

31/01/23

ISSUED



Ancoats - Poland Street Zone

Public Realm Strategy - Illustrative Implementation Plan



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01

Context

Purpose and Scope

The document provides the supporting '**design**' information for the adopted public realm, supplying further detail to ensure the design principles and objectives outlined in the Public Realm are realised through the consistent use of visionary and sustainable materials.

The Implementation Framework adds the next layer of design detail, for adopted streets, future building interfaces and areas of public open space to ensure design consistency and coherence across the neighbourhood and through the masterplan phases, with regards to high quality materials and ongoing maintenance.

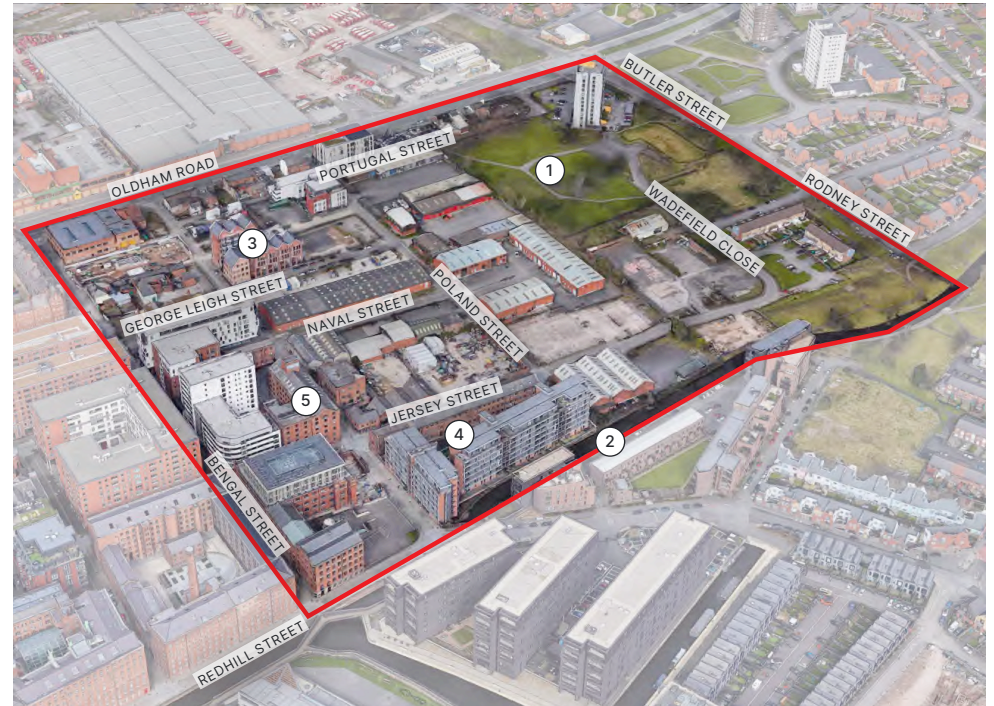


Figure 1 - Neighbourhood Boundary

1. **Ancoats Green**
A substantial green space located to the north east of the neighbourhood.
2. **Rochdale Canal**
A popular blue link running along the south eastern boundary of the neighbourhood.
3. **Warehaus**
Mid-rise residential buildings fronting George Leigh Street.
4. **Flint Glass Wharf**
Significant mixed-use development activating Jersey Street.
5. **Beehive Mill**
Grade II* listed Cotton Mill on the corner of Jersey Street and Radium Street.

The Public Realm Strategy

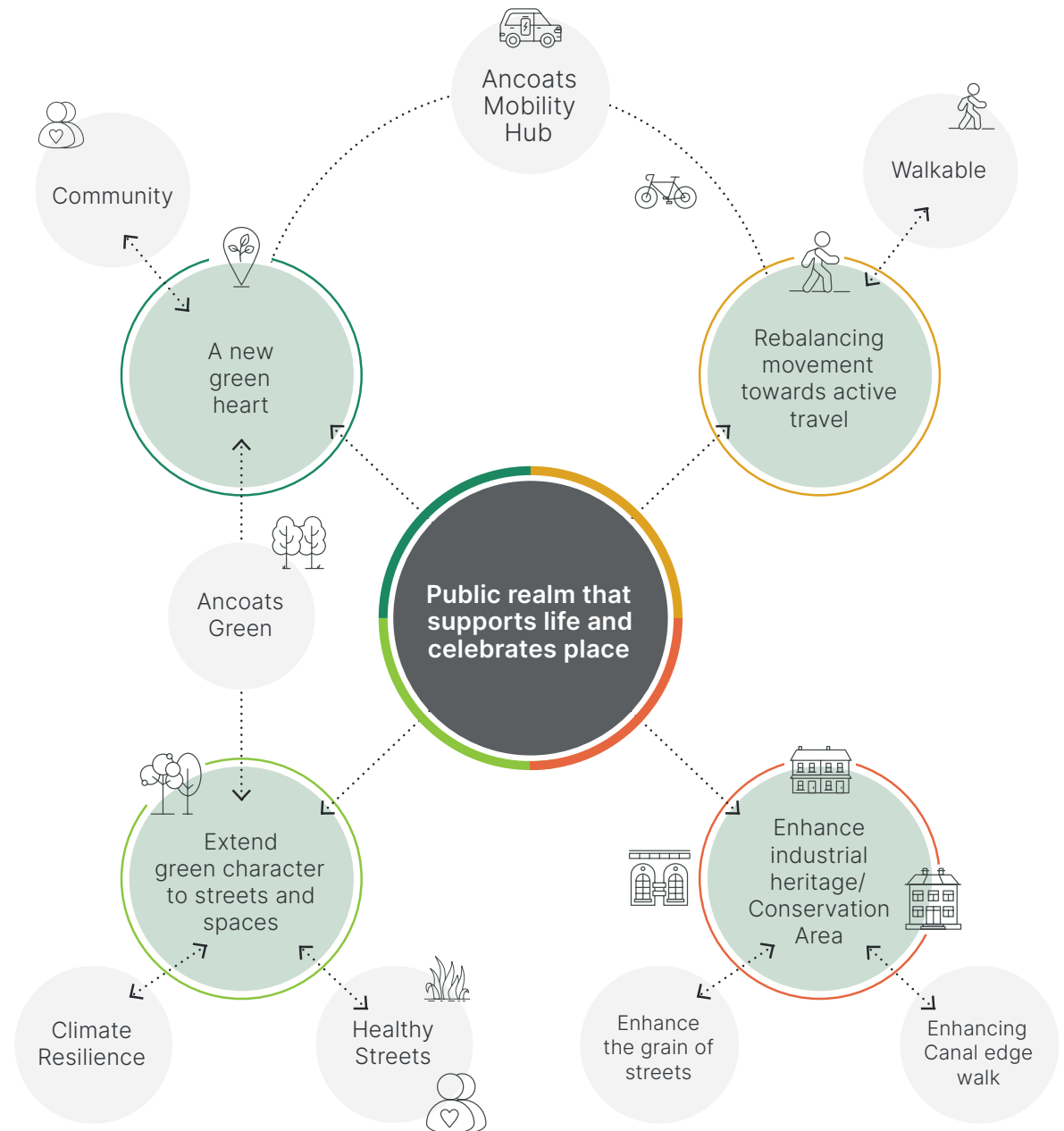
The adjacent diagram summarises the overarching aims and objectives of the Ancoats Poland Street Zone Public Realm Strategy (PRS).

There are several landowners present across the neighbourhood, some already bringing proposals forward in their sites and others with aspirations to do so. And whilst the adopted PRS provides clear vision and ambition for public realm across the neighbourhood, it is vital that this is delivered.

Towards Carbon Zero EPD Value

The PRS outlined the potential for the neighbourhood to be used as an exemplar for low-carbon, sustainable public realm design and delivery. Critical to achieving this aim is the choice of materials used, and as such the document provides materials with outstanding green credentials relating to production, shipping, maintenance, replacement and disposal.

Wherever possible, appropriate materials produced during the construction phase should be re-used within the design of the public realm across the site, reducing embodied carbon whilst tangibly celebrating the heritage of the site.



02

Design Considerations

Guidance Considerations

Various existing guidance documents, both national and local, have informed the design of public spaces, the materials palette and street furniture proposals in the PRS and Implementation Plan.

A summary of key guidance documents is provided here, highlighting the most relevant design guidance points from each, relating to specific design details proposed in streets and spaces across the neighbourhood.

Manchester City Council (MCC) Palette Strategy 4

The policy outlines the following criteria for new materials:

- Be robust
- Be easily replaceable
- Simplicity
- Complement to the surrounding environment
- Build upon the current palette

Much of the neighbourhood is located within a Conservation Area, and as such streets and spaces should be designed in accordance with the '*Heritage Palette*'. *Section 4* identifies areas of the neighbourhood where the public realm design either complies with *MCC Palette Policy 4*, or deviates in order to deliver a more bespoke offer. An appraisal is provided alongside design details for each public realm typology later in the document. Locally sourced materials will be required to be used in the schemes where possible.

Recyclable materials or materials that can be recycled at the end of its service life should be encouraged in the scheme.

Materials imported from abroad will need to be of significant importance to a scheme and be proven that it cannot be sourced locally. As well as this, a significant service life will be required.

Streets for All

Advice for Highway and Public Realm Works in Historic Places (Historic England, 2018)

The document provides guidance promotes inclusive, safe, permeable, healthy and high quality environments that encourage local economic development. Design should consider:

- The use of local materials, engaging local materials and detailed auditing of historic environments is encouraged. High quality workmanship is imperative.
- Ground surfaces should relate to context and character, be simple and natural where possible and retain the historic form of the street.
- Design should maintain and restore historic paving, setted edges, cobbles or grass verges, adapting and respecting local details.
- New surfaces should respect local traditions and past uses, and should include tactile paving.

Street furniture should be kept to a minimum, minimising the use of road traffic signs. Equipment should be simply, elegant and appropriate to context.

LTN 1/20

The delivery of Ancoats Mobility Hub, a new vehicular movement system which will prevent rat-running between Oldham Road and Great Ancoats Street and subtly designed traffic calming measures will combine to reduce the levels of vehicular traffic on streets through the neighbourhood.

As such, the streets will be designed in accordance with *LTN 1/20* guidance on "**Quiet mixed traffic streets and lanes**", where traffic flows are light and therefore segregated lanes are not required.

The design of streets has considered this guidance, with regards to carriageway widths, the integration of traffic calming and surface materials, as outlined below.

- Streets will be designed with a speed limit of <20mph.
- One way streets with two-way cycle access are proposed across the neighbourhood.
- The minimum lane width will be 3m at pinch points.
- Raised crossings and pinch points are integrated, providing cycle overtaking opportunities and cyclist priority.

Inclusive Design - Design for Access 2

So, meeting the diverse needs of the population is the basis of improved accessibility for all. Whether a person is elderly, a wheelchair user, a child, has a sensory impairment, is neurodivergent, or has a toddler in tow; everyone using Ancoats Green requires clarity of information and good, easy access along routes, in spaces and to facilities. However, inclusive design can mean different things to different people and its implications for the built environment can be many and varied. It can be complex and requires an understanding of population demographics and ergonomics, as well as a clear knowledge of the barriers that can exist for people, no matter their age, gender or cultural differences, and the solutions available.

