

CROWN STREET PHASE 3 MANCHESTER

LANDSCAPE DESIGN STATEMENT (PR-TPM-G710-RP-GRD-4156 501)

APRIL 2023 (X3 Rev)
Client: Renaker Build LTD



tpm landscape
chartered landscape architects

4th Floor Studio 10
10 Little Lever Street
Manchester, M1 1HR
0161 235 0600

info@tpmlandscape.co.uk
www.tpmlandscape.co.uk

To be read in conjunction with:

PR-TPM-G710-PL-GRD-4156 101 Landscape General Arrangement
PR-TPM-G710-PL-GRD-4156 201 Planting Plan
PR-TPM-G710-RP-GRD-4156 502 Landscape Management Report

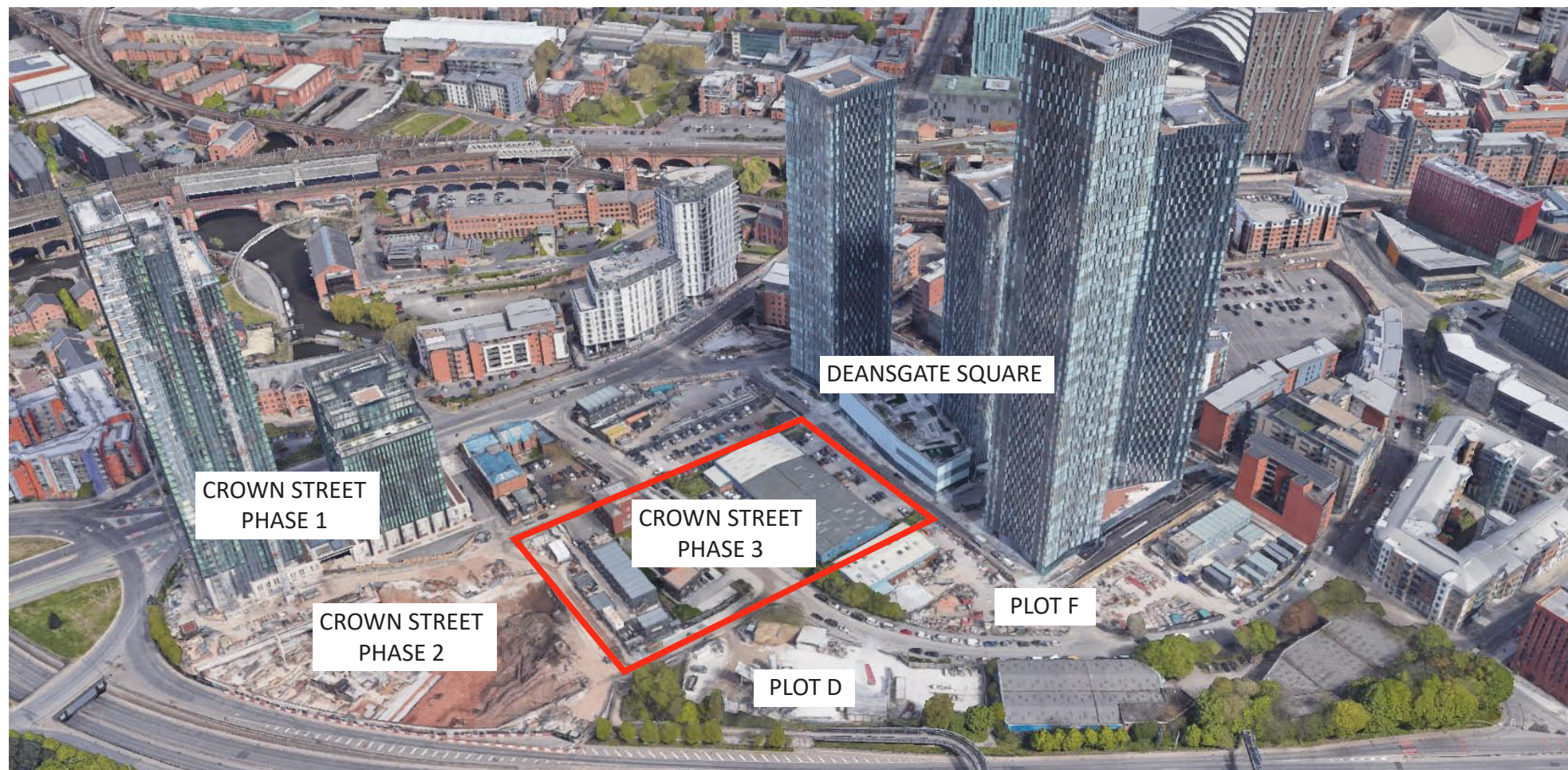
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Job Number: 4156			
Project Name: Crown Street Phase 3			
Rev	Issue Status	Prepared / Date	Approved / Date
X1	For Approval	JS/ January 2023	KH/ March 2023
X2	For Approval	JS/ March 2023	KH/ April 2023
X3	For Approval	JS/April 2023	KH/April 2023



Great Jackson Street Development Framework: Live Context Plan



Aerial Birds Eye Image - Crown Street Phase 3- Proposal Site

Wider Context

TPM Landscape, Chartered Landscape Architects have been appointed by Renaker Build Limited to develop landscape proposals for the proposed residential development at Crown Street Phase 3, 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.

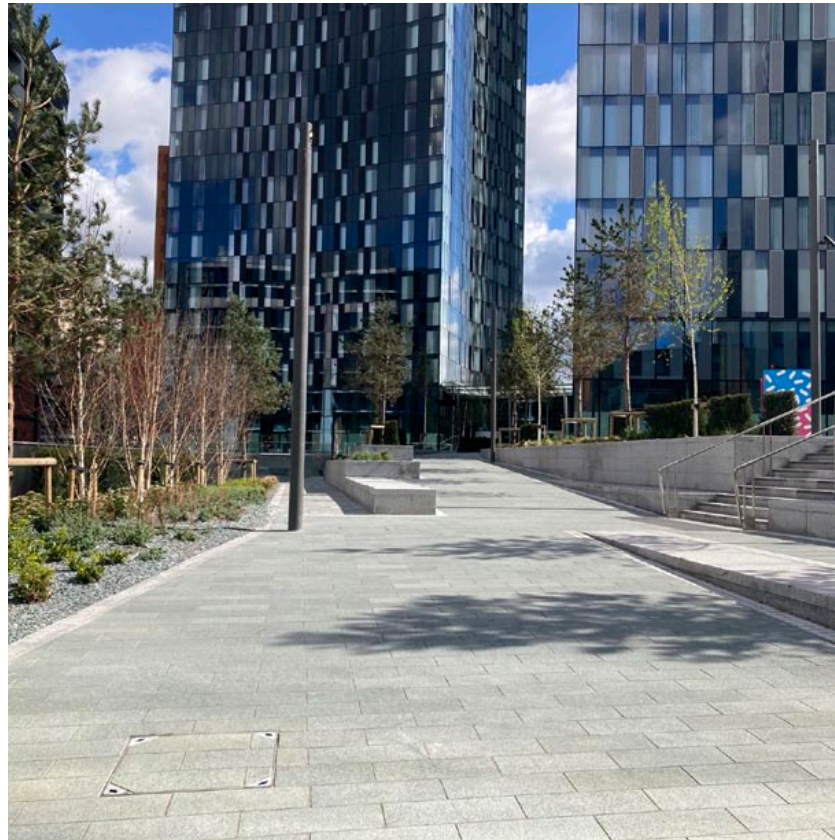
The Application site lies within a wider area covered by the Great Jackson Street, Development Framework (2018). The Great Jackson Street document has been prepared for Manchester City Council, it is intended that the development framework will become a material consideration for Manchester City Council 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”

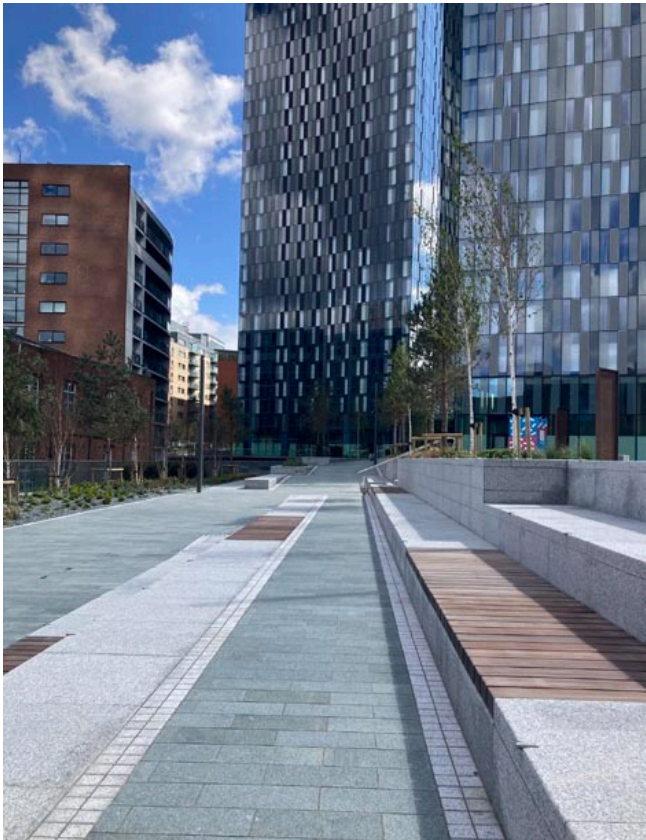
Crown Street Phase 3 Context

Established within the Great Jackson Street Development Framework was the desire to create several connected public realm spaces. The proposals for Crown Street Phase 3 acts as the bridge between the civic style of Deansgate Square (east) and the fluid nature Crown Street Phase 2 park (west).

The development proposals span Great Jackson Street and have the opportunity to create a new node along this key route.



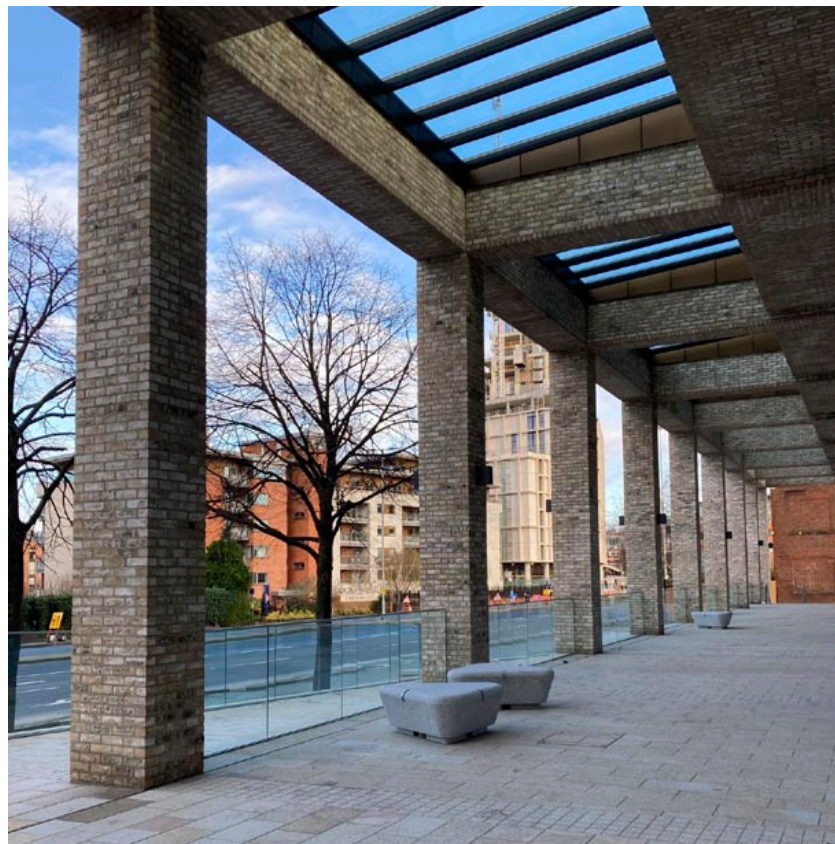
Deansgate Square



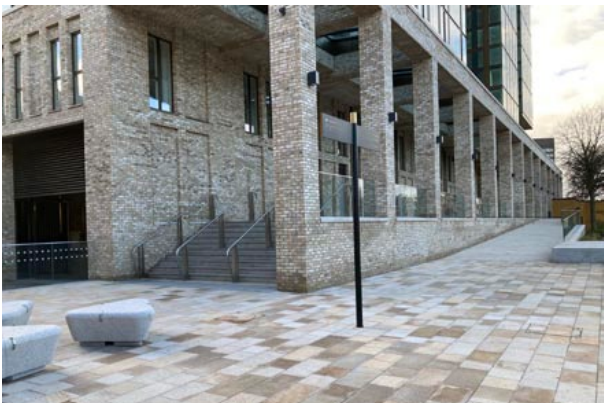
Renaker Context Schemes within the Great Jackson Street Masterplan

