

Ev0, Didsbury Tech Park. Manchester

RIBA Stage 3
Landscape Design & Access Statement
July 2022



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1. Introduction

Respecting the 2014 Development Framework

The current proposal respects the design principles set out by the Framework as follows:

- The overall aim of creating an integrated and high quality environment has been maintained.
- The proposed development follows sustainability objectives and sustainable construction methods.
- Quality aspects of the site including the tree lined perimeter are maintained. There are no Tree Preservation Orders inside the application boundary. The landscaping to the north west corner of the site and the setting it provides for SWSH is not impacted by development.
- The approach to landscape for Ev0 is consistent with the overall landscape strategy for the campus, integrates established routes, improves biodiversity and complements built form.
- The relationship between landscaping and car parking incorporates a transitional green edge.
- A Landscape Strategy is included within this document and it is expected that the City Council will require a management plan prior to commencement of development. A tree survey is also submitted with the application

In terms of accessibility, the proposal aligns with the 2014 objectives by:

- Maintaining and improving permeability through the site for cyclists and pedestrian
- Using materials consistent with what's on site already.
- Aspiring to a longer term pedestrian link to Princess Road.

Design Principles

The existing site comprises car parking, mown grass and a concrete footpath linking Siemens parking provision to Sir William Siemens House (SWSH). The development of Ev0 is a great opportunity to diversify and enrich the external environment for people and wildlife that have access to it. The changes proposed aspire to:

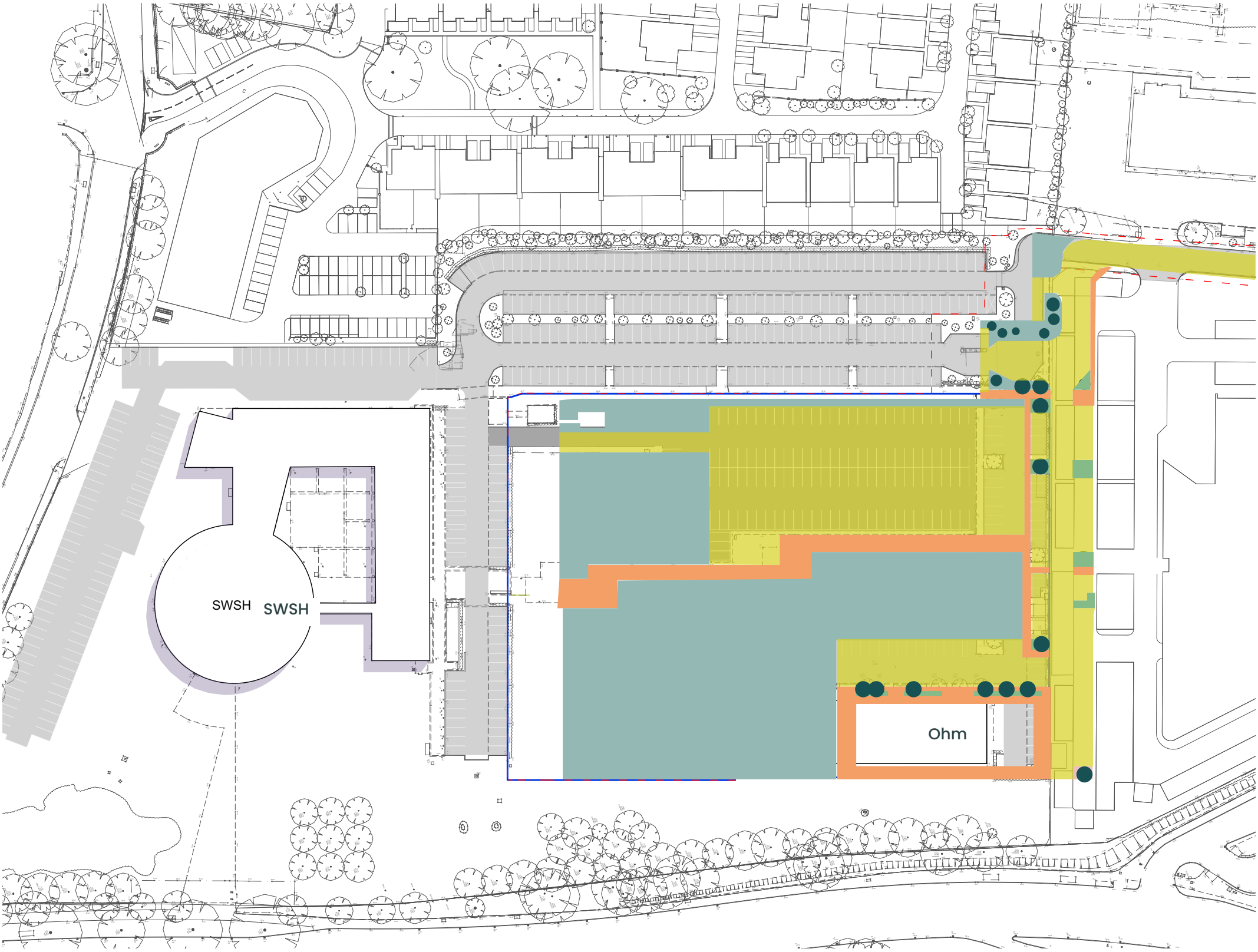
- Create a welcoming place that provides amenity for users of the new offices and the established campus community including the SWSH and Ohm buildings, as well as users of the adjacent Spire Hospital.
- Be easily navigable for pedestrians, cyclists and motorists alike.
- Improve biodiversity.
- Create outdoor space in which to spend time as an employee or visitor.
- Create a pleasant outlook from new and existing buildings in and around the technology park.
- Support sustainable drainage.
- Provide car parking provision to serve staff and visitors to Ev0
- Re-provide parking spaces currently allocated to Siemens.



