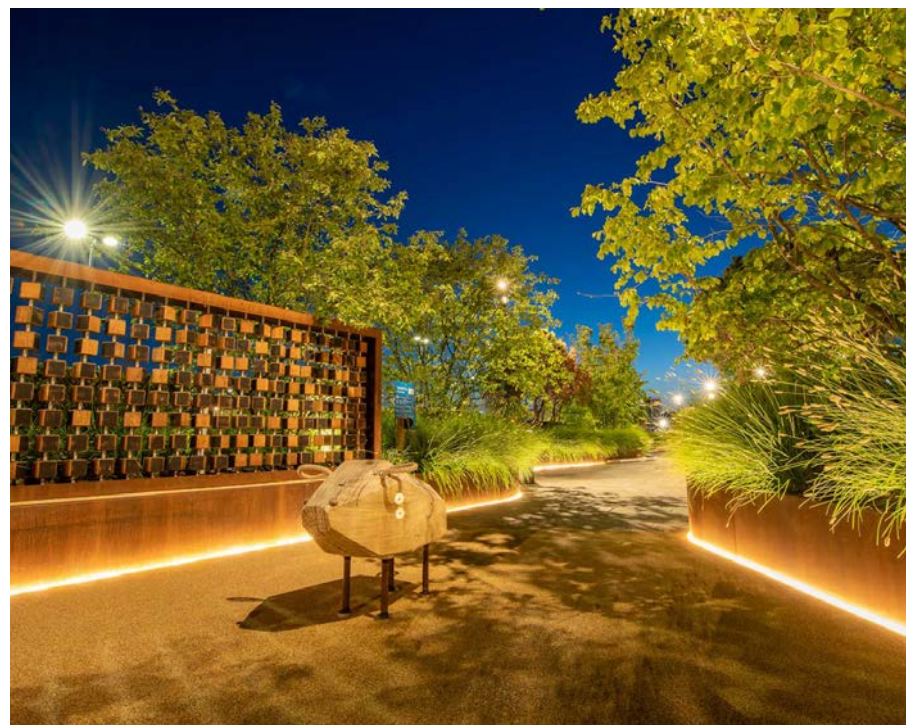
Raised planters and feature seating



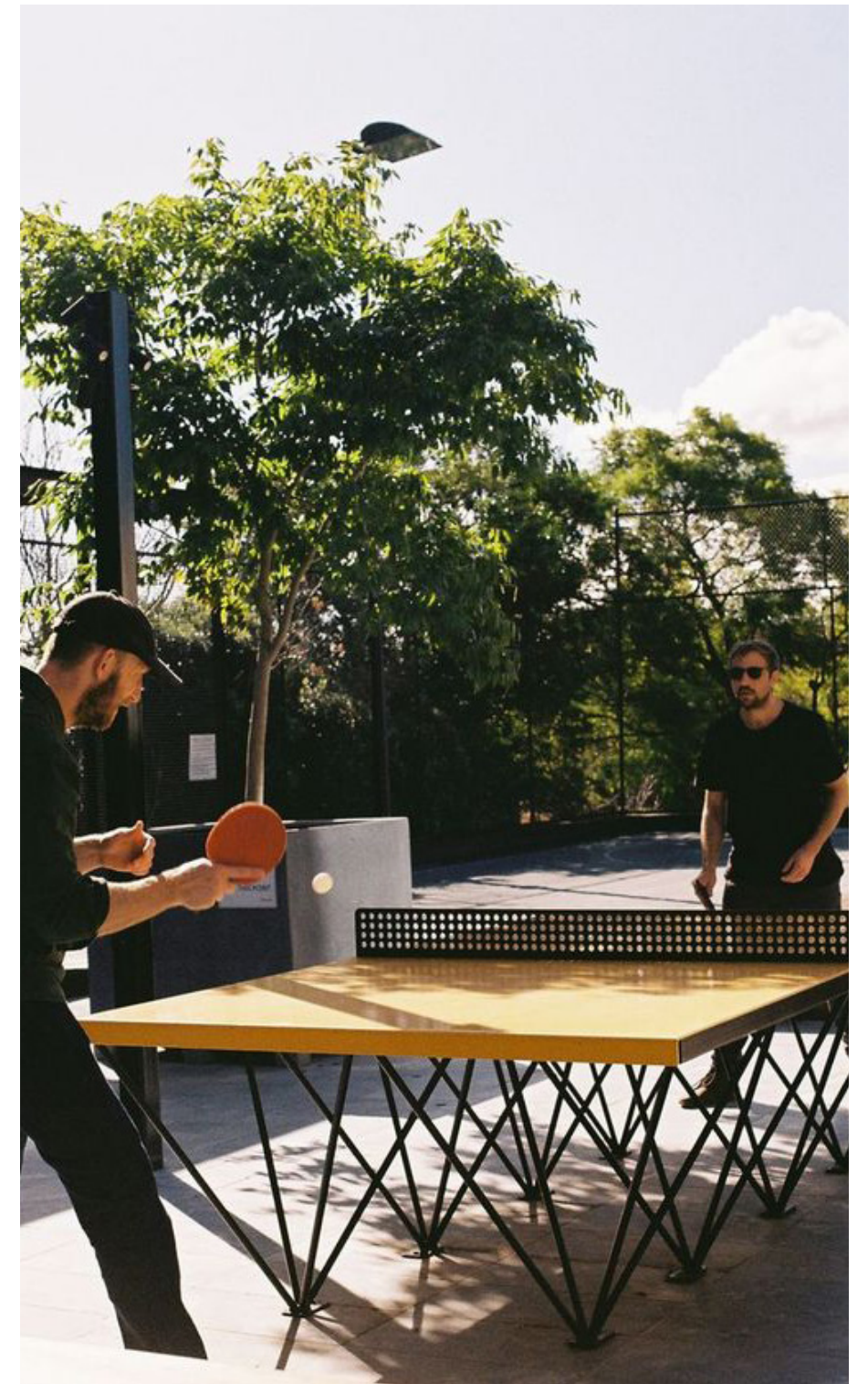
Roof top lawn space for wellbeing and exercise



