

PLOT D, MANCHESTER

LANDSCAPE DESIGN STATEMENT (PR-TPM-G710-RP-GRD-4175 501)

May 2023
Client: Renaker Build LTD



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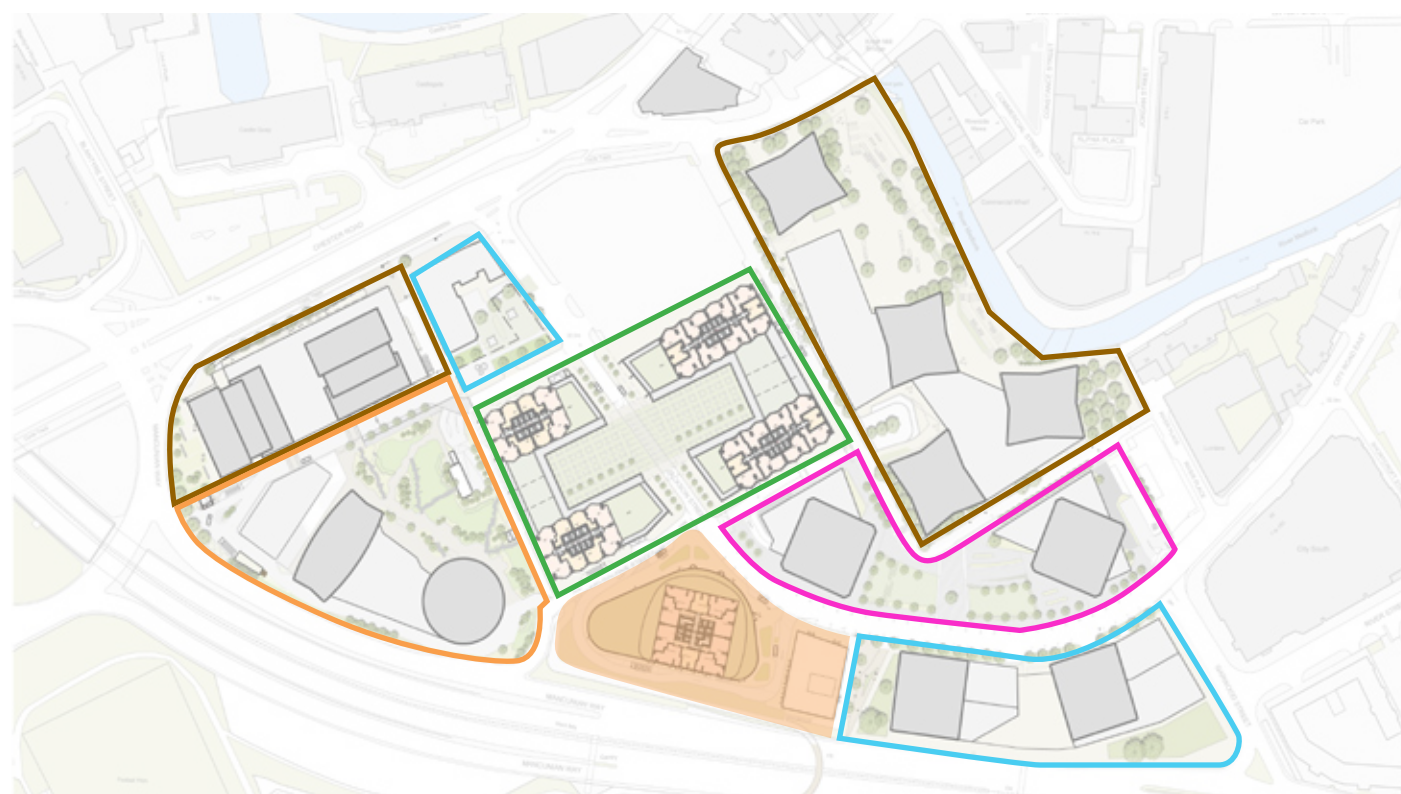
To be read in conjunction with:

- Z1-TPM-G710-PL-GRD-4175 101 Landscape General Arrangement
- Z1-TPM-G710-PL-GRD-4175 201 Planting Plan
- Z1-TPM-G710-RP-GRD-4175 502 Landscape Management Report

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Project Name: Plot D, Manchester			
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Great Jackson Street Development Framework: Live Context Plan

- Delivered schemes (RBL)
- Under construction schemes (RBL)
- Planning approved schemes (RBL)
- Planning approved schemes (Others)
- Pending Planning Applications (RBL)
- Plot D

Wider Context

TPM Landscape, Chartered Landscape Architects have been appointed by Renaker Build Limited to develop landscape proposals for the proposed residential development at Plot D, Manchester as part of a detailed planning application.

This report should be read in conjunction with Simpson Haugh & Partners Design and Access Statement.

This document provides the narrative behind the landscape proposals for all the external spaces and the detail design principles for the hard and soft elements.

The Application site lies within a wider area covered by the Great Jackson Street, Development Framework (2018). The Great Jackson Street document has been prepared for Manchester City Council, it is intended that the development framework will become a material consideration for Manchester City Council when determining planning applications and other matters related to the area. The framework seeks to create:

“A new high-density quarter of Manchester with a vibrant and sustainable mix of uses, whose economic viability is driven by ‘knowledge capital’; comprising high quality urban architecture that enriches the city’s public realm and establishes its reputation for design excellence in building”

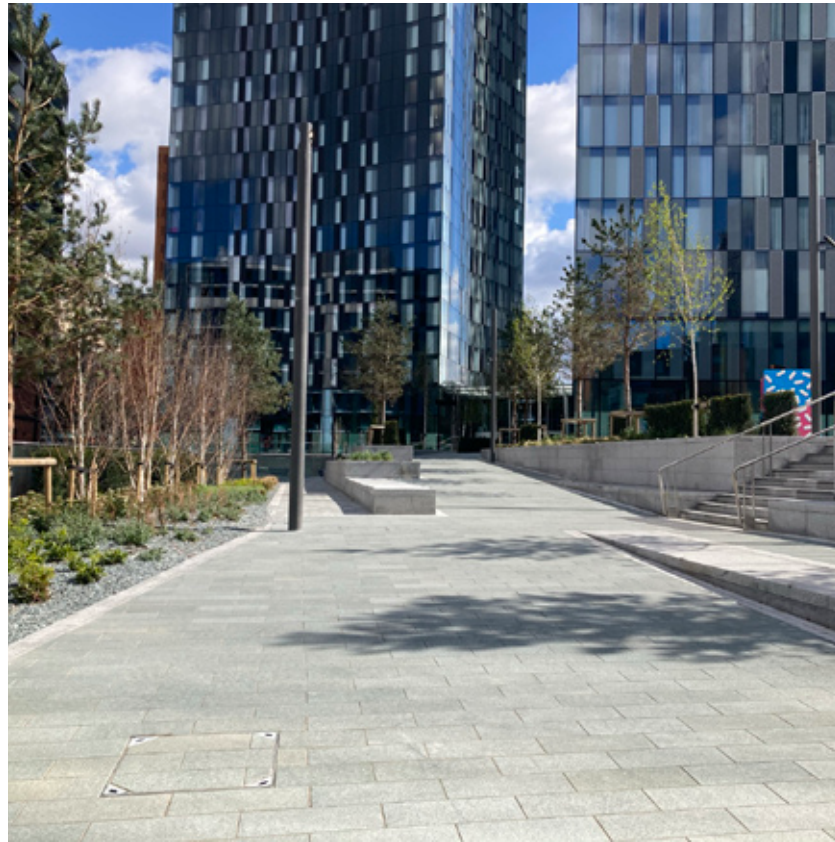
Plot D Context

Established within the Great Jackson Street Development Framework was the desire to create several connected public realm spaces. The proposals for Plot D acts as the transition between Hulme and Manchester City Centre.

The development proposals are located between Great Jackson Street and the Mancunian Way.



Aerial Birds Eye Image - Plot D- Proposal Site



Renaker Context Schemes within the Great Jackson Street Masterplan

Renaker have completed and are in the process of developing a number of sites within the Great Jackson Street Masterplan area, including Deansgate Square (completed in 2021), Crown Street Phase 1 (complete in 2021) and Crown Street Phase 2 (under construction).

Planning approval has been consented for the Plot F development to the north east.

