

		REFERENCE PL1471.2-ID-002-00
PROJECT	FIRST STREET PLOT 10A MANCHESTER	
DOCUMENT	LANDSCAPE DESIGN & ACCESS STATEMENT	
CLIENT FIRST STREET DEVELOPMENTS LTD	STATUS PLANNING	DATE 12/01/23



Landscape Design Principles

Design Principles

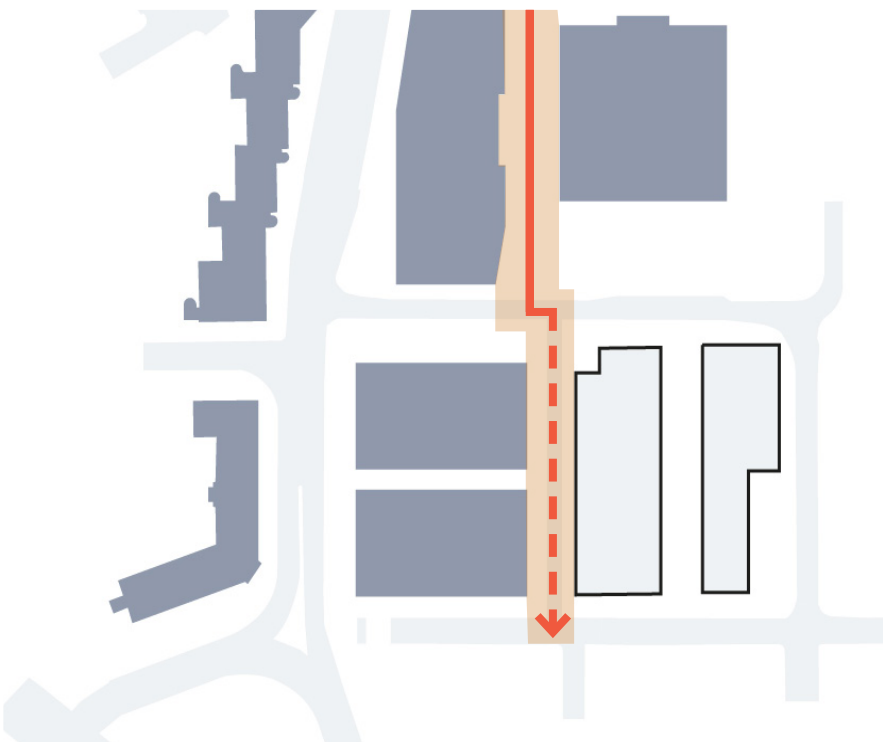
The concept for the public realm is to create a series of contemporary and distinctive spaces that draw upon the sites unique location within the city. When taken in the context of the proposed and emerging buildings together with the sustainable transport links, the external spaces will become both 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.

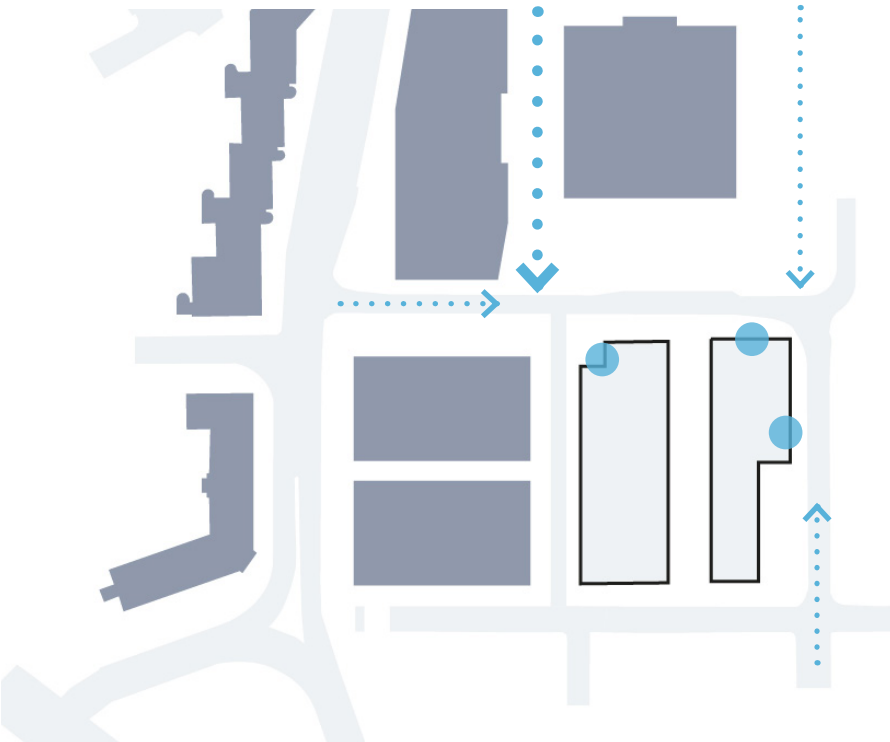
A contemporary palette of materials in part, echo's the industrial heritage defined by a simple, robust palette of landscape elements.

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

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 10B site which will be developed as part of the Plot 10B planning application.

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

First Street

Our proposals look to provide a continuity to the existing First Street works implemented to the north of the site. The adjacent Plot 9a delivers the majority of the public realm extension with Plot 10a completing the pedestrianised footpath connecting First Street to Hulme Street to the south.

River Street

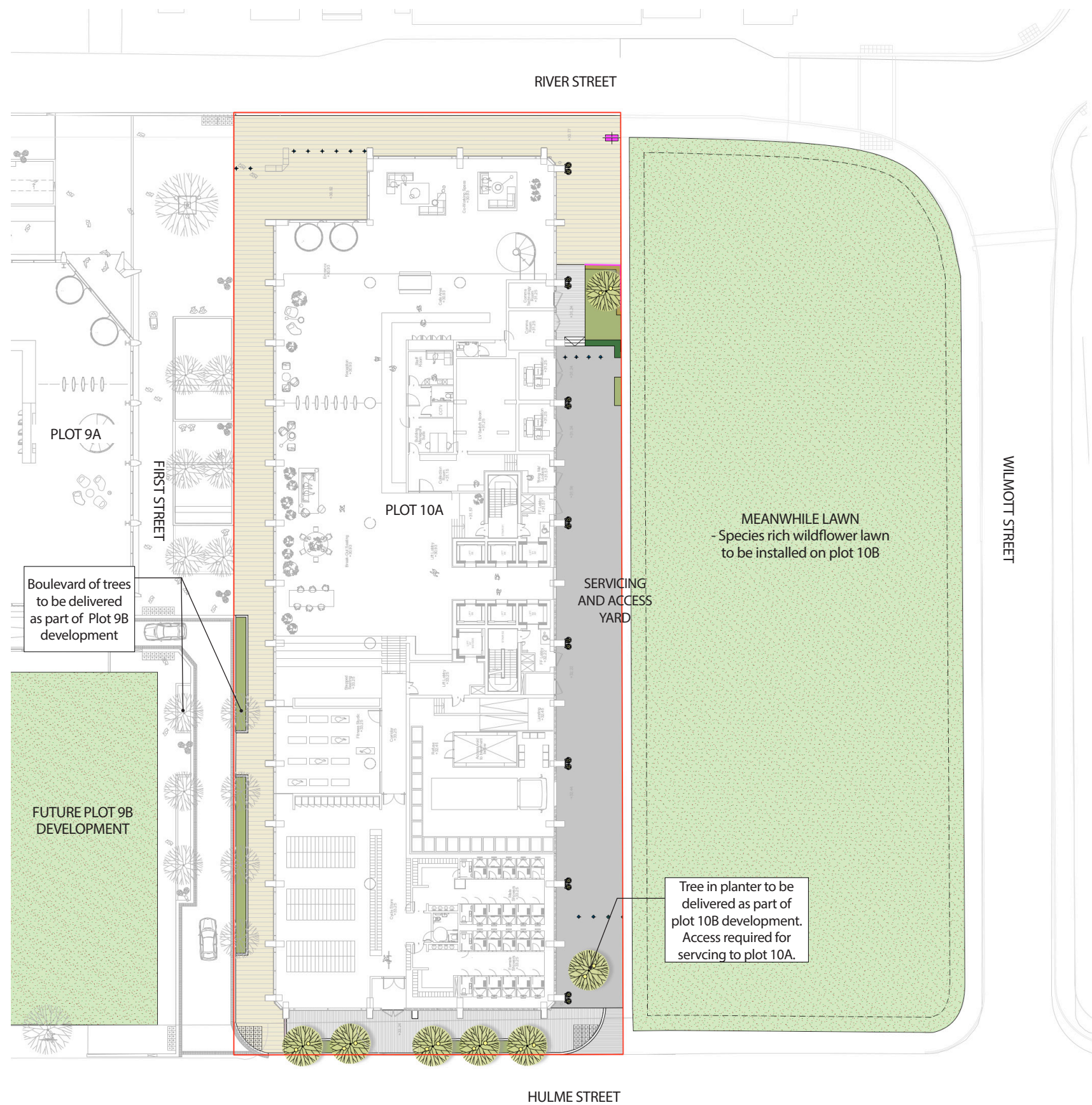
A high quality Yorkstone street surfacing that forms a continuation of the materials palette used at James Grigor Square.