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

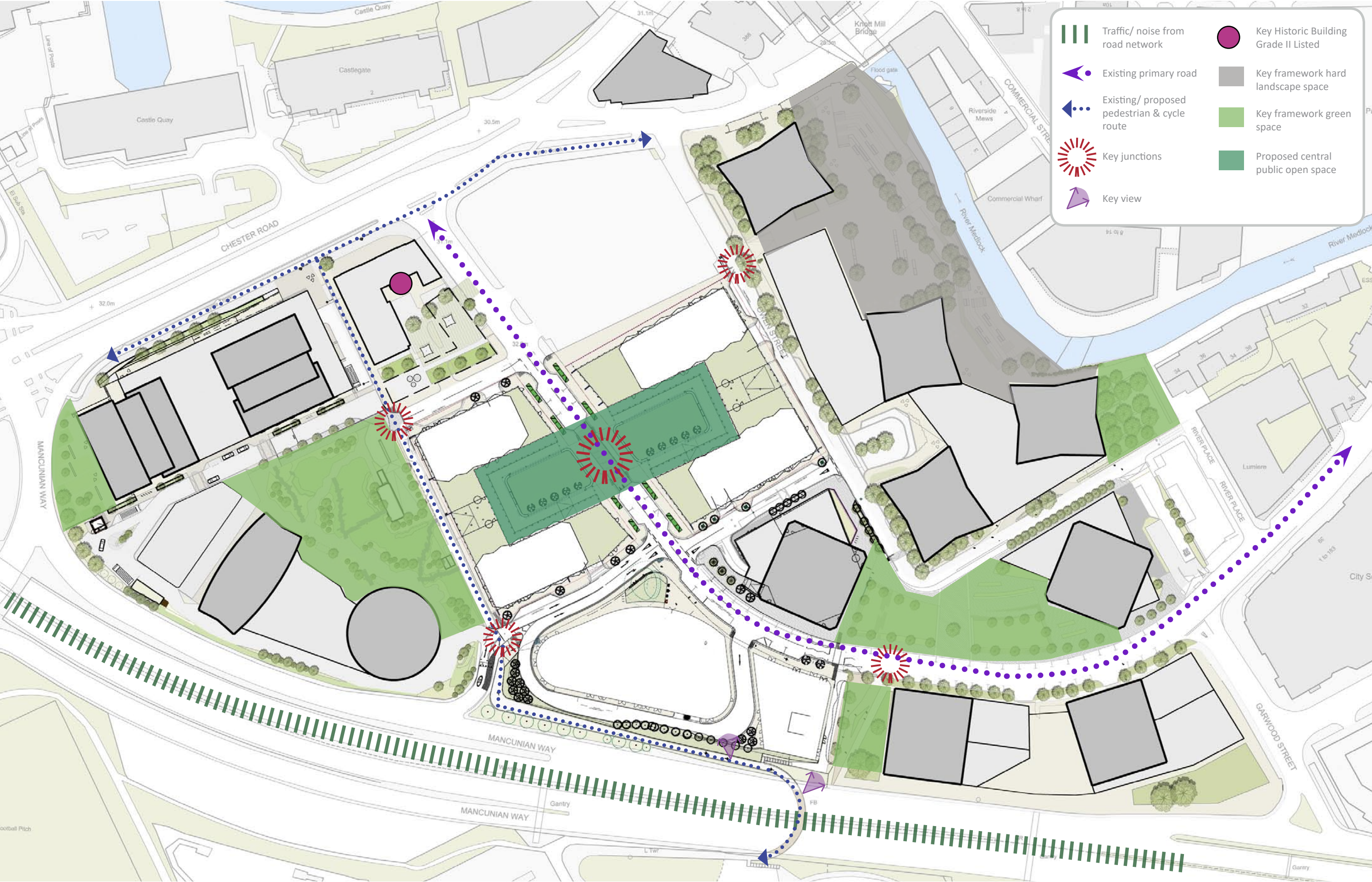
Planning approval has been consented for the Plot F development to the south east and an application for Plot D is submitted at the same time as the Crown Street Phase 3 application.



Crown Street - Phase 1



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



Context within the wider masterplan framework



View of Crown Street Phase 3 western parcel from Great Jackson Street (Crown Street Phase 1 & 2 in the background)



View of Crown Street Phase 3 eastern parcel from Great Jackson Street (Deansgate Square in the background). Site photo taken prior to clearance.

Site Description

The proposal site is located to the south of Manchester City Centre and bordered by Silvercroft Street, Crown Street, Melbourne Street and Owen Street with Great Jackson Street running through the centre creating a break between the two built form plots.

The site lies central to the Great Jackson Street Development Framework with the proposed development and landscape spanning from Owen Street in the east, across Great Jackson Street at the centre and then to the east connecting to the under construction Crown Street Phase 2.

The parcels of the land to the west of Great Jackson Street currently has 3 separate zones, land use and character:

- To the north is Gadum House, a former office building,
- To the east is the temporary marketing suite building, surface level car parking and associated landscape, and
- To the west is the site compound and office area used by Crown Street Phase 2.

The parcel of land to the east of Great Jackson Street is a cleared site (formerly light industrial buildings) on both Great Jackson Street and Owen Street (the former Detrafford Site). There is limited active frontage to the perimeter of the building.

Topography

The site is relative flat with a shallow fall from higher ground in the south to lower ground in the north. Across Melbourne Street there is circa a 1m level change over the total length of the road. The site appears flat when users are within the spaces. Levels vary from circa + 32m to + 33m.

Vegetation

To the east of Great Jackson Street there are several groups of trees. Group 2 and Group 3 (Goat Willow) are both U grade trees with Group 4 being C grade, (mixed group of Goat Willow, London Plane and Blackthorn). The trees are not worthy of retention and are proposed to be removed as part of the proposed Phase 3 development.

To the west of Great Jackson Street is the G1 group (Silver Birch) within the landscape surrounding the Marketing Suite for the Renaker Developments. These trees are part of a temporary planning application and landscape. The trees are proposed to be removed as part of the proposed Phase 3 development.

Boundaries

The marketing suite and Gadum house are enclosed by metal boundary enclosures. Around the Crown Street Phase 2 site cabins and along the Owen Street the back of footway is demarcated with timber hoarding lines.

Materials

The former surface level car parking areas are a combination of concrete and asphalt.

Great Jackson Street is predominantly asphalt surface with standard highway concrete kerb up stands with asphalt footways.

The site within Deansgate Square Marketing Suite incorporates high quality concrete block paving and asphalt surfacing.

Silvercroft Street is predominantly paved in tumbled granite setts within the carriageway and asphalt footways. The condition of the roadway is variable with large areas of patch repair.



Existing materials and condition of Silvercroft Street



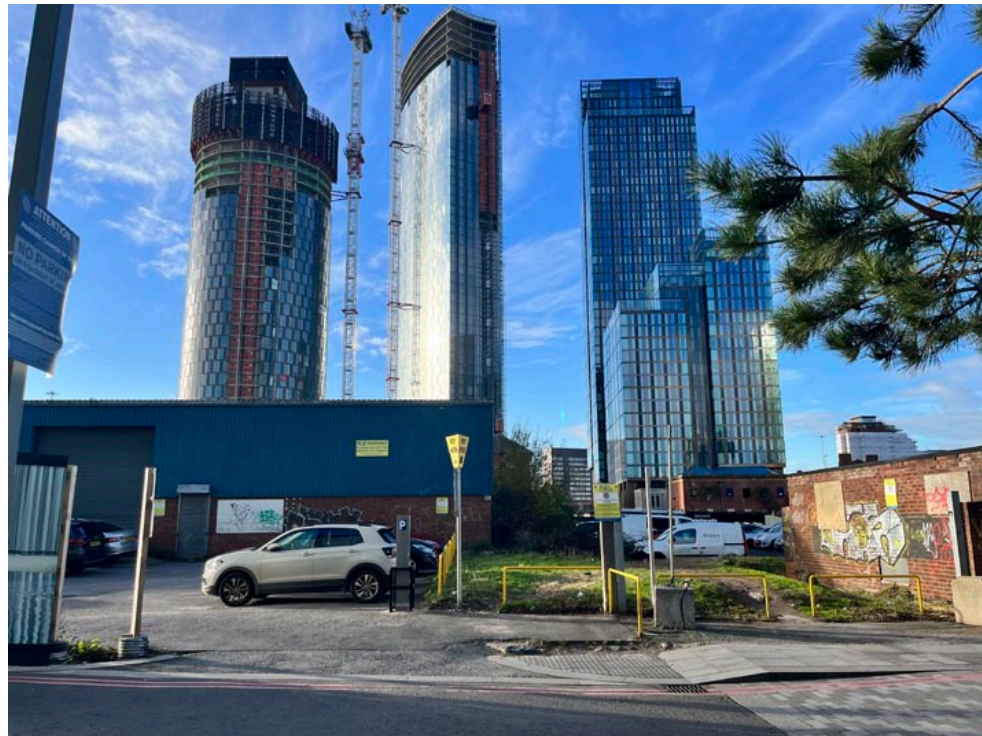
View looking west along Melbourne Street



View looking north along Great Jackson Street. The Marketing Suite to the left of the image.



View looking south along Great Jackson Street



View looking west along the northern boundary of Phase 3 from Owen Street



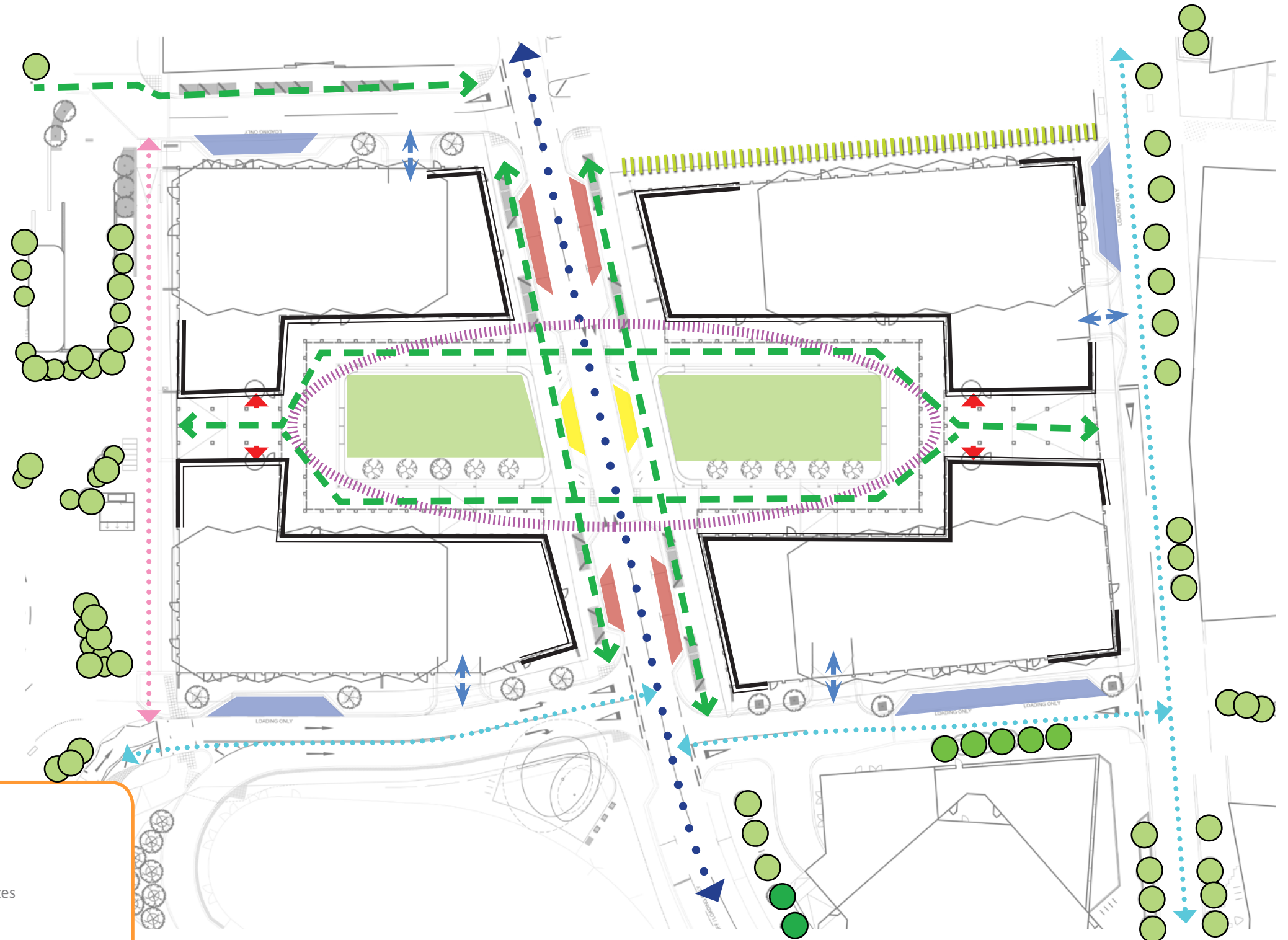
View looking south along Owen Street with industrial buildings to the right of the image



View looking north along Owen Street with timber hoarding lines around the Phase 3 site

Opportunities

- Create a pedestrian connection linking Deansgate Square and Crown Street Phase 2.
- Create clear routes for all users within an attractive landscape.
- Maximise tree planting to create structure and add seasonal interest to the public realm.
- Create a balance between hard and soft landscape.
- Integrate the proposals with Deansgate Square and Crown Street Phase 2 to activate the interface between the developments.
- Encapsulate the public realm around Great Jackson Street to create a pedestrian friendly environment.
- Create a raised table at the interface with Great Jackson Street to ease pedestrian movement and help slow vehicle traffic.
- Create an animated landscape facing the Crown Street Phase 2 shared pedestrian / cycle lane
- A transition landscape that bridges between the civic style of Deansgate Square and the fluid nature Crown Street Phase 2 park.
- Create a space that is useable for local residents of the towers, Hulme community and general public. A space designed as a stopping point, a transitional space and key connection to the City Centre.
- Well designed wind mitigation to form integral part of the landscape strategy.
- Large lawn areas to help slow surface water run off.



