

## **RE: The Castings, Manchester.**

Programme for Submission of Final Detail of Public Realm and Highway Works

**Application number:** 127317/FO/2020

### Introduction

This note has been prepared by re-form to support the discharge of Condition 11 of planning permission (LPA ref. 127317/FO/2020) for The Castings on land at No. 2 Heyrod Street, Manchester.

Condition 11 requires a programme for submission of final details of the public realm works and highway works as shown on drawings nos. Level 00 GA 0799-RFM-XX-00-DR-L-0012, Levels 01 and 21 GA 0799-RFM-XX-00-DR-L-0015.

### Background

re-form have determined the basic material palette as part of the Portugal East SRF (endorsed by MCC Executive committed) and under the detail approved as part of the above planning permission. Key documents as part of the detailed submission include:

- Heyrod Street, Design & Access Statement, Appendix 1
- Illustrative Sections Level 00 (drawing no. 0799-RFM-XX-00-DR-L-0009)
- Illustrative GA Level 00 (drawing no. 0799-RFM-XX-00-DR-L-0012)
- Illustrative Planning Strategy (drawing no. 0799-RFM-XX-00-DR-L-0013)
- Illustrative Terrace Sections (drawing no. 0799-RFM-XX-00-DR-L-0014)
- Planning Detail (drawing no. 0799-RFM-XX-00-DR-L-0015)

This largely includes the following key elements:

- Concrete block paving - Kellen Magma Breccia by Hardscape
- Conservation kerb units - including pin edging, channels and kerbs by Marshalls
- Permeable resin bound gravel
- Tarmacadam with coloured chippings
- Lighting stacks to public square
- Catenary/ festoon lighting to the public square

During a collaboration meeting on 12 January 2021 these key elements were tabled with the adjacent stakeholders within the SRF which included Forshaws (delivering Victoria House) and Capital & Centric (delivering Leonardo Hotel). Each developer has confirmed that these are accepted as the palette to take forward for each of their schemes. All of the separate applications within the SRF have included the same material palette as part of the DAS element of the submission.

Further to each developer's acceptance of the outlined palette, re-form are the appointed landscape architect on each of the individual schemes and will perform a custodian role ensure the public realm is delivered with a holistic landscape design. This will not only cover the approach to materiality but will also feed into; detailing, soft landscape elements, including shrub, rain garden and tree planting, and street furniture.

## Programme

The construction of The Castings commenced on site in Q4 2021 with completion due in Q2 2024. The following table sets out the programme for the submission of final detail of public realm and highway works, as required by Condition 11

| No. | Requirement                                                                                                                                                                                                                                                                                                                       | Owner   | Target submission Date |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------|
| a)  | Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people).                                                                      | re-form | Q3 2022                |
| b)  | Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site. | re-form | Q3 2022                |
| c)  | Details to demonstrate and agree the scope of tree planting within the site perimeter (Longacre Street) including the carrying out of trial pits to demonstrate feasibility.                                                                                                                                                      | re-form | Q3 2022                |
| d)  | Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance.                                                                                                                                      | re-form | Q3 2022                |
| e)  | Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soak-ways, rain gardens and permeable surfaces.                                                                                                                              | Curtins | Q3 2022                |
| f)  | Details of planting within external communal terraces (Levels 1 and 21).                                                                                                                                                                                                                                                          | re-form | Q3 2022                |

|    |                                                                                                                                                                                                                                                                                                                                                    |                 |         |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------|
| g) | Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people).                                                         | re-form         | Q3 2022 |
| h) | Street lighting around the site (which includes for consideration of older and disabled people).                                                                                                                                                                                                                                                   | re-form         | Q3 2022 |
| i) | Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the PSE SRF Area with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people). | re-form         | Q1 2024 |
| j) | A management strategy for the external amenity areas including hours during which these areas would be open to residents.                                                                                                                                                                                                                          | Packaged Living | Q1 2024 |
| k) | A building cleaning schedule.                                                                                                                                                                                                                                                                                                                      | Packaged Living | Q1 2024 |

