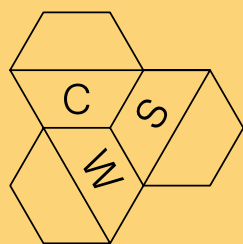
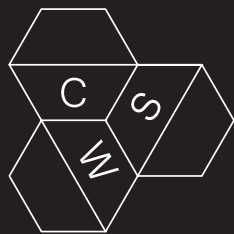


Old Mill Street, Manchester
Planting Strategy Document
2315-CWS-XX-XX-PP-L-1000_P03
-
November 2023



CW Studio
Landscape Architects

Contents

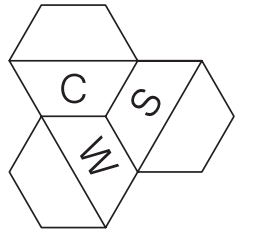


- 01 Introduction
- 02 Planting Strategy
- 03 Ground Floor
- 04 Upper Floors L01- L04
- 05 Top Floor L05
- 06 Roof
- 07 Maintenance

Document Control:

Project	Old Mill Street, Manchester	Prepared by	AM
Client	Urban Splash	Checked by	LM
Document Title	Planting Strategy	Approved by	LM
Document Number	2315-CWS-XX-XX-PP-L-1000	Revision	P03
		Date	24/11/2023

01 Introduction



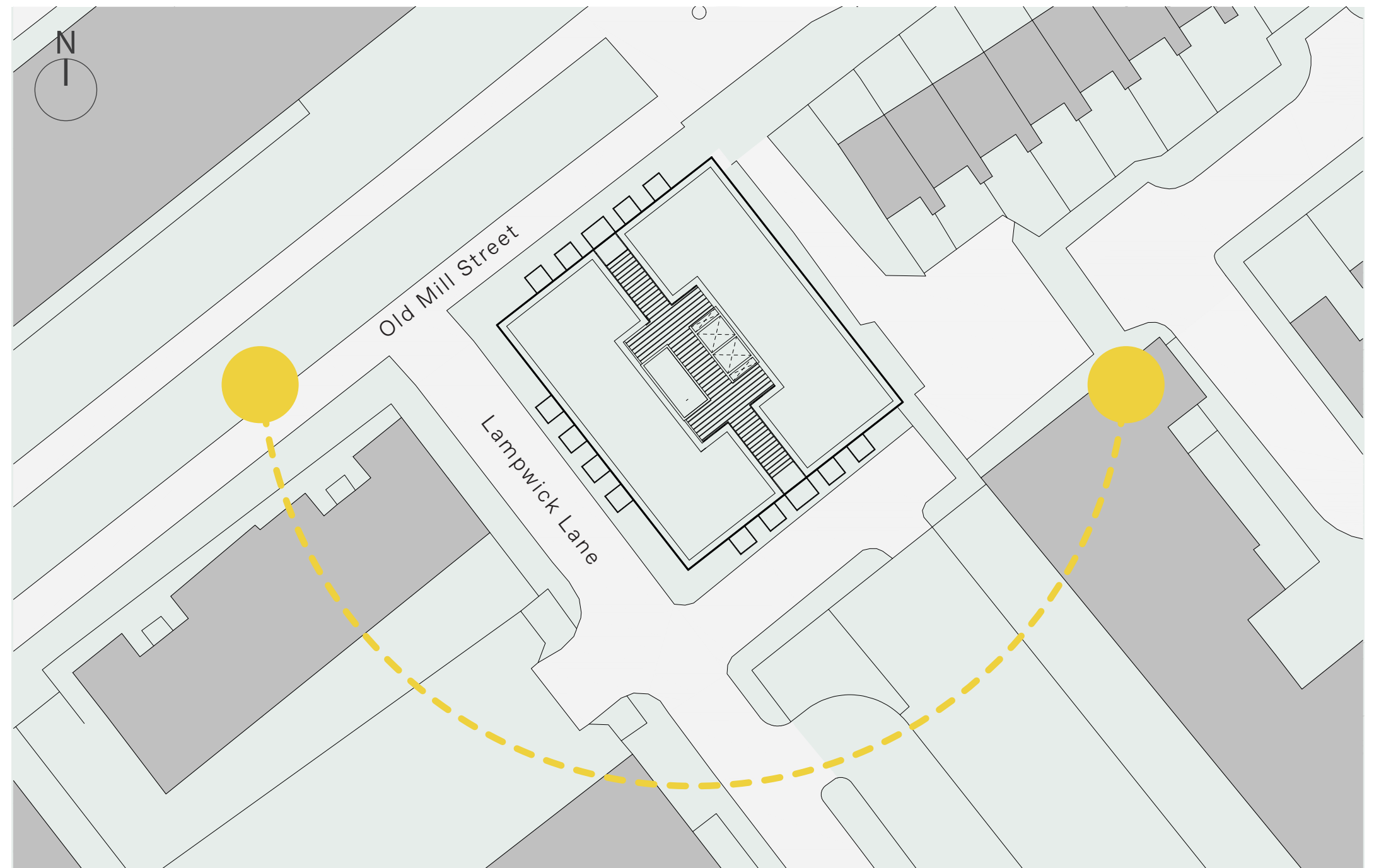
The Planting Strategy has been prepared by CW Studio to support the detailed planning application for Land at Old Mill Street, Ancoats, Manchester for the construction of a new residential building for the corner of Old Mill Street and Lampwick Lane (Upper Kirby Street) in New Islington, Manchester.

