



June 2022 / 0919-RFM-XX-00-RP-L-0001
Stage 2 / Revision P03

St. Gabriel's, Manchester Landscape Statement

01 Landscape Statement

Introduction

Overview

This landscape statement has been collated to illustrate the emerging landscape proposals for St. Gabriel's, Manchester.

The document includes an analysis of the existing context and proposes a series of key design principles, before introducing the illustrative landscape scheme.

This document is divided into five chapters

- 01 Introduction
- 02 Analysis
- 03 Strategy
- 04 Design
- 05 Appearance

Supporting Information

This document is to be read in conjunction with the following drawings

- 0919-RFM-XX-00-DR-L-0001 Illustrative Landscape Layout
- 0919-RFM-XX-00-DR-L-0003 Planting Strategy
- 0919-RFM-XX-00-DR-L-0004-Illustrative Site Sections Sheet 1
- 0919-RFM-XX-00-DR-L-0005-Illustrative Site Sections Sheet 2

Broad Objectives

It is recognised that the proposed development and associated landscape presents an exceptional opportunity to enhance the quality of the Site and local urban context within the Victoria Park Conservation Area.

Broadly, the landscape proposals aim to:

- Recognise, and positively respond to the unique identity of local Conservation Area context;
- Introduce high quality and diverse planting typologies to the site to provide biodiversity and positive visual amenity;
- Rationalise and consolidate vehicle access; and
- Aid legibility and comfort for site users.

