

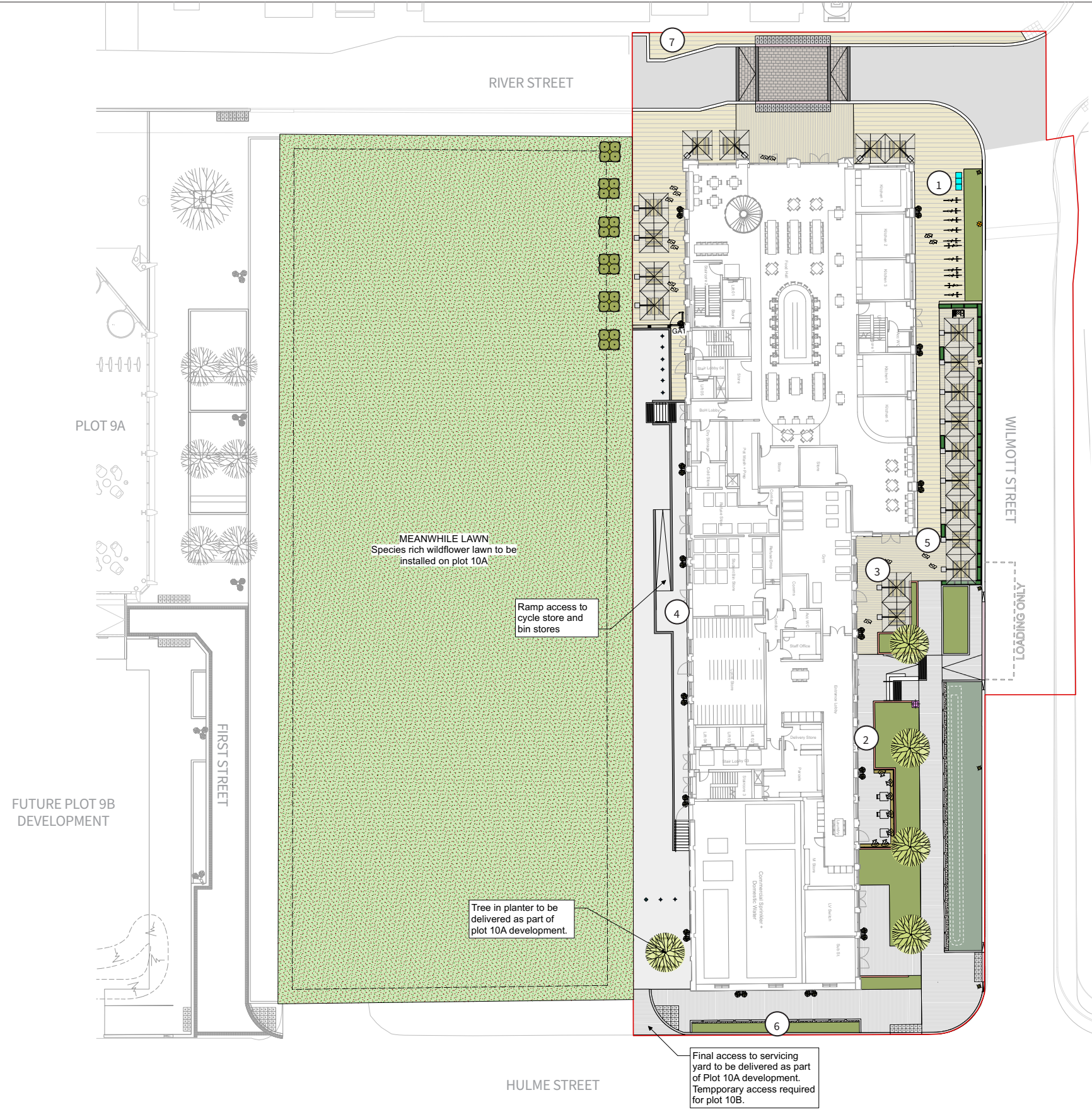
|                                         |                                                |                                 |
|-----------------------------------------|------------------------------------------------|---------------------------------|
|                                         |                                                | REFERENCE<br>PL1471.3-ID-002-01 |
| PROJECT                                 | <b>FIRST STREET PLOT 10B<br/>MANCHESTER</b>    |                                 |
| DOCUMENT                                | <b>LANDSCAPE DESIGN &amp; ACCESS STATEMENT</b> |                                 |
| CLIENT<br>FIRST STREET DEVELOPMENTS LTD | STATUS<br>PLANNING                             | DATE<br>04/05/23                |



# Key Landscape Layout Updates

The landscape layout has been updated in response to the key building layout change .  
The key changes include the following:

- 1. Additional proposed cycle stands along Wilmott Street
- 2. Additional arrival space at the entrance of House of Social with seating within soft landscaping
- 3. Extension of the food and beverage area along Wilmott Street in accordance with additional entrance to the Food Hall
- 4. Service access ramps reconfigured
- 5. Yorkstone paving extended further along Wilmott Street
- 6. 3 no. street trees along Hulme Street removed to avoid conflicting to gas easement
- 7. 1 no. totem removed



Design Principles

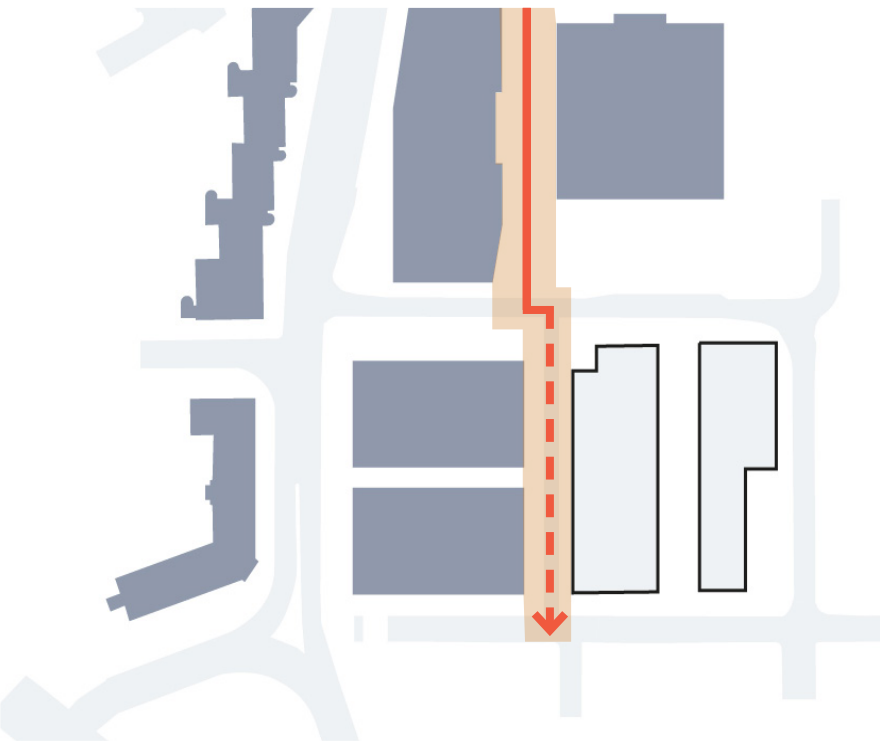
The concept for the public realm is to create a series of contemporary and distinctive spaces that draw upon the sites unique location within the city. When taken in the context of the proposed and emerging buildings together with the sustainable transport links, the external spaces will become both a destination and a stepping-stone to connect future commercial phases, leisure uses and existing residential areas within the locality.

A contemporary palette of materials will reinforce this as a key quality destination defined by a simple, robust palette of landscape elements.