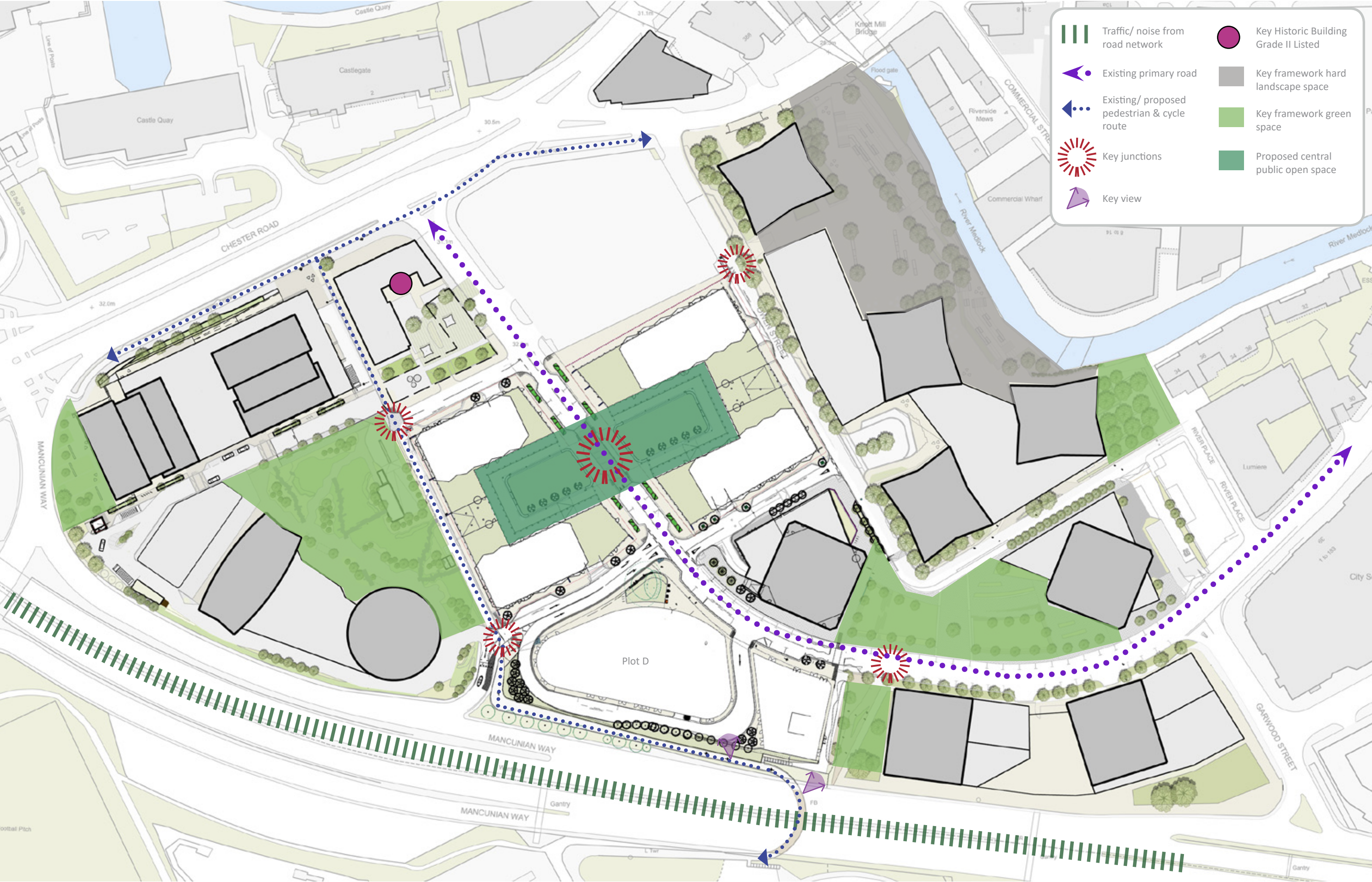
Deansgate Square



Crown Street - Phase 1



Crown Street - Phase 2 (Indicative aerial sketch submitted at planning)



Context within the wider masterplan framework



View of the existing trees located at the junction between Melbourne Street and Great Jackson Street.



View of the concrete batching plant located on site.

Site Description

The site is located to the south of Manchester City Centre and sits at the interface with the Mancunian Way (located to the south). The site is bordered by Melbourne Street to the north west and Great Jackson Street to the north east.

The site lies to the southern edge of the Great Jackson Street Development Framework.

The parcel of land to the east of Great Jackson Street is occupied by low level industry warehouse buildings and front of house parking on both Great Jackson Street and Owen Street. There is limited active frontage to the perimeter of the building.

Topography

The site is primarily flat with levels being around +32.5 to +33.5m.

Vegetation

There are several clusters of trees and vegetation on site, including a group of London Planes to the north, and groups of trees of varying quality to the south east and south west. Species within these groups comprise Silver Birch, Goat Willow, Ash, Elder, Norway Maple and Hornbeam. Trees vary in quality across the site, with some A grade, a mix of B and C grade, and two groups assessed as U grade. The majority of trees on site are put forward for removal to accommodate the development with the exception of the two large London Planes (T17 and T18) to the north. There are linear bands of trees to the east of the site and between the development and Mancunian Way to the south. Both groups are to be retained and fall outside of the application boundary.

Boundaries

The site is currently bordered by hoarding that contains the concrete batching plant. There are openings within the hoarding line that provide access for the vehicles into the plant. The northern boundary of the site interfaces with Great Jackson Street, the western with Melbourne Street, to the south is the Mancunian Way (beyond Hulme Bridge) and a pedestrian footway via the stepped access from Hulme Bridge is located to the east.

Materials

The existing material palette in and around the development site is predominantly tarmac surfacing. Internal to the site is concrete/ asphalt surfacing and Hulme Bridge is surfaced with an anti-slip decked treatment.



View looking north west along Great Jackson Street.



View of the Mancunian Way bridge that crosses the Mancunian Way linking to Hulme.



Stepped access to the Mancunian Way bridge.



Footpath access to Great Jackson Street via the Mancunian Way bridge steps.



View from the Mancunian Way bridge on the development side. The existing trees located to the right of the image border the Mancunian Way.



View towards the city centre from the opposite side of the bridge. The development site is located in the space between the towers.

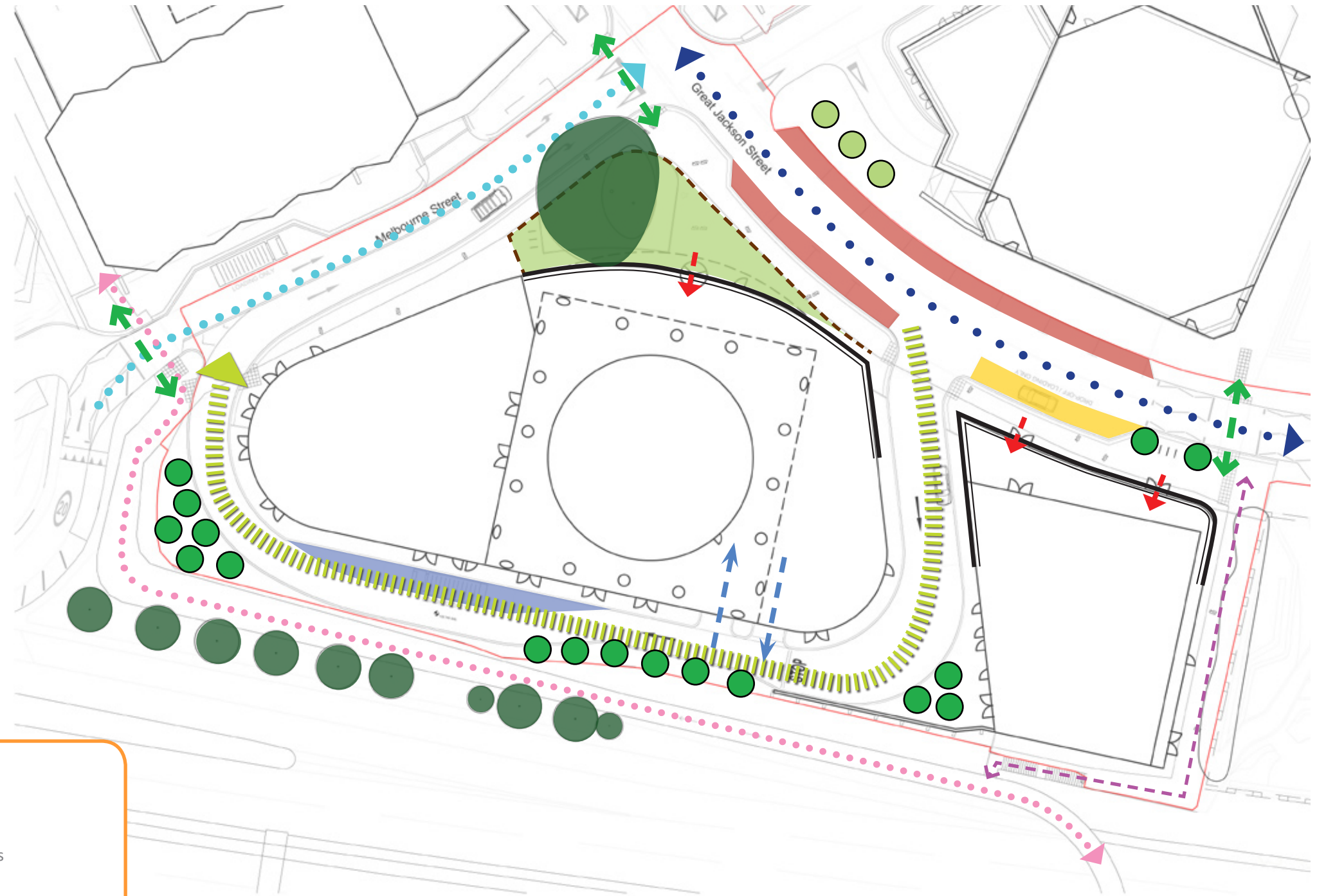


View of Crown Street Phase 2 development located to the north west of the proposal site.

3. Opportunities and Constraints

Opportunities and Constraints

- Improve the pedestrian connection between Hulme and Manchester City Centre.
- Improve the pedestrian footpath connection from the Mancunian Way bridge steps through to Great Jackson Street.
- Retain the existing mature trees to the north of the development where possible.
- Maximise tree planting to create structure and add seasonal interest to the public realm.
- Encapsulate the public realm around Great Jackson Street to create a pedestrian friendly environment. Improve the surface materials on the pavements and Great Jackson Street itself which will be resurfaced.
- Enhance the streetscape by incorporate high quality surface materials that tie in with the wider narrative of Great Jackson Street Masterplan.



