

REFERENCE
2805-ID-008-00

PROJECT

ALBERTON HOUSE

DOCUMENT

LANDSCAPE STRATEGY - DESIGN & ACCESS STATEMENT

CLIENT

BRUNTWOOD RB LTD

STATUS

FOR PLANNING

DATE

08/07/22



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Introduction

This report sets out work Planit IE have undertaken on behalf of Bruntwood on the redevelopment of Alberton House located on St Mary's Parsonage, Manchester City Centre.

The document is intended to describe the process we have been through that has culminated in the Design & Access Statement.

Existing Building:

Part 12, part 4 storey office building with basement car park (20 spaces)

Proposed Development:

Demolition of basement and office building with the exception of the shared staircase between Alberton House and Cardinal House

Construction of a 19 storey office led development with basement gym, ground floor café / bar (Use Class E), and a rooftop amenity space including an external terrace and wellness facility, improvements to public realm surrounding the site and new loading bay and highways works.





Other key sites with development potential and 'active landowners' who have been a key part of the Parsonage Gardens Strategic Regeneration Framework (SRF) and site within its boundaries include the following:

- Albert Bridge House - Oval Real Estate
- Cardinal House - Derwent Estates
- Reedham House - Property Alliance Group Ltd



1.2 Parsonage Gardens SRF

The Parsonage Gardens Strategic Regeneration Framework (SRF) has been reviewed and the proposals for Alberton House build upon the principles set out in the SRF.

The extract from the SRF opposite shows the following ideas that our proposals for the redevelopment of Alberton House are founded on:

- An improved streetscape in front of Alberton House and along St Mary's Parsonage.
- A public square to the south of Alberton House that creates a destination space for Trinity Bridge that crosses the River Irwell to Salford.

Public Realm: Character Areas

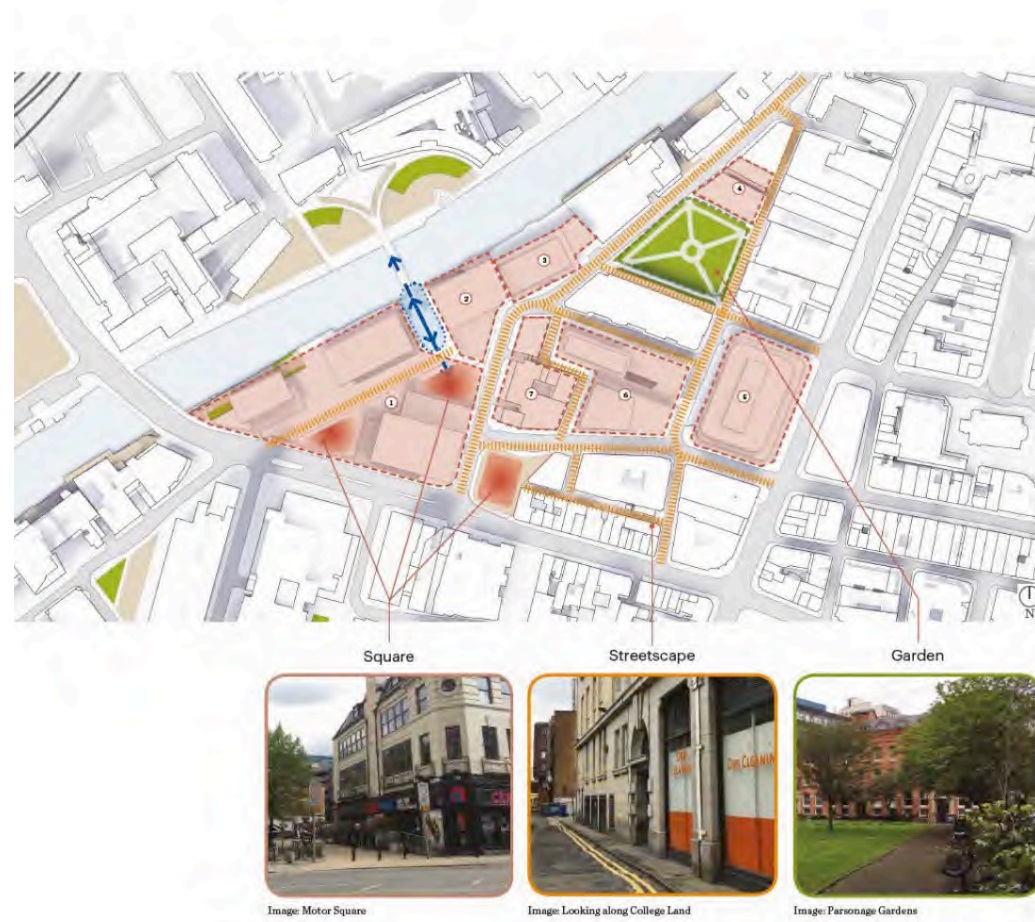
Extract from The Parsonage Gardens Strategic Regeneration Framework (SRF).