2. Site Masterplan

The Existing Site

Existing Site Layout



- Mown grass
- Existing trees
- Ornamental planting
- Car park/road
- Pedestrian path

2. Site Masterplan

The Proposal

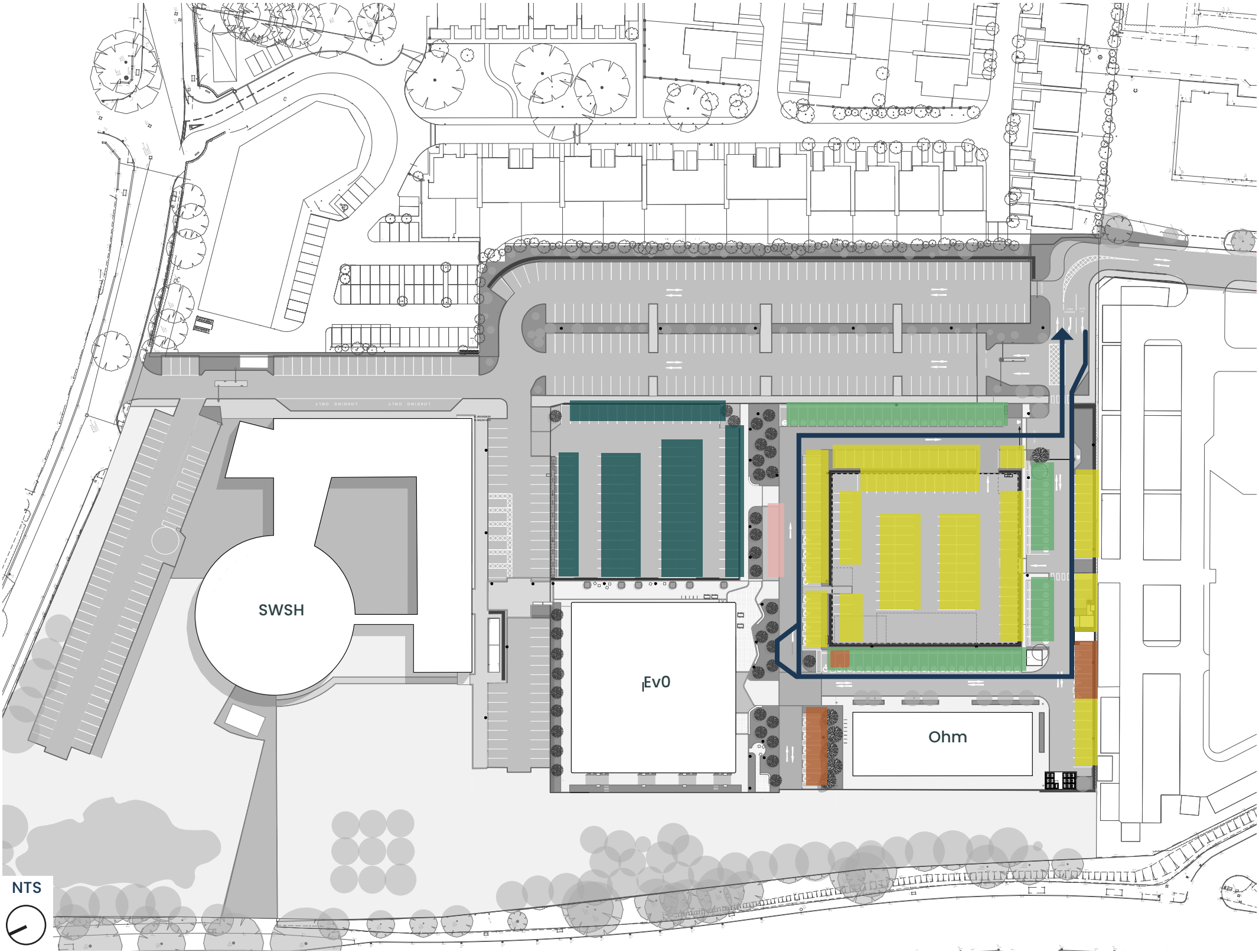
Extract from 159-LYR-XX-XX-DWG-L-1008 External Works General Arrangement



3. Access and Circulation

Vehicles

Parking zones and key vehicular routes



The car park layout and ratio of space typologies has been developed in collaboration with the transport engineer and for further detail, please refer to the Transport Statement and Travel Plan.

In summary, vehicular access to Ev0 is via a one way route from the internal road network off Barlow Moor Road. Separate entry and exit points with barrier control create a secure and safe route into the site for staff, visitors and deliveries.

Servicing

Servicing is to the front of the building with a drop off for deliveries and a designated area for the refuse vehicle to maximise loading efficiency. A 2.5m clear zone surrounds the building to enable maintenance access.