LEGEND

- | | | | |
|--|---------------------------------------|--|--|
| | Key building entrances | | Primary vehicle route (Great Jackson Street) |
| | Existing brick wall | | Secondary vehicle routes |
| | Primary public realm | | Pedestrian/ Cycle route |
| | Active Frontage | | Improved pedestrian connection |
| | Key crossing points | | Vehicle circulation route |
| | Underground car park access (private) | | Existing trees retained |
| | Service lay by (loading only) | | Trees delivered as part of adjacent developments |
| | On street parking bays | | Trees to be delivered as part of Plot D |
| | Drop off/ loading bay | | |

Sun Study

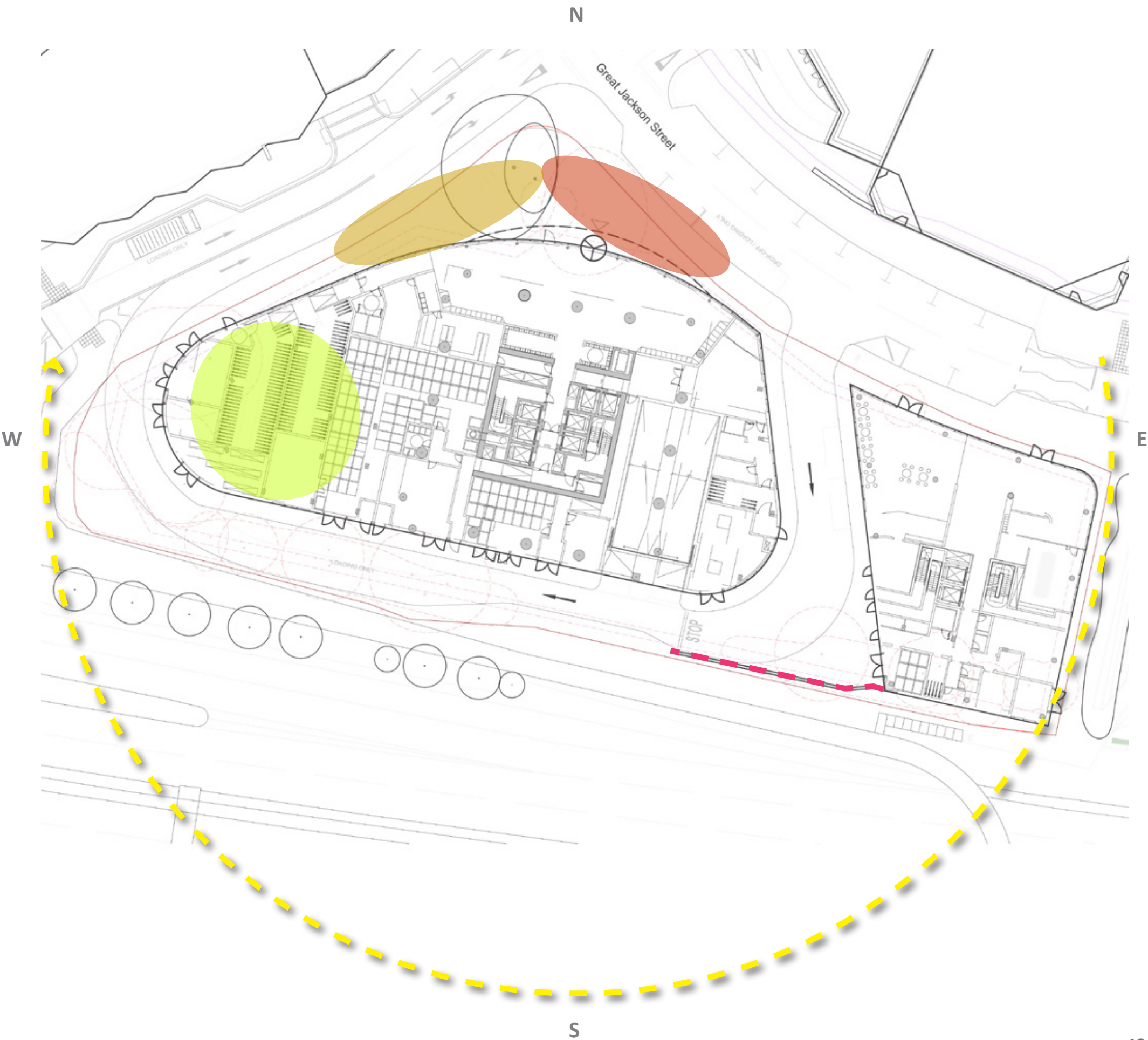
The orientation of the proposed buildings means that the primary public realm spaces associated with the development are north facing. It is expected there will be some early morning sun to the north eastern side of the development along Great Jackson Street and late afternoon sun along Melbourne Street.

A communal roof terrace is proposed to the residents tower at first floor level and will benefit from sun just after mid day and into the late afternoon/ early evening. The design of the roof terrace will look to maximise the sunny aspect.

The roof terrace associated with the office block is north east facing and will only have limited sun.

Wind Study

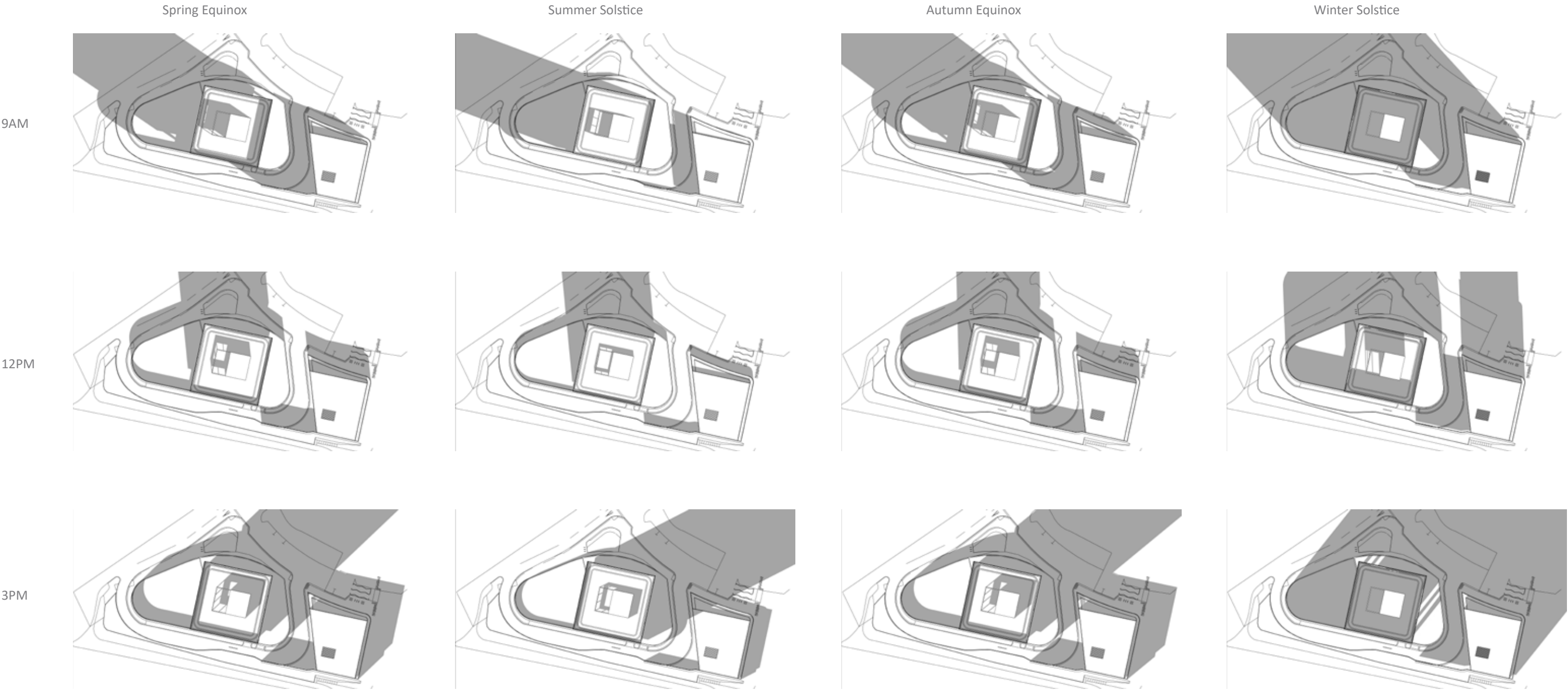
The proposed development has been tested within a computerised wind simulation modelling environment which has shaped the building layout. A wind mitigation screen as an extension to the office block building protrudes into the landscape areas. There are no other wind mitigation requirements as part of the landscape design.



LEGEND

- Sun path
- Early morning sun
- Late afternoon sun
- Mid-afternoon sun (roof terrace)
- Wind baffle as an extension to the office block

Sun Study





Spatial Arrangement

LEGEND

- Primary Public Realm
- Secondary/ back of house public realm
- Residential Amenity Space
- Office roof terrace

Public Realm

The primary public realm areas are focussed along Melbourne Street and Great Jackson Street, located to the north western and north eastern elevations of the development.

The stepped access from the Mancunian Way bridge leading towards Great Jackson Street is also a well used route that will be considered as part of the primary public realm areas.

The streetscape forms part of wider transition route linking Hulme settlement into Manchester City Centre. The surface materials will tie in with the wider narrative along Great Jackson Street by incorporating high quality materials creating a seamless transition with the wider public realm.

The public realm will incorporate a modern planting design that responds to the northern aspect and contemporary design of the architecture.

The secondary public realm areas are located to the service area points to the development and vehicle access to the basement level car parking.

Roof Terraces

The residents tower incorporates a roof terrace amenity space to the western elevation at first floor level. The spaces are accessed via the residents lounge internal to the tower. The roof terrace will be bordered by perforated panels to the Mancunian Way elevation transitioning to glazed panels to the north providing visual links to Crown Street park.

At second floor level a visual roof terrace design is proposed. This is for visual purposes only and is not an accessible amenity space with access provided for maintenance only.

The office development incorporates a small, linear roof terrace space to the northern elevation for staff use.



People Flow: Access & Circulation

LEGEND

-  Shared cycleway-pedestrian link
-  Primary pedestrian routes
-  Controlled road crossings
-  Uncontrolled crossings

Pedestrian Movement

The primary pedestrian route through the public realm will be via the Mancunian Way bridge crossing linking Hulme to the city centre and movement along Great Jackson Street. The Mancunian Way bridge is also used for cyclists and forms part of a wider cycle network that links through the Great Jackson Street masterplan connecting through to Chester Road.

The footpath connection points join at the corner of Melbourne Street and Great Jackson Street, where seating opportunities are provided near to the entrance of the tower.

