



70 Great Bridgewater Street

Landscape Design Statement (Rev C) | 07 09 2023



Project Number: 4154

Project Reference: 70 GREAT BRIDGEWATER STREET

Rev	Issue Status	Prepared / Date	Approved / Date
-	First Draft	[KH/JUNE 2023]	[KH/JUNE 2023]
A	Second Draft	(KH/June 2023)	(KH/ June 2023)
B	Final	(KH / July 2023)	(KH / July 2023)
C	Comments through planning	(KH / Sept 2023)	(KH / Sept 2023)
-			

TPM LANDSCAPE LTD

4th Floor Studio
10 Little Lever Street
Manchester
M1 1HR

Tel: 0161 235 0600
Fax: 0161 235 0601
email: info@tpmlandscape.co.uk



Existing Context

The site is located at the historical heart of Manchester's canal network. Located to the north and west of Rochdale Canal.

The site was originally developed in 1820 as one of Manchester largest silk weaving mills - known as Havelock Mill.

The Havelock development at 70 Great Bridgewater Street, looks to transform the former Eversheds office building into a new modern office building that has high sustainability credentials. The development is under construction and existing consent exists for upgrades for the foot way along Great Bridgewater Street.

The architectural proposals are a striking building with colour reference linking back to the former iron work within the original silk mill.

Application Context

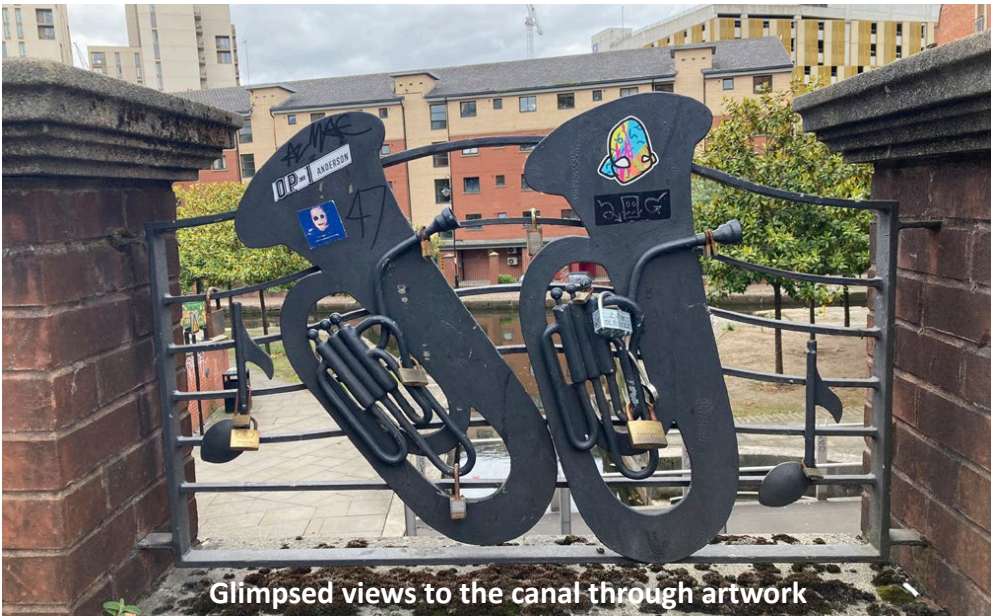
The proposals contained within this document look to enhance the existing public realm to the east of 70 Great Bridgewater Street. The landscape is within the local authority ownership and borders land within the Canals and River Trust's ownership. Both parties have been contacted in advance of the planning submission to understand their thoughts and objectives for the area.

It is the aspiration of the developer at Havelock to have an improved landscape setting which would require upgrading and improving the landscape owned by Manchester City Council (MCC).

EXISTING LANDSCAPE CONTEXT



Lift core creates a tight canal walkway



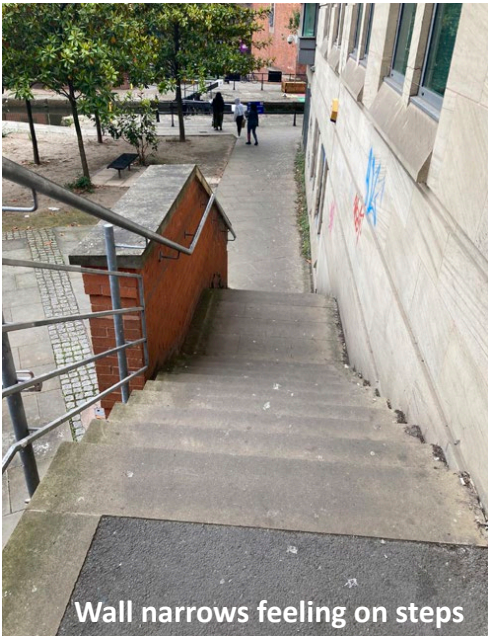
Glimpsed views to the canal through artwork