As part of the design proposals, careful consideration will be given to MCC's *Design for Access 2* document and also more recent guidance set out within *BS 8300-1 2018* and *BS 8300-2 2018* and other relevant guidance including the **Inclusive Design Standards**.

Consultation Themes and Considerations

Consultation with key stakeholders has brought about a range of responses, which have provided a steer on the detailed design of streets and spaces captured within this document.

The following headlines highlight the key themes, challenges and opportunities that have arisen from consultation to date.

MCC Highway Service Team

Key message:

- Concern on the use of coloured macadam for Ancoats Green.
- Work with established supply chains to maintain continuity of materials over the long term.
- Where possible continue with MCC's standard palette of materials to build on the palette already used across the city and therefore be more replaceable.
- To use materials that can be easily matched if stock items change.
- Holding stock is challenging with limited storage areas - ideally framework supplier.
- Unfortunately over time suppliers and stock items change and if MCC Highways Maintenance / Utilities / Developers can not obtain the correct materials then they will reinstate in black top, so it will be necessary to ensure we (MCC), keep a stock of materials (in house).
- Concern with colour match of materials over time.

MCC Neighbourhood

Key message:

- Potential issues replacing bespoke materials at the front of Ancoats, the same may apply here.
- Biffa needs to be made aware of bin specification for replacement purposes.
- Is there scope to also include controlled power within the park and Defibrillator?
- The proposed lounge maybe misused.

MCC Parks Team

Key message specific relating to Ancoats Green:

- Largest vehicles used by the maintenance team are 2.75 metres high and 2.25 metres wide therefore 3.8m path is acceptable to Ancoats Green (footpath width comments).
- Avoid dog waste bin due to disposal cost, general waste is sufficient.
- Ornamental wildflower is more expensive to maintain than native or cutting lawn.
- Any sustainable drainage introduced within the Green would be the responsibility of MCC Parks team.

03

Ancoats Public Realm Typologies

Public Realm Typologies

Areas of public and private realm on the site have been organised into a series of typologies as outlined in this chapter. A detailed materials specification is provided for each typology, which should be used to guide the detailed design of streets and building interfaces as potential development come forward.

1. Adopted Streets

2. Public Realm

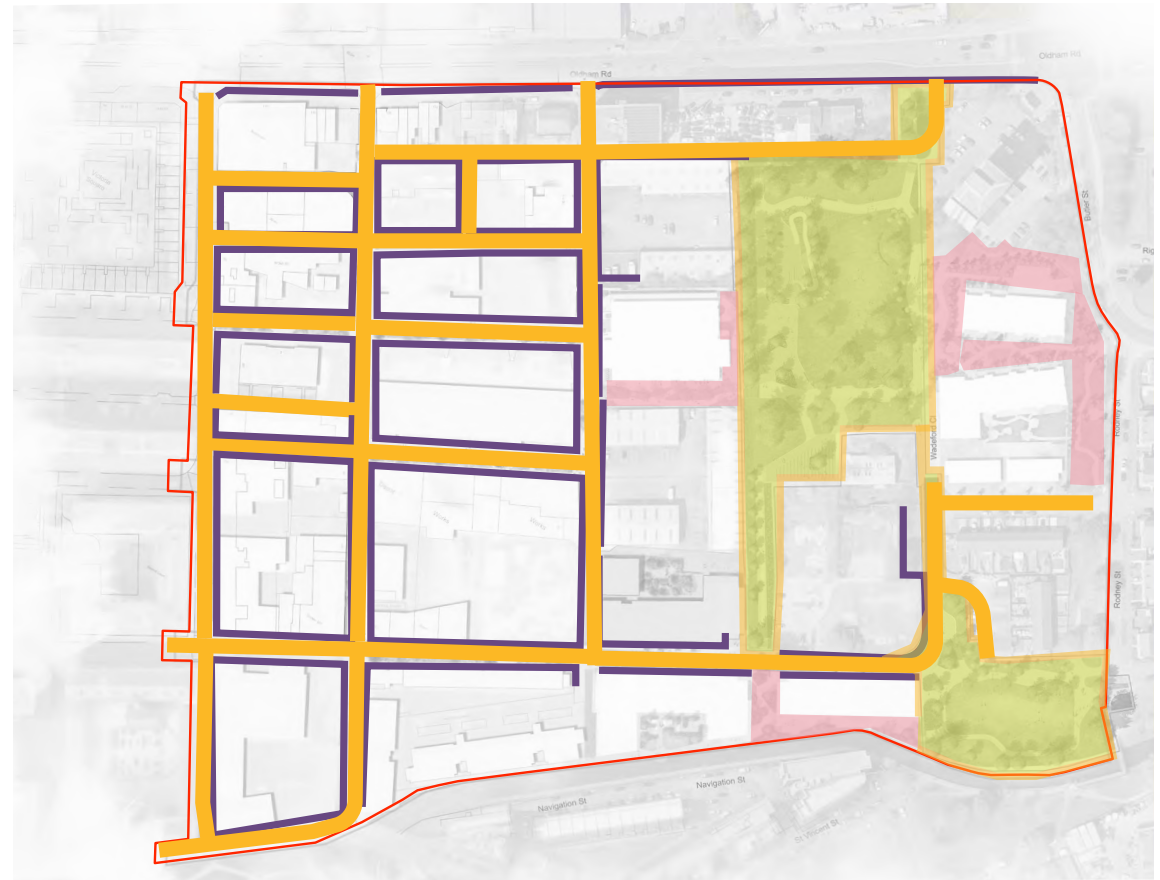
The document provides further detail on the design of adopted street typologies and public realm across the neighbourhood, including the following elements:

- Hardworks materials specification
- Street layout with typical and minimum path / road dimensions
- Outlined softworks specification
- Street furniture specification

3. Private Realm Interface With Street

A series of interface typologies have been identified and guidance provided to ensure a coherent approach is delivered across the neighbourhood as individual plots come forward.

Guidance relates to areas of the public realm located along the building interface, as opposed to areas within the demise of the private plot. It is expected that developers engage in a conversation with the Council at the earliest phase of development to ensure interfaces with key areas of the public realm are delivered as envisioned within the *Public Realm Strategy*.



Public Realm Typologies Plan

4. Private Realm Interface With Accessible Open Space

Several future development plots interface with Ancoats Green and the proposed Prussia Street Canal Arm Greenway.

These are key character spaces within the masterplan, and as such it is important that the plots abutting them create a positive interface with the space. Details are provided to guide the approach along these key interfaces.

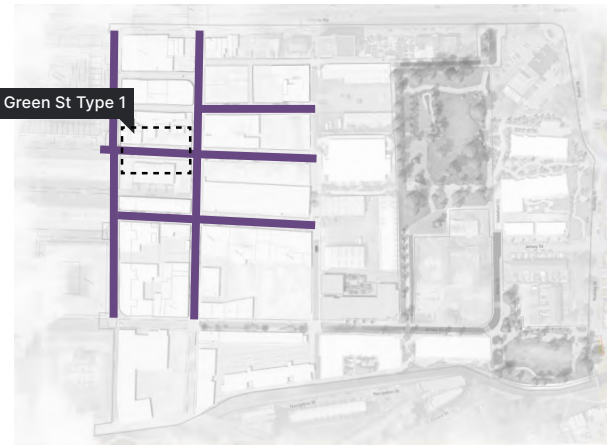
Key

- Adopted Streets
- Public Realm
- Private Realm Interface with street
- Private Realm Interface with accessible open space

A refinement and simplification of street hierarchy of the NDF street hierarchy. This document develops a cohesive design language applied to streets subject its context and size.

 Poland Street Zone

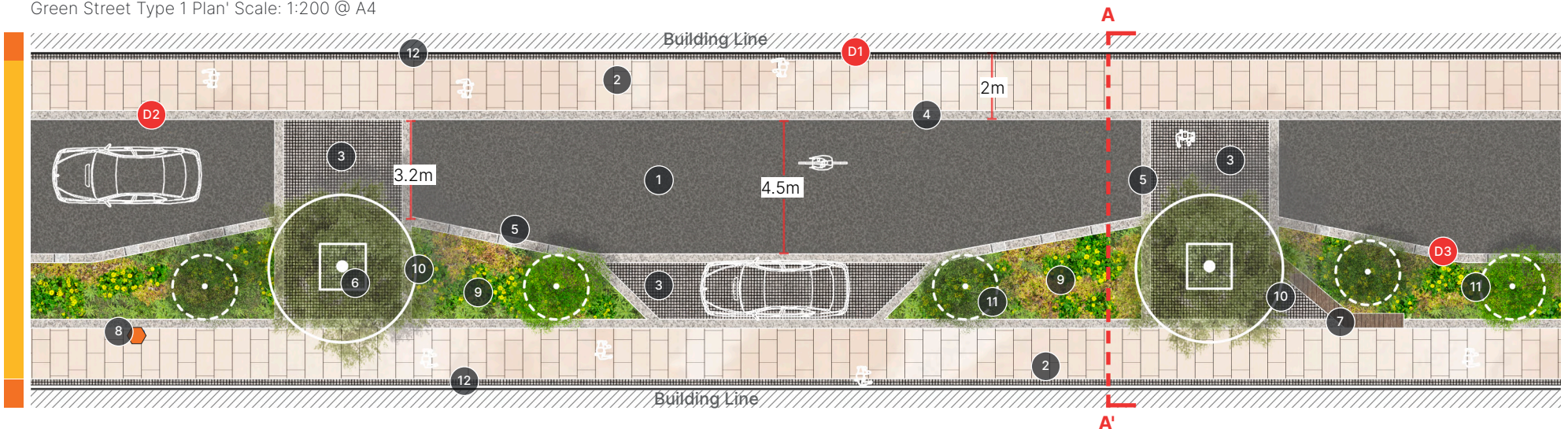
Green Street Type 1



Key requirements

- 2 band granite setts to building interface integrated into relevant accessible public realm surfacing. *See Section 4 for material specification;*
- Minimum 2m wide footpath to roads;
- Integrated drop-off and servicing bays within green verge to support current and future residential and commercial requirements;
- Develop a residential street character, providing amenity and interaction, and;
- Street furniture forms part of the rain garden and reflects the former heritage of adjacent building use.