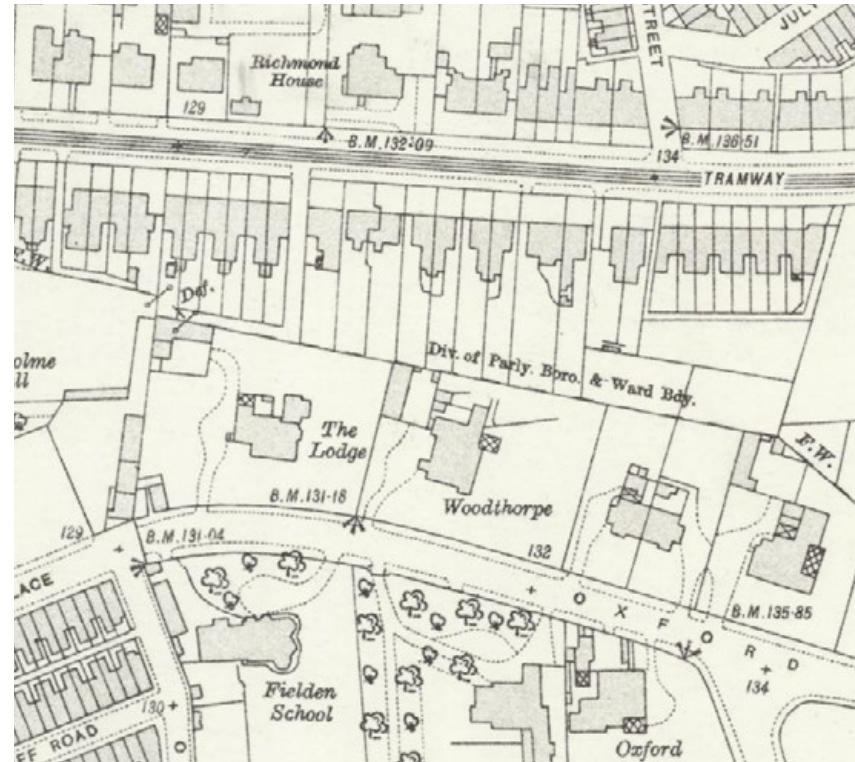


02 Landscape Statement Analysis

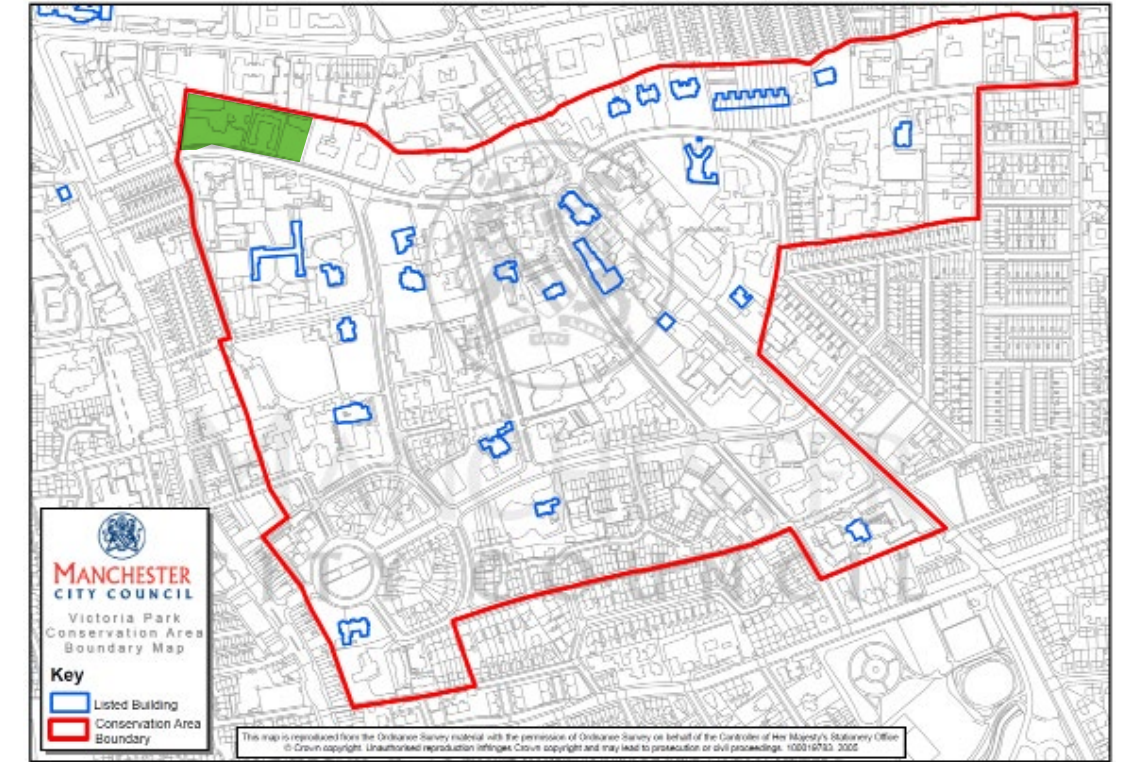
Conservation Area Context

The site sits on the edge of Victoria Park and includes some of the key characteristics of the wider conservation area, namely large Victorian Villas, mature broad leaf tree planting, stone walls, historic gateposts and wide footpaths.

It is important that landscape proposals considers the value of the local Conservation Area and responds sympathetically to its character, as well as providing a positive setting for both new and existing buildings on site.



Site map early 1900s



Existing conservation area extent:
The site was at the gateway to Victoria Park



Current site Aerial

02 Landscape Statement Analysis

Existing and Proposed Buildings

The site comprises a number of existing buildings to be retained as part of the proposed development.

These include The Lodge, The Chapel and Woodthorpe, all of which have been identified as having local historic value.

The design of the two proposed buildings draw influence from architectural characteristics of the existing buildings, and respond in a contemporary way, whilst using sympathetic materiality, colour tones and detailing.

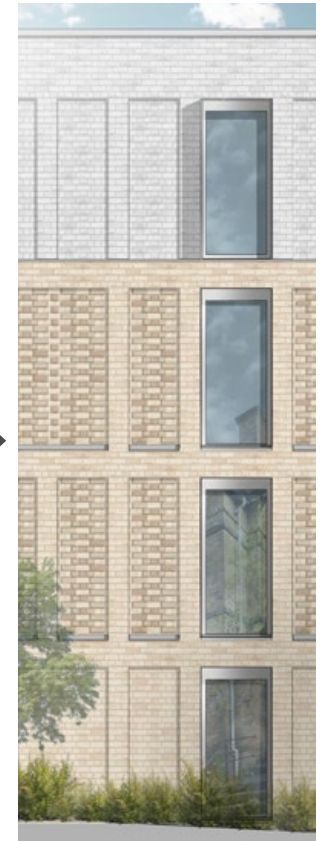
The proposed landscape on site will need to also respond to the built form on site, bringing it together in a coherent and complementary manner.