## Consideration of Age-Friendly Design for Older and Disabled People

Recap of Condition 11 wording

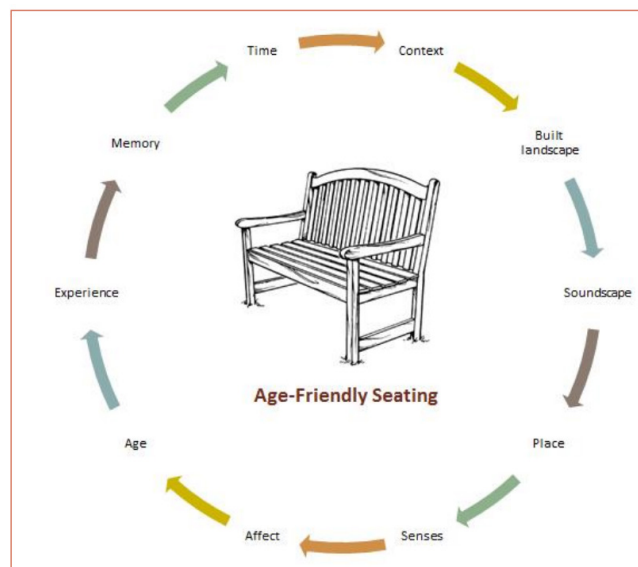
(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider **and promote inclusive access (including older and disabled people)**;

(g) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, boundary treatments, planters and cycle parking provision: all to include features which **fully consider and promote inclusive access (which includes older and disabled people)**;

(h) Street lighting around the site **(which includes for consideration of older and disabled people)**;

Extract from Age-Friendly Seating & Sense of Place (Barron, 2015)

1. Age friendly seating should not be a one size fits all model
2. A variety of seating should be installed...using 'Design for Access 2' as a benchmark of good practice
3. ...be wary of check lists. focusing on what seems basic, essential and or actionable can mean omitting the less obvious and more complex
4. Utilised as a place where older people can engage in activities, try new things and meet people
5. ...the potential of 'Sense of Place' to be utilised as a tool for community engagement
6. The interrelations between the permanent tangible - design- and the fleeting intangible - place - dimensions that form either a more or less pleasant place experience must not be overlooked
7. The city should be understood as a complex terrain...The aspects and qualities of places that are more fluid and less tangible area a significant part of the choice of which seat to utilise.



Extracted image from Age-Friendly Seating & Sense of Place (Barron, 2015) showing intangible dimensions

Extract from Design for Access 2 (MCC, 2003)

- Seating should be provided at regular intervals (not more than 50m apart) in pedestrian areas and at transport interchanges
- Seating should be different heights to accommodate for various needs
- Seats should be located in safe, clearly visible and well lit areas
- Seats should be positioned off the footway, and should allow an area of 400mm in front of the seat
- A firm wheelchair parking area 900mm wide should be provided on both sides of the seating
- The seat level should be around 475-500mm from the ground
- Seat width should be 500mm and should include a back support and arm rests on both sides of the sitting position

## Landscape Response

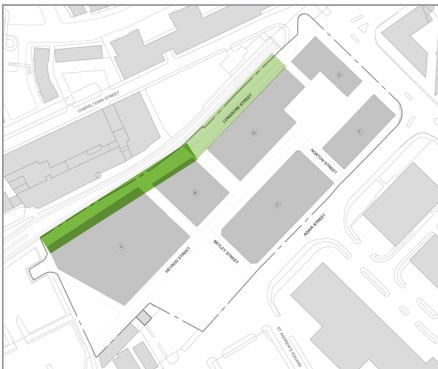
The vision for the Portugal Street East Masterplan is to shape and realise the city's ambitions to regenerate and transform the neighbourhood surrounding Piccadilly train station and create a sense of place for the area.

The PSE SRF document establishes a series of key aspirations that have informed the emerging design of the public realm, these include;

- A vibrant place making strategy
- High quality public and private amenity spaces
- Excellent pedestrian connections
- Active frontages
- Recognise streets are principal public spaces within the city
- Recognise Manchester's historic urban grain
- Consideration of heritage assets

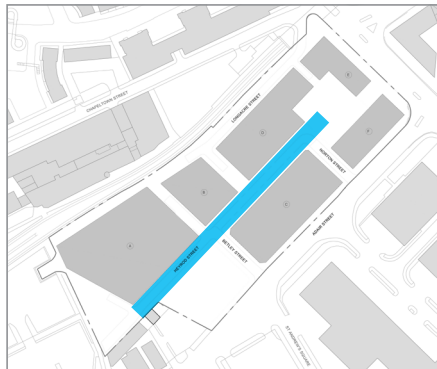
Through much dialogue and consultation with the city a series of three core principles were established from these aspirations. These principles informed; the design approach, principle frontages and key movement corridors, through the SRF. These are illustrated below;