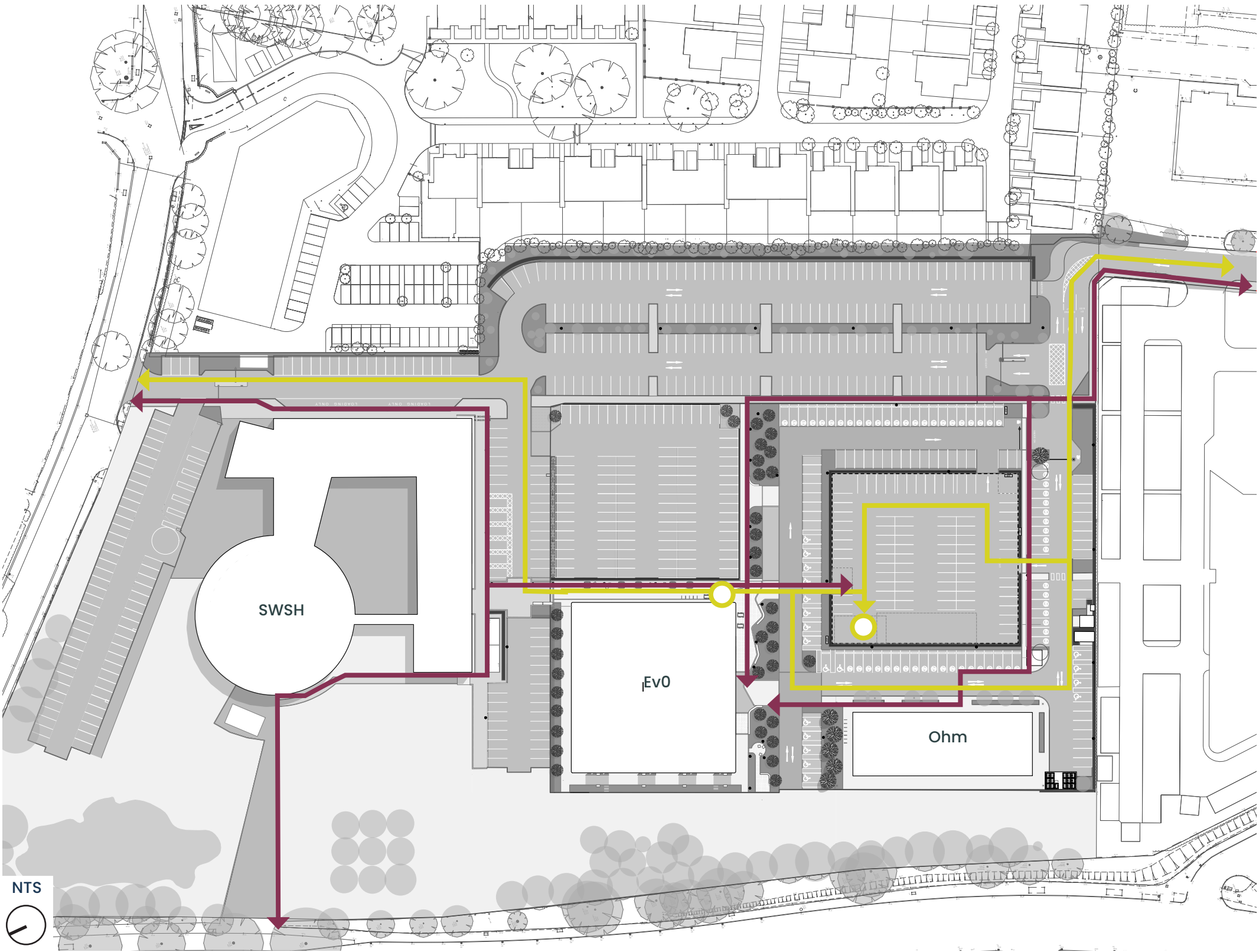
The approach to car parking aims to secure adequate on-site provision and servicing arrangements meet the needs of the proposed development, thereby avoiding any off-site parking demand.

- ➡ Vehicular movement
- Standard space
- Accessible parking
- Electric vehicle charging
- Drop off/deliveries
- Siemens re-provision

3. Access and Circulation

Pedestrians and Cyclists

Pedestrian and cyclist circulation



The proposed building is easily accessible for those choosing to travel by bike or on foot. New routes support pedestrian permeability and connect Ev0 to other buildings of the technology park, as well as local public transport hubs.

Pedestrians

Pedestrians may approach Ev0 using the existing path network from Nell Lane and Barlow Moor Road, with the latter benefiting from a new signalled pedestrian crossing and therefore enhanced connections to the wider community. Once inside DTP, designated routes largely avoiding road junctions and where they do, safe crossing points are introduced. The pedestrian spine to the east of Ev0 establishes a strong connection with the SWSH building and the main car park. A new connection utilising public realm outside the main building frontage as an easily navigable route aligned east/west. The proposals originally sought to deliver a pedestrian link with Princess Parkway, but this is no longer feasible due to it crossing third party land. Bruntwood will continue to engage with neighbouring landowners to identify whether this connection may be possible in future.