LEGEND

- | | | | |
|--|---------------------------------------|--|---|
| | Key building entrance | | Primary vehicle route (Great Jackson Street) |
| | Formal public realm space | | Secondary vehicle routes |
| | Green space | | Cycle lane |
| | Active frontage | | Future pedestrian connection |
| | Key pedestrian routes | | Trees relocated from Plot F application |
| | Underground car park access (private) | | Trees delivered as part of adjacent developments |
| | Service lay by | | Trees to be delivered as part of Crown Street Phase 3 |
| | Parking bays (pay & display) | | |
| | Drop off bays | | |

Sun Study

Due to the nature of the narrow tall buildings the surrounding landscape is subject to long linear shade patterns changing throughout the day. The central public realm space benefits from late afternoon and early sun along the central lawn area in the east.

Due to the break in form the landscape interfacing with Great Jackson Street benefits from a sunny aspect at mid day throughout the day.

Four roof terraces are proposed with a residential amenity terrace being used by each Tower. These having varying sun patterns and will be designed to reflect the sun pattern on each space.

Wind Study

The proposed development has been tested within a computerised wind stimulation modelling environment which has shaped the layout and proposals within the landscape. To positively respond to wind results and ensure the future open spaces have appropriate conditions for their intended uses, the landscaping has incorporated elements of wind mitigation into the design.

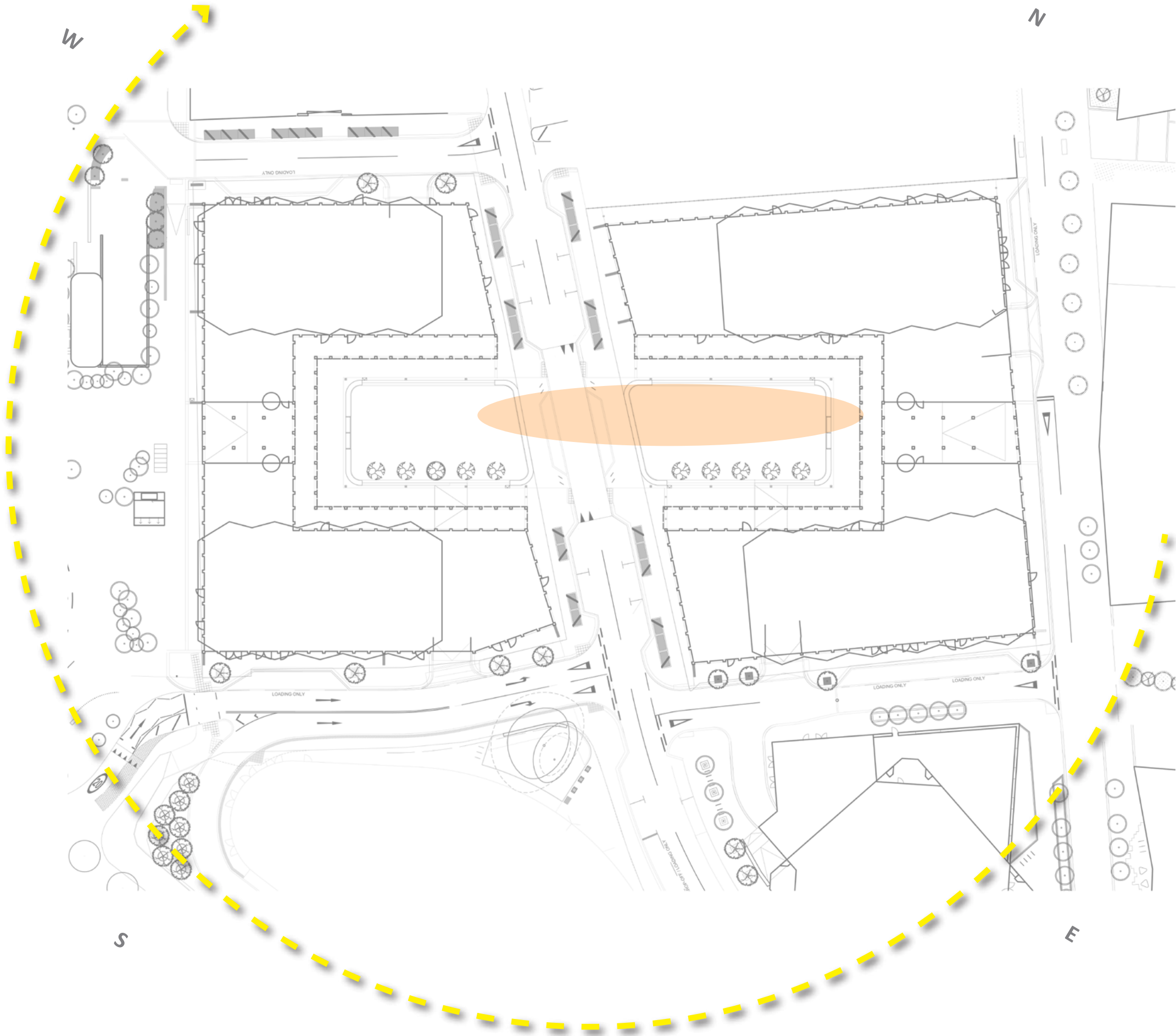
The key wind interventions proposed are:

- Baffles that sit adjacent to the building envelope,
- Landscape planters with hedges and baffles,
- Landscape baffles with seating, and
- Street tree planting.

LEGEND

 Sun path

 Areas expected to receive the most amount of sunlight



Sun Study

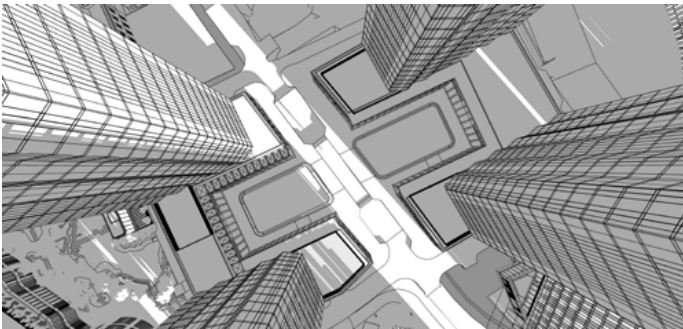
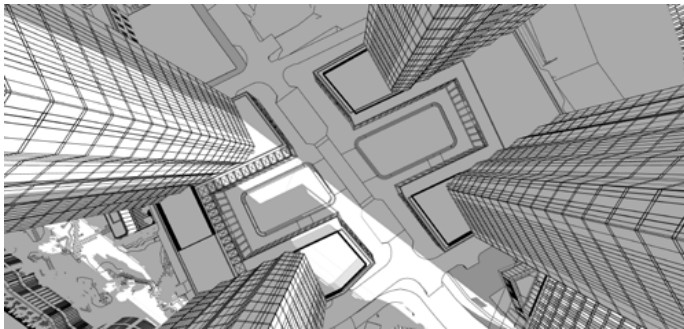
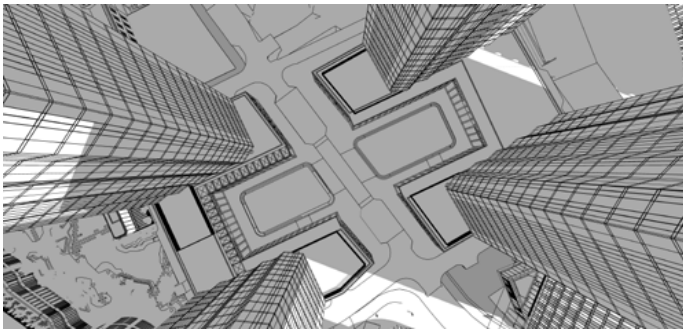
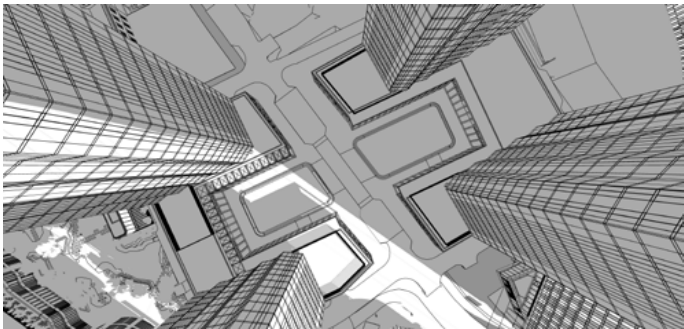
Spring Equinox

Summer Solstice

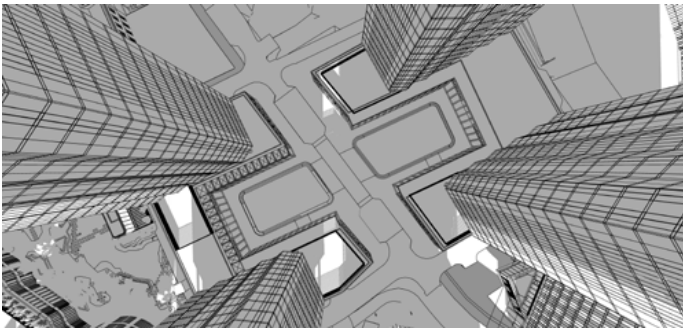
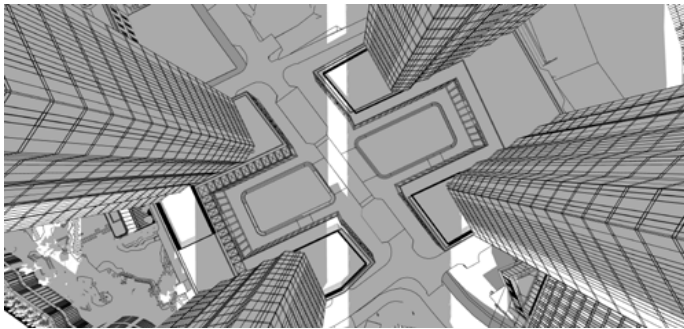
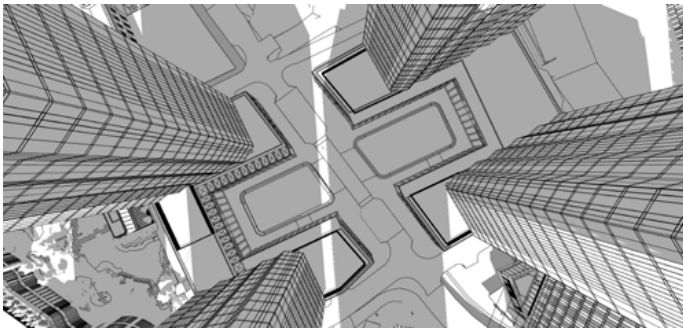
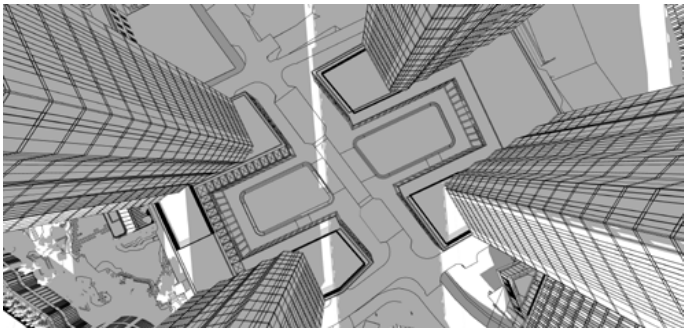
Autumn Equinox