A further footpath route is via the east of the office tower accessed via the steps from the Mancunian Way bridge, and provides a link through to Great Jackson Street. This is a well used route and will be resurfaced as part of the proposals to create a more inviting route.

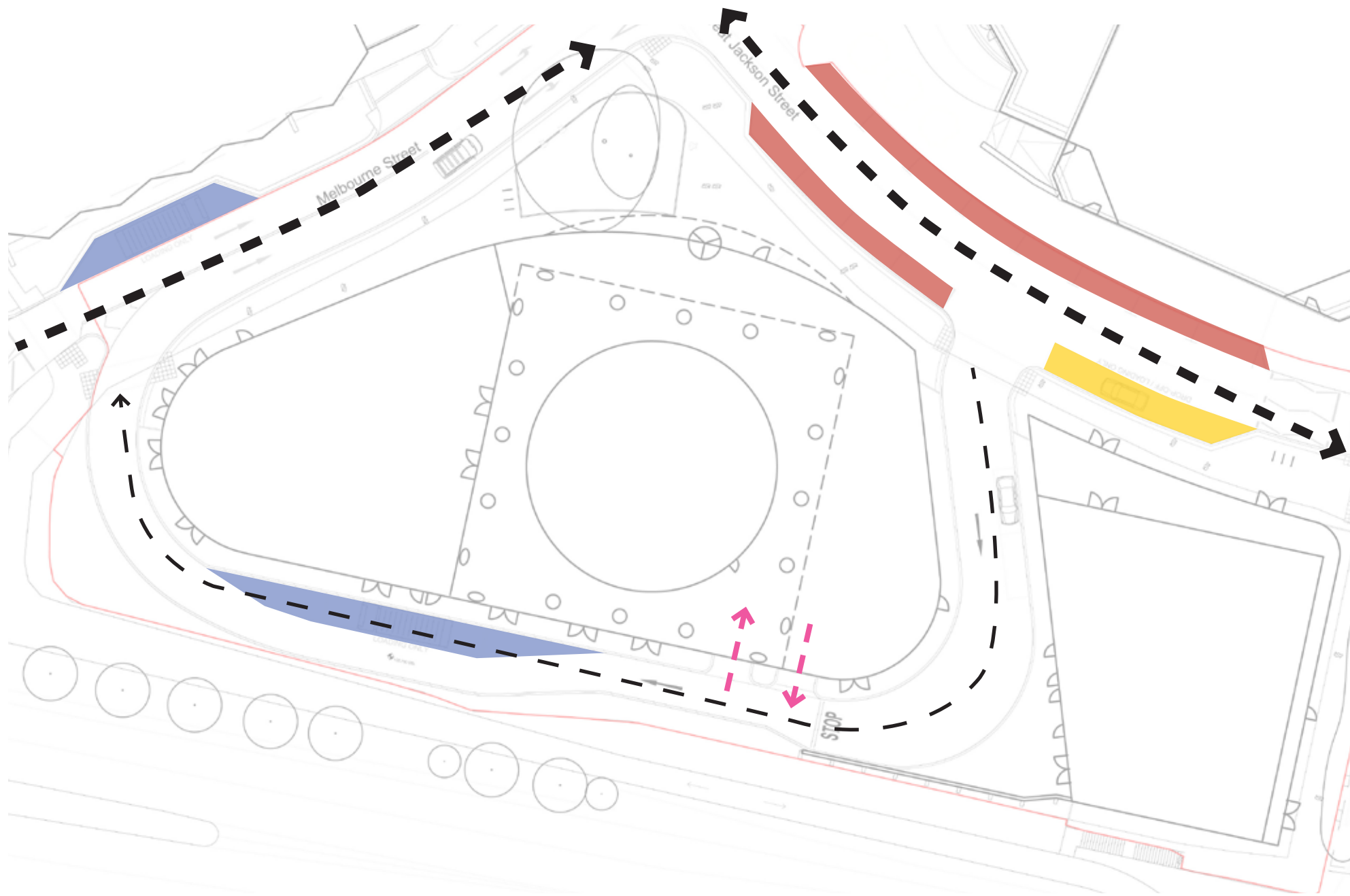
Crossings

Crossing points are located on Melbourne Street where the Hulme bridge terminates and as part of the wider cycle network within the Great Jackson Street Development Framework. This will be a controlled crossing points and will be a signalised junction.

Un controlled crossings are also proposed to assist with movement across the main streets, including the link between the tower block and office development. Further liaison required with MCC highways when these crossings fall within their ownership and the adoption of materials.

DDA Access

The existing site topography is relatively flat therefore the streets and spaces are fully accessible. An existing brick wall borders the existing trees located to the northern elevation of the buildings. The design for the public realm looks to retain the existing levels around the base of the trees within a raised planter to ensure the trees can be retained. The wider public realm is designed to ensure good access for all is maintained.



Vehicle Movement

The main vehicle movement within the vicinity of the site is along Great Jackson Street to the north east, and vehicles coming from the Mancunian Way via Melbourne Street to the north west.

The development proposals incorporate a one-way secondary vehicle route around the residents tower, accessed via Great Jackson Street. This route provides residents access to the basement level car parks.

A series of loading bays, drop off bays and on street parking are proposed adjacent to the site. One loading bay is proposed to the southern elevation of the residents tower, a further loading bay located on the opposite side of Melbourne Street and drop off/loading bay on Great Jackson Street.

Vehicle movement

LEGEND

-  Vehicle Movement (primary)
-  Vehicle Movement (secondary)
-  Basement Car Park Access
-  Drop off and loading bay
-  Onstreet car parking
-  Loading only



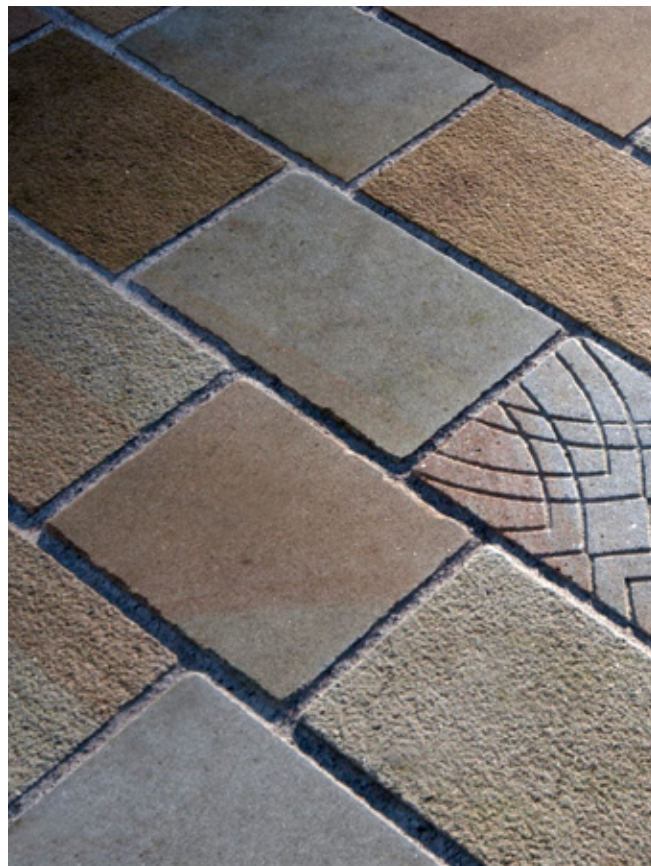
Plot D Public Realm

Established within the Great Jackson Street Development Framework was the desire to create several connected public realm spaces. The proposals for Plot D are located at the entrance to Manchester City Centre from Hulme in the south. The public realm is small in scale and is limited to the external envelope of the new buildings.

The focal point of the public realm is located at the junction between Melbourne Street and Great Jackson Street where seating opportunities are proposed around a feature planter/ raised edge that enables two large London Plane trees to be retained.

The design of the public realm looks to provide a seamless transition with the wider areas of the Great Jackson Street Masterplan. This includes a continuation of high quality material palette and street furniture.

Street trees around the periphery will add human scale to the streets and structural planting is proposed to the other site boundaries to integrate the development within the wider landscape and context.





Graphic Visualisation of the Core Public Realm (buildings for context only - not representative of architects cladding)