Servicing Access

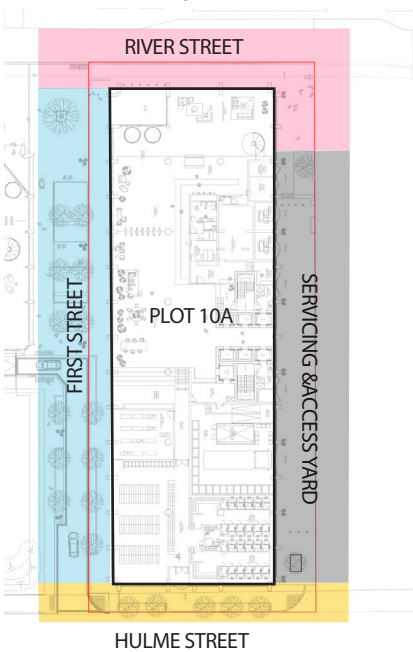
Provided off Hulme Street through a series of managed bollards. Plot 10a and 10b will both be serviced along this route, freeing up pedestrian space along Hulme Street and River Street.

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

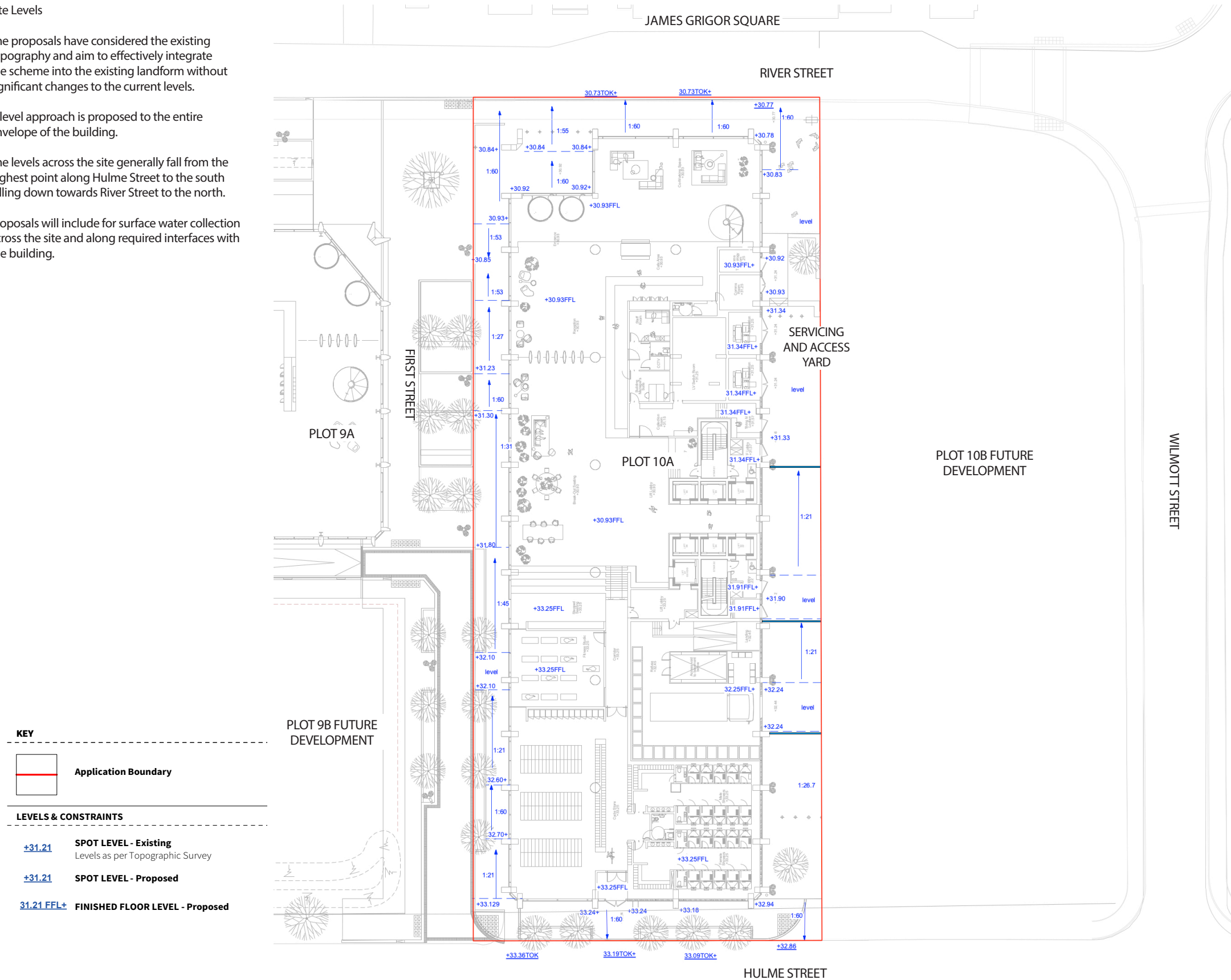
Site Levels

The proposals have considered the existing topography and aim to effectively integrate the scheme into the existing landform 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