Lift blocks views / awareness of canal link



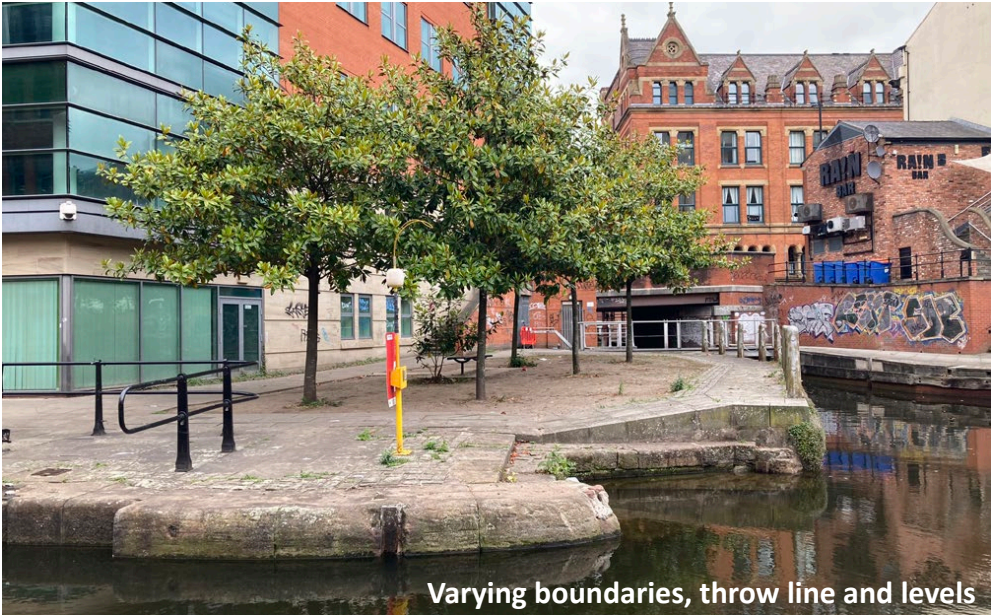
Key pedestrian junction along the canal



Wall narrows feeling on steps



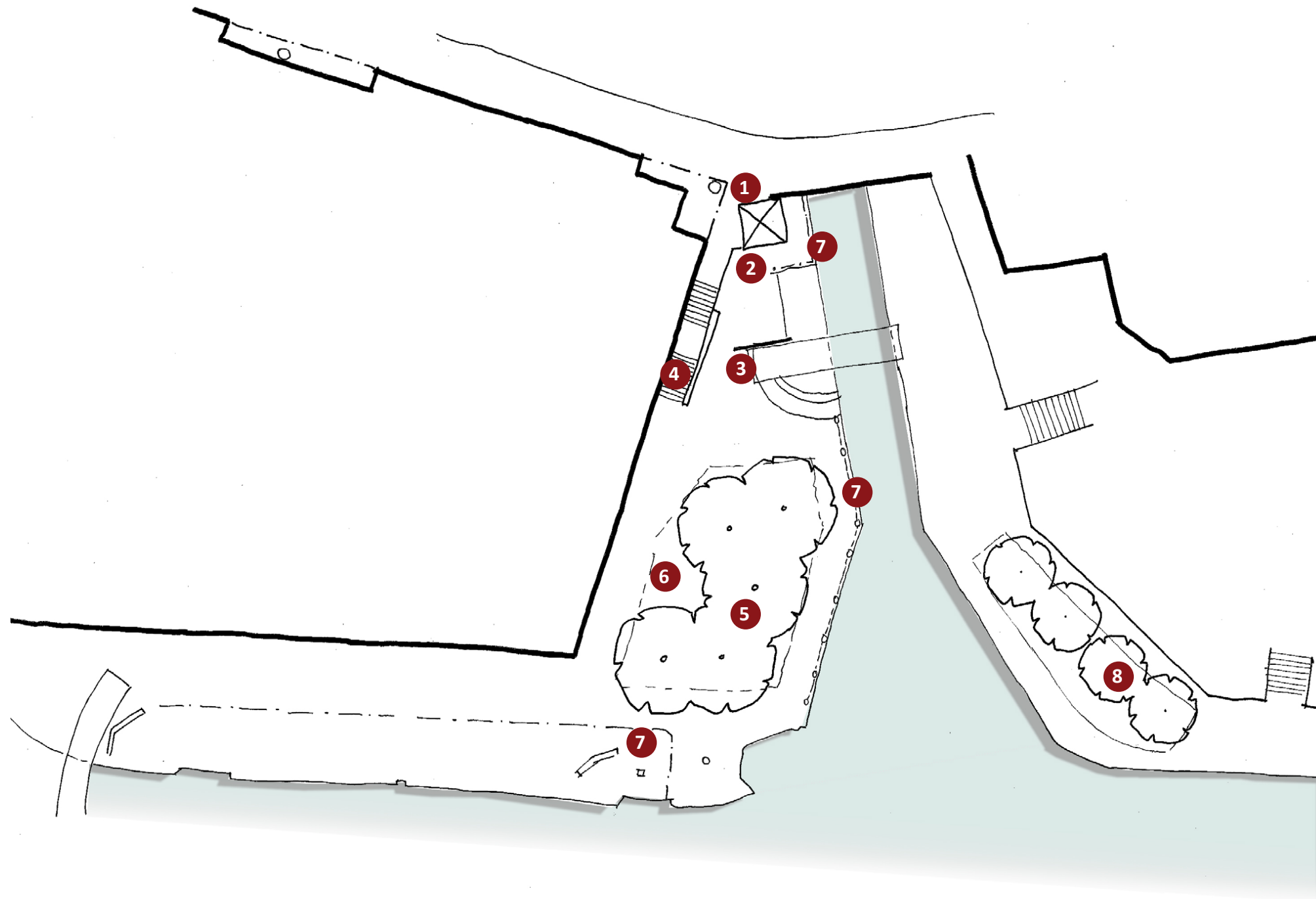
Unloved character



Varying boundaries, throw line and levels



Poor maintenance of surfacing



1. Existing Lift - Great Bridgewater Street

Position and height of the lift creates a visual blockage from the upper level to the lower canal level. With views to the canal limited and views to First Street obscured. The lift is not operational.

2. Existing Lift - Canal Level

The lift structure creates a narrow pinch point to access the towpath under Great Bridgewater Street. Poor visibility for pedestrian users and opportunity for anti - social behaviour. The lift is not operational.

3. Existing Swing Bridge

The pushing arm of the swing bridge pushes into the pedestrian route way.

4. Stepped Access

The elevated wall enclosure along the east of the steps creates a narrow feeling to the route way and limits views to the canal. Design proposals should look to address visibility through this area.

5. Existing Trees

Evergreen Magnolia trees provide seasonal interest throughout the year. Dark coloured foliage on the upper leaf and yellow underside create an interesting canopy. Some minor tree shaping would improve the aesthetic of the trees. One tree appears to have failed and has new growth at the base where the root ball hasn't been removed.