Cyclists

Cyclists will access Ev0 using the internal road network from Barlow Moor Road and Nell Lane. To minimise disruption to cycle movements, bypasses are positioned alongside new vehicle barriers on entry and exit to the Ev0 car park. Secure cycle storage is located within the multi storey car park. Additional short stay cycle stands are located close to the main door under positive natural surveillance from overlooking windows.

- ➡ Primary pedestrian movement
- ➡ Cycle movement
- Cycle parking

4. Green Infrastructure Landscape Strategy

Extract from 159-LYR-XX-XX-DWG-L1013 Planting Strategy.



Design Approach

To be read in conjunction with drawing 159-LYR-XX-XX-DWG-L1013 Planting Strategy.

Driving the concept for green infrastructure is the creation of corridors of vegetation that traverse the site for both the benefit of biodiversity and visual interest. The strongest green axis runs east/west making a connection between established vegetation on the boundary with residential properties of Kensal Drive and the mature tree belt that flanks Princess Road. This is complemented by soft landscape aligned north/south to mirror the avenue of trees outside Ohm. This corridor continues via trees in planters along the pedestrian spine directly east of Ev0.

Rain Gardens

Due to the constraint of poor filtration, the strategy for surface water attenuation seeks to minimise underground drainage infrastructure and integrate surface level interventions. Rain gardens are therefore seen as an appropriate approach and are featured to the north and west of the Ev0 building. Trees and plants in these areas are specified to tolerate periods of flooding.

Trees

There will be minimal impact on existing trees with the felling of two required to facilitate the proposed development. One will be removed and replaced in proximity to the new car park barrier and another will be removed to make way for the transformer.

A total of 49 new trees will be planted comprising a range of species that reflect those that are already present on site and the growing conditions presented by the new external works. Six of these trees will be in planters above

ground. The general approach is to use trees with fastigate form to create structure whilst minimising canopy overhang on the carriageway and car parking. There will be a mix of native and non native species across the site.

Hedgerow

Existing hedgerows will be retained and additional planted around the multi storey car park.

Planting

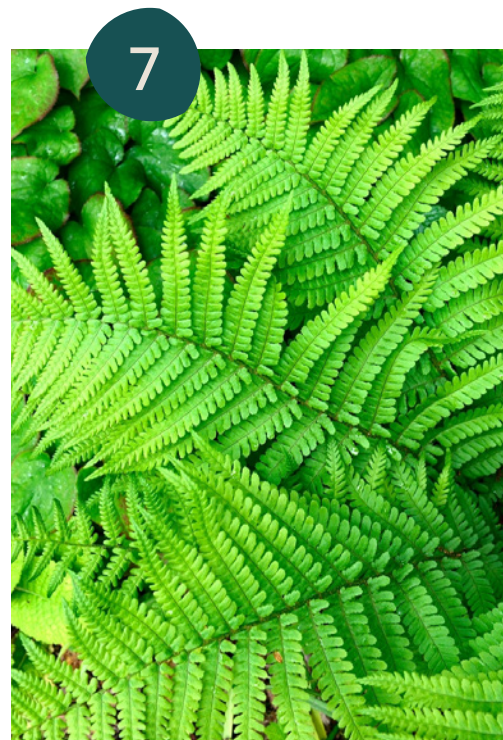
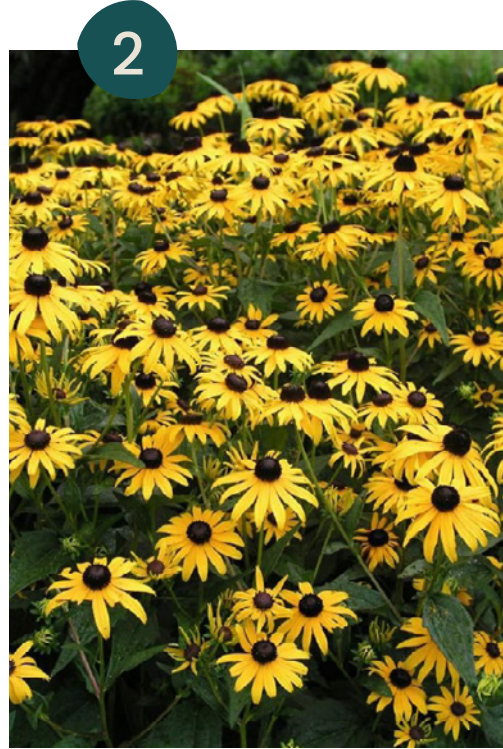
Planting palettes will be divided into a series of zones to reflect the environment and aspect in which they are located. Green structure and site wide continuity will be achieved through a baseline palette of low growing, textural species and pick up on species such as *acanthus* and *vinca* that have been integrated around Ohm. This green canvas will be interspersed with taller herbaceous perennials that will add vertical interest and accents of colour.

To the northern and western sides of Ev0, the focus will be on white flowers whereas to the main building frontage, colours will be less muted and incorporate more yellows and pinks. Examples of plants listed within the palette are illustrated overleaf.

The introduction of new shrub planting, hedgerow, rain gardens and trees creates a selection of different soft landscape types, encouraging a wider range of habitats than what exists within the low value mown grass which exists on site now.