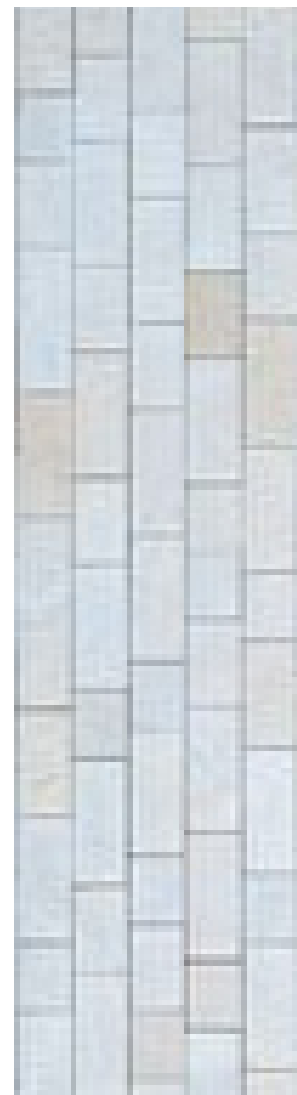
Hard landscape Palette

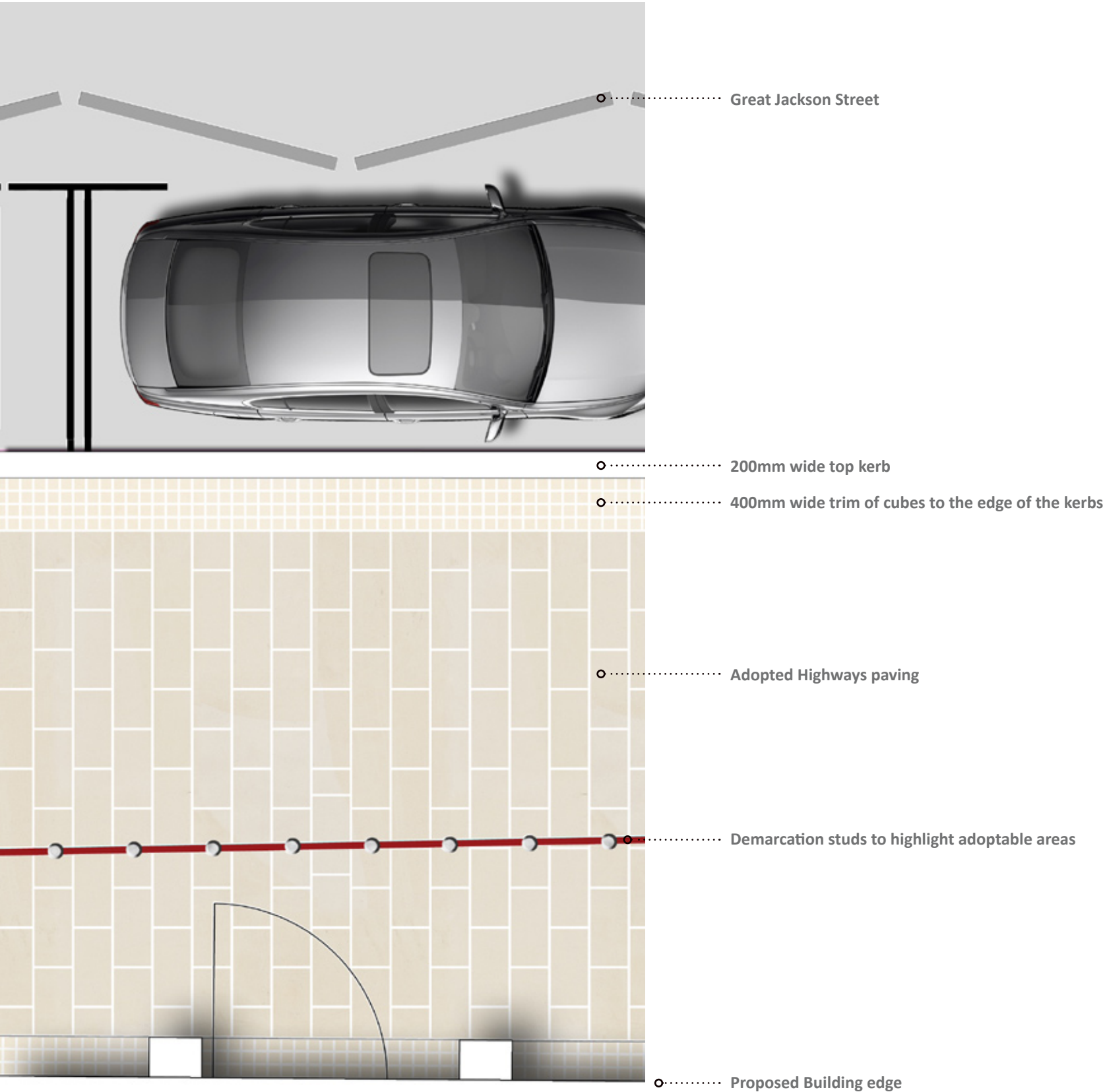
The public realm hard landscape palette will comprise of high quality materials that will be laid to emphasise the geometry of the spaces and the rhythm of Great Jackson Street. The materials will be a warm buff blend that will tie the adoptable highway paving material as part of the wider development framework.

The common theme across the masterplan site is the wide top silver grey granite kerbs. These are proposed across the Plot D kerb lines to create a continuity across the masterplan.

A band of smaller block cubes is proposed along the back of the kerb line separating the kerb from the footway. This provides a robust edge for potential vehicle overrun.

To contrast with the warm buff blend surface materials and planting, the raised planters will be in a dark grey colour.





Detail 1 - Great Jackson Street

Hard Landscape Palette

The extract plans opposite illustrate a typical paving arrangements within the public realm and typical street scene along Great Jackson Street.

Detail 1 - Great Jackson Street

The silver grey kerbs proposed continue the narrative established at Deansgate Square, Crown Street Phase 1 and the proposed kerbs on Crown Street Phase 2 and Plot F. This will create a consistent look across the masterplan area.

The adoptable paving material will surface the footway and continue to the building line to create the sense of a wide and consistent footway. To delineate the land ownership and future maintenance responsibility demise, stainless steel studs will be located along the paving as a subtle demarcation line.

Small scale cubes are also proposed along the edge of the kerbs to help protect the larger format paving for any potential vehicle overrun.

Great Jackson Street itself will be resurfaced with asphalt as part of the development proposals.

Trees Summary

The Trees and Groups comprise of:

T1: Individual tree located on Great Jackson Street. C Grade. Cherry tree

G2: Located to the eastern side of the new office building. Group located outside of the application boundary. C Grade group. Tree species include Cherry, Ash, Elder and Norway Maple.

G3, G4, G5, T6 and G7: This cluster of vegetation is located to the south eastern corner of the site. G3 and G4 are C Grade, G5 and G6 are B Grade, and G7 is U Grade and is assessed to be unsuitable for retention as part of the arboricultural survey carried out by Godwins. Species include Horse Chestnut, Elder, Silver Birch, Ash and Norway Maple.

G8 and G9: Located outside of the application boundary between the development and Mancunian Way bridge. G8 is C Grade and G9 B Grade. Species include Silver Birch and Small-leaved Lime.

G10, G11, T12, T13, G14, G15 and G16: T13 is C Grade, G14 is U Grade and the other trees/ groups are B Grade. G14 is assessed as U Grade as it is unsuitable for retention. Species in this area comprise Ash, Silver Birch, Hornbeam, Goat Willow and Norway Maple.

T17, T18, T19 and G20: located to the northern elevation of the proposed residents tower at the junction between Melbourne Street and Great Jackson Street. Two A Grade, 1 B Grade and the ground C Grade. Tree species are London Plane.

Trees Removed

G7 and G14: to be removed due to poor health/ unsuitable for retention.
T1, G3, G4, G5, T6, G10, G11, T12, T13, G15, G16, T19 and G20: to be removed to facilitate the development.

Trees Proposed

The development proposal incorporates 21 trees at ground floor level to complement the design of the public realm. Of the 21 trees proposed at ground floor, 10 are set in ground 11 located in raised planters.

A further 18 trees are proposed at roof terrace levels, 17 located within the communal roof terrace at level 01 and 1 located at roof terrace for the office block.

The trees proposed, 39 in total, represents a 3:1 replacement for trees removed to facilitate the development (13 number).



Tree Management

The trees being delivered on the scheme will incorporate either irrigation rings/ pipes (in hard or in soft ground) and an integrated irrigation system if set within the raised planters.

All trees will be managed in accordance with the supporting Landscape Management Report submitted with this application. The management report sets out the required watering volumes for the trees being delivered.

LEGEND

- Existing trees retained
- Clear stem street trees proposed in ground
- Trees set in raised planters at ground floor level
- Clear stem trees in raised planters (above a podium)



Soft landscape Palette - Planting Design

The planting design within the public realm areas will be robust and primarily evergreen to provide structure and a lush green appearance between the Mancunian Way bridge and development. To the northern elevation, the planting design within the raised planter will have an ornamental appearance combining grasses with shade tolerant species and punctuated with perennials to provide seasonal interest.

Soft landscape Palette - Streetscape. Tree Planting.

The trees set in raised planters will be species that are tolerant of requiring a low soil volume such as Birch trees. Multi-stem birch and Pyrus 'Chanticleer' are proposed within the moveable raised planters on the south western corner of the development. Both species have an attractive foliage and encourage wildlife interest along the street level.

Along Great Jackson Street street trees are proposed in ground to add to the visual amenity of the streetscape.

Street trees within the pavement areas will utilise latest best practice tree planting techniques to ensure the tree has space to grow and thrive of the future years. Trees will be selected that thrive in urban environments whilst also providing valuable habitat. Species such as Tilia cordata 'Rancho'.



Street Furniture Palette

Street furniture within the public realm will tie in with the narrative of the wider Great Jackson Street Framework. The furniture will be of high quality and have varying forms to respond to the different uses i.e. individual or group gathering.

The raised edge/ planter that enables the retention of the existing trees on Melbourne Street and Great Jackson Street provides opportunity for seating.

Raised edges to planting or the lawned areas are to be steel in a contrasting colour to the surface materials proposed.

Cycle storage provision is located throughout the landscape in close proximity to each tower. The cycle stands are to be consistent with those delivered as part of the adjacent developments within GJS Framework.