6. Existing Character

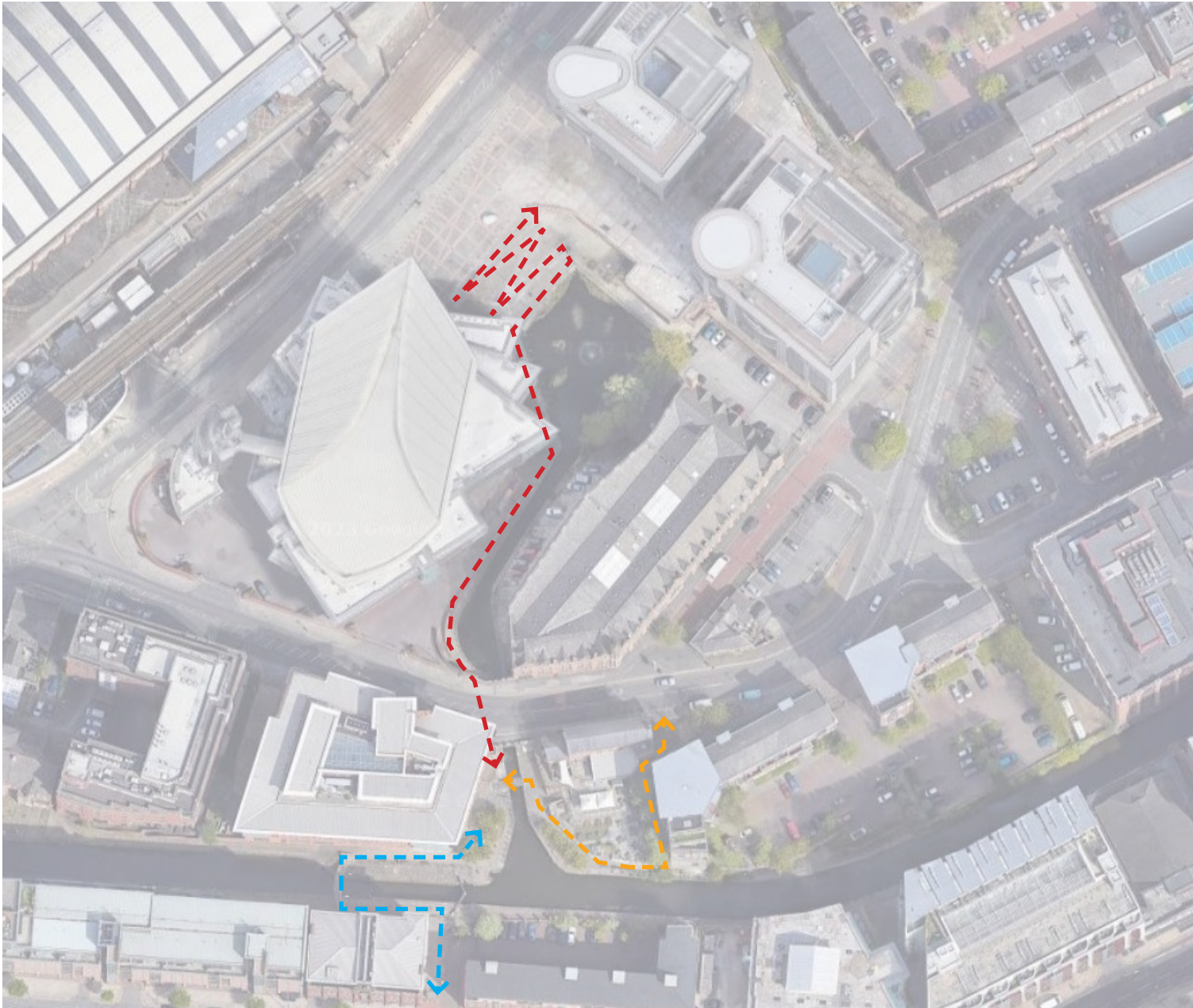
The area has an unloved character with weeds, low levels of compacted gravel and large amount of goose droppings. The natural stone paving and buff tones of the surface materials is in keeping with the wider canal setting.

7. Existing Boundaries

The boundaries are varied from timber bollard post and chain link to metal railings with a double bar system. There are areas that have no balustrade provision within the site and surrounding area. Varying paint colour on the railings creates an uncoordinated character.

8. Adjacent Landscapes

The landscape to the towpath level opposite Rain Bar has a similar design character to the landscape being explored. Self compacting gravel surrounds evergreen Magnolia trees. The blank walls that elevate Rain Bar have been graffitied. The Eurobins along the side of Rain Bar are also a prominent feature. Opportunity for future improvements in this neighbouring area.



- ↔ Barbirolli route
- ↔ Rain Bar route
- ↔ HOME route

Existing Access - City Context

The existing lift core has been closed for many years and not formed part of an accessible route around the city. Existing access to the proposed improved public realm benefits from three existing connections that offer ramped / at grade access.

The existing stairs connecting Great Bridgewater Street to the public realm space will be retained and enhanced to provide a key desire line and established pedestrian connection.

Existing / Proposed Access - Area under Trees

The raised existing tree roots within the compacted gravel area are current trip hazards within the space with an uneven surface. It is therefore proposed to install a low raised edge around the perimeter of the trees to enable a smoother surface to be installed. A localised ramp is proposed to enable people to access the area under the trees and proposed furniture. This will facilitate wheelchair and pram access. The level change and detailing will be akin to a drop kerb on a footway with a 1:12 gradient with no handrails.