Chapel Building



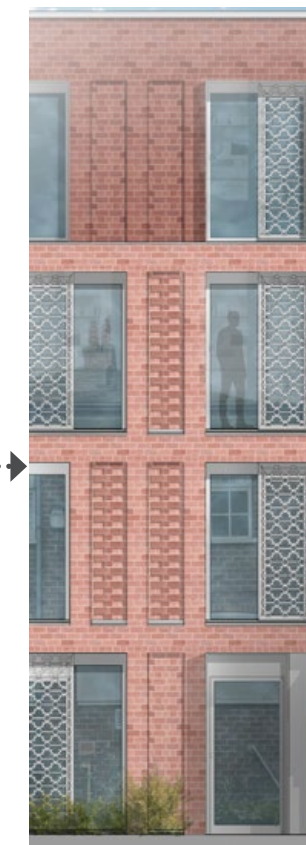
The Lodge Building



Proposed Building 3



Woodthorpe Building



Proposed Building 4

02 Landscape Statement Analysis

Existing Trees

Large and mature trees are a distinctive characteristic of the Victoria Park Conservation Area and are to be a key part of the landscape at St Gabriel's. Their incorporation into the proposals will integrate the development into the surrounding context and provide valuable wildlife habitats and ecological value.

Existing trees will be supported by the integration of new trees and planting on site.

A tree survey conducted for St Gabriel's identifies that there are currently 32 individual trees on site, which are primarily either Category B or C. Some trees are Category U and are recommended for removal on health and safety grounds.

In order to facilitate the two new buildings proposed on site, a number of additional trees are proposed for removal. (Please refer to the arboricultural impact assessment for full details of tree retention and removal).

All remaining trees to be retained will be integrated into the design of the landscape at St Gabriel's in accordance with BS 5837:2012 Trees in relation to design, demolition and construction Recommendations.