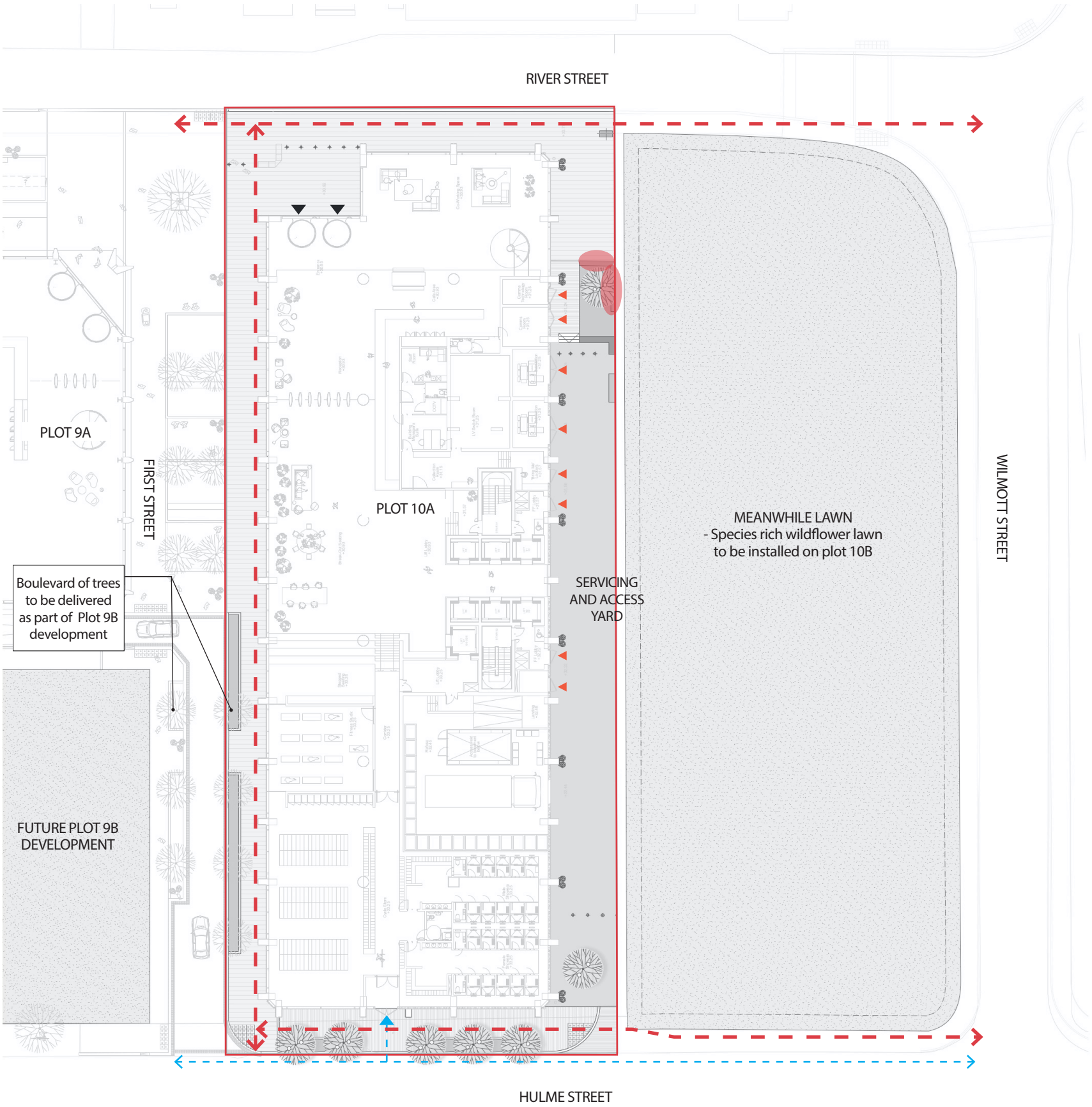
for Manchester to be recognised as the most accessible city in Europe.

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
 - ↔ 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. Bespoke seating discs will draw people to the space creating a destination. Wide zones adjacent to the buildings and within the space allow for flexible spill-out dining opportunities.

Wayfinding Totem

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

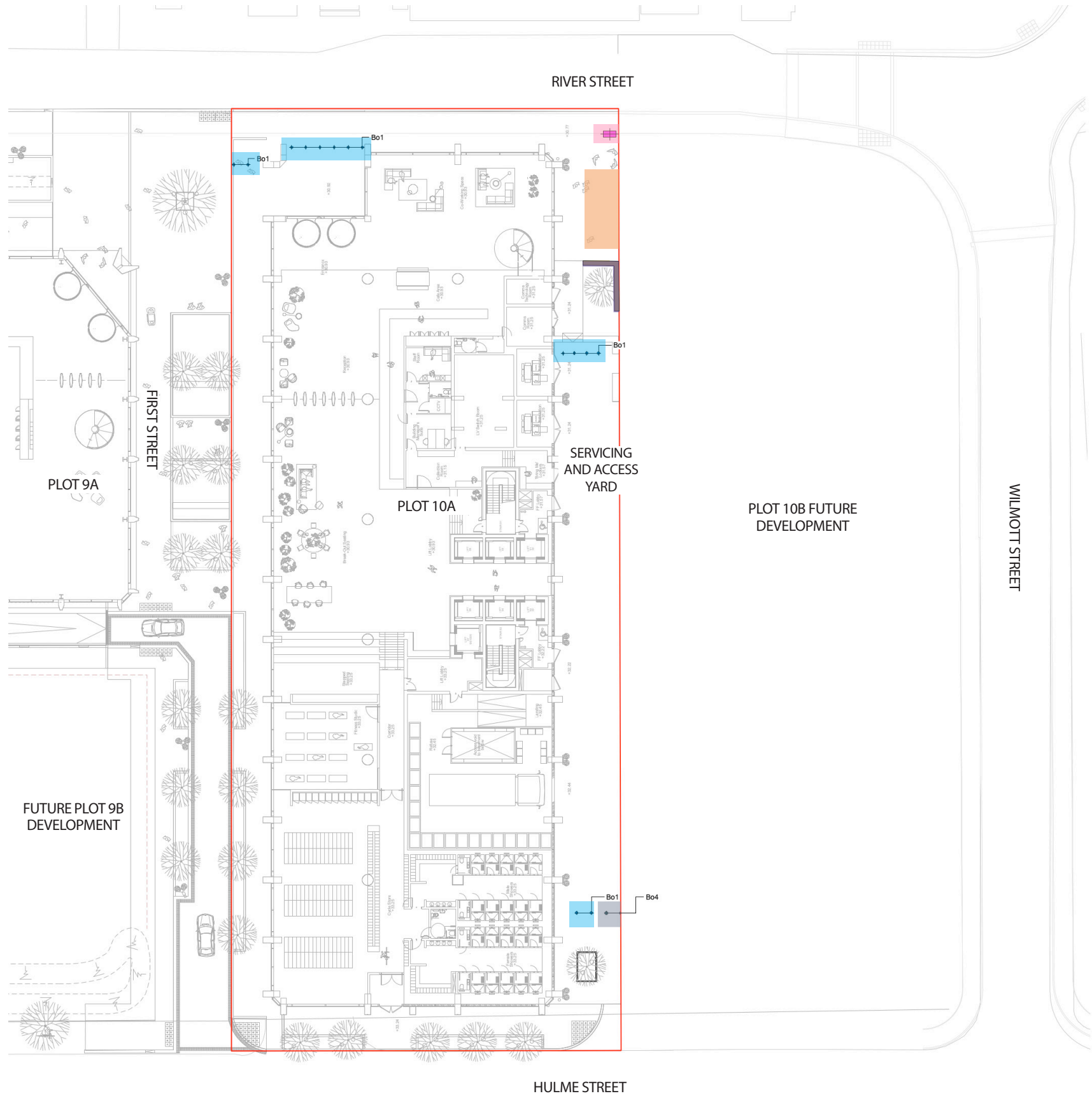
Bollards

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.

