ST. JOHN'S

PUBLIC REALM STRATEGY

February 2022

EX
A

EXTERIOR ARCHITECTURE

ST. JOHN'S

PUBLIC REALM STRATEGY

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EXTERIOR
ARCHITECTURE

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01 INTRODUCTION

01.1 GENERAL

Exterior Architecture (ExA) has been commissioned by Allied London to formulate a public realm masterplan for the St John's development area located within Manchester City Centre.

The following document sets out the public realm strategy for the masterplan. ExA have developed the design approach in association with the wider consultant team and the contents of this document reflect a collaborative design process.

01.2 PURPOSE OF THIS DOCUMENT

It is recognised that in order to fully understand the detailed design proposals for each of the public realm areas associated with the individual development plots, a greater appreciation of the renewed site wide public realm vision is required. This refreshed public realm masterplan document brings together the current built form proposals for each of the development phases across the St Johns masterplan area, enabling the creation of an updated public realm masterplan that responds in a cohesive manner to the changed built form, use and reconfigured external spaces.

It is intended that this document will provide detail on the overarching approach to the public realm across St John's and be referred to when reviewing detailed design proposals for each of the development phases. When read in conjunction with detailed drawing information for the public realm, This document will assist with the relevant discharge of planning conditions across the St John's site.

Figure 1. St John's SRF boundary

02 BRIEF

02.1 DESIGN RATIONALE

The public realm masterplan proposals for St John's are driven by key principles that have been established to make the best use of the public spaces and define St John's as a city destination.

Three primary principles underpin all further decisions and have guided the creation of this masterplan document. They are as follows:

- Create a platform for activation;
- Define a new quarter for Manchester;
- Use high quality, robust materials.

The public realm design aims to be bold and brave without interrupting possibilities for activity. It will be both starkly modern and reminiscent of the industrial heritage of the site. The public realm takes inspiration from diverse sources including Stortorget, Kalmar, Sweden and New York's Meatpacking district.

02.2 A PLATFORM FOR ACTIVATION

In order for St John's to become a unique part of the city and contribute to Manchester's wider offer, it needs to become a destination that pulls people in from not just the city centre but from across Greater Manchester and the North West. Factory will be central to establishing St John's as a destination and as a result Festival Square will become the most important public space within the masterplan area, providing space to host sizeable outdoor events.

Beyond Festival Square the public realm has been designed to be robust and flexible in order to allow activation at a range of scales. Analysis and coordination of the ground floor uses of the buildings within the masterplan area has established a treatment that allows spill-out to the numerous F&B offers within the masterplan.

02.3 A NEW QUARTER FOR MANCHESTER

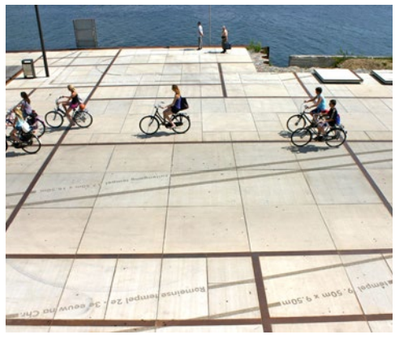
St John's sits in a key strategic location within Manchester City Centre, linking Castlefield to the south, Salford to the west and Deansgate and the Great Northern Warehouse to the east. The industrial history of the area is plain to see and the Museum of Science and Industry at the southern gateway to St John's provides an existing attraction that can act as a catylist for the creation of a new and unique quarter within Manchester. Factory will become another important piece of the jigsaw, establishing St John's as a premier cultural destination within the city and wider region. It is these two strands, rich industrial heritage and centre for culture and the arts that will intertwine to establish St John's as a vibrant and distinctive new quarter within Manchester. The public realm aims to respond to this by creating flexible spaces that are brave and forward-thinking whilst celebrating the industrial heritage of the area.

02.4 HIGH QUALITY, ROBUST MATERIALS

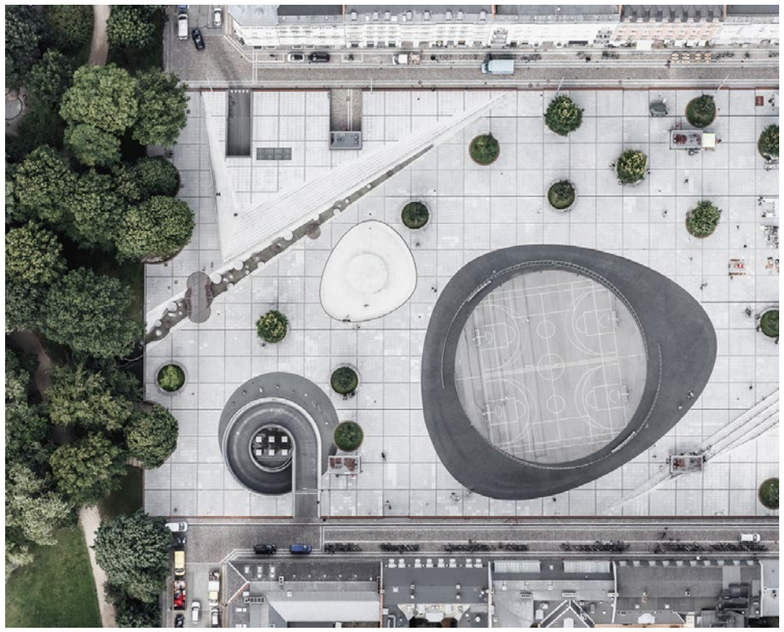
The two principles discussed above underline the need to select a hard materials palette that can act as the stage and the stalls, that is modern and distinctive whist eluding to the history of the site, that provides flexibility but also definition.

The surface treatment proposals for the masterplan area are to create a monolithic, patterned carpet formed of cast in-situ concrete. A grid will be established through the formation of the surfacing that will provide consistency across the site on top of which everything else can be introduced.

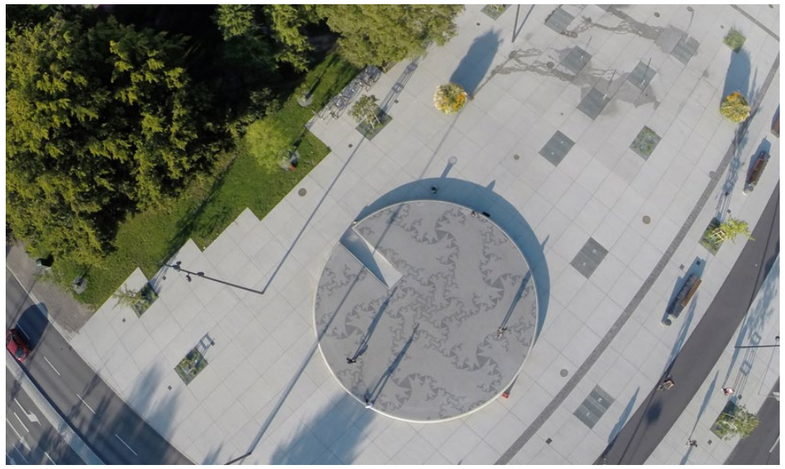
Tree and furniture locations will be determined by the grid and activation at all levels, from cafe spill-out to large scale events will use the grid as a basis for defining space.

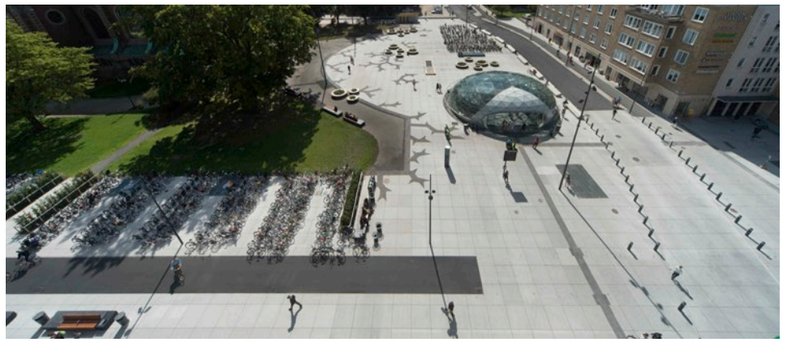


02.5 CASE STUDIES

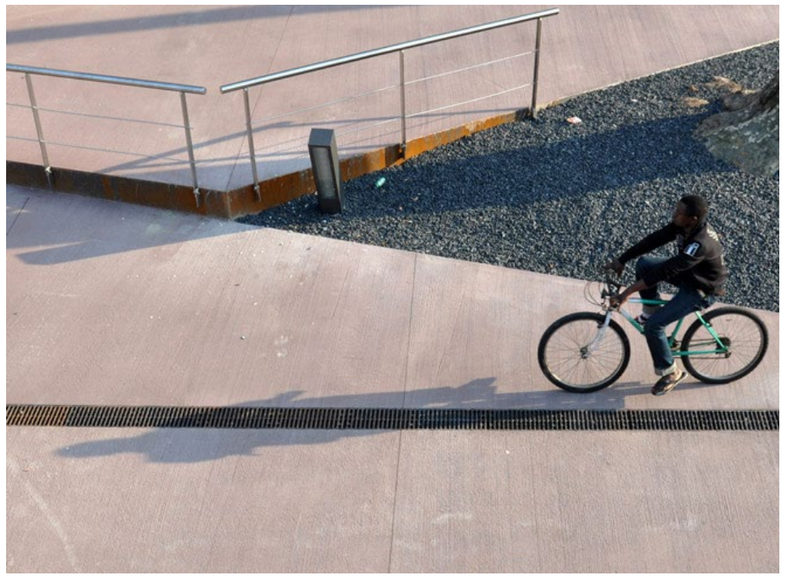


ISRAELS PLADS SQUARE, COPENHAGEN, DENMARK





ST JOHANNESPLAN & THE KONSTHALL SQUARE, MALMO,, SWEDEN



TRAIN STATION SQUARE, PADOVA, ITALY

03 SITE ANALYSIS

03.1 WIDER URBAN FABRIC

The St John's masterplan area is located in the south-western extremity of Manchester City Centre within Castlefield Conservation Area. The site is well connected both for public transport and pedestrians who can be on Deansgate in 5 minutes and Albert Square in 10 minutes. Much of the city centre is designated as conservation areas and the site lies close to the St John Street and Deansgate conservation areas.

The River Irwell lies to the west of the masterplan area, separating the cities of Manchester and Salford. The partially deveoped Middlewood Locks area lies across the river.

URBAN CONTEXT ANALYSIS

- Site Application Boundary
- Castlefield Conservation Area
- St John Street Conservation Area
- Deansgate Conservation Area
- St Peters Square Conservation Area
- Albert Square Conservation Area
- Parsonage Gardens Conservation Area
- St Anns Square Conservation Area
- Upper King Street Conservation Area
- George Street Conservation Area
- Whitworth Street Conservation Area
- Smithfield Conservation Area
- Stevenson Square Conservation Area
- Cathedral Conservation Area
- Spinningfields
- Middlewood Locks
- New Bailey

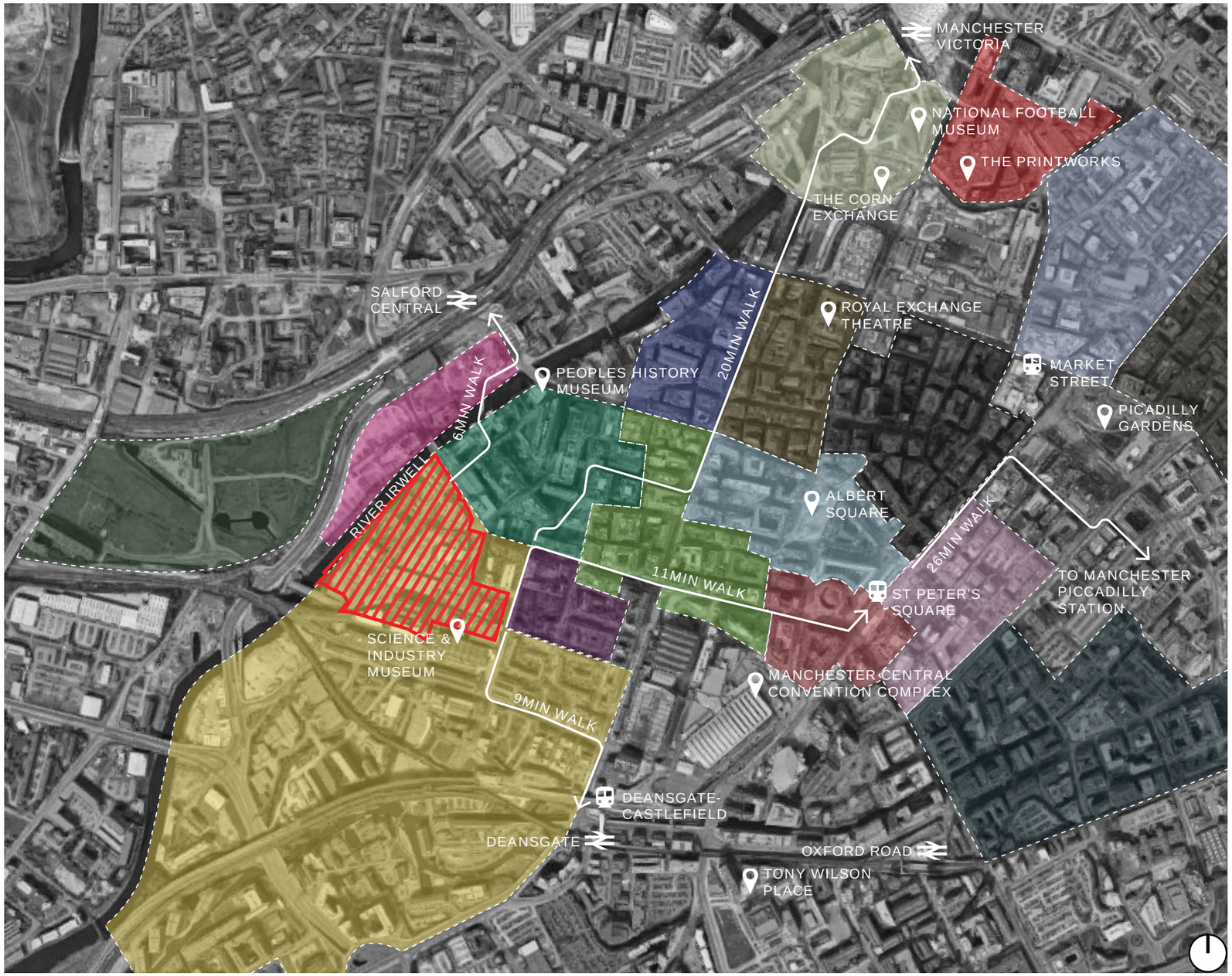


Figure 2. Urban context analysis

03.2 HISTORIC CONTEXT

The history of St John's is tied inexorably to two moments both of which, in their own way, helped to define the cultural landscape of Manchester and the North West.

At the turn of the 19th century Manchester was already expanding rapidly along the river Irwell. Quay Street led down to buildings along the water in what is now our site. Most of St John's was open land but St. John's Church, built in 1769, was standing in what is now St John's Gardens.

On the 15th September 1830, the World's first inter-city railway opened joining Manchester to Liverpool. The Turminus was at Liverpool Road in Manchester which sits just to the south of the site and is now part of the Science and Industry Museum. As haulage and passengers were transported on the railway, so the area around St John's deveoped quickly as shown difference in infil on the maps of 1836 and 1848.

By 1844, Manchester Victoria had superseded Liverpool Road as the passenger terminus and Liverpool Road station and surrounding area became a goods yard. This state of affairs continued into the 20th century and much of the site was used for transport and haulage with the Manchester and Salford Junction Canal extending from the Irwell to the north of the goods yard.

The second moment that changed the direction of the site and area was the opening of Granada Studios in May 1956. Home of Granada Televison (later ITV Granada) the studios produced a great number of TV shows including Coronation Street and World In Action.

When Liverpool Road Station closed in 1975, Granada Television purchased the land some of which became part of the Coronation Street set.

Figure 3. Historic maps of the site and surrounding area

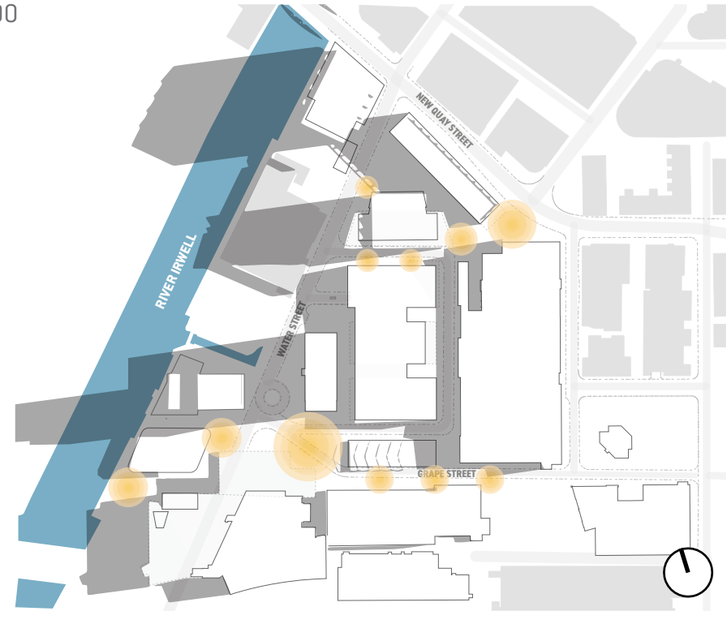
03.3 SUN AND SHADOW

Modelling of the sunpath throughout the day gives an indication of how the proposed built form will cast shadows and which parts of the site will be sunny at certain points of the day. Figure 4 shows a series of plans indicating shadows in June.