Public Realm & Site Opportunities

- 7.1 The following section provides further commentary around the potential future regeneration and redevelopment opportunities within each of the Character Areas.
- 7.2 These have been informed by discussions with local landowners and the Local Planning Authority, Development Plan policies, as well as heritage and transport analysis that has been undertaken in connection with the preparation of this SRF.
- 7.3 Whilst the regeneration opportunities are presented as comprising three separate zones, all future development will be expected to fully address and comply with the Development Principles within this document and, by doing so, regeneration proposals will be coordinated and deliver the maximum benefits for the City. As set out in the previous section, these principles will:
- 7.4 • Re-vitalise and strengthen the character of Motor Square and Parsonage Gardens; • Re-introducing links to surrounding pedestrian routes and improve wayfinding; • Increase active frontages and permeability at street level, celebrating the rich heritage of listed buildings whilst promoting new architecture; • Consider opportunities to incorporate measures that contribute towards reducing energy and carbon emissions; and • Create a holistic streetscape character and language.
- 7.5 It is through these masterplan principles that key opportunity sites could undergo transformation and redevelopment, stimulating new public open spaces and plazas, further contributing to pedestrian connections and place making. The SRF looks to revitalise and enhance the heritage assets of the Parsonage Gardens District and create a memorable civic identity and connect vibrantly to the urban fabric of the city of Manchester.
- 7.6 The following section includes indicative footprint layouts for opportunity sites but these will need to be

Opportunity Sites Key

1. Albert Bridge House & Adjacent Car park
2. Alberton House
3. Cardinal House
4. 1.1 North Parade
5. Kendal Milne
6. Multi Storey Carpark
7. Reedham House



1.3 Parsonage Gardens SRF

The extract from the SRF opposite shows the following ideas that our proposals for the redevelopment of Alberton House are founded on:

- Future potential frontages where Alberton House fronts onto St Mary's Parsonage and the connecting link space to Trinity Bridge.

Old & New Public Plazas

Extract from The Parsonage Gardens Strategic Regeneration Framework (SRF).

7.61 The redevelopment of key sites could introduce new buildings with varying styles and scales of architecture and materials. These buildings will coexist with the historic fabric of the Parsonage Gardens District.

7.62 The existing and new proposed public spaces will help connect these buildings visually and aesthetically. The notion of old & new overlapping in harmony will contribute to the holistic nature of the Parsonage Gardens SRF.