KEY

- Proposed Bo1 fixed bollards
- Proposed Bo2 automatic telescopic bollards
- Wayfinding totems
- Flexible space
- Seating



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.

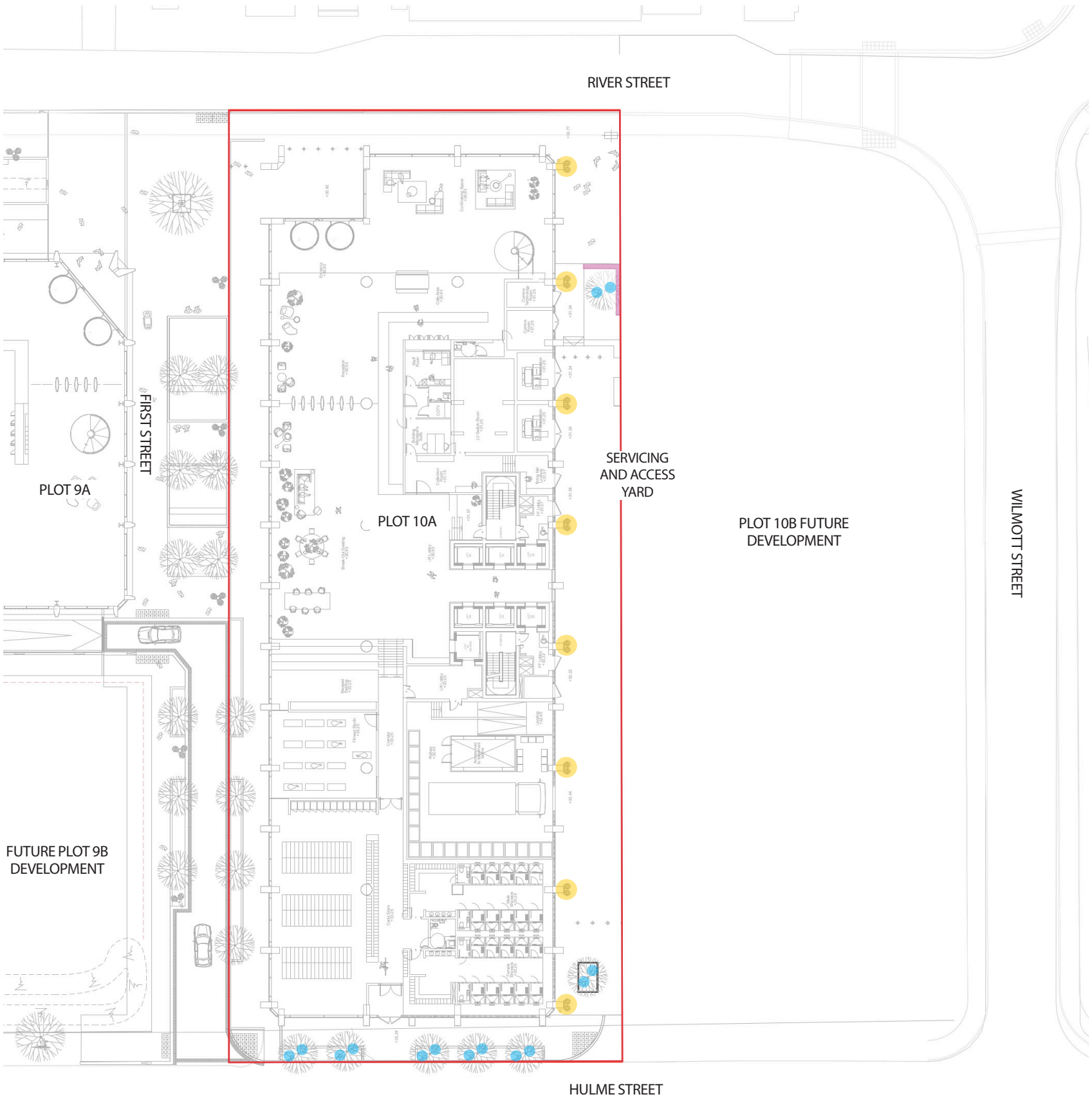
River Street and First Street

Column lighting is proposed predominately within the public realm, comprising of a single column upright with multi directional lighting heads.

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

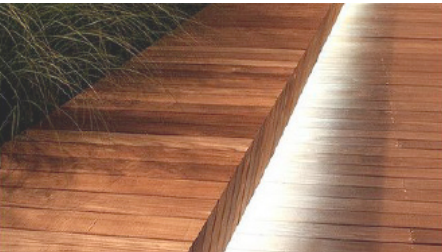
Service access Street

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.



ILLUMINATED BOLLARDS

Features: Fixed bollards will have the potential to be illuminated providing indication of boundaries at night.



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.