This information has been used to influence the programming and activation strategies as well as the planting strategy. The series of plans show the shadow path through the day. Also marked on the plan are those spaces that will recieve sun and it is these spaces that people are more likely to congregate and dwell.

The analysis shows that during the morning the area around festival square will recieve sunshine whilst in the afternoon and into the evening spaces along the River Irwell will be in sunshine.

09:00



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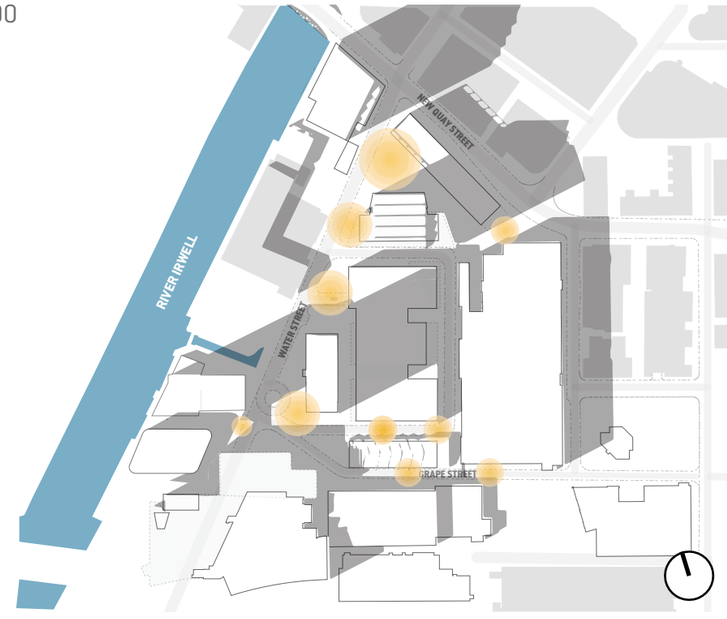
15:00



18:00

Figure 4. Sun and shadow analysis

03.4 MOVEMENT

Analysis of the pattern of movement within the masterplan area shows how within the site pedestrians have free movement whilst vehicle access is strictly controlled beyond Water Street and Quay Street.

Thresholds at the main points of entry into the site area will emphasise the switch from a vehicle-priority to pedestrian-priority streetscape.

Within the site vehicle movement will be access controlled with one-way routes returning to Water Street at Festival Square.

Vehicle access can be managed to facilitate public events throughout the year, the main example being Manchester International Festival where vehicle access will be restricted across the estate to ensure unrestricted visitor movement. Please refer to separate site management strategy for full details of estate management plan.

MOVEMENT ANALYSIS

- Footpath circulation
- Vehicular circulation
- Controlled vehicle movement
- St. John's pedestrian and cycle zone
- Vehicle control point
- Thresholds
- Riverside walk

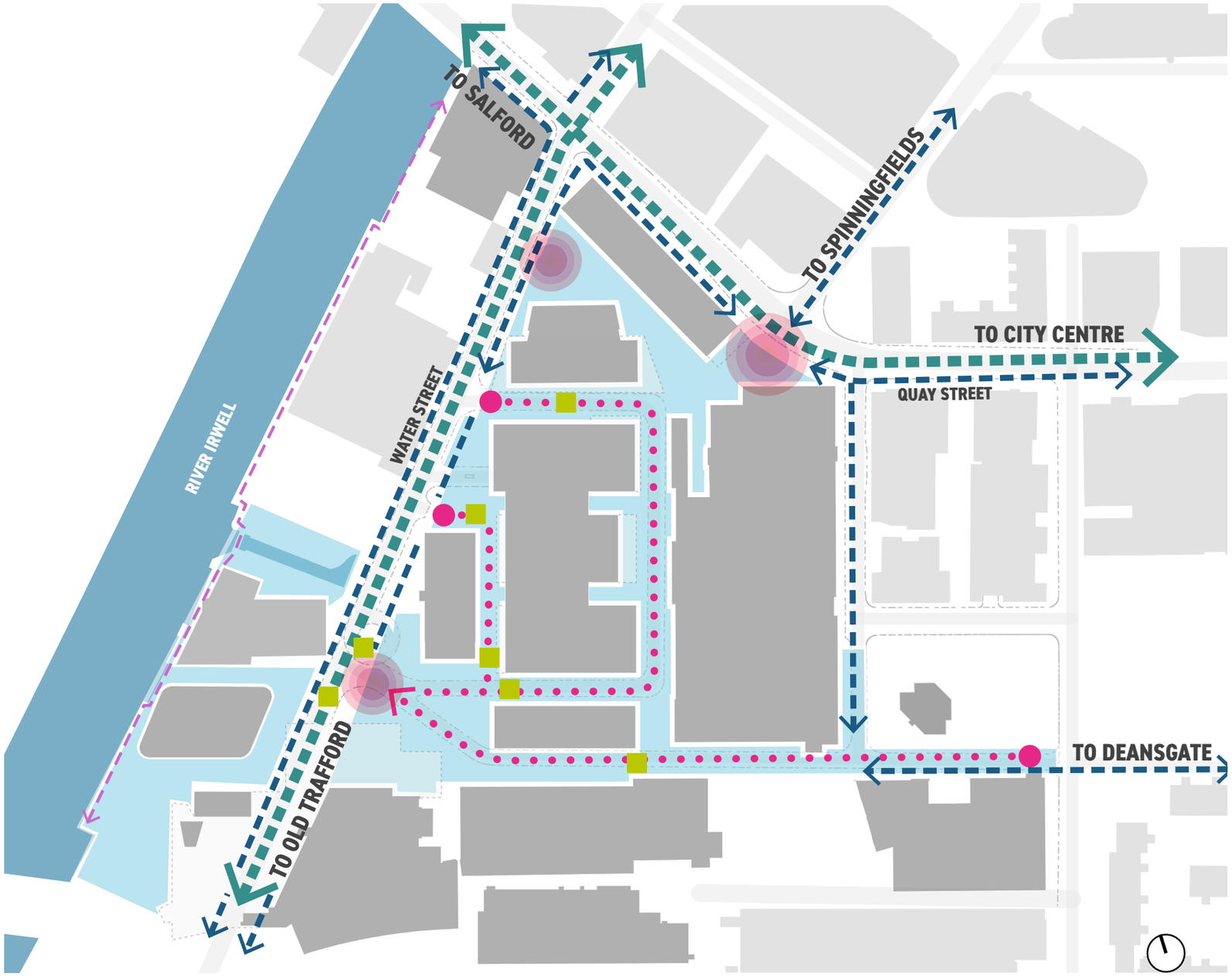


Figure 5. Movement analysis

03.5 ACTIVE FRONTAGES

A study of where there will be commercial units within the masterplan buildings demonstrates that there is a great opportunity to maximise the active frontages and create a dynamic streetscape.

Taking reference from New York's meat packing district, the bold and simple landscape treatment will be non-prescriptive and allow the individuality of retailers to shine through. The large number of commercial units fronting the main thoroughfares shows that there is potential for the masterplan of St John's to act as a unifying carpet and a platform for activation.

ACTIVE FRONTAGE ANALYSIS

Active frontages

Figure 6. Active frontage analysis

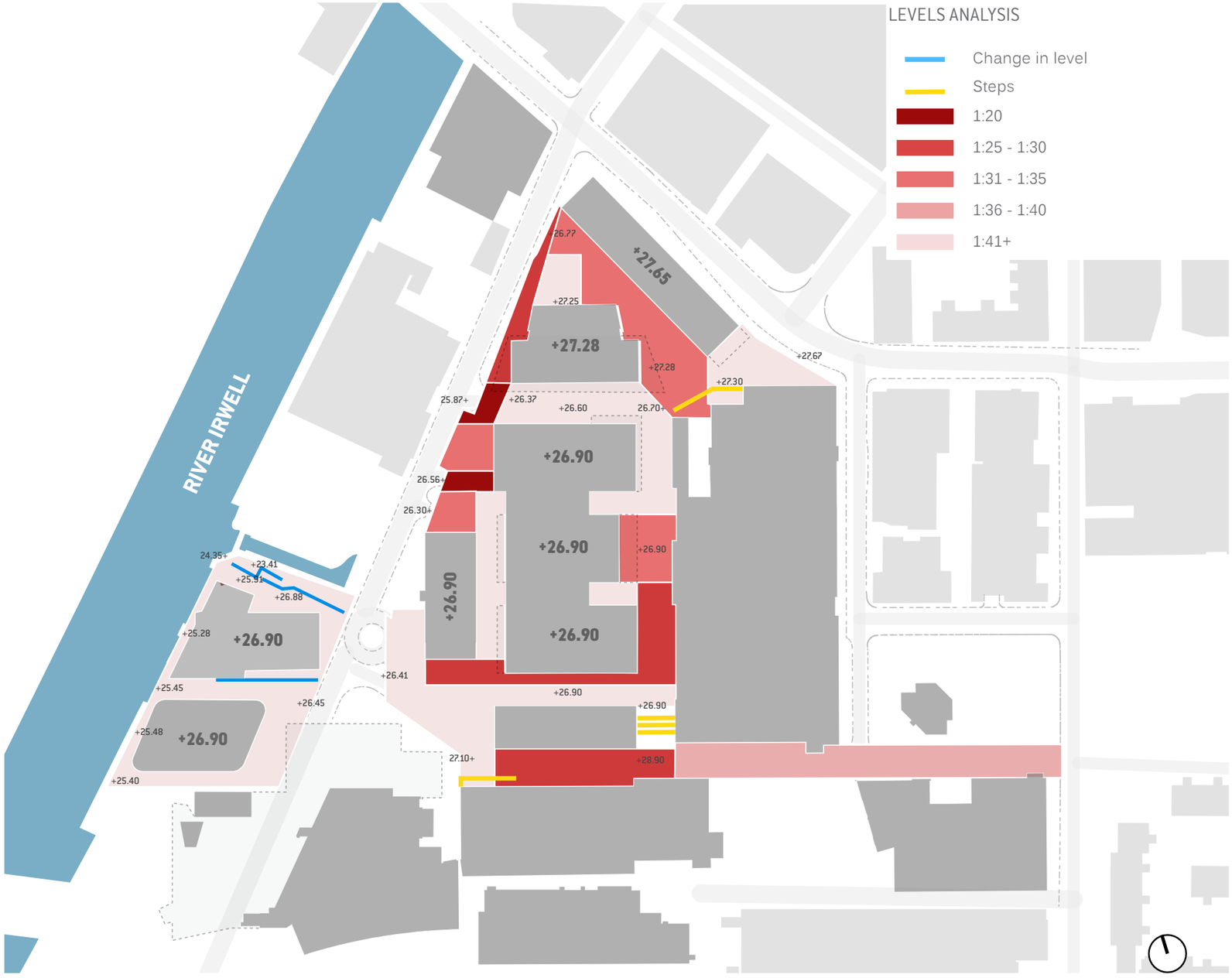
03.6 LEVELS

The overarching levels strategy across the site is to ensure an accessible transition from St Johns to existing conditions such as Water Street, New Quay Street, Old Granada Studios and Bonded Warehouse. In addition, great care has been taken to ensure ground floor building levels are set to mitigate the need for steps, creating an assessible and easily navigable public realm.

Existing levels along Water Street fall relativity steeply from the junction with New Quay Street to the proposed underground car park entrance by approximately 1.5m before raising back up again along the remaining length of Water Street by approximately 600mm as it passes under The Factory. Existing levels on New Quay Street are relatively consistent deviating by approximately 300mm along the length that interfaces with St Johns.

In addition to tying the public realm into surrounding existing levels, the strategy has also been influenced by United Utility flood levels requirements which has set minimum ground floor building levels. This has resulted in a relativity 'flat' area towards the centre of the masterplan encompassing Tower 1, Manchester Goods Yard, the western elevation of Old Grandad Studios and the northern elevation of No1 Grape Street.

Steps have been introduced in two locations across the masterplan. A set of steps is required to mitigate the levels change between No1 Grape Street and Old Granada Studios down towards Grape Street, in this instance levels of Grape Street have for the most part remained as existing due to retention of existing building in this area of the masterplan. In addition, a set of steps has been introduced to mitigate the level change from 'St John's Gateway' to the new entrance into Old Granada Studios, providing level access across this key gateway space and into St John's.


LEVELS ANALYSIS
Change in level
Steps
1:20
1:25 - 1:30
1:31 - 1:35
1:36 - 1:40
1:41+
RIVER IRWELL
+27.65
+27.28
+26.90
+26.90
+26.90

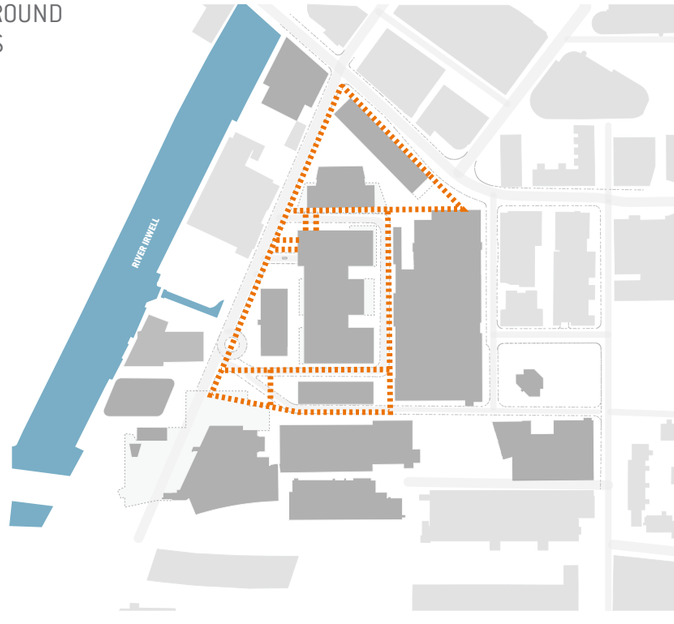
03.7 CONSTRAINTS

There are various constraints that affect how the site masterplan has emerged. The existing network of underground services is extensive and it has been the design intent to avoid conflicts with existing services and proposed trees or street furniture. There are also easements to the northern service road associated with the sub-station located within Manchester Goods Yard.

Another constraint is the basement that extends into the public realm around Manchester Goods Yard and St John's Place. The free zone between finished surface level and the top of the basement slab is 800mm and all aspects of the landscape have to be able to function in this zone.

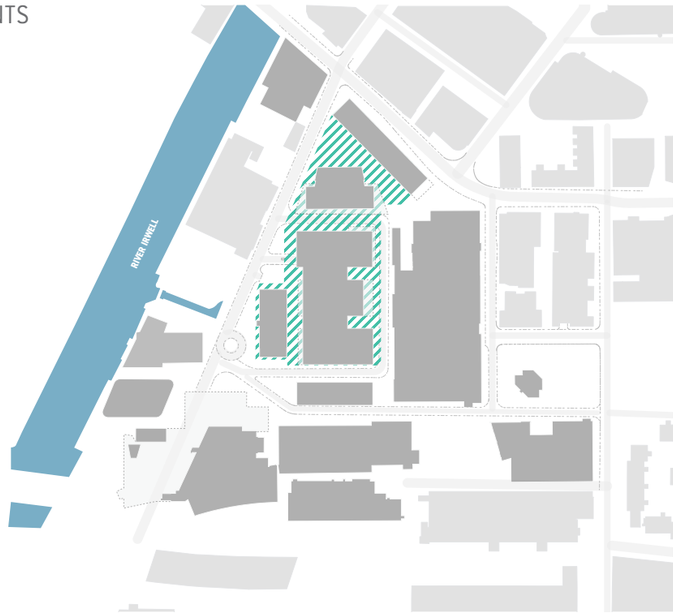
HGV service routes through the site have dictated tree positions and material choices where they are present.