The Planting Strategy provides an indicative approach to incorporating green infrastructure across the proposals from the ground floor to the roof.

As space on the ground floor presents limited potential for green infrastructure, an alternative opportunity is to explore the introduction of planting within the communal deck. The goal is to cultivate a sense of community responsibility by encouraging residents to actively participate in the care and customisation of these planted areas as they grow.

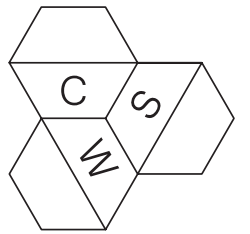
A key consideration in the development of the strategy is the restricted natural light conditions especially to the communal decks and ground floor. Additional consideration is given to the communal decks function for cross ventilation resulting in windy conditions.

To introduce more native biodiversity to the project a green roof is proposed to the roof space.



01 Sunpath to proposal

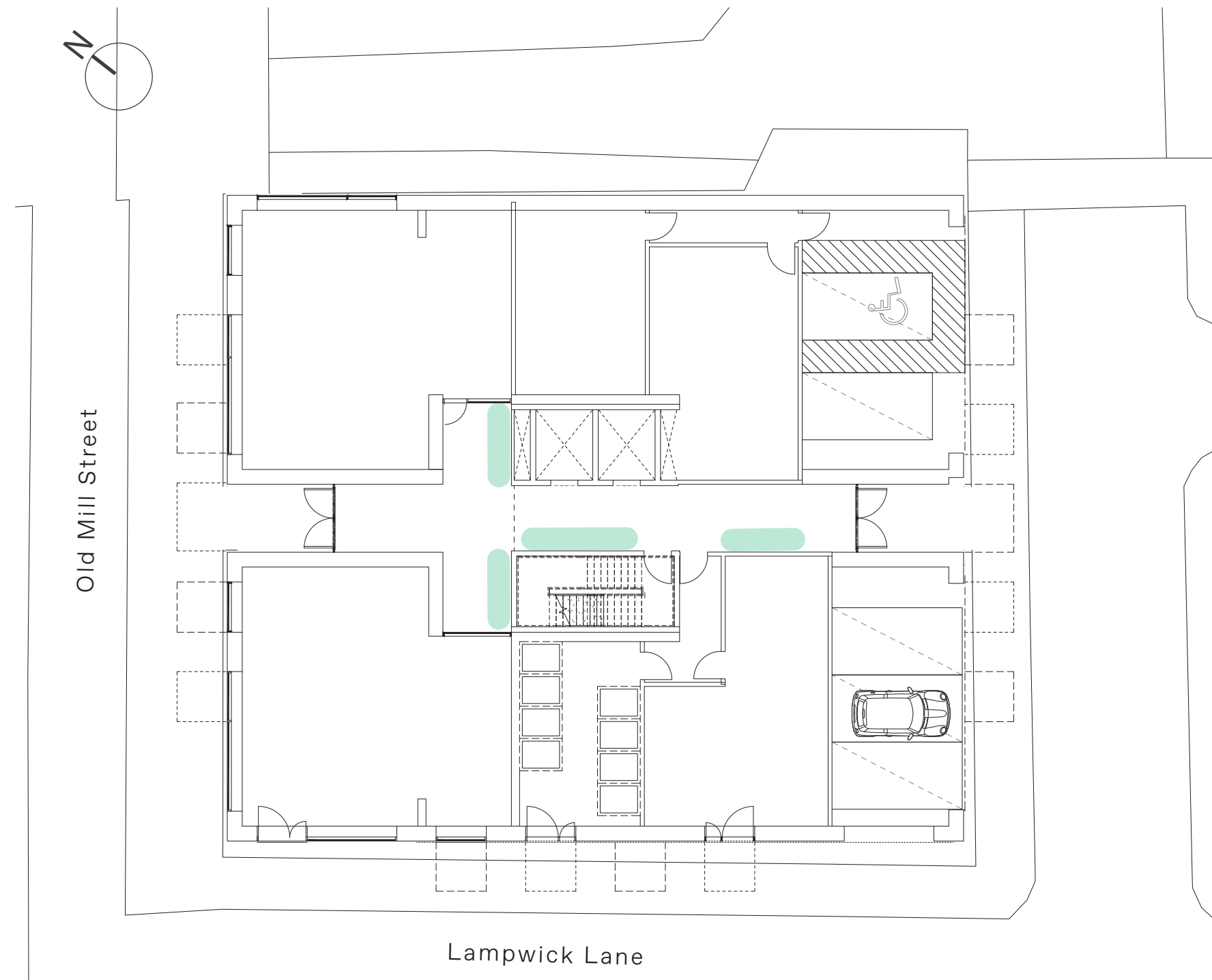
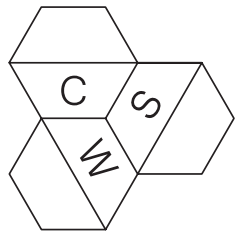
02 Planting Strategy



Section through communal decks courtesy of Howells

- A** Ground floor: Natural light is negligible and planting palette is limited to species of house plants that need less natural light, these plants also need to be tolerant of cooler temperatures.