Green Street Type 1 Plan' Scale: 1:200 @ A4



Green Street Type 1

Material Palette

Adopted Street Elements

Hardworks

	Reference	Material	Specification Code
1	Road	Macadam	S1
2	Footpath	Yorkstone flags	S2
3	Lay-by and crossing	Granite setts	S3
4	Kerb	Granite	K1
5	Flush channel	Granite	K2

Furniture

6	Tree grille	Steel	F10
7	Seating	Timber topped	F1
8	Finger post	Steel	P1

Softworks

9	Rain garden	Wet and drought tolerant plants (<i>pages 45-47</i>)
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Trees

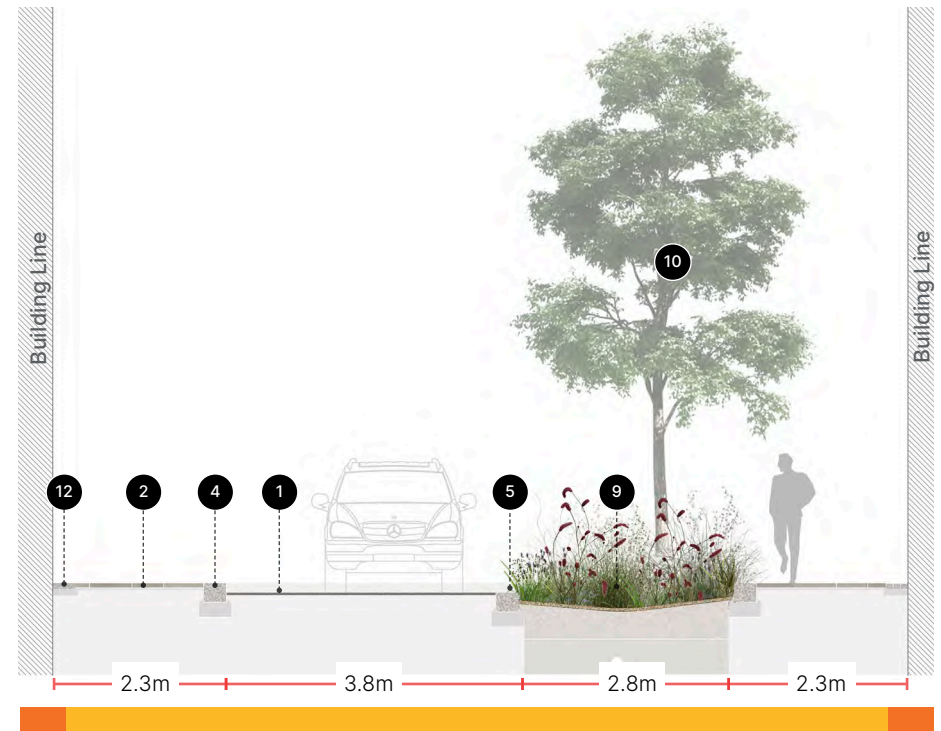
	Reference	Form	Girth	Clear Stem	Root Type
10	Street trees	Semi-mature	20-25cm	min 200cm	Root balled
11	Rain garden trees	Semi-mature	18-25cm	min 200cm	Root balled

Private Realm Interface with street

Hardworks

12	Interface with building	Granite setts	S8
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Section A-A' Scale: 1:100 @ A4

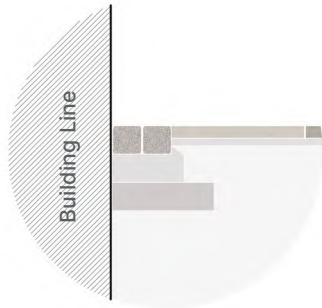
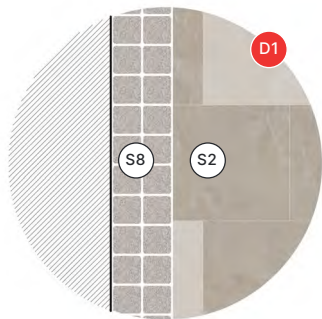


For specification code information, refer to Section 4

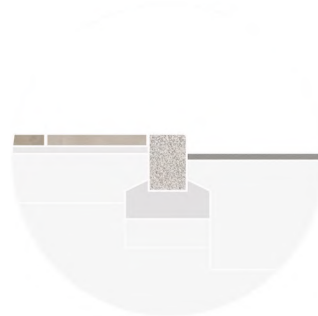
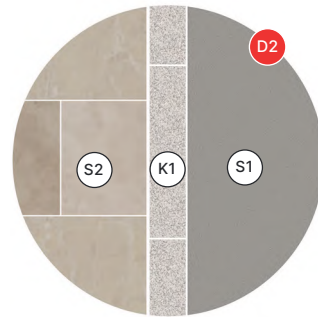
Green Street Type 1

Interface

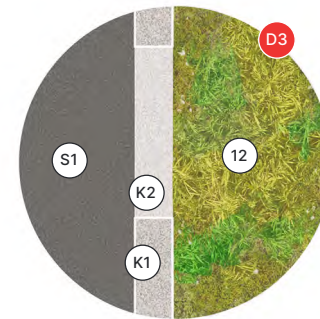
Interface between building and footpath



Interface between footpath and road

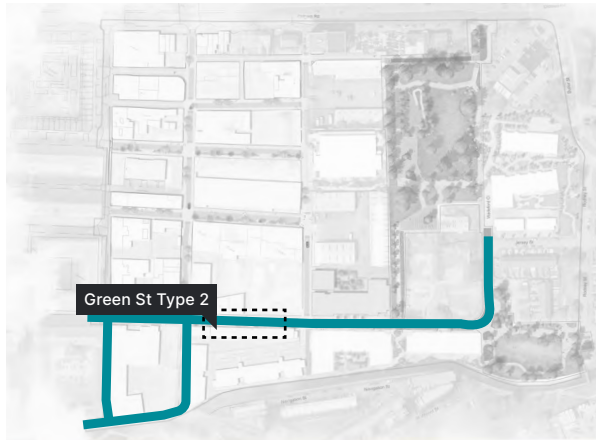


Interface between road and rain garden



The above illustrations show the desired interface approach and heritage palette between the current and future developments, and the adopted streets. *For more information on specification codes and material details, refer to Section 4 of the document.*

Green Street Type 2

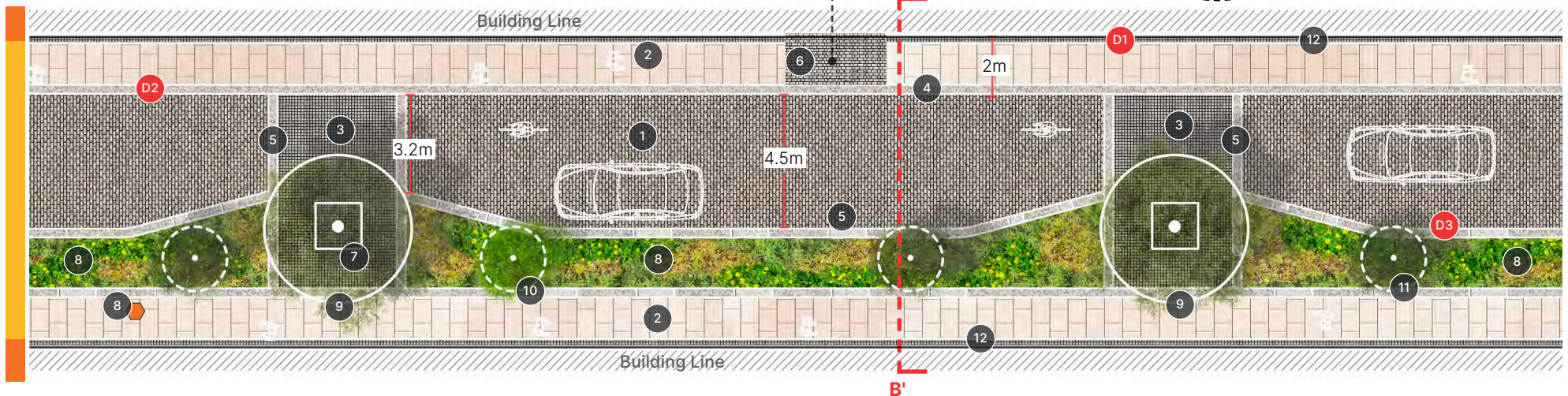


Key requirements

- 2 band granite setts to building interface integrated into relevant accessible public realm surfacing. *See Section 4 for material specification;*
- Minimum 2m wide footpath to roads;
- Integrated drop-off and servicing bays within green verge to support current and future residential and commercial requirements;
- Reclaimed cobble used as carriageway surface;
- Develop a residential street character, providing amenity and interaction, and;
- Street furniture forms part of the rain garden and reflects the former heritage of adjacent building use.



Green Street Type 2 Plan' Scale: 1:200 @ A4



Green Street Type 2

Material Palette

Adopted Street Elements

Hardworks

	Reference	Material	Specification Code
1	Road	Cobbles	S4
2	Footpath	Yorkstone flags	S2
3	Lay-by and crossing	Granite setts	S3
4	Kerb	Granite	K1
5	Flush channel	Granite	K2
6	Threshold to building	Granite	S5

Furniture

7	Tree grille	Steel	F10
8	Finger post	Steel	P1

Softworks

9	Rain garden	Wet and drought tolerant plants (<i>Pages 45-47</i>)
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Trees

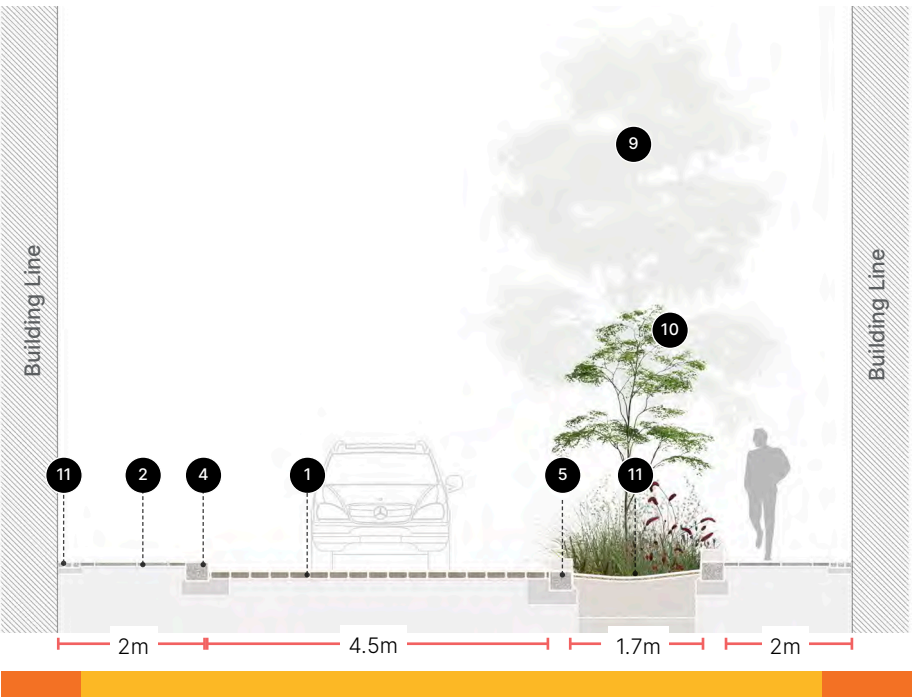
	Reference	Form	Girth	Clear Stem	Root Type
10	Street trees	Semi-mature	20-25cm	min 200cm	Root balled
11	Rain garden trees	Semi-mature	18-25cm	min 200cm	Root balled

Private Realm Interface with street

Hardworks

12	Interface with building	Granite setts	S8
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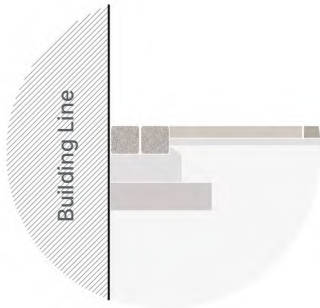
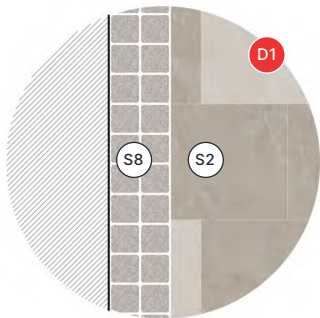
Section B-B' Scale: 1:100 @ A4