Design quality and delivery is key in establishing the development proposals as a fundamental link in the wider emergence of First Street. The use of quality, robust and appropriate materials will create a vibrant landmark development with a strong identity.

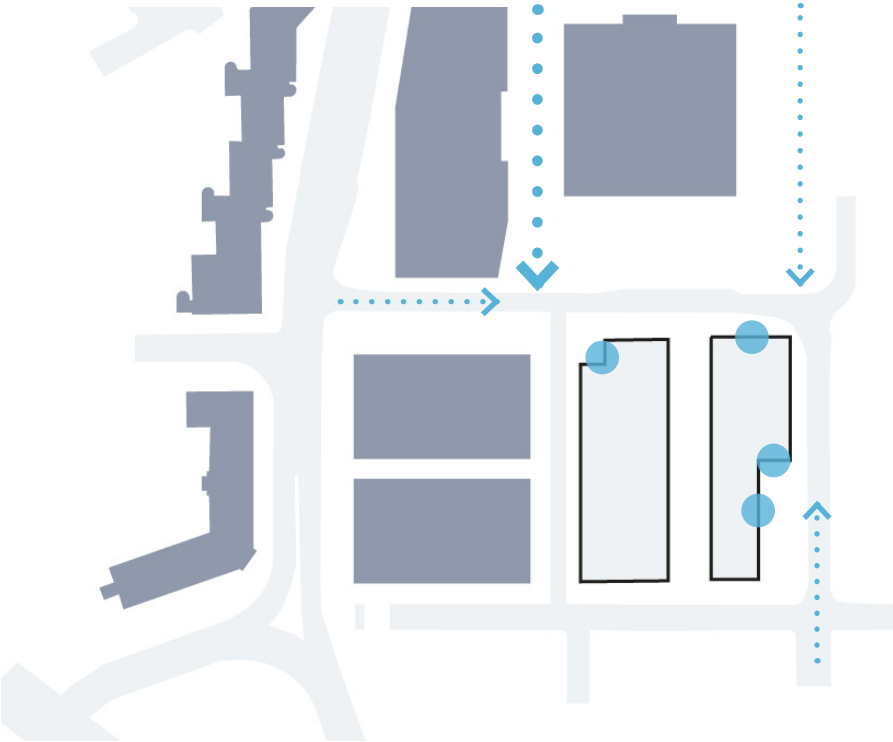
A contemporary palette of materials in part, echo's the industrial heritage defined by a simple, robust palette of landscape elements.

Extension of First Street



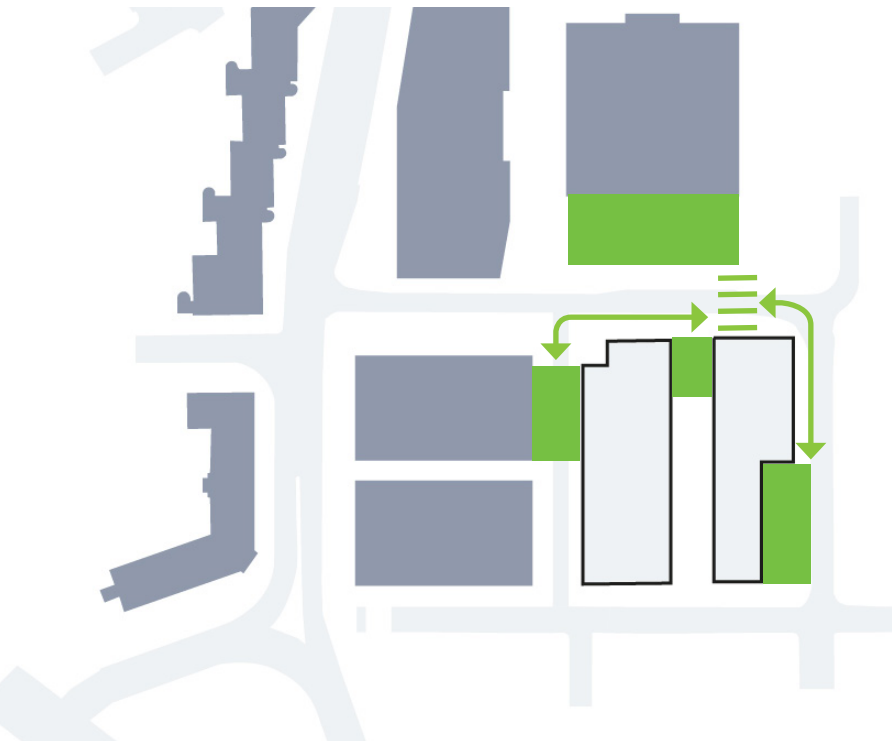
- Providing a continuation of the implemented First Street public realm
- Reinforcing the First Street characteristics
- Using similar palette of materials

Clear Building Entrances



- Reinforce building entrances through clear viewpoints
- Provide a sense of arrival within the public realm

New public spaces



- The creation of safe places to cross River Street
- Extending public realm spaces and permeability
- Creating more opportunities for dwell

# Wider Masterplan Context

## Plot 10b Estate Context

The proposed public realm associated with the plot 10b application enhances the pedestrian connection along Wilmott Street to Tony Wilson Place, James Grigor Square and HOME.



# Landscape Masterplan Elements

## Masterplan Development

The adjacent plan illustrates the external proposals for the site. A meanwhile use lawn has been proposed to the Plot 10A site which will be developed as part of the Plot 10A planning application.

As part of the Plot 10B scheme, a number of key public realm spaces have been proposed including:

### River Street

A high quality Yorkstone street surfacing that forms a continuation of the materials palette used at James Grigor Square.

### Pocket Space

Located off River Street, between both developments (10a & 10b), a flexible pocket space is proposed. The space is designed with mixed shrub and perennial planting as backdrop and a provision for F&B spill out associated with the Plot 10b Market Hall. Small and simple, the space offers a contrast to the larger events spaces found across the estate.

