

LANDSCAPE STRATEGY

In order to facilitate this development, Generation has agreed the acquisition from Manchester City Council of a strip of the overgrown wooded area to the rear of their building, in order to incorporate it as a garden area for the workspace. This strip is currently part of a wider wooded area that sits outside the formal boundary of the nearby St. George's / Barracks Park. This wooded area is currently overgrown, unmanaged and unmaintained. It attracts anti-social behaviour and fly-tipping, providing an access to the park which currently feels unsafe and unwelcoming.

The incorporation of this strip into the development will improve the amenity of the workspace by providing defensible space to the rear of the office building, enabling the provision of windows in the rear elevation, and access to this currently blank side of the building, which in turn will provide overlooking and activity to the rest of the woodland and the park. This will be complemented by the creation of a new car park on the previously developed, but now derelict and overgrown site to the south east of the existing building. The car park and garden will be enclosed by a gate and railings that will provide views through and informal surveillance to the pathway and access to and from the park. The car park will be lit at night, which will also light the surrounding area. It is also proposed to have a private gated pedestrian access from this area to give those that work in the building direct access to the pathway into the park. Again this should result in increased and safer usage of the area.

As part of the agreement to acquire the strip, Generation are due to carry out works outside their boundary to this adjacent park access land. Broadly the purpose of these works are to:

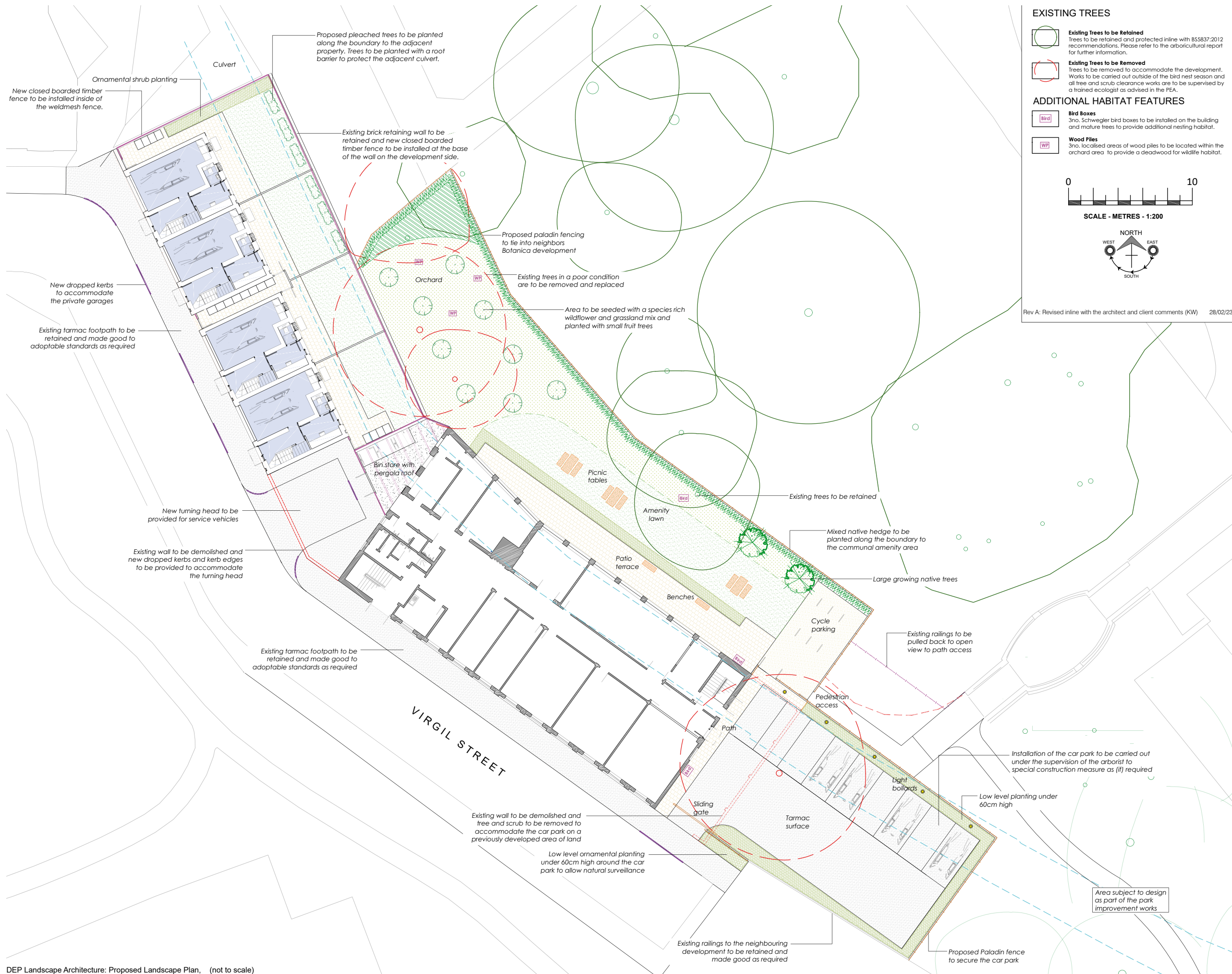
- Provide direct, secure access from the development to the park
- Improve access to the park for existing and future residents in the surrounding area – the route through this area is mainly used by those travelling from Old Trafford (on the Trafford side of the boundary) to use or pass through Barracks Park.
- Increase the security and safety of those going to and from the park through this area and reduce anti-social behaviour, primarily by improving overlooking and increasing usage.
- Increase the attractiveness and biodiversity of this area.
- Make this area easier to manage and maintain in the future.