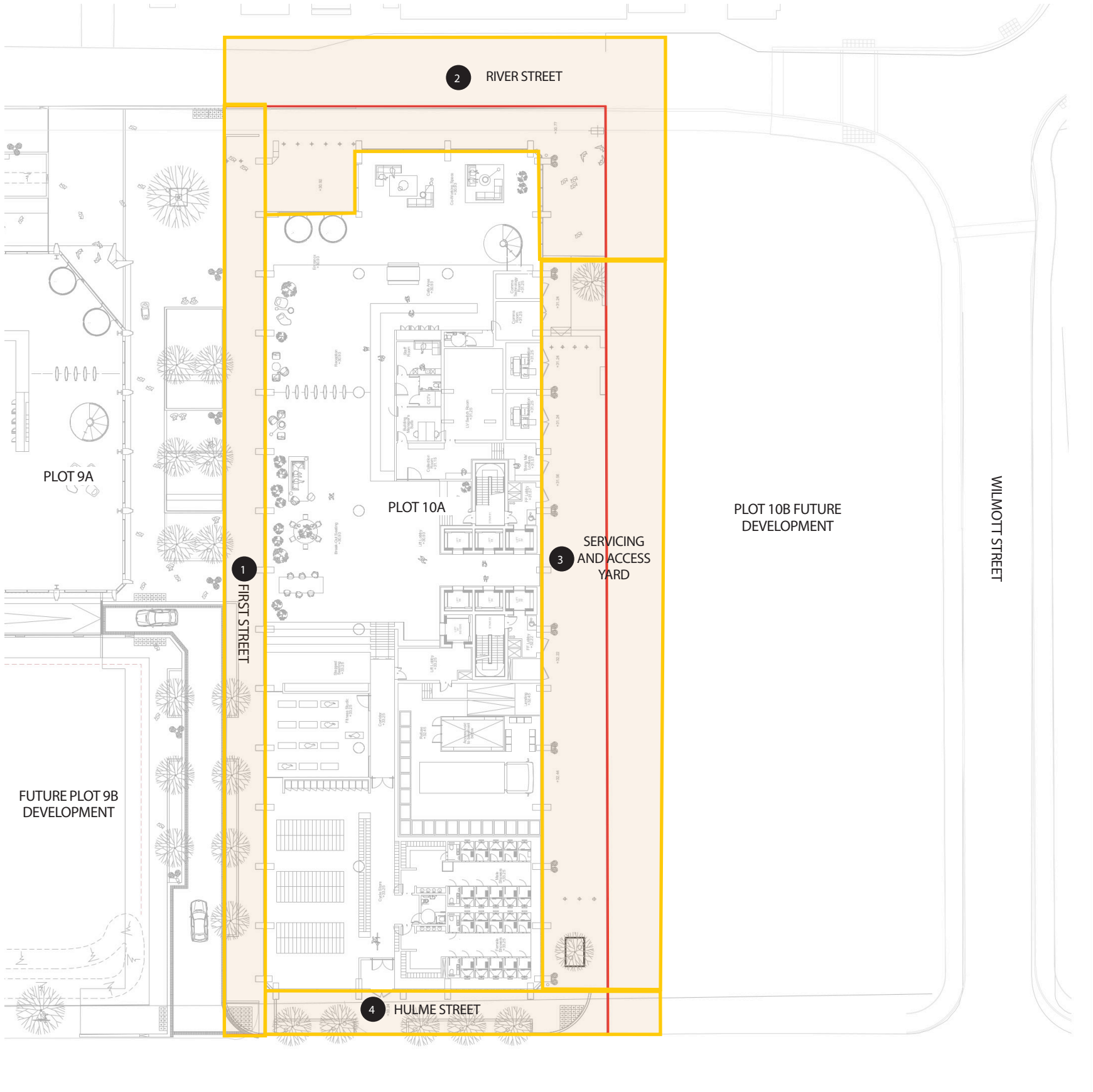
Character Areas

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

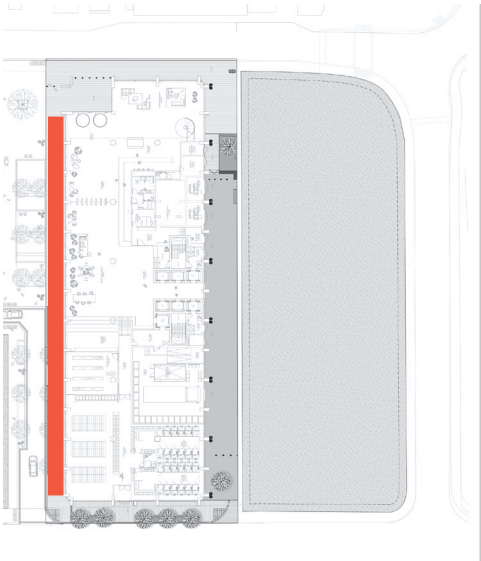
Each character area listed below is described in detail over the subsequent pages.

Character Areas:

- 1 First Street
- 2 River Street
- 3 Servicing and Access Yard
- 4 Hulme Street



Location plan



First Street

The Plot 10a application interfaces with the extended First Street proposed as part of the approved Plot 9a development. A new yorkstone footpath is proposed that will run along the full length of the western elevation of Plot 10a.

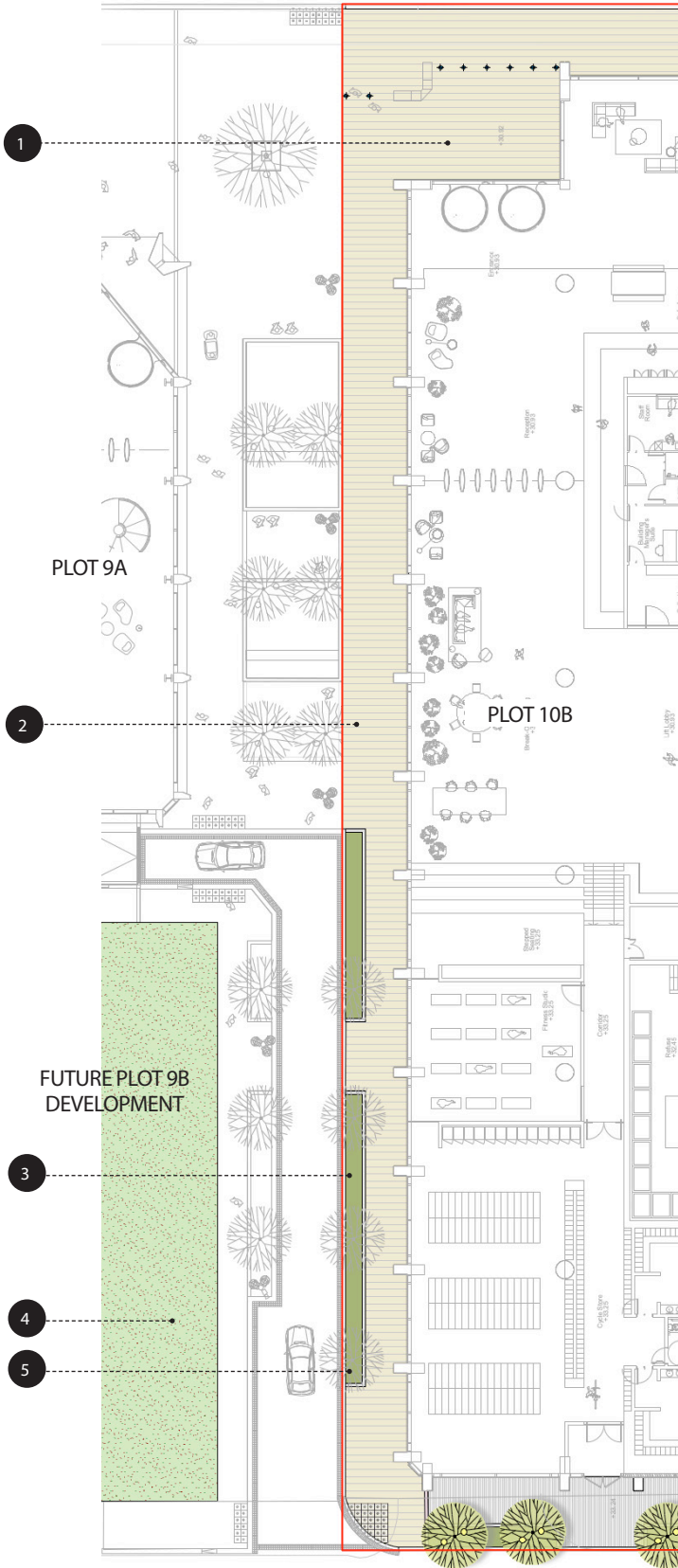
This route will provide a connection south towards Hulme Street, providing pedestrian access to the very southern portion of the First Street estate.

Trees will be delivered as part of the future Plot 9b development to ensure consistency in growth of the proposed boulevard, creating a balanced and equally proportioned canopies to both sides of the Plot 9a service route.