### Habitat Zone

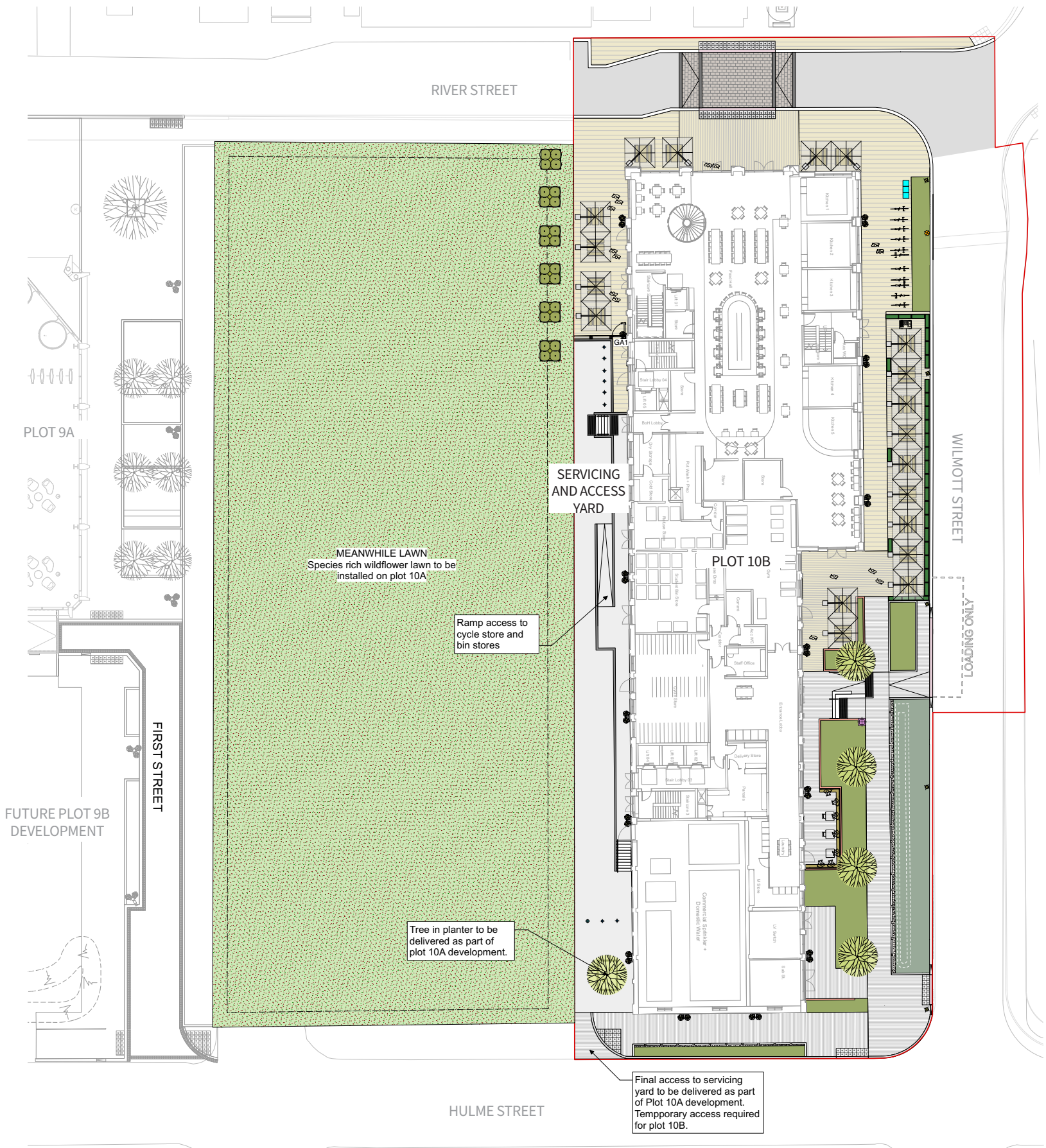
A linear planting area along Wilmott Street including a rain garden that acts as part of the wider SuDS system. Pollinator friendly species will be proposed to create a habitat that encourages biodiversity in Manchester city centre.

### Servicing Access

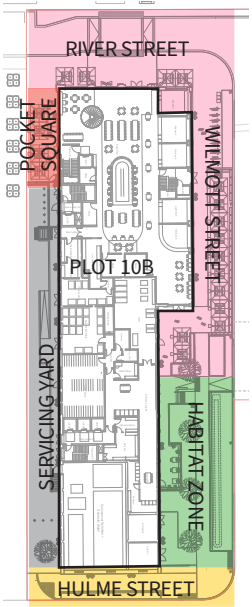
Provided off Hulme Street through a series of managed bollards. Plot 10a and 10b will both be serviced along this route, freeing up pedestrian space along Hulme Street and River Street.

### Hulme Street

A simple paved street with trees and planting to add colour, scale and help to maximise the sites tree planting opportunities.



## Character Spaces



## Public Realm Levels

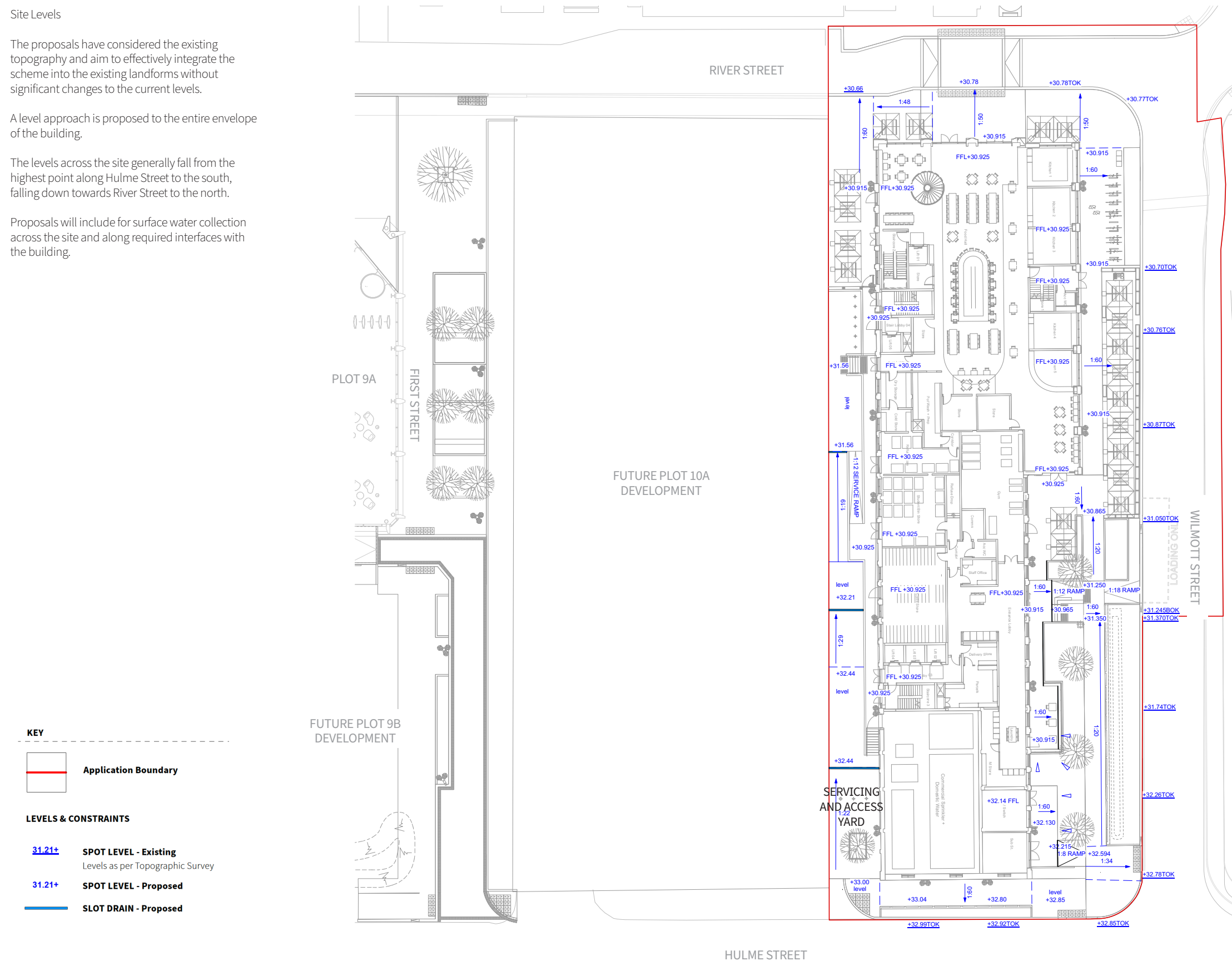
## Site Levels

The proposals have considered the existing topography and aim to effectively integrate the scheme into the existing landforms without significant changes to the current levels.

A level approach is proposed to the entire envelope of the building.

The levels across the site generally fall from the highest point along Hulme Street to the south, falling down towards River Street to the north.

Proposals will include for surface water collection across the site and along required interfaces with the building.



Access + Circulation

A clearly defined hierarchy of vehicular, servicing and pedestrian routes is essential for the establishment of clarity of movement within and around the site. This approach provides a clear and legible spaces for all users. The adjacent diagrams identify this, and the key modes of access are discussed further.

Pedestrian Routes

Our proposals look to give greater priority to pedestrians, making the streets more accessible for people of all ages and levels of mobility.