Green Boulevard



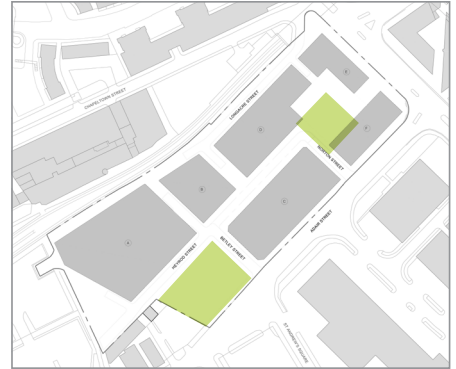
The Green Boulevard will be a key pedestrian route running alongside the existing tram lines with a mix of soft and hard landscaping. Plots will provide active frontage and offer a series of entrances along this frontage to positively activate the streetscape.

Avenue



The Avenue will be the major thoroughfare with generous pavement widths and high quality soft & hard landscaping. The street will incorporate tree planting and SUDs features. Main building entrances will face onto this route. There is also potential for other uses such as retail or commercial units to face onto this route.

Public Spaces

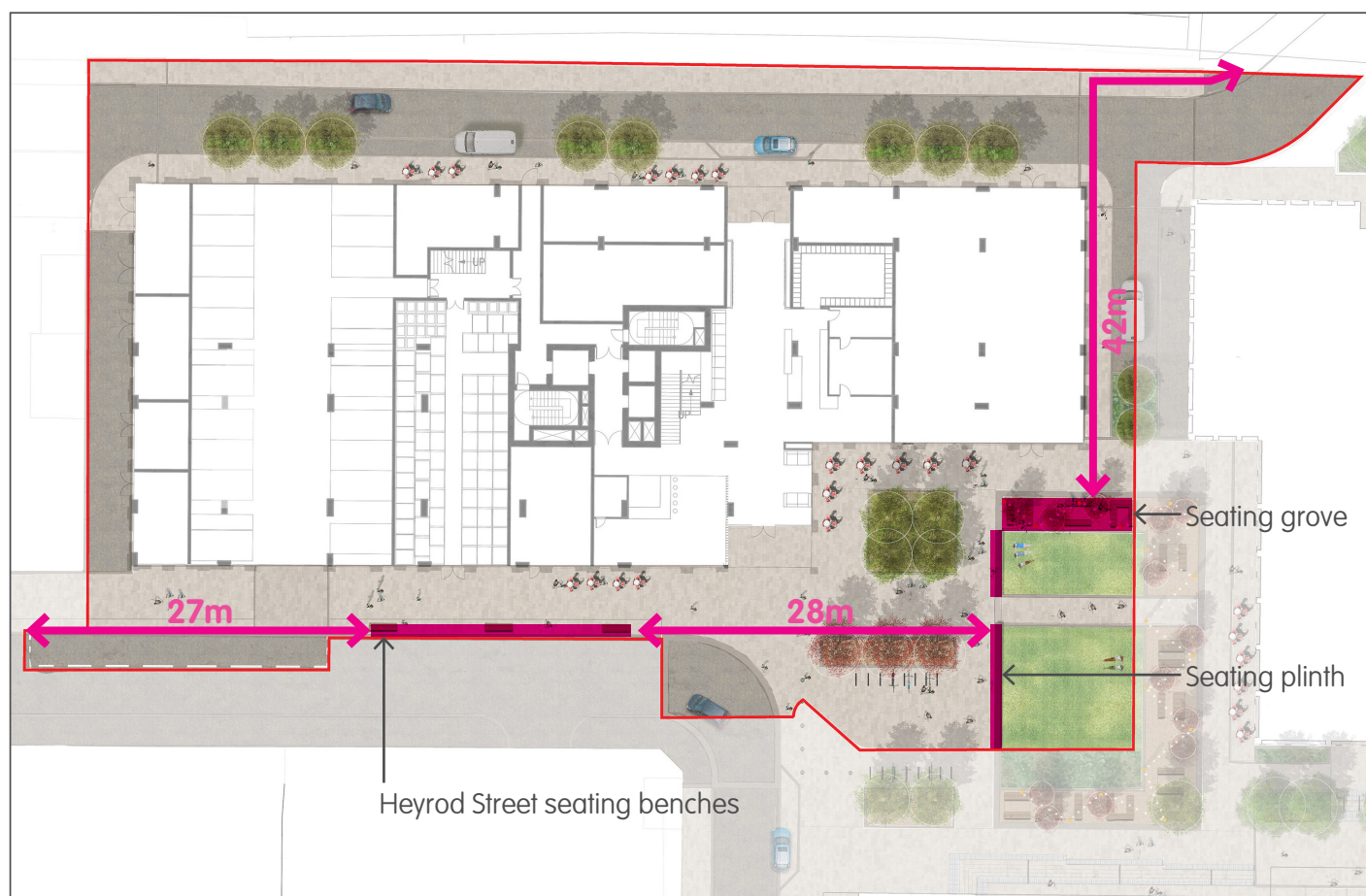


The main public spaces will offer a high quality amenity for the surrounding area. A mix of hard and soft landscaping will be used. The surrounding plots will reinforce the edge of the public space through active ground floor uses and key entrances.