Winter Solstice

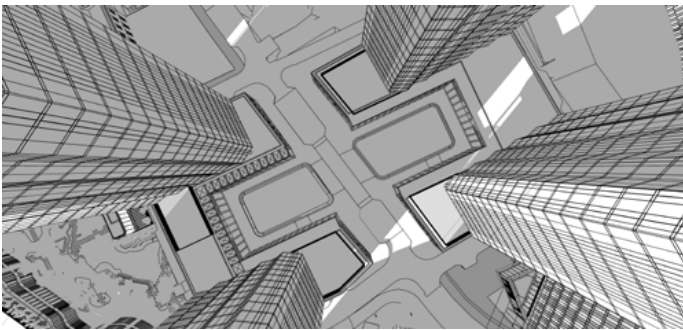
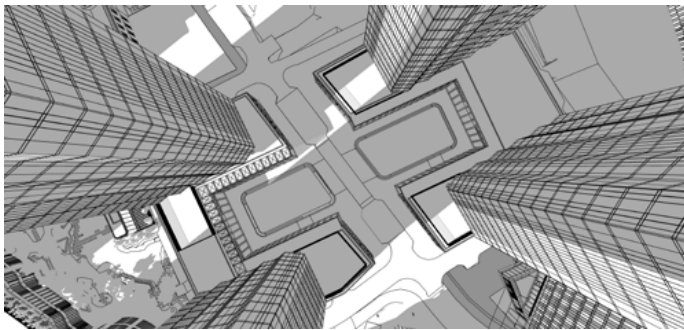
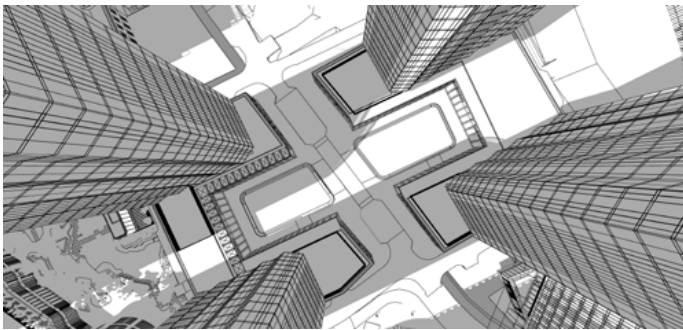
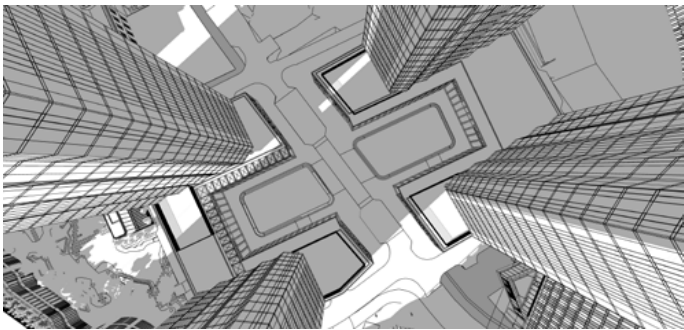
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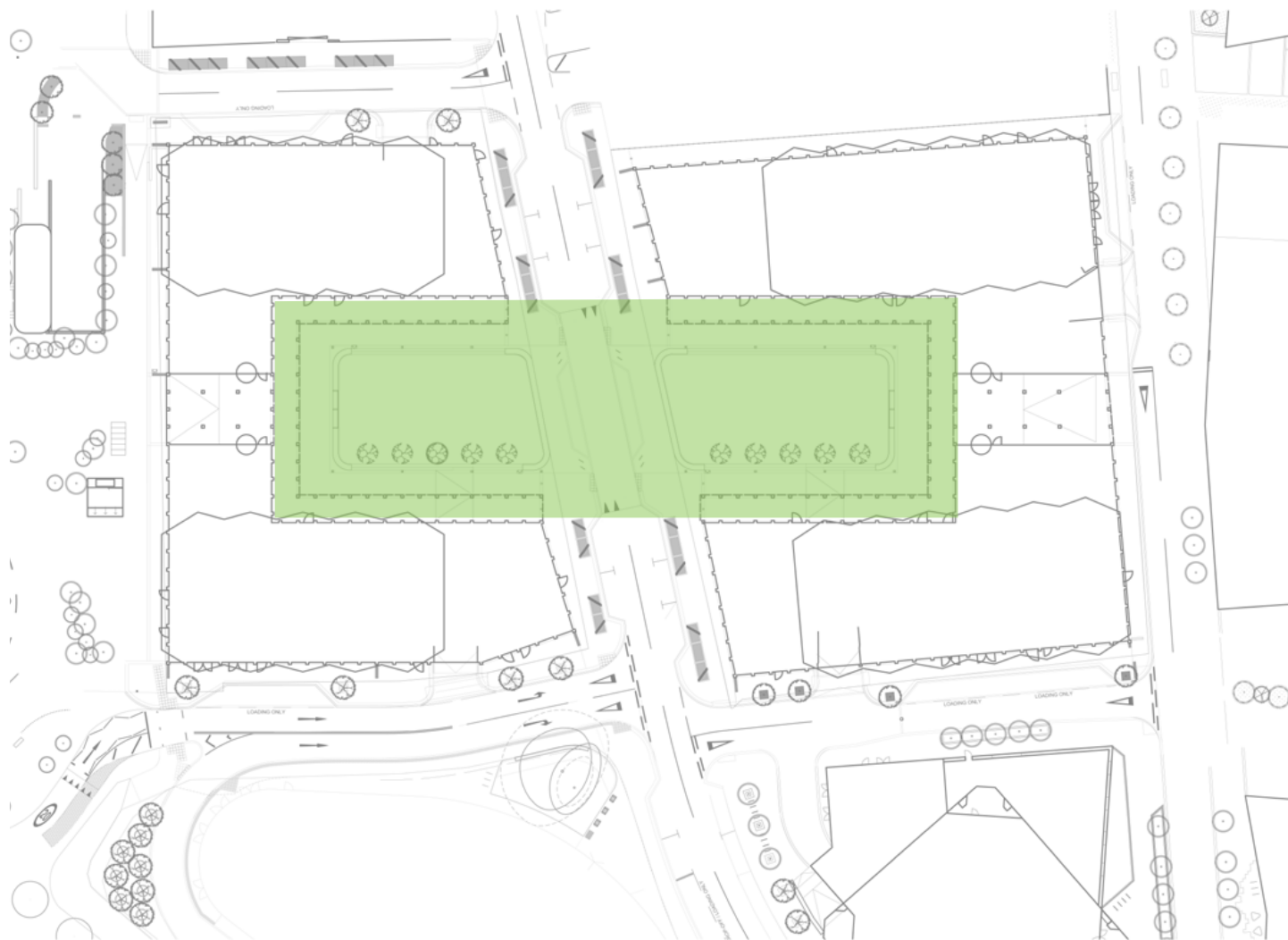


12PM



3PM





Crown Street Phase 3, Manchester (Primary public realm) - 2,895m²

Core Public Realm - Scale Comparisons

The proposed primary public realm is circa 2,895m². This area is supplemented further by secondary pavements and service areas to the perimeter of the development.

A scale comparison study has been undertaken to give a visual understanding of the public realm in the context of other well known public realm schemes in Manchester. The scale comparison is also insightful to the approach taken for the balance between hard and soft landscape.

Hardman Square, Manchester - 3,360m²

Recently renovated to create a series of garden rooms. Seating areas enclosed by ornamental planting

Stevenson Square - 2,560m²

Public realm spanning across Lever Street. Cafe spill out spaces adjacent to the buildings and a linear lines of trees. A predominantly hard landscape.

Cutting Room Square, Ancoats - 2,200m²

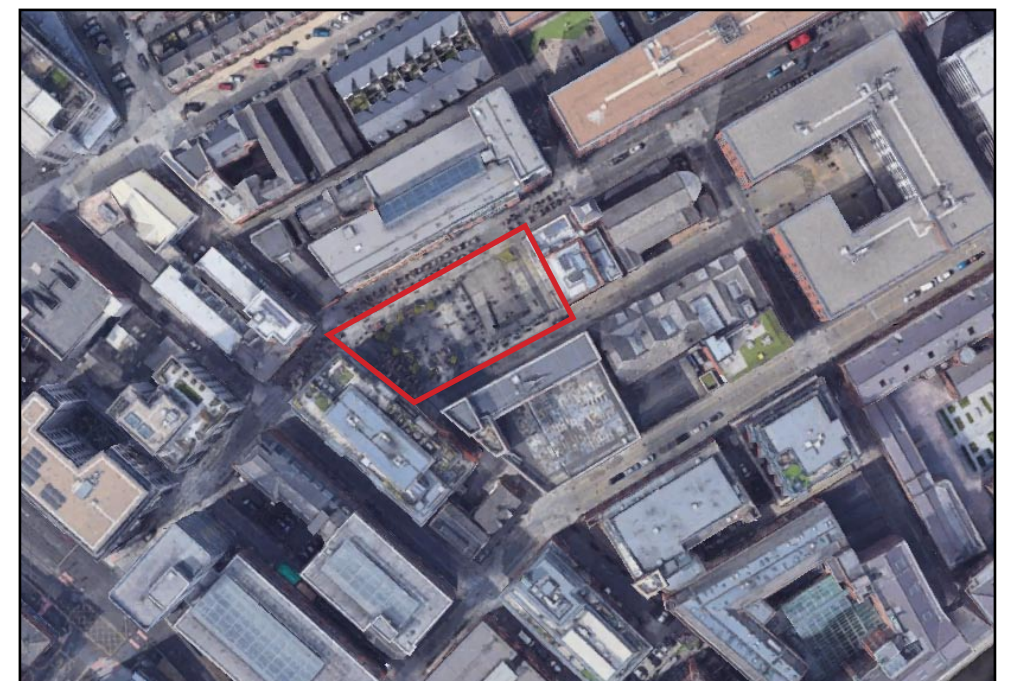
Predominantly hard landscape square with urban trees creating an urban square surrounded on all sides by restaurants, bars and apartment blocks.



