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LANDSCAPE PROPOSALS

Tariff Street, Manchester
Project Number: 4267

November 2022

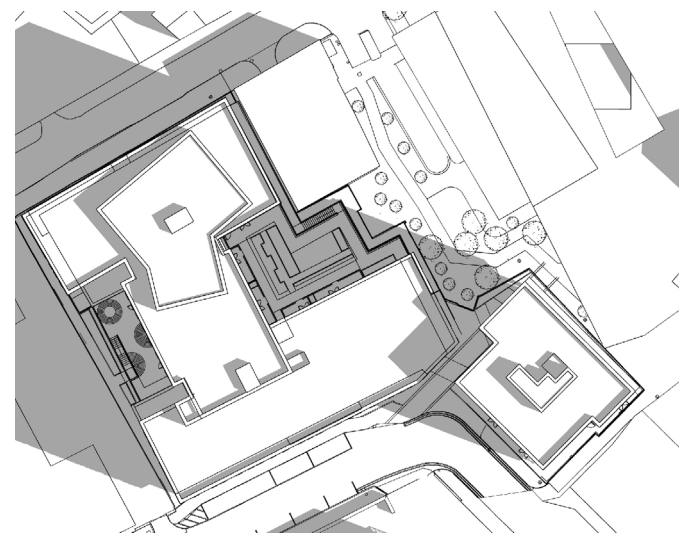
SUN STUDY

SPRING



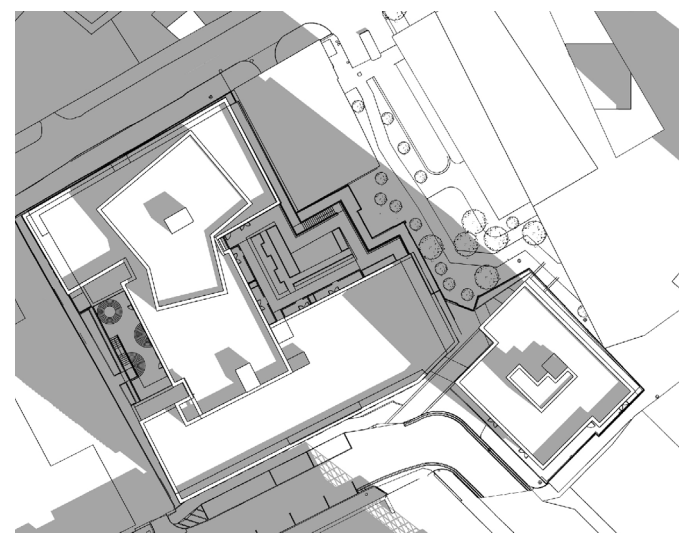
9 AM

SUMMER



9 AM

AUTUMN



9 AM

WINTER



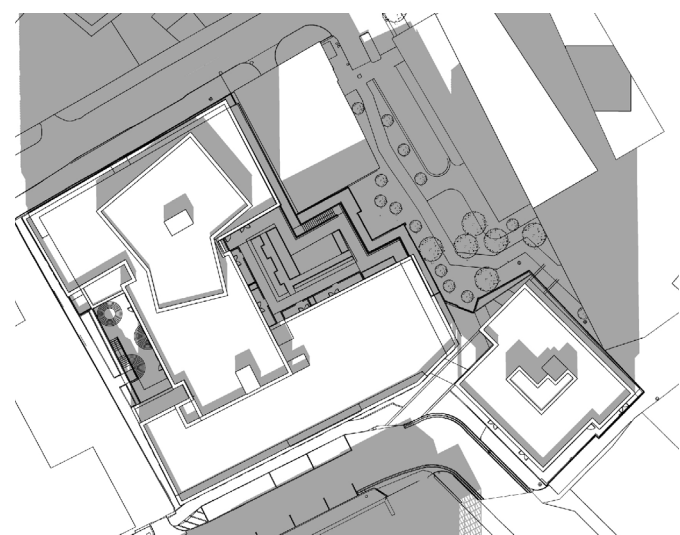
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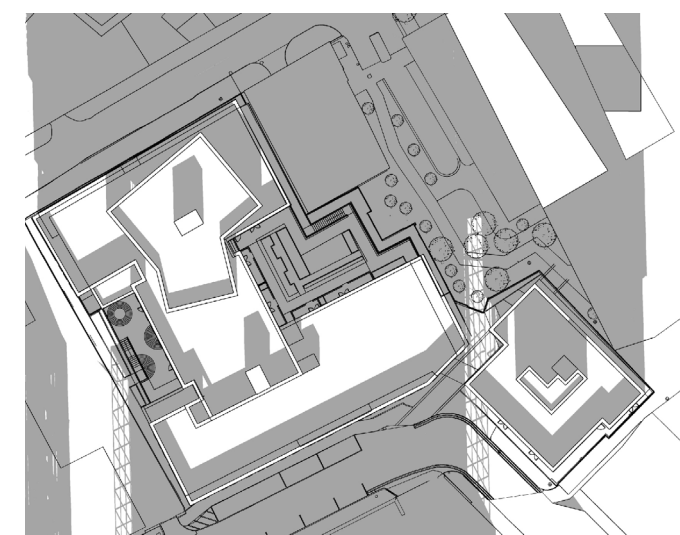
MID DAY