Existing trees to site frontage along Oxford Place

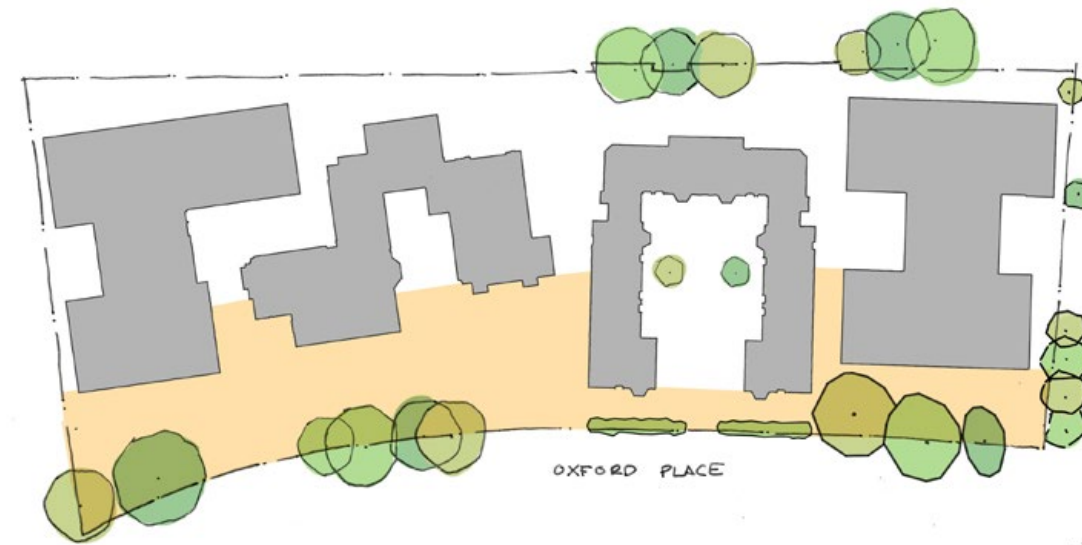
03 Landscape Statement Strategy

Design Framework

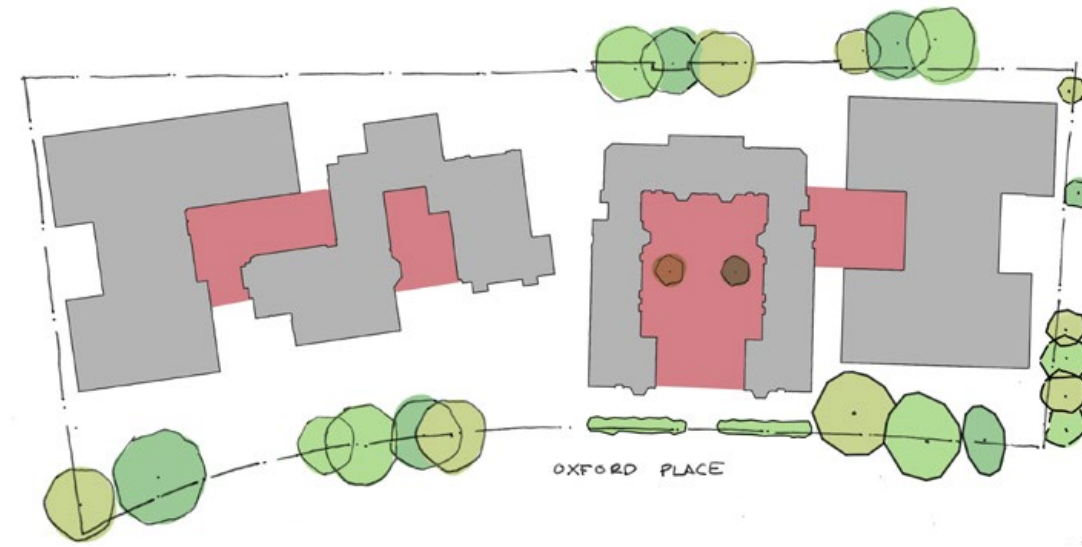
The landscape approach aims to unify the various building elements across the site, whilst offering a diversity of spaces, character and functions.

Three key character areas are;

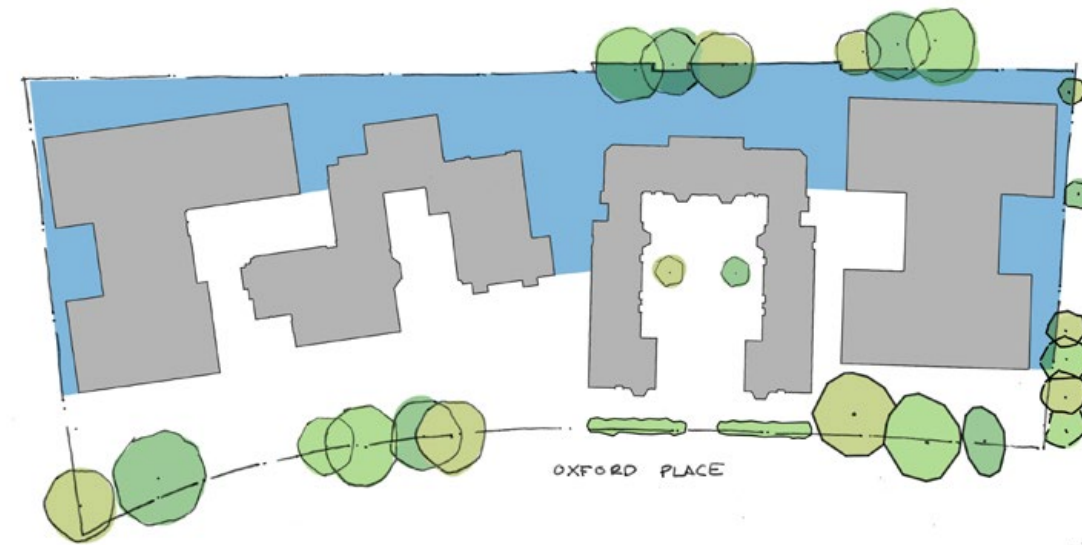
- 01 Site frontage;
- 02 Courtyards;
- 03 Gardens.