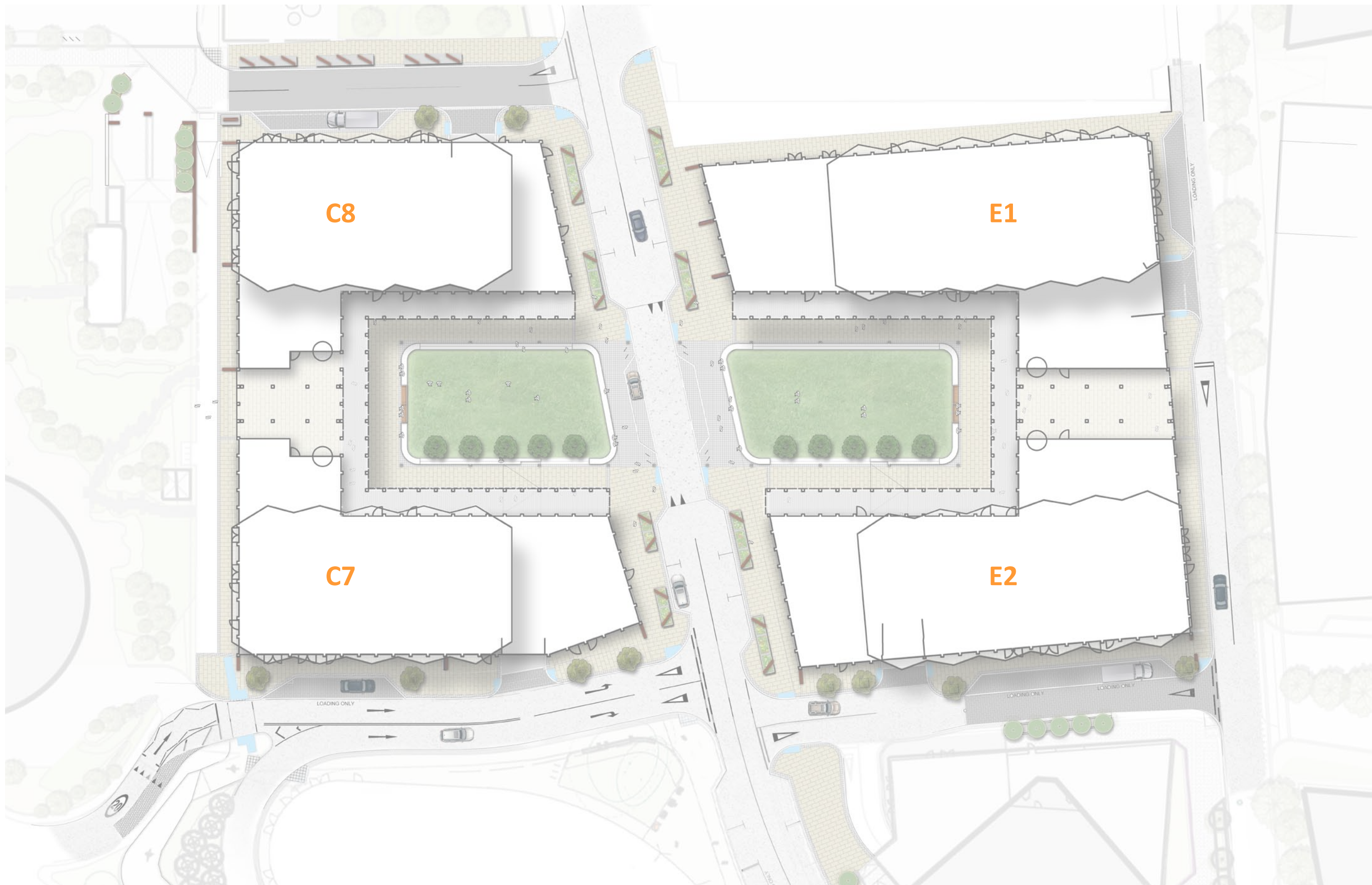
Hardman Square



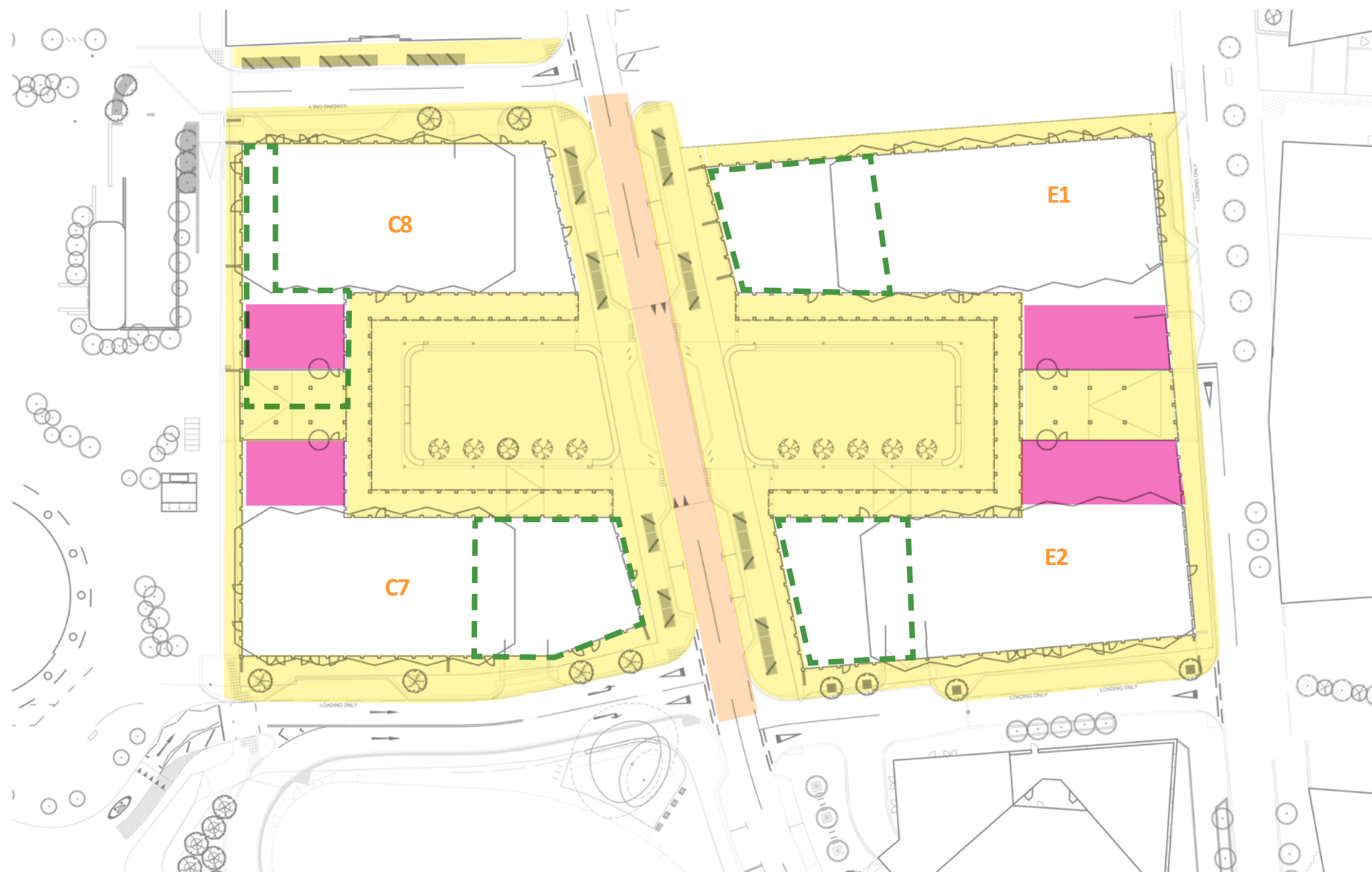
Stevenson Square



Cutting Room Square



Landscape Masterplan and Building Reference Plan



Landscape and Amenity Provision

LEGEND

- Primary Vehicle Road
- Public Realm
- Amenity Space
- Residential Roof Terrace

Public Realm

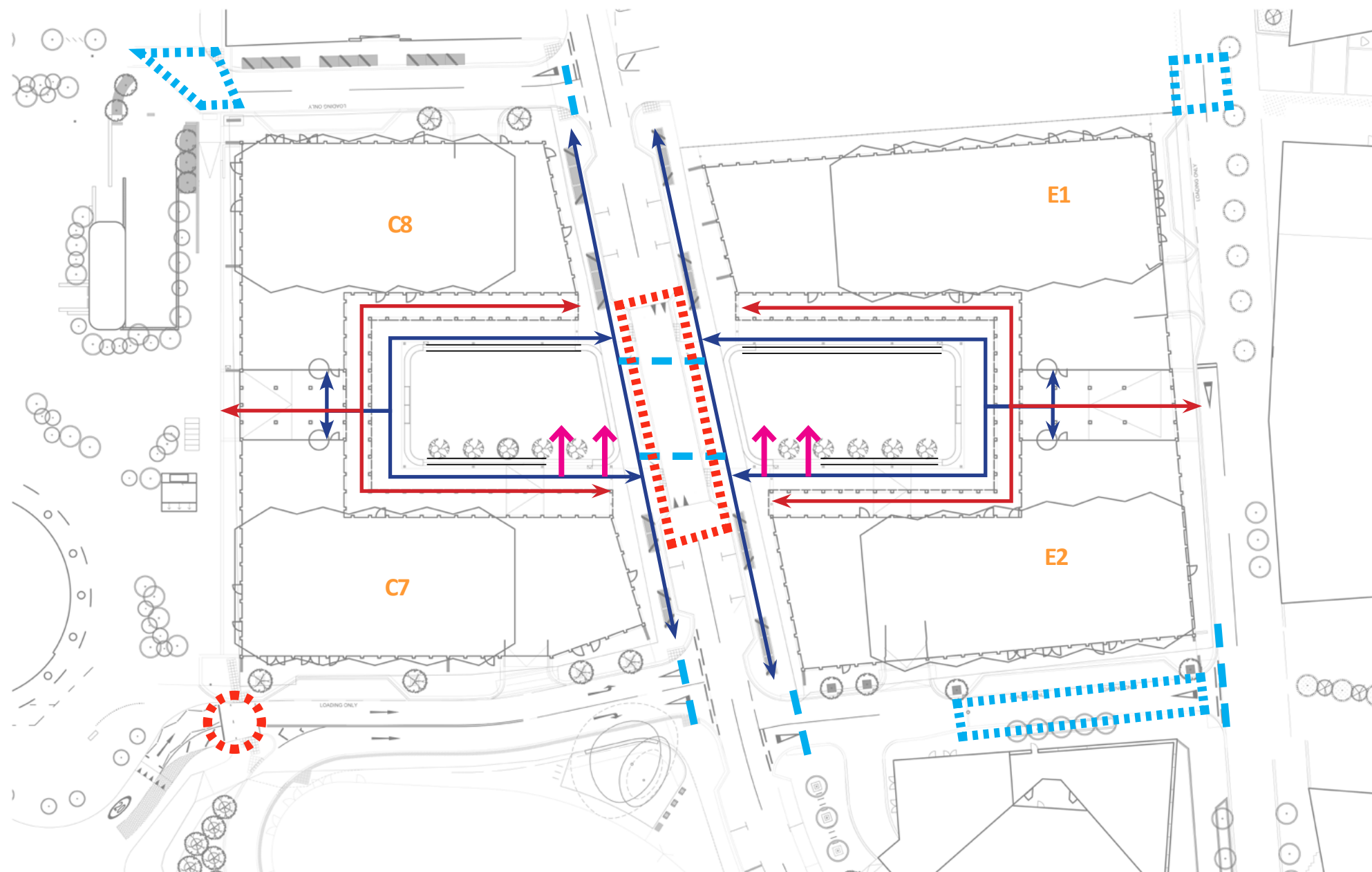
The central public realm creates a formal park acting as a key nodal point. Additional to the core central public realm there is extensive perimeter streetscape public realm improvements that encapsulate the whole development. The high quality proposals will physically and visually tie the existing high quality developments together in the east and west.

Residential Ground Floor Amenity Space

The main residential entrance areas are located within the undercroft of the podium form between the towers. The ground floor amenity spaces will provide visual animation at the ground floor level. A visually permeable interface between the external and internal environment.

Residential Roof Terrace Amenity Space

Each tower incorporates a residents amenity space at level 2. The spaces are accessed via the residents lounge to each tower and provide private amenity for the residents.



People Flow: Access & Circulation

LEGEND

- | | | | |
|---|---------------------------|---|---------------------|
|  | Primary pedestrian routes |  | Controlled crossing |
|  | Pedestrian road crossings |  | Level lawn access |
|  | Paved shared Surface |  | Stepped lawn access |
|  | Raised Table | | |

Pedestrian Movement

The primary pedestrian route through the public realm is the connection between Deansgate Square and the proposed Crown Street Phase 2 park between the undercrofts of the podium connecting the towers.

Both a covered and an open routeway are proposed to create shade and shelter around the landscape.

Crossings

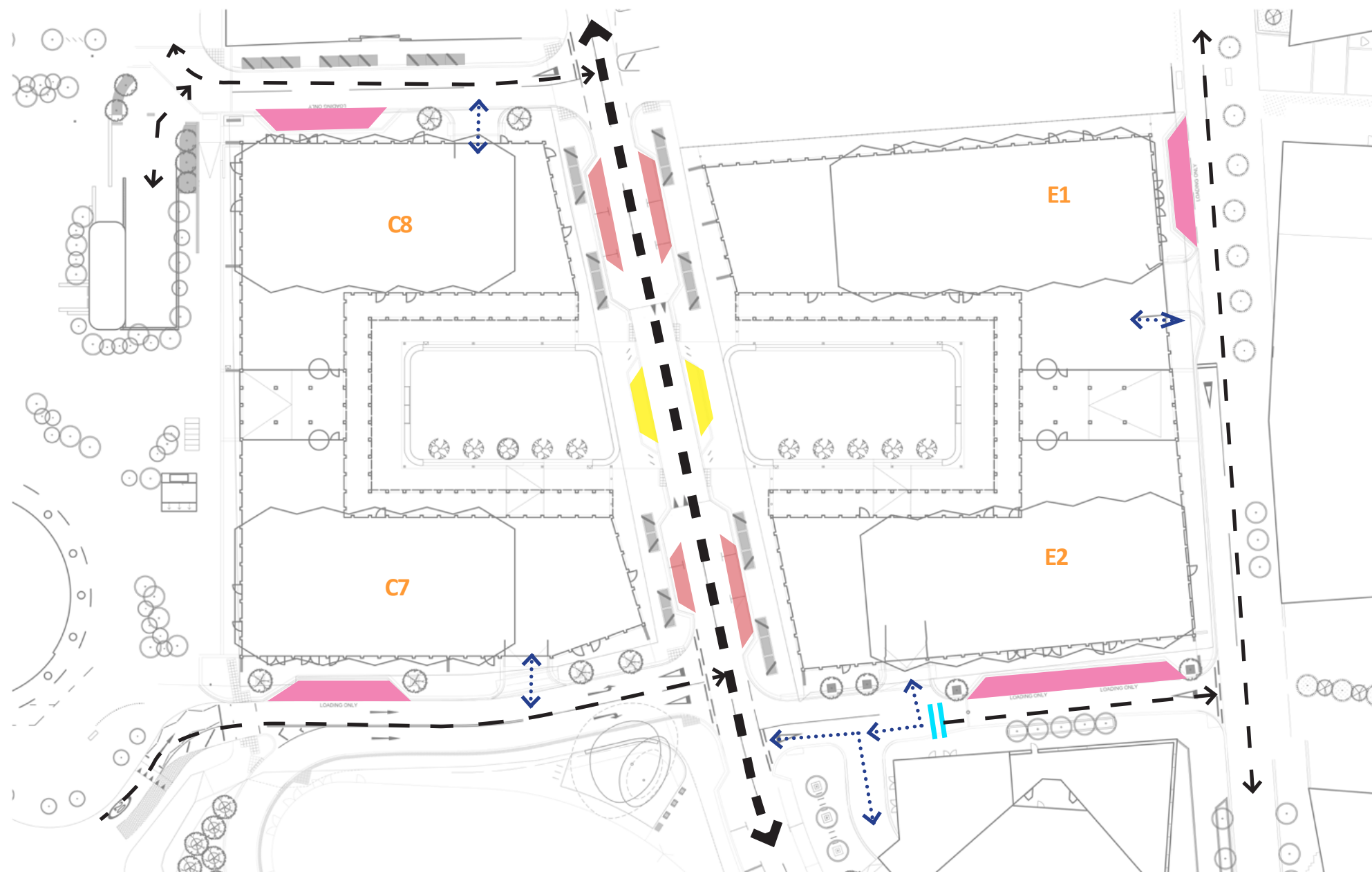
Located between Crown Street Phase 2, Crown Street Phase 3 and Plot D is the proposal to create a controlled crossing connecting to the shared pedestrian cycle link. This will be a signalised junction.

Uncontrolled crossings are also proposed to assist with movement across the main streets. Informal crossings are also proposed across the entrance / exit points to the multistorey private basement car parks to help create a continuation of the footway.

Existing paved asbuilt raised tables are located along Owen Street with future paved shared surface crossings proposed on Silvercroft Street and Melbourne Street. These are located on privately owned streets. At the centre of Crown Street Phase 3 a raised table is proposed with Hot Rolled Asphalt surfacing. The shared surface and raised table areas seek to highlight key junctions, where it is desirable to slow traffic and promote pedestrian / cyclist priority.

DDA Access

The existing site topography is relatively flat therefore the streets and spaces are fully accessible. The raised lawn has level access along the southern aspect of the lawn for a generous length of the lawn edge to allow ease of access for all and to assist with machinery accessing the lawn for maintenance.



Vehicle movement

LEGEND

-  Vehicle Movement (primary)
-  Vehicle Movement (secondary)
-  Basement Car Park Access
-  Long Loading Bay
-  Long Loading/ Drop Off Bay
-  Bollards (drop)/ barrier
-  Drop off lay-bys

Vehicle Movement

The main vehicle movement in the site is along Great Jackson Street running north to south. The proposals seek to narrow the carriageway of the road in the vicinity of the towers and podium to help pull the building and the landscape proposals towards the highway to create a more pedestrian priority landscape. Vehicles will enter a raised table with the proposal for a hot rolled asphalt surface. The materials on the footways will link to the courtyard proposals.

On street parking is proposed to be retained to the north and south of the raised table with drop off lay-bys located central to the courtyard. These will be detailed so they don't impact on the character of the high quality public realm.