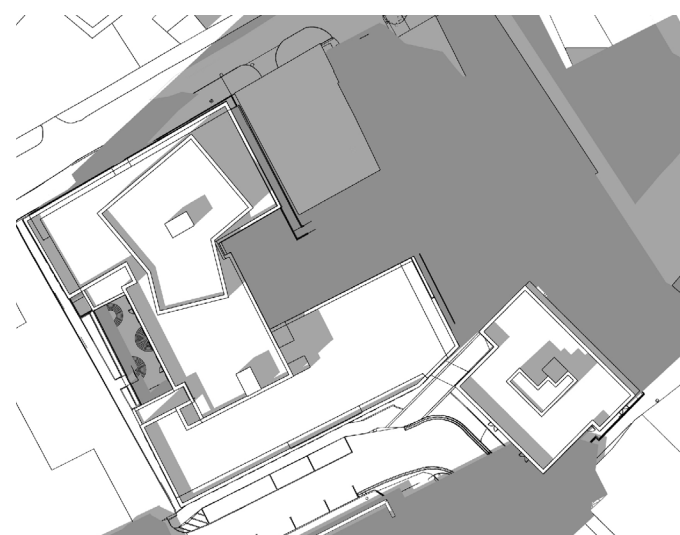
MID DAY



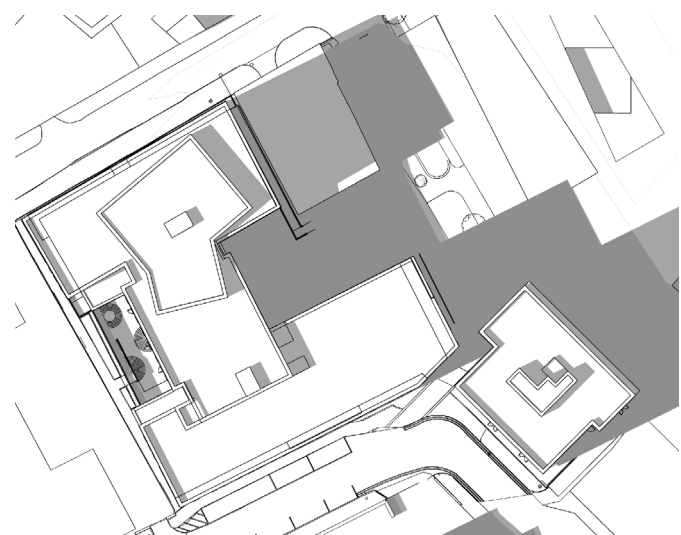
MID DAY



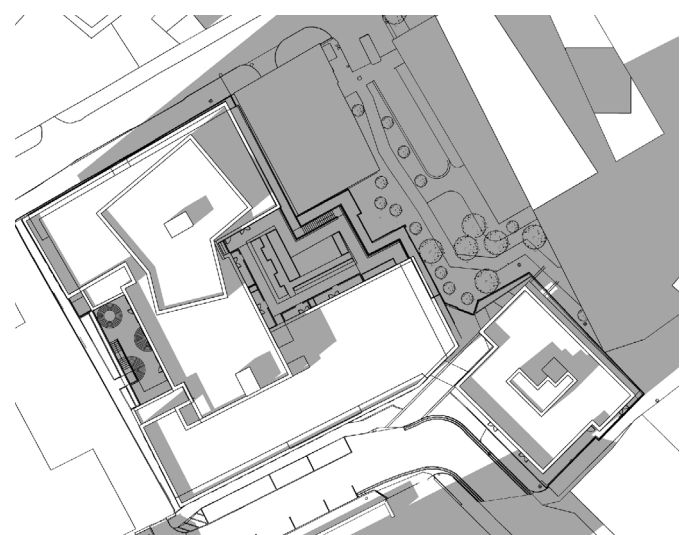
MID DAY



3 PM



3 PM



3 PM



3 PM

This architectural site plan illustrates a building complex with various rooms and outdoor spaces. The plan includes the following features:

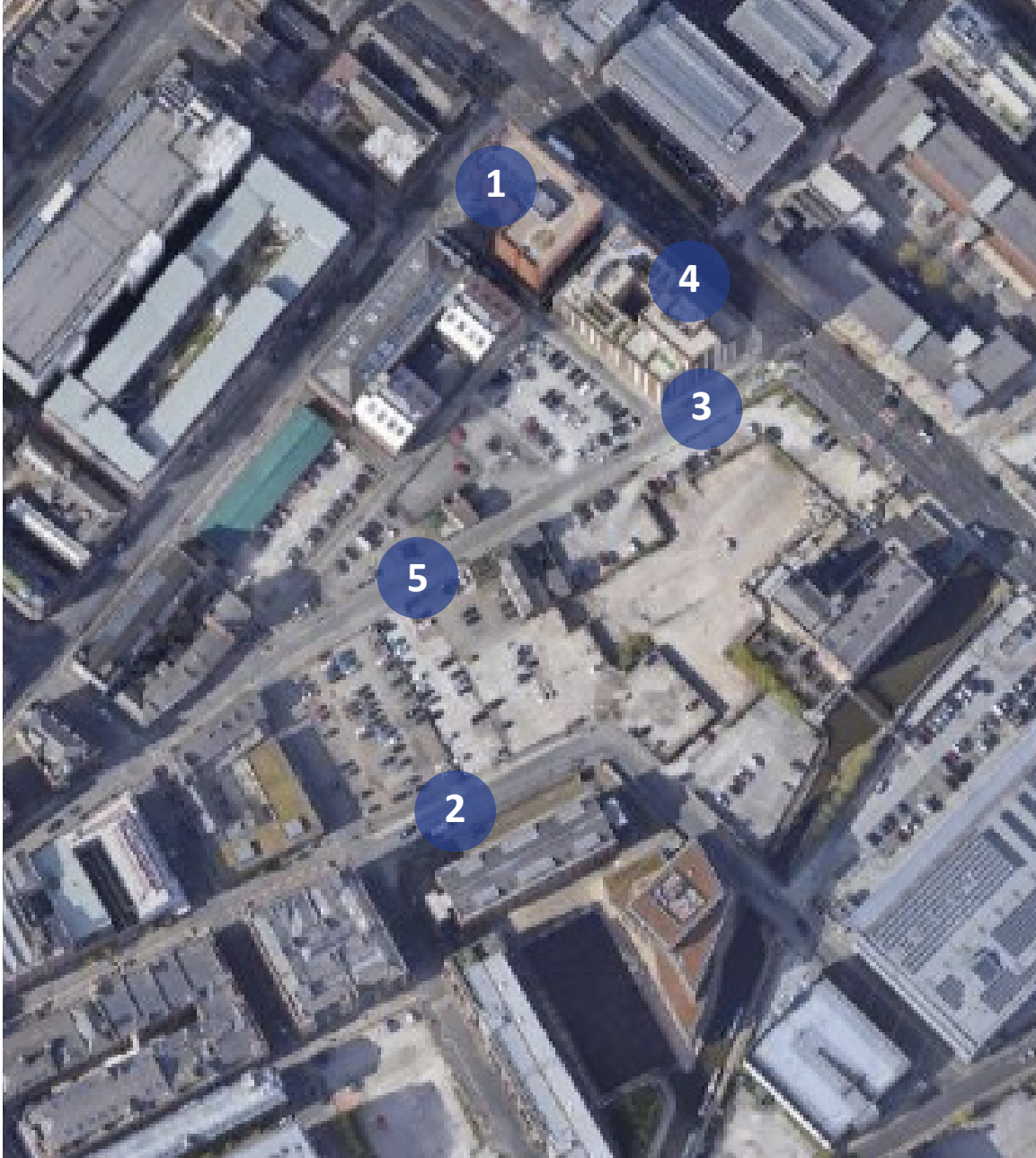
- Streets:** PORT STREET (top), TARIFF STREET (bottom), and a street labeled 75 (top left).
- Rooms and Spaces:** Car Park, REFUSE STORE 01, REFUSE STORE 02, COMMS, ENTRANCE LOBBY, CYCLE STORE 01, CYCLE STORE 02, RETAIL UNIT, DUAL SUBSTATION, SWITCH ROOM, and various storage rooms (e.g., STORE 01, STORE 02).
- Landscaping:** Numerous trees and shrubs are shown throughout the site, particularly in the central and right-hand areas.
- Infrastructure:** A dashed line indicates a path or boundary, and a red line outlines a specific area. A blue circle is located near the bottom left corner.
- Other Labels:** "PLANNING APPROVED DEVELOPMENT" is written in the top right corner, and "LOADING ONLY" is written near the bottom left corner.

Access into the buildings are from Port Street, Tariff St and the links between buildings from Tariff Street and Between Tariff Street and Port Street.

The proposals offer up an exciting opportunity to improve the quality of the street scene along both Tariff St and Port St and to enable access between the two and onto Great Ancoats St.

- Connection with the adjacent sites
- Entrance to the building
- Existing road
- Circulation around the site
- Sunken courtyard
- Proposed site boundary