- B** Upper Floors - L01 to L04: Natural light is limited to the communal decks of floors 1 - 4. Plant species need to be able to cope with heavy shade as well as cooler temperatures and drafts due to the cross-flow ventilation.
- C** Top Floor - L05: Greater amounts of natural light from the glazed roof increases the variety of plant species that can be grown on the top floor deck including the opportunity to grow herbs and fruiting species.
- D** 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.

03 Ground Floor



The ground floor circulation space has limited natural light so planting species are those more typically used as house plants. These plants are adapted to thrive in conditions where sunlight may be limited or inconsistent.



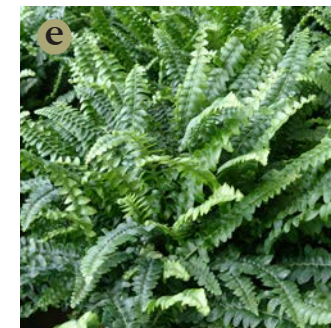
Aspidistra elatior



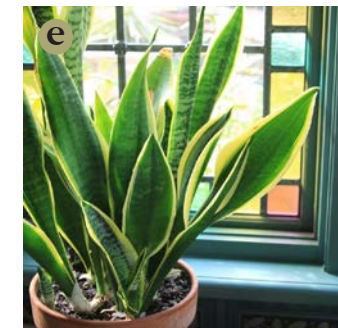
Dracaena marginata



Zamioculcas zamiifolia



Nephrolepis exaltata



Sansevieria trifasciata



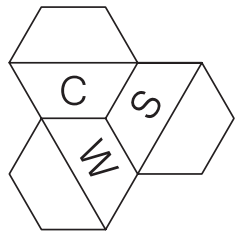
Rhipsalis micrantha

p = pollinator

e = evergreen

n = native

04 Upper Floors L01 - L04



For the communal decks on levels 01 to 04, species need to be tolerant of heavy shade, limited natural light and cooler drafts. The proposed mix incorporates native ferns and ornamental grasses with the majority of species providing year round green foliage.