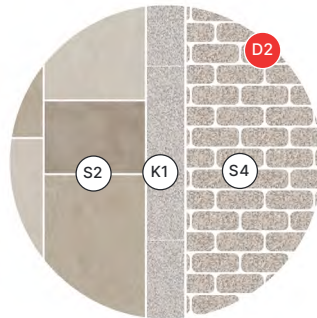
For specification code information, refer to Section 4

Green Street Type 2 *Interface*

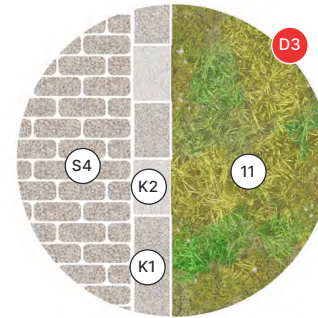
Interface between
building and footpath



Interface between
footpath and cobbles



Interface between
cobbles and rain garden



The above illustrations show the desired interface approach and heritage palette between the current and future developments, and the adopted streets. *For more information on specification codes and material details, refer to Section 4 of the document.*

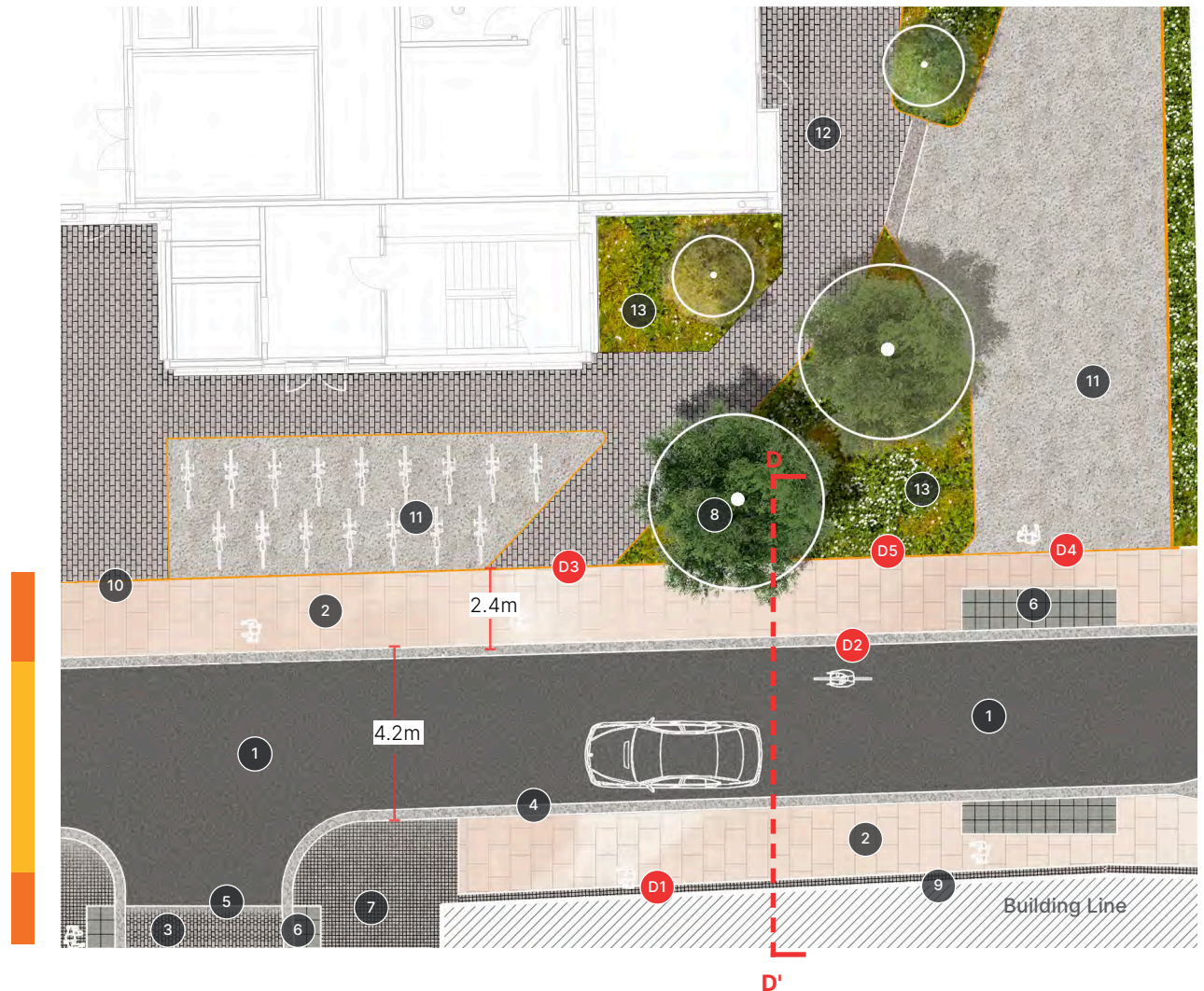
Poland Street



Key requirements

- 2 band granite setts to building interface integrated into relevant accessible public realm surfacing. See *section 4 for material specification*;
- Minimum 2m wide footpath to roads;
- Steel edging as interface between hard and soft;
- Tarmac to carriage way, and yorkstone to footpaths;
- Granite sett at over run to junctions associated adjoining street.

Poland Street Scale: 1:200 @ A4



Poland Street

Material Palette

Section D-D' Scale: 1:100 @ A4

Adopted Street Elements

Hardworks

	Reference	Material	Specification Code
1	Road	Macadam	S1
2	Footpath	Yorkstone flags	S2
3	Crossing	Granite	S5
4	Kerb	Granite	K1
5	Flush channel	Granite	K2
6	Tactile paving	Granite	S7
7	Crossing over run	Granite setts	S3

Trees

	Reference	Form	Girth	Clear Stem	Root Type
8	Street trees	Semi-mature	18-25cm	min 200cm	Root balled

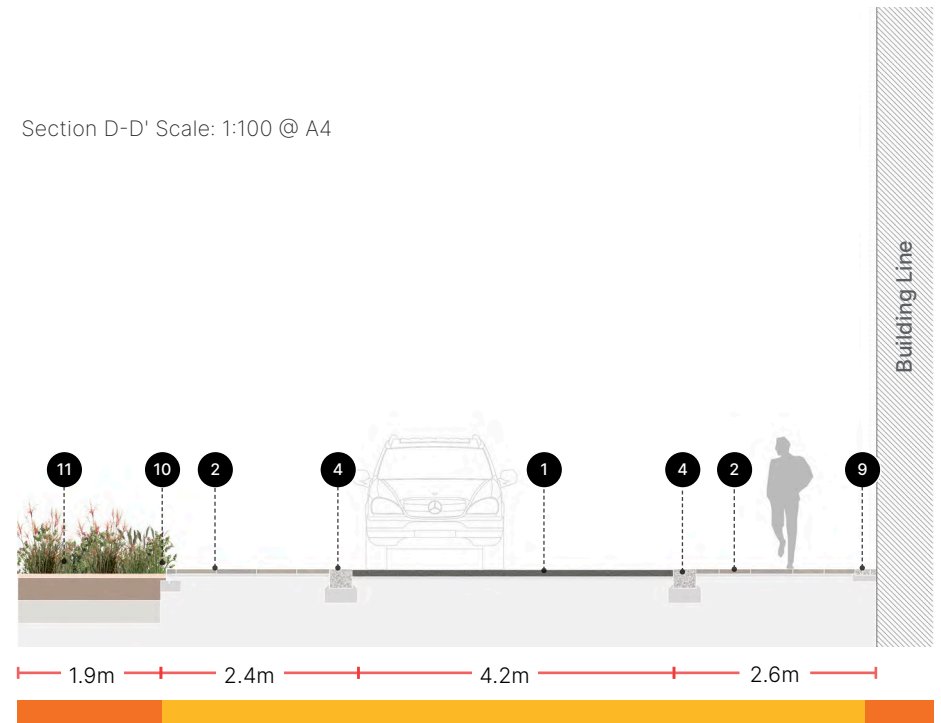
Private Realm Interface with street

Hardworks

9	Interface with building	Granite setts	S8
10	Interface with Mobility Hub	Metal edge	E1
11	Cycle route	Coloured tarmac	S9
12	Pedestrian area	Granite setts	S8

Softworks

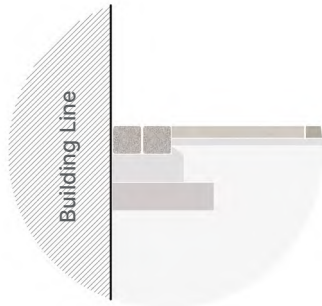
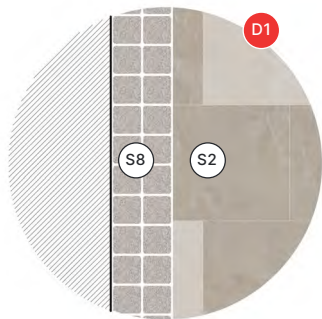
13	Planting	Refer to page (Page 44)
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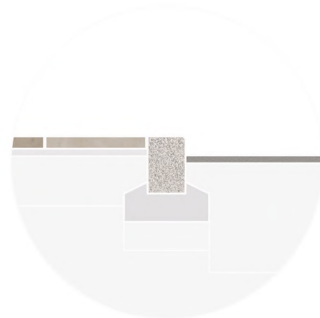
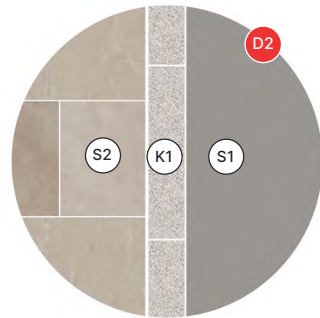
For specification code information, refer to Section 4

Poland Street *Interfaces*

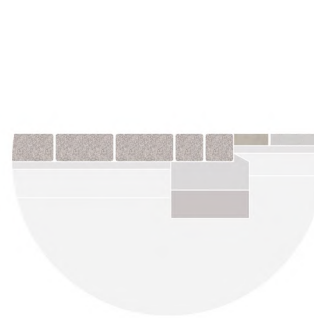
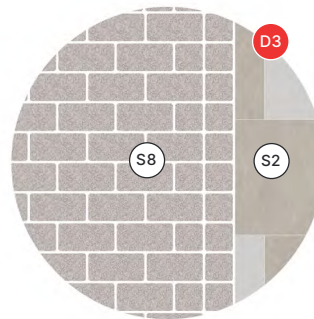
**Interface between
building and footpath**



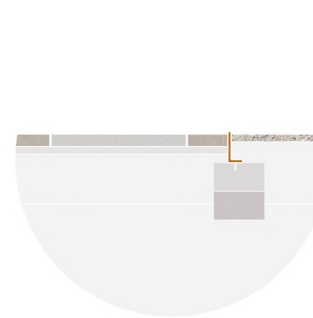
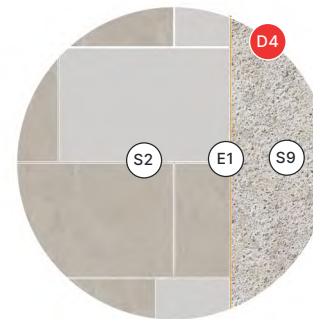
**Interface between
footpath and road**