HARD LANDSCAPE - EXISTING



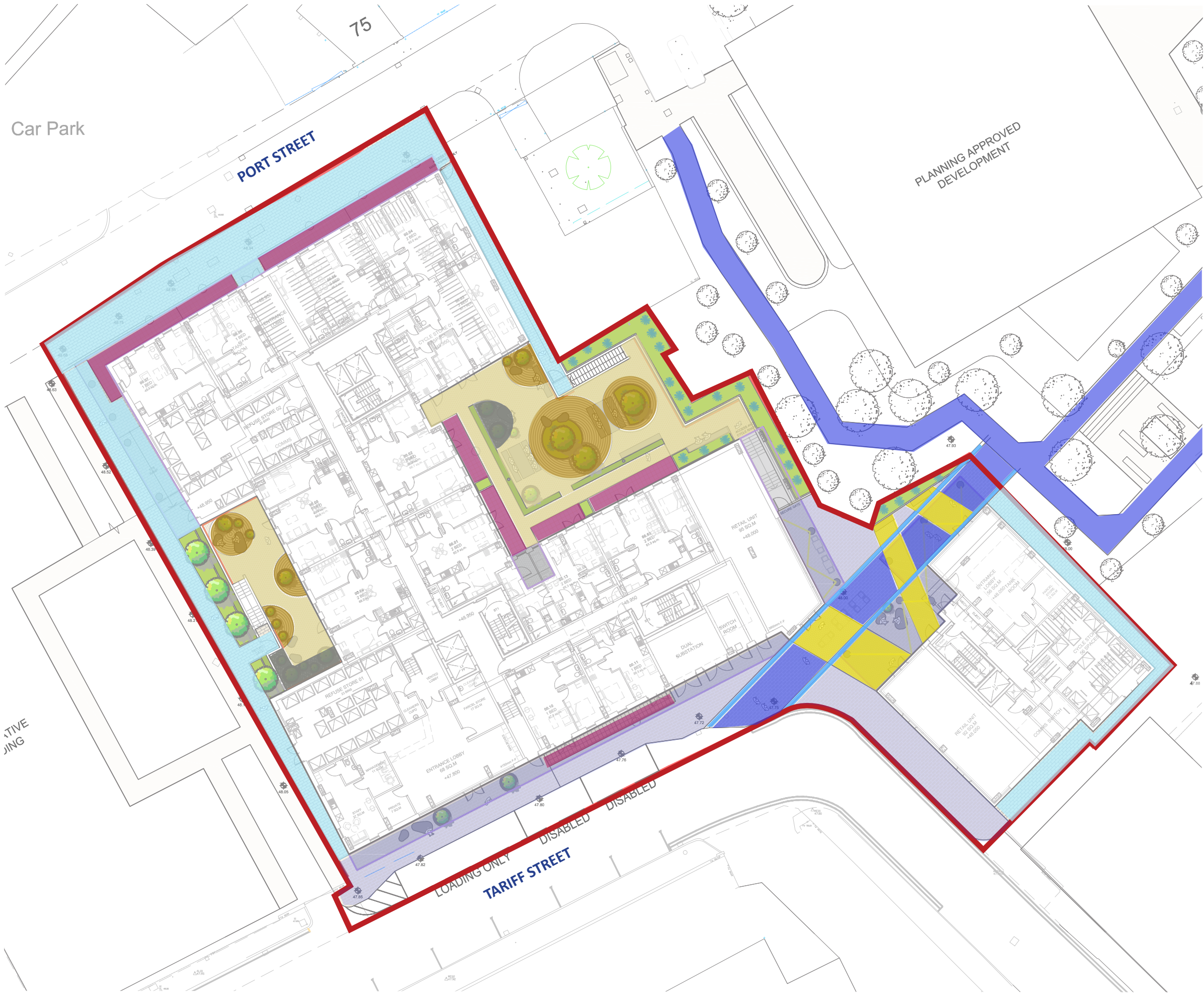
EXISTING MATERIALS

The materials palette around the proposal site is varied and includes Natural york/sand stone flags and conservation kerbs to areas on Great Ancoats Street and along Port St.

Other areas of new development typically have used high quality concrete paviors to link to this, again generally in buff or light grey colours.

Elsewhere on both Port St and Tariff street the material finishes are tarmac with some areas showing historical granite setts and cobbles beneath.

HARD LANDSCAPE - PROPOSED



Hard Landscape

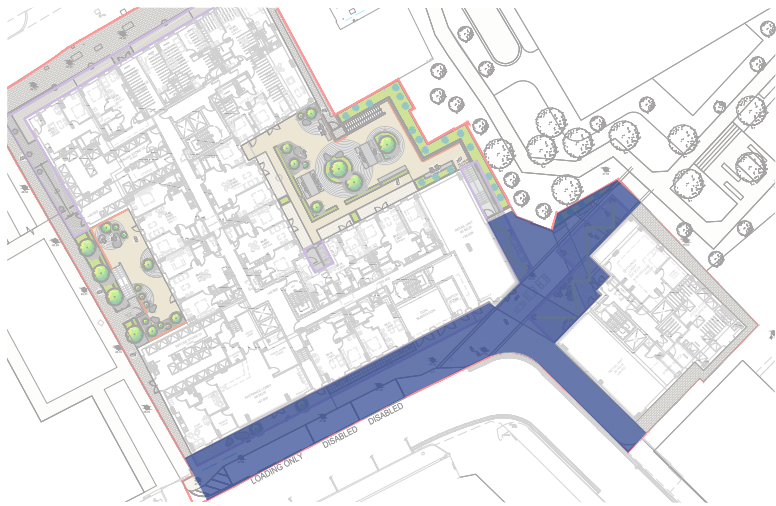
Hard landscape areas will be surfaced in a combination of natural stone products to match and connect to material finishes on Great Ancoats. This will run through the link from Tariff St and through other proposed public open space.

Other street areas will be paved with high quality concrete flag pavior. Both will be subject to agreement with the highway authority.

Courtyard areas will be surfaced in a smaller gauge pavior or block and combined with contrasting feature paviing.

- Proposed natural stone paving (to link to the adjacent development)
- Proposed natural stone paving (in contrasting colour)
- Proposed concrete paving Colour: buff
- Proposed block paving
- Proposed feature block paving (to correspond to existing Tariff Street cobbles)
- Proposed trim paving
- Proposed block paving
- Proposed flag paving
- Proposed ornamental gravel