Lighting Precedent Images



Concept Lighting Proposals

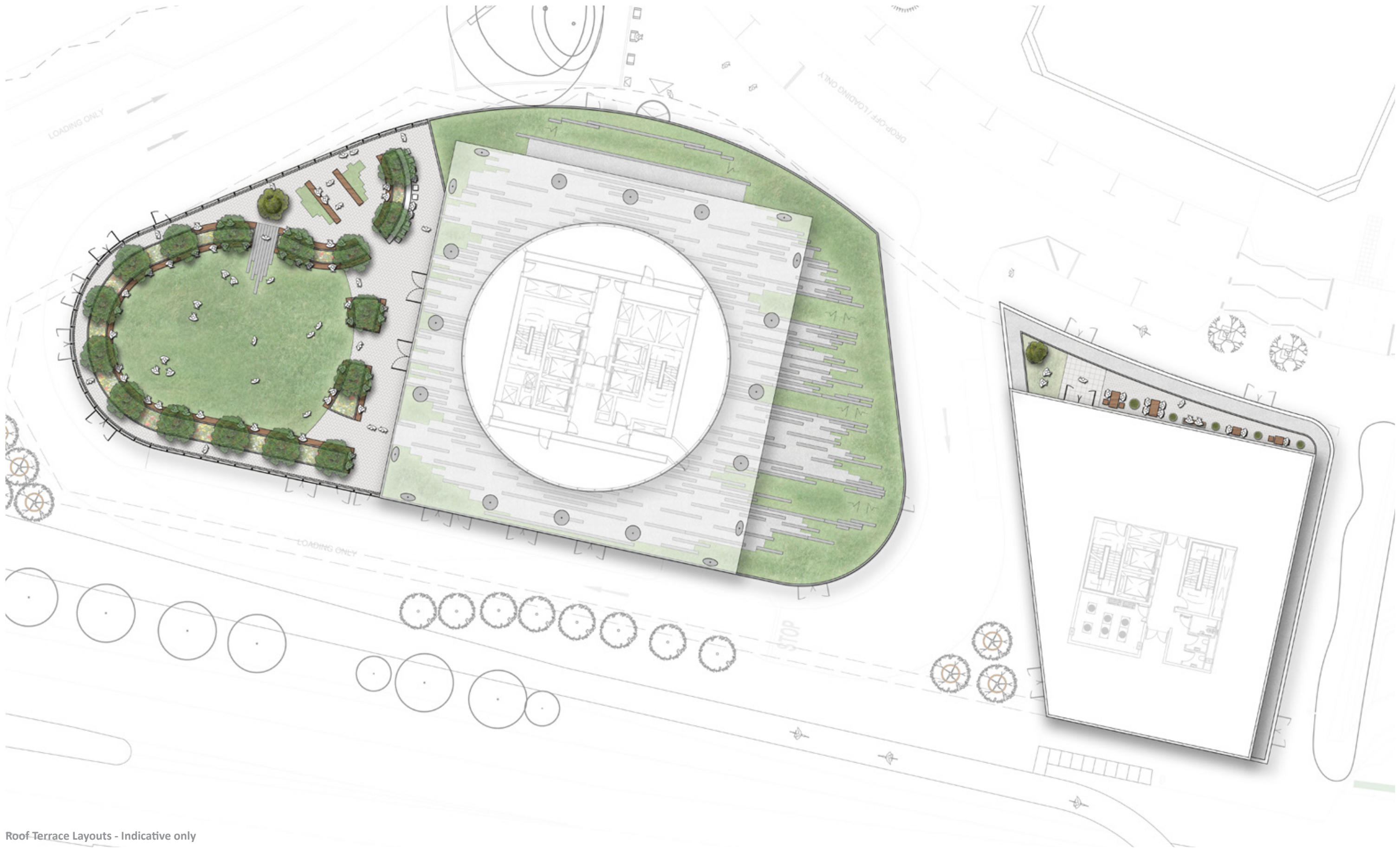
Lighting throughout the development will create a safe and welcoming environment for usage in the hours of darkness.

The edges of the raised planters could incorporate strip lighting to the base to illuminate the walkways and emphasise the level change, and street furniture will incorporate integrated lighting within the units to make them usable at all times of the day.

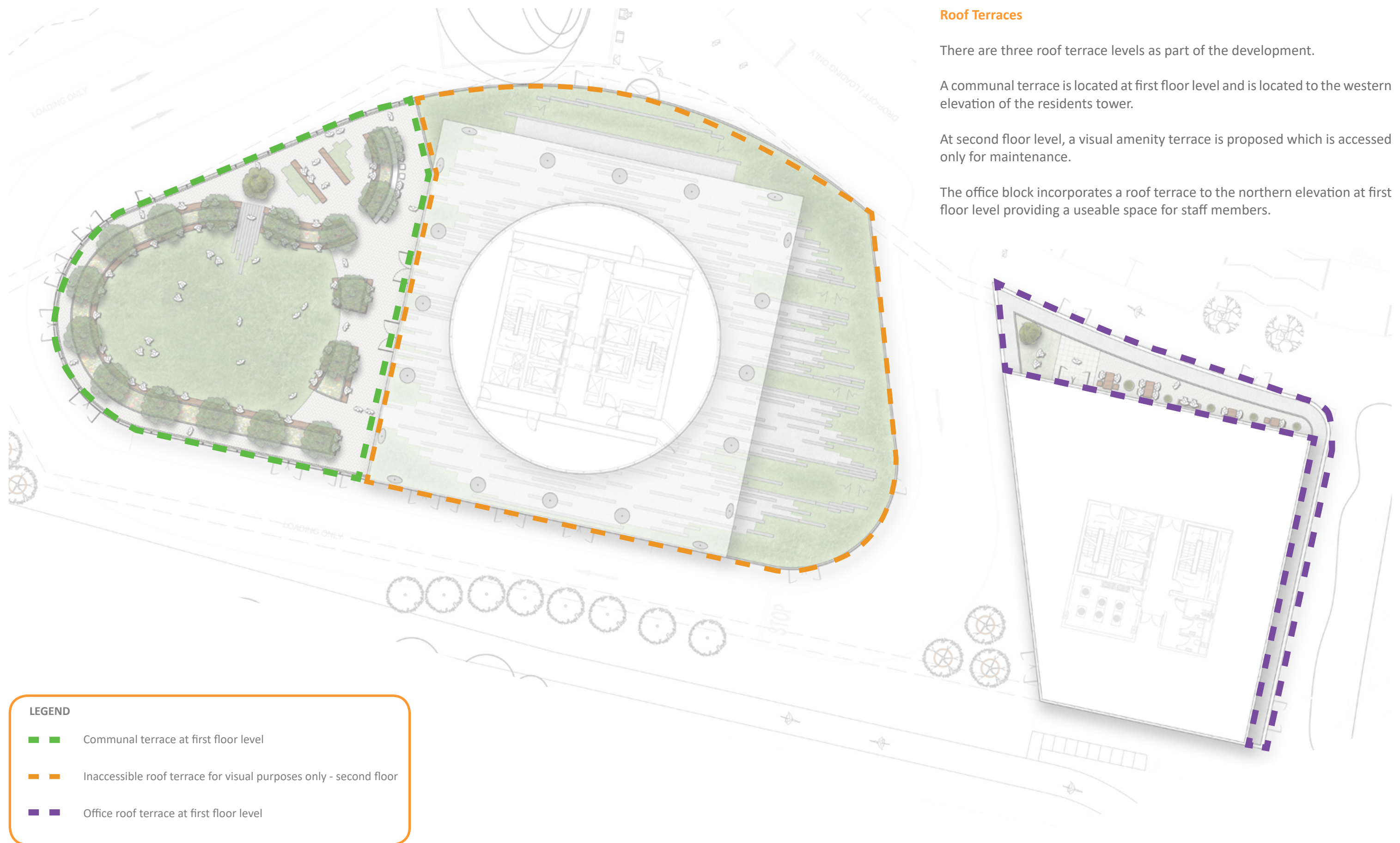
On the perimeter streets the lighting will be to adoptable standards on the highway land.

Raised planters will incorporate uplighters to project light towards the canopy of the trees to animate the foliage and crown shape.

10. Roof Terraces



Roof Terrace Layouts - Indicative only



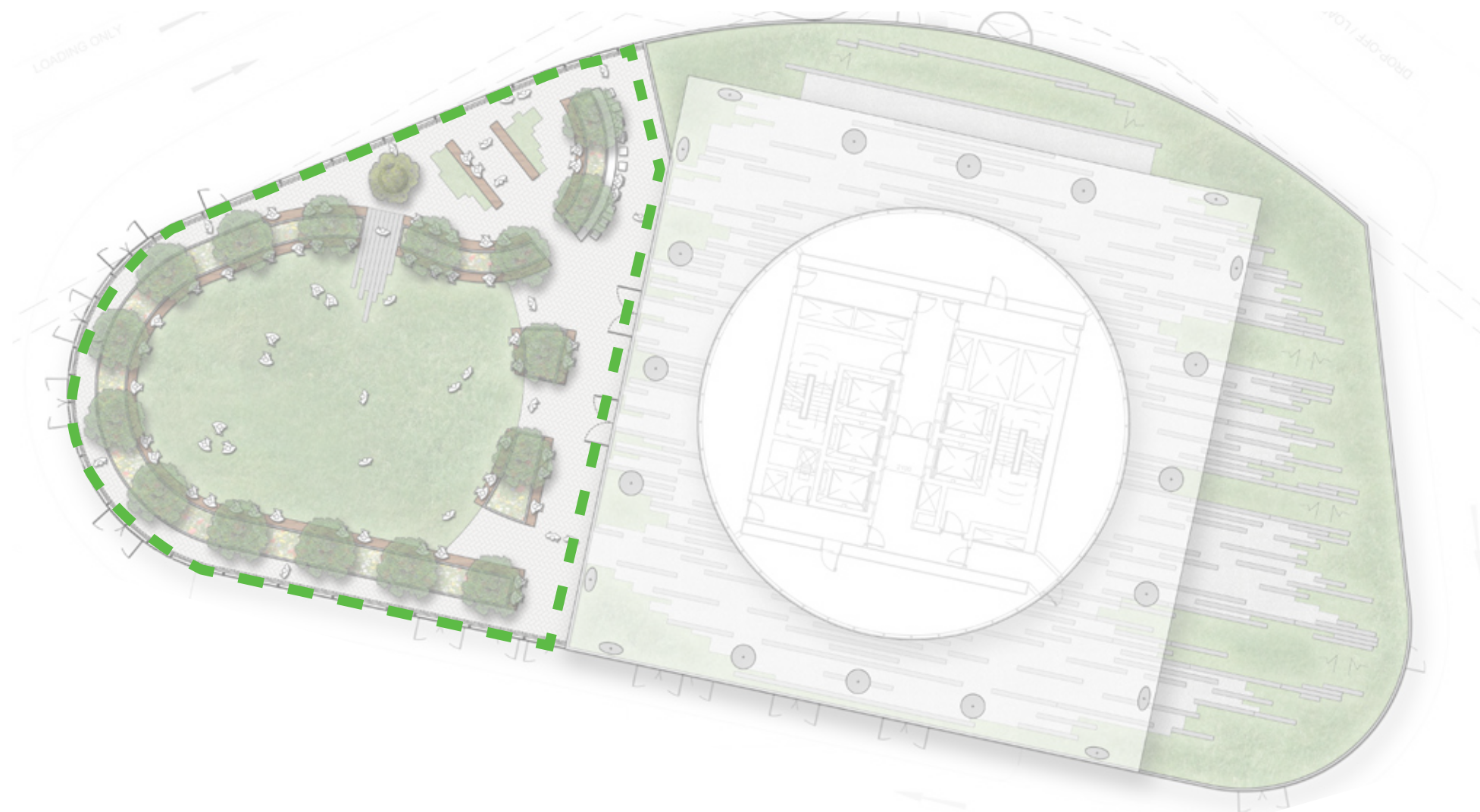
Roof Terraces

There are three roof terrace levels as part of the development.