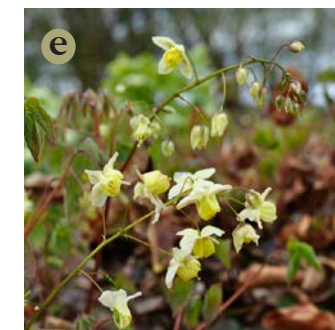
Anemanthele lessoniana



Asplenium scolopendrium



Dryopteris erythrosora



Epimedium x versicolour 'Sulphureum'



Hedera helix 'Green Ripple'



Luzula nivea

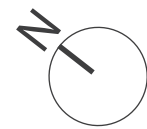


Polypodium vulgare

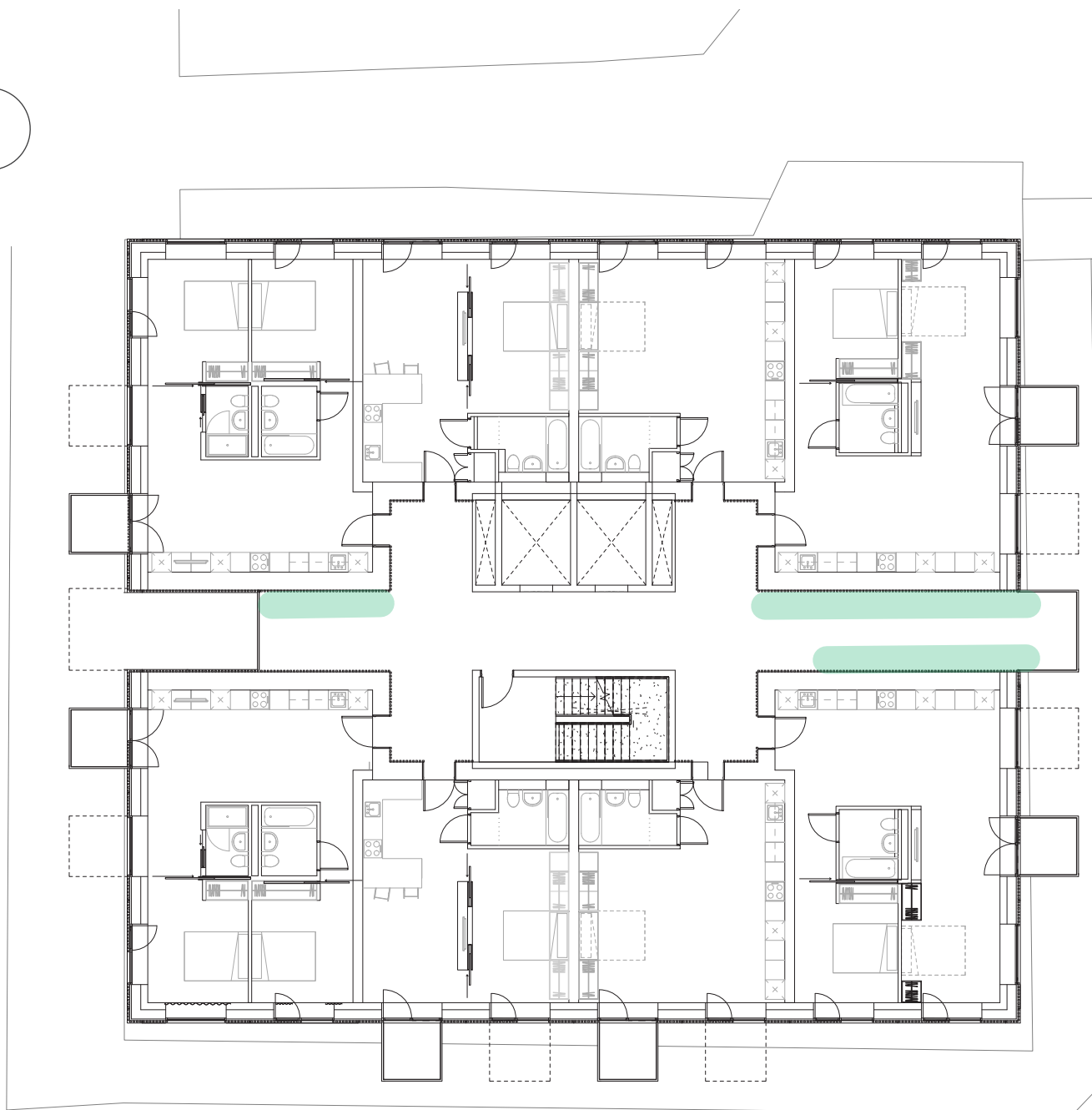


Polystichum setiferum

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

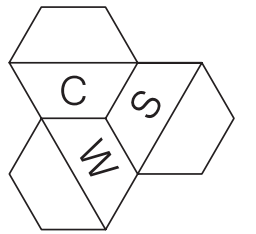


Old Mill Street



Lampwick Lane

05 Top Floor L05



Natural light is more abundant on the top floor due to the glazed roof. This enables a more diverse planting selection including herbs and edibles. Evergreen species are also included to provide year round interest.