New pedestrian connections and an increase in the number of places where pedestrians can cross the road safely will be developed to connect the existing First Street, River Street and Hulme Street.

Improving navigation and increasing place-making opportunities will also create a better and safer environment for pedestrians day and night.

A number of these routes which fall outside of the site boundary are dependant being lead by other parties, nevertheless should be pursued as they will be a positive impact on First Street.

Cycle movement

Access to the cycle store is gained off the existing street network off Medlock Street providing a short route with entry directly off Hulme Street.

Servicing Routes

The proposal aims to deliver high standards and expectations in the public realm from Hulme Street.

A separate ‘servicing route’ will maintain efficient delivery of goods and services whilst minimising disturbance along First Street.

Design For Access

Its design is intended to be universal and appeal to a wide range of users and user groups, which is in keeping with the City Council's aim for Manchester to be recognised as the most accessible city in

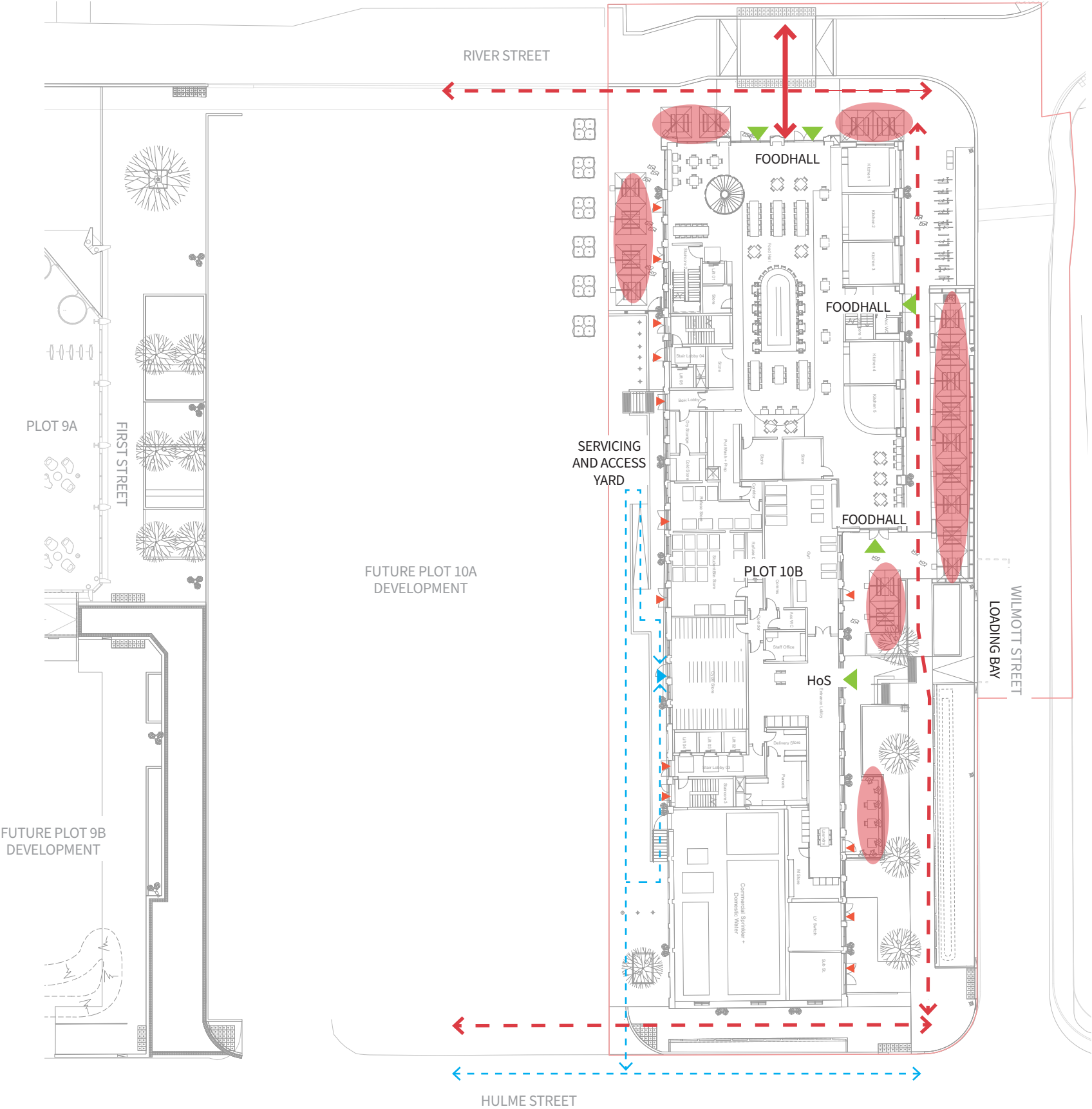
Europe.

In order to make the site as usable as possible the following considerations have been incorporated into the design as per the Design for Access document commissioned by Manchester City Council.

- › Width and surfacing of access routes.
- › Steps and ramps minimised and designed to comply with best practice guidance and Part M building regulations.
- › Street furniture located off main access routes.
- › Inclusion of well designed signage and wayfinding features.
- › Inclusion of lighting to allow ease of navigation after dark.



- KEY
- Seating spaces
  - Building entrances
  - Access to cycle store
  - Proposed pedestrian crossing
  - Pedestrianised routes
  - Cycle route
  - Service entrances



# Public Realm Street Furniture

## Furniture

The design aims to minimise footpath clutter by co-locating the street furniture and planting, thus creating spaces for people to sit and dwell. The proposals intend to co-ordinate with the materials used with the neighbouring built schemes.

## Seating

Opportunity for sitting and dwelling are provided in the public realm space between this development and the future First Street 10B development. Wide zones adjacent to the buildings and within the space allow for flexible spill-out dining opportunities. Seating is also provided adjacent to entrance of House of Social for residents.

## Wayfinding Totem

We wish to encourage exploration and assimilation of the site by improving wayfinding. A wayfinding Totem is proposed along Wilmott Street outside entrance of House of Social as we consider this as a key pedestrian desire line. The totem itself will display information including a site map & directional arrows.

## Bollards

The site is designed to restrict daily vehicular access to key pedestrian areas on First Street & River Street using manual telescopic bollards. Service access off Hulme Street will be managed using automatic telescopic bollards.