4. Green Infrastructure

Soft landscape specification



The planting palette will be developed as the project progresses bearing in mind the following design principles:

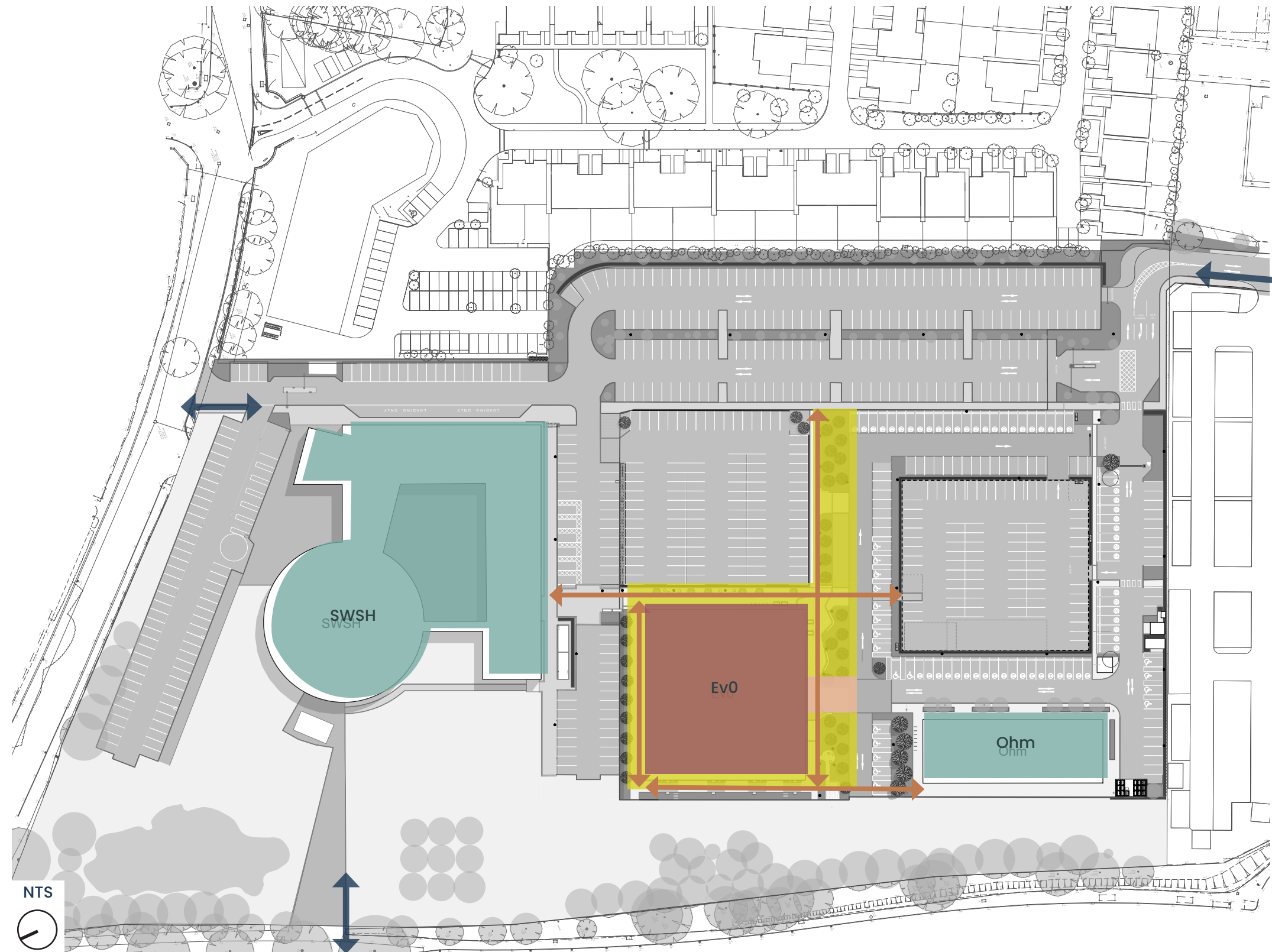
- Planting will be aesthetically pleasing for those who overlook areas of soft landscape on a daily basis. Seasonal change will be promoted as a benefit to well-being and a visual stimulus
- For site wide continuity, the palette will include species that have been planted at DTP in recent years.
- Colour and texture will be equally important.
- Species selection will be appropriate to the setting, ie an office within a technology park.
- Trees and plants will be appropriate to ground conditions. For example, rain gardens where conditions can switch from free draining and dry most of the time to very wet during times of inclement weather.
- The palette will be respectful of biodiversity objectives and therefore include native species.
- All new hedgerow will be native
- Due to spatial constraints above and below ground, a mix of native and non-native trees will be planted. This gives the flexibility needed to create a scheme that is successful to establish and encourages biodiversity.

The pictures opposite demonstrate a selection of native and non-native species that could be incorporated within rain gardens

- ① *Hosta* – Textural interest
- ② *Rudbeckia*– Joyful colour
- ③ Site wide continuity – *Acanthus mollis*
- ④ *Pachysandra* – evergreen ground cover
- ⑤ to ⑧ Native plants for rain gardens

5. Public Realm Creating External Places

Proposed Zoning and Links



External public realm will provide employees and the community with amenity space to enjoy. This will include a generous frontage to Ev0 comprising hard and soft landscape accommodating fixed and loose furniture to enable people to meet, dine and work outdoors.