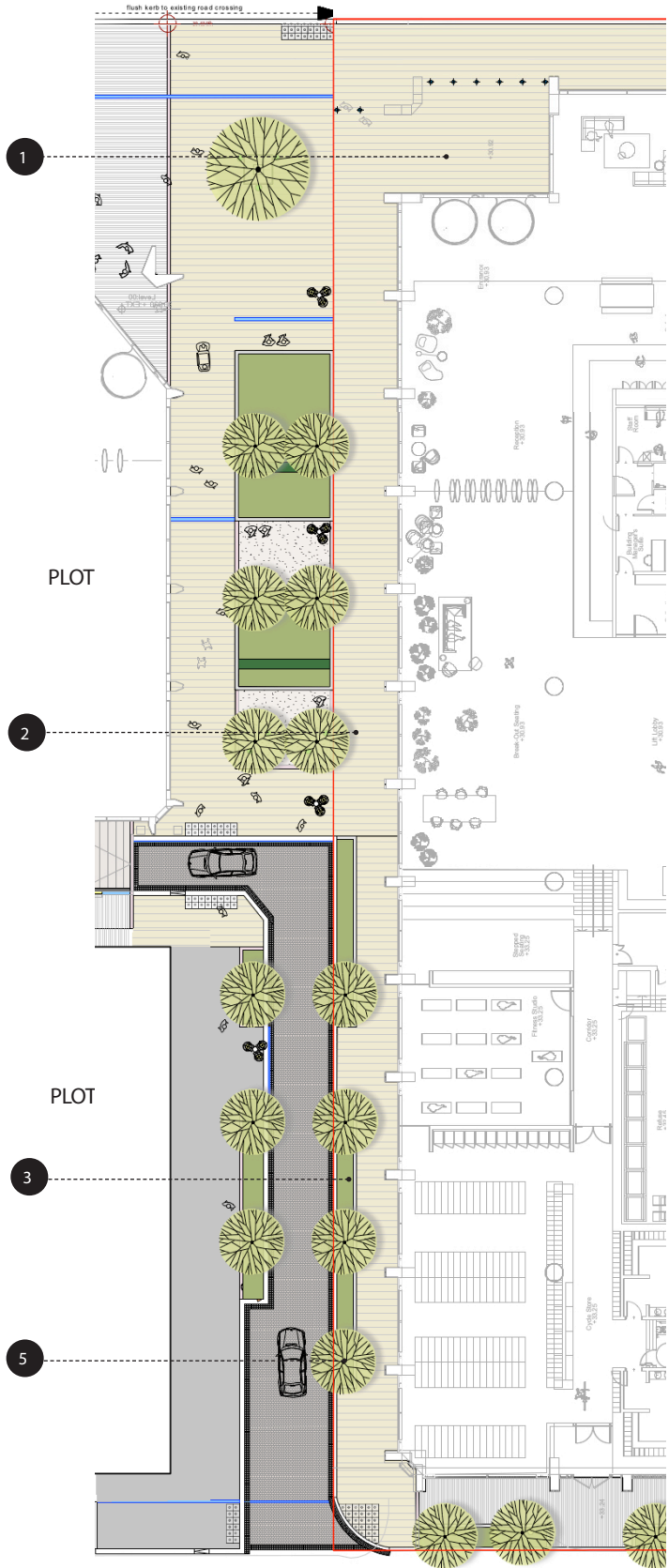
The plans opposite demonstrate this strategy.

- 1. Arrival space
- 2. Sandstone paved footpath to match existing First Street paving
- 3. Shrub and perennial planting
- 4. Temporary wild flower lawn
- 5. Boulevard of trees (to be delivered as part of Plot 9B development)

Plot 10A First Street Proposals

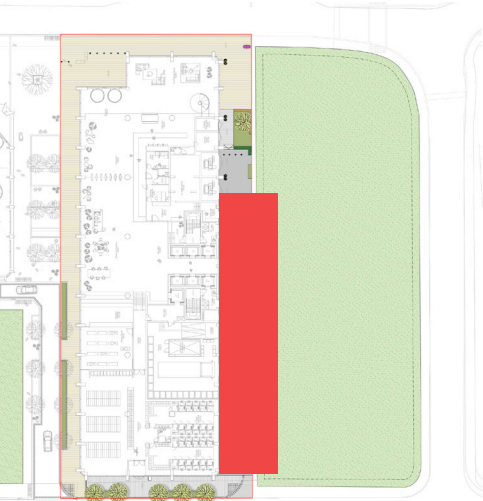


Completion of First Street fully realised as part of Future Plot 9b application



Detail Area: Servicing and Access Lane

Location plan



Servicing and Access Lane

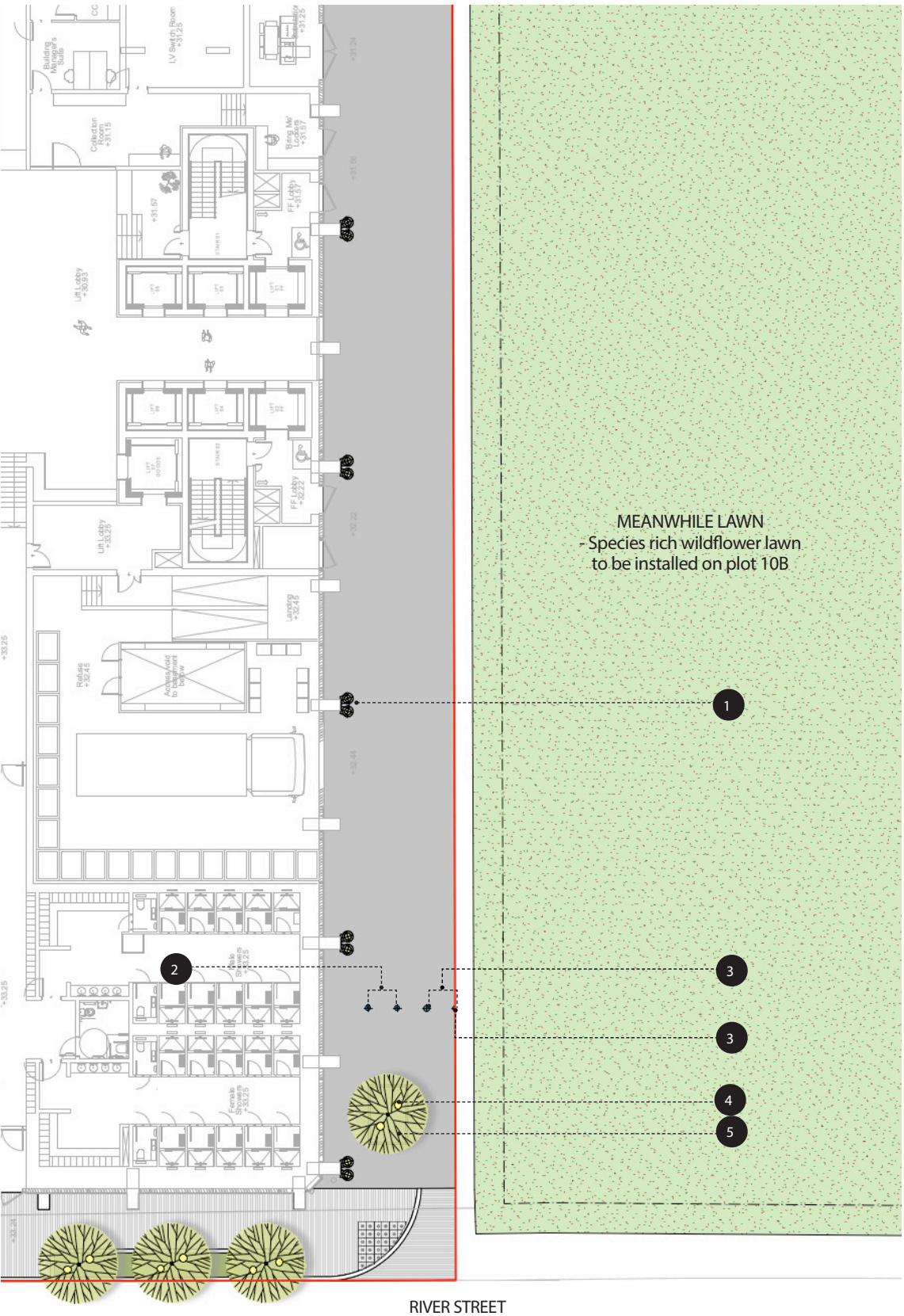
A separate servicing route will maintain efficient delivery of goods and services.