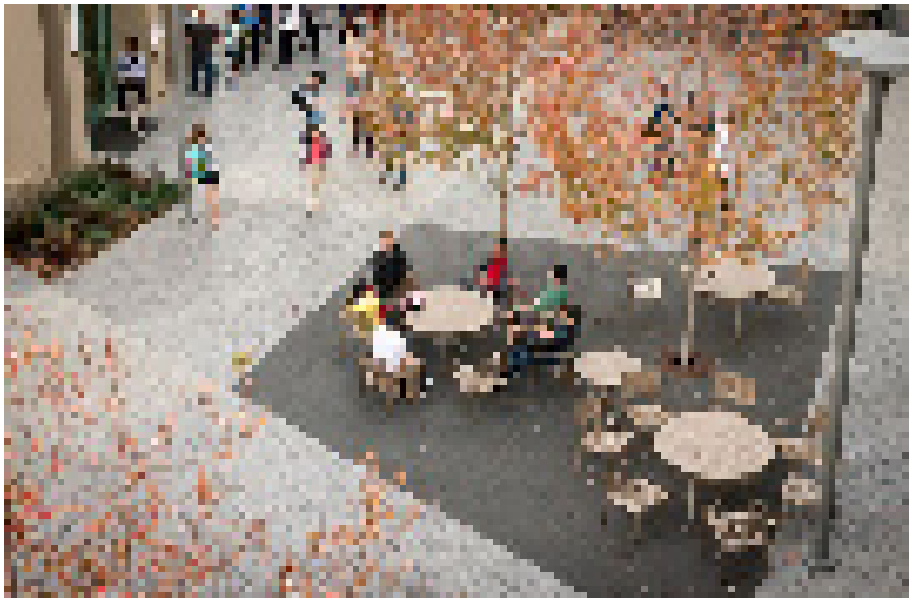
TARIFF STREET FRONTAGE & PASSAGE - PRECEDENTS



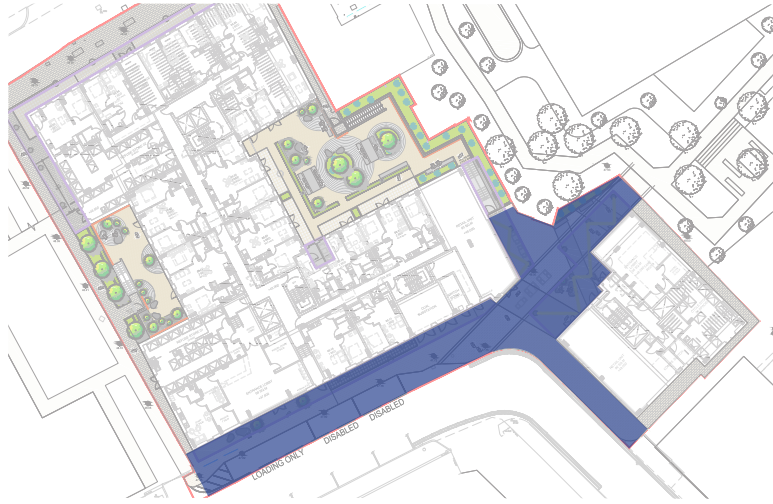
The aim of the paving along Tariff St and through the link between buildings is to create a welcoming and safe route through to other areas of public realm and connections through to Port St and Great Ancoats St.

The material finishes will focus on a use of natural stone to form a high quality and hard wearing surface over which seating and planters will be located.

Use of these outdoor spaces will be encouraged through covered space, use of lighting and provision of seating opportunities throughout.