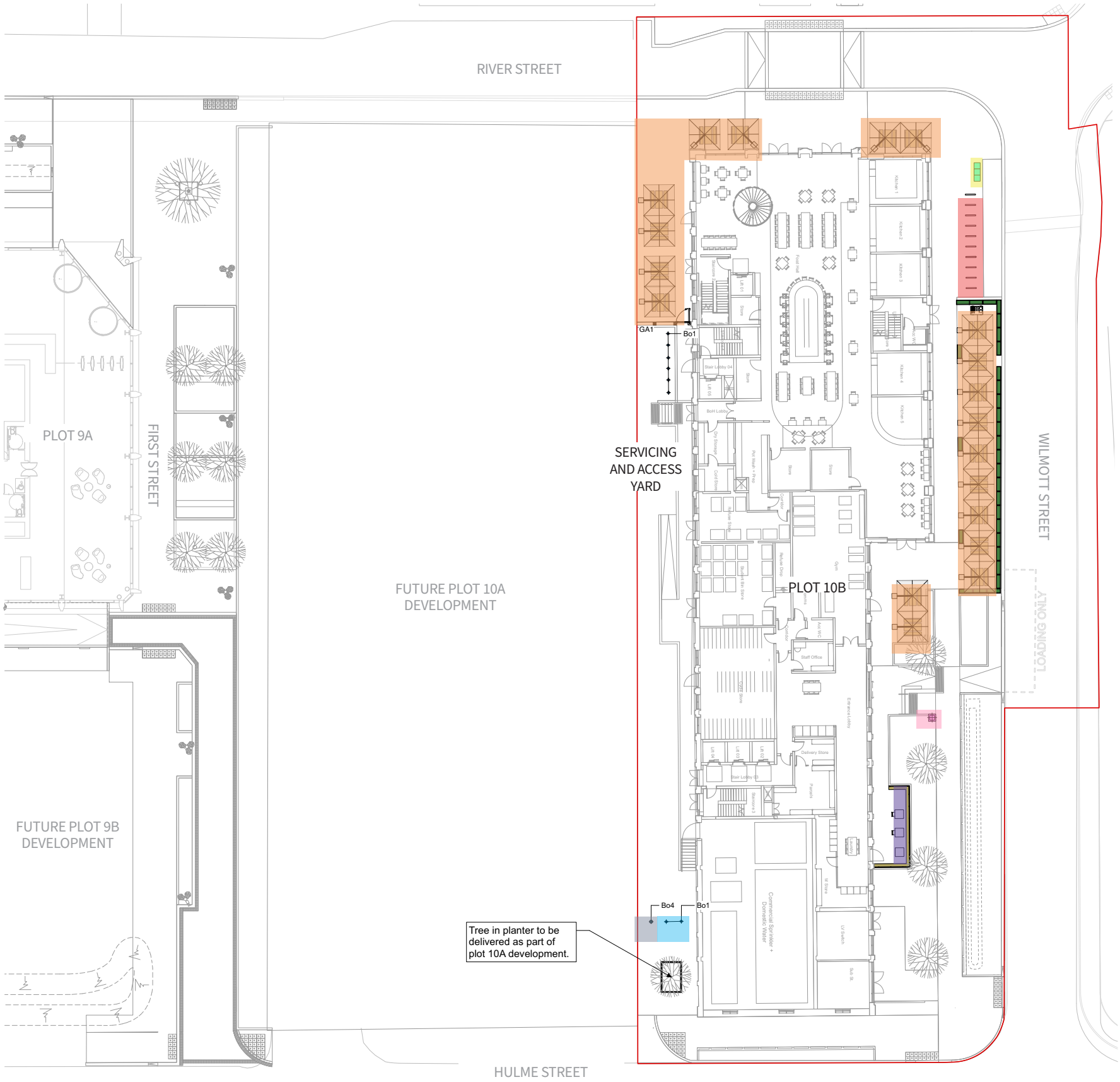
The location of trees, benches, lighting columns and planting have been positioned to reduce the requirement for excessive bollard protection.

## Cycle Parking

20 cycle parking spaces are incorporated in the public realm design along Wilmott Street.

### KEY

- Proposed Bo1 fixed bollards
- Proposed Bo2 automatic telescopic bollards
- Wayfinding totem
- Outdoor spill out seating
- Seating
- Litter and recycling bins
- Cycle parking



## Public Realm Lighting Intent

## Lighting Concept

The proposed lighting responds to the streetscape requirements, assists in reinforcing the street based character areas and takes into account any existing lighting features currently on site.

Wilmott Street

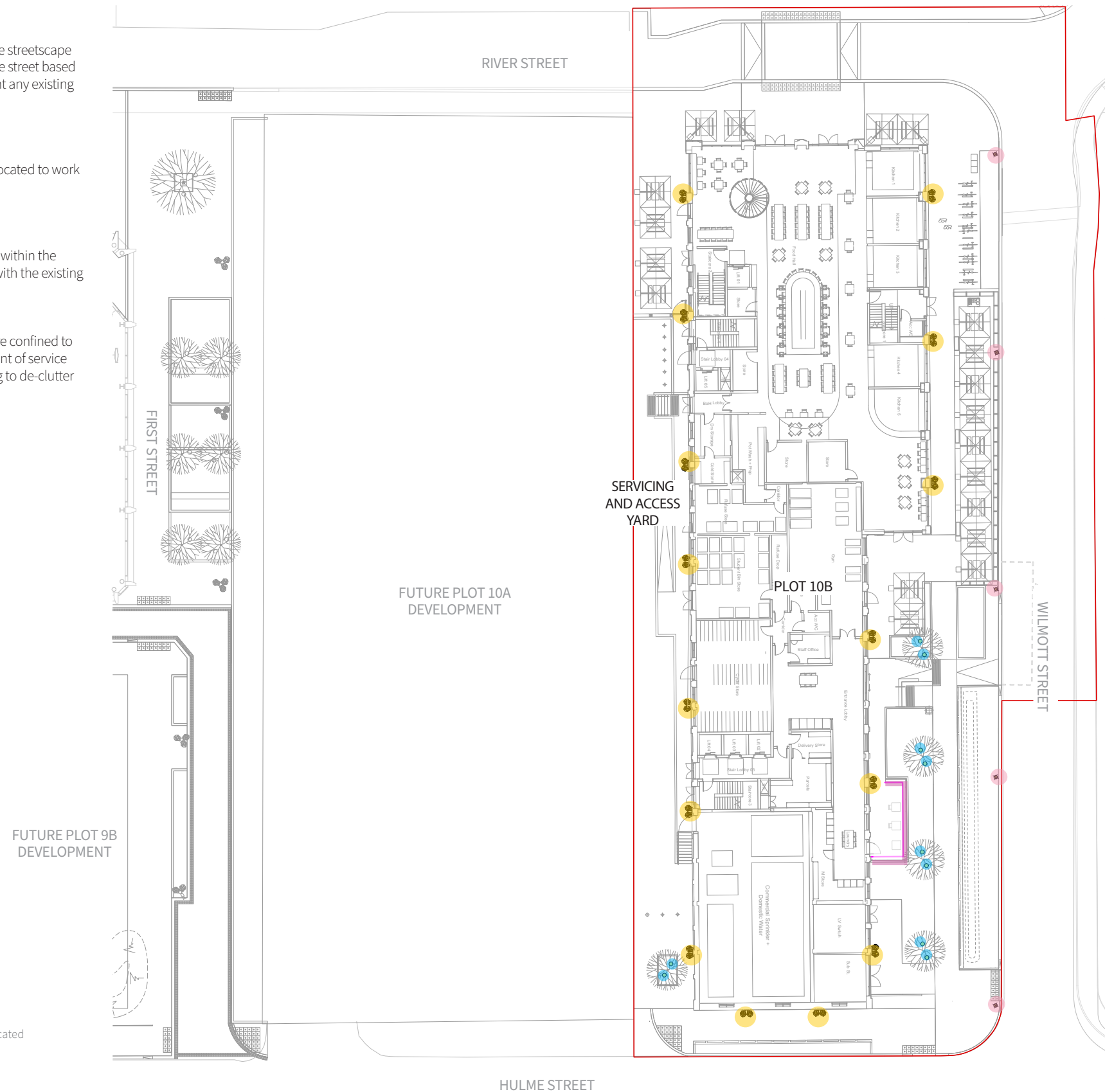
The existing lamp columns will be relocated to work with proposed scheme.

## Habitat Zone

Trees are highlighted with up-lighters within the planting beds for continuity, tying in with the existing First Street.

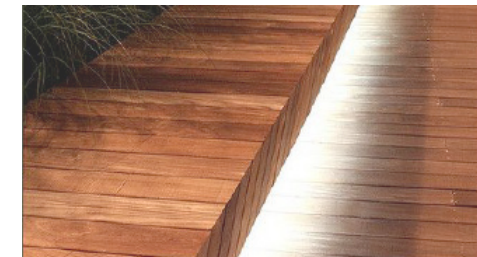
## Service access Street

Lighting proposals along this street are confined to the building to allow for free movement of service vehicles within this space also helping to de-clutter the streetscape.