The proposed improvement works are shown in the accompanying plans. They have been developed in consultation with residents and Councillors from both sides of the local authority boundary and include:

- Clearance of brambles and self-seeded saplings.
- Planting of bulbs and wildflowers.
- Crown lifting of trees to improve visibility.
- Introduction of more native trees, shrubs and ground flora.
- Measures to encourage the development of wildlife within these areas – bird and bat boxes, habitat piles, etc.
- Provision of formal paths with an improved surface, linking where the formal access path currently terminates, through the wooded area to the open grassed area off City Road.

The acquisition of the strip is subject to these park access improvement works being completed.



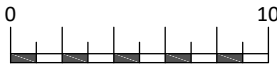


EXISTING TREES

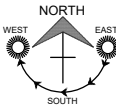
- Existing Trees to be Retained**
Trees to be retained and protected inline with BS5837:2012 recommendations. Please refer to the arboricultural report for further information.
- Existing Trees to be Removed**
Trees to be removed to accommodate the development. Works to be carried out outside of the bird nest season and all tree and scrub clearance works are to be supervised by a trained ecologist as advised in the PEA.

ADDITIONAL HABITAT FEATURES

- Bird Boxes**
3no. Schweigler bird boxes to be installed on the building and mature trees to provide additional nesting habitat.
- Wood Piles**
3no. localised areas of wood piles to be located within the orchard area to provide a deadwood for wildlife habitat.



SCALE - METRES - 1:200



Rev A: Revised inline with the architect and client comments (KW) 28/02/23

KEY

SURFACE TREATMENTS

- Compacted Breendon Gravel**
Area for cycle storage and park access.
- Paving Units**
Textured square paving units in light buff to the private patio areas as shown.
- Concrete Base**
Area for bin store
- Tarmac**
Adapted highway and car park to be surfaced in back tarmac as shown. Kerbs to comprise concrete pin kerbs and 125mm upstands kerbs and dropped kerbs as required.

BOUNDARY TREATMENTS

- 2.1m high Timber Fence**
Fence around the private residential dwelling to include 1.8m high closed boarded timber fence panels with 300mm timber trellis panels on top to provide a secure boundary.
- 1.8m high Timber Fence**
Fence between plots to comprise 1.8m high closed boarded timber fence.
- Paladin fence**
Paladin fence to the communal amenity area and car park to provide a secure boundary around the development. To include key lock operated lockable metal gates and a sliding gate to provide secure controlled access.
- Existing walls to be removed**
Walls as indicated to be removed to accommodate the development proposals.
- Existing Railings**
Existing railings to be pulled back to open up views to the new path access to the park.

FEATURES/ FURNITURE

- Picnic Tables/ Benches**
To be provided within the communal garden area and will comprise hard wearing timber and metal picnic tables and benches.
- Cycle Parking**
Galvanised Sheffield stands within the communal garden area to provide secure cycle parking facilities.
- Lighting**
Low level lighting bollards to provide a safe environment subject to detailed design by a lighting engineer.

SOFT LANDSCAPE

- Native Trees**
Proposed large growing native trees along the site boundary to be planted as 12-14cm girth specimens and will include British native species such as Oak and Alder for the benefit of wildlife.
- Fruit Trees**
Proposed fruit trees to be supplied as 10-12cm Selected Standards with an M26 rootstock to maintain a small but vigorous tree, species to include heritage apple, pear and plum for picking by the staff and the fallen fruit left on the ground for the benefit of wildlife.
- Fleached Trees**
Proposed fleached trees to be planted along the neighbouring boundary to provide screening to the listed building. To be planted as 14-16cm girth clipped specimens such as Carpinus betulus. To be planted with a root barrier.
- Native Hedge**
Proposed mixed native hedge to be planted as 100-120BR stock in a double staggered row of 4 per 1m to provide a thick hedgerow boundary. Species to include Hawthorn, Hazel, Rose, Elder, Holly and Honeysuckle for the benefit of wildlife.
- Native Scrub**
Proposed mixed native scrub to be planted as 100-120BR stock at 1m centres and allowed to grow as a wild habitat area. Species to include Hawthorn, Hazel, Rose, Elder, Holly and Honeysuckle for the benefit of wildlife. To be seeded with a shade tolerant wildflower mix to provide a herbaceous understorey.
- Ornamental Shrub Beds**
Proposed planting beds to be planted with a variety of shrubs, herbaceous plants and grasses to provide seasonal interest and habitat and food source for local wildlife.
- Wildflower and Grassland Mix**
Areas to be seeded with a species rich wildflower and grassland seed mix and allowed to grow long for the benefit of wildlife.
- Amenity Grass**
Areas to be seeded or laid as turf with a hard wearing amenity grass mix.



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Client
Generation
Project
Virgil Street, Combrook

Description
Landscape Plan

Status
For Planning

Scale
1:200(A2)
Job number
5145
Drawing number
02
Date
Feb 23
Revision
A

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All levels and dimensions to be checked on site by contractor prior to commencement. Any variations to be reported to the client. This drawing is to be read in conjunction with all other drawings on the project and all information derived accordingly. Any anomalies to be reported to the client. Do not scale from this drawing. Use figured dimensions only. Work shown on this drawing is to be carried out in accordance with current British Standards and Codes of Practice.
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