Servicing off Hulme Street will be managed using automatic telescopic bollards.

Semi-mature trees in planters will provide screening and support the access control measures.

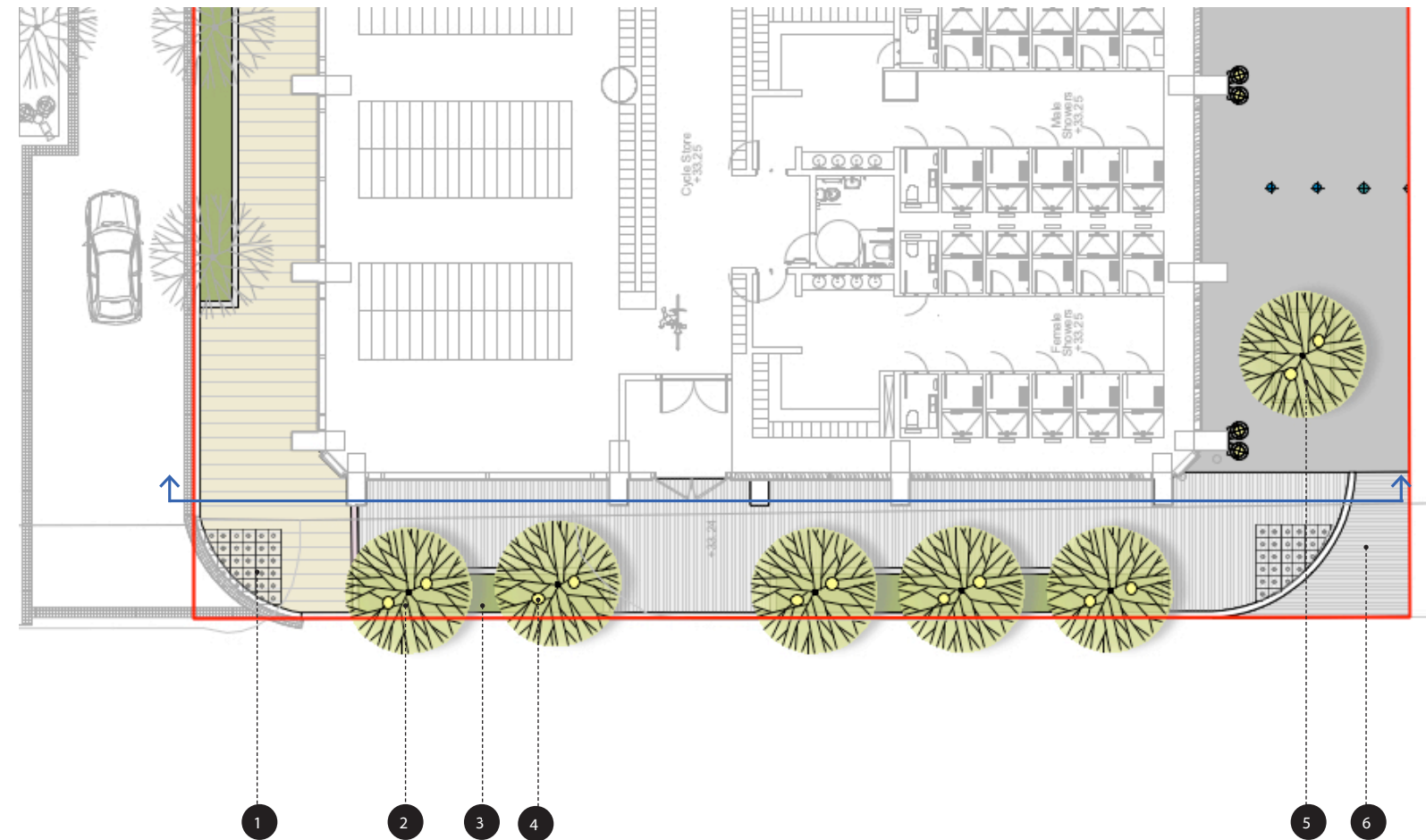
- 1. Building mounted lighting
- 2. 2 no. Bo1 fixed bollards
- 3. 2 no. Bo4 automatic telescopic bollards
- 4. Planting uplighter - in soft
- 5. Semi-mature trees in planters (to be delivered as part of plot 10b development. Access to servicing yard required.)

Servicing and Access Lane proposals

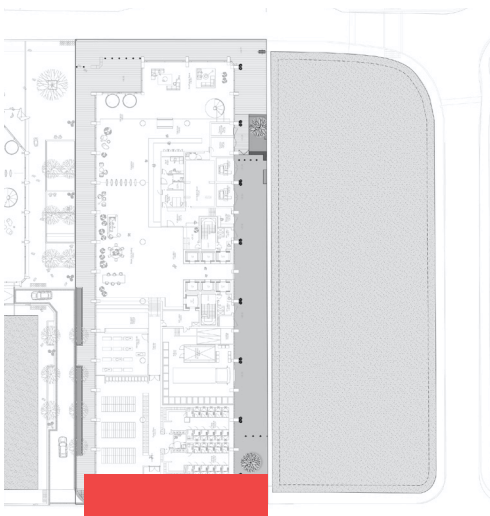


Detail Area: Hulme Street

Hulme Street



Location plan



Hulme Street

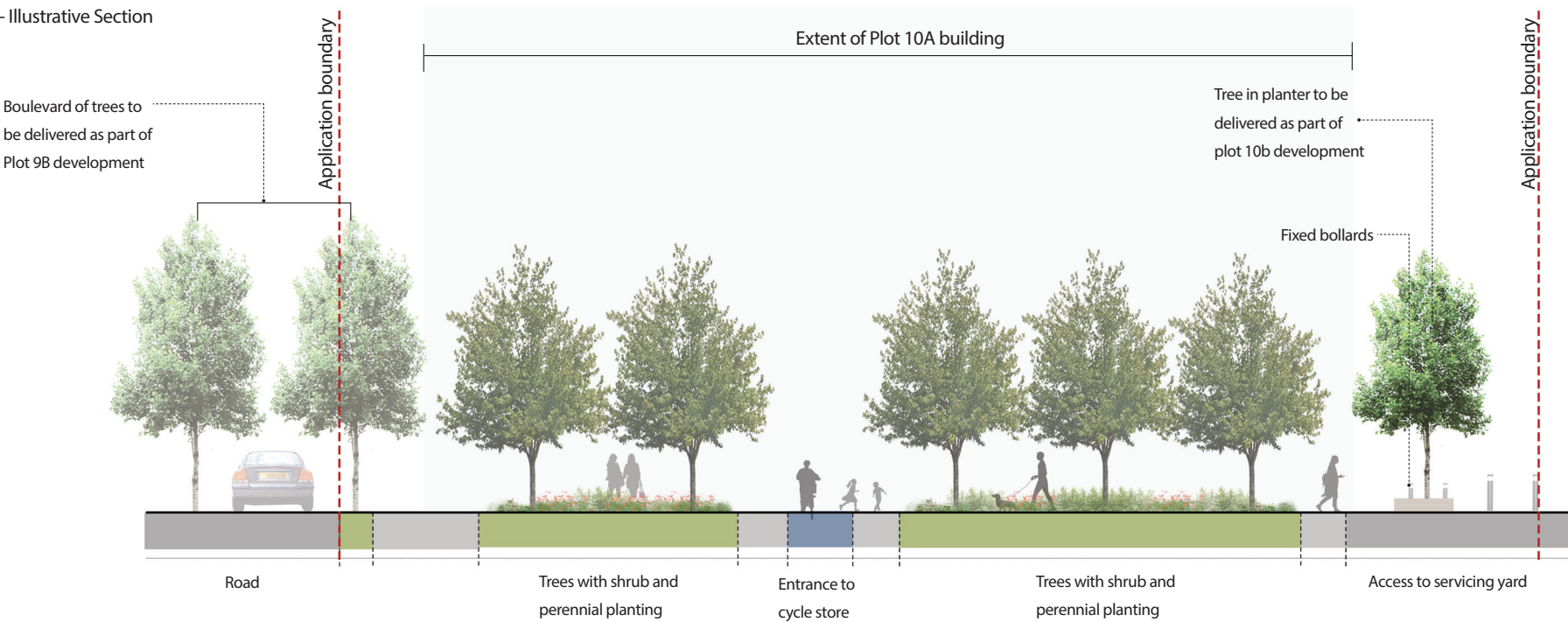
Service access off Hulme street with managed access accommodates a refuse vehicle, service vehicles and deliveru vehicles.