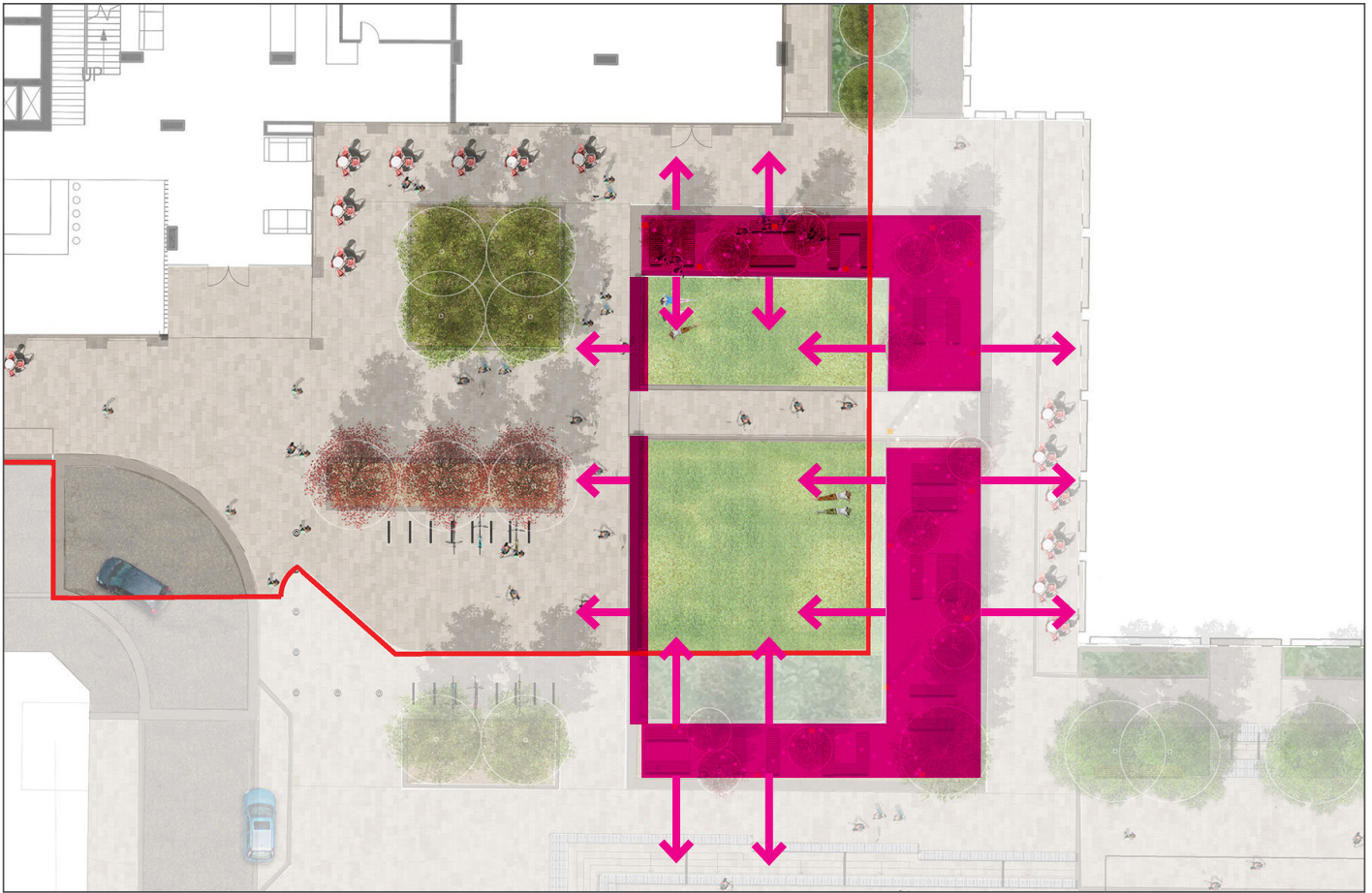
As the first part of the public realm to be delivered, the design of 'The Square' which lies at the heart of this application and the neighbouring developments in Plots E (Victoria House) and F (Leonardo Hotel) considers and establishes the above design principles with a view to creating a space that can be enjoyed by all. A central lawn creates a green focus around which seating is arranged within a wrap-around tree grove. This allows both passive and active engagement of the space; those seated can simply observe and quietly experience the square or alternatively the mixed arrangement of the seating facilitates social interaction with neighbours. Seating continues down Heyrod Street, with three benches sitting along the main pedestrian thoroughfare.