↔



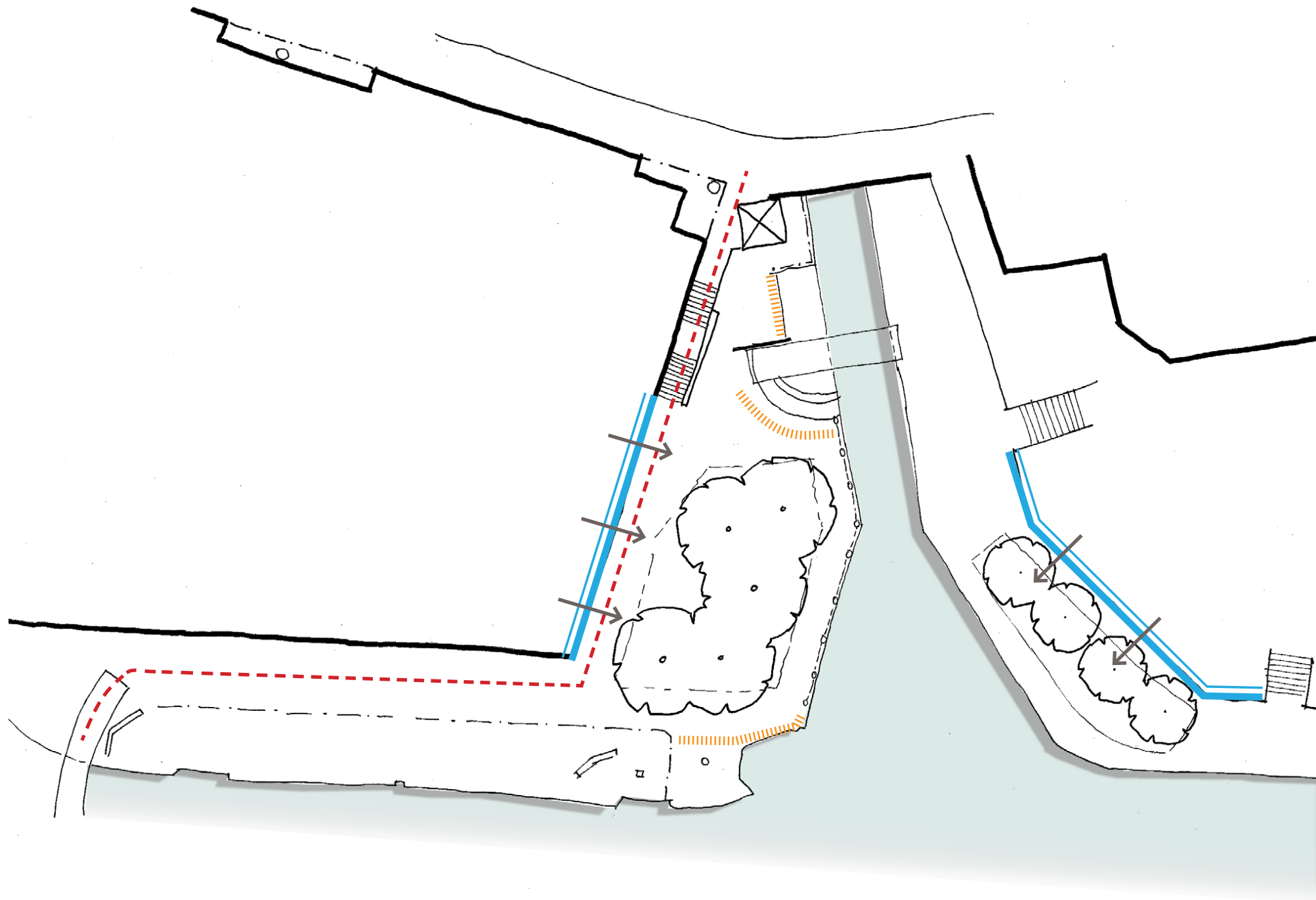
↔



↔



↔



1. Desire Lines / Footfall

Prior to the hoarding being erected it appeared that the staircase was a well used routeway offering connections between Great Bridgewater Street and Whitworth Street West and Home. There is an existing link along the canal to Barbirolli Square.

2. Visibility / Surveillance

With the proposed redevelopment of 70 Great Bridgewater Street there will be natural surveillance from the adjacent offices over the space during the working day. Existing nearby residential developments and users of the Rain Bar Beer Garden also have views directly over the space. Key areas to consider are the area around the lift tower at both canal and street level and the interface of stepped access to the lower areas.

3. Anticipated Uses

The space has the opportunity to provide areas for the wider community and the proposed development to use as informal relaxation / working space. Being located along a popular walking route and with the canal side setting the improved public realm offers the opportunity to provide a small pocket park area within the city.

4. Canal Operations

The provision of further balustrading has been requested to be implemented as part of the proposals by The Canals and River Trust and MCC. The siting of these will need to take account of the canal operations and access to throw lines, swing bridges etc.

5. Wildlife

It is anticipated that the canal would offer a wildlife corridor for foraging animals e.g. bats. There is therefore the opportunity to enhance the flora and fauna of the site to contribute to the biodiversity of the city.

6. Long Term Maintenance

Increasing the usage of the space should discourage geese from gathering and fouling on the footways. Regular cleaning operations will be required.

7. Extent of proposals

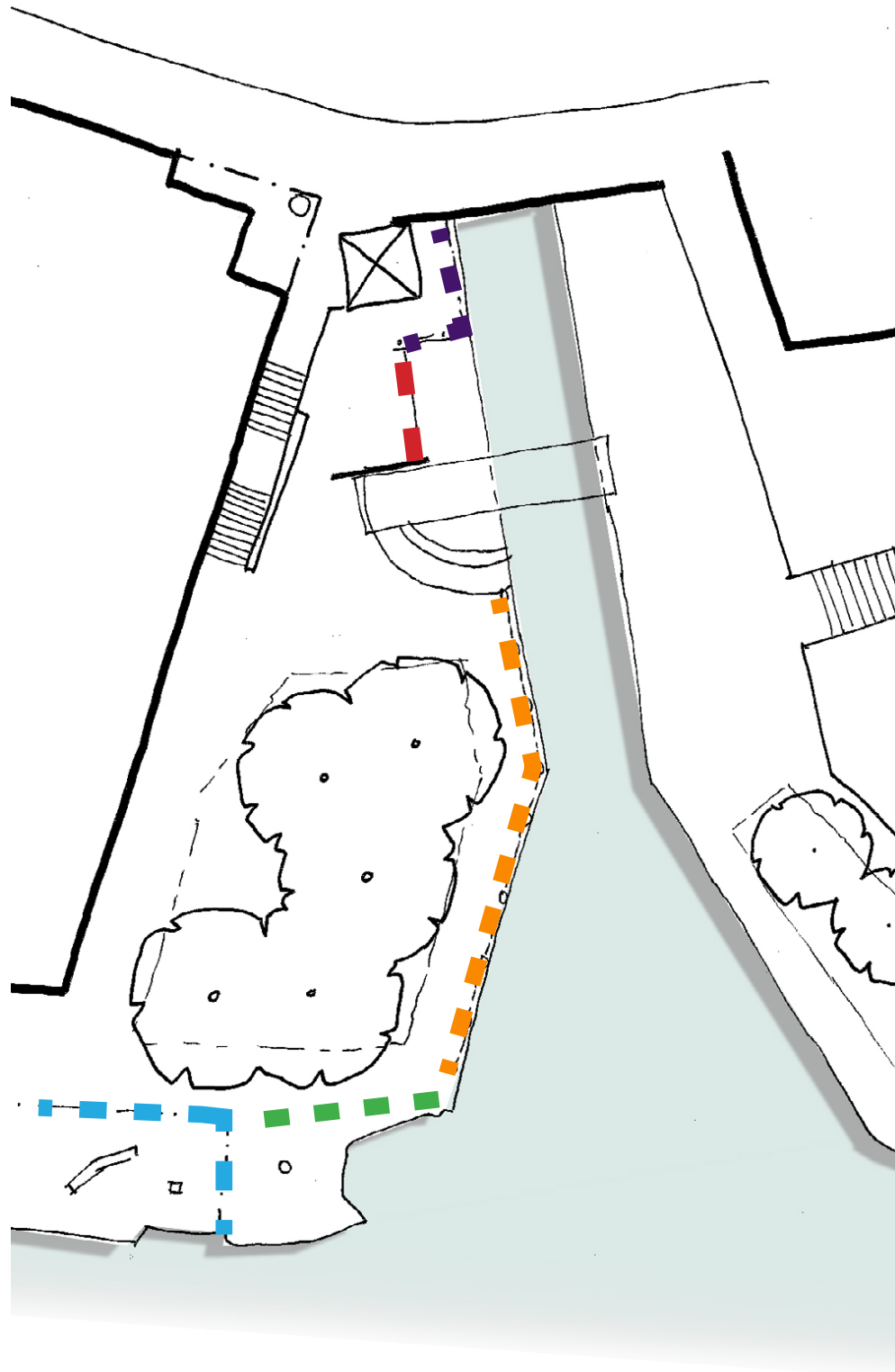
Discussions with the client required on the extent of the proposals / provision of a wider vision may be a consideration by the LPA.

8. Trees

Visible evidence of tree roots at surface of the loose gravel. Any excavations in this zone will be very limited. Works to the trees to tidy their appearance would also be of benefit.

9. Sun Patterns

The site benefits from morning and early afternoon sun.