The entire length of this street is accessible for pedestrians.

No trees have been provided along the servicing and access street in order to give refuse vehicles the maximum amount of space.

1. Granite tactiles
2. Semi-mature trees
3. Shrub and perennial planting
4. Planting uplighter - in soft
5. Tree in planter - to be delivered as part of plot 10b development.
6. Servicing vehicle entrance

Hulme Street - Illustrative Section



NTS

Landscape Hardworks

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

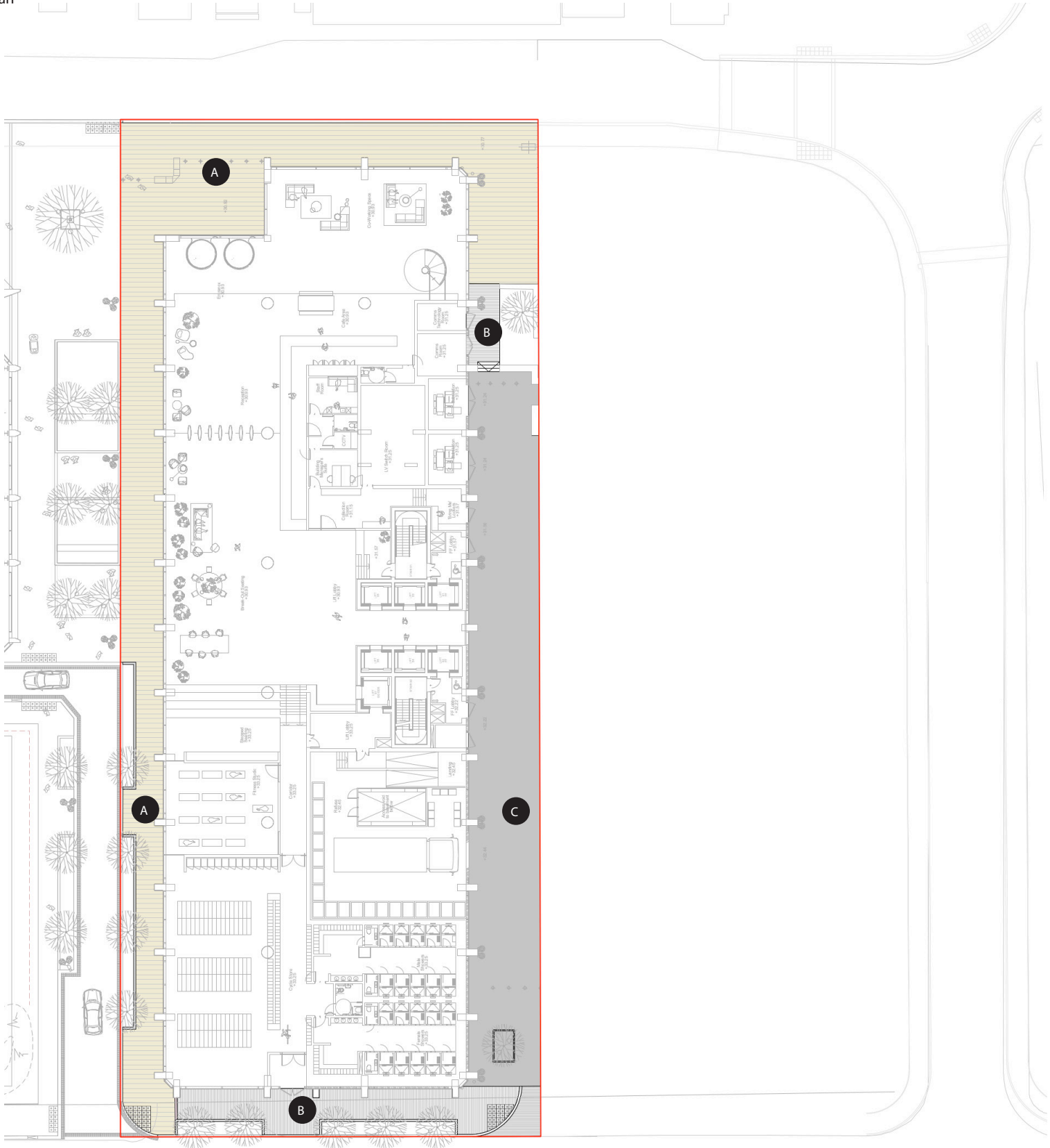
The materials will be robust to withstand the levels of use expected within the development - including both pedestrian and vehicular traffic and service vehicles accessing the office and hotel unit. Maintenance will also be a key consideration in product selection.

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.



Hardworks plan



HARDWORKS	
A	YORKSTONE FLAG PAVING - Sandstone paving to match specification of existing First Street surfacing
B	LINEAR CONCRETE BLOCK - Option to use permeable system
C	INSITU CONCRETE SURFACING

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 River Street North
- 2 Servicing and Access Lane
- 3 Hulme Street



Liquidambar styraciflua



Gleditsia triacanthos f. inermis



Betula 'Fascination'

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:
› Liquidambar styraciflua (Sweet gum)

Single stem species:
› Gleditsia triacanthos f. inermis 'Sunburst'
› Betula 'Fascination'

FIRST STREET PLOT 10A TREE SCHEDULE							
Code	Species	Common name	Height	Root zone	Specification	Density	Number
TREES							
Ba 'F'	Betula albosinensis 'Fascination'	Birch 'Fascination'	350-400cm	RB	Semi-mature, clear stem min 2m	Counted	1
Gt 'S'	Gleditsia triacanthos 'Sunburst'	Honey locust	400-450cm	RB	Semi-mature, clear stem min 2m	Counted	1
STREET TREE							
Ls	Liquidambar styraciflua	Sweet gum	450-500cm	RB	Semi-mature, clear stem min 2m	Counted	5

Softworks plan



SOFTWORKS



SEMI-MATURE TREE - Proposed



SHRUB/PERENNIAL PLANTING



HEDGE - Instant, trough grown, 1.2m high, 1m troughs



TEMPORARY MEANWHILE USE LAWN
- Species rich wildflower lawn to be installed to future Plot 10B
- To be removed before the construction of Plot 10B