UNDERGROUND SERVICES



EASEMENTS AND WAYLEAVES

BASEMENTS



HGV SERVICE ROUTES

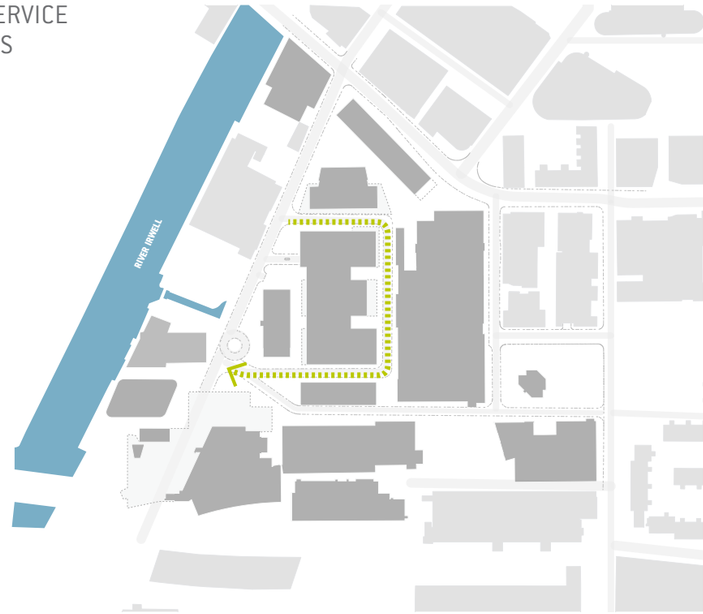


Figure 8. Site constraints analysis

04 PUBLIC REALM MASTERPLAN

04.1 APPROACH

The design strategy for St John's reflects the vision and concepts set out previously in this document as well as responding to the various strands of analysis that have also been discussed.

The key principles for the St John's Masterplan are to:

- Create a platform for activation
- Define a new quarter for Manchester
- Use high quality, robust materials

The illustrative masterplan shows the full extent of the scheme, the external spaces that will be created and how these will interact with the associated built form.

The main spaces comprise:

- St John's Place
- Manchester Goods Yard
- Festival Square

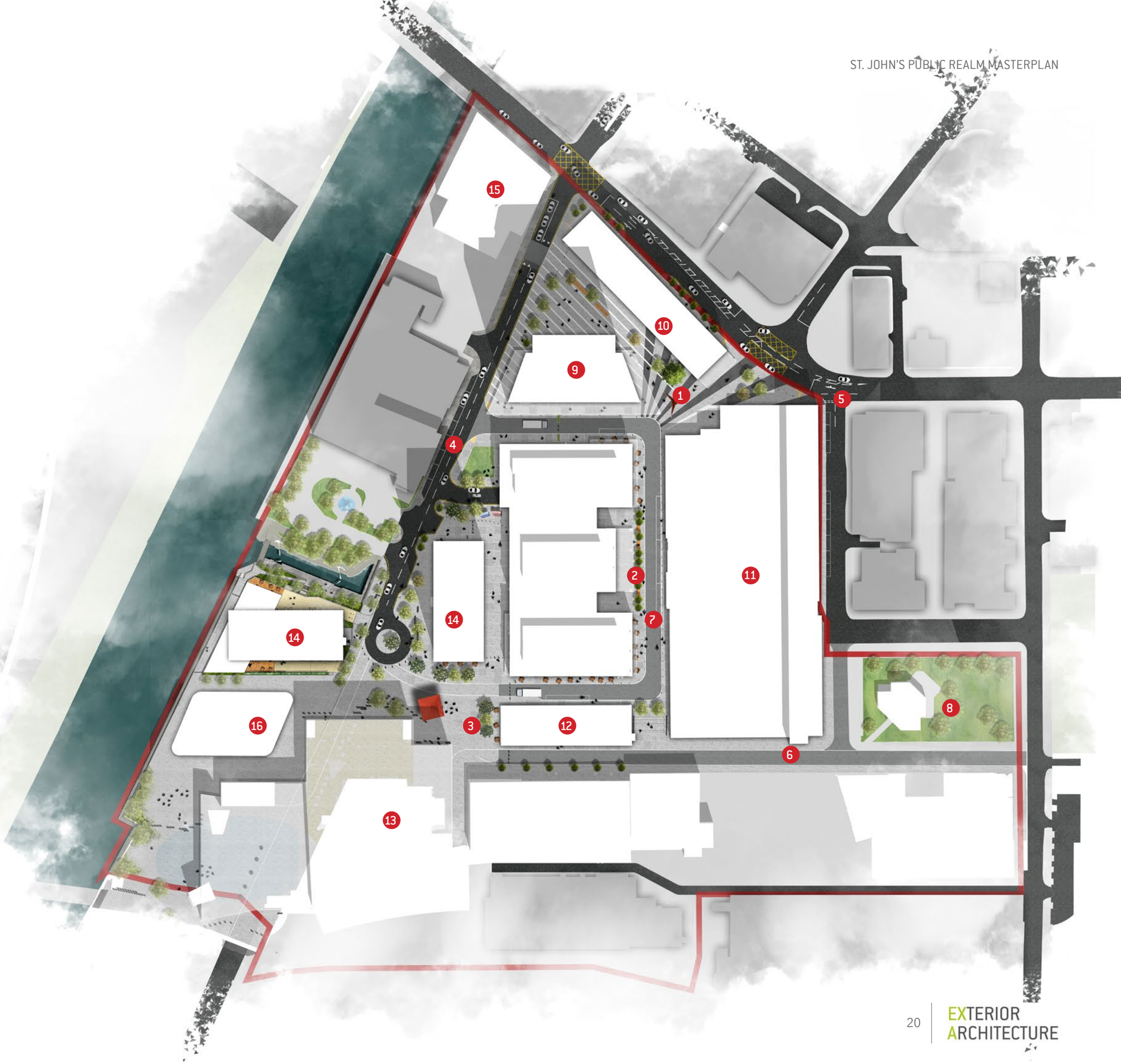
Each of the above spaces has unique characteristics that are reflected in the design solution whilst a site-wide commonality of materials will tie the masterplan area together.

Each of these areas is explored in more detail within this chapter.

View looking across the River Irwell towards Riverside

04.2 PUBLIC REALM MASTERPLAN

1. St John's Gateway
2. Manchester Goods Yard
3. Festival Square
4. Water Street
5. Quay Street
6. Grape Street
7. Studio Boulevard
8. Breeze Gardens
9. St John's Place
10. Globe & Simpson
11. Old Granada Studios
12. No 1 Grape Street
13. Factory
14. Nickel & Dime
15. Albert Shed
16. Media Cube



04.3 PROGRAMMING AND ACTIVATION STRATEGY

Creating a platform for activation is a key principle of the St John's Masterplan and so it follows that the programming strategy is developed to maximise every opportunity for bringing activation into the site.

Central to the programming strategy is Festival Square and Factory. This space is envisaged as a multi-functional plaza that can host large scale events such as the Manchester International Festival.

A further public space will be created at St John's Place in the northern part of the masterplan area. This space will respond to the associated buildings.

- Festival Square
- St John's Place
- "Pop up" events spaces
- Studio Boulevard
- St. John's Gateway
- Riverside
- Breeze Garden
- Canal basin
- Factory Square

04.4 FURNITURE STRATEGY

The approach to street furniture across the masterplan is aimed at retaining flexibility within the public realm whilst allowing the opportunity to dwell within a comfortable, safe and secure environment.

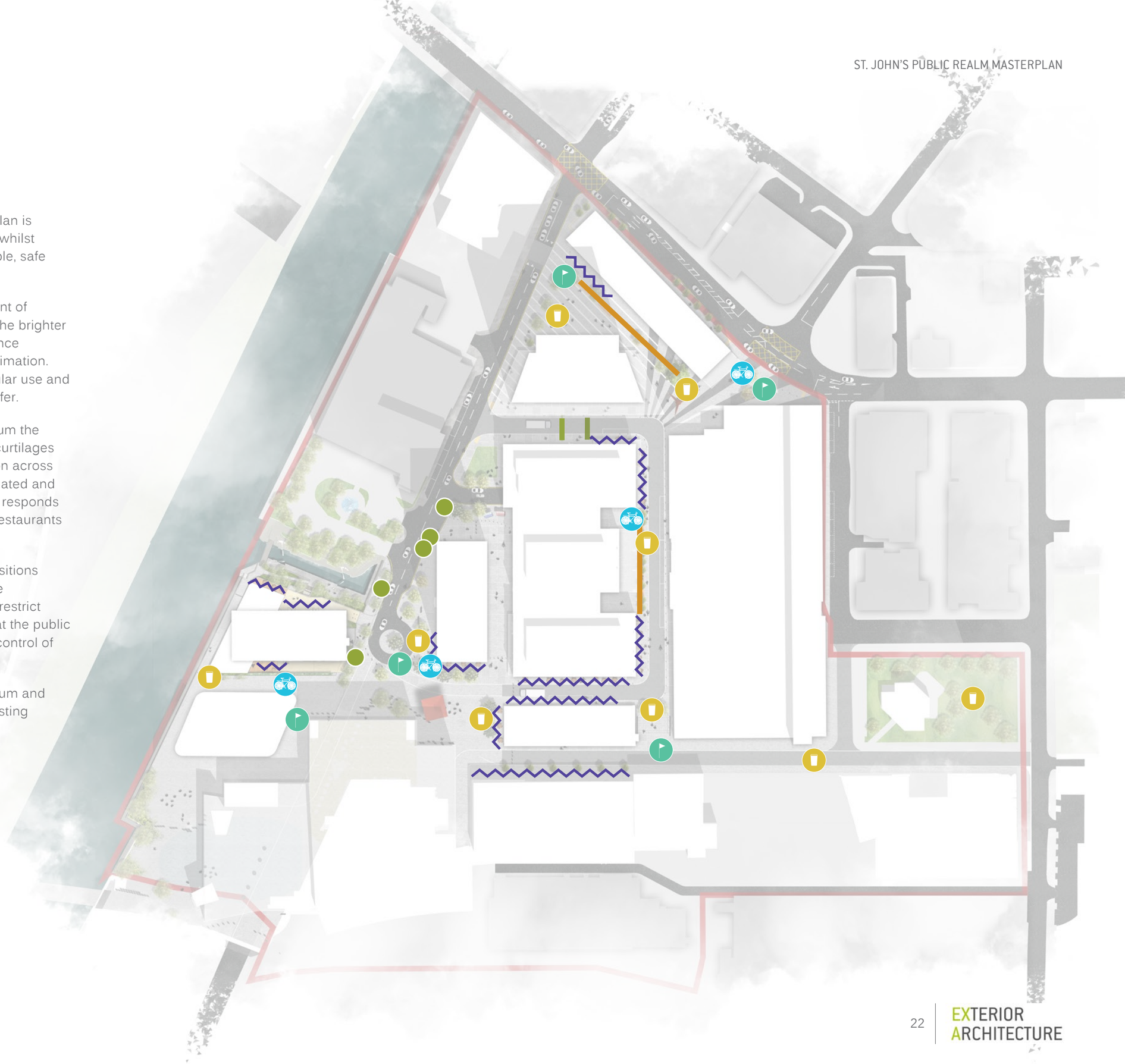
Using the sun and shade analysis and as assessment of ground floor use, fixed furniture is proposed within the brighter and sunnier areas of the site whilst helping to enhance office entrance locations by creating activity and animation. Locating fixed furniture in this way encourages regular use and enhances a persons experience of the spaces on offer.

Whilst fixed furniture is deliberately kept to a minimum the opportunities for loose furniture to inhabit building curtilages is maximised by the extensive ground floor activation across the masterplan. This approach will result in an animated and continually changing public realm atmosphere as it responds and adapts to the requirements of bars, cafés and restaurants across the masterplan.

Bins and signage have been located at strategic positions across the masterplan through consultation with the management team. Automatic bollards are used to restrict service and delivery vehicle movement ensuring that the public realm remains a pedestrians first environment, the control of which is from a centralised site management suite.

The use of free-standing planters is kept to a minimum and located in areas of the masterplan where due to existing easements in-ground planting isn't permitted.

- Fixed seating
- External demise area for ground floor units
- Bins
- Signage and wayfinding
- Visitor cycle parking
- Free standing planters



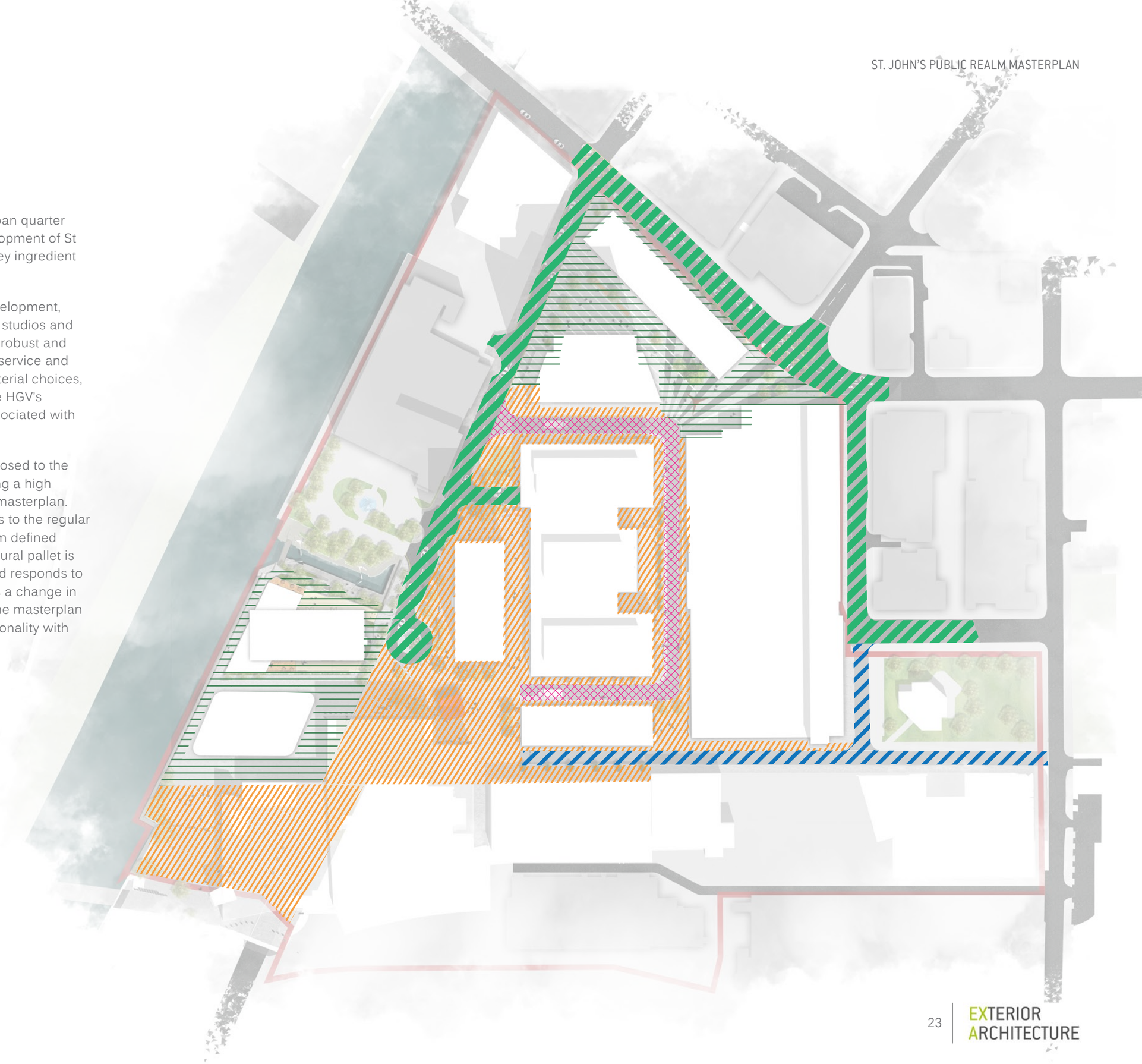
04.5 SURFACE STRATEGY

It is the intention to create a new and distinct urban quarter within Manchester City Centre through the development of St John's and the choice of surface materials is a key ingredient in achieving this.

Due to the mixed-use nature of the St John's development, the site includes offices, cafes, restaurants, bars, studios and apartments, the proposed surfacing needs to be robust and hard wearing. Consideration of the frequency of service and delivery vehicles needs to be reflected in the material choices, this is particularly true when accommodating the HGV's vehicles that will service the retained studios associated with Old Granada Studios.

