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Victoria House, Manchester Landscape Outline Specification

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B Introduction

Site Overview

The purpose of this document is to provide specific information on materials and maintenance for the purposes of discharging Planning Condition 11 as set out by Manchester City Council planning decision notice.

Application number: 127317/FO/2020

Introduction

This note has been prepared by re-form to support the discharge of Condition 11 of planning permission (LPA ref. 127317/FO/2020) for Victoria House, Manchester.

Site Overview

The development consists of a roof garden at Level 01 and ground floor public realm, including interfaces with Great Ancoats Street, Longacre Street footpaths and part of 'The Square' (a key public space set out within the wider Portugal Street East SRF).

Site Context

The development is one of six plots within a wider Strategic Regeneration Framework area named 'Portugal Street East SRF'. The proposals seek to regenerate and transform the neighbourhood surrounding the Piccadilly train station and create a sense of place for the area. The development sits on the corner of a new public square, one of two significant public spaces within the SRF and along one of the identified pedestrian routes linking Piccadilly with the Etihad Campus and surrounding districts.

Drawing References

This document is to be read alongside the following core drawings

- RFM-XX-00-DR-L-0001-GF GA
- RFM-XX-00-DR-L-0004-S2-P01
- RFM-XX-00-DR-L-8001-S3-P01 Tree Details
- RFM-XX-00-DR-L-8002-S3-P01 Typical Paving Details
- RFM-XX-00-DR-L-8007-S3-P01 Street Furniture Details
- RFM-XX-00-SP-L-0004-S1-P01 Age Friendly Design

Level 00

The public realm works associated with the development extends along the frontages with Great Ancoats Street and Longacre Street and will complete the remaining elements of The Square.

The approach to the landscape maintains the characteristics established within the public realm application, including access, circulation, frontages and materiality. The intention is for the plot to stitch seamlessly into the wider PSE masterplan.

The building itself offers active frontage to Great Ancoats Street, The Square and the facade that faces the Adair Street Hotel development through the inclusion of ground floor retail uses and generous communal spaces associated with the entrances. These active frontages are supported in the landscape through generous spill out spaces, broad clear pathways and public seating areas.

Level 01

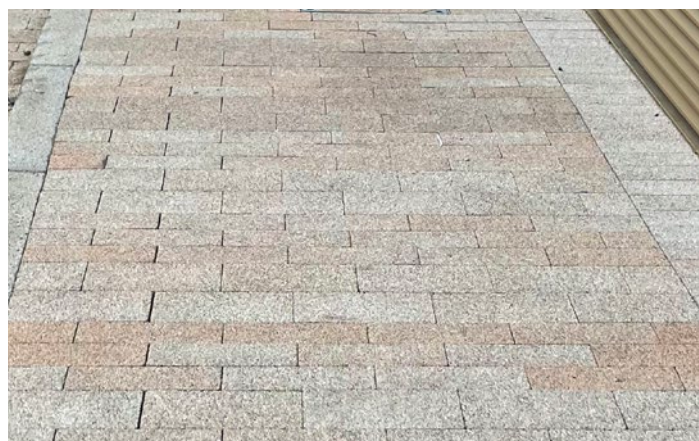
The roof garden offers an amenity space for residents that overlooks the main square. The space includes planting, seating and has direct access from internal communal spaces.