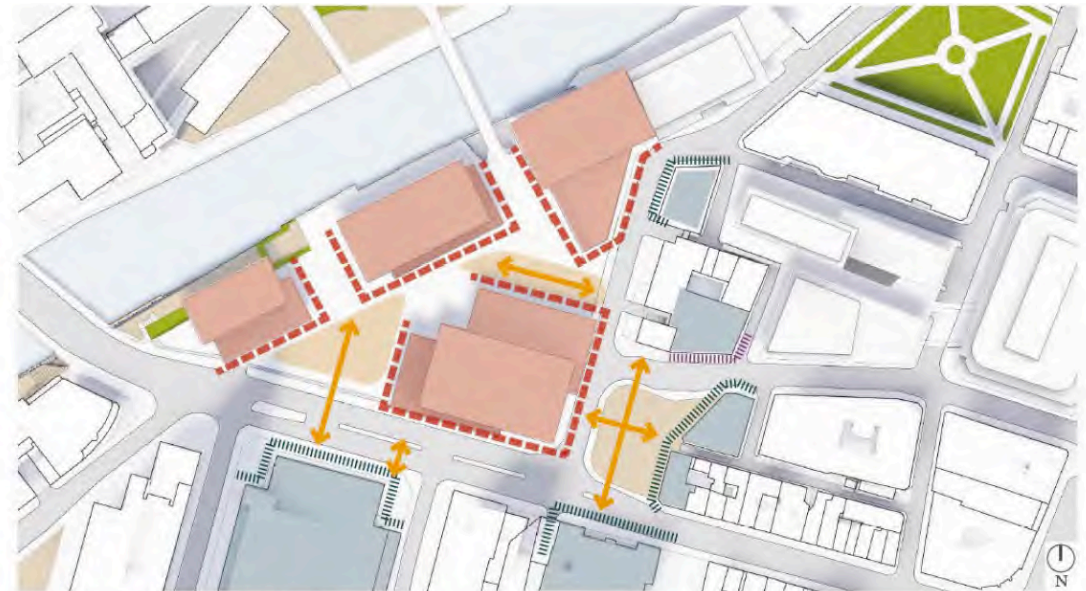


Image: Map showing public realm connections in zone 2

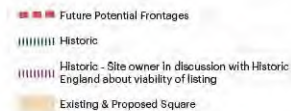
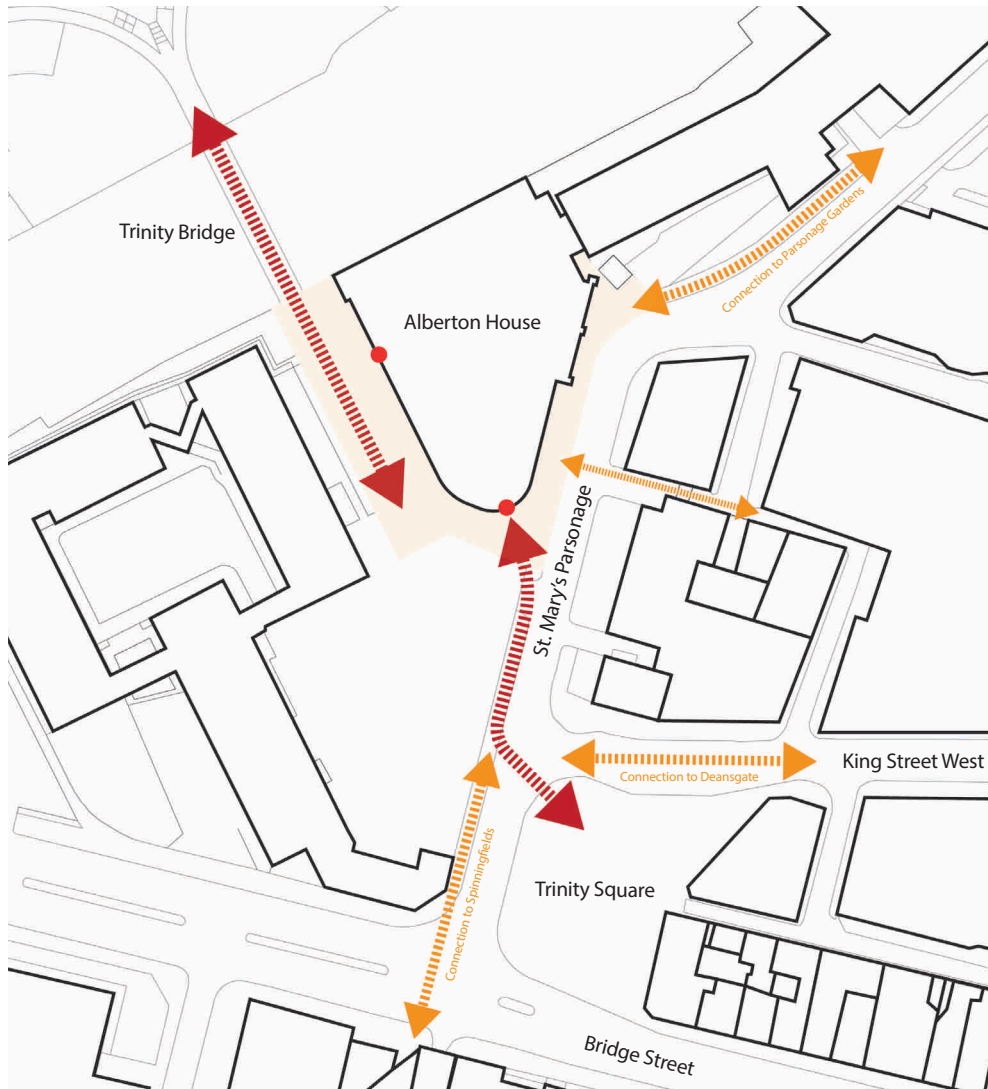
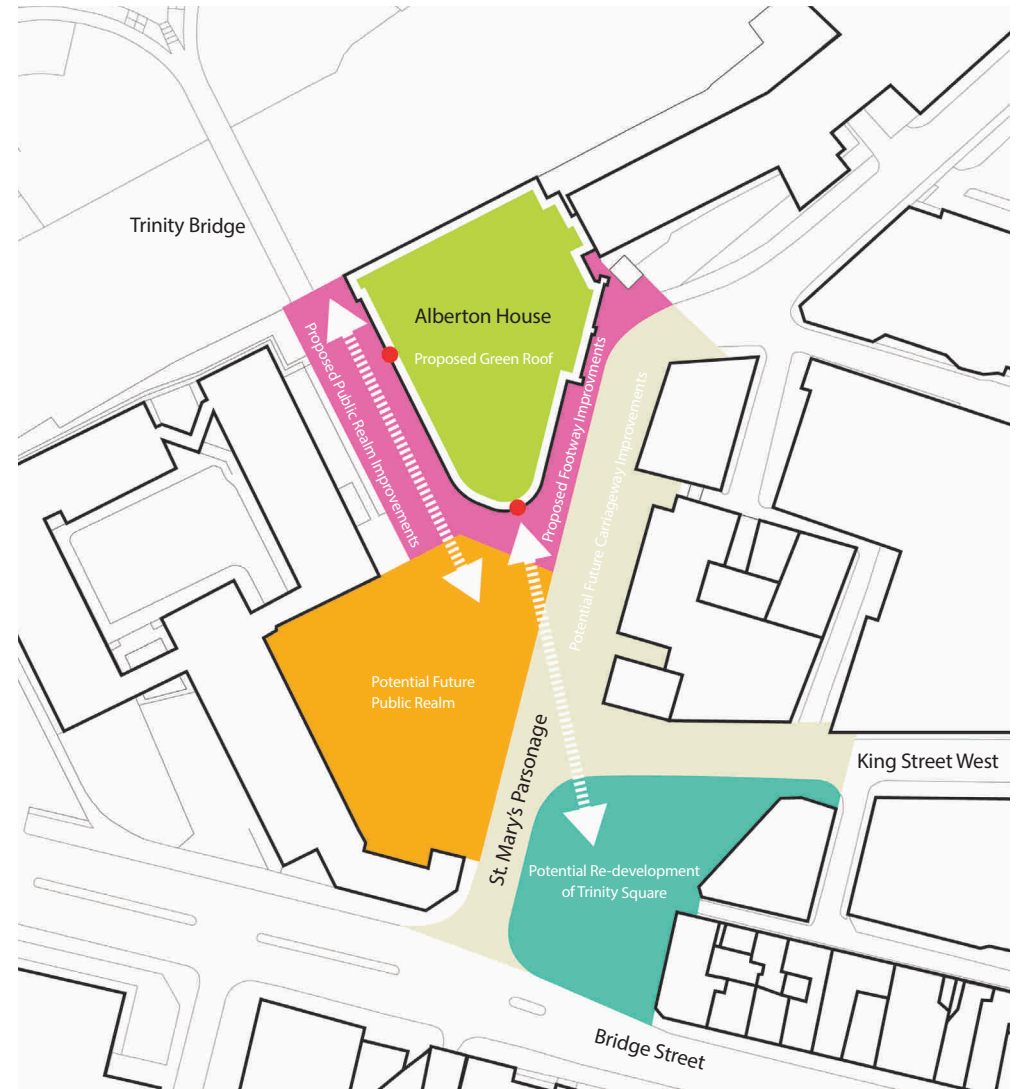