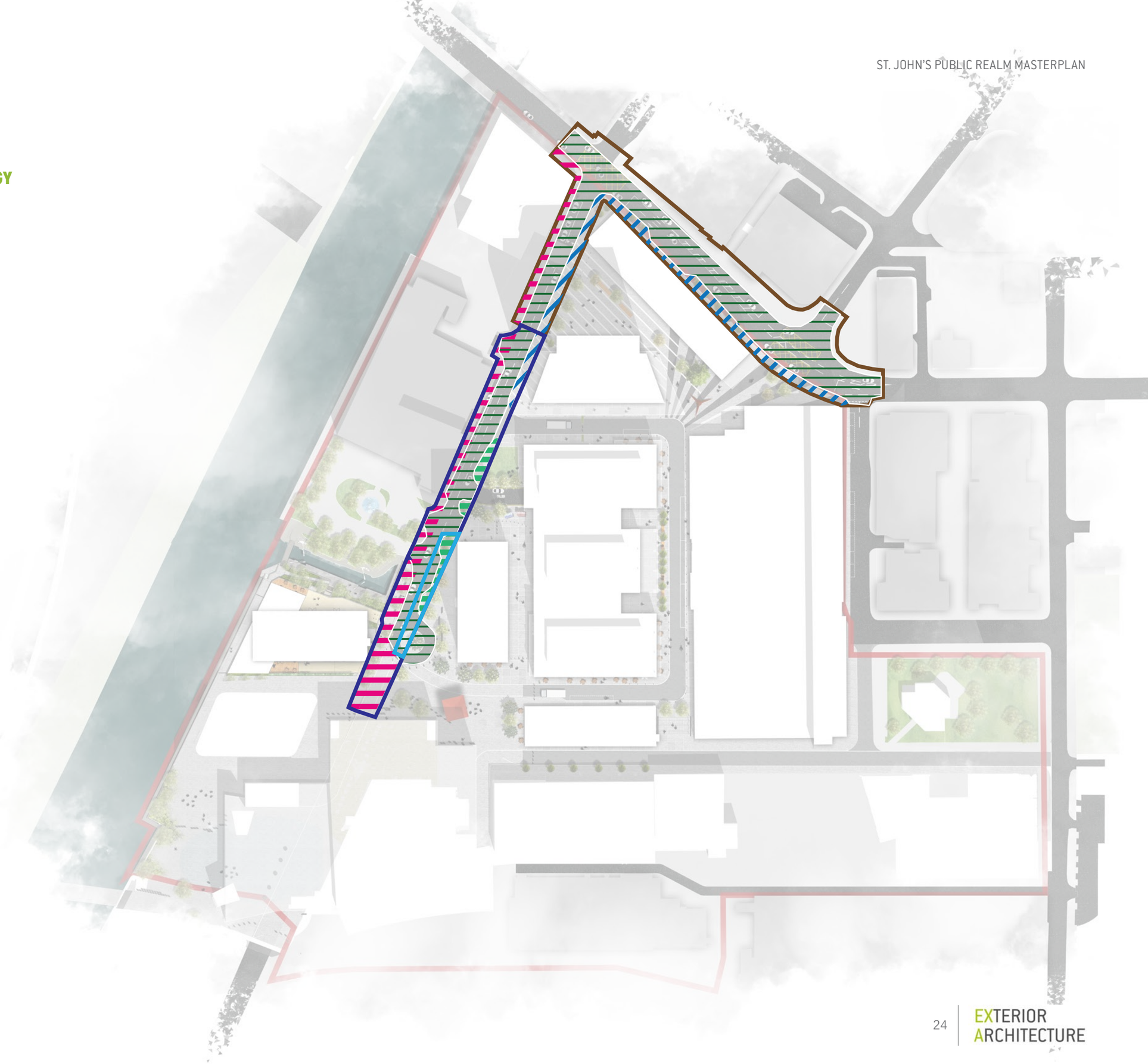
The use of in situ concrete in a 3x3m grid is proposed to the areas defined by Manchester Goods Yard creating a high quality yet robust surface within this area of the masterplan. The grid acts as a unifying element and responds to the regular geometry of the buildings. Within the public realm defined by St John's Place and Globe and Simpson a natural pallet is proposed, here the grid becomes more linear and responds to the geometry of Globe and Simpson, this creates a change in character which helps define this space within the masterplan whilst the use of regular geometry retains commonality with the wider site.

- Natural stone
- Cobble (re-use)
- Concrete -in-situ or large format pre-cast
- Mortared tarmac
- Water Street / Adopted highway



04.6 ADOPTED HIGHWAYS SURFACE STRATEGY

- Natural stone paving
- Large format pre-cast concrete paving
- Concrete -in-situ or large format pre-cast
- Black macadam
- Paving to match existing
- MGY adopted highways
- G&S adopted highways
- T1 Adopted highways



04.7 TREE STRATEGY

Tree planting within the public realm masterplan is driven by two mains aims, the desire to create a green external environment that retains flexibility of the ground plain and the need to mitigate excess wind as a result of tall buildings. Trees have been located where they will have the maximum impact with reference to the above aims.

The introduction of green infrastructure requires careful consideration of microclimate and species selection to ensure trees thrive within the site. When deciding on tree planting locations consideration has been given to the sun / shade analysis along with the wind assessment and recommendations. The introduction of trees will create new green infrastructure corridors within the city centre, enhance air quality, help with drainage and increase biodiversity.

In addition to the above, consideration has been given to tree planting over the basement to ensure tree pits within this area of limited depth can be accommodated therefore avoiding the need to trees in planters.

A mixture of evergreen and deciduous trees is proposed across the site to ensure seasonal variation and aid with wind mitigation. Based on the number of trees removed to accommodate the development of St John's (working on a 3:1 replacement), a minimum of news 35 trees is required across the site.

SPECIES	COMMON NAME	SIZE
Pinus Nigra 'Austriaca'	Austrian Pine	50-60cm girth
Gleditsia triacanthos 'Skyline'	Honey Locust 'Skyline'	50-60cm girth
Catalpa bignonioides	Indian Bean Tree	50-60cm girth
Gingko biloba 'Princeton Sentry'	Fastigiate Maidenhair Tree	30-35cm girth
Ilex castaneifolia	Chestnut-leafed Holly	30-35cm girth
Ostrya carpinifolia	Hop Hornbeam	Multi-stem, 2-2.5m height
Betula utilis jacquemontii	White-barked Himalayan Birch	Semi-mature, 5-5,5m height

04.8 ARTS STRATEGY

Public art forms a key component of the St John's masterplan and a series of specifically commissioned pieces are proposed within the public realm. The arts strategy identifies key locations within the public realm where art will enhance the user experience, provide a focal point and act to drawn people into a through St John's from the surrounding areas of the city centre. The individual interventions will be commissioned as each plot is developed through mini competitions involving invited public art consultants.

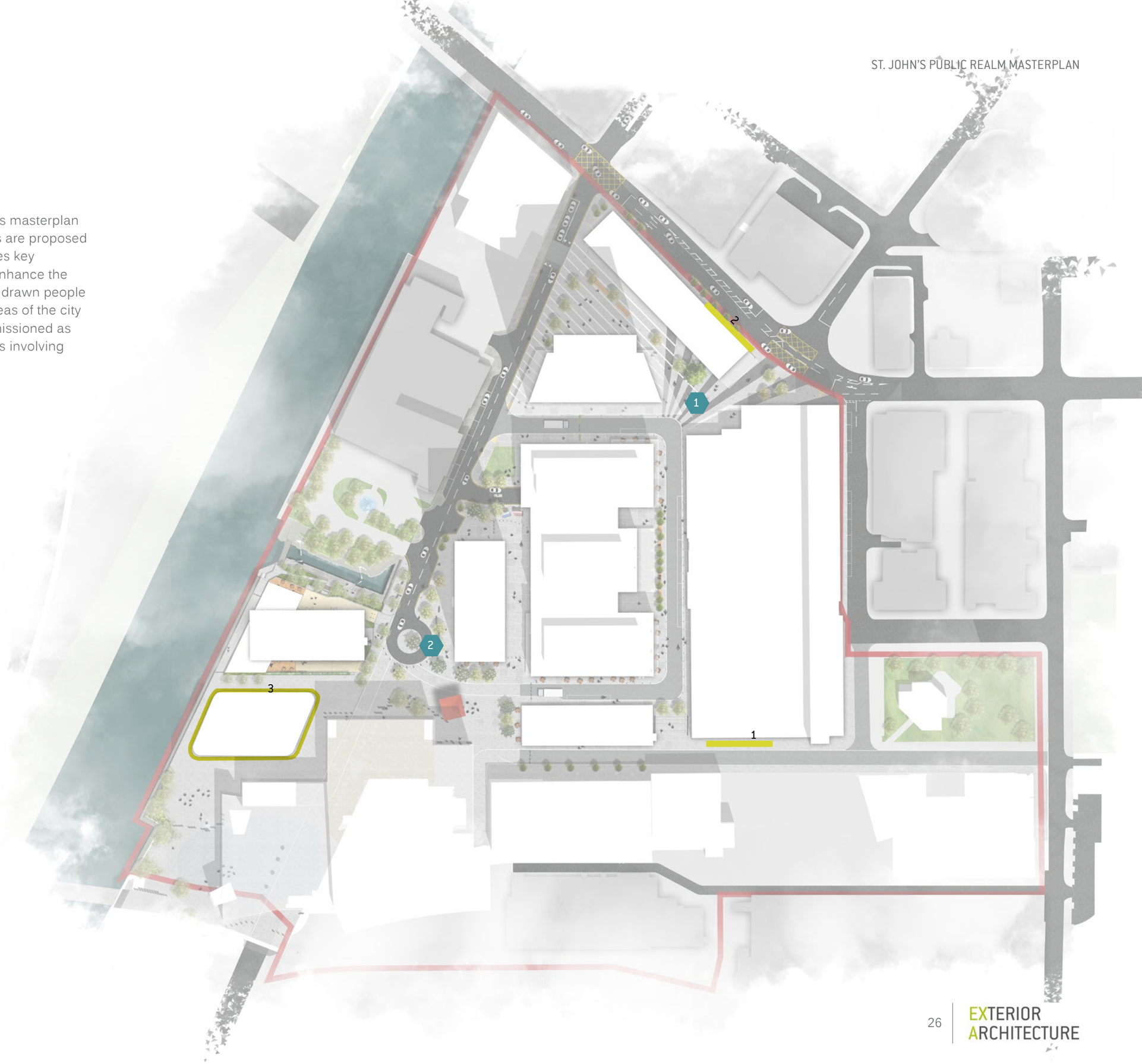
1 Static sculpture

2 Interactive canopy

1 Art installation to end of Studio 12

2 Art installation to Globe & Simpson

3 Multimedia facade



04.9 LIGHTING STRATEGY

The required lighting levels for the public realm will be achieved through building mounted units across most of the development. This will reduce clutter within the external spaces and further reinforce the intention to provide a multi-functional external environment that can be curated for a number of activities.

In addition to this, elements within the public realm will be accentuated using feature lighting. This includes up-lighting trees and incorporating lighting in the fixed seating elements located in St John's Place and to the frontage of Manchester Goods Yard.

The only element of functional public realm lighting that isn't building mounted will be the inclusion of catenary lighting along Studio Boulevard between Manchester Goods Yard and Old Granada Studios.

This sets out the lighting scheme for the development, including the illumination of any part of buildings and all areas of public realm during the period between dusk and dawn, when all lights will be in operation as shown on the plan opposite once the development is fully constructed. Lighting plans are provided in support of each application to discharge relevant conditions.

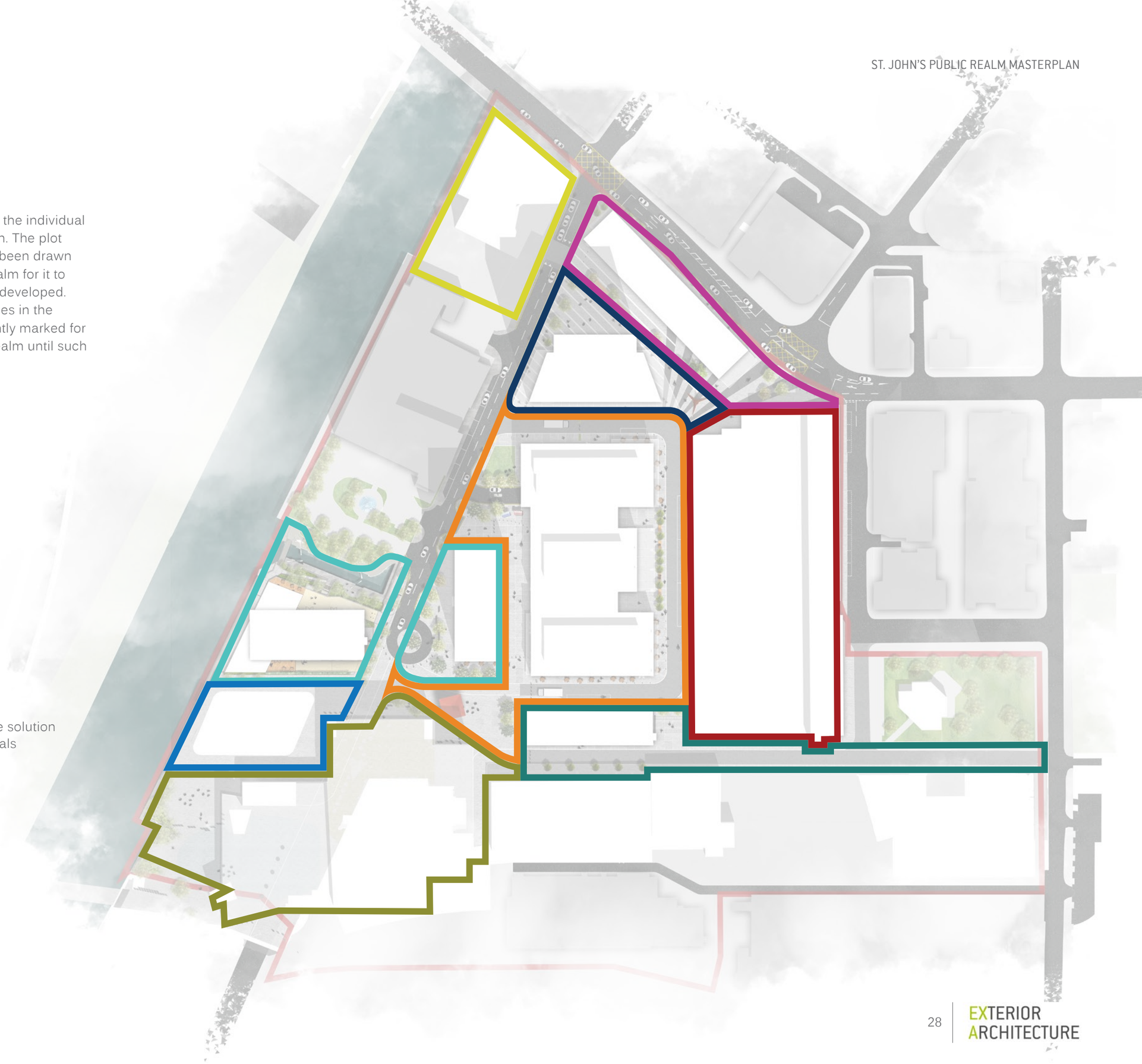
To provide full details of such a scheme, examples of all lighting columns and fittings and type of illumination are provided in line with this diagram on the following page. The impact on occupiers of nearby properties will be mitigated by ensuring that the lighting is predominantly downcast and any uplit features will be away from residents located in Leftbank and nearby residents located in T1 and T2 to control glare and overspill onto nearby residential properties. The designs shall be implemented in relation to each relevant phase of development and prior to operation of each phase.

04.10 DELIVERY STRATEGY

The delivery of the public realm will be as part of the individual development plots located across the masterplan. The plot boundaries indicated on the plan opposite have been drawn to ensure each phase has the required public realm for it to function in isolation ahead of further plots being developed. These boundaries will be marked by hoarding lines in the short term and any development plots not currently marked for development will be used as temporary public realm until such time it is developed.

- Globe and Simpson
- St John's Place *
- Manchester Goods Yard
- Old Granada Studios
- Grape Street *
- Tower 1, 2
- The Factory
- Albert Shed
- T3 Media Cube

* Plots will be subject to temporary landscape solution ahead of full development, temporary proposals subject to separate application process.