C Level 00

Hardworks

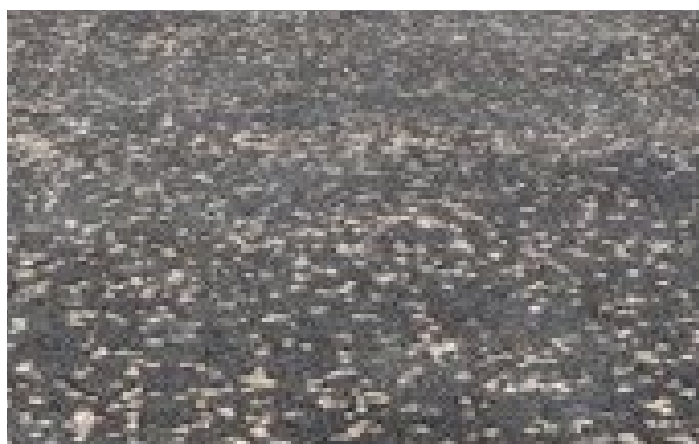
Paving Type 1 Concrete Block Paver

Description	Concrete block paving to pedestrian areas with occasional maintenance vehicle access as per SRF proposals.
Supplier	Hardscape Products Ltd www.hardscape.co.uk +44 (0) 1204 565500
Product	Kellen Breccia
Colour	Magma Mix
Nominal sizes	100 x 300 x 80mm thickness 150 x 300 x 80mm thickness



Paving Type 2 Macadam with Buff Chippings

Description	Vehicular grade macadam surfacing with buff chippings to match with Castings scheme exactly
Supplier	NatraTex www.natratex.co.uk 01594 826768
Product	ChipTex or similar approved
Colour	Black top with buff chippings
Nominal sizes	10mm



Paving Type 3 Permeable Resin Bound Gravel

Description	Paving type 3; Pedestrian grade permeable resin bound natural aggregate gravel to tree pits as per SRF proposals
Supplier	SureSet UK Ltd www.sureset.co.uk 0800 612 6501
Product	Natural Aggregate
Colour	Winter Bronze
Aggregate Size	6mm
Binder	Clear polyurethane resin



Edging Type 1a PCC Highway Kerb

Description	Pre-cast concrete highway kerb
Supplier	Marshalls www.marshalls.co.uk +44 (0) 330 057 4472
Product	RK0350000 or similar approved
Colour	Natural Grey
Nominal sizes	125 x 255 x 915mm
Notes	Standard bullnosed kerb



C Level 00

Hardworks

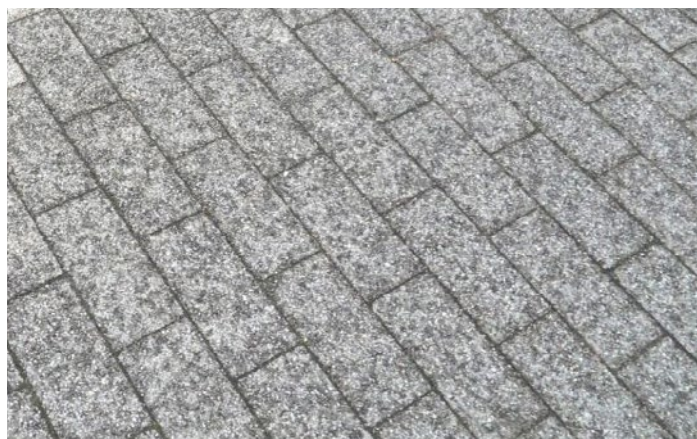
Edging Types 2a,b,c PCC Conservation Kerb

Description	Edging type 2; pre-cast concrete conservation kerb
Supplier	Marshalls www.marshalls.co.uk +44 (0) 330 057 4472
Product	RK6500000 or similar approved
Colour	Silver Grey
Nominal sizes	145 x 255 x 915mm
Special units	Right angle corner piece
Installation	120mm, 50mm upstand or laid flush; refer to drawings for locations