The following pages comprise a series of diagrams and photographs to illustrate how the detailed design of these spaces achieves the following;

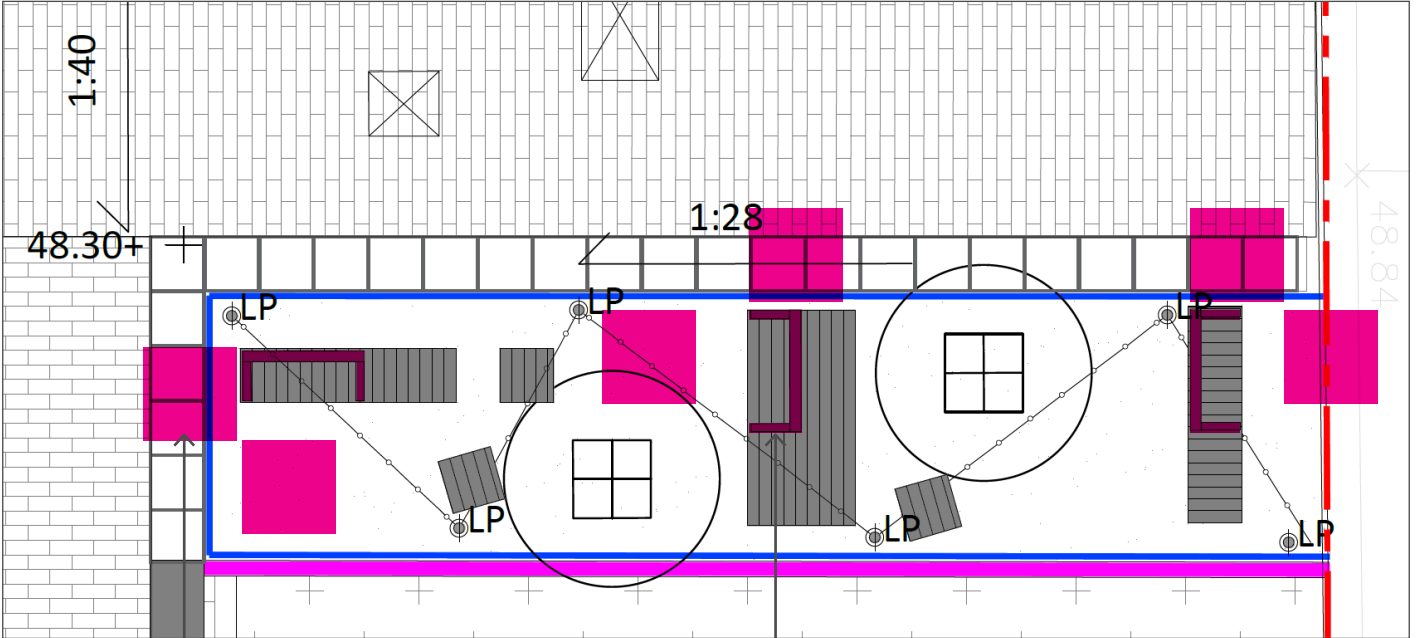
- ✓ Seating at regular intervals of less than 50m along primary pedestrian route and in main public realm space
- ✓ Variety of seating types and heights
- ✓ Choice of seating with back and arm rests or alternatively informal bench style
- ✓ Seating positioned off footways with 400mm clear access
- ✓ Wheelchair parking opportunities
- ✓ Smooth, even paved surfacing suitable for limited mobility or wheelchair users
- ✓ Clear visual demarcation of pedestrian areas with block paving and vehicular areas with tarmacadam
- ✓ Clear stems trees and low level planting provide clear sightlines
- ✓ Lighting of appropriate lux levels ensures legible routes and safe, comfortable seating areas
- ✓ Strong sense of place that encourages users to dwell within the public realm