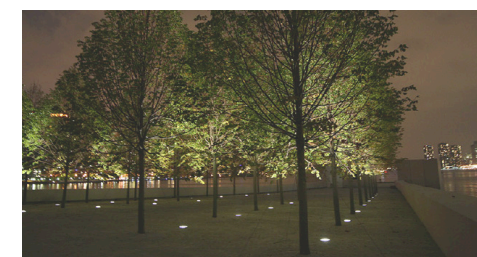
## WALL MOUNTED LIGHTING

Features: Lighting mounted onto building facade along north of Wilmott Street and Servicing Yard.



## UNDER-BENCH LIGHTING

Features: Lighting in the form of LED strips of spot lights placed under benches throws light across footways as indication of seating locations and wayfinding.



TREE UPLIGHTER - IN SOFT

Features: Uplighters to be installed in soft along south of Wilmott Street and Hulme Street.

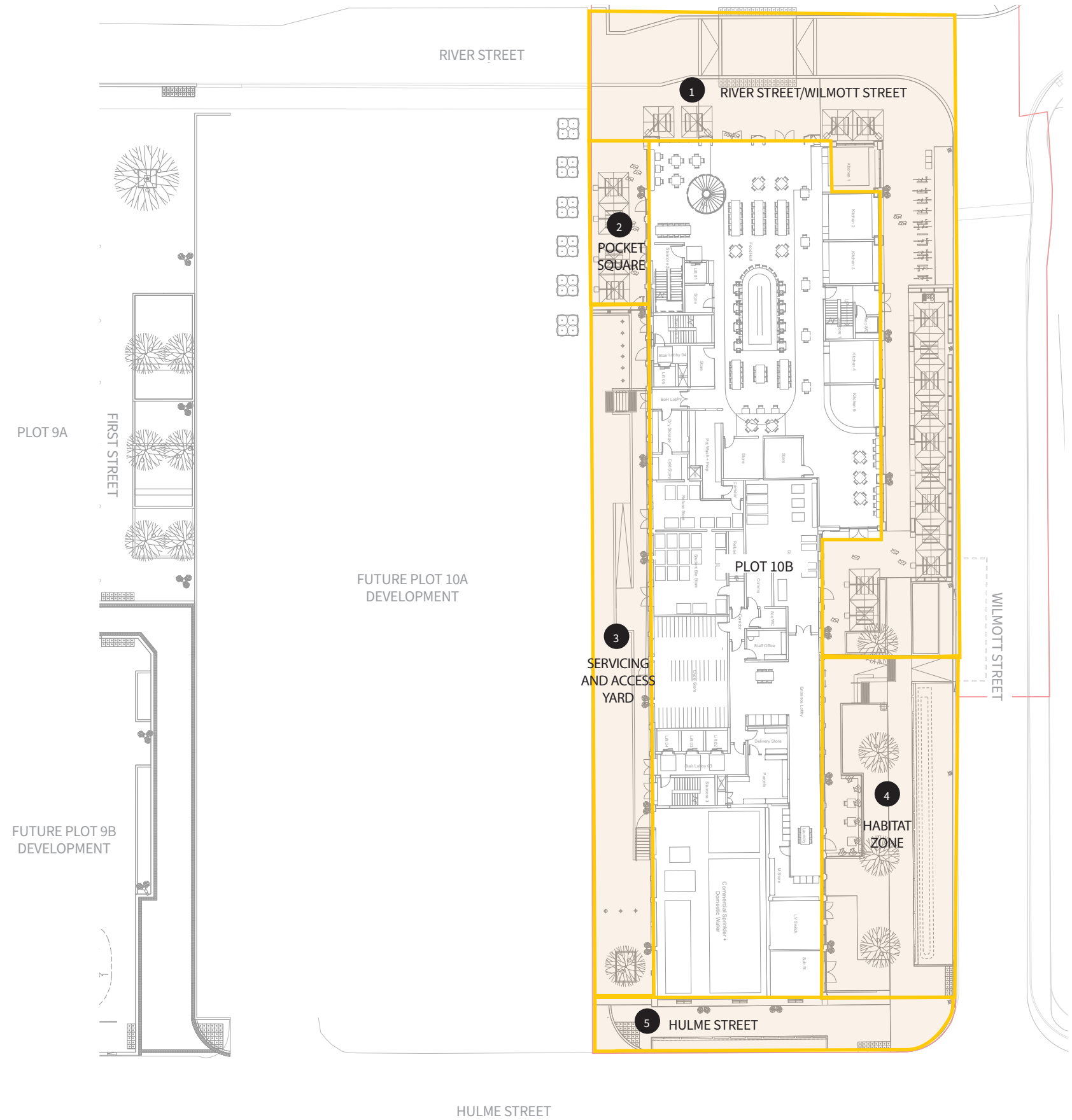
Character Areas

The site naturally splits itself into a street based character types, which respond to their adjoining neighbouring schemes.

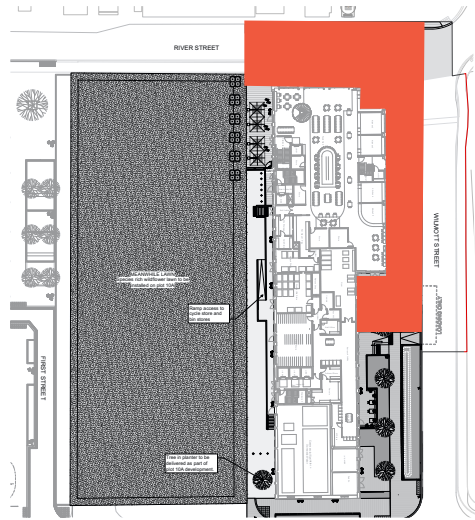
Each character area listed below is described in detail over the subsequent pages.

Character Areas:

- 1 First Street/Wilmott Street
- 2 Pocket Square
- 3 Servicing and Access Yard
- 4 Habitat Zone
- 5 Hulme Street