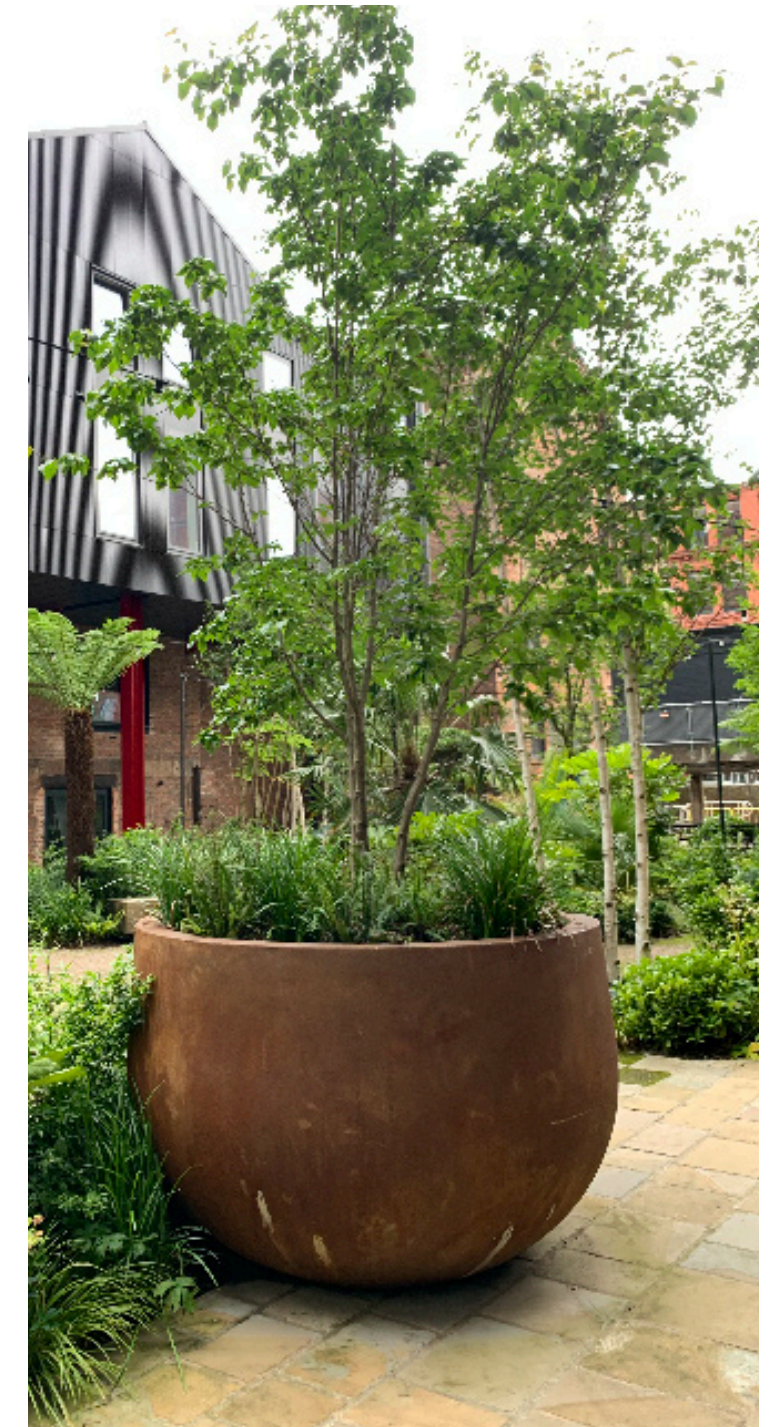
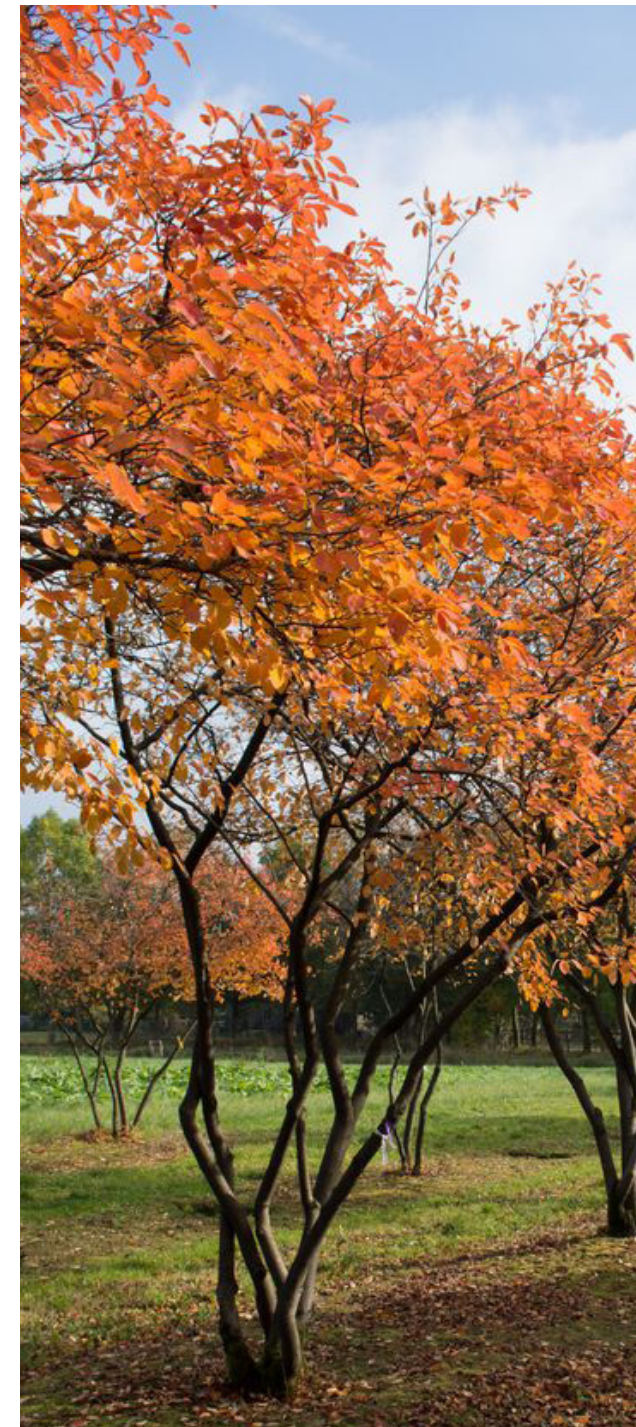


TARIFF STREET FRONTAGE & PASSAGE - SOFT LANDSCAPE PRECEDENTS



The undercroft passage leading from Tariff Street towards the adjacent development will have large raised pots with multistem trees, such as Amelanchier, Rhododendron or Betula pendula.

The underplanting will consist of evergreen grasses, ferns and flowering plants to keep the seasonal interest throughout the year.