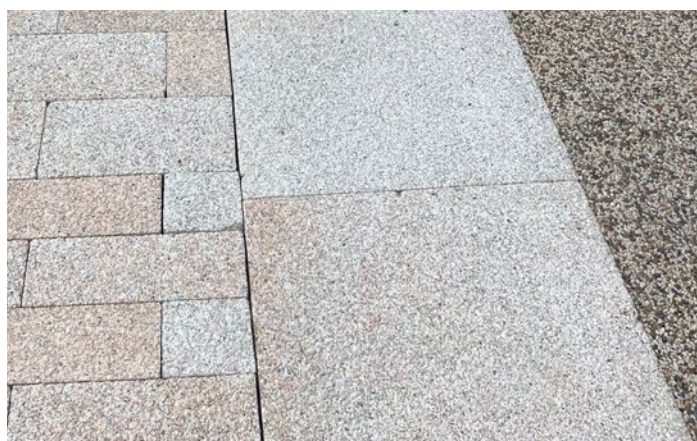
Edging Type 3/5/6 Concrete Pavers

Description	Edging type 3/5/6; Rigidly laid concrete paving as edge detail and curtilage to building
Supplier	Hardscape Products Ltd www.hardscape.co.uk +44 (0) 1204 565500
Product	Kellen Liscio
Colour	Grigio
Nominal sizes	300 x 100 x 80mm thickness



Edging Type 4 Concrete Flags

Description	Edging type 4; Rigidly laid concrete flag paving to edge of square areas with potential for occasional service vehicle access as per SRF proposals
Supplier	Hardscape Products Ltd www.hardscape.co.uk +44 (0) 1204 565500
Product	Kellen Breccia
Colour	Magma Mix
Nominal sizes	500 x 500 x 80mm thickness



C Level 00

Street Furniture & Structures

Steel columns with catenary lighting

Description	Bespoke powder coated steel columns with permanent catenary lighting
Supplier	Light fitting: ENVIOS IP66 by Reggiani Posts: 4m tall mild steel posts by Tyson Lighting
Product	Bespoke
Colour	RAL 3003, 30% Gloss
Nominal sizes	4m height



Timber seats S1

Description	Timber seat with metal frame with back and arm rests
Supplier	Langely Design www.langleydesign.co.uk +44 (0)1793 759 461
Product	Bespoke; details as per SRF proposals
Materials	FSC Certified Iroko timber, smooth planed finish
Colour	Steel, polyester powder coated, RAL 7013
Nominal sizes	2000 x 500 x 450mm (height above ground)
Accessories	Backrests, armrests and longer length legs to allow for root fixing



Timber bench S2 and seating platforms S3

Description	Timber bench with arm rests (S2) and seating platform (S3)
Supplier	Langely Design www.langleydesign.co.uk +44 (0)1793 759 461
Product	Bespoke; details as per SRF proposals
Materials	FSC Certified Iroko timber, smooth planed finish
Colour	Steel, polyester powder coated, RAL 7013
Nominal sizes	2400 x 500 x 450mm height above ground (bench) 2000 x 1000 x 450mm height above ground (platform)
Accessories	Bench (S2)- Arm rests and longer length legs to allow for root fixing Platform (S3)- Longer length legs to allow for root fixing



C Level 00

Street Furniture & Structures

Litter bins

Description	Powder coated metal litter bins with cover
Supplier	Vestre UK www.vestre.com +44 (0) 7780 770 945
Product	1544 Bloc litter bin 140L or similar approved
Colour	RAL 7013
Accessories	Includes galvanised steel liner; hinges, locking side door, ash tray



The Square Lighting Columns

Description	Powder coated aluminium alloy lighting column 3600mm, LED 4000K, to coordinate with wider SRF scheme
Supplier	Platek Lighting https://www.platek.eu/eng/prodotto.php?pid=3784&tid=12# +39 (0) 30 68 18 201
Product	T4 Collection : 5034664
Colour	Anthracite - equivalent RAL 7016 to match Adair scheme
Size	3600mm



C Level 00

Softworks

Proposed tree in soft landscape

Description	Semi-mature multi-stem tree in soft landscape with tree cell system
Supplier	Trees: Van den Berk or similar approved https://www.vdberk.co.uk/ Cell system: GreenBlue Urban https://greenblue.com/gb/
Product	Rootspace 1000 cell system from Green Blue Urban
Tree size	As per planting schedule
Details	300mm topsoil, 600mm subsoil, rootball on 150mm sand, 200mm sand to base wrapped in geotextile.
Accessories	Platypus deadman anchoring system, irrigation pipe, tree pit drainage; Root barrier systems adjacent to all utilities