Site Frontage



Courtyards

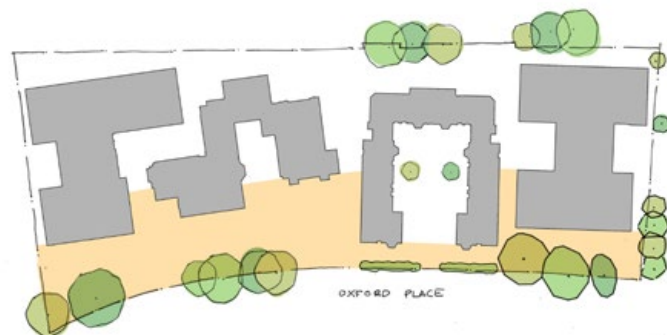


Gardens

03 Landscape Statement Strategy

Site Frontage

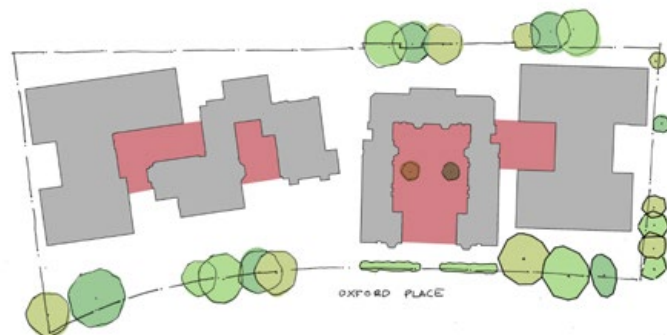
- Retention of the majority of existing trees to maintain a mature and established character along Oxford Place;
- Integration of new, high quality planting and hard landscape to offer a sophisticated and rationalised appearance;
- Provision of legible gateways and routes into the site;
- Accommodation of fire tender vehicles and accessible parking bays



03 Landscape Statement Strategy

Courtyards

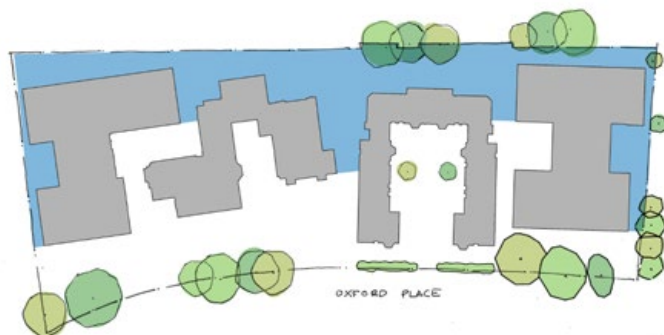
- Enclosed on at least three sides by buildings, with a strong relationship to main entrances;
- Various seating opportunities for individuals, or for small gatherings;
- Integration of verdant planting to provide calming and attractive spaces to overlook and to occupy;
- Provision of space for internal spill out of amenity spaces.



03 Landscape Statement Strategy

Gardens

- Peripheral areas around the edge and back of the site that primarily focus on pedestrian circulation and providing an attractive setting to the buildings
- Focus on soft landscape, with a mixture of mixed ornamental planting, lawns trees and wild flower meadows



04 Landscape Statement Design

Illustrative Masterplan

The illustrative masterplan opposite translates the landscape principles established earlier within the document.

It aims to create a high quality, attractive and accessible external environment at St Gabriel's, that responds to the Conservation Area context and creates a biodiverse and resilient landscape.

(Refer to drawing 0919-RFM-XX-00-DR-L-0001 for scaled version of masterplan)

Key components of the masterplan includes:

- 01 Reconfigured driveway to accommodate 2 accessible parking spaces and fire tender access;
- 02 Enhanced landscaped frontage to The Lodge and Chapel building;
- 03 Enhanced courtyard to Woodthorpe building;
- 04 New courtyards to proposed buildings; and
- 05 Landscaped areas and accessible pedestrian paths between all buildings (with step-free route options)
- 06 Bin presentation area for collection of Oxford Place
- 07 Retention of mature trees to site frontage



04 Landscape Statement
Design



Secure pedestrian gate Residential entrance Steps

Pedestrian Access

- Access into the site will be via a set of secure gates. These will be located within the existing gate locations, with upgrades and refurbishments made to provide better quality and more secure entrance points.
- Steps are to be located only within existing locations, or where a step-free external route is not possible. Access to all buildings is possible via a step-free route, however access into some parts of certain buildings will be via steps.



Gate able to accommodate fire tender access Driveway able to accommodate fire tender access and cars using accessible bays
2nr accessible parking bays Path able to accommodate fire tender access