CENTRAL & WESTERN COURTYARD - PRECEDENTS

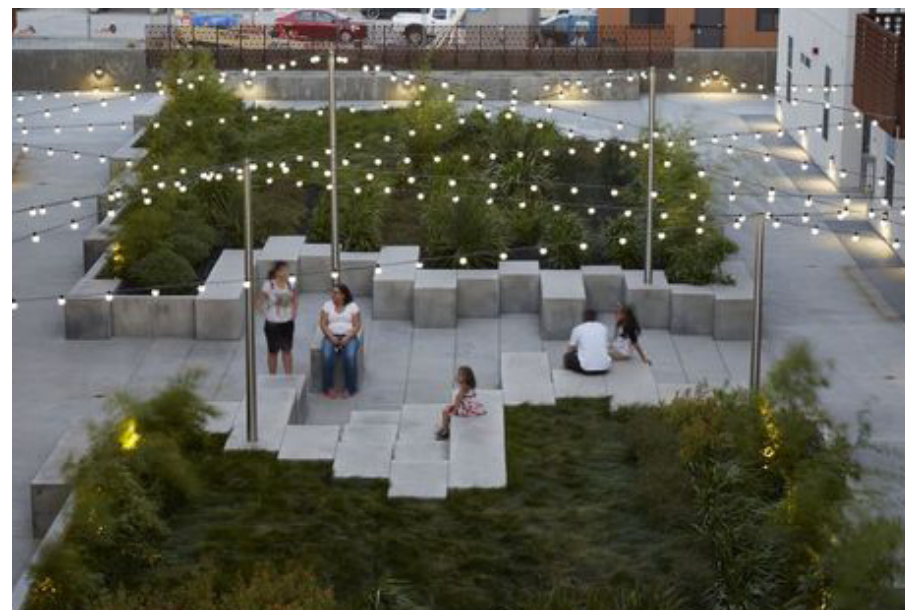


Both sunken courtyards will share a similar use of materials and planting palette.

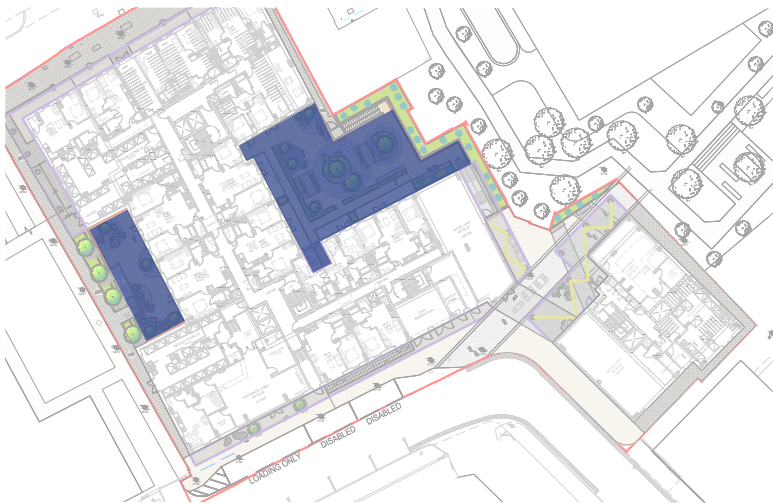
The focus will be to create attractive and welcoming spaces that use a range of materials to create colour and texture.

Seating opportunities are created throughout with benches and table seating and incidental, individual seating pods.

Planting will look to promote species that will give year round colour and grow well within the part shade of the courtyard areas.



CENTRAL & WESTERN COURTYARD - SOFT LANDSCAPE PRECEDENTS



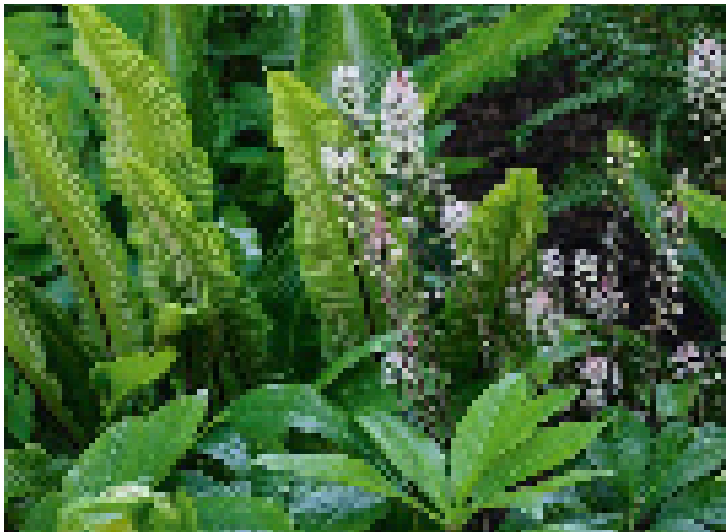
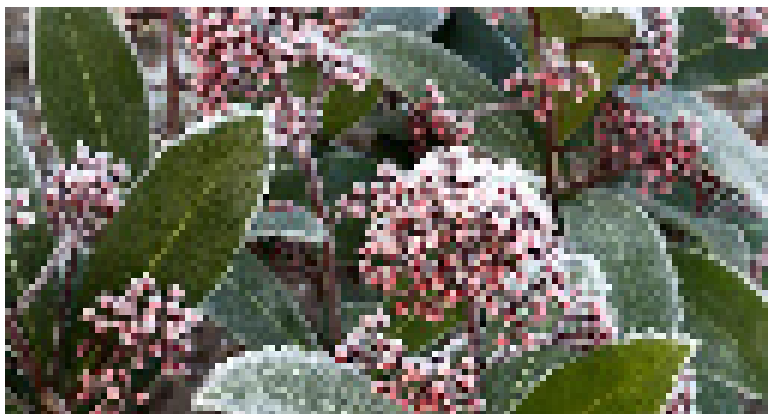
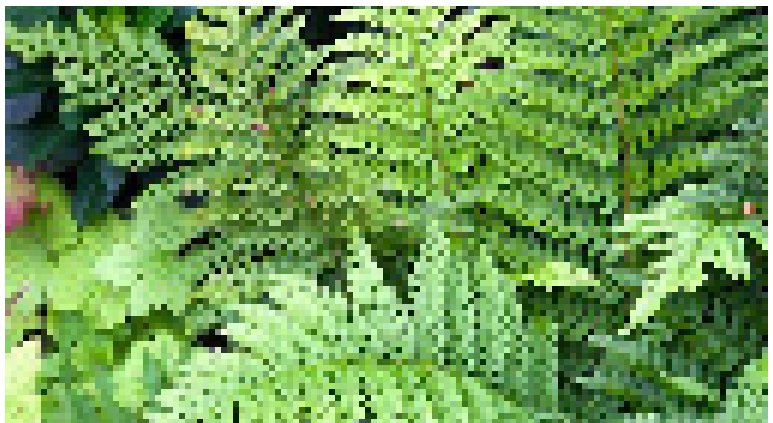
The central and western courtyards would consist mostly of evergreen and shade tolerant plants as the majority of the year they remain in shade.