- Existing balustrade retained as existing (silver)
- Existing balustrade replaced, new balustrading to match that installed by the Canals and River Trust in the south west (black)
- Existing balustrade retained as existing (black)
- Proposed balustrade to be installed to match adjacent (silver)
- Proposed balustrade to be installed to match adjacent (black)

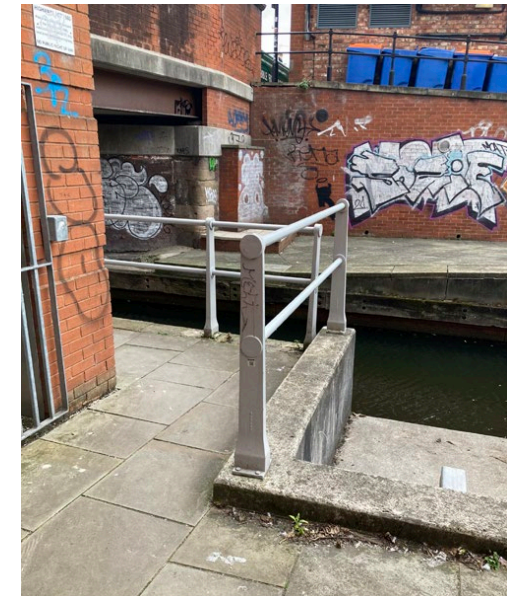
Through liaison with both the local authority and the Canal and River Trust the opposite plan has been derived to meet the relevant stake holders and land owners aspirations for the safety measures needed surrounding the canal basin.

The existing bollard and chain link fall restraint installed shall be replaced with the double horizontal cross bar railings that have been installed by the Canal and River Trust to the south west of the site. A new length of fall protection is also proposed in green which will have a localised gap in the fencing to allow access to the life throw line.

Fall restraint north of the swing bridge will be installed to match the existing double horizontal bar system but be in the silver grey colour. This balustrade type continues under Great Bridge Water Street.



- Access to throw line still required. Localised gap in new fencing akin to the balustrade to the Lock 89





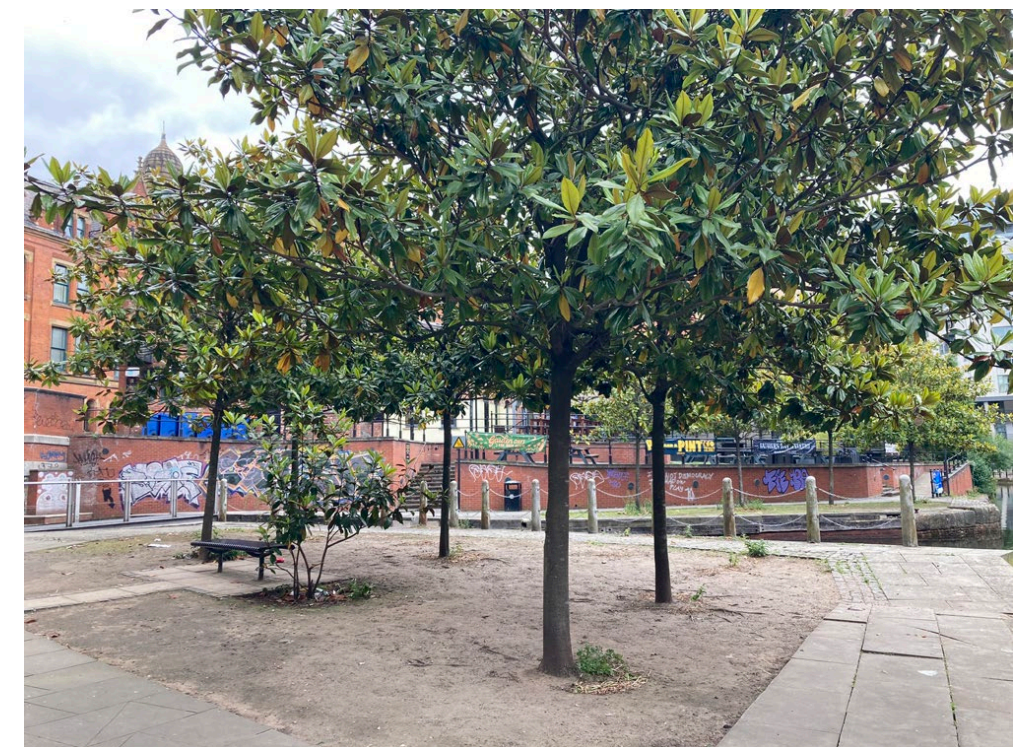
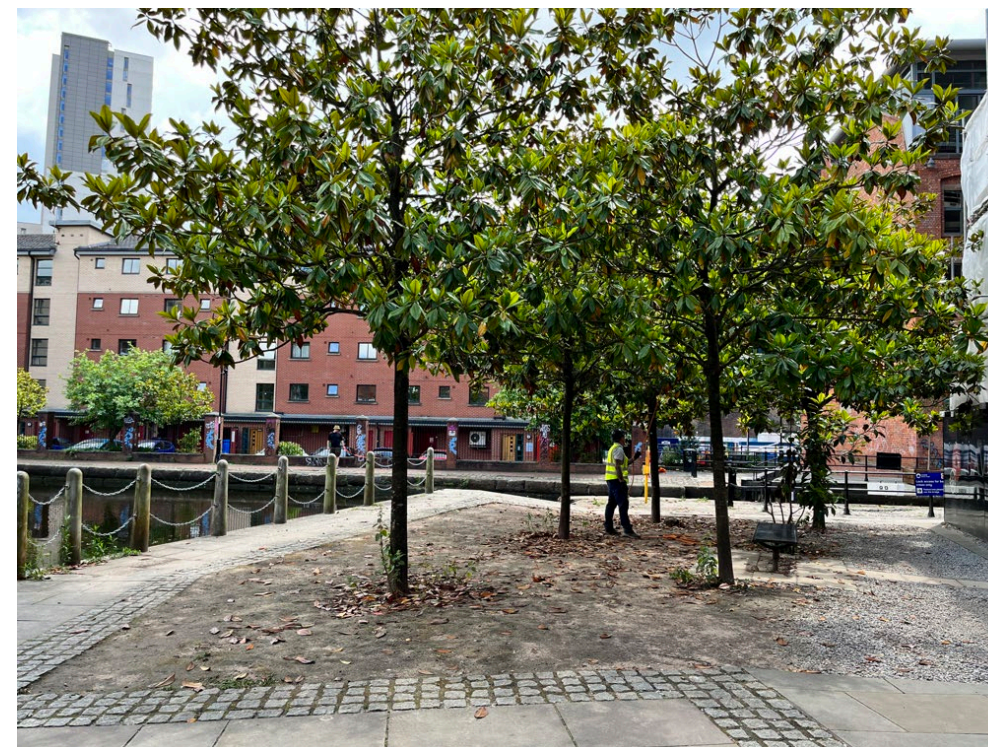
The proposed area of public realm improvement is set opposite a similar landscape by the Rain Bar. Collectively the group of trees add character to the space and frame the access down the canal spur. All trees are proposed to be retained.