The wide green corridor will incorporate pockets of seating, enabling building users options to sit in amongst the soft landscape.

To the west of Ev0, public realm will interface with the existing green corridor that runs parallel with Princess Road, creating a green outlook from building windows and benches placed within the outdoor environment. With a direct link to the main pedestrian spine through DTP, this external environment could be utilised by other employees of other nearby businesses.

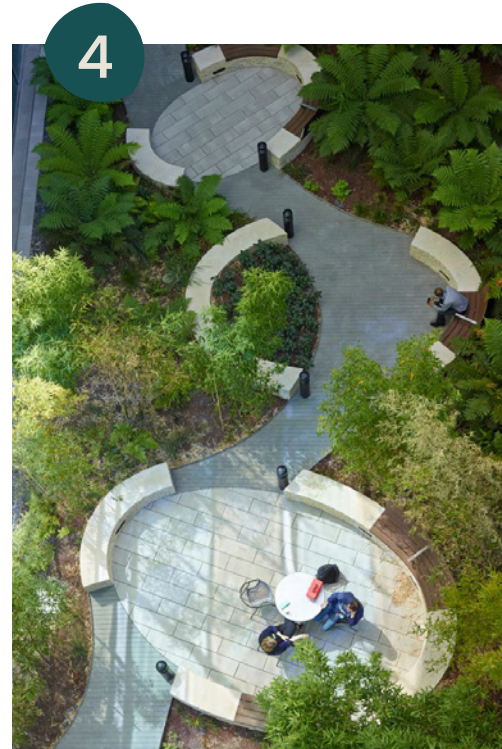
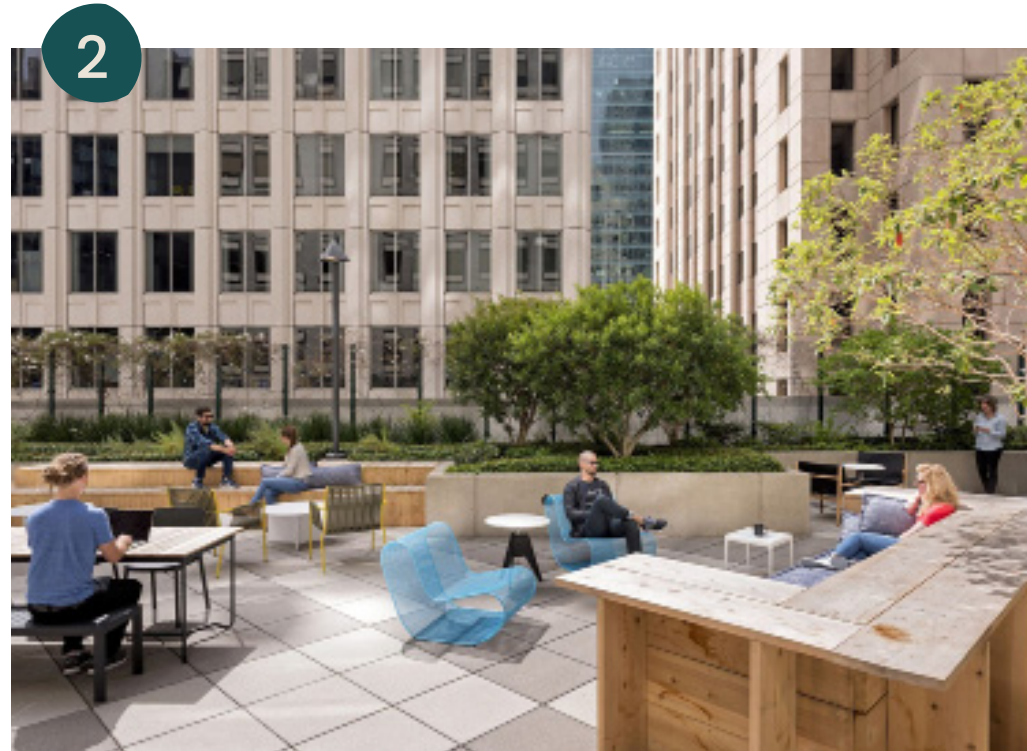
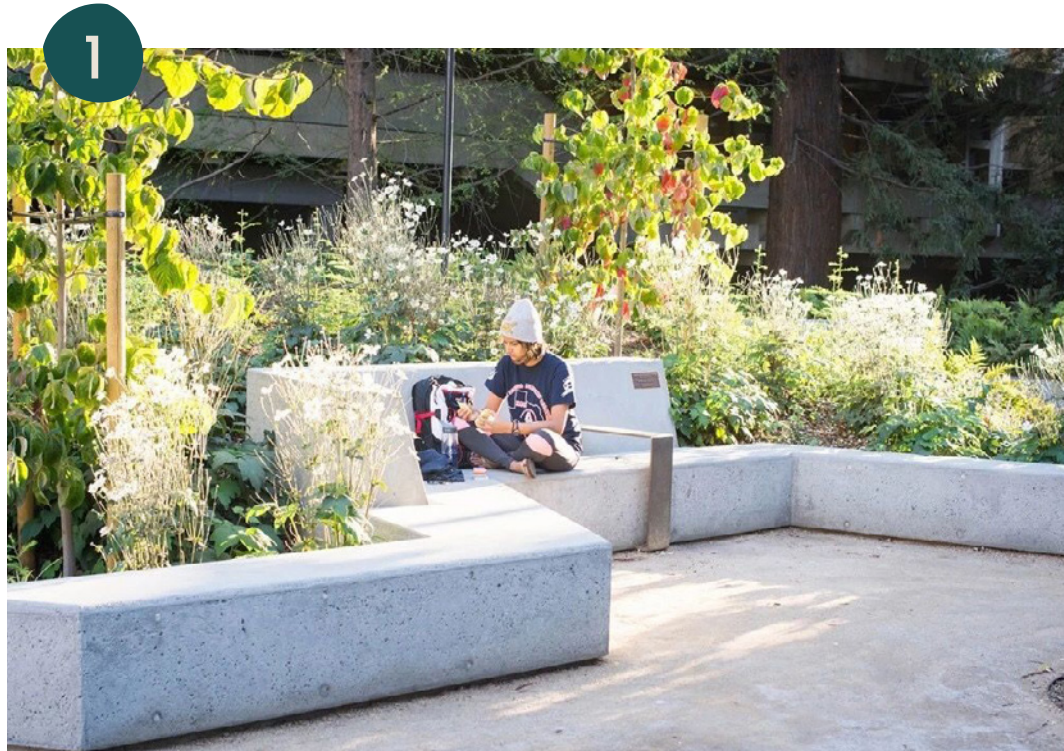
Inclusivity