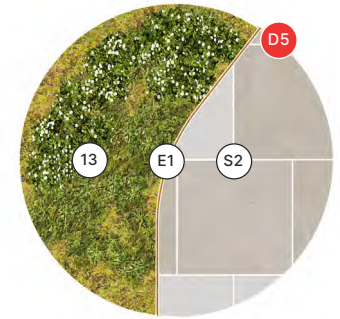
**Interface between
private and public realm**



**Interface between
private and public realm**



**Interface between
adopted and private**

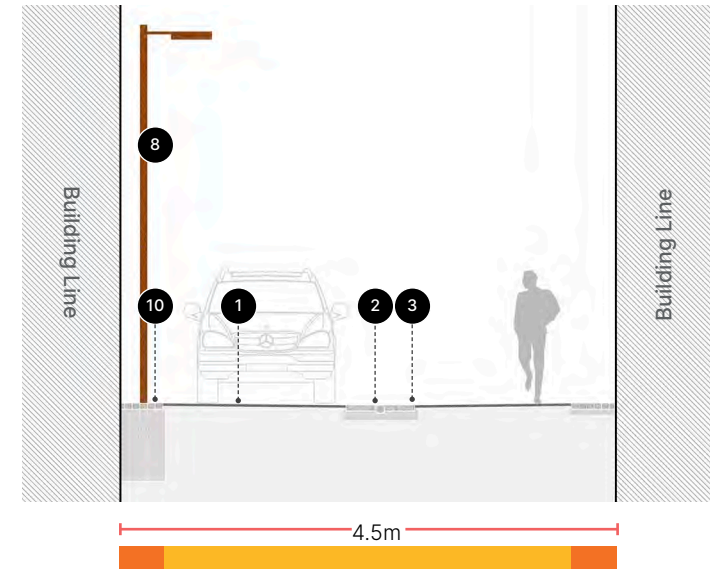


The above illustrations show the desired interface approach and heritage palette between the current and future developments and the adopted streets. *For more information on specification codes and material details, refer to Section 4 of the document.*

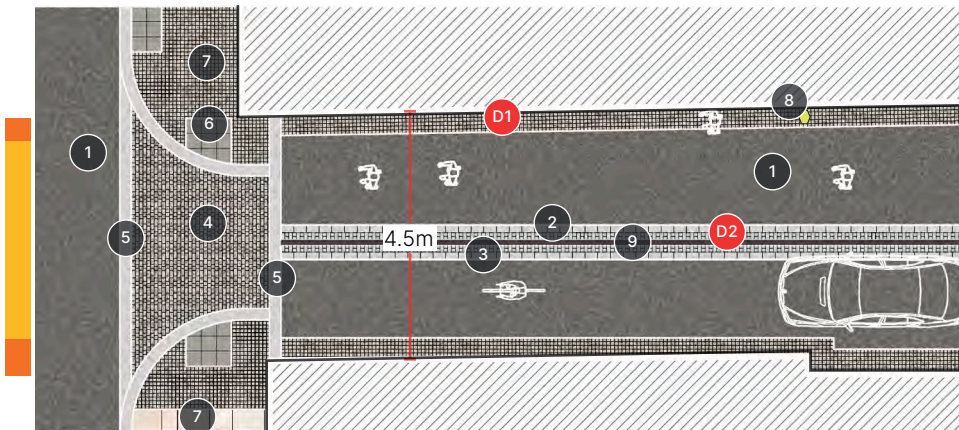
Typical Lane

For specification
code information,
refer to Section 4

Section E-E' Scale: 1:100 @ A4



Scale: 1:200 @ A4



Key requirements

- 4 band granite setts to building interface integrated into relevant accessible public realm surfacing. *See section 4 for material specification;*
- A combination of cast iron drain, granite channels and yorkstone central reservation bands to be used on all lanes;
- Furniture items such as lighting and signage are to be situated within the 4 band granite setts, and;
- Street junction to be granite setts.

Lane Material Palette and Interface

Adopted Street Elements

Hardworks

	Reference	Material	Specification Code
1	Road	Macadam	S1
2	Channel	Granite	S4
3	Central reservation outer band	Yorkstone	S6
4	Lane threshold	Granite setts	S5
5	Flush channel	Granite	K2
6	Tactile paving	Granite	S7
7	Crossing over run	Granite setts	S3

Furniture

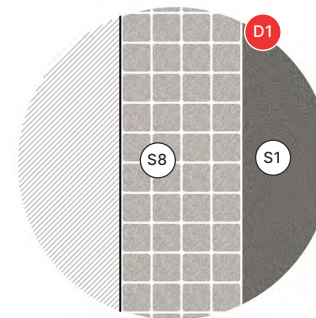
8	Lighting	Steel	L1
9	Drain channel	Cast iron	D1

Private Realm Interface with street

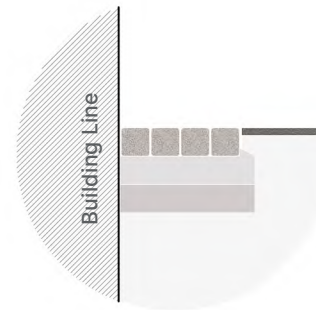
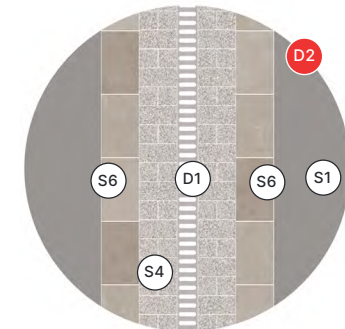
Hardworks

10	Interface with building	Granite setts	S8
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Interface between building and road



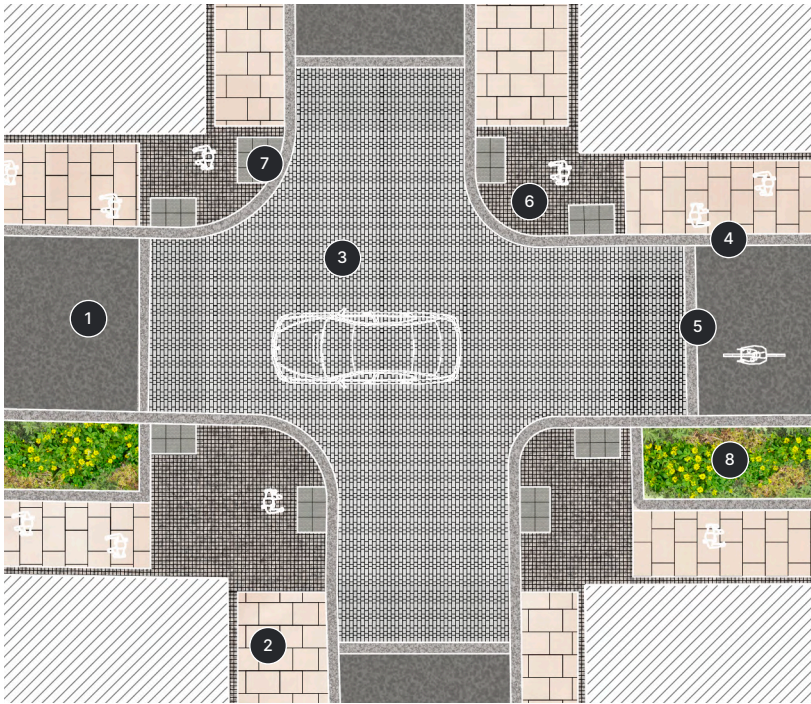
Central reservation Interface



The above illustrations show the desired interface approach and heritage palette between the current and future developments and the adopted streets. *For more information on specification codes and material details, refer to Section 4 of the document.*

Typical Junction

For specification code information, refer to Section 4



Scale: 1:200 @ A4

Key requirements

- 2 band granite setts to building interface integrated into relevant accessible public realm surfacing. See section 4 for material specification;
- Minimum 2m wide footpath to roads;
- Road signs set opposite rain garden;
- Granite sett overrun to all junctions, and;
- Granite tactile paving to all crossing.

Adopted Street Elements

Hardworks

	Reference	Material	Specification Code
1	Road	Macadam	S1
2	Footpath	Yorkstone flags	S2
3	Crossing	Granite setts	S5
4	Kerb	Granite	K1
5	Flush channel	Granite	K2
6	Crossing over run	Granite setts	S3
7	Tactile paving	Granite	S7

Softworks

8	Rain garden	Wet and drought tolerant plants (Page 38)
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Private Realm Interface with street

Hardworks

9	Interface with building	Granite setts	S8
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Private and Public Realm Interface

Private Realm Interface With Street

A series of interface typologies have been identified and guidance provided, to ensure a coherent approach is delivered across the neighbourhood as individual plots come forward.

Guidance relates to areas of the public realm located along the building interface, as opposed to areas within the demise of the private plot. It is expected that developers engage in a conversation with the Council at the earliest phase of development to ensure interfaces with key areas of the public realm are delivered as envisioned within the Public Realm Strategy.

Private Realm Interface With Accessible Open Space

Several future development plots interface with Ancoats Green and the proposed Prussia Street Canal Arm Greenway.

These are key character spaces within the masterplan, and as such it is important that the plots abutting them create a positive interface with the space. Details are provided to guide the approach along these key interfaces.

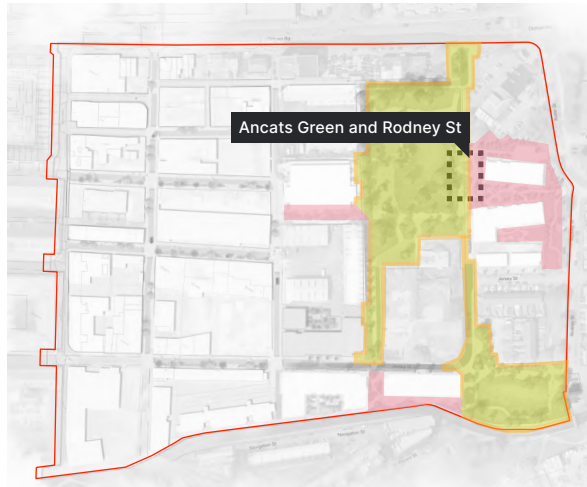
Key

- Public Realm
- Private Realm Interface with accessible open space



Ancoats Green and Rodney Street

*For specification
code information,
refer to Section 4*



Key requirements

- Coloured tarmac used across both Ancoats Green and Rodney Street Development. See *section 4 for material specification*, and;
- Metal edge used as primary edge element for hard and soft elements (D1).