A communal terrace is located at first floor level and is located to the western elevation of the residents tower.

At second floor level, a visual amenity terrace is proposed which is accessed only for maintenance.

The office block incorporates a roof terrace to the northern elevation at first floor level providing a useable space for staff members.



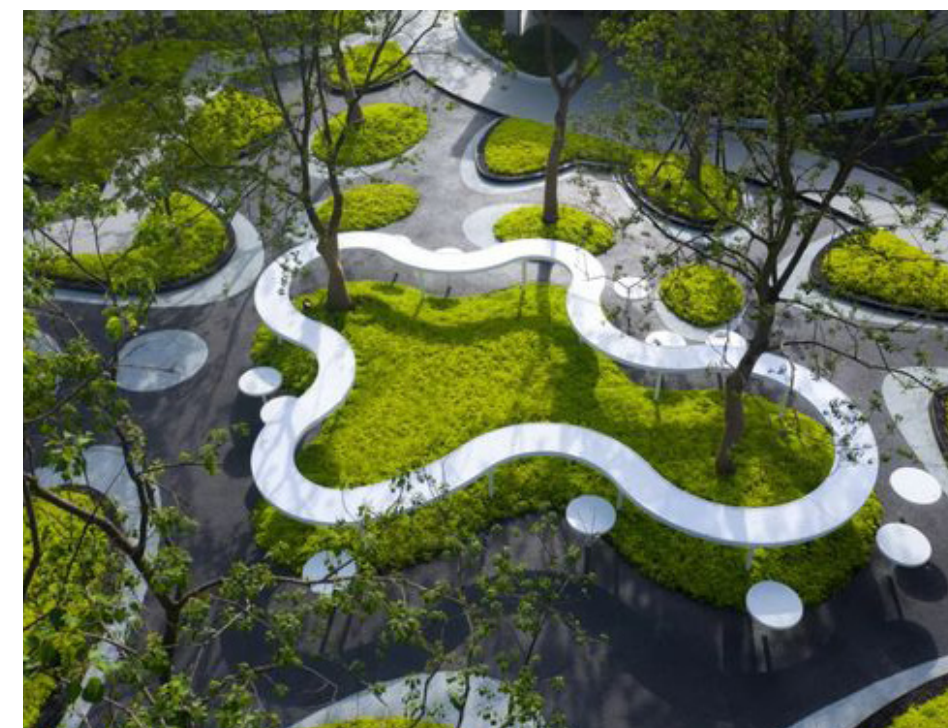
Residents Tower: Resident Amenity Space (Level 1)

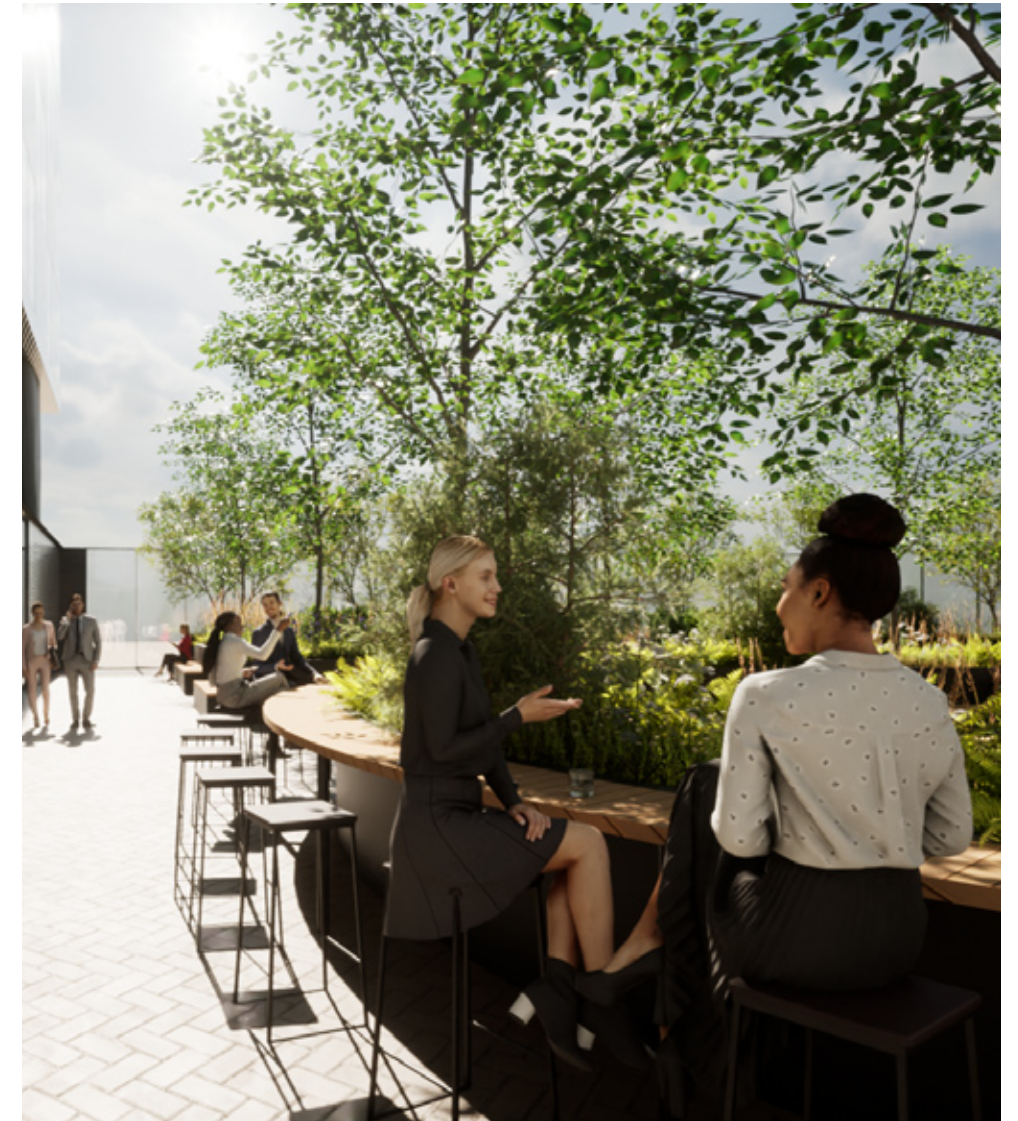
The first floor communal residents amenity roof terrace is designed to create an open space that maximises the sunny aspect and responds to the organic shape of the built form.

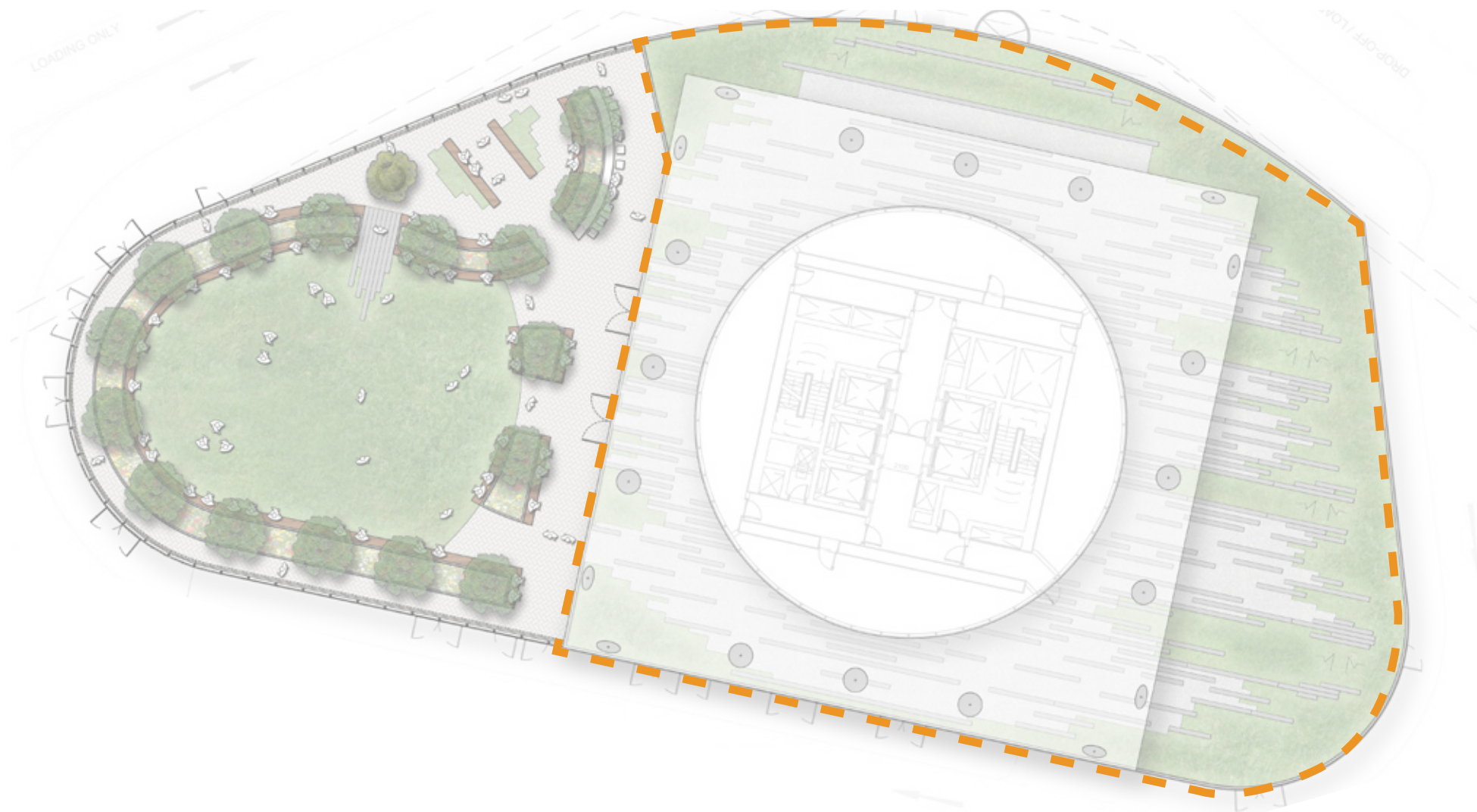
A large open lawn is proposed at the heart of the space, enclosed by trees with attractive foliage and form set within raised planters.