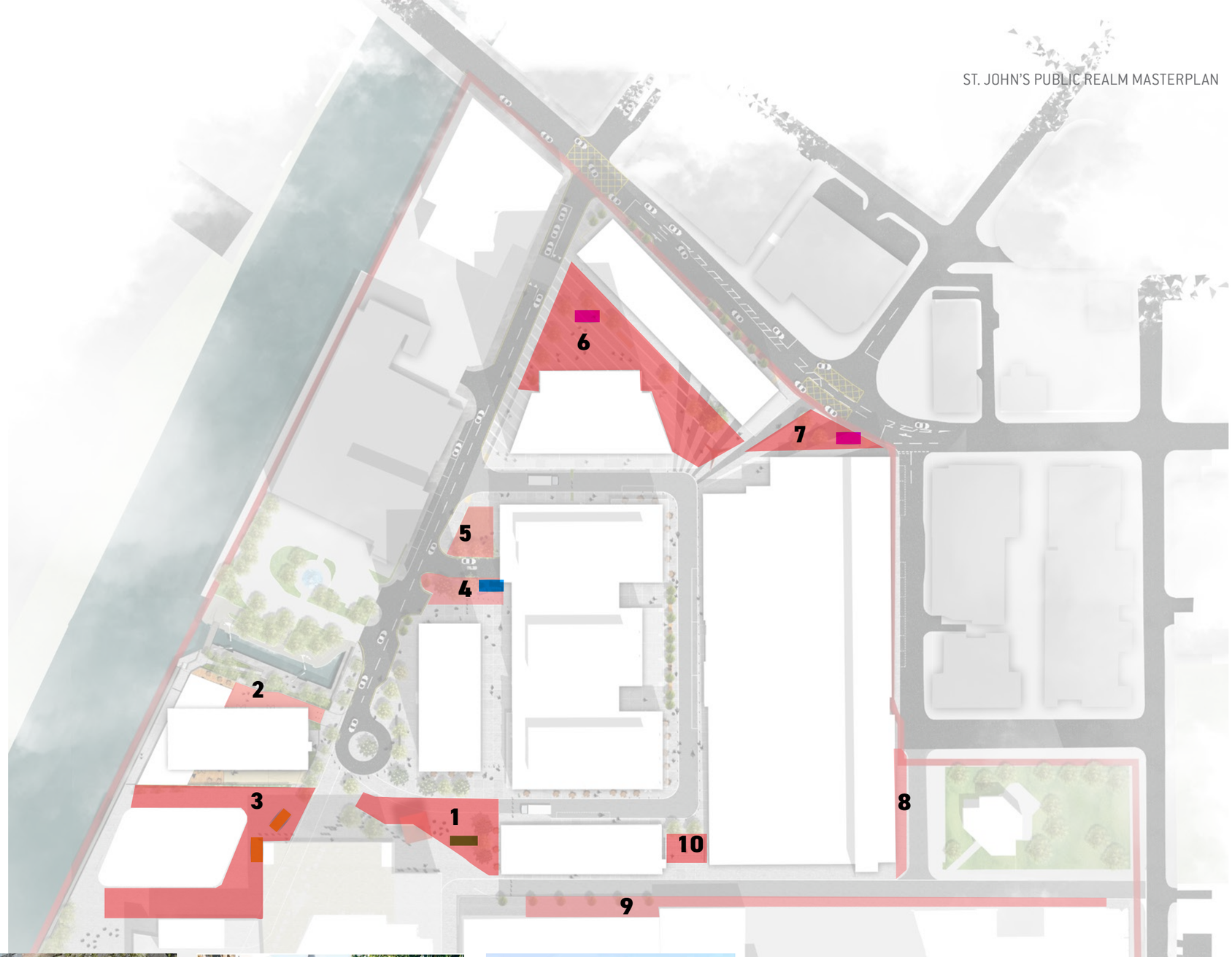
05 COMMERCIAL OPPORTUNITIES

05 COMMERCIAL OPPORTUNITIES

05.1 KEY SPACES

Due to the nature of St John's development, the site offers a series of key open spaces which can accommodate different out street commercial opportunities.

1. Festival Square
2. T2 remaining land
3. T3 remaining land
4. Southern car park ramp strip
5. Northern car park ramp plot
6. SJP Pavilion plot
7. St John's Square
8. OGS Streep pavement
9. Grape Street pavement
10. Studio Way steps



Food trucks

Market Pavilions

Temporary structures

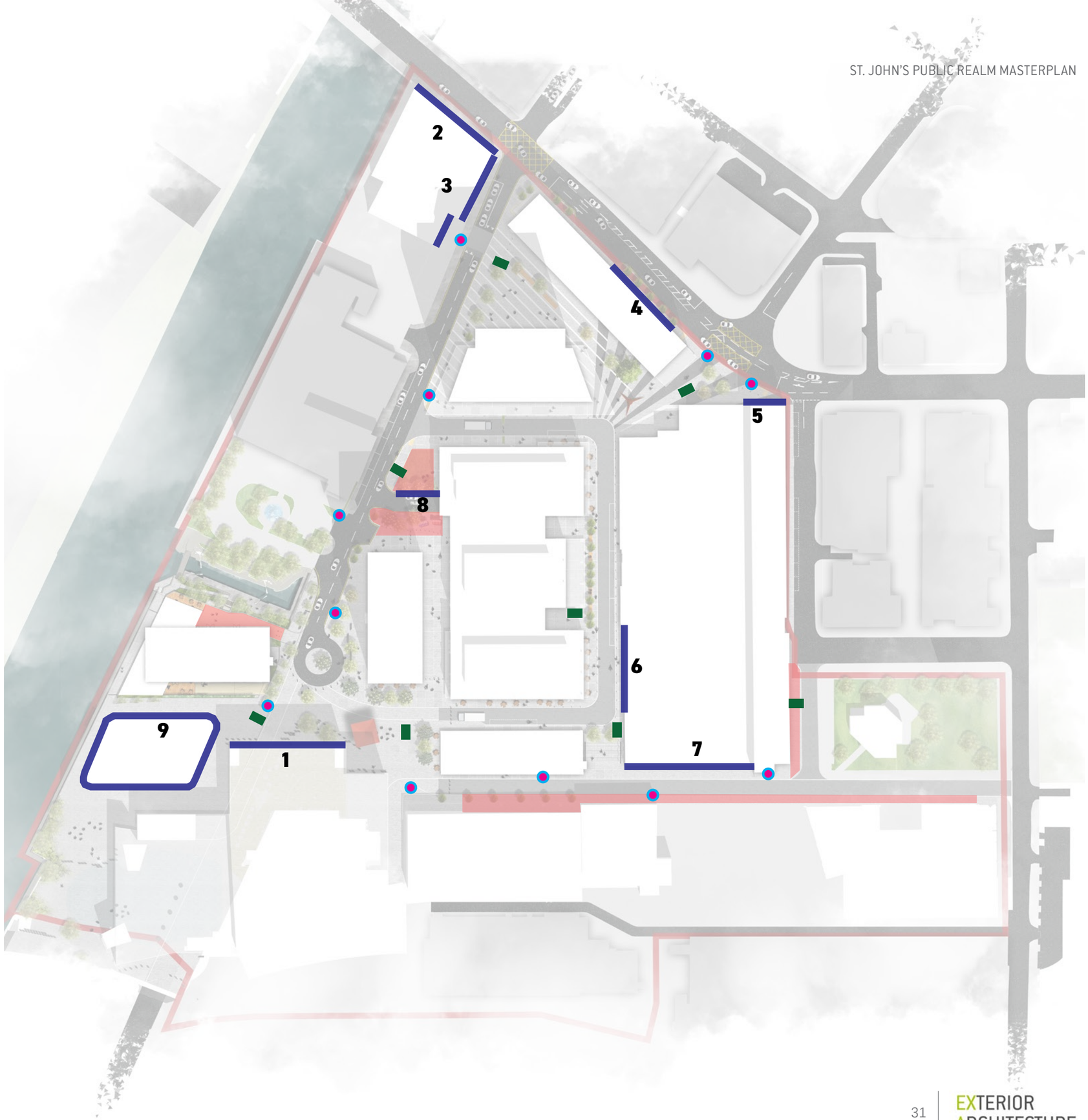
Statement pavilions

05.2 ADVERTISING STRATEGY

1 Factory northern facade
2 Albert Sheds New Quay Street Ffacade
3 Albert Sheds Water street facade
4 G&S New Quay Street Facade
5 HQ Building northern facade
6 OGS Studio Way facade
7 OGS Grape Street Facade
8 MGY Car park ramp
9 T3 Media Cube facade

Potential Lamppost +banner location

Digital Totem



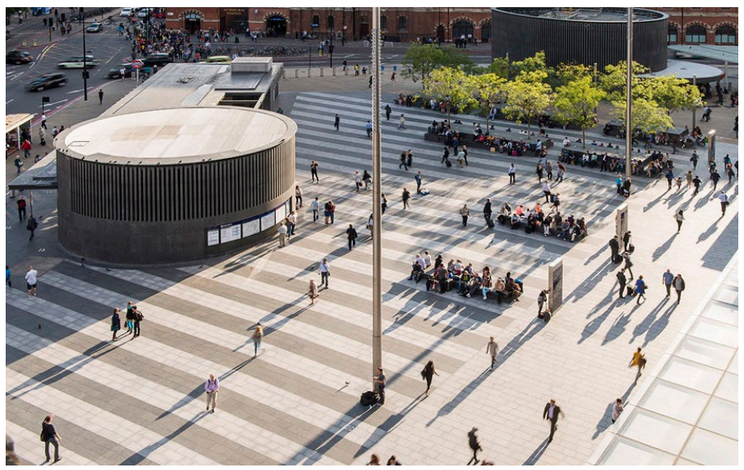
06 KEY SPACES

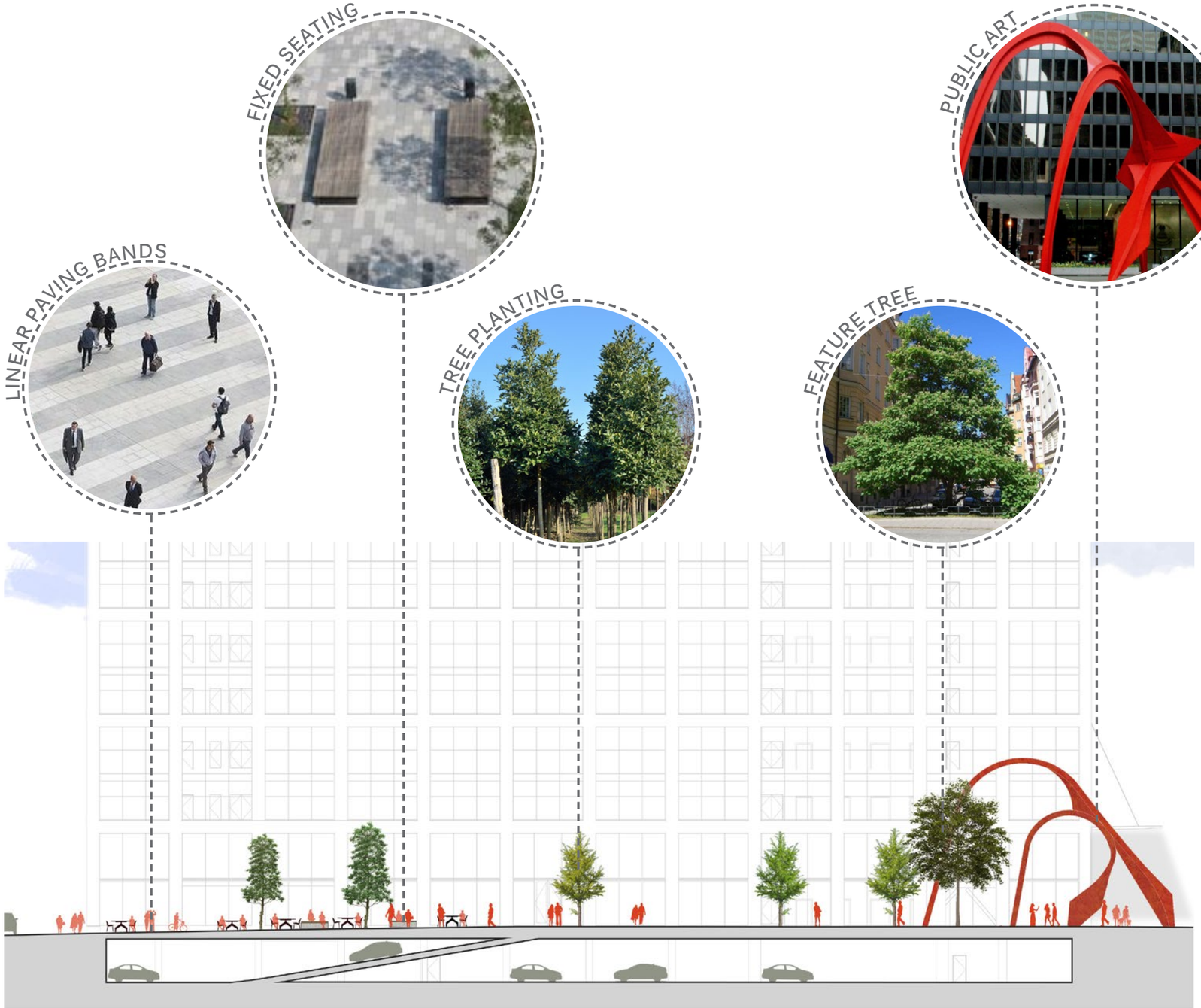
06.1 ST JOHN'S GATEWAY

St John's Gateway is the key public space that links St John's to Spinningfields and the wider city centre. It forms the main northern gateway into the site and acts to drawn people off New Quay Street past Globe&Simpson and St John's Place towards Manchester Good Yard and Studio Boulevard where the main hub of bars, café's and restaurants will be located.

The design reflects the desire to draw people into the site from this location with the contrasting bands of paving emphasising the direction of movement and converging on the point of interaction between Old Granada Studios, St John's Place and Manchester Good Yard, creating a threshold into Studio Boulevard. The space is deliberately open and free from furniture to protect views towards Manchester Goods Yard and aid unrestricted movement through this area of the masterplan. Tree's have been positioned on the paving lines to soften the space, bring an element of human scale and further emphasis the intended direction of travel.

It is the intention to position a major piece of commissioned public art in this space to create intrigue, act as a focal point and further draw people into the site. The artwork has been located so that it is visible with the space without hindering views into the site from New Quay Street and Water Street.

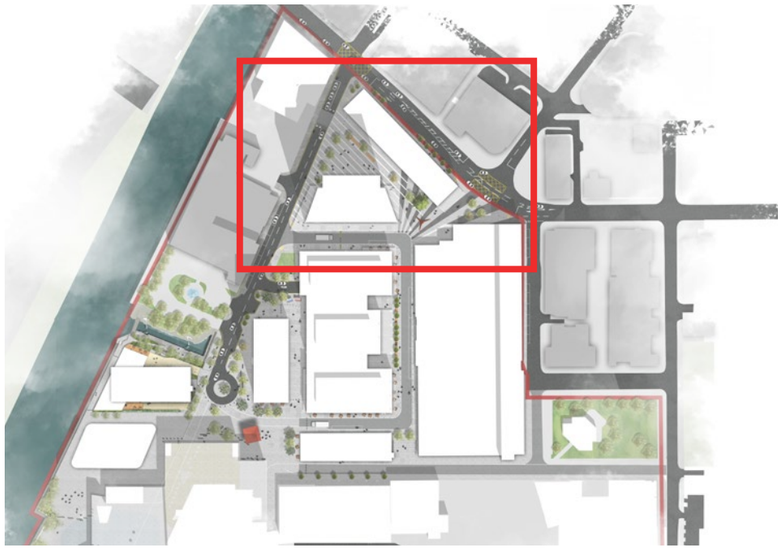


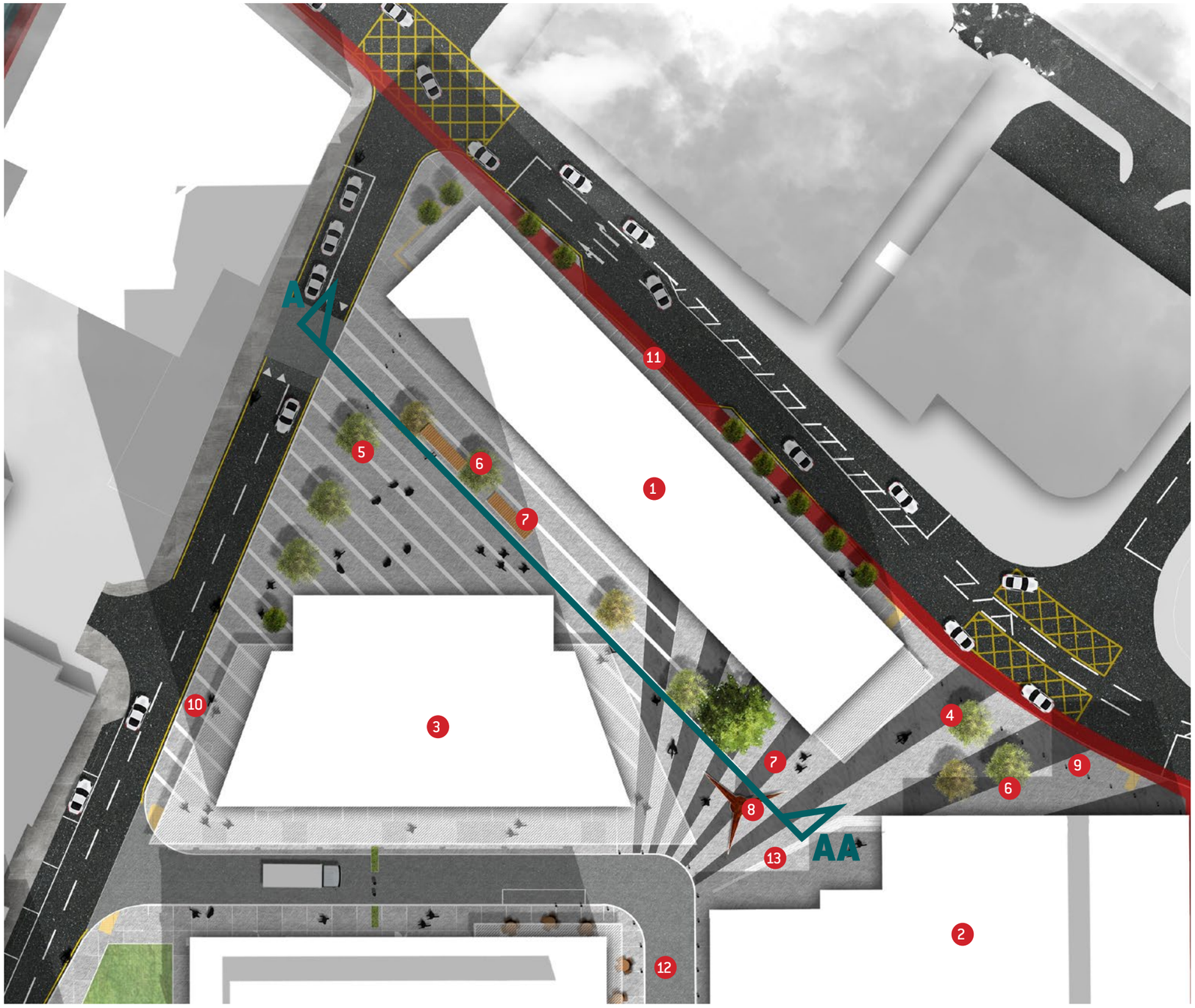


Section A-AA: St. John's Gateway

06.1 ST JOHN'S GATEWAY

1. Globe and Simpson
2. Old Granada Studios
3. St Johns Place
4. Tapered paving bands
5. Linear paving bands
6. Tree planting
7. Fixed seating
8. Public art
9. Bollards to hinder vehicle access
10. Loading and service access to St Johns Place
11. Loading bay for Globe and Simpson
12. Studio Boulevard
13. Stepped entrance