Proposed multi-stem tree in hard landscape

Description	Semi-mature multi-stem tree in hard landscape with tree cell system and resin bound infill tree grille
Supplier	Trees: Van den Berk or similar approved https://www.vdberk.co.uk/ Cell system: GreenBlue Urban https://greenblue.com/gb/
Product	Rootspace 1000 cell system from Green Blue Urban
Tree size	As per planting schedule
Details	300mm topsoil, 600mm subsoil, rootball on 150mm sand, 200mm sand to base wrapped in geotextile
Accessories	Platypus deadman anchoring system, irrigation pipe, tree pit drainage; Resi-Grille Greentech, 1200x1200mm with 600mm diameter aperture to match SRF specification;



Proposed planting

Description	Mixed planting to soft landscape areas as per planting plan
Supplier	Johnsons of Whixley or similar approved www.nurserymen.co.uk
Product	As per planting schedule
Nominal sizes	2 litre pots minimum
Density	5 plants per m ² minimum, refer to planting schedule
Mulch	50mm ornamental bark mulch to areas of soft and golden amber gravel to tree grilles.



D Soft Landscape Specification

4.1 Planting

Times of year for planting

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.
- Dried bulbs, corms and tubers: September/ October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.

Watering

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting, minimum of 2 years

Plants/ trees general

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked. Root system and condition: Balanced with branch system.
- Standard: [The National Plant Specification].
- Species: True to name.
- Origin/ Provenance: [Grown in the United Kingdom for at least one growing season, unless otherwise approved].
- Definition: Origin and Provenance have the meaning given in the National Plant Specification.

Container grown plants/ trees:

- Growing medium: With adequate nutrients for plants to thrive until permanently planted.

- Plants: Centred in containers, firmed and well watered. Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- Hardiness: Grown in the open for at least two months before being supplied.
- Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

Protection of existing grass:

- General: Protect areas affected by planting operations using boards/ tarpaulins.
- Excavated or imported material: Do not place directly on grass.
- Duration: Minimum period.

4.2 Soils

General / Qualifications:

- All subsoil to tree pits and planted areas to be imported and to match BS8601:2013 British Standard Subsoil
- This specification assumes all topsoil is to be imported and to adhere to BS:3882 2015.
- An analysis of imported topsoil intended for use is to be provided for approval prior to installation of planting

Soil depths to planted areas

- All soft landscape areas should include the following TOTAL depths of soils (topsoil and subsoil).
- Lawns - 450mm
Shrub- 600mm
Trees - 900 as drawings

Imported topsoil

- For general landscape purposes. To BS:3882 2015 Specification for Topsoils installed to the following depths:
- Lawn - 150mm
Shrub planting and trees - 300mm
- Organic fertilizer to be applied prior to planting.
- Contractor to provide soil analysis for approval prior to ordering.
- Wildflower meadows areas to comprise suitable low nutrient topsoil to limit weed competition

D Soft Landscape Specification

Imported subsoil

- This specification assumes the existing insitu subsoils are suitable for re use. However where required, imported subsoil should be to BS:8601: 2013 Specification for Subsoil and Requirements for Use and DEFRA's Code of Practice for the Sustainable Use of Soils on Construction Sites.
- Note;- Subsoil should be free draining and should contain no more than 70% sand content or 60% clay content.
- The following depths shall be provided. If not available in situ, subsoils shall be imported to make up the short fall
- Lawn - 300mm
Shrub- 300mm
Trees - 600mm
- Contractor to provide soil analysis for approval prior to planting.