Image: Photo collage of new extensions to historic buildings

1.4 Analysis & Opportunities



KEY CONNECTIONS



SPACES & OPPORTUNITIES



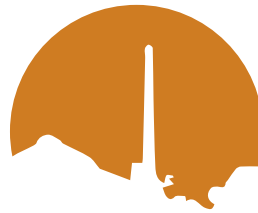
2.1 Vision Masterplan - Illustrative

This plan demonstrates the role that Alberton House can play in the context of an illustrative vision materplan showing loosely how this part of the city could develop in the future under the guidance of the Parsonage Gardens Strategic Regeneration Framework (SRF).



2.2 Design Drivers

This page illustrates a set of important overarching design drivers we have developed for the site. We will ensure to constantly refer back to these during the design process and test our proposals against them in order to deliver the most successful scheme possible.



MAKE IT MANCHESTER

Create an identity that reflects the site's rich industrial history.

The proposed materials palette and street furniture will take reference from the site's history and surrounding architecture and streets.



GREENING THE STREET

Making the design resilient to climate change, with green environments cooling the air, sustainably managing surface water and absorbing carbon

Introduce street trees and areas of planting to encourage biodiversity and create wildlife links.

Help offset the climate change and carbon. 1 large tree can provide a days oxygen for 4 people



ACCESSIBLE FOR ALL

Create a legible, accessible and comfortable place for everyone – the needs of the elderly, those with a disability and families with young children will be integrated into the design of the public spaces.

Providing places to stop and dwell and also active spaces for movement and play creates a diverse public realm and encourages the use of the space.