Secondary vehicle movement allows for the servicing of the buildings with each tower having its own service lay-by that and the entrance / exit locations for the private basement parking access.



Crown Street Phase 3 Public Realm

Established within the Great Jackson Street Development Framework was the desire to create several connected public realm spaces. The proposals for Crown Street Phase 3 acts as the bridge between the civic style of Deansgate Square (North) and the fluid nature Crown Street Phase 2 park (South). A central courtyard space is proposed that is akin to the size of Stevenson Square in the Northern Quarter.

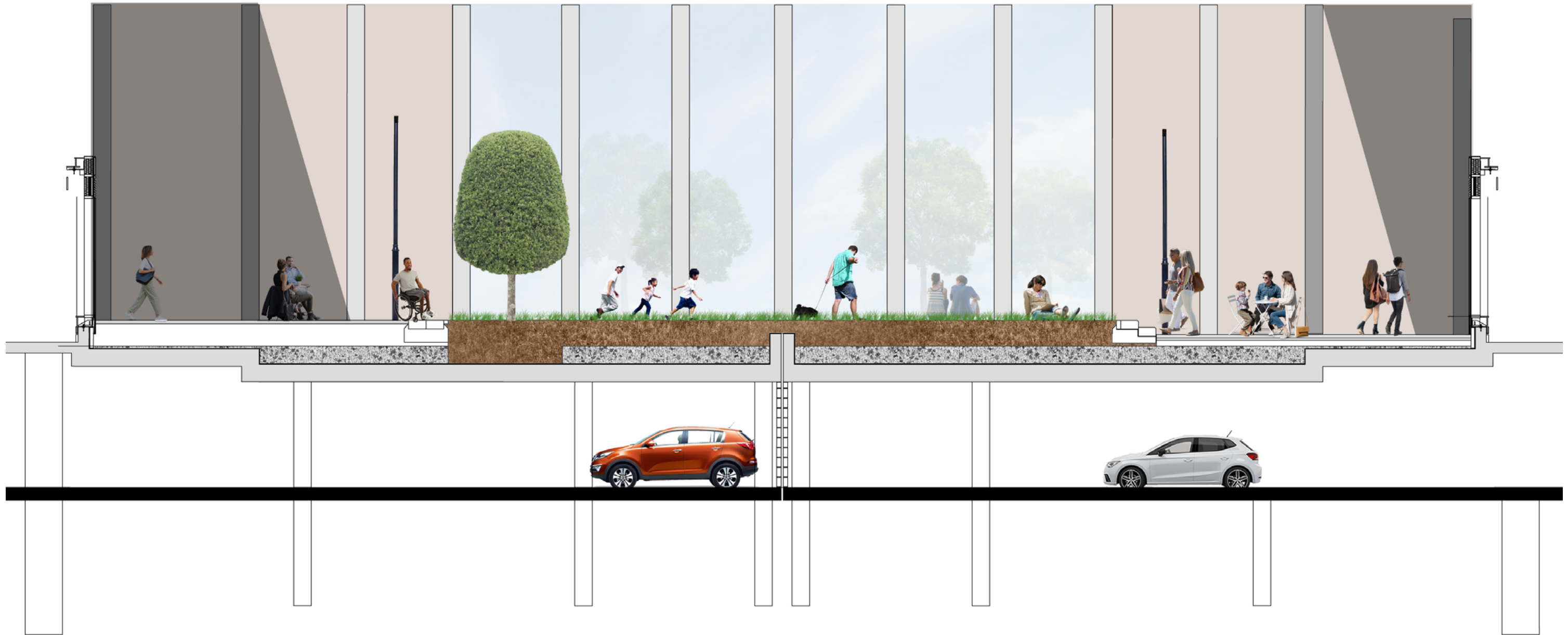
A classical design of a raised central lawn and single line of striking trees offers an attractive and simple form that compliments the architectural colonnade that surrounds the public realm. A covered and an external landscape walkway creates a circular route around the development allowing people to move freely and also create a zone for commercial spill out.

The courtyard space is designed to feel that it encapsulate Great Jackson Street, with the proposals of roadway narrowing, a raised table and public realm street furniture that together create a more pedestrian friendly environment. .

Street trees around the periphery will add human scale to the streets



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



Illustrative Section

The section illustrates the scale of the colonnade walkway, external walkway and the central lawn area.

Along the southern aspect on both courtyard lawns the levels are designed to work with the existing levels along Great Jackson Street with higher levels in the south and lower levels in the north. This allows level access to the lawn along the southern walkway with a stepped aspect along the northern elevation. The lawn has a consistent level across both the western and eastern lawn.



Hard landscape Palette

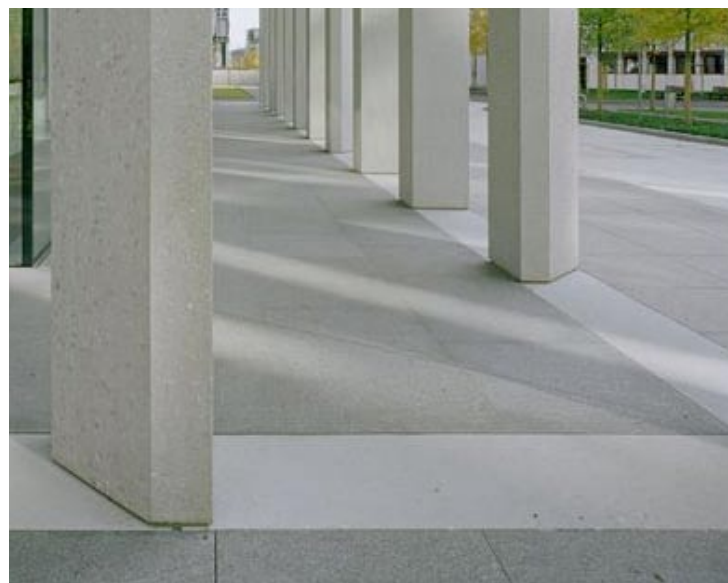
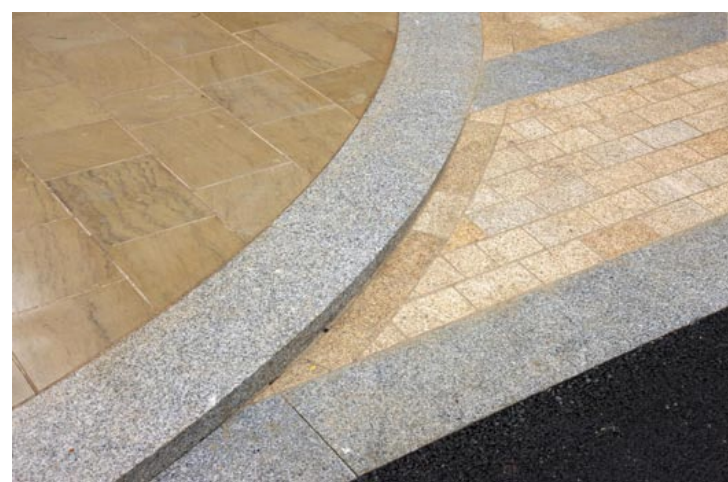
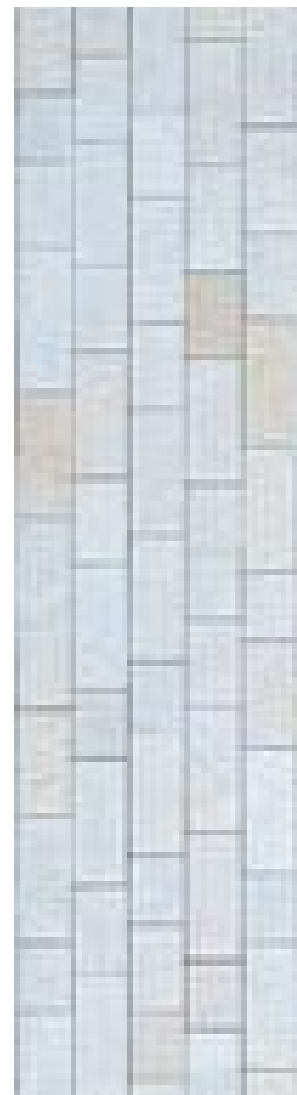
The public realm hard landscape palette will comprise of high quality materials that will be laid to emphasise the geometry of the spaces and the rhythm of the colonnade. The materials will be a warm buff blend that will tie the adoptable highway paving material through into the core public realm.

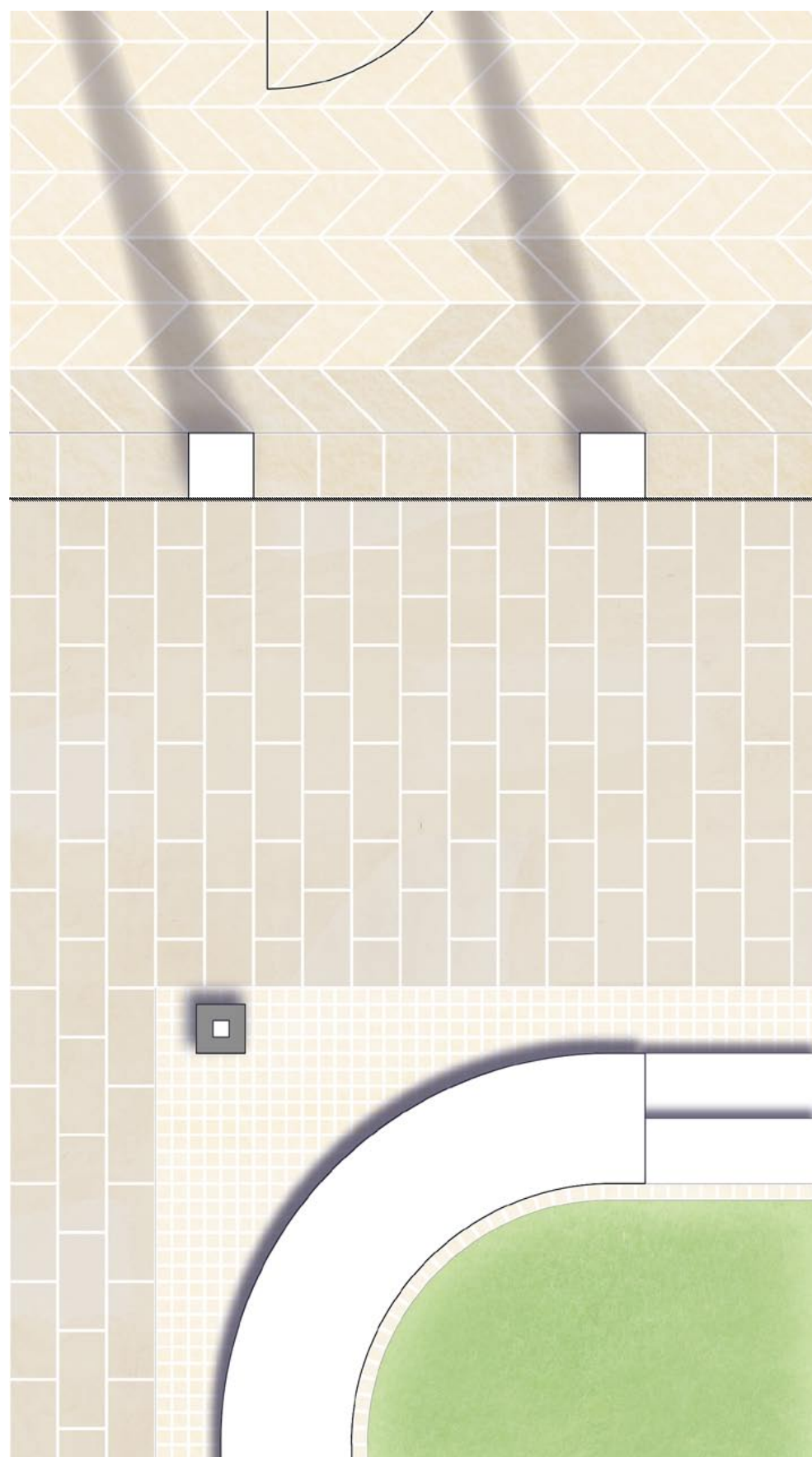
The development adjoins Deansgate Square, located in the east and Crown Street Phase 1 and future Phase 2 in the west. The high quality materials at Deansgate Square are a silver natural stone and a warm blended natural stone palette at Crown Street Phase 1. .

The common theme across the masterplan site is the wide top silver grey granite kerbs. These are proposed across the Phase 3 kerb lines to create a continuity across the masterplan.