Metal planter edge and podium paving



Strip lighting around feature seating



Outdoor ping pong

ONE PARK PLACE: **BLUE & GREEN INFRASTRUCTURE STATEMENT**

06

ONE PARK PLACE: BLUE & GREEN INFRASTRUCTURE STATEMENT

The proposed development at One Park Place provides an new semi-private courtyard and residential roof terrace at Level 15 which will contribute towards the urban street network of green infrastructure within the Great Ducie Street SRF and the wider City of Manchester in line with the Manchester Green and Blue Infrastructure Strategy 2015-25.

Relevant policies and documents:

- **Great Ducie Street SRF**
- **Manchester Biodiversity Strategy and Action Plan 2022-2030**
- **Manchester Green and Blue Infrastructure Strategy 2015-25**

Four objectives have been established to enable the vision to be achieved:

- 1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers*
- 2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.*
- 3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.*
- 4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.*

One Park Place

Within the context of One Park Place there a number of constraints which limit the sites potential to form direct connections to a wider Green Infrastructure network and the site should therefore be considered a stepping-stone which forms a connecting point within the urban street network of green infrastructure.

The existing site is largely devoid of any significant Green Infrastructure, with the only existing vegetation being self-seeded and of low quality as identified in the ecology report (Daylight Licensed Bat Survey and Ecological Assessment (ERAP (Consultant Ecologists) Ltd, 2023)). This demonstrates that the proposals will improve the quality of the green and blue infrastructure whilst providing space for residents and the public to enjoy.

There are a number of constraints which have been considered throughout the landscape design to ensure that the appropriate green and blue infrastructure has been considered and applied, including shade and drought tolerant planting to respond to the spaces enclosure and aspect to deliver a climate resilient planting strategy. The use of smaller street trees to respond to the scale of the space, trees which also provide fruit for local fauna such as birds, trees also provide shade

and help mitigate the urban heating effect.

A semi-private courtyard to the rear of the site will form a stepping stone to larger scale pieces of green infrastructure and public landscapes within the SRF and beyond to the wider city, which will also be connected via a number of ‘green streets’ within the proposed SRF masterplan. The courtyard reinforces a connecting pedestrian route to a larger piece of public realm and green infrastructure at the heart of the Park Place Character Area.

The development of the courtyard and the roof terrace will create physical and visual connections to green infrastructure promoting peoples connection to nature.

Proportionate to the scale of development the proposals bring forward:

- a semi-private courtyard (circa. 125m²) and;
- a landscaped residential podium roof terrace on Level 15 (circa 205m²).

The semi-private courtyard consists of;

- 16 sqm of raised planting
- 3no. trees
- seating areas
- lighting
- hard surfacing

The landscaped semi-private courtyard has been designed to provide a space for residents and visitors to dwell on playful seating edges of raised planters, with routes along key desire lines between. This is a heavily constrained space with a number of access and egress points into the space from the building including access to the refuse store and a colonnade space which leads to the main reception space. The courtyard is enclosed to 3 sides with a service road to the north allowing for public access.

A minimal dig approach has been taken in the courtyard due to underground constraints, large raised planters with playful stepped concrete edges will provide space for seating and informal play. The planters will accommodate a range of planting from species rich lawn to shade tolerant mixed planting and hedges. Single and multi-stem trees will attract birds and pollinators whilst providing shade for people using the space. Tree species will be selected based on being the

appropriate scale, being tolerant of shaded conditions and providing interest for birds and pollinators such as; Sorbus ‘Joseph Rock’, Robinia pseudoacacia ‘Umbraculifera’ and Amelanchier lamarckii. Planting will be shade and drought tolerant to ensure climate resilience and provide year round interest through seasonal colour and structure.

A subtle lighting strategy will reinforce natural surveillance and create a sense of security in the courtyard. Providing permeable, safe and attractive green routes.

Surface water will be managed through a combination of planting, permeable surfaces and an underground attenuation tank (28m³) which will be located in the service road to the north east. Refer to Drainage Strategy and drawing:

- 23321-ROS-00-00-RE-D-09001 - One Park Place - Drainage Strategy - Rev 1
- 23321-ROS-00-00-DR-C-09000-P02

The residential podium consists of;

- 60 sqm of raised planting
- 6no. trees / large shrubs
- seating areas
- lighting
- hard surfacing
- communal dining and workspace (greenroof)

The podium terrace will provide a communal outside space for residents and their visitors to utilise, the roof terrace creates a range of uses for both individual and communal use. Kitchen garden planting will provide fresh herbs and leafy greens for residents to use in the communal kitchen space, encouraging social dining.

Raised planters with drought and wind tolerant planting will form spaces on the terrace for a range of uses such as communal dining, working, relaxing, exercising and playing. The outdoor space will create opportunities for the residents wellbeing.