Scale: 1:200 @ A4



For specification
code information,
refer to Section 4

Adopted Public Realm Elements

Hardworks

	Reference	Material	Specification Code
1	Footpath	Coloured tarmac	S9
2	Edging	Metal edge	E1

Softworks

3	Windflower meadow	Wet and drought tolerant plants
4	Lawn	Native grass mix

Trees

	Reference	Form	Girth	Clear Stem	Root Type
5	Ancoats Green trees	Semi-mature	20-25cm	min 200cm	Root balled

Private Realm Interface with Ancoats Green

Hardworks

1	Footpath	Coloured tarmac	S9
2	Edging	Steel edge	E1

Softworks

6	Rodney St Development Planting	Subject to development proposal
---	--------------------------------	---------------------------------

Trees

7	Rodney St Development trees	Subject to development proposal
---	-----------------------------	---------------------------------

Interface between hard and soft landscape



Ancoats Place

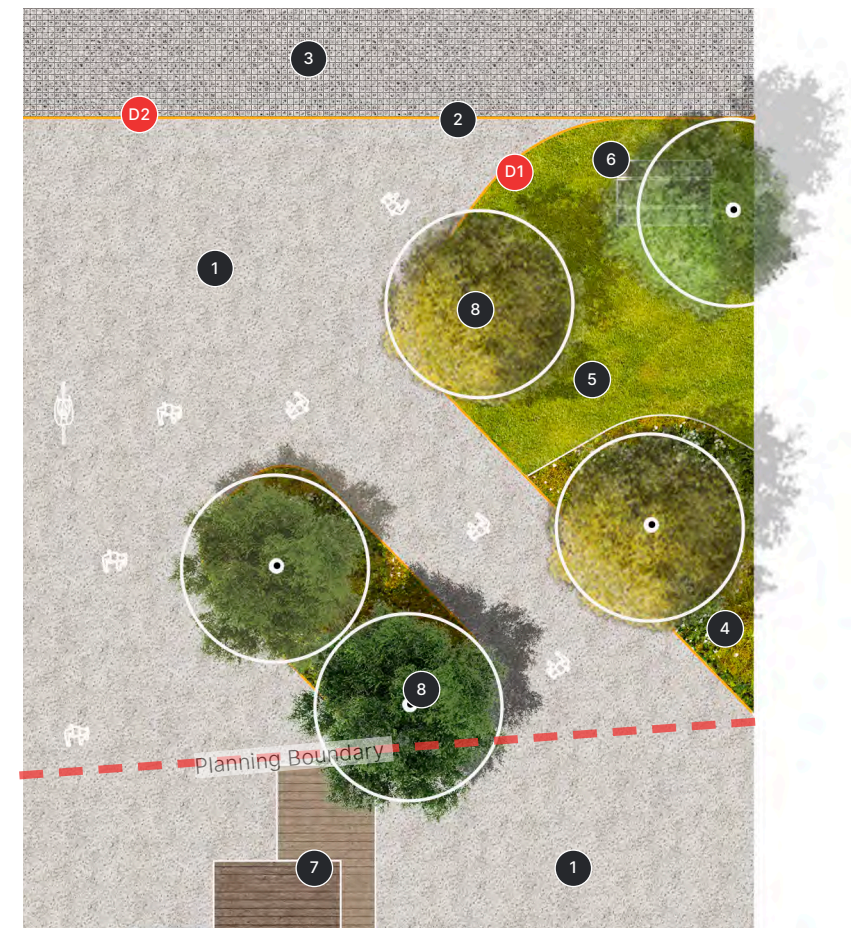
*For specification
code information,
refer to Section 4*



Key requirements

- Coloured tarmac to be used across Ancoats Place. *See section 4 for material specification, and;*
- Metal edge used as primary edge element for hard and soft elements (D1,D2).

Scale: 1:200 @ A4



For specification
code information,
refer to Section 4

Adopted Public Realm Elements

Hardworks

	Reference	Material	Specification Code
1	Footpath	Coloured tarmac	S9
2	Edging	Metal edge	E1
3	Reclaimed cobbles	Granite	S4

Softworks

4	Planting	Refer to page (page 44)
5	Lawn	Native grass mix

Furniture

6	Picnic sett	Timber topped	F3
7	Tiered platform	Subject to development proposal	

Trees

	Reference	Form	Girth	Clear Stem	Root Type
8	Ancoats Green trees	Semi-mature	20-25cm	min 200cm	Root balled

Interface between hard and soft landscape Interface between tarmac and reclaimed cobble



The above illustrations show the desired interface approach and heritage palette between the current and future developments and the adopted streets. For more information on specification codes and material details, refer to Section 4 of the document.

Jersey Wharf

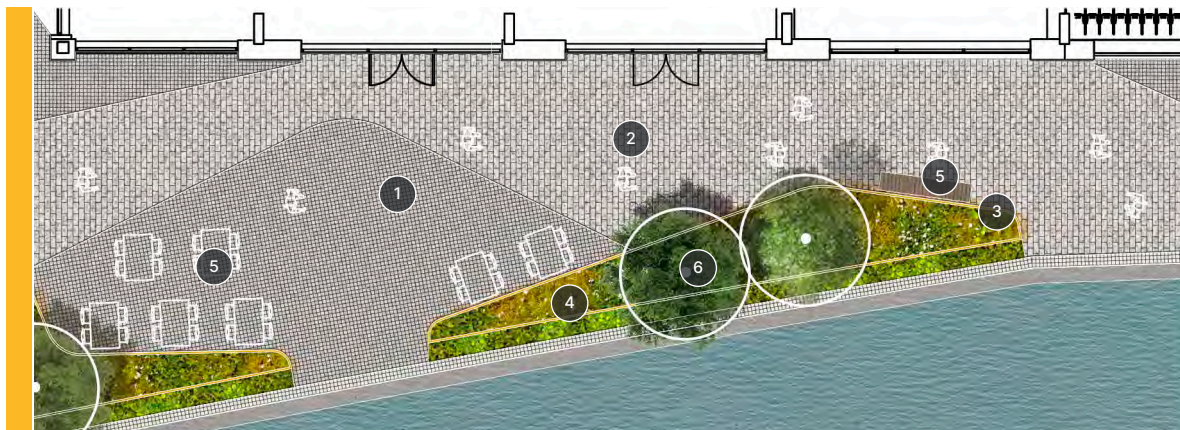
*For specification
code information,
refer to Section 4*



Key requirements

- Heritage palette complementing granite finish to adopted highways, and;
- Furniture such as lighting and signage in line or equal to proposed street furniture.

Scale: 1:200 @ A4



*For specification
code information,
refer to Section 4*

Adopted Public Realm Elements

Hardworks

	Reference	Material	Specification Code
1	Small sett mix	Granite	S3
2	Medium sett mix	Granite	S5
3	Plant edging	Metal edge	E1

Softworks

4	Planting	Subject to development proposal
---	----------	---------------------------------

Furniture

5	Subject to development proposal
---	---------------------------------

Trees

	Reference	Form	Girth	Clear Stem	Root Type
6	Jersey Wharf trees	Semi-mature	18-25cm	min 200cm	Root balled

04

Materials Palette and Specification

The following chapter provides a detailed product specification summary for hardworks, street furniture and lighting elements proposed on the site.

It captures items included in the *MCC Policy 4 - Heritage Palette*, as well as more bespoke items proposed within public realm across the neighbourhood with reference made which category applied to each material

- C** Compliant material
- J** Justified non-compliant material

A product code is provided for each item, which is referenced alongside design detailing outlined earlier in the document.

Key

- Adopted Street Elements
- Private Realm Interface with street

Surface Swatch

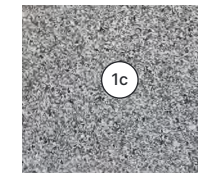
1



Amarelo-Ariz



Azul-Platino



Silva-Preta-Favaco

2



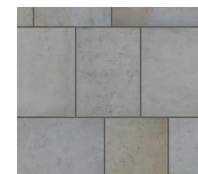
Royal-White

3



Crystal-Black

4



Scoutmoor

Hardworks Specification

Hardworks Item Specification (Adopted)

S1



HRA Macadam C

Product:	To engineer's specification
Depth:	To engineer's specification
Colour:	Black

Supplier: Tarmac
T: 01773815100
E: tpsmmailbox@tarmac.com
W: www.tarmac.com

S3



Small module setts C

Product:	Portuguese granite
Size:	100(L) x 100(W) x depth tbc
Colour	Swatch 2
Pattern / Method:	Stacked bond
Finish:	Flamed

Supplier: Hardscape
W: www.hardscape.co.uk
Supplier: Marshalls
W: www.marshalls.co.uk

S2



Yorkstone flags C

Product:	Yorkstone
Size:	600 (W)x random length 600-900 x 65mm (D)
Colour:	Swatch 4
Pattern / Method:	Random stretcher bond across the footway. Cut units: lengths no smaller than 450mm.
Finish:	Diamond sawn

Supplier: Hardscape
W: www.hardscape.co.uk
Supplier: Marshalls
W: www.marshalls.co.uk

S4



Reclaimed cobbles setts C

Product:	Recycled cobbles
Size:	As supplied
Colour mix:	As supplied
Pattern / Method:	Stretcher bond
Finish:	Blasted

Supplier: MCC

S5



Module setts

C

Product: Portuguese granite

Size: 150-300(W) x
Random(L)x depth
180mm to engineer's
specification

Colour Swatch 1

Pattern /
Method: Stretcher bond

Finish: Flamed

Supplier: Hardscape

W: www.
hardscape.co.uk

Supplier: Marshalls

W: www.
marshalls.co.uk

S6



Yorkstone outer band

C

Product: Yorkstone

Size: 250 (W)x 250
x to engineer's
specification (D)

Colour: Greyish buff

Pattern /
Method: Stacked.

Finish: Diamond sawn

Supplier: Hardscape

W: www.
hardscape.co.uk

Supplier: Marshalls

W: www.
marshalls.co.uk

S7



Tactile blister flags

C

Product: Chinese granite

Size: 400(L) x 400(W)x
depth to engineer's
specification

Colour Swatch 3

Pattern /
Method: Stacked bond

Finish: Flamed

Supplier: Hardscape

W: www.
hardscape.co.uk

Supplier: Marshalls

W: www.
marshalls.co.uk

K1



Granite kerb

C

Product: Chinese granite

Size: 250(W) x 915(L)
x to engineer's
specification

Colour Swatch 2

Pattern /
Method: Stacked

Finish: Picked

Supplier: Hardscape

W: www.
hardscape.co.uk

Supplier: Marshalls

W: www.
marshalls.co.uk

*Note: kerb to include
specials: radii, trapez
tapered kerbs*

K2



Flush granite channel C

Product:	Chinese granite
Size:	250(W) x 915(L) x to engineer's specification
Colour	Swatch 2
Pattern / Method:	Stacked
Finish:	Picked

Supplier: Hardscape
W: www.hardscape.co.uk
Supplier: Marshalls
W: www.marshalls.co.uk

S9



Coloured macadam J

Product:	Porous Ulticolour
Depth:	6mm
Colour	Light buff

Supplier: Tarmac
T: +44 (0)121 787 5001
E: enquiries@tarmac.com
W: www.tarmac.com

S8



Granite setts C

Product:	Portuguese granite
Size:	150(W) x 150(L) x depth tbc & 150(W) x 300(L) x depth tbc
Colour	Swatch 1a
Pattern / Method:	Soldier bond to building line followed by stretcher
Finish:	Flamed

Supplier: Hardscape
W: www.hardscape.co.uk
Supplier: Marshalls
W: www.marshalls.co.uk

E1



Metal edge J

Product:	Excelledge - Alu- excel
Size:	3mm (5 folded top) x 120
Colour :	Silver
Material:	Aluminium
Upstand:	Flush

Supplier: Kinley
T: 01204 565 500
E: sales@kinley.co.uk
W: www.kinley.co.uk

Tree Palette

Suggested tree palette across the public realm could be...