Fragaria vesca



Melissa officinalis



Mentha arvensis



Mentha spicata



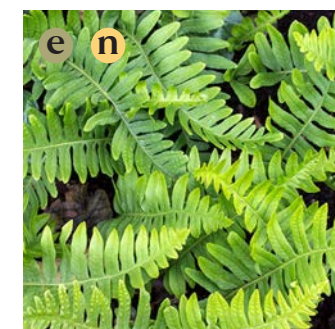
Origanum vulgare



Thymus vulgaris



Allium schoenoprasum

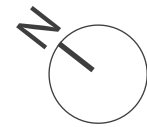


Polypodium vulgare

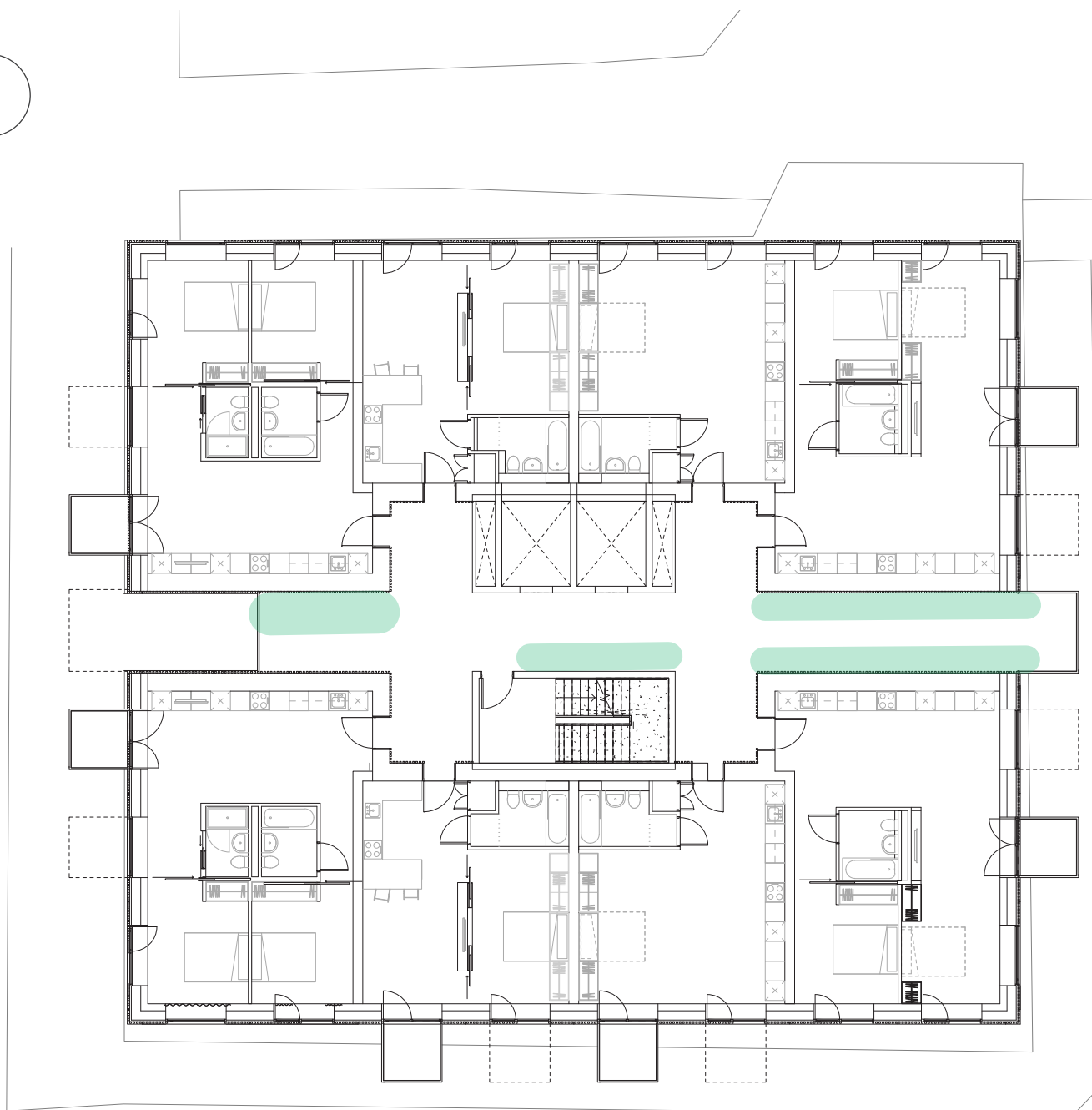


Polystichum setiferum

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

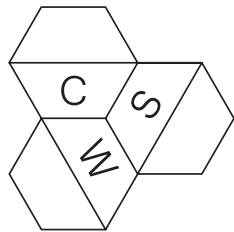


Old Mill Street

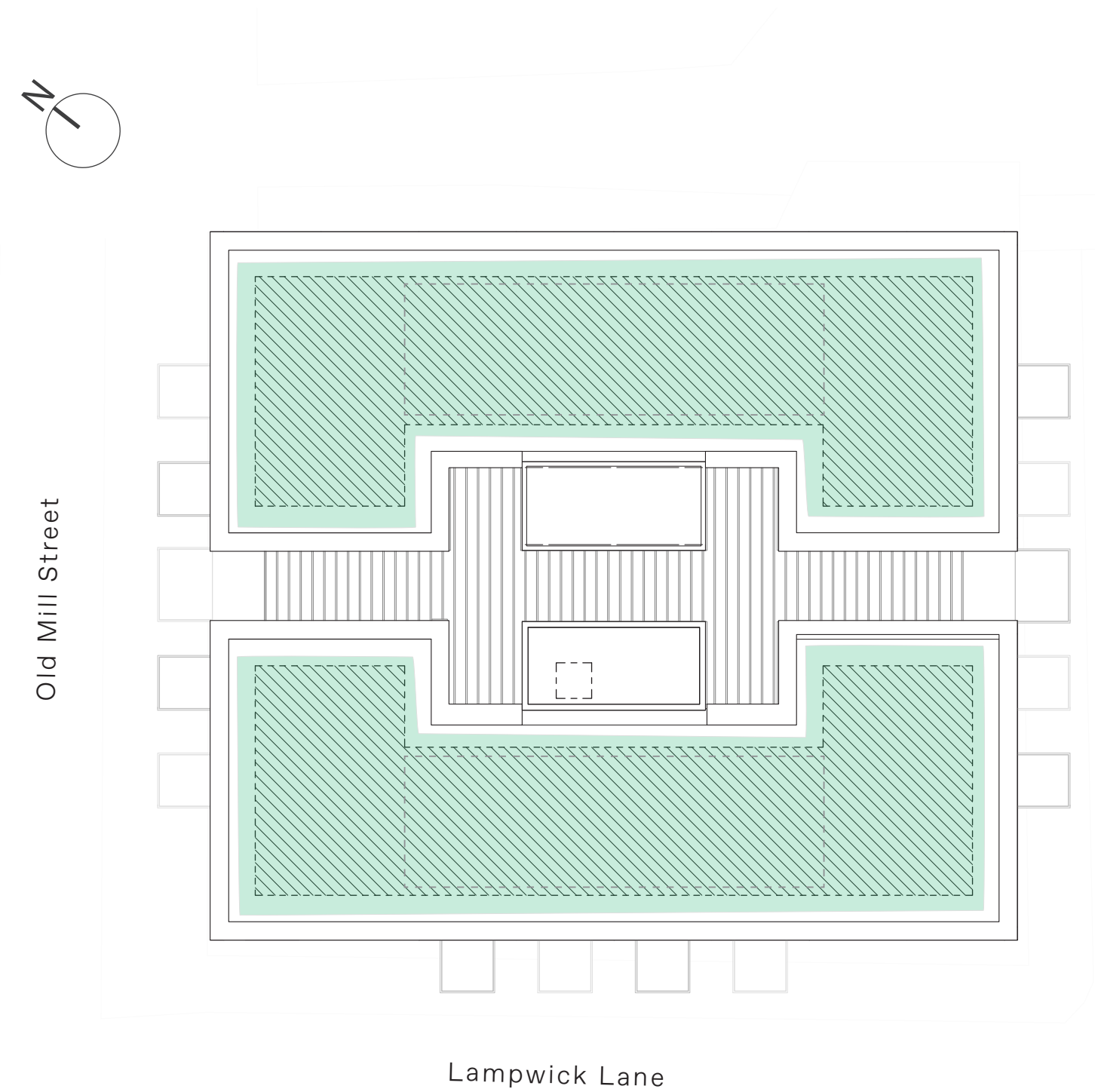


Lampwick Lane

06 Roof



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



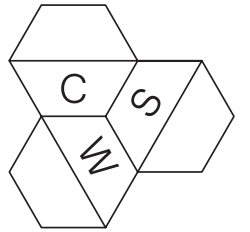
Lotus corniculatus



Galium verum

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

07 Maintenance



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

- All Planting - 12 months from practical completion

General Actions:

- Leave the works in a clean tidy condition at completion and after any maintenance operations;
- Keep all beds clear of litter and rubbish;
- All leaves to be collected and composted off or on site;
- Manual weeding techniques should be employed and non-toxic solutions to pest control should be considered;
- For any plants 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;

Ground Floor:

- Avoid over watering, lower light levels reduce plants need for water;
- Periodic rotation of plants and cleaning of leaves to keep them dust free;
- Remove dead leaves

Upper Floors:

- In spring cut back stalk/flower heads from last years growth and remove dead leaves/ old foliage prior to new growth;
- Evenly spread slow release fertiliser, carefully incorporating below mulch materials; and
- Top up mulch to full depth 30mm in areas where it is depleted, strictly no peat.

Top Floor:

- In spring cut back stalk/flower heads from last years growth and remove dead leaves/ old foliage prior to new growth;
- Evenly spread slow release fertiliser, carefully incorporating below mulch materials; and
- Top up mulch to full depth 30mm in areas where it is depleted, strictly no peat.

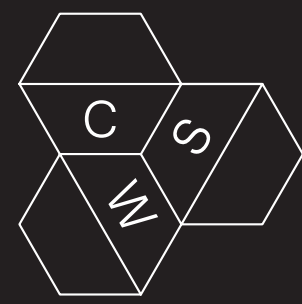
Roof:

- Areas should be disturbed as little as possible during maintenance to minimise the upset of any micro-habitats that may have colonised.
- In late Autumn vegetation should be strimmed back to height of 50-70mm and all arisings raked up and removed;
- Removal leaf litter, wind blown saplings and invasive weeds.

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

C

S



CW Studio
Landscape Architects

Studio Nine
9 Stevenson Square
Manchester
M1 1DB

0161 464 3895
info@cwstudio.co.uk
cwstudio.co.uk

W