Extract from Illustrative Masterplan with seating area and distances highlighted in magenta



Extract from Illustrative Masterplan; wrap around seating grove and seating plinth with 360° outlook into square, allowing a variety of experiences and outlooks for users

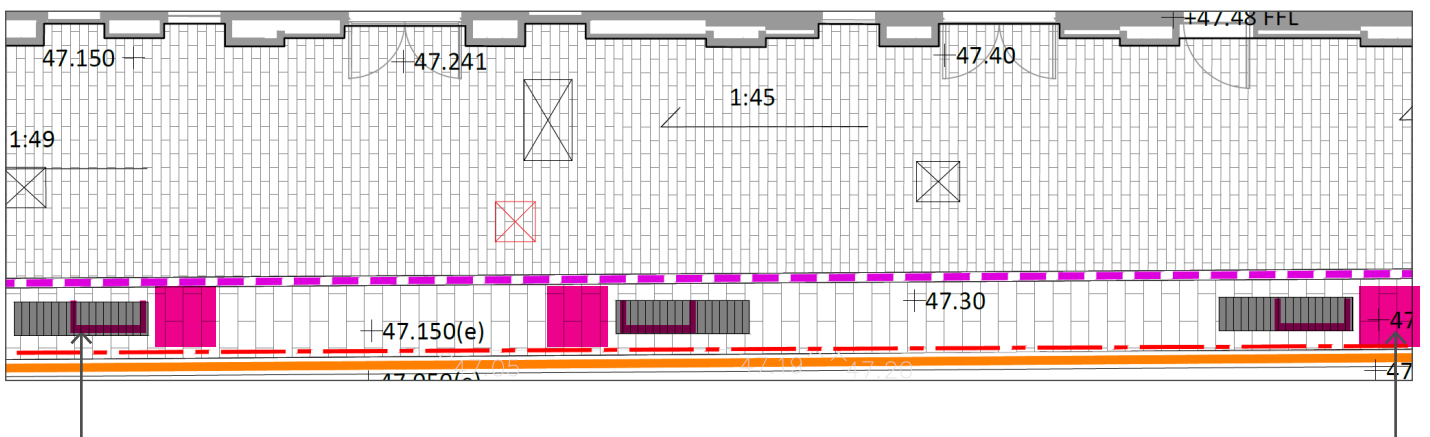


900 x 900mm wheelchair parking area      Back and arm rests

Detailed extract of seating grove from drawing CAS-RFM-XX-L0-DR-L-19-0022



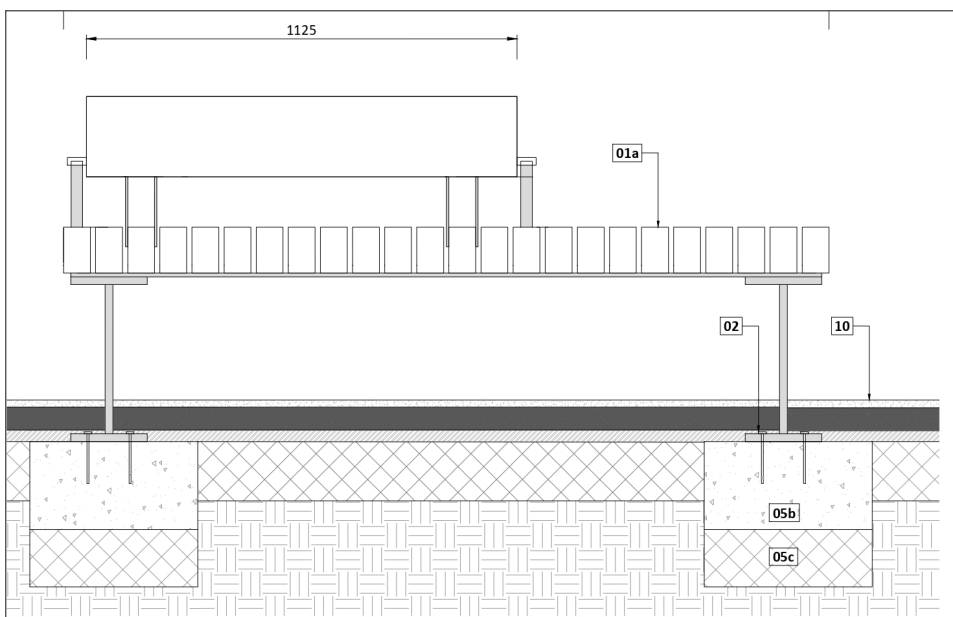
Detailed extract of seating plinth from drawing CAS-RFM-XX-L0-DR-L-19-0022-S2-P01