Location plan

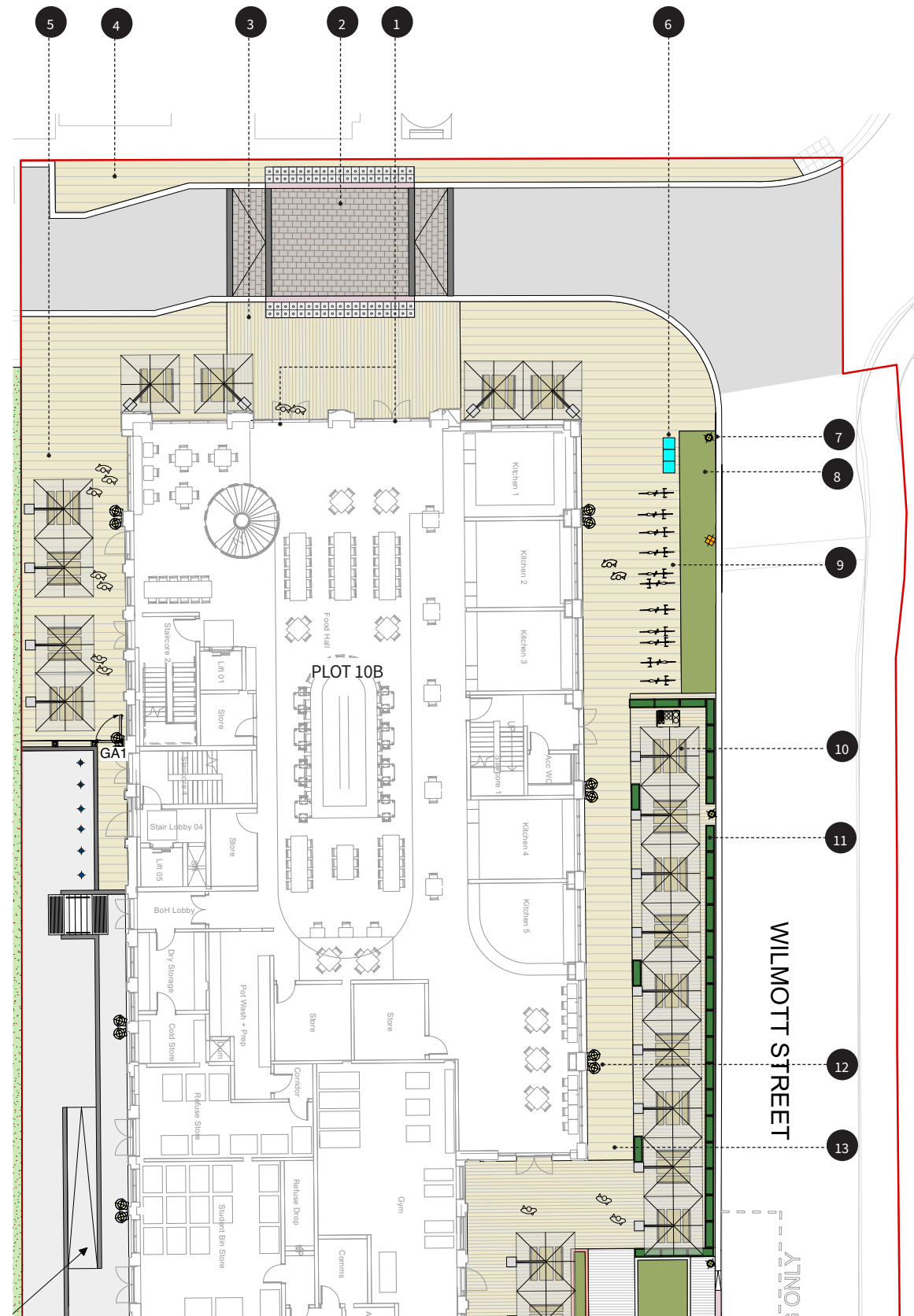


## First Street

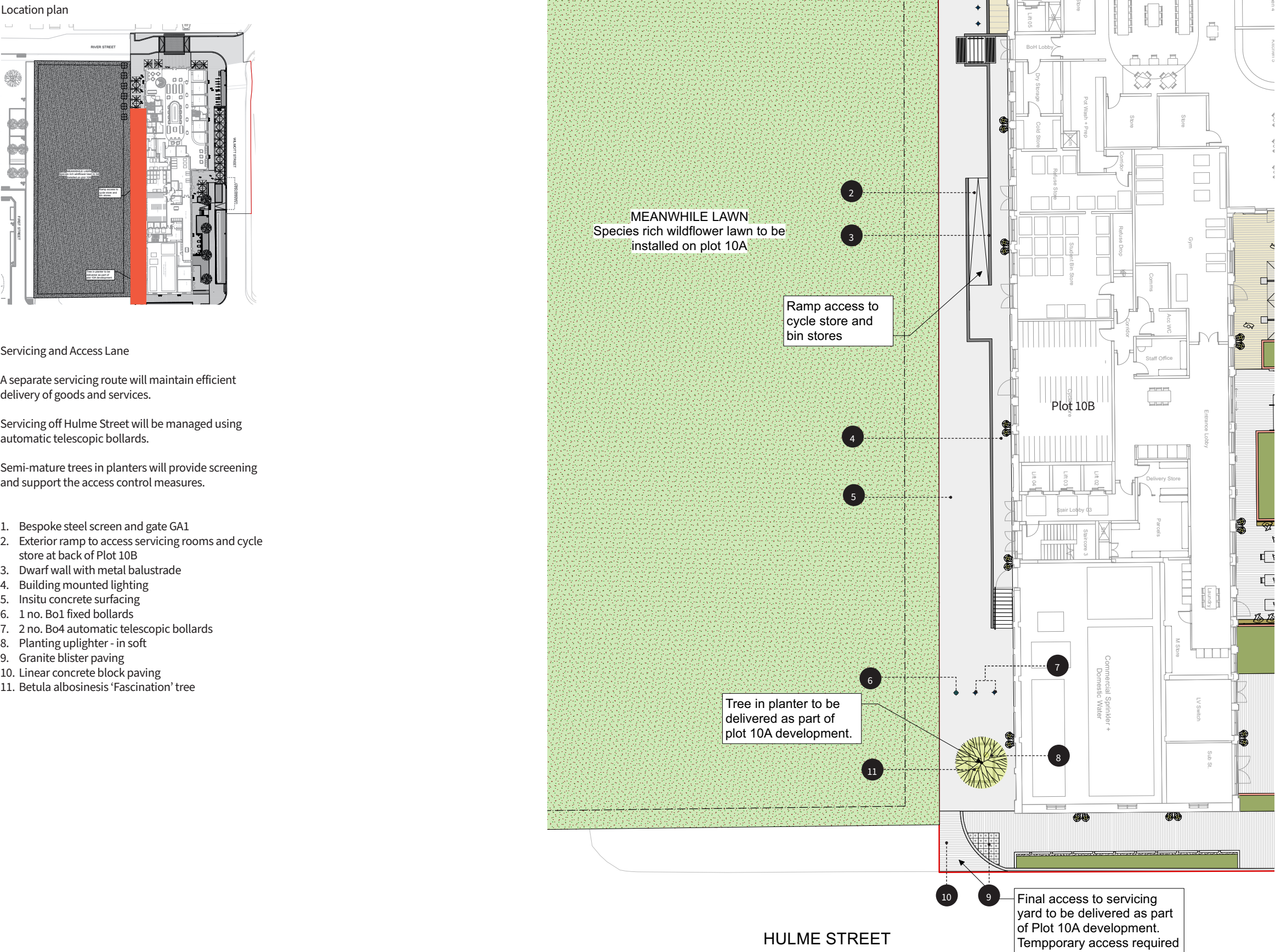
Proposals to continue with Yorkstone paving to match existing First Street paving also with a shared surface crossing to provide a strong connection to James Grigor Square.

North of the street provides spill out space for outdoor dining experience

1. Entrance to food hall
2. Proposed new pedestrian crossing with granite setts paving
3. Sandstone paved footpath to match existing First Street paving
4. Wayfinding totem
5. Pocket space for potential spill out seating
6. Litter and recycling bins
7. Existing lamp post to be relocated
8. Shrub and perennial planting
9. Cycle parking
10. Parasols with bierkeller seating for outdoor dining
11. Mobile linear raised planters
12. Wall mounted lighting
13. Yorkstone paving



# Detail Area: Servicing and Access Lane



Hardworks Materials

**Materiality**  
In response to the envisaged demands on the area, a simple and robust materials palette will be utilised. When considering materials reference has been made to the surrounding context.

**Suitability**  
The proposed surfaces must be designed to be robust and durable, capable of withstanding user traffic / service vehicles, vandalism, general wear and tear, and thus reduce maintenance and long term management costs. The proposed mix of surface treatments aims to satisfy all of these whilst retaining a high level of quality materials in key public areas and to building thresholds.

For robustness and durability we have proposed the vehicular route is made from insitu concrete surfacing.

**Detailing**  
Quality and long lasting materials will be selected. The use of stone feature paving to key areas will provide a quality surface. The design proposes to use a blend tones to complement the architecture. The use of high quality materials will be focussed around the public realm interface along River Street, First Street and Hulme Street.