In the interest of embracing all members of society, external works design will:

- Respect requirements for level access.
- Include new signage to define routes for all user groups and help people navigate the site.
- Accommodate lighting to support safe movement of pedestrians and cyclists after dark.
- Include street furniture with back and arm rests

5. Public Realm

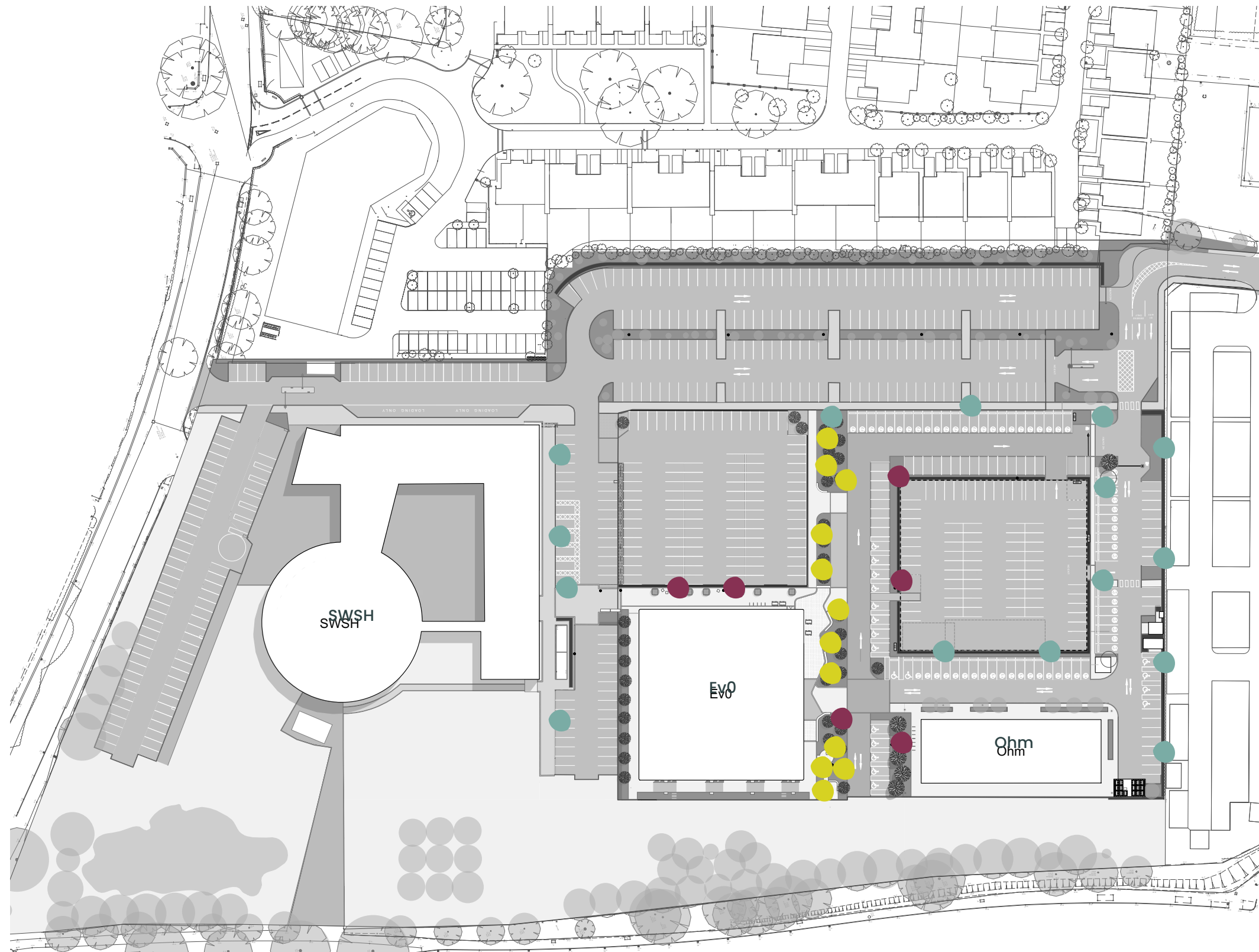
Public Realm: Inspiration



- 1 Sitting in amongst soft landscape
- 2 Incorporate a combination of fixed and loose furniture
- 3 Blur the edge between new hard landscape and existing lawn
- 4 Create rooms within a wide green corridor
- 5 Public realm between building and car park, buffered by green corridor