Street Trees



Betula papyrifera (Paper Birch)

Prussia Street Arm Greenway



Amelanchier laevis 'Cumulus' (Serviceberry)

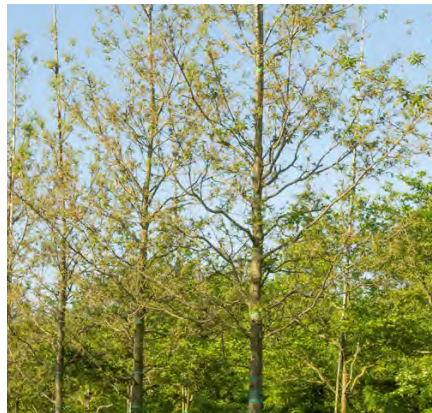
Ancoats Green



Populus tremula (European aspen)



Acer campestre 'Huibers Elegant'
(Field maple sp.)



Quercus cerris 'Wodan' (Evergreen) (Turkey oak)



Magnolia grandiflora (Evergreen)
(Soutern magnolia)

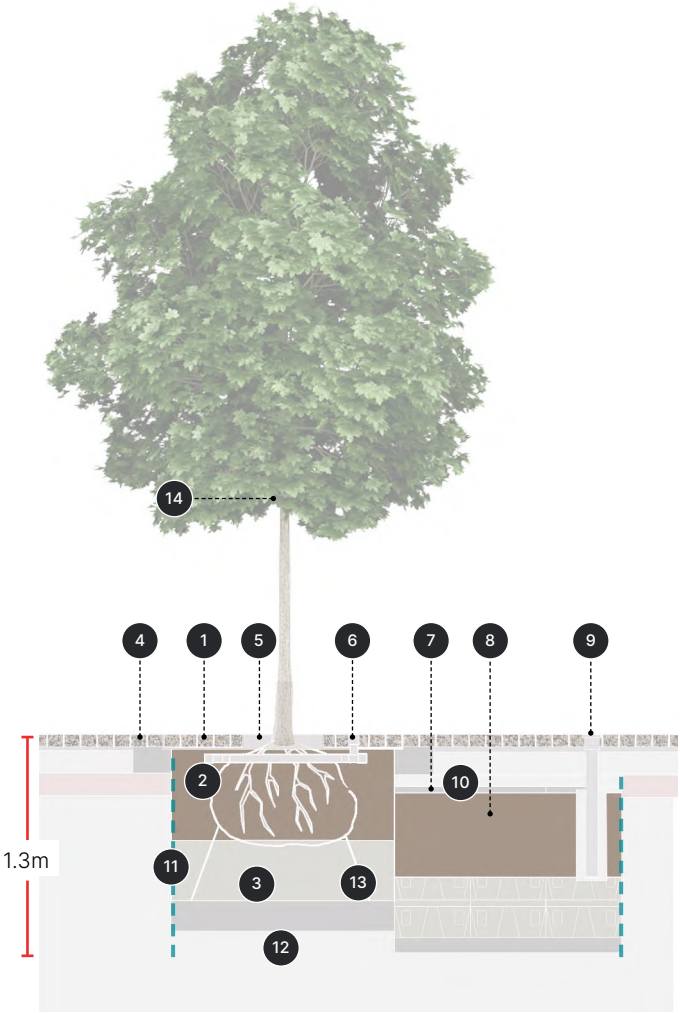


Ilex aquifolium (Evergreen) (Holly)



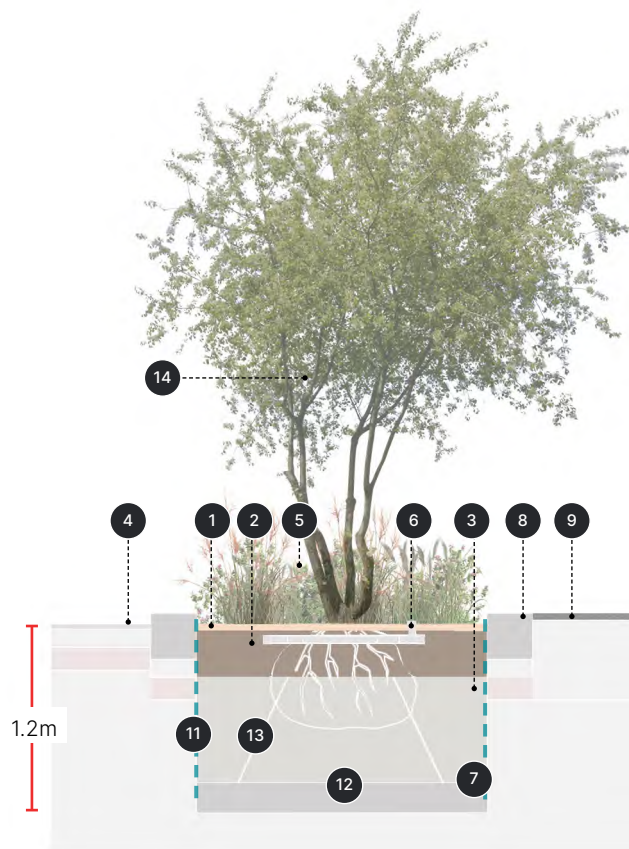
Prunus cerasus (Morello Cherry)

Typical Tree Pit



Typical tree pit in hard

	Description				
1	Tree grille				
2	600mm Top soil				
3	400m Sub soil				
4	Granite sett				
5	Compacted gravel aperture in-fill				
6	Irrigation/ aeration cap				
7	Geotextile				
8	Soil structure				
9	Aeration system				
10	Gravel to top of root cell system				
11	Root barrier				
12	Clean stone drainage layer				
13	Tree anchoring				
	Reference	Form	Girth	Clear Stem	Root Type
14	Street trees	Semi-mature	20-25cm	min 200cm	Root balled



Typical tree pit in planting

	Description				
1	Gravel layer				
2	300mm Top soil				
3	700m Sub soil				
4	Yorkstone				
5	Planting				
6	Irrigation/ aeration cap				
7	Geotextile				
8	Granite kerb				
9	Macadam/cobble				
10	Root barrier				
11	Clean stone drainage layer				
12	Tree anchoring				
	Reference	Form	Girth	Clear Stem	Root Type
13	Street trees	Semi-mature or multi-stem	18-25cm	min 200cm	Root balled

Planting



SUDS/rain garden planting



Wildflower planting

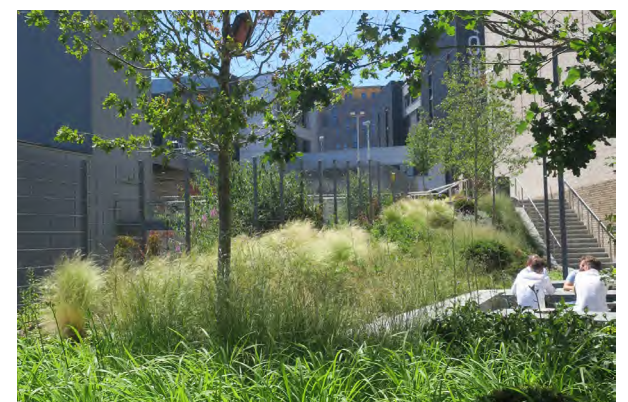


Amenity grass

Planting throughout Ancoats should be climate resilient, improve the biodiversity within the area and fully aligned with Manchester's Green and Blue Strategy.



Herbaceous ornamental planting

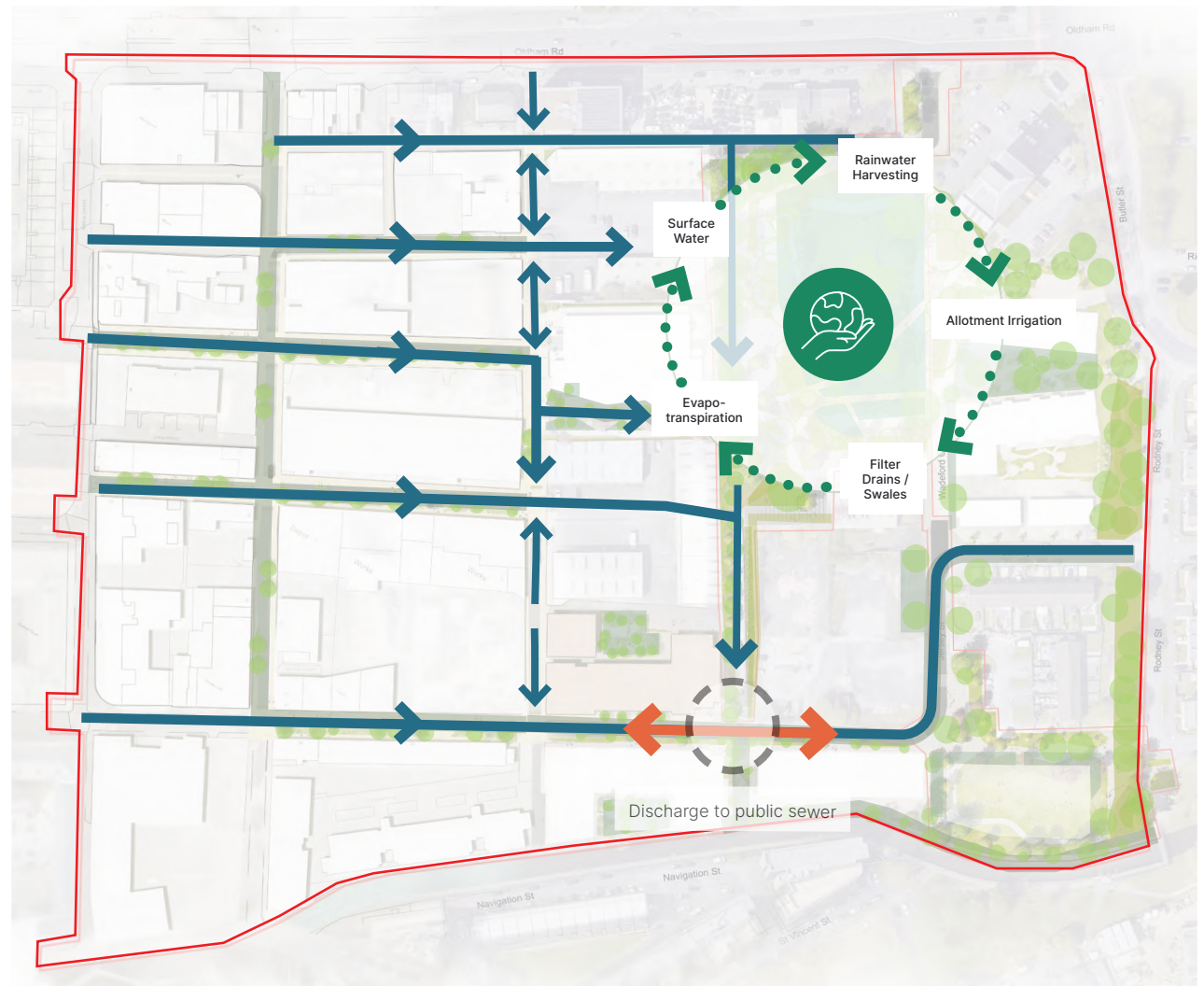
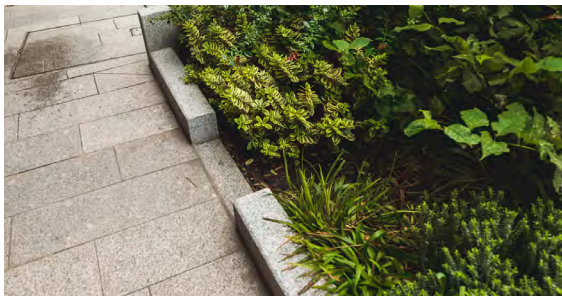


Ornamental grass planting

Rain Gardens

Planting should reflect the typical horticultural conditions of a rain garden with prolonged periods under water and dry spells where the lower layers still provide moisture.