Vehicle Access

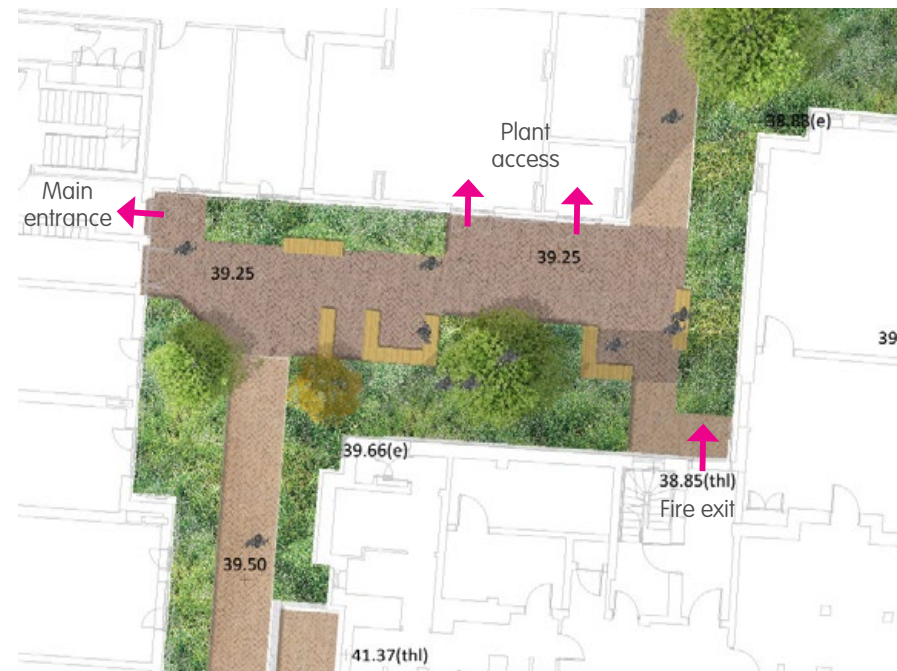
- Vehicle access into the site will be limited to cars using the two accessible parking bays to the driveway in front of The Lodge. These will be in the for of parallel bays.
- Fire tender access into the site will only be via the two locations indicated opposite.

04 Landscape Statement Design

The courtyards are a key defining characteristic of the landscape proposals at St. Gabriel's. They offer a number of important functions including:

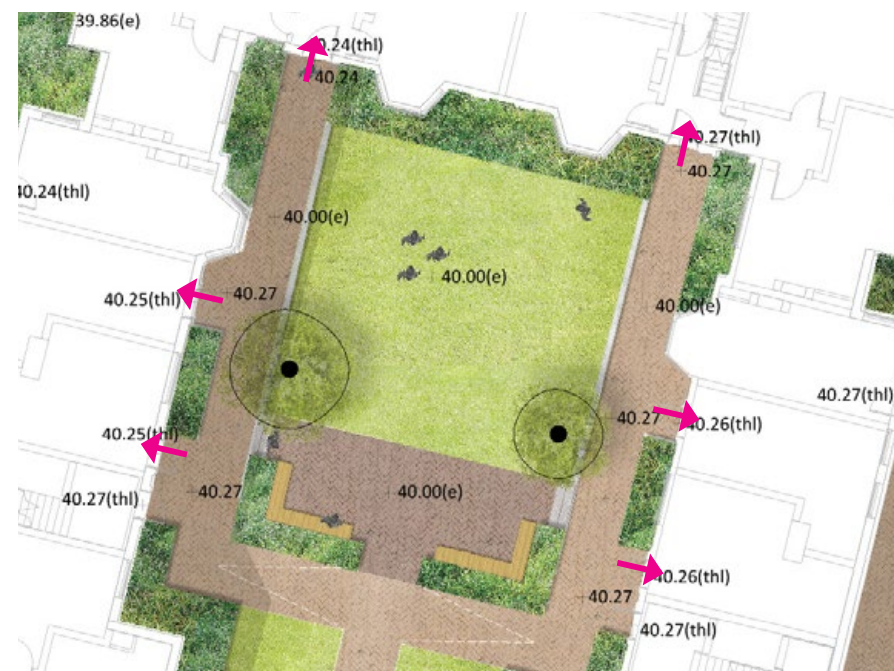
- Providing clarity as to where doors and main entrances are located;
- Creating external amenity spaces that allow residents to enjoy being outside;
- Privacy to ground floor residential units, with a 'wrap' of greenery around the building curtilages;
- Creating a positive outlook from windows overlooking the spaces.

The four courtyards at St Gabriel's are detailed opposite.



Building 3

A verdant and green space, with a variety of seating opportunities for individuals or small group gatherings.