WATER MANAGEMENT

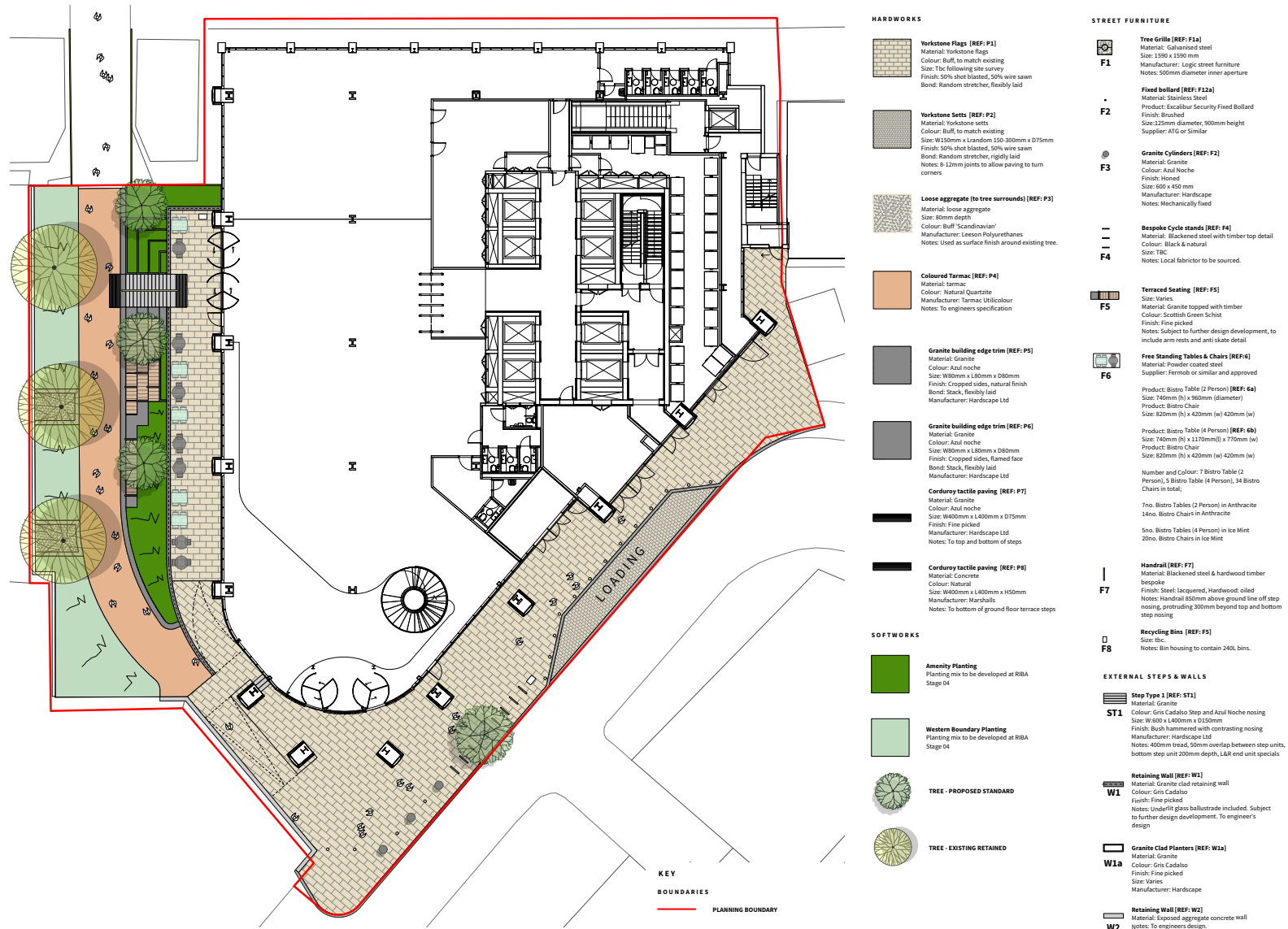
Rain gardens will collect the run-off rainwater from the adjacent footways which will then filter into the planting.

2.3 Landscape General Arrangement - Ground Floor

The design has been developed closely with the Architect to provide demisable seating terraces for tables and chairs to allow the vibrant activity from within the ground floor of the building to be highly visible from the street and to activate the pedestrian route to Trinity Bridge and to create opportunities for building spill out.

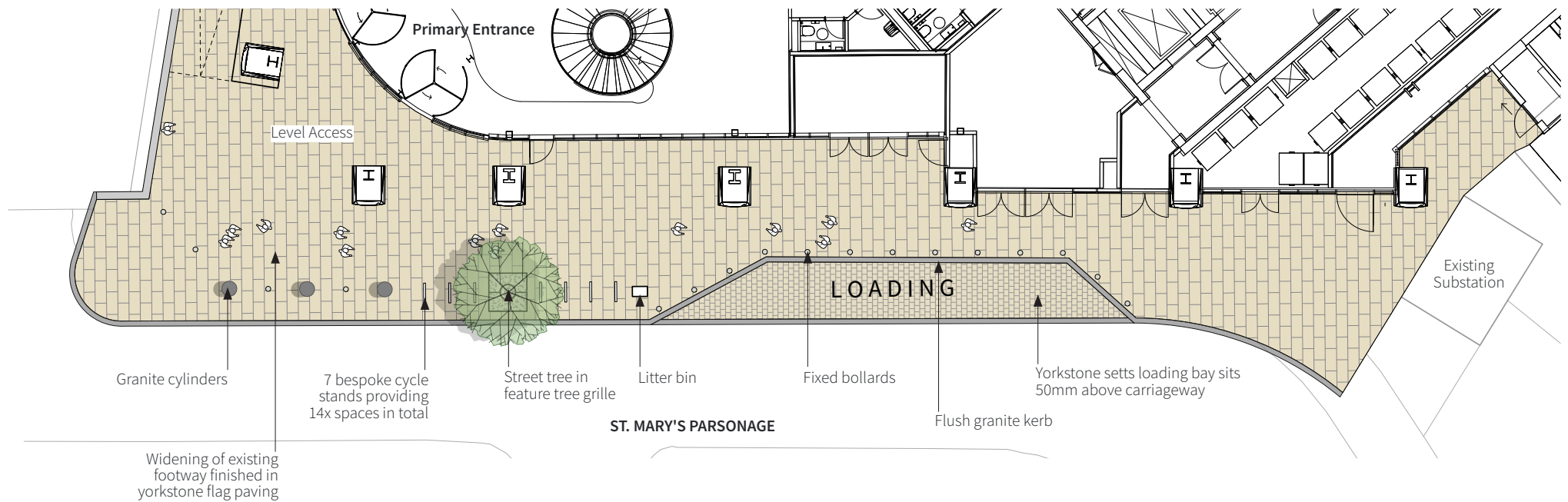
Design features include:

- Terrace for cafe spill out with flexible seating elements and a densely planted green edge help to create an immersive experience of the user. The entire terrace is on a single level at grade with internal FFL.
- Stepped secondary access to the entrance foyer opposite the internal speed gates.
- Multi level terrace style seating plinths encased by dense and rich planting helps to active the pedestrian route.
- 3 new trees to replace the 3 existing trees closest to the building elevation which will be lost during construction. The 3 remaining existing trees along the west of the pedestrian route will be retain.
- Additional planting added to west of pedestrian route helps to further green up the route.
- Widened footway along west side of St Mary's Parsonage whilst retaining two way traffic movement with the addition of a new street tree helping to frame the view of the buildings primary entrance. All hard materials to be designed and specified to adoptable standards.
- A proposed loading bay has been provided to allow easy servicing of the building close to primary entrance without detracting from views from within the open entrance foyer & directly outside of internal sub station.





2.5 St. Mary's Parsonage: Detail Area



2.6 Movement & Access

Inclusive Design

The proposals for the Alberton House are intended to be as inclusive as possible in order to accommodate a range of users, allowing public spaces to be appreciated by all.

Its design is intended to be universal and appeal to a wide range of users and user groups, which is in keeping with the City Council's aim for Manchester to be recognised as the most accessible city in Europe.

In order to make the site as usable as possible the following considerations have been incorporated into the design as per the Design for Access document (DFA2) commissioned by Manchester City Council.

- › Width and surfacing of access routes
- › Steps and ramps minimised and designed to comply with best practice guidance and Part M building regulations.
- › Street furniture located off main access routes
- › Seating provided at regular intervals (where possible outside of Gas Main offsets)
- › A range of seating designs, some including back and armrests
- › Inclusion of well designed signage and wayfinding features
- › Inclusion of lighting to allow ease of navigation after dark

Access + Circulation

A clearly defined hierarchy of pedestrian & servicing routes is essential for the establishment of clarity of movement within and around the site. This approach provides a clear and legible spaces for all users.

Pedestrian Routes

Our proposals look to give greater priority to pedestrians, making the streets more accessible for people of all ages and levels of mobility. All new footways around building retained at a minimum of 2m wide around the entire site.