4.3 Shrub Planting

- Refer to plant schedules for sizes, density and species
- Stock to be approved by Landscape Architect prior to ordering.
- Plant into 300mm depth imported topsoil (refer to soils section)
- Plants to be lightly firmed in after backfilling
- Water immediately after planting

4.4 Herbaceous Planting

- Refer to plant schedules for sizes, density and species
- Stock to be approved by Landscape Architect prior to ordering.
- Plant into 300mm depth imported topsoil Plants to be lightly firmed in after backfilling
- Water immediately after planting

4.5 Mulch

- High quality coarse grade bark mulch Purity: Free of pests, disease, fungus and weeds.
- Preparation: Clear all weeds. Water soil thoroughly.
- All shrub and herbaceous planted areas covered with 50mm deep mulch.
- Trees- 800mm diameter to base of trees: 50mm deep

E Outline Landscape Specification

Landscape Management

5.1 Site Wide Management

General conditions

- The works consist of the maintenance of large areas of decorative concrete paving, seating, lawns, high quality amenity planting, including semi-mature trees, shrubs and perennials.
- Use only machines and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.
- Good Practice - Where products are not fully specified they are to be suitable for the purposes of the works stated and in accordance with good horticultural practice, including the relevant provisions of current British Standard documents.
- Maintenance standards should at all times reflect the development's high quality status.

Chemicals

- Pesticides include herbicides, insecticides, fungicides and plant growth regulators. The use of pesticides is governed by legislation. The Contractor must comply with The Control of Pesticides Regulations 1986' made under the 'Food and the Environment Protection Act 1985', 'The Control of Substances Hazardous to Health Regulations 1988' made under the 'Health and Safety at Work Act 1974' and any other legislation enacted during the contract period.
- All pesticides must be products on the current list of Agricultural Chemicals Approval Scheme. All pesticide users shall comply with the conditions of approval relating to use clearly stated on the product label.
- The Contractor must comply with all relevant Codes of Practice issued by DeFRA. In particular where work is near water, comply with the Code of Practice for the Use of Herbicides on Weeds in Watercourses and Lakes'. Written approval from the Environment Agency should be obtained prior to the use of pesticides within these areas.
- A recognised nominated storekeeper's certificate of competence (BASIS) is required by a Contractor storing more than 200 litres of pesticides. All pesticides transported or stored in the Contractor's vehicles (regardless of quantity) shall be locked in a separate storage compartment in the vehicle or within a lockable container in pickups' that are bolted to the floor of the vehicle.
- The Contractor shall select the most appropriate and effective method for applying pesticide for each particular area or situation or for any particular use or specific work, and shall notify Leeds City Council of the type of pesticide,

active ingredient, and method and timing of application.

- The Contractor shall keep a written logbook detailing all uses and pesticide applications carried out and a copy shall be submitted to Leeds City Council for record.
- The Contractor shall in accordance with COSHH Regulations protect employees and other persons, including the public, who may be exposed to substances hazardous to health.
- The Contractor shall dispose of waste pesticides and containers in accordance with the Control of Pesticides Regulations 1986, Control of Pollution Act 1974', and 'Water Act 1989'. Safe disposal arrangements shall be made before starting to apply pesticides.
- Concentrated pesticides shall be disposed of in arrangement with the local Environmental Health Department or with a specialist waste disposal Contractor.
- The Contractor shall be responsible for making good and or compensation for any damage resulting from negligence in the application, handling and storage of pesticides.
- The Contractor shall be responsible for keeping up to date with all legislation and regulations regarding the use of pesticides. The Contractor shall inform the Leeds City Council of any subsequent changes to legislation and regulations that affect the contract.