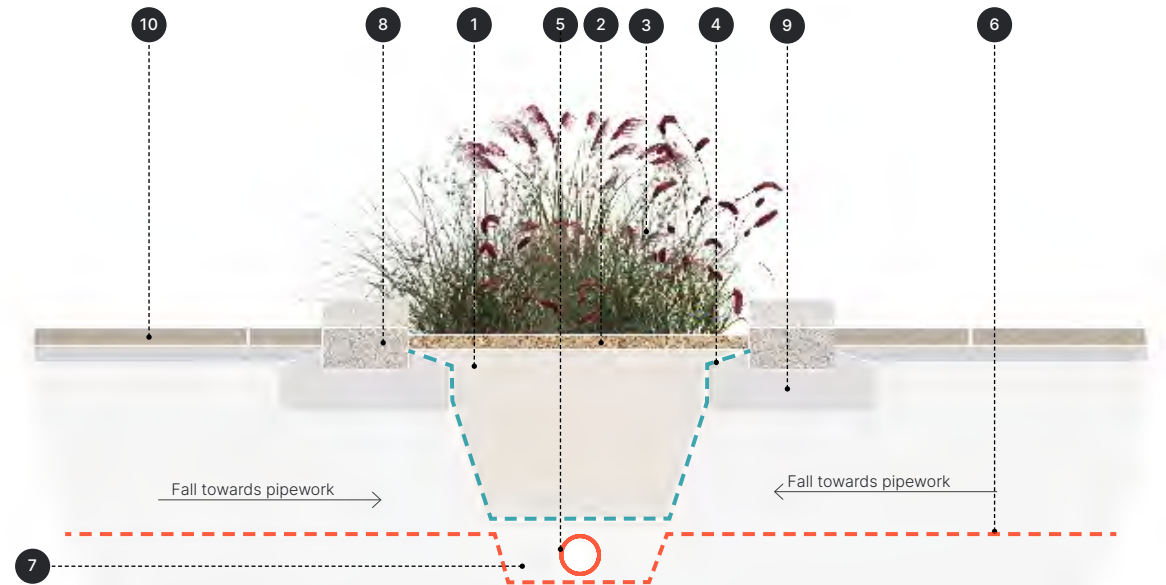
Plants well adapted to both these conditions at the same time will do well. Dryland plants will not. It will be important to assess the moisture levels of the site before choosing the plant palette to match it with plant moisture tolerance.



Typical Rain Garden Detail in Paving

Key

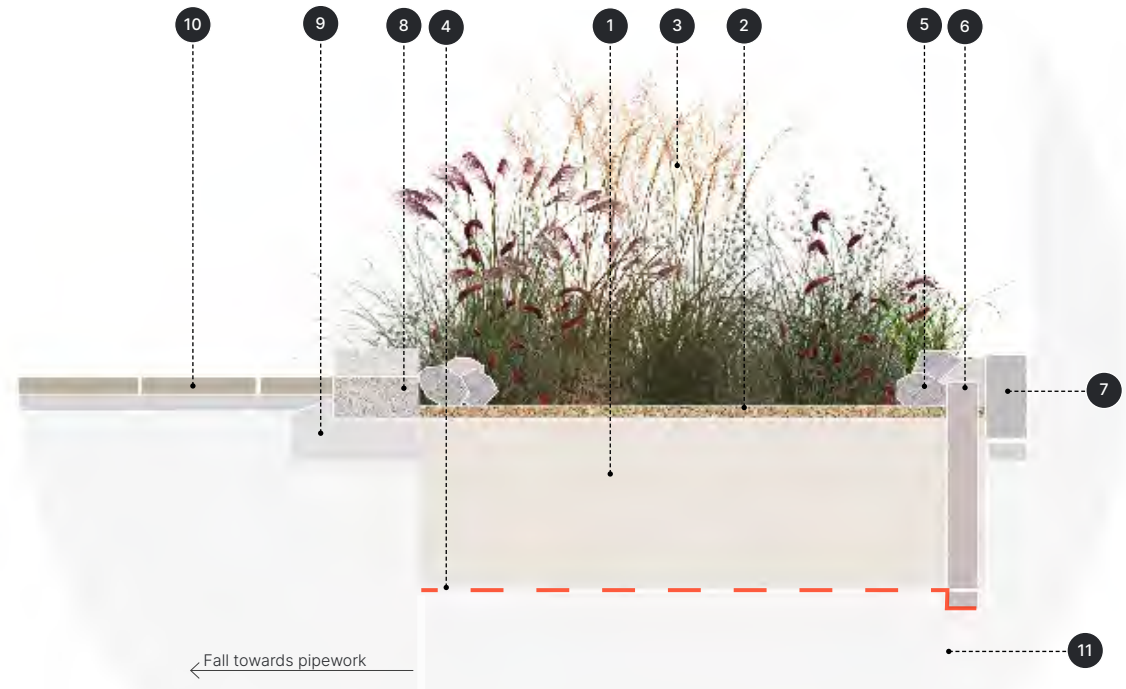
	Description
1	Growing medium (600m) mix: 70% crushed sandstone aggregate, 20% composted green waste, 10% sandy silt loam
2	50mm Gravel layer
3	Drought & water tolerant planing
4	Filtration geotextile
5	150mm diameter perforated carrier drain wrapped in geotextile - Terram rootguard OSA
6	1mm thick impermeable geomembrane
7	100mm layer of type 3
8	Granite Kerb
9	Kerb foundation
10	Yorkstone paving



Typical Rain Garden Detail to Development Boundary

Key

	Description
1	Growing medium (600m) mix: 70% crushed sandstone aggregate, 20% composted green waste, 10% sandy silt loam
2	50mm Gravel layer
3	Drought & water tolerant planing
4	Filtration geotextile Terram T1000 OSA
5	Rip Rap (reclaimed Large stones)
6	Gravel/stone filled rigid pipe terminated into sub-base set 30mm below kerb-line
7	Granite Kerb upstand to provide drainage barrier
8	Granite Kerb
9	Kerb foundation
10	Yorkstone paving
11	300mm free draining reduced fines gravel



Street Furniture



F1	Timber topped seat J
Supplier: Woodscape T: 01254 685185 E: sales@woodscape.co.uk W: www.woodscape.co.uk	Product: Clifton 5 slat walled seat Size: 445(W) X varies (L)x 450mm (H) Slat size: 65 (W) x 140mm (H) Accessory: Arm rest to 50% of seating Finish: FSC naturally durable hardwood



F2	Timber topped seat J
Supplier: Woodscape T: 01254 685185 E: sales@woodscape.co.uk W: www.woodscape.co.uk	Product: Ribbed wall seat Size: 560(W) X varies (L) x 450mm (H) Accessory: Arm & back rest to 50% of seating Finish: FSC naturally durable hardwood



F3	Picnic set J
Supplier: Woodscape T: 01254 685185 E: sales@woodscape.co.uk W: www.woodscape.co.uk	Product: Burlington Picnic Set Table Size: 825(W) X2340 (L) x 800mm (H) Seat size: 290 (W) x 2340 x (H)470 Metal finish: PPC - RAL - black Finish: FSC naturally durable hardwood



F4	Bench J
Supplier: Woodscape T: 01254 685185 E: sales@woodscape.co.uk W: www.woodscape.co.uk	Product: Strata seat Size: 560(W) X varies (L) x 450mm (H) Accessory: Arm & back rest to 50% of seating Finish: FSC naturally durable hardwood

F5



Lounger

J

Product: Clifton chaise
lounge
1000-1600(W)
X varies (L) x
450mm (H)

Finish: FSC naturally
durable hardwood

Frame: Mild steel with
weathered finish

Supplier:
Woodscape

T: 01254 685185
E: sales@
woodscape.co.uk
W: www.
woodscape.co.uk

F6



Stepping logs

Product: Stepping logs
250-300 diameter
x 250-350mm (H)

Finish: FSC naturally
durable hardwood

Supplier:
Timber play

T: 0114 282 3474
E: info@timberplay.
com
W: www.
timberplay.com

F7



Concrete logs

Product: Play logs
400 diameter x
350m-500m (H)

Finish: US - FINO -
00027-019

Supplier: Urbastyle

T: +32 (0)69 67 26
26
E: info@urbastyle.
com
W: www.
urbastyle.com

F8



Bins

J

Product: Ascot Litter bin
L: 650mm x D:
Size: 400mm x H: 1110mm
x Capacity: 110L

Material: Stainless

Colour: Brown/orange

Finish: RAL copper

Supplier: Bailey
streetscene

T: 01625 855 900
E: enquiries@
baileystreetscene.co.uk
W: www.bailey
street.com

F9



Tree Grille

FTS castle

Product: Recessed
tree grille

Depth: 1500 x 1500
x 50mm

Colour: Orange/brown

Finish: Untreated

Supplier: Green
Blue Urban
T: 44 (0)1580 830
800
E: xx enquiries@
greenblue.com
W: www.greenblue
urban.com

P1



Supplier: Lava star
visual solution

T: 020 3281 7396

E: info@lavastar.
co.uk

W: www.
lavastar.co.uk

Direction post

Product: Bespoke finger post

Size: tbc

Colour: Orange/ brown

Material Steel

Finish: RAL copper

P2



Supplier: Lava star
visual solution

T: 020 3281 7396

E: info@lavastar.
co.uk

W: www.
lavastar.co.uk

Information post

Product: Bespoke totem

Size: tbc

Colour: Orange/ brown

Material Steel

Finish: RAL copper

D1



Supplier: Aco

T: +44(0)1462
816666

E: technologies@
aco.co.uk

W: www.aco.co.uk

Drain

Product: Aco drain

Size: To engineer's
specification

Finish: Cast iron grating.

Grating to be
heel proof

Lighting Specification

L1



Street lighting type 1

Location: All streets

Product: Luminaire monospot 2

Size: tbc

Size:

Colour: Orange/ brown

Material: Steel

Finish: RAL copper

Supplier: Meyer

T: 0 23 7298 91-0

E: info@meyer-lighting.com

W: www.meyer-lighting.com

L2



Bollard lighting

Location: All streets

Product: Bol201 bollard

Size: 130 diameter

x 930m (H)

Size:

Material: Aluminium/PVC

Finish: Black RAL9011

Supplier:

Collinwood lighting

T: +44 (0) 1604 495 151

E: sales@collinwoodgroup.com

W: collinwoodgroup.com

L3



Street lighting type 2

Location: Building edge

Product: Portuguese granite

Size: 150(W) x Random(L)
x depth tbc

50% Silva Montemuro

Colour: Amarelo, 30%

mix: Fernando Roriz &

20% Azul Platino

Pattern / Method: Stretcher bond

Finish: Flamed

Supplier: Hardscape

T: 01204 565 500

E: acollins@hardscape.co.uk

W: www.hardscape.co.uk

L3



Street lighting type 3

Location: All streets

Product: Bol201 bollard

Size: 130 diameter

x 930m (H)

Size:

Material: Aluminium/PVC

Finish: Black RAL9011

Supplier: Life

buoys direct

T: 01903 258460

E: sales@lifebuoysdirect.co.uk

W: www.lifebuoysdirect.co.uk

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