The evergreen Magnolia trees are relatively mature but it is clear they have had little maintenance for some time. The trees would benefit from a canopy reduction to bring the trees back into good shape. This is also applicable to the off site trees and the arboricultural work could be undertaken to both areas by the council maintenance department or by the applicant for the 70 Great Bridgewater development (for the area adjacent to the building only).

It appears a single tree has died in the past and has been removed but sent up shoots from the remaining rootball. This growth and rootball is proposed to be removed to negate further growth in the future.

The trees will provide seasonal interest, valuable wildlife habitat, whilst absorbing carbon dioxide from the atmosphere.

The surfacing around the trees is well compacted and tree root growth is evident at the surface. It is proposed to locally lift the levels around the trees and through discussion with the LPA use Cedec gravel which is a combination of different graded aggregates that creates a firm, packed surface which is still porous and retains moisture.



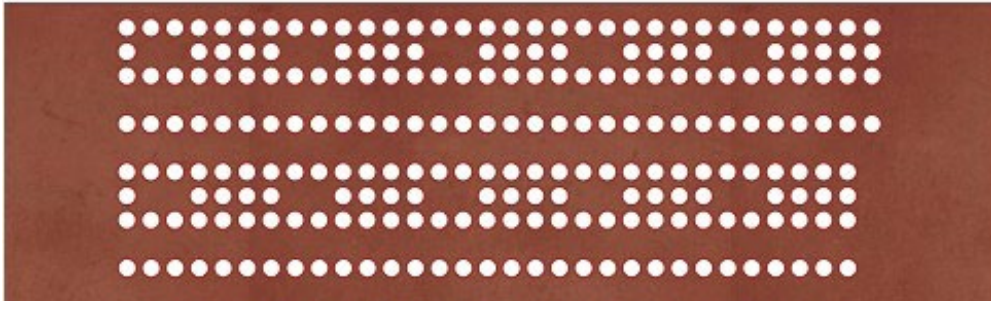
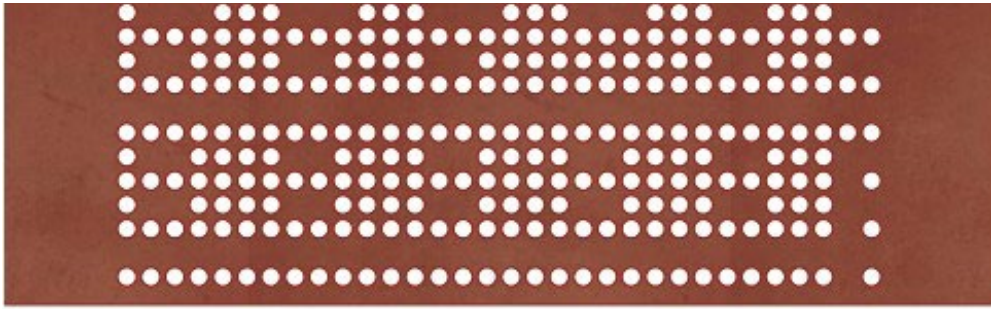


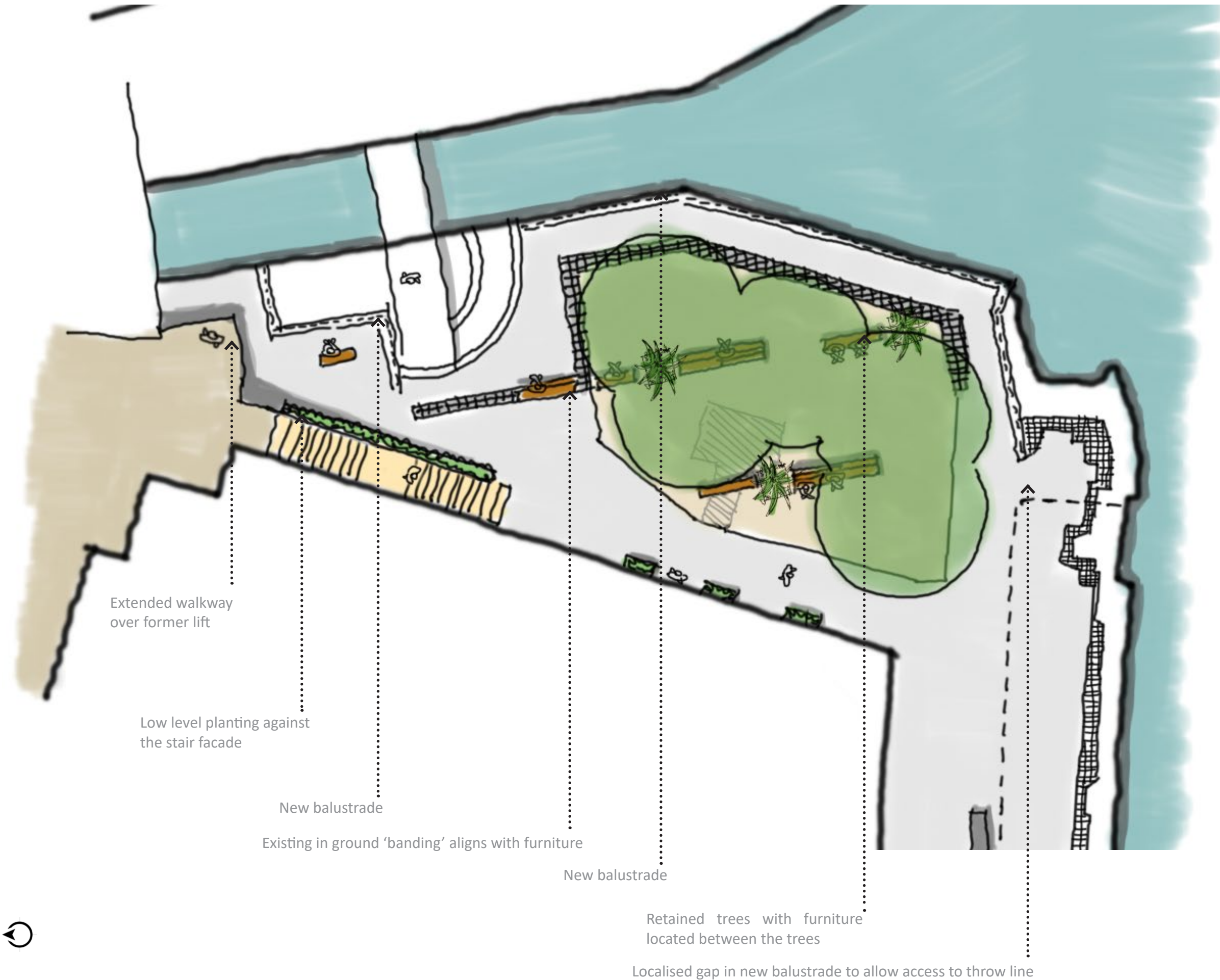
There is the opportunity within the landscape to provide subtle links back to the building narrative. These would be in the form of colour and pattern. The building looks to replicate historical patterns from weaving cards to be reflected in the facade.