**Durability**  
The materials will be robust to withstand the levels of use expected within the development - including both pedestrian and vehicular traffic and service vehicles accessing the office and hotel unit. Maintenance will also be a key consideration in product selection.

**Sustainable**  
Material choice will also be based upon sustainable criteria. Specified materials will consider the environmental impacts of each product and will consider full life cycle assessments.

- A.1

**YORKSTONE FLAG PAVING - FOOTPATH**  
- Sandstone paving to match specification of existing First Street surfacing
- A.2

**YORKSTONE FLAG PAVING - ENTRANCE**  
- Sandstone paving with different finishing or arrangement to footpath paving to highlight entrances
- B

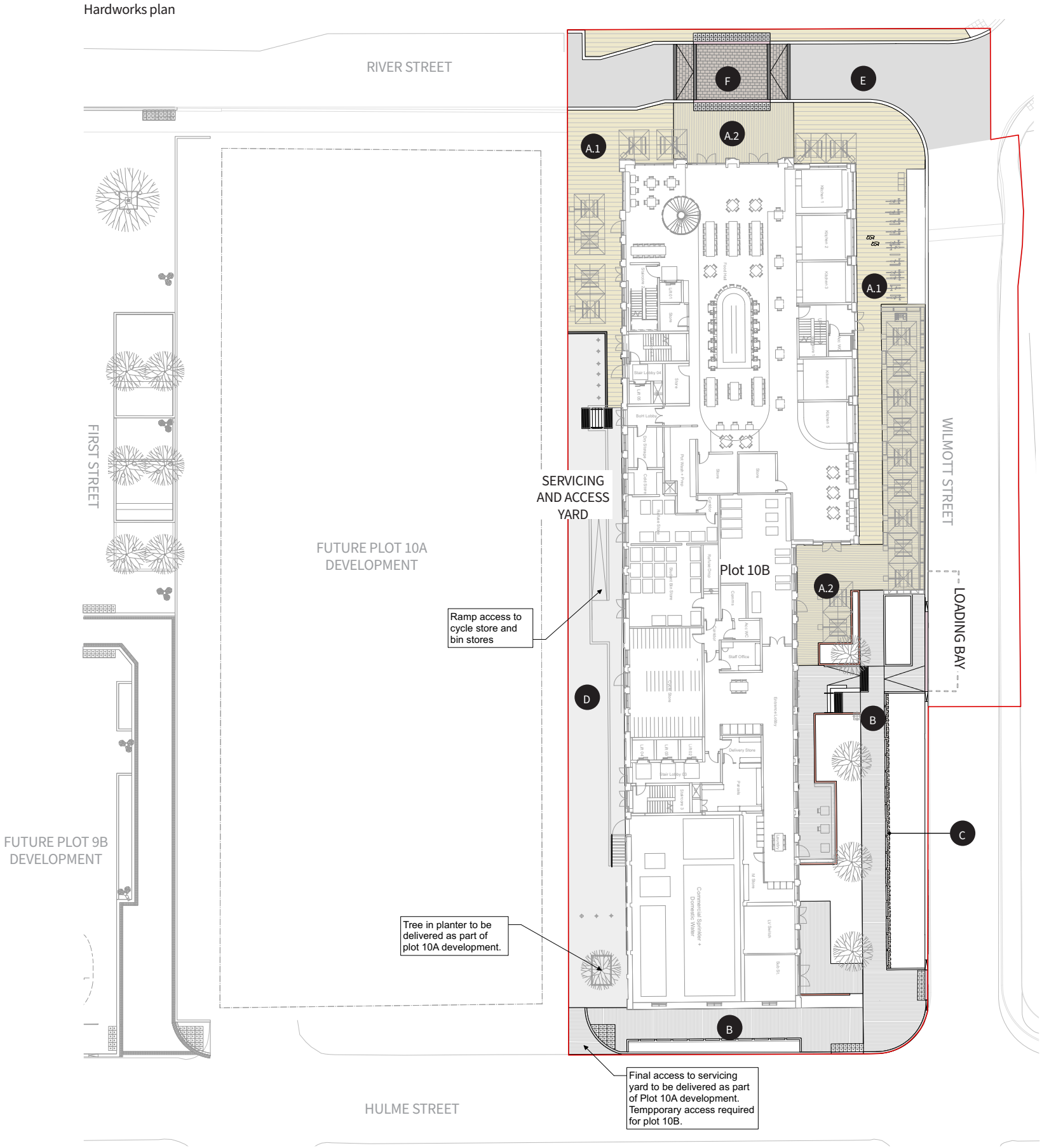
**LINEAR CONCRETE BLOCK**  
- Option to use permeable system
- C

**LOOSE GRAVEL STRIPE**  
- 400mm wide loose gravel stripe to edge of rain garden
- D

**INSITU CONCRETE SURFACING**
- E

**EXISTING TARMAC TO BE RESURFACED**
- F

**GRANITE SETTS**



# Landscape Softworks

## Softworks proposals

### Planting concepts

The planting design has been a key consideration from the outset of the proposals, not only in the choice and size of species to reflect the planted trees within the adjacent schemes but to also ensure their successful establishment and long-term health and vigour.

### Approach and Planting Character

A planting character strategy was developed to assist in delivering continuity of the public realm across this and the wider built schemes as per the key design principles. Where three different planting styles were created, as outlined below.

- 1
- Wilmott Street
- 2
- Servicing and Access Lane
- 3
- Habitat Zone
- 4
- Hulme Street
- 5
- Rain Garden
- 6
- Temporary Planting

### Trees

As part of the tree species selection it is vitally important to select species which are tolerant of the urban environment, respond architecturally to the proposed development and still capture the character of the space in which they are planted.

Trees within the site perform a variety of functions; they are used to define routes, frame views, provide continuity from the neighbouring schemes and create varying degrees of screening and shelter.

The selected species internally along Wilmott Street will be feature semi-mater trees and a boulevard of tree planting along First Street.

Street tree species:  
› Tilia cordata 'Greenspire'

Single stem tree species:  
› Betula 'Fascination'

Temporary wind mitigation tree species:  
› Betula pendula

| FIRST STREET PLOT 10B TREE SCHEDULE |                                   |                                |         |           |                                |         |        |
|-------------------------------------|-----------------------------------|--------------------------------|---------|-----------|--------------------------------|---------|--------|
| Code                                | Species                           | Common name                    | Girth   | Root zone | Specification                  | Density | Number |
| TREES                               |                                   |                                |         |           |                                |         |        |
| Ba 'F'                              | Betula albosinensis 'Fascination' | Birch 'Fascination'            | 20-25cm | RB        | Semi-mature, clear stem min 2m | Counted | 1      |
| Bp                                  | Betula pendula                    | Common birch                   | 8-10cm  | B         | 2x; Feathered; 5 breaks        | Counted | 24     |
| STREET TREE                         |                                   |                                |         |           |                                |         |        |
| TcG                                 | Tilia cordata 'Greenspire'        | Small-leaved Lime 'Greenspire' | 30-35cm | RB        | Semi-mature, clear stem min 2m | Counted | 4      |

### Temporary Tree Planting

Temporary tree planting will be installed on Plot 10A site to form part of the wind mitigation strategy if the construction of Plot 10B precedes that of Plot 10A

24 Betula Pedulas tree planting in raised planters have been proposed to be installed in Plot 10A site to reduce wind speed and strong gusts.



Tilia cordata 'Greenspire'



Betula Pendula (temporary planting for wind mitigation)



Betula 'Fascination'

## Softworks plan