Seating opportunities are incorporated within the design of the raised planters, creating spaces for individuals or group gathering.

The northern pocket of the terrace creates a more intimate space creating a human scale area framed by the planters and tree planting, whilst affording views through the glazed panels towards the adjacent Crown Street park.





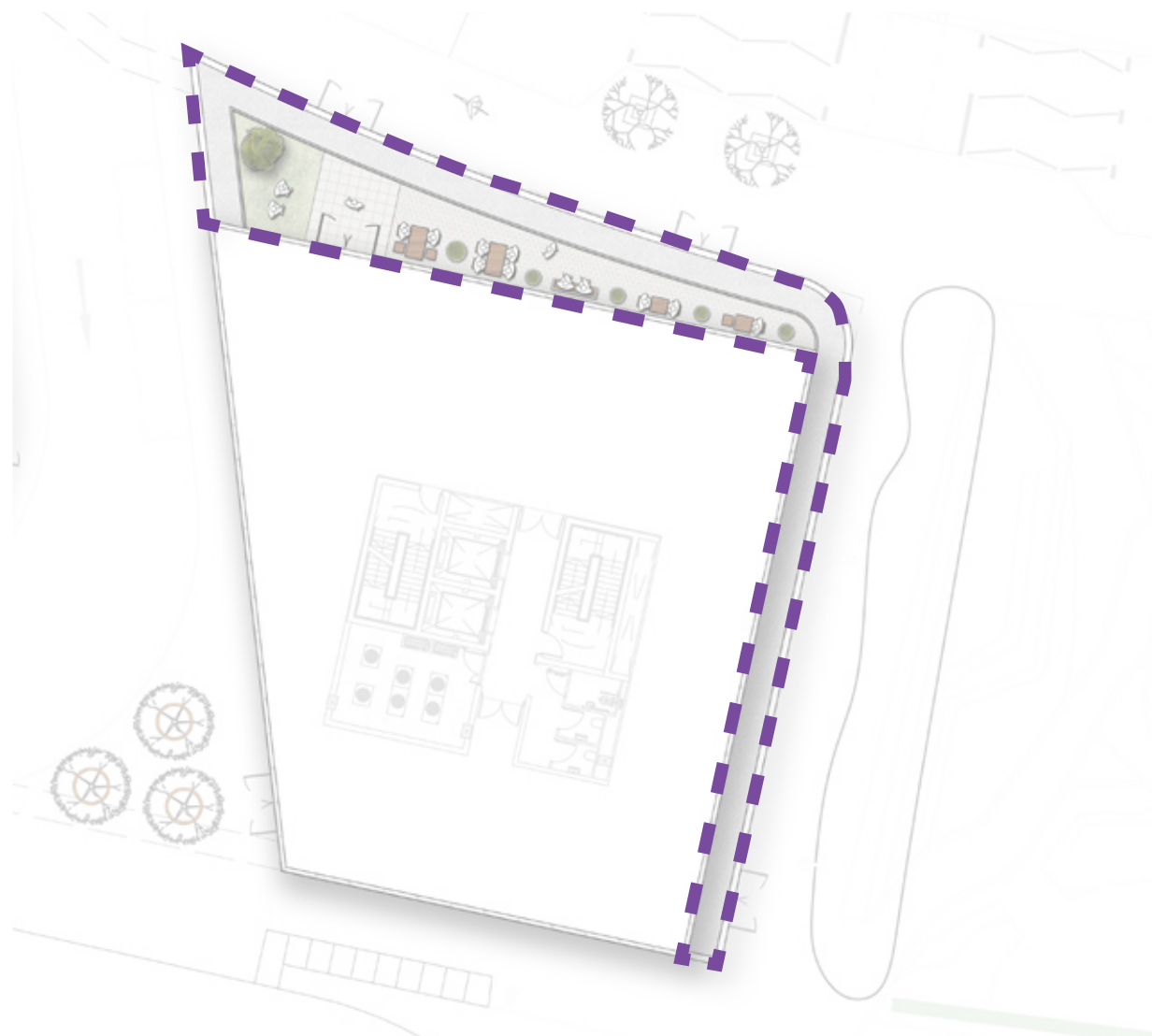


Residents Tower: Visual Amenity Terrace (Level 2)

At second floor level, the roof terrace is designed in the style of a Zen garden with a simple palette of materials that are low maintenance and provide an attractive visual setting for the residents.

The terrace is for visual purposes only and is not intended to be accessed by residents.





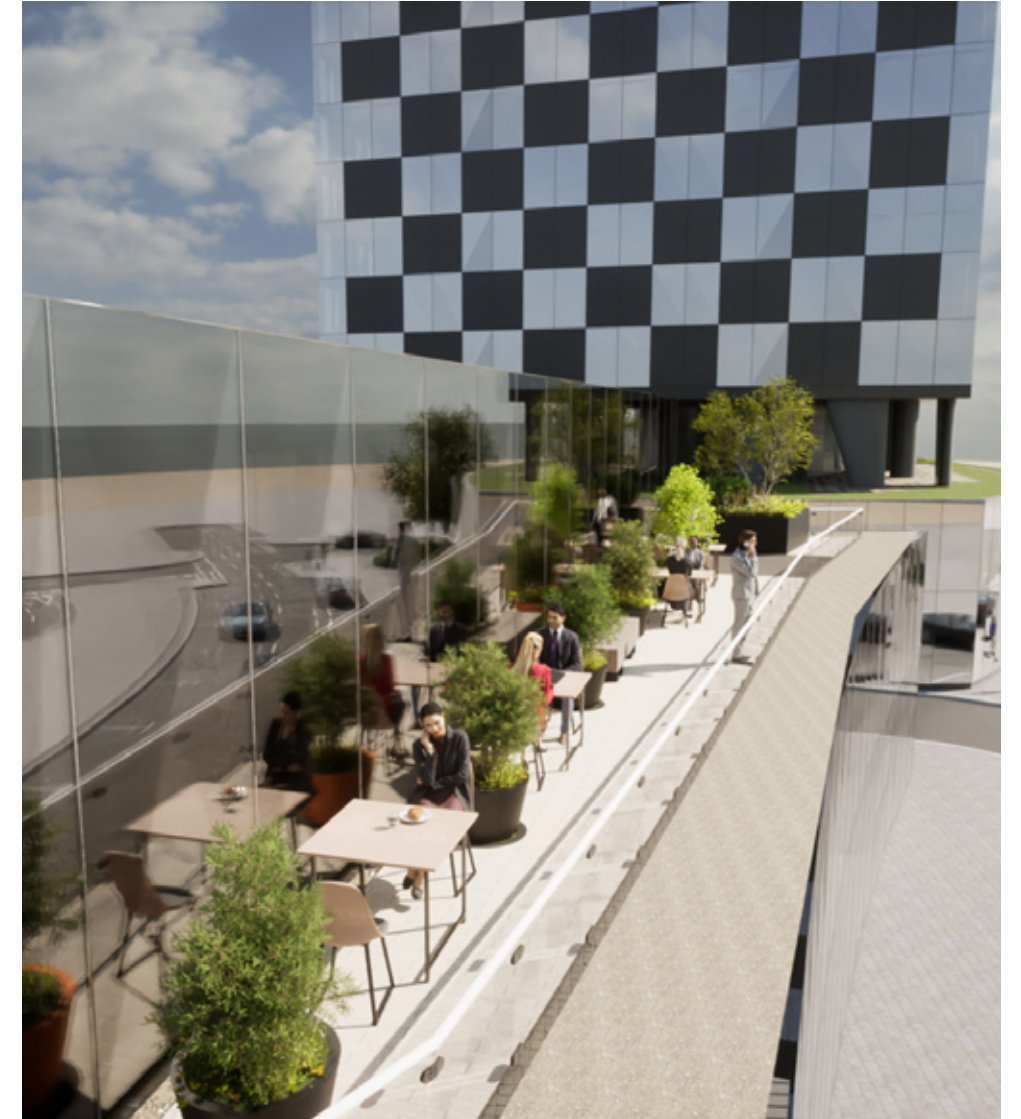
Office Block: Roof Terrace (Level 1)

The office block development incorporates a roof terrace space at level 1 along the northern elevation. The space provides opportunity for seating in small or larger groups whilst offering views along Great Jackson Street.

The design will incorporate high quality surface materials along with large specimens/ small trees set within raised planters to create pocket spaces, soften the development edge and offer seasonal interest to the space.

There is the potential to incorporate an open artificial turf area for promoting flexible uses such as yoga or similar.







Maintenance and Management

To ensure that the landscape is maintained to a high standard a Landscape Management and Maintenance report accompanies the Detail Planning Application which describes maintenance operations required for a 5 year period and beyond.

The report covers operations for all aspects of the landscape for both the public and private landscape areas.

Refer to Report PR-TPM-G710-RP-GRD-4175 502