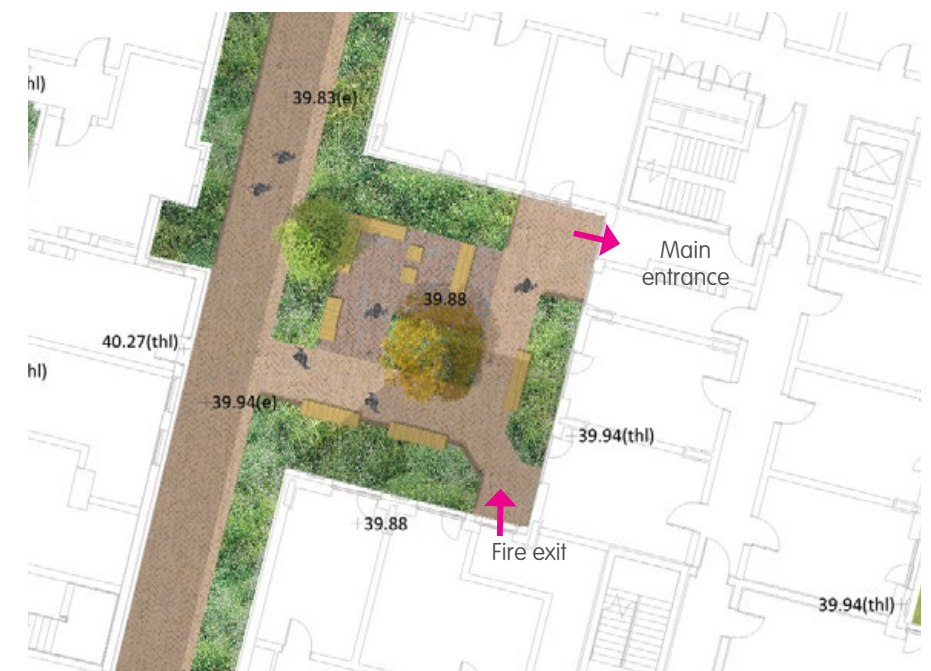
Woodthorpe

A reconfigured courtyard that enables step-free access to all residential units. The space will have a 'collegiate' character, focused around a central lawn and seating area, with retained trees.



The Chapel

A predominantly hard space enabling spill out of The Chapel amenity areas. A cluster of ornamental trees in pots will soften the space and create pockets for moveable furniture to occupy



Building 4

As with the Building 3 courtyard, this space will also be a green and verdant environment with various seating opportunities that capture the sunnier part of the space

04 Landscape Statement Appearance

Character

The proposed landscape at St Gabriel's will provide a high quality residential environment, that offers a contemporary response to the buildings on site and the wider Victoria Park Conservation Area.

Materials and finishes will provide texture and visual warmth and contribute to creating a comfortable setting to live in.

Planting and trees will be widespread across the site, with focus on semi-evergreen and ever green structure and interspersed seasonal interest.



04 Landscape Statement Appearance

Hard landscape and furniture

Surface finishes are to form a positive visual relationship with the existing and proposed building façades across the site. The colour palette will be warm and earthy, with subtle texture and tonal variation. This will contribute to the residential character of the site and also draw upon heritage elements in a contemporary way. Focus will be on high quality detailing and finishes within surfaces and furniture.



Proposed building Facade treatments



Driveway

Tarmac with chippings to soften appearance of driveway



Furniture

Furniture will be robust and of a good aesthetic quality. Timber finishes will offer comfort



Footpaths

Footpath materials are to primarily comprise block paving. Paving units are to create a contemporary character, whilst responding to the heritage setting, with different colour tones used to delineate various spatial typologies.



04 Landscape Statement Appearance

Trees

Existing mature trees are an intrinsic component of the site and Conservation Area. Where trees are to be retained, the existing extent of permeable surfaces will be retained within their root zones. Any adjustments will be in accordance with BS 5837 (2012).

New trees situated around the buildings will comprise a series of semi-mature trees which are to provide focal points and more instant height and impact. These will be supported by a number of more compact and ornamental species interspersed around the site and within the courtyards.

(Refer to planting strategy drawing 0919-RFM-XX-00-DR-L-0003 and Arboricultural Impact Assessment for full details of planting proposals and tree retentions)



04 Landscape Statement Appearance

Planting

Planting will primarily consist of structural evergreen and semi-evergreen species to create year-round interest and a verdant character to the site. Flowering species will be interspersed amongst planting area to create seasonal variation.

Formal hedges will provide directional qualities to key routes and a contrast to the more informal planting beds

Areas of lawn will provide informal seating opportunities and recreational space. Bulb planting within the lawns will provide seasonal variety.

The the eastern, northern and western edges of the site, native wildflower meadow areas will create bold swathes of spring and summer colour and an attractive environment for bees, butterflies and insects.