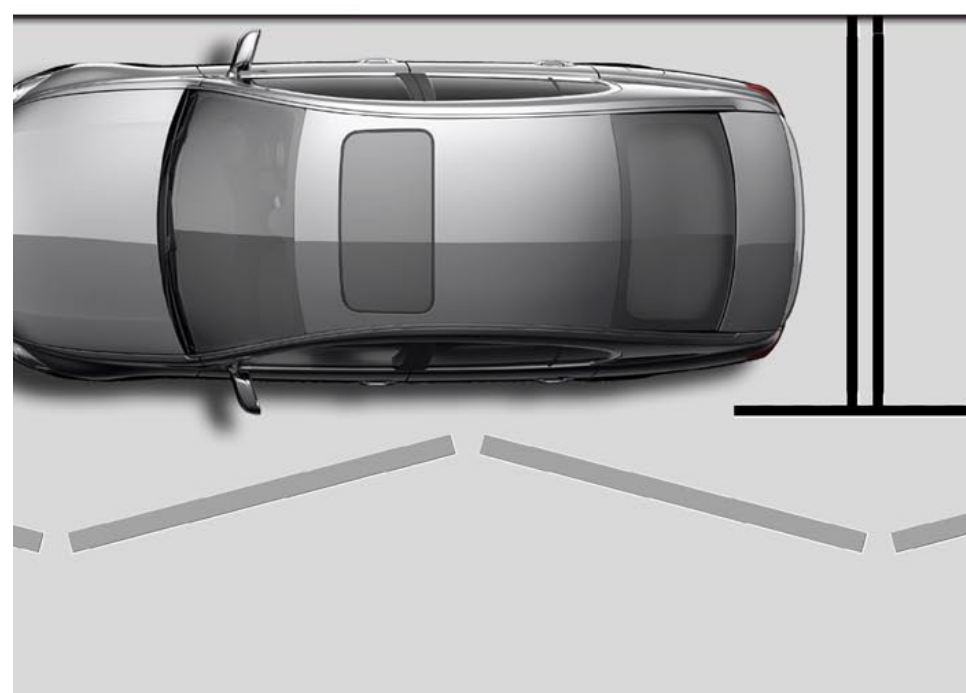
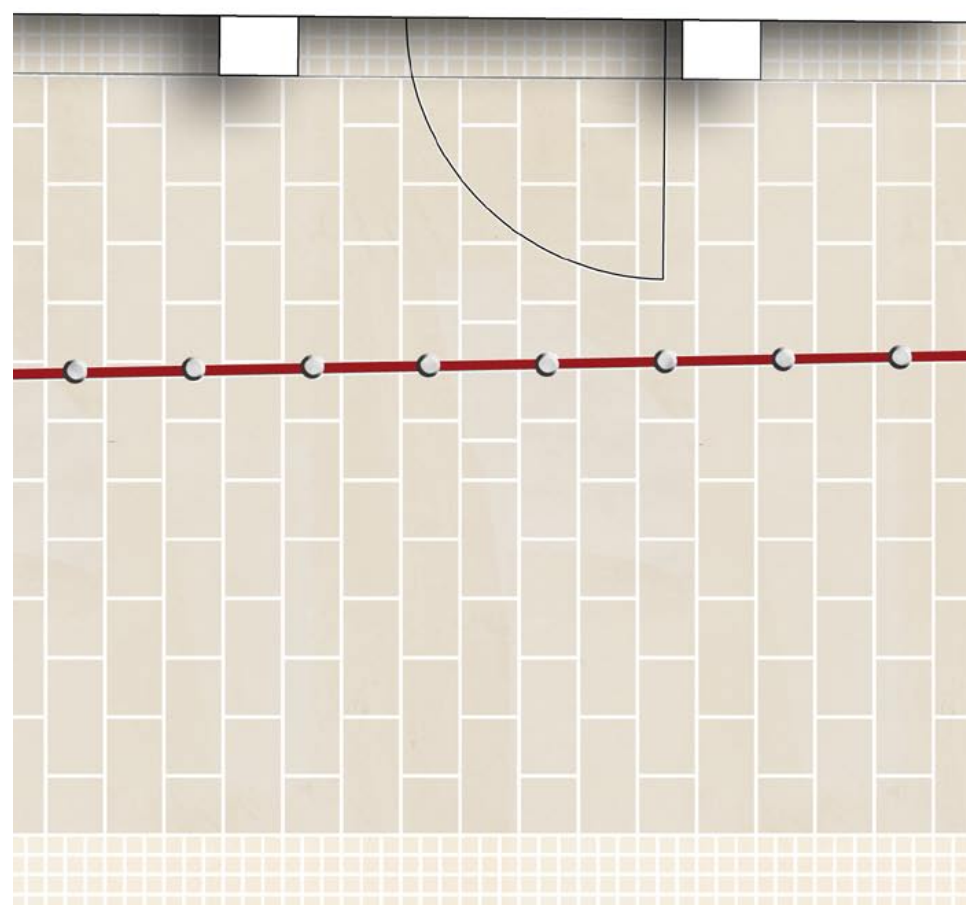
Within the landscape there is the opportunity to look at subtle variations in plan form and texture to create a visually interest, yet subtle canvas to the development. Key junctions and interfaces with the facade will be explored to create an added level of detailing to give the high quality character.

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.





Detail 1 - Courtyard and Colonnade Interface



Detail 2 - Great Jackson Street

Hard Landscape Palette

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

Detail 1 - Courtyard

The raised lawn area is framed by a rectangle offset of paving cubes. The smaller scale blocks create a visual variance in plan form and texture to the larger main circulation paving. This helps highlight the edge of the lawn to the visually impaired and also helps to frame and site furniture such as lighting columns within a neat border. An upper line of cubes is proposed around the top of the lawn to provide a cutting edge for a mower to be able to neatly cut the lawn to the rear of the seats.

The alignment of the columns is emphasised with a line of paving stones to create a linear feature that connects the columns at ground level. Under the colonnade a more bespoke paving treatment is proposed that picks up the narrative of the angular roof scape above and uses paving textures to create subtle details e.g. shot blasted to sawn finish.

Detail 2 - 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.

The building envelope is characterised by the piers interfacing with the ground floor. These recesses give opportunity to align this rhythm along the building facade with smaller scale paving units that create a frame to the building.

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

Trees Proposed To Be Removed

There is limited vegetation on the site. Refer to Godwin’s Arboricultural Reports for further detail.

The Trees and Groups comprise of:

G1: located within the Marketing Suite and trees planted within a temporary landscape / planning application. C Grade. All trees are Silver Birch.

G2: located south west of the eastern Phase 3 parcel. U Grade. Goat Willow.

G3: located to the north of the eastern Phase 3 parcel. U Grade. Goat Willow.

G4: Located to the south east of the eastern Phase 3 parcel. C Grade. Goat Willow, Blackthorn, Prunus Laurocerasus, Platanus Hispanica.

Trees Proposed

The development proposal incorporates 27 trees to complement the design of the public realm. Of the 27 trees proposed, the majority are proposed to be planted flush with the adjacent surface material whether in hard or soft landscape.

The trees along Melbourne Street (east) are proposed to be in raised planters due to the below ground basement extent.

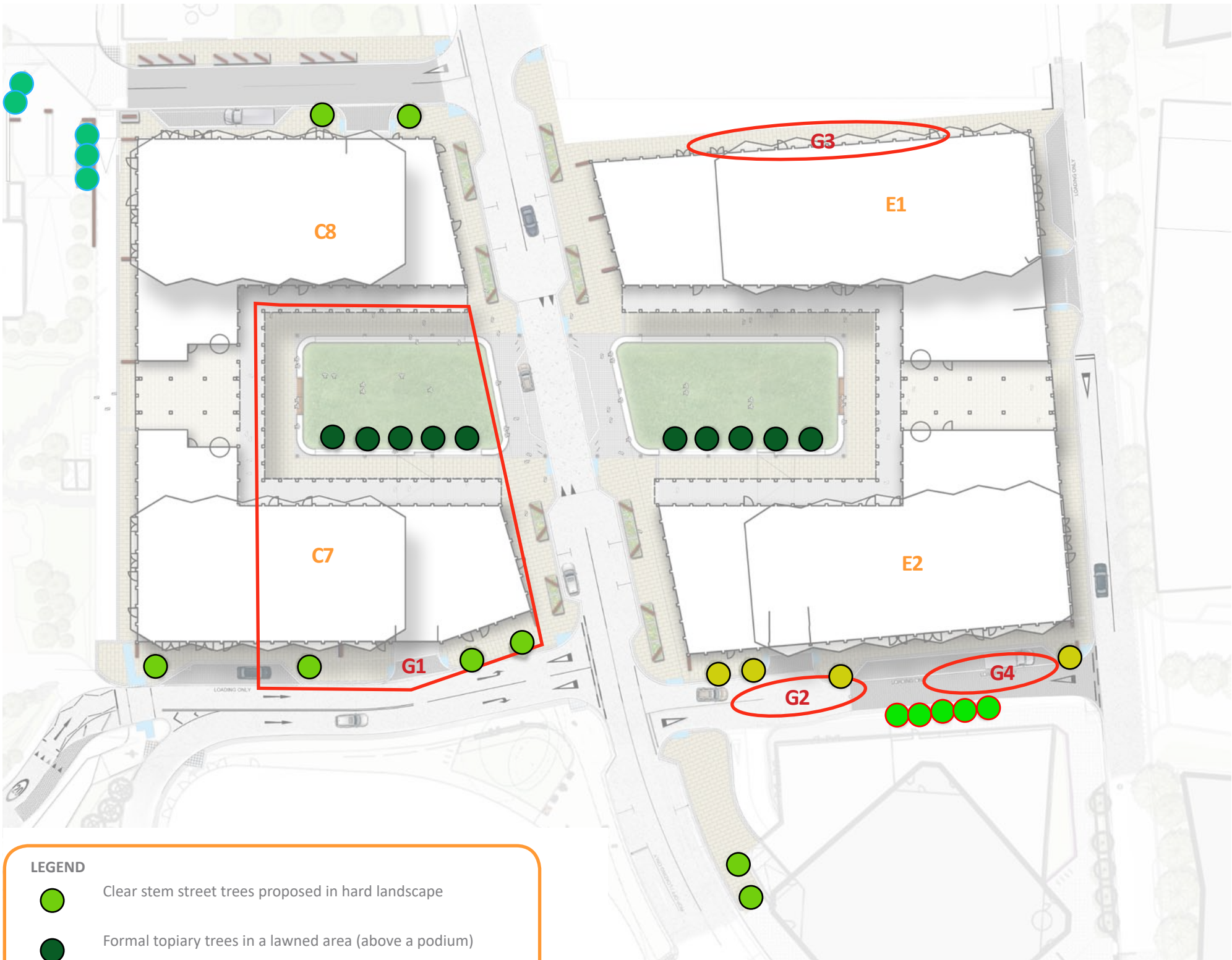
The trees to the south of Melbourne Street (east) are trees previously shown to the north of the carriageway under the Plot F application. With the consolidation of the E2 and Plot F service lay-bys these have been relocated to the south of the street and will be detailed and delivered under the Plot F application.

Trees proposed within Crown Street Phase 2 are within raised planters with combined soil volumes.

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

Clear stem street trees proposed in hard landscape

Formal topiary trees in a lawned area (above a podium)

Clear stem trees in raised planters (above a podium)

Tree proposed under Plot F, previously north of Melbourne Street. Now to the south. Located in a planter.

Trees required to be positioned in Crown Street Phase 2 for wind mitigation for Crown Street Phase 3



Soft landscape Palette - Central Courtyard

The central lawn is raised with 10 individual specimen trees located along the southern alignment helping visually connect the landscape to the east across to the west.

The trees are proposed to be of topiary form to compliment the classical style of the architectural colonnade. Large mature 'Beehive' shape trees will be evergreen to ensure year around structure to the landscape. The shape of the tree emulates the curved nature of the lawn edges and provides a subtle softness to the topiary form.

The simple lawn is the main feature of the space and allows for an open landscape where views can be obtained from the east of the development towards Crown Street Phase 2 park.





Soft Landscape Precedent Images



Soft landscape Palette - Streetscape

The trees set in raised planters will be species that are tolerant of requiring a low soil volume such as Birch trees as seen within the existing Crown Street Phase 1 development. The planters containing trees also offer the opportunity for ornamental planting within the top of the planter. This will help create visual and wildlife interest along the street level.

Along Great Jackson Street hedges are proposed within raised planters to offer wind mitigation. The hedge species have been selected to be able to with stand windy environments with species such as Grisilinia being selected. The hedges would be pre-grown mature instant hedge stock to ensure effective mitigation on the day of planting and create an instant green element to the development.

Street trees within the pavement areas will utilise latest best practice tree planting techniques to ensure the tree has space to grown 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' and Acer campestre 'Queen Elizabeth are proposed.

Soft landscape Palette - Roof Terraces

The roof terraces offer opportunity for further planting and biodiversity enhancement opportunities. Tree, shrub and perennial planting will be selected to suit the climate conditions on each terrace.

Planting on the terraces will typically be more 'gardenesk' in character to create an intimate nature to the terraces. Where colour, texture and form will be explored alongside seasonal interest. Trees will form important structure to the terraces to provide a human height against the tower form and help create divide and seperate to the spaces.