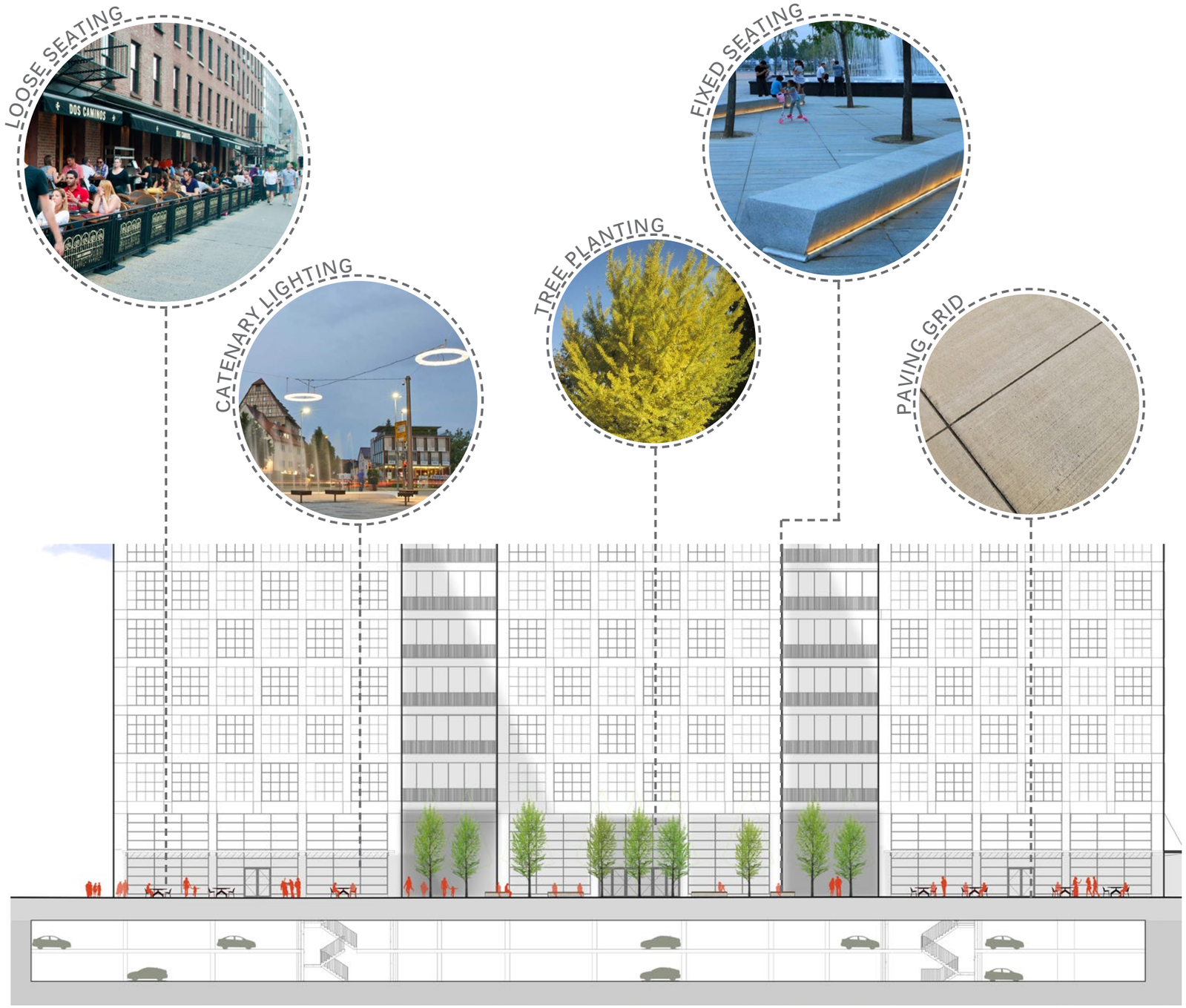
06.2 MANCHESTER GOODS YARD

The public realm associated with Manchester Goods Yard forms the central zone of the masterplan. It is characterised by a regular paving grid that responds to the geometry of the Manchester Goods Yards building, the grid acts as a unifying element creating visual connections with the buildings that surrounding it.

This area of public realm is required to accommodate regular service vehicle movements including HGVs to the retained studios. As such the paving strategy has been developed to identify these routes whilst retaining a pedestrian first environment and single surface approach.

A series of trees and fixed seating elements are proposed to the main entrance of Manchester Goods Yard along Studio Boulevard, this both enhances the street scene and creates activity and animation to the office entrance.

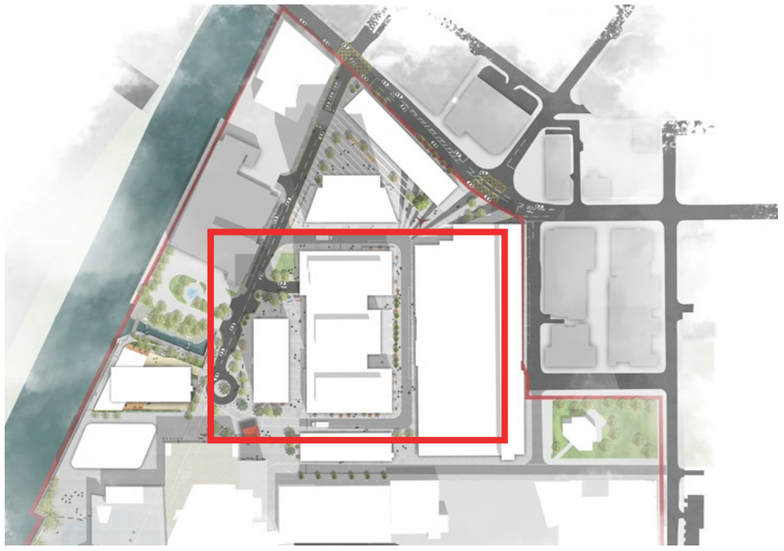
This area of the masterplan benefits from extensive active frontage with café, bar and restaurant units within the ground floor of most buildings. As such space has been reserved to the building curtilages allowing loose furniture to inhabit and animate the streets and covered walkways.

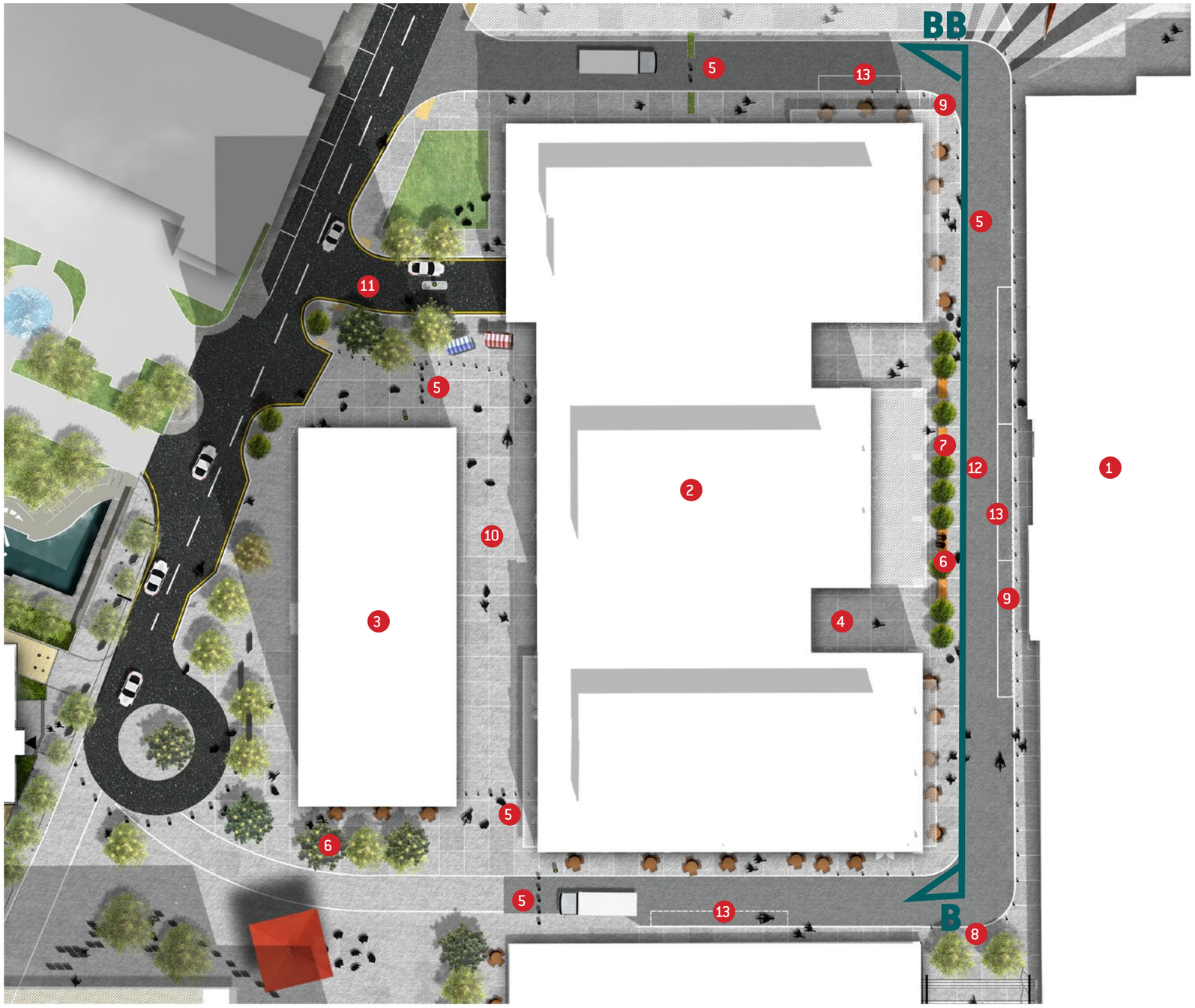


Section B-BB: Manchester Goods Yard

06.2 MANCHESTER GOODS YARD

1. Old Granada Studios
2. Manchester Goods Yard
3. Tower 1
4. Paving grid
5. Vehicle restriction
6. Tree planting
7. Fixed seating
8. Public art
9. Bollards to hinder vehicle access
10. Loading and service access to MGY
11. Underground car park access
12. Studio Boulevard
13. Loading bays





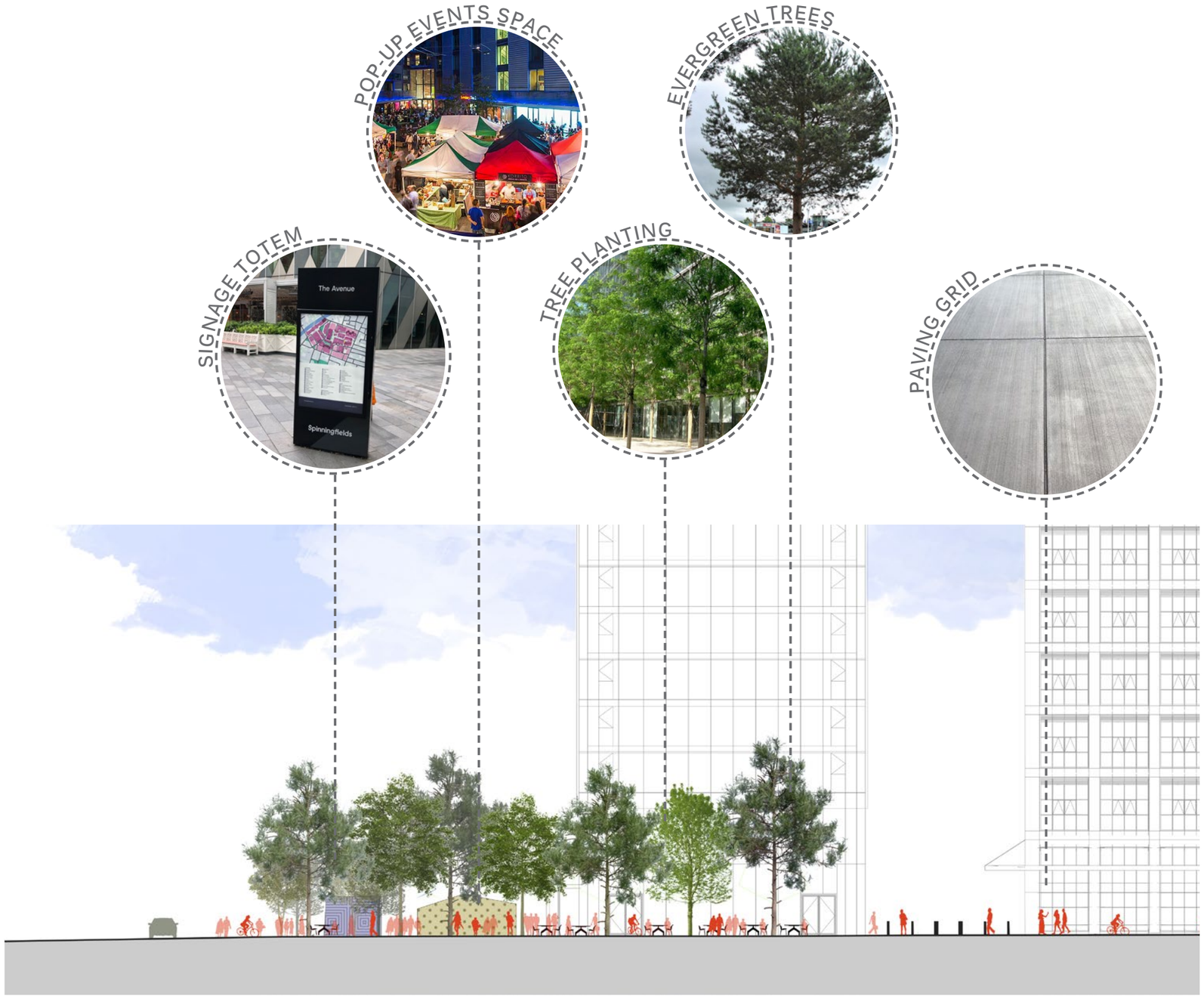
06.3 FESTIVAL SQUARE

Festival Square is envisaged as an open space with little or no fixed furniture ensuring it can accommodate a multitude of different events throughout the year. The public realm elements included in the space, such as tree planting and perhaps fixed furniture, will be situated towards the periphery of the space, ensuring flexibility is maintained.

The main service vehicle route within the St John's development passes through Festival Square before existing onto Water Street. Whist this is designed as a one-way route, The Factory requires service vehicles to enter and exist Festival Square off Water Street as part of its servicing strategy.

The material strategy responds to the requirements for a robust and durable surface that can withstand the vehicle requirements noted above and the operations involved in holding events in the space on a regular basis. In addition, the surface strategy has been designed to demark vehicle routes without the need for bollards or kerbs, again ensuring maximum flexibility of the space is maintained.

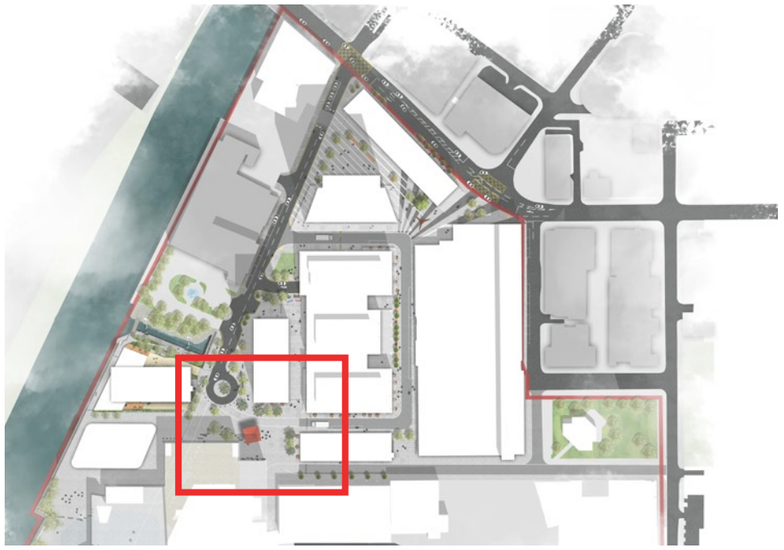
When events are not being held within Festival Square it will be activated via the ground floor units associated with Tower 1 and No1 Grape Street. In addition, the main entrance to The Factory is located on Festival Square which will provide further activation.