5.2 Hard Surfaces

- Herbicide: Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings.
- Remove litter, leaves, mud, silt and debris.
- Weeding: To all hard surfacing. Weed growth is deemed to include the removal of moss.
- The Contractor shall apply an approved pesticide to areas of weeds growing in paved or hard surfaced areas at the manufacturer's recommended rates. The purpose is to treat areas of hard surfaces where weeds have rooted and require a thorough drench in order to achieve a complete root kill.
- Drainage gullies: Empty traps and flush clean.
- Repairs to flexible bituminous pavings: In accordance with the original paving specification or BS 7370-2, clause 4.12.
- Stain removal: In accordance with BS 7370-2, table 4.
- General cleaning to be carried out with a mechanical sweeper, warm water and a mild detergent. Jet washers can be used on concrete surfacing but not on any block paving surfaces unless agreed in advance.

E Outline Landscape Specification

Landscape Management

- All surfaces to be inspected for any movement or deterioration and defects reported to the management. (Item H3)
- All surfaces to be kept free of ice during winter months. Grit or non-sodium chloride based de-icer product to be used in maintenance.

5.3 Planting Maintenance

General conditions

- Maintenance standards should at all times reflect the project's high quality status. The works consist of all planted areas within the scheme, including lawns, trees, shrubs and perennial beds.
- It is believed that the works shall be maintained by Forshaw Land and Property from practical completion. It is assumed that the standard defects liability periods, as follows, will be taken up by the soft landscape works contractor:-
- Trees - 12 months from practical completion (PC)
Perennial Shrubs— 12 months from PC
Turf/Seed Areas — 12 months from PC
- All trees, shrubs, perennials and turf that fail shall be replaced in the next growing season covering a period up to five years.
- Use only machines and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.
- Good Practice - Where products are not fully specified they are to be suitable for the purposes of the works stated and in accordance with good horticultural practice, including the relevant provisions of current British Standard documents.

Chemicals

- Refer to the Site Wide management elements
- Existing trees or vegetation damaged during site maintenance work shall be replaced by trees or plants of similar size and maturity or numbers considered reasonable by the local planning authority. The cost of the replacement shall be borne by the Contractor.
- The contractor will ensure that:-
Adequate protection of existing and newly planted/turfed areas is erected and maintained to prevent damage.

There is appropriate making good on removal of any protective measures on completion.

There is repair of any damage to adjacent and existing site works and features.

Arisings will be promptly removed from the site including of weeds, leaves, litter, rubbish, dirt and other arising's.

Watering shall be undertaken as necessary to ensure that trees, grass and plants remain healthy, establish and grow. Watering for trees should be to BS 8545:2014. Should watering points not be available or emergency legislation restrict the use of water from the mains during drought conditions, the contractor shall arrange the collection and application of suitable second class water for irrigation purposes, by bowser or other means, from approved source to deliver to site and apply as specified. This shall be included for in the price for ongoing maintenance.

Tree, shrub, and grass planting

- Duration: One full growing season from the date of planting of 12 months which ever is longer.
- Weed control: Maintain weed free area around each tree and shrub. Diameter (minimum): The larger of 1 m or the surface of original planting pit.
- Keep planting beds clear of weeds as required. Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
- Trees: Spray crown when in leaf during warm weather.
- Timing: After dusk.
- Tree accessories: Check condition of stakes, ties, guys, guards and irrigation and ventilation systems.
- Broken or missing items: Replace.
- Loose stakes: Re-firm in the ground or replace as necessary to provide support to the tree.
- Loose guys: Re-firm anchor points and adjust as necessary to provide support to the tree.
- Ties: Adjust to accommodate growth and prevent constriction or abrasion.
- Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
- Frequency of checks as required.
- Watering: Contractor's choice.
- Replacements: Any failures of planting to be replaced within the first two growing seasons to the same specification as the original proposals.

F Outline Landscape Specification

Product Data Sheets

Contents

- Kellen Breccia Magma
- Marshalls Conservation kerb
- Resin Bound Gravel
- Kinley metal edging
- Seating elements
- Rootcell system
- Catenary lighting and posts
- Column lighting

Beehive Mill
Jersey Street
Manchester
M4 6JG

T 0161 397 4953

Tower Works
Globe Road
Leeds
LS11 5QG

T 0113 2454695

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