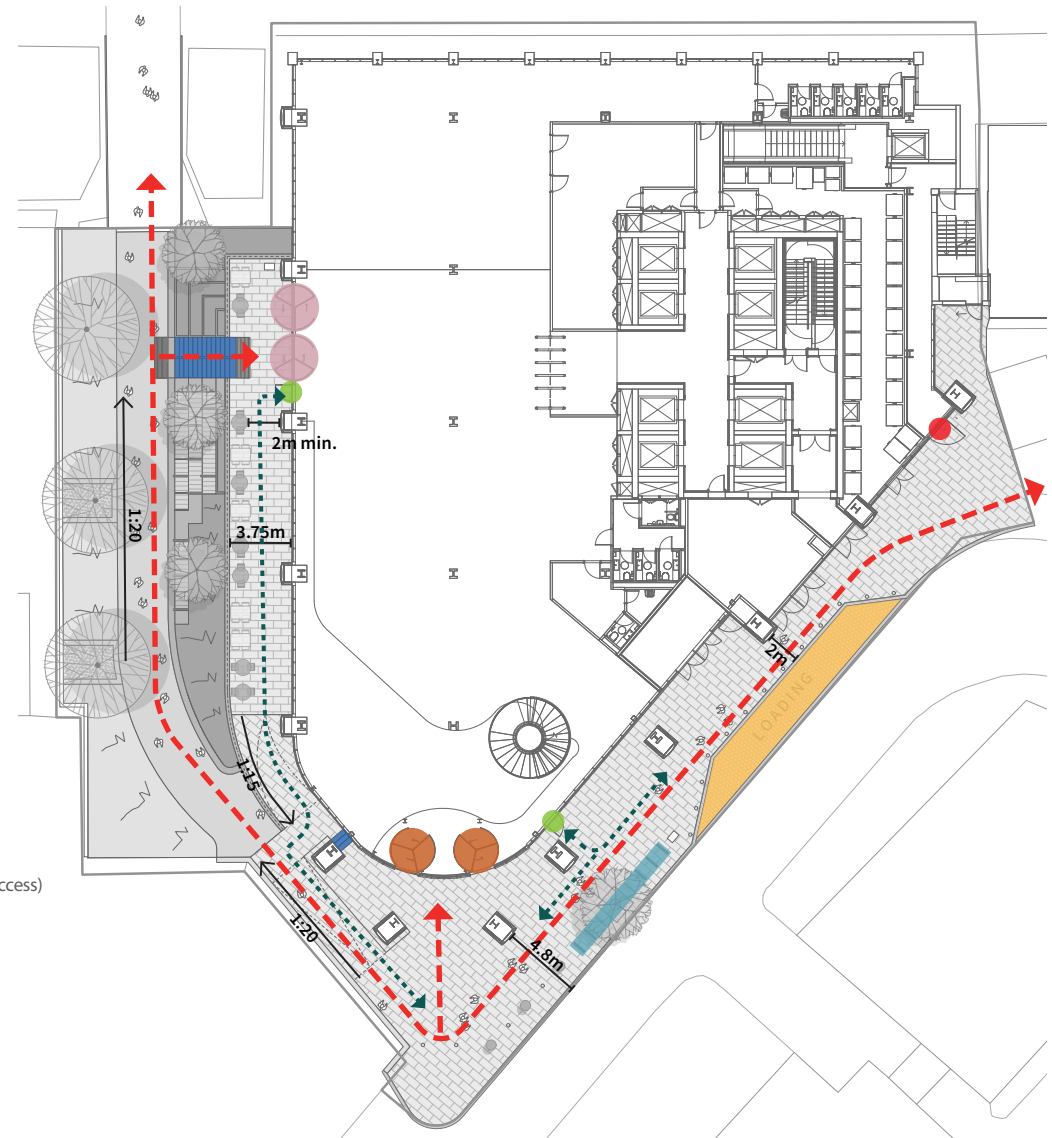
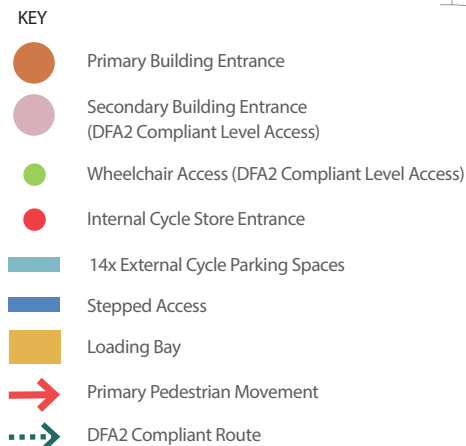
The scheme is totally car free and will result in a reduction of vehicles travelling to and from the building, compared with the current underground parking provision.

Improving navigation and increasing place-making opportunities will also create a better and safer environment for pedestrians day and night.

A level approach is proposed to the entire envelope of the building. The primary entrance can be accessed directly from St Mary's Parsonage with a ramp incorporated to access the wheelchair entrance making it compliant with current regulations. The secondary entrance can be approached directly from western pedestrian route connected to Trinity Bridge using either stepped access opposite the entrance or via the single level terrace at grade with internal FFL which is also design to be to facilitate wheelchair access.

Cycle movement

Level access to the internal cycle store is gained on St. Mary's Parsonage. External public cycle parking available for the wider community to use also on St. Mary's Parsonage comprising of 14 spaces in total.



2.7 Hardworks

Hardworks Materials

Materiality
In response to the envisaged demands on the area, a simple and robust materials palette will be utilised. When considering materials reference has been made to the surrounding context.

Suitability
The proposed surfaces must be designed to be robust and durable, capable of withstanding user traffic / service vehicles, vandalism, general wear and tear, and thus reduce maintenance and long term management costs. The proposed mix of surface treatments aims to satisfy all of these whilst retaining a high level of quality materials in key public areas and to building thresholds.