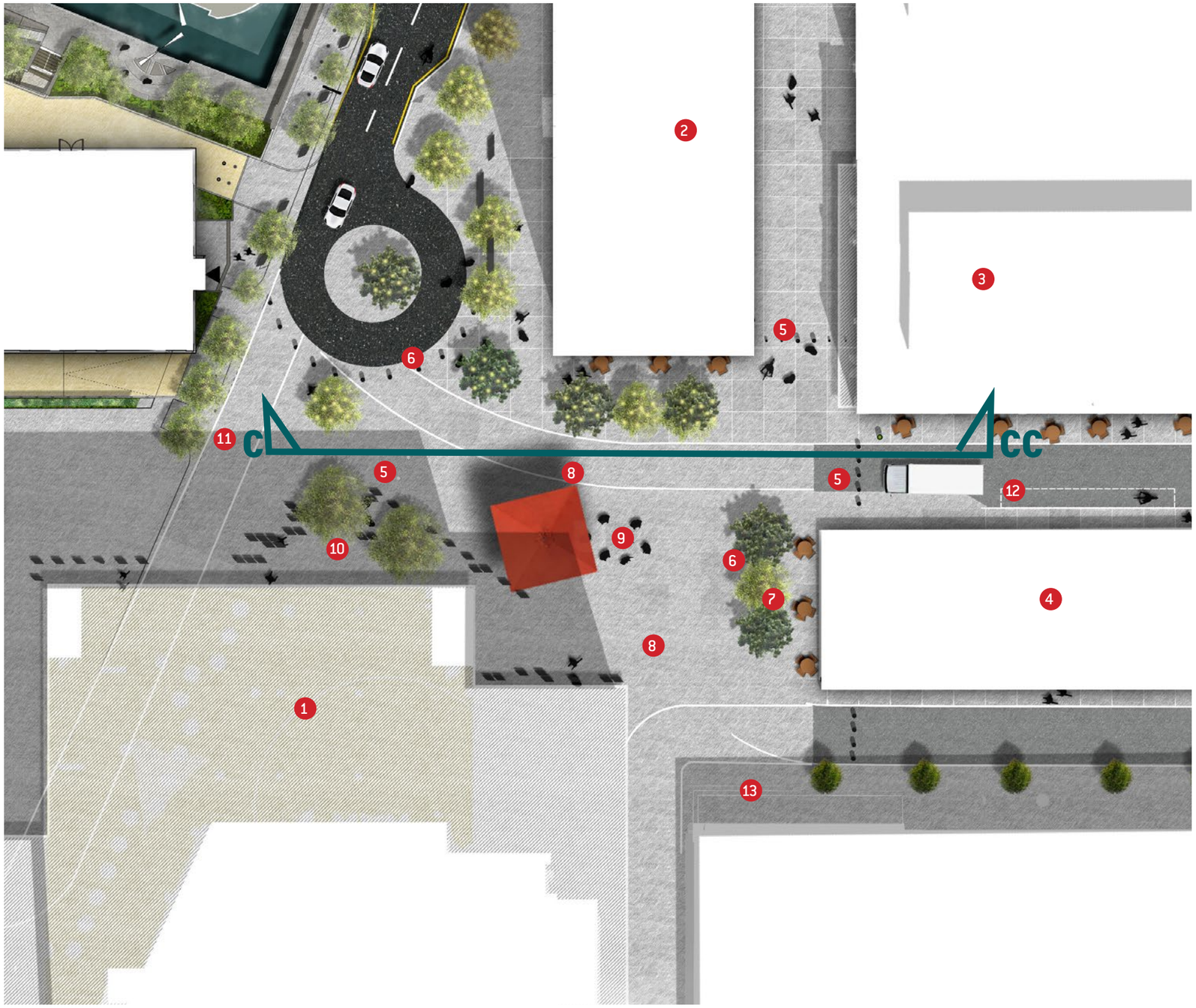


Section C-CC: Festival Square

06.3 FESTIVAL SQUARE

1. The Factory
2. Tower 1
3. Manchester Goods Yard
4. No 1 Grape Street
5. Vehicle restriction
6. Tree planting
7. Fixed seating
8. Service access route
9. Paving grid
10. Sett paving
11. Pedestrian platform
12. Loading bays
13. Steps





06.4 RIVERSIDE

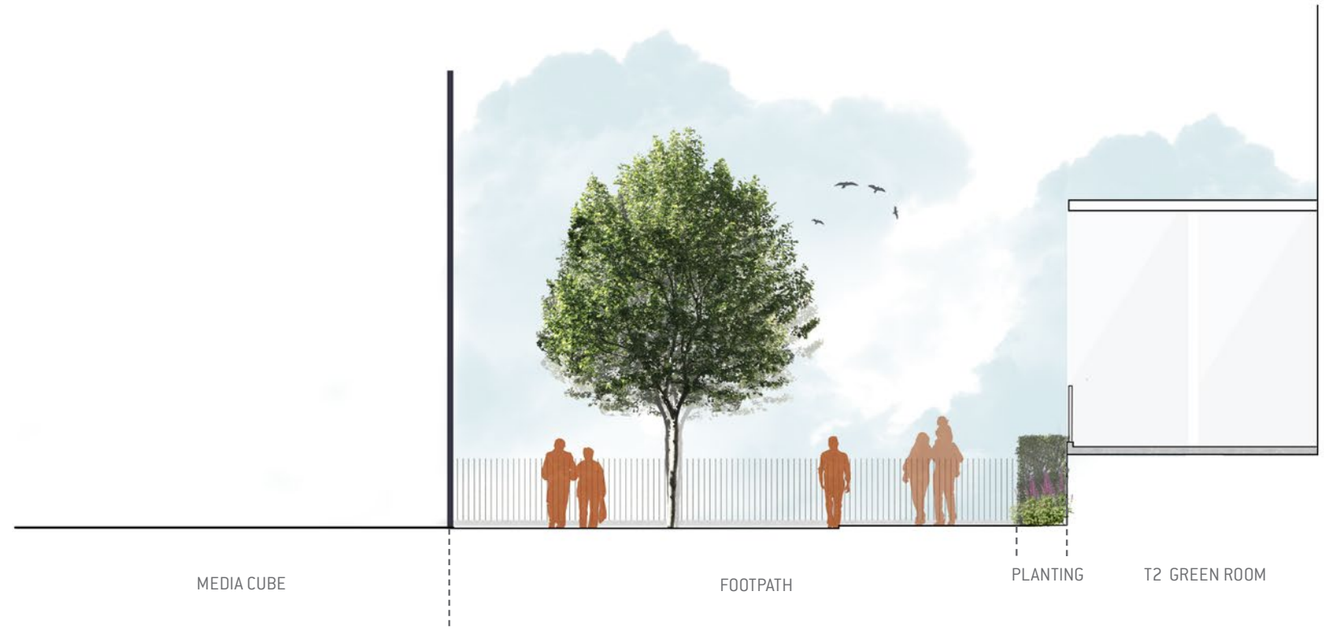
Riverside compromises the T2 and T3 development plots.

The public realm proposals for Riverside consider the existing change in level between Water Street and the River Irwell and the need to maintain a consistent building ground floor level to mitigate potential flooding. This results in a plinth to the south and west elevation of the T2 building which forms an external terrace to the proposed ground floor units. The southern plinth steps down towards and area of landscape associated with the T3 development plot and includes a grove of new trees set within an area of hard landscape. The western plinth forms the edge of the new riverside footpath which extends from Factory Square along this section of the River Irwell.

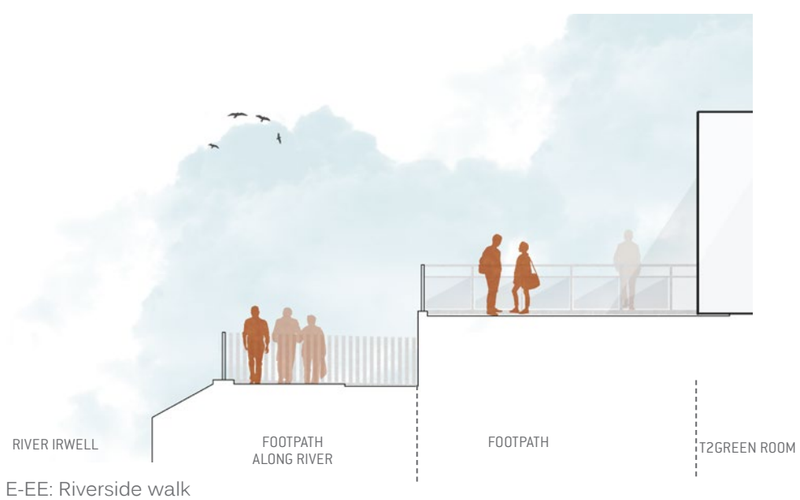
Public realm proposals to the canal basin overcome existing changes in level creating an accessible ramp and a series of seating terraces leading from T2 to the lower area of the canal basin.

Significant new tree planting is proposed on the Riverside enhancing the local setting and improving pedestrian comfort. Trees are mainly concentrated to the southern and northern areas of public realm relative to the proposed building.

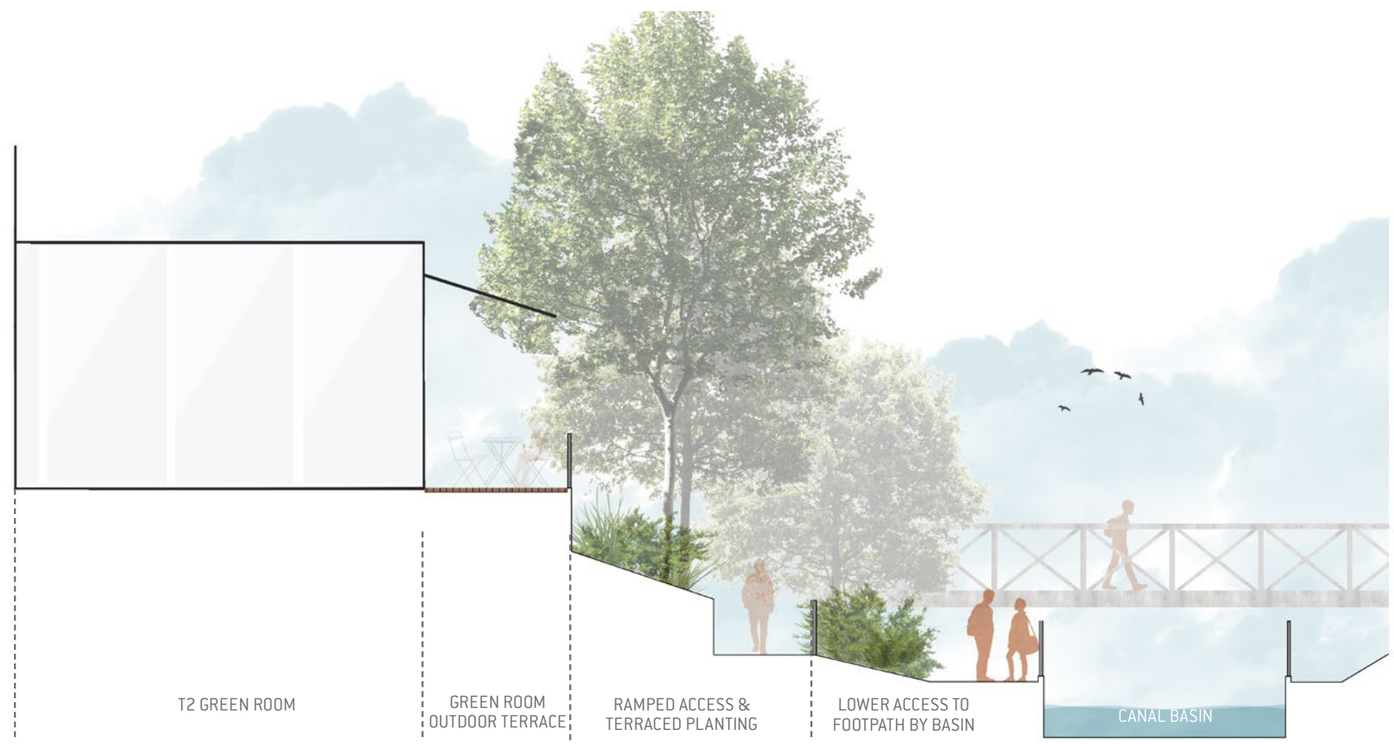
The surface treatment proposals for the Riverside area are a continuation of those used in the wider St Johns public realm reinforcing the creation of a monolithic, patterned carpet formed of cast in-situ concrete.



Section D-DD: Temporary public space



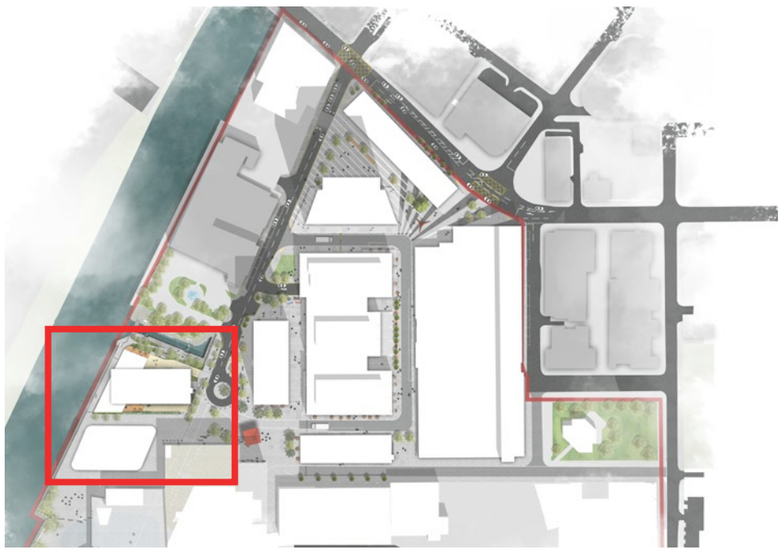
Section E-EE: Riverside walk

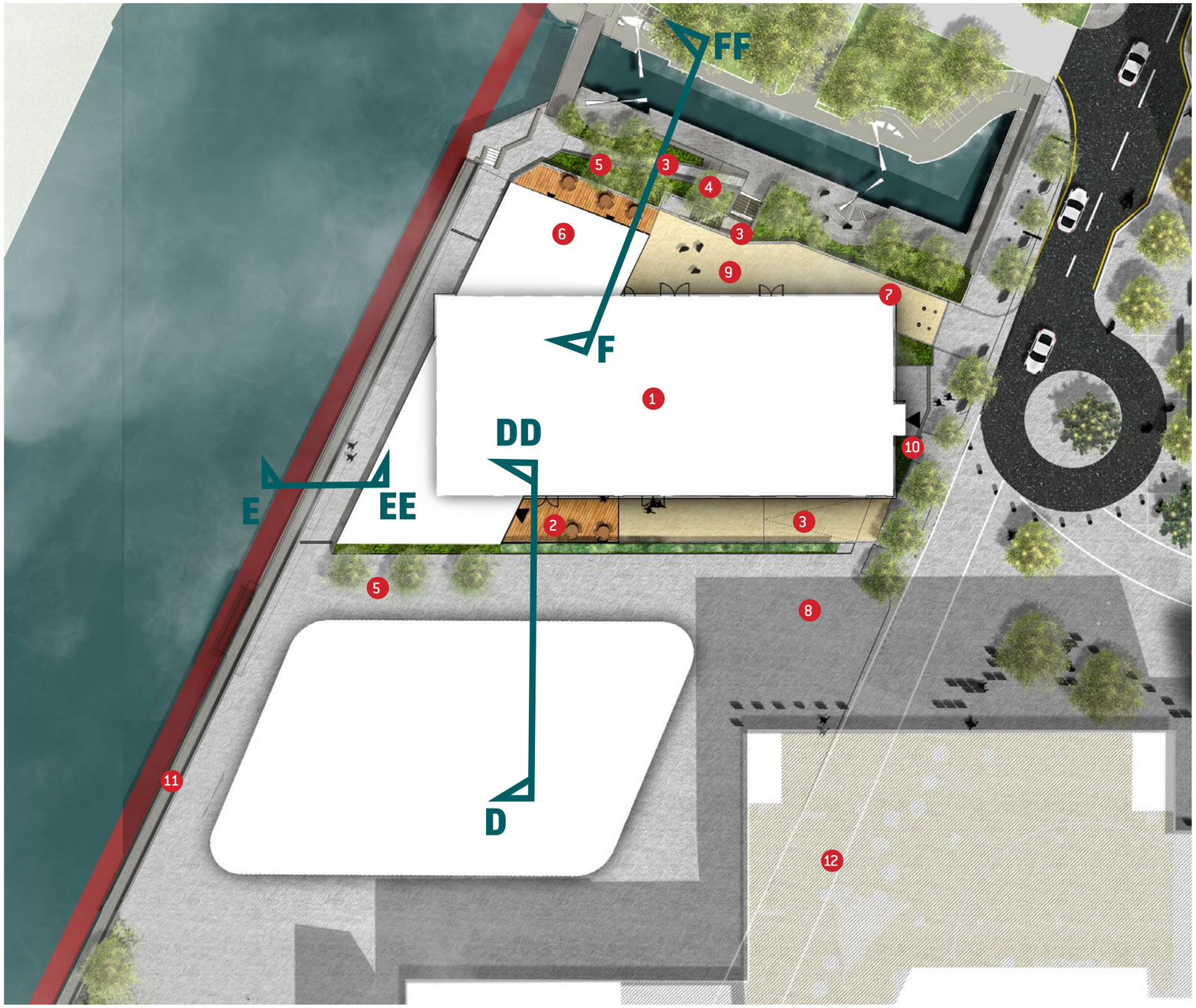


Section F-FF: Public space between Tower 2 and canal basin

06.4 RIVERSIDE

1. Tower 2
2. Ourdoor terrace
3. Steps/ramp
4. Seating steps
5. Tree planting
6. T2 Green Room
7. Service access route
8. Grey in-situ concrete
9. Buff in-situ concrete
10. Ornamental planting
11. Riverwall balustrade
12. The Factory





07 TECHNICAL DESIGN PARAMETERS

07.1 SAFTEY AND SECURITY

Due to the nature of the site, regular service vehicle movements will be required within the public realm spaces to ensure continued function of the varied mixture of building uses. This includes HGV movements to accommodate the retained studios associated with Manchester Goods Yard. As a result of this requirement a series of managed vehicle access and egress points are located across the site to control vehicle movements and ensure a safe and secure pedestrian environment is maintained. At each of these points bi-folding telescopic bollards are located and controlled by a centralised estate management facility. Intercom units are located at each control point to allow service and delivery vehicles to request entry.