Street Furniture Palette

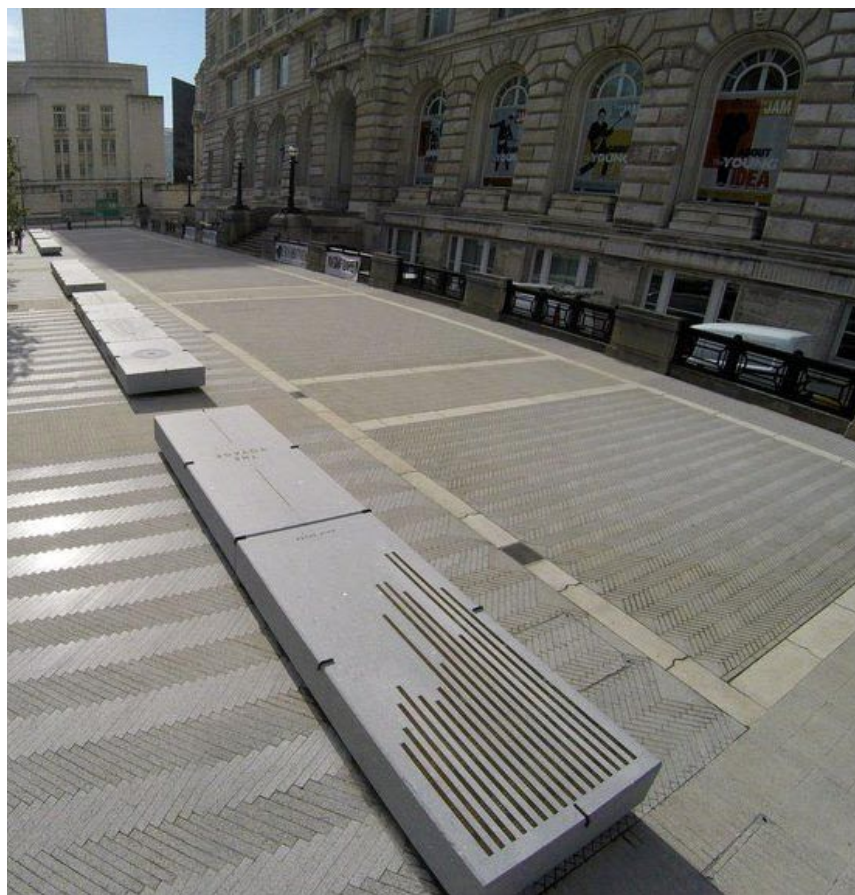
Street furniture within the public realm will tie in with the narrative of linear and curved geometry of the raised lawn edges. The furniture will be high quality and robust to ensure it is suitable for the urban landscape.

Seats are proposed to flank either side of the formal lawn to emphasise the urban square and will be provided with both backrests and armrests within their design.

Seating and edges will have integrated anti-skate designed within the proposed to ensure the high quality proposals are not affected by skateboarding.

Cycle storage provision is proposed at the centre of the courtyard along Great Jackson Street where the bike racks will have passive surveillance.

Commercial operators will also have zones where outdoor seating provision along the colonnade can be accommodated. The management company should control the style and quality of the spill out furniture.





Wind Baffle Planters

The below are visual representations of the proposed wind baffles and planters located along Great Jackson Street.

The baffles would be integrated within the planter to enable them to be movable should access to the below pavement be required by the council or utility providers.

It is envisaged that the planters would be a bespoke acid etched cast concrete planter at circa 0.6m high with a 2.5m high wind baffle located within and between the baffles 1m high evergreen hedges.

At the base of the planters recesses will be formed to allow a forklift truck or similar to be able to move the planters and stack elsewhere within the scheme.

The planters along Silvercroft Street are designed without hedging where the baffle is central to a concrete plinth that forms a seating element. The seat / baffle units are also movable with recessed to the base to allow lifting.



Wind baffle planters - Artist Impressions



Concept Lighting Proposals

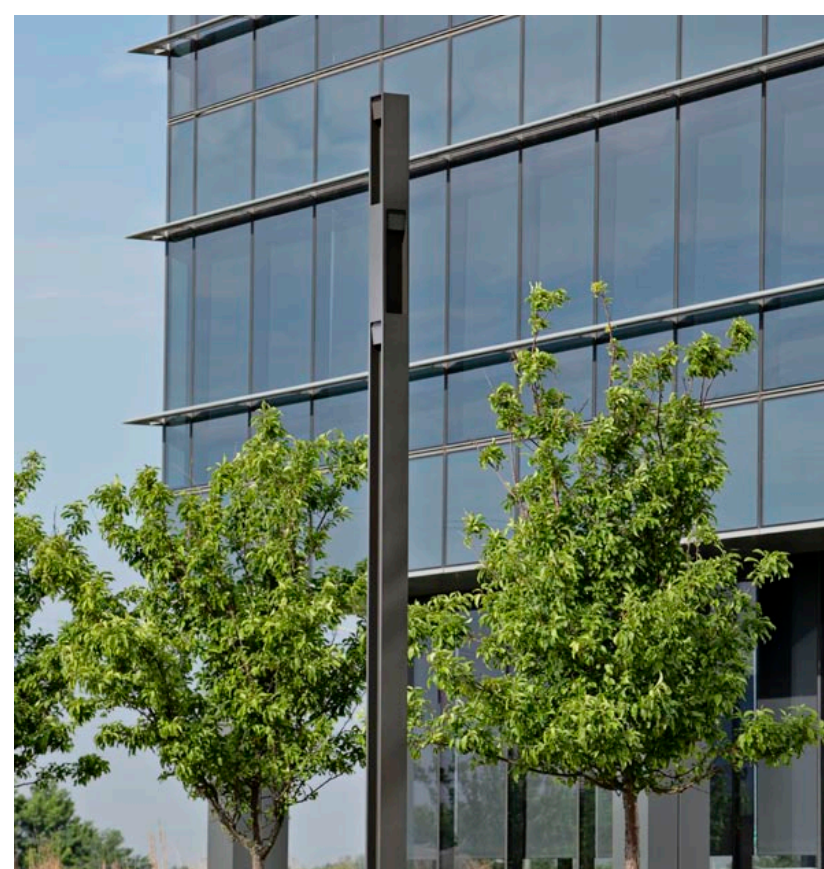
Lighting throughout the development will create a safe and welcoming environment for usage in the hours of darkness.

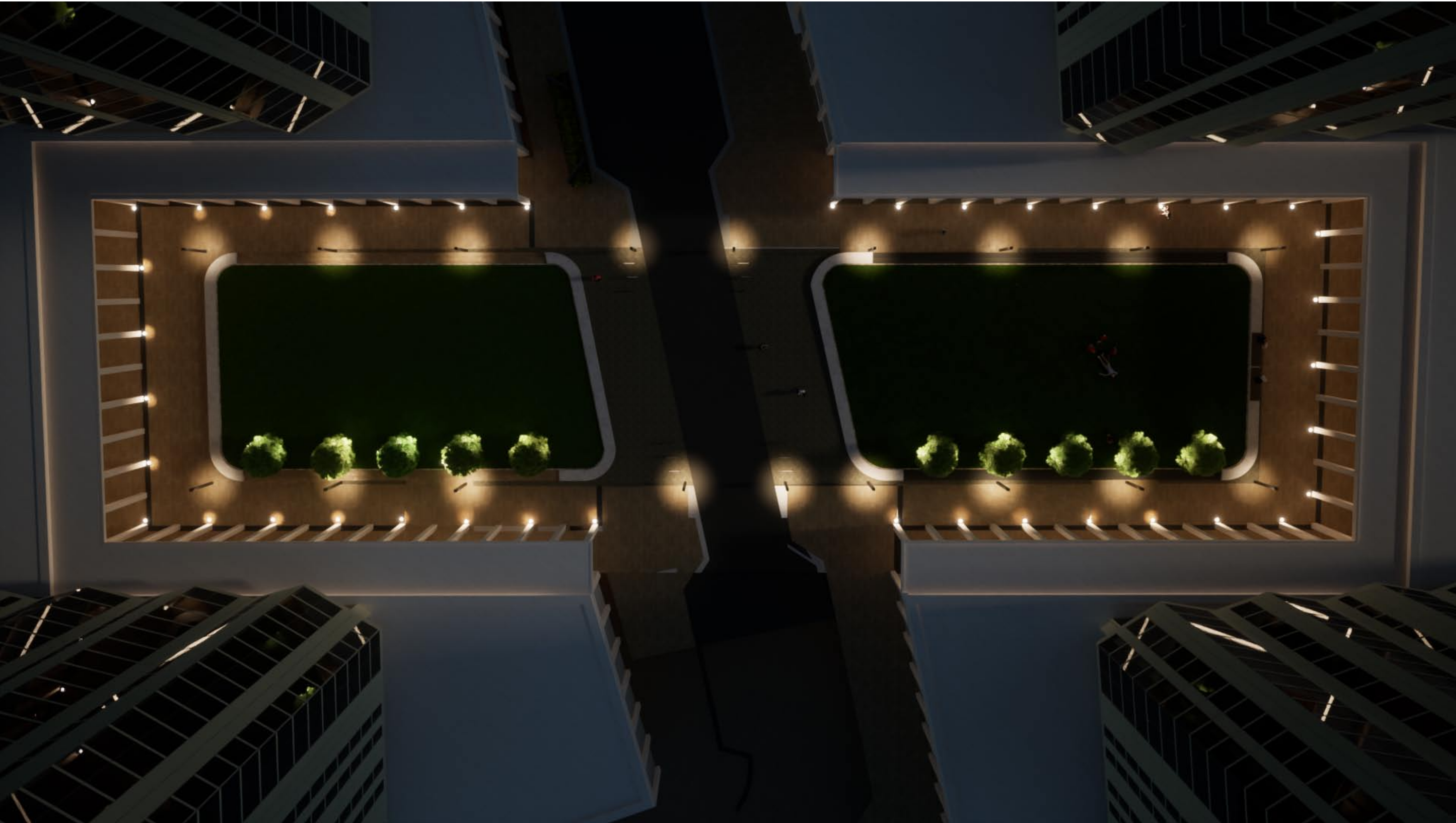
The perimeter colonnade offers a covered walking route that will be lit to become an architectural feature during the hours of darkness. Lighting of the roof profile and the column verticals will further emphasize the rhythm through the landscape and architecture.

The proposed topiary form trees also could be up lit to reinforce the strong line of trees running along the southern aspect of the courtyard.

Surrounding the central lawn area simple square profile lighting columns are proposed to emulate the building column and further link with the rhythm through the landscape. On the perimeter streets the lighting will be to adoptable standards and on the highway land.

The bookend seats that form part of the raised lawn offer the opportunity for integrated lighting under the timber toppers.





Central Courtyard Concept Lighting Proposals

10. Residential Amenity Terraces (C8 & E1)



Tower C8: Resident Amenity Space

The amenity terrace for the C8 tower benefits from a south and western aspect with views over Crown Street Phase 2 Park and the central courtyard from level 2 of the development. The low level podium terrace allows for people at street level to see the animation associated with people living in the towers.

The overhang of the building offers the residents areas to sit under cover providing areas for shade and shelter. The covered terrace area is adjacent to a private residents lounge where this linear landscape could also be used as part of this offer. Lounge style seating and dining areas are proposed.

Within the main amenity terrace area linear planters create divide and separation to form varying rooms and types of seating and occupancy provision. The range of styles of seating mean a varied offer for users allowing spaces to both work and socialise.

The terraces will be developed further post planning and will review the wind mitigation required for comfort ratings.

C8 Roof Terrace plan - illustrative layout proposals





Tower E1: Resident Amenity Space

The amenity terrace for the E1 tower benefits from a south and western aspect with views over Great Jackson Street and the central courtyard at level 2 of the development. The low level podium terrace allows for people from street level to see the animation associated with people living in the towers.

The overhang of the building offers the residents areas to sit under cover providing areas for shade and shelter. Lounge style seating and communal bar style seating is located under cover where people can socialise and work.

Within the open residential amenity spaces a rectangular lawn is proposed that offers the flexibility for the space to be used for sitting in the summer or organised group recreation activities e.g. yoga.

To provide varying seating capacities recessed seating and small spill out 'rooms' are proposed around an elevated planter. The elevated planter with tree planting and pergola offers height to the terrace that helps to separate rooms and also announce the roof terrace to the street.

E1 Roof Terrace plan - illustrative layout proposals





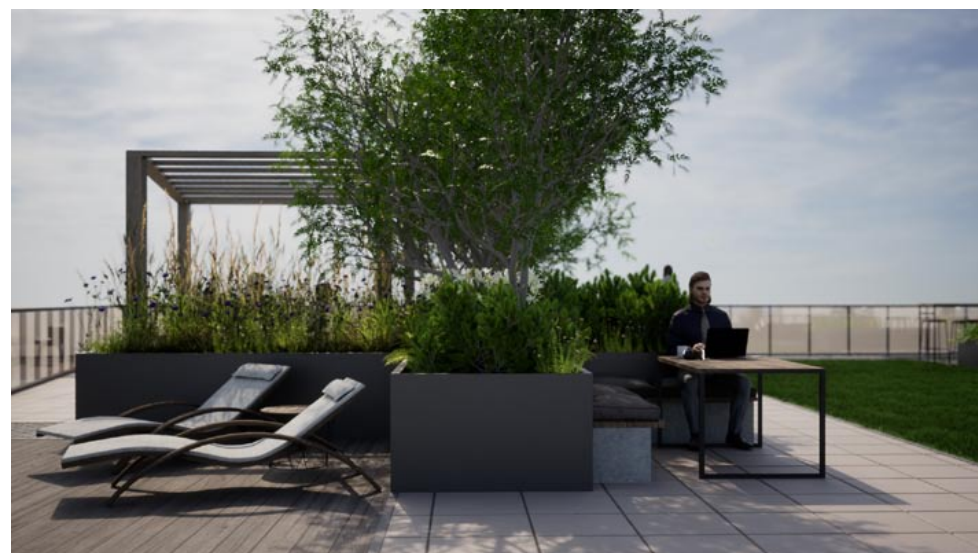
Tower E1: Resident Amenity Space

The views are illustrative of the residential amenity terraces quality across the development.

The proposals seek to create a range of seating areas that can have varying occupancies that the spaces can be flexible for both the day time social / work space and the evening environment of areas for larger groups to sit.

Amenity Terrace Provision

There will be a roof terrace delivered as part of the amenity offer of each tower. The plans, precedents and visuals shown within this chapter are a flavour of what the spaces may offer.



E1 Roof Terrace views - Artistic impressions



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-502