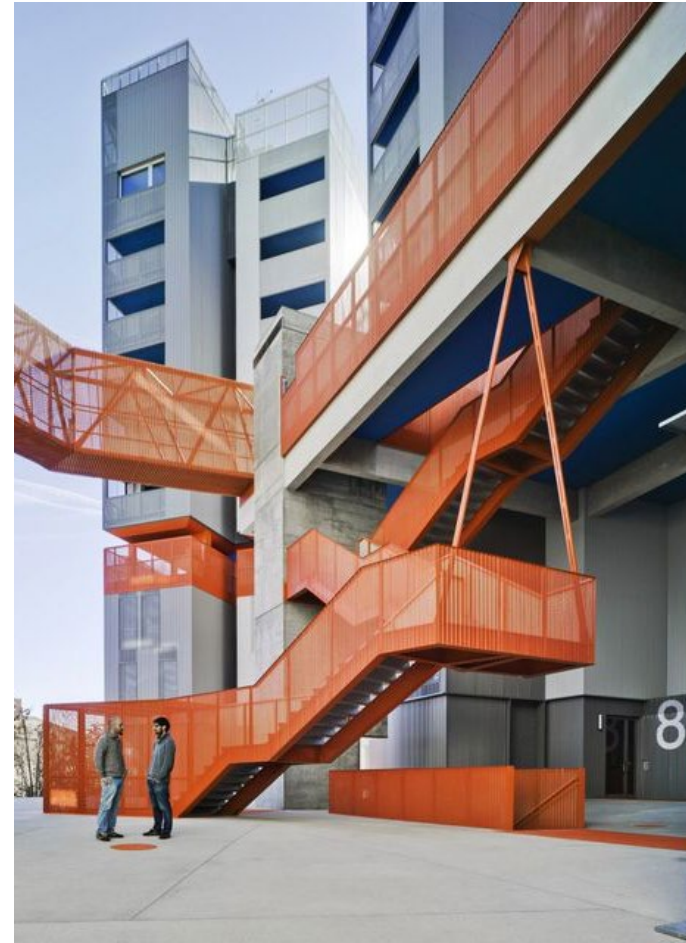
Localised use of colour will be used on the furniture to further create the sense of the space having a connection with the building. The stair core and viewing area will become a focal feature in the landscape that is linked to the design of the building.

Robust materials will compliment the solid monolithic base to the building. The furniture proposed will include a range of seating with and without backrests.

The existing trees provide a green setting to the space. Furniture located around the trees could create a continental feel.