Early flowering bulbs, such as, Snowdrop and Crocus and fragrant winter time bloomers like Skimmia and Daphne will keep up the seasonal interest throughout the year and will create a wildlife friendly garden.

The images give a flavour of species, colour shape and form of the plants to be used within the spaces.

The trees in soft landscape proposed in the central courtyard would be medium sized, shade tolerant Ginkgo biloba that will provide beautiful autumn colours, whereas trees in large pots throughout the site will consist of multistem species, such as; Amelanchier, Cornus cousa or Rhododendron.

Green walls composed of shade loving species are proposed in both of the sunken courtyards along the high brick walls to soften the hard landscaping.



VIEW - CENTRAL COURTYARD



VIEW - CENTRAL COURTYARD



VIEW - WESTERN COURTYARD



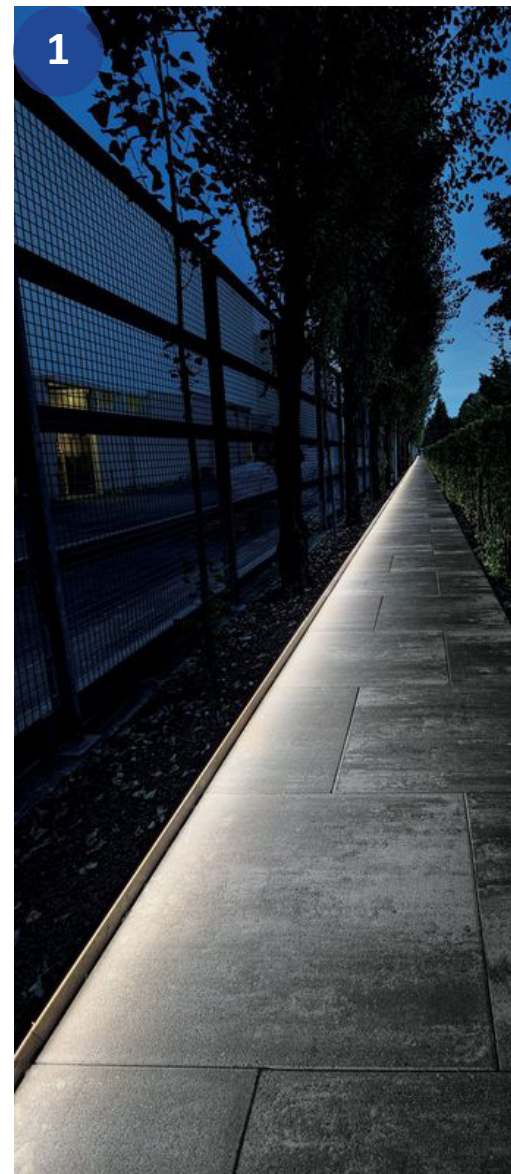
VIEW - UNDERCROFT PASSAGE



VIEW - TARIFF STREET



LIGHTING PLAN - CENTRAL AND WESTERN COURTYARD



Lighting is an integral part of the proposed landscape design with the intention of ensuring that areas remain safe, useable and inviting throughout the year.

Catenary lighting is proposed across link routes and within the courtyard spaces to identify main routeways and to form focal points within the spaces.

Uplighters are proposed to trees and planters to highlight these as features and create further luminescence.

Wash and uplighters will add further to lighting to wash across path routes and uplight boundaries, walls and hedges.

The proposals are indicative.



VIEW - CENTRAL COURTYARD AT NIGHT



VIEW - CENTRAL COURTYARD AT NIGHT



LIGHTING PLAN - UNDERCROFT PASSAGE AND TARIFF STREET FRONTAGE



VIEW - UNDERCROFT PASSAGE AT NIGHT



VIEW - TARIFF STREET AT NIGHT



The proposals seek to create high quality landscape spaces for both public and private areas within a development located between Port Street and Tariff Street in central Manchester.

The proposals have taken consideration of the existing street scene, movement networks and access and create new routes through the site connecting streets and adding to the permeability of the city.

The proposals have also been informed by the existing materials palette employed within the city centre and put forward a combination of high quality stone and concrete finishes.

Planting areas are proposed throughout and will be designed to offer colour and texture year round and take into account the varying levels of sunlight through the development.

Lighting has also formed an integral part of the design ensuring that both public and private areas remain welcoming and safe spaces throughout the day and year.

LANDSCAPE MASTERPLAN