3no. seating benches with back and arm rests along main pedestrian thoroughfare on Heyrod Street

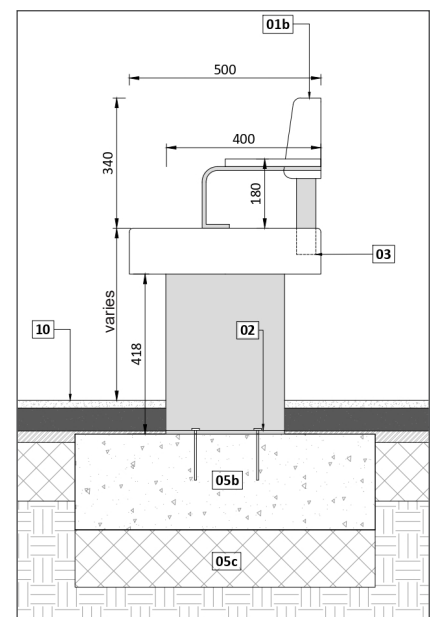
900 x 900mm wheelchair parking area

Detailed extract of Heyrod Street seating from drawing CAS-RFM-XX-L0-DR-L-19-0022



Typical seating elevation detail

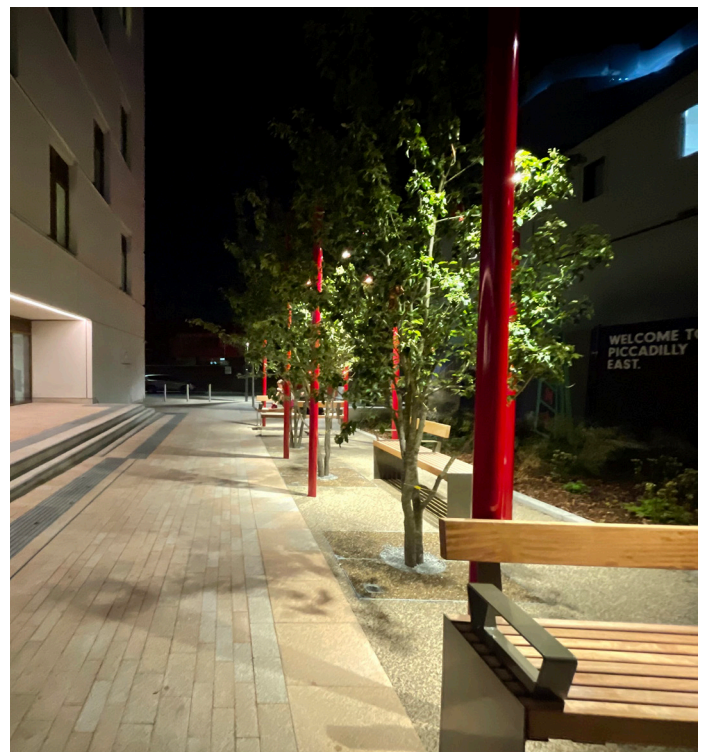
Extracted from drawing CAS-RFM-XX-L0-DR-L-19-8013



Typical seating section detail



Seating to match those installed as part of first phase of The Square by Leonardo Hotel



Engineer designed lighting to match that installed as part of the first phase of The Square by Leonardo Hotel; appropriate lux levels, with greater lighting in seating areas for safety and comfort

|                |                |
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