07.2 CO-ORDINATION WITH SITE SERVICES

The public realm proposals, including furniture elements that require foundations (such as fixed seating, bollards, bins and signage) along with tree pits have been co-ordinated with the proposed belowground service and drainage proposals to ensure clashes are avoided. This includes areas over the basement where a depth restriction of approximately 800mm exists.

Where tree pits are proposed a soil cell system and root barriers are proposed ensure services are protected from tree roots.

Manhole locations have been co-ordinated with proposed surface materials to ensure they do not sit across multiple surface materials and sit neatly within the surrounding paving layout.

07.3 MICROCLIMATE

Wind analysis has shown that generally the density of the built form will mitigate the effects of wind tunnelling's within the site. No withstanding this there are areas where mitigation is required, and the public realm design has a key role in improving the microclimate locally. Attention has been given to the corners of tall buildings with a combination of semi mature tree planting and architectural elements. Care has been taken to place fixed seating elements in sheltered locations.

Detailed wind modelling / testing was undertaken by Urban Microclimate and has shown that through well positioned trees and appropriate public realm design, uncomfortable hot spots can be avoided.

07.4 INCLUSIVE DESIGN

Accepted design standards will be applied to create a site that is as accessible and legible as possible. Widely used aids such as handrails, tactile paving and the use of colour contrast at steps and level changes will be incorporated but only where essential so that clutter is kept to a minimum and an open clean lined environment is created.

Simple design methods such as logical alignment of street furniture and lighting creates spaces that are more easily navigated by partially sighted and blind users.

To avoid the need for extensive ramping to the lower level riverside, a lift has been incorporated in the architectural design.

07.5 SECURE BY DESIGN

Many commonly accepted interventions have been integrated into the design such as avoiding hidden corners and planting above/ below eye-level to maintain clear views across the site. Building entrances have been kept clear of vegetation and high structures and public spaces are overlooked by active uses in the building which will encourage natural surveillance. Lighting will be installed to create an environment that feels safe for winter and evening use. As part of the detailed planning process the design team will collaborate with the Secure by Design officer to develop a fully resolved response.

08 MANAGEMENT AND MAINTENANCE

08.1 INTRODUCTION

Exterior Architecture (ExA) has been commissioned by Allied London to prepare a Landscape Management Plan (LMP) that covers the landscaped areas within the proposed development referenced here as St John's (the site).

08.2 GENERAL

This LMP has been developed to ensure the long term management of the landscaped setting while enabling it to contribute positively to the visual amenities of the area and create usable and valued spaces for the residents to enjoy.

This plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the site (refer to drawings XXX).

The principle management strategy for the site is for an easy to maintain landscape that uses durable and robust products and materials for enhanced longevity. The hard landscape materials will conform to British Standards (BS) and European Standards (ES) as well as being easy to clean, maintain or replace if required.

Adopted landscape areas to be maintained by the Local Authority (LA) unless specifically stated otherwise while maintenance of non-adopted areas will be the responsibility of the legal property owner.

This LMP will be reviewed annually to ensure its effectiveness at maintaining the landscape elements to the highest standards.

08.3 OBJECTIVES

The general objectives for this LMP are to:

- Create an attractive and well cared for setting for the development;
- Ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;
- Ensure the landscape contributes positively to the users;
- Ensure the landscape contributes positively to the site context;
- Enhance and protect the native flora and fauna (both existing and proposed); and,
- Enhance biodiversity and ecology where possible.

08.4 SOFT LANDSCAPE

The soft landscape strategy is designed to create a green framework for the development through the introduction of new tree and shrub planting. The new planting will use a range of robust, evergreen and deciduous species to give year-round seasonal interest.

All soft landscaping proposals within the non-adoptable areas to be managed and maintained by the Clients Management Contractor (CMC). The landscape proposals within the highway are to be adopted and maintained by Manchester City Council (MCC).

08.5 HARD LANDSCAPE

The hard landscape treatments include poured in-situ concrete, hardipave reinforced asphalt and cobbles. Surface treatments are designed to be robust and provide safe and attractive routes throughout the development. Areas adopted by Manchester City Council Highways Authority are fully compliant.

Pedestrian spaces and routes will be lit to a provide safe and attractive public realm. Lighting of the vehicular routes will have been carefully considered to reduce any adverse effects. Existing lighting along adoptable routes to be retained.

Bollards and street furniture will be selected to ensure they are of durable and low maintenance materials. These will be located at key pedestrian junctions and congregation points.

08.6 MANAGEMENT RESPONSIBILITIES

The legal property owner (Allied London) will have overall responsibility for the implementation of this LMP. Individual responsibility for this will lie with the CMC

There will be a CMC employed to manage the day-to-day responsibility for the delivery of maintenance operations. It will be the responsibility of Allied London (and subsequent legal property owners) to appoint the CMC.

The adopted highway areas are to be maintained by MCC. Please refer to drawing XXX for the full extent of adoptable boundaries.

Maintenance operations should be refined to suit:

- The needs of users;
- The conservation of ecological interests;
- Improvements in equipment and horticultural aids
- Changing legislation and sustainability requirements;
- The completed scheme when soft landscaping, including species, have been confirmed; and,
- The detailed management recommendations any existing trees/ planting to be retained.

08.7 LMP PROGRAMME

YEAR 1

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first year. This period is set to cover the 1st year of the defects liability period of the appointed landscape contractor. Management objectives should be reviewed on a regular basis to ensure that they are being achieved.

From the point of final completion (end of the defects liability period) the CMC will be responsible for the maintenance of the site.

YEARS 2-5

The CMC is responsible for the site in the long term and should keep to the original design objectives/intent whilst responding in a sensitive and practical way to issues which may arise in future years.

The LMP should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term. Annual monitoring of the establishment and condition of the Landscape Scheme will be undertaken by a suitably qualified Landscape Management Advisor.

YEARS 5+

Subject to the outcome of the regular monitoring review from years 1-5 the frequency of monitoring will then be reduced to once every

two years. As required, further reinstatement or remedial action may be undertaken and/or changes made to the maintenance schedule in light of this monitoring.

PLAN REVIEW

The LMP will be reviewed during the life of the plan with a final review undertaken before the end of the ten year period. A revised LMP should be submitted for the agreement of Manchester City Council before the ten years has expired. The revised plan will include similar provision for the long-term management of the Landscape Scheme and for future revision and updating.

The plan review must be undertaken by a suitably qualified Landscape Architect.

08.8 MANAGEMENT PROPOSALS

GENERAL

This section sets out management objectives and prescriptions for each of the different elements of the Landscape Scheme.

HARD SURFACES

Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months).

OBJECTIVE 1

To maintain the condition of all surfaces in a clean and safe condition.

Cleaning is to be either mechanically swept or jet washed as required to remove surface build-up of atmospheric dust. Removal of chewing gum or other significant marking may be done locally by the use of an approved chemical agent. Frequency – monthly.

In the event of weeds or moss growth in paving joints these are to be treated with an appropriate water based herbicide. Weeds are not to be pulled out by hand to preserve the bedding course. Frequency – monthly.

Damages to paving surfaces - In the event of any cracking, disturbance, breakages or damaging of paving surfaces these are to be replaced to match.

FURNITURE

OBJECTIVE 1

To maintain all street furniture, bollards and lighting elements in a clean, safe and operational condition.

Damage to the seating, bollards and lighting elements within non-adoptable areas: In the event that these elements are damaged, the CMC will be required to source replacement timbers and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Frequency: Inspections to be undertaken on a bi-monthly basis by the CMC and works undertaken immediately in identification of any fault.

Damaged furniture located within adoptable areas are to be maintained, fixed, or replaced by the party responsible as outlined in section 06.6.

Removal of chewing gum or any other significant marks – chewing gum may be removed using an approved chemical agent. Other significant marks such as permanent markers and spray paint are to be removed using an approved chemical agent to manufacturer's recommendations. Any surface coatings or finishes that are compromised by the marks are to be repaired. Frequency: Inspections to be undertaken on a weekly basis by the CMC and works undertaken immediately in identification of any issues.

Damage to lighting units that are deemed to pose a risk to public safety, are not functioning, or are aesthetically not in keeping with the original design intent are to be repaired or replaced by a suitable qualified contractor. Any replacement units must be of the same specification as the original unit to maintain consistency throughout the design. Inspection to be carried out monthly on site and any due work is to be undertaken immediately in identification of any fault.

PLANTING

OBJECTIVE 1

Ensuring sustained tree and shrub growth during the life of the LMP.

Watering of trees and shrubs: Water as required during periods of drought to ensure satisfactory establishment, and for a period of not less than three years after planting. Frequency: as required to maintain healthy plant growth.

Inspection of trees and remedial actions: Trees within non-adoptable areas are to be inspected every 6 months for the first two years of the LMP to ensure that trees are healthy, not diseased or damaged, or dead. Inspections after the first 2 years can be reduced to yearly if they are establishing well. Inspections should be carried out by a qualified arboriculturalist to identify any dead limbs or other parts of a tree that may cause harm to the tree or member of the public and advise remedial actions.

Any failed trees during the first 5 years after planting will be replaced and maintained for a subsequent 5 years.

Frequency of remedial pruning: yearly pruning to be conducted between January and March based on findings of inspections. Emergency pruning to be conducted immediately when a critical fault is noticed.

Frequency of tree replacement: To be undertaken in optimum tree planting in early spring or late autumn.

Height, width and overall form of the shrub planting is to be maintained so as not to cause damage or to interfere with visibility. Any pruning or shaping of planting to be carried out in accordance with good horticultural and arboricultural practice in order to ensure the overall health of the plant. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.

Inspection and remedial actions of shrub planting within the non-adoptable areas is to be inspected by the CMC every 3 months to ensure that the planting is healthy, not diseased, damaged, or dead. Dead or unhealthy shrubs are to be removed on inspection and replaced with the same species and size as required to achieve the desired visual effect.

Frequency of inspections: 3 monthly

Frequency of remedial work: immediately as required.

Frequency of seasonal remedial pruning works: Pruning, dead heading at the end of plant flowering seasons (spring to autumn) as required.

Removal of harmful materials that may affect tree growth – weeds on the top of tree pits are to be removed by hand. Herbicides and weed strimmer's are not to be used to control weeds in plant beds. Other material such as litter, debris and other harmful material is to be removed. Mulch is to be topped up to desired depths and levels as specified.

Frequency of weed removal: fortnightly from spring to autumn and then monthly during the winter months;

Frequency of debris removal: bimonthly

Frequency of mulch replenishing: 6 months

OBJECTIVE 2

Retain a healthy growing medium for all trees and amenity planting areas.

Fertilisation of soils to replenish nutrients: All shrub beds are to be fertilised using an approved slow release fertiliser as per the manufacturer's recommendations. Trees are to be fertilised in the first two years of establishment using a liquid based organic fertiliser as per the manufacturer's recommendations. An approved organic soil conditioning agent is to be applied to all garden beds as per the manufacturer's recommendations and worked into the top 150mm of the soil profile without damaging the existing planting. Mulch is to be removed prior to application and reinstalled after soil conditioner has been added.

Frequency: Shrub fertiliser - annually

Frequency: Tree fertiliser – annually for the first two years

Frequency: Soil conditioner for amenity planting beds – annually in early spring

LAWNS

OBJECTIVE 1

To retain healthy and well maintained amenity lawn.

The overarching objective is to produce a smooth, even and hard-wearing sward, with the appropriate ground cover of acceptable species, and adequate control of weeds, pest and diseases, as defined in the BS 7370 for the grassed area. The lawn is to be maintained to the British Standard for close-mown amenity turf.

Grass will be cut weekly in the growing season, with a cylinder mower set to 15mm and arising removed immediately. Other operations, performed at the frequency specified in the maintenance table, are scarification; aeration; fertilisation; irrigation; weed, pest and disease control; switching/brushing; maintenance of turf edges; light rolling; top dressing; and over seeding.

08.9 MAINTENANCE SPECIFICATION

STANDARD OF WORK

The LMP is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The CMC shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised and all necessary measures are taken accordingly.

All staff will be trained in landscape maintenance operations and have suitable experience/qualifications to undertake the specified work

BRITISH STANDARDS

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards or European Standards unless specifically stated.

USE OF CHEMICALS

The CMC must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site within non-adoptable areas. The responsible party (see section 06.6) shall also ensure approvals and measures are in place for the use of any chemicals on the site within adoptable areas.

The responsible party (see section 06.6)shall ensure that any chemical application is undertaken by a trained operative with the appropriate qualification. They shall ensure at all times that the public, store employees and own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc are removed from site at the end of each day.

CLEANLINESS

At the end of each day of each maintenance operation, The CMC shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean and tidy condition. Particular attention shall be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant pruning.

PESTS AND DISEASES

The CMC shall implement appropriate treatment to any pest or diseases occurring onsite that are found to be affecting the vegetation as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, prunings etc. shall be removed from site.

MULCHING

All areas of shrubs are to be mulched to a depth of 50mm. Mulched areas are to be topped up as necessary using the same material as was originally specified.

WEED CONTROL

In the course of the routine maintenance visits, The CMC shall undertake the weed control necessary to keep the site in a neat and tidy, weed free condition and to allow specified species to develop free from unnecessary competition. Weeding may be carried out by hand, machine, and herbicide or by a combination of all three consistent with the other requirements of this maintenance specification.

Where herbicide is to be used, it is the CMC's responsibility to ensure that the herbicide proposed to use is appropriate for the purpose and location.

Weeds and other debris will be removed from site at the end of each visit.

LITTER

At every maintenance visit the CMC shall remove all litter from planted areas. During autumn all fallen leaves should be collected and removed from grass and hard surfaces.

WATERING

Watering to be full depth of the topsoil. To be carried out as necessary for the continued thriving of all plantings. Do not loosen or damage plants.

If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

08.10 HIGH LEVEL MANAGEMENT AND MAINTENANCE PROGRAMME

Month	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Item:												
Hardufacing Areas												
Litter pick and sweeping /blow through all hard surfaces. Pressure was as required.	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Shrub Beds												
Application of a general fertiliser to shrub beds.				☐			☐					
Lightly fork over surface.			☐						☐			
Weeding – hoe or herbicide.			☐	☐	☐	☐	☐	☐	☐			
Replace dead plants.				☐					☐			
Top up amenity grade bark mulch to 75mm depth.			☐						☐			
Watering – as required in periods of drought.				☐	☐	☐	☐	☐	☐			
Pruning of shrubs – dependant on requirement of species and to prevent overspill onto hard surfaces.			☐			☐			☐			
Fleece tree ferns for the winter										☐	☐	
Thinning out of plants as required									☐	☐	☐	
Trees												
Check and re-tension underground ties of trees in beds and containers.			☐				☐				☐	
Apply slow release fertiliser. Top up slate Mulch to containers.				☐			☐					
Prune crown of trees – remove suckers at base.			☐							☐		
Watering – as required in periods of drought.				☐	☐	☐	☐	☐	☐			

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