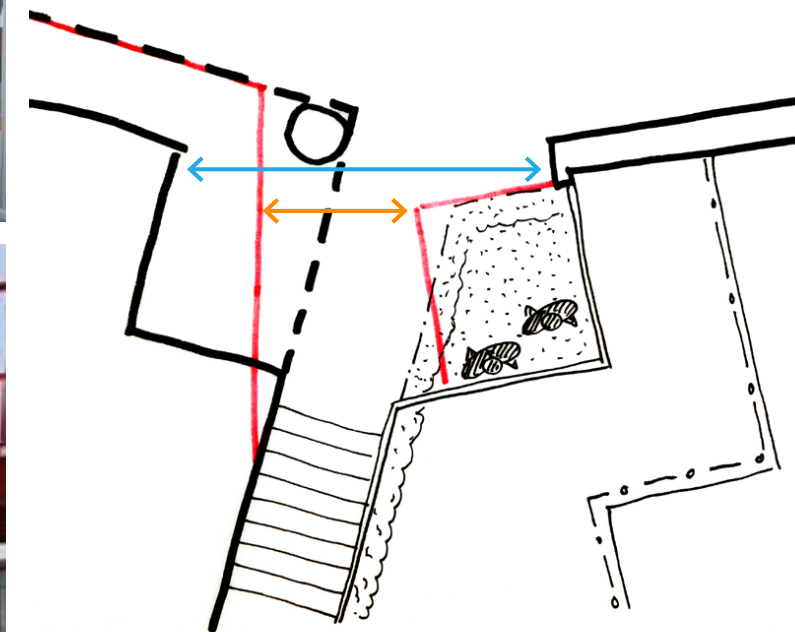




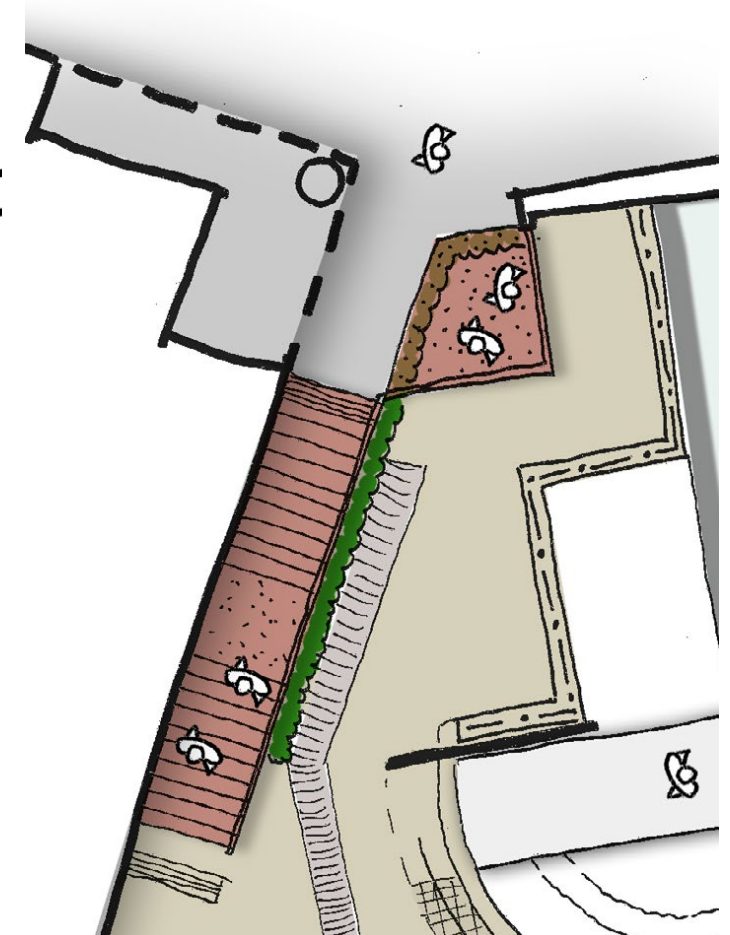


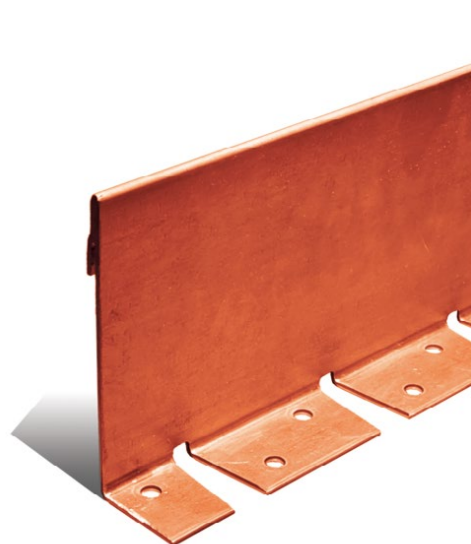
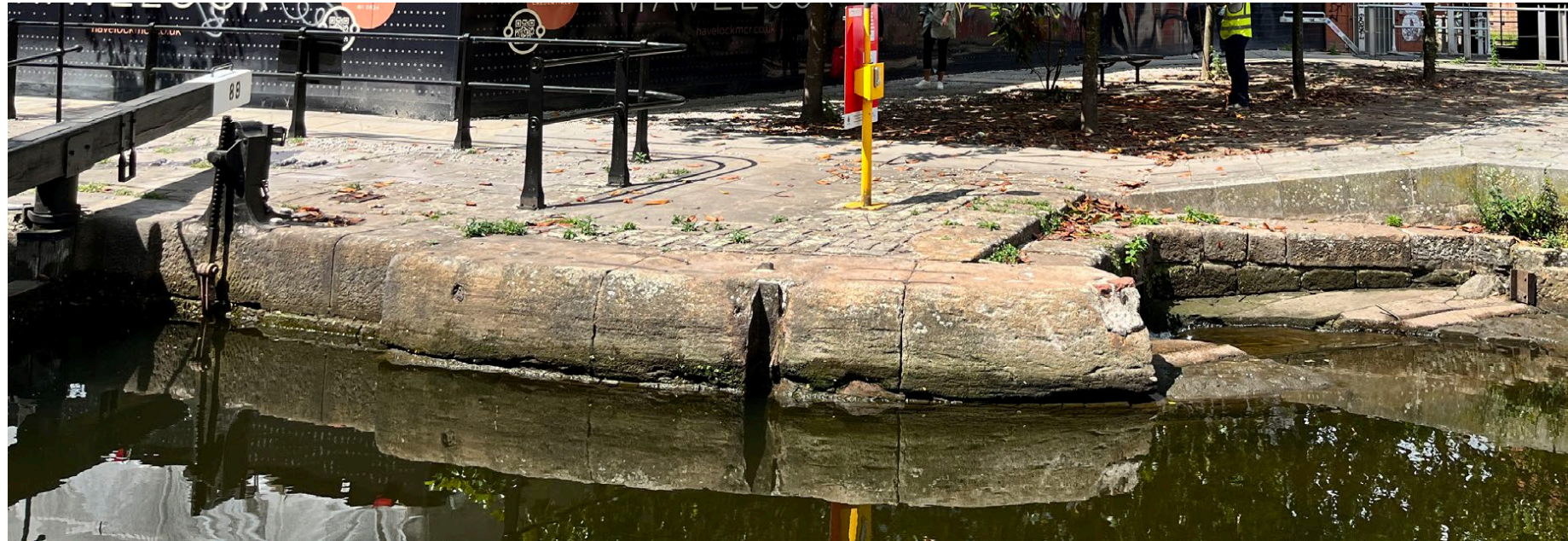
The removal of the top part of the lift core offers the opportunity to open up views from Great Bridgewater Street to the canal. Using the walls of the existing lift an extended walkway above offer views over the towpath below. This would open up the footway, announce the space and connection through to HOME and provide a greater sense of natural surveillance over the space than what currently exists.

The steps and extended walkway are proposed take the narrative of the architecture detailing in the metalwork with the red tone, solid 'skirt' and decorative railings akin to the protruding balconies.. The provision of a green low level planting along the staircase would provide valuable habitat for foraging bats and birds. The planting bed will also discourage people to graffiti the stairwell with the offset distance between footway and stair case.



↔ Existing width between structures
↔ Proposed width between structures





Hard Landscape

The proposals is to retain and re-set the existing natural stone paving within the landscape. The large format flags are local yorkstone paving which is a high quality material . The paving requires some remedial work to ensure the paving is laid flush with no trips. Re-pointing would also assist with current weed growth issues. The existing cobble band setts will also have a similar treatment of remediation. A small area of paving around an existing seat is proposed to be removed as the installation of which seems out of character with the wider materials palette. The existing bench would also be removed and replaced with a series of new seats.

The existing materials and levels around the canal basin will also be retained with no works proposed to the edging blocks.

It is considered that the retention and improvement of the stone paving is in keeping with the ethos of the building with sustainability and carbon reduction at its core.

New paving is proposed over the former lift area to match with the paving to be installed along Great Bridgewater Street as part of the original planning application works. The stairs will be resurfaced with stone treads and risers with the treads having stainless steel inserts.

Meetings with the local authority have identified their desire to have the new surfacing around the trees to be SuperCedec Treepit surfacing which is an aggregate crushed surface that remains permeable and allows air flow. This is a loose surface that will require ongoing topping up to retain levels.

Metalwork

The staircase, balustrading, handrails and infill metalwork below will be designed to follow the character of the 'red' metalwork on the building facade. This will carry on the narrative that the staircase appears as part of the character of the building as was seen with the original stair case and lift core that were in keeping with the former Eversheds development.



Soft Landscape

Staircore

There is the opportunity to provide greening to the base of the staircore in the form of specimen plants with understorey ground cover planting. The planting would need to be shade tolerant as the areas of planting are likely to be in the shade from mid day.

Typical planting:

- Pachysandra Terminalis 'Variegata' (smaller ground cover planting)
- Photinia 'Little Robin' (specimen larger pot size)

Feature Planters

The planters are proposed to be located between the new benches and beneath the existing trees. Raised planters are proposed to try and deter the geese from eating the planting. The underside of the existing magnolias is a yellow tone, so planting colours to compliment this are proposed and to also create a light foliage under the evergreen trees.

Typical planting:

- Phormium 'Cream Delight' - Specimen
- Lysimachia nummularia 'Aurea' - Ground cover / trailing
- Narcissus 'Cheerfulness' - Seasonal interest