5. Public Realm Lighting Strategy

Location of External Lighting



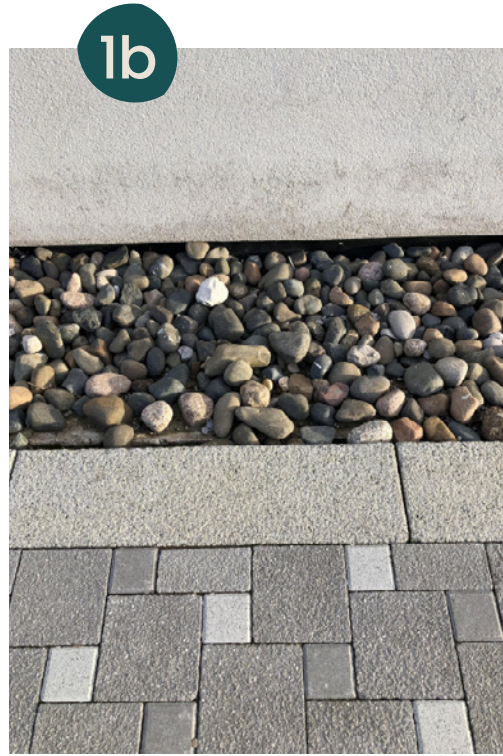
Outdoor lighting seeks to create a safe place for users of the internal road and footpath network. This promotes personal safety and helps people navigate the site, regardless of the time they arrive or leave. Where feasible, existing columns will be retained and visually similar additional units introduced to ensure the public realm is lit to a safe level and people can easily navigate the site. As well as new columns, a series of lighting bollards will be placed within Ev0s green frontage as an aesthetic feature to introduce low level illumination and highlight soft landscape.

Lighting will be designed to be respectful to neighbours and will comply with the relevant guidance on obtrusive light as given by Guidance Note 01 published by the Institute of Lighting Professionals. Environmental zone E3 is considered applicable to this locality.

All external lighting will be designed for downward-only light output in order to minimise the impact on neighbours, biodiversity and astronomy.

- Existing lighting column, retained
- Proposed lighting column
- Proposed lighting bollard

5. Public Realm Materials Palette: Surfacing



In the interest of a cohesive campus, the selection of paving materials will be founded on the existing palette, as shown by photos 1a and 1b. The pedestrian realm will be defined using concrete block paving, applied in varying bonds and colour tones, to match the palette established elsewhere on the technology park. There may also be opportunity to use resin bound gravel and pebbles which are also prevalent on site.

Kerb edging will be predominantly concrete with the introduction of stone alongside rain gardens. As shown by photo 3, channels/gaps will be strategically placed to enable water to shed into the soft landscape.

Vehicular areas will be surfaced with black macadam with the exception of the immediate building frontage and first few rows of parking which will comprise coloured macadam and/or block paving in colour tones that complement adjoining footways.

- 1 Existing palette: Block paving, bound and loose gravel
- 2 Rain garden interface
- 3 Drainage kerbs to rain gardens
- 4 Macadam carriageway
- 5 Block paving parking bays

5. Public Realm

Materials Palette: Furniture and Lighting



Lighting

Products are selected to establish a visual hierarchy and promote continuity across the technology park. Standard highway columns will be used within the car park, specified to complement others on site. In closer proximity to new building, columns and bollards will add an architectural element and create high quality public realm. Photos 1 and 2 demonstrate products that complement those already on site near the SWSH building.

Seating

Permanent seating will be placed in areas of public realm to the west of Ev0, creating opportunity to engage with rain gardens and established greenspace. Seating will also be located along the main building facade to take advantage of the south facing, sunny aspect. Examples of potential styles are shown in photos 2 and 3. To the east of Ev0 seating clusters will be located between planters to define the edge of public realm.

Planters

Large planters are placed to the east of Ev0 to green the edge of the building. These could be relocated to other amenity areas in future. An alternative approach would be to incorporate seating into the planter. Both options are shown as photo 4.



- 1 Lighting
- 2 Benches to complement existing
- 3 Cluster seating
- 4 Planters

6. Summary

Key Takeaways



The External Works Scheme will:

- Deliver a scheme in accordance with the 2014 Development Framework.
- High quality amenity space available to new and existing employees of the technology park.
- 49 new trees
- Offer improved pedestrian permeability through the site.
- Create new soft landscape with a more varied selection of plants and trees, creating a more rich habitat for wildlife.
- Integrate sustainable drainage systems to deal with surface water run off
- Provide parking and servicing to serve the needs of the development.
- Bring improvement to the site entrance at Barlow Moor Road, including a new signalised pedestrian crossing point.



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