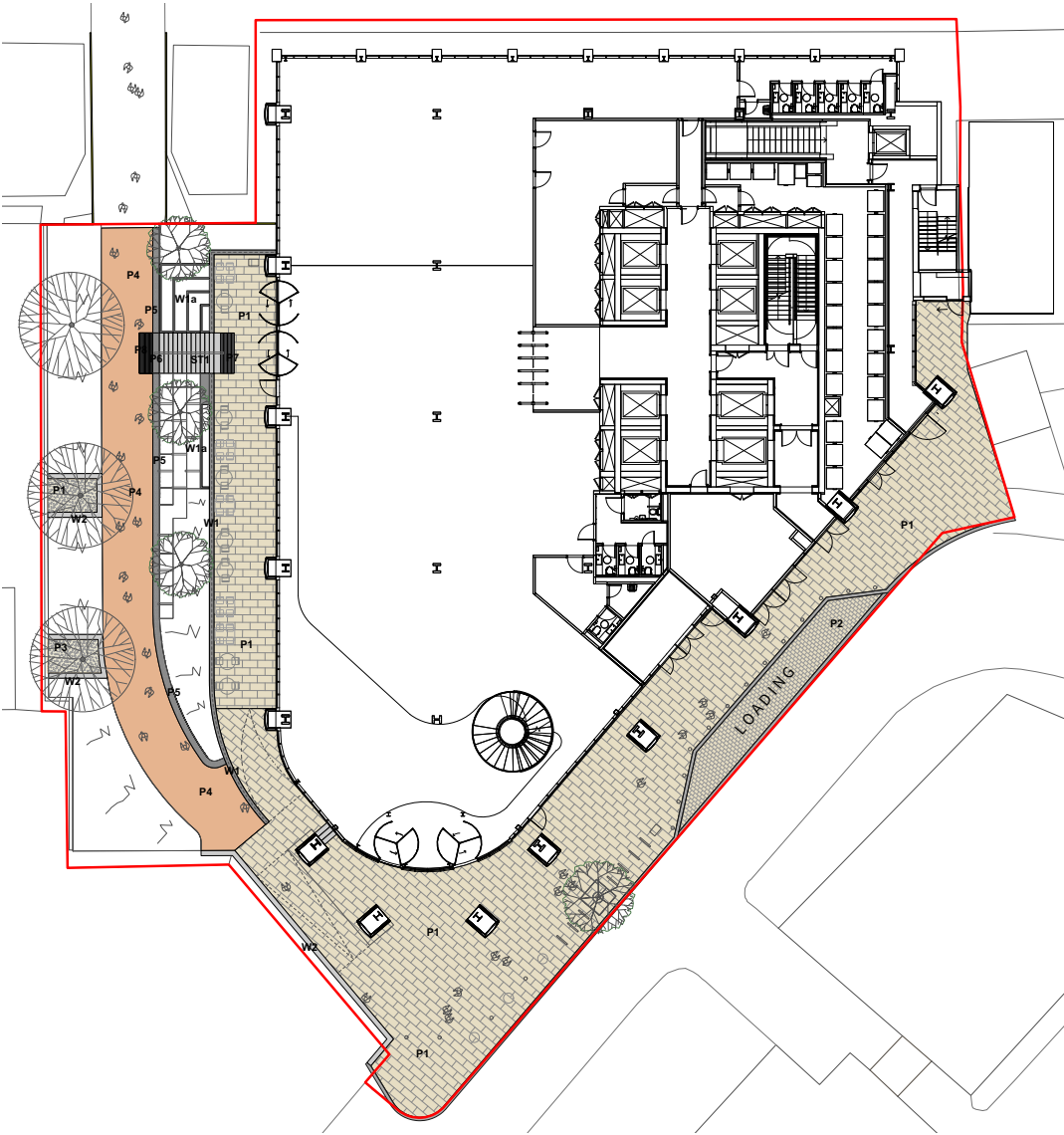
Detailing
Quality and long lasting materials will be selected. The use of linear concrete block paving to the public realm & insitu concrete to the atrium space will provide a quality surface & contemporary finish. The design proposes to use a blend tones to complement the architecture.

Durability
The materials will be robust to withstand the levels of use expected within the development - including both pedestrian and vehicular traffic and service vehicles. Maintenance will also be a key consideration in product selection.

Sustainable
Material choice will also be based upon sustainable criteria. Specified materials will consider the environmental impacts of each product and will consider full life cycle assessments.

All hard materials to be designed and specified to adoptable standards.

Refer to drawing 2805-PLA-GF-XX-DR-L-1000 for more detail.



- HARDWORKS**
- P1**
Yorkstone Flags [REF: P1]
Material: Yorkstone flags
Colour: Buff, to match existing
Size: To following site survey
Finish: 50% shot blasted, 50% wire sawn
Bond: Random stretcher, flexibly laid
- P2**
Yorkstone Setts [REF: P2]
Material: Yorkstone setts
Colour: Buff, to match existing
Size: W150mm x L random 150-300mm x D75mm
Finish: 50% shot blasted, 50% wire sawn
Bond: Random stretcher, rigidly laid
Notes: 8-12mm joints to allow paving to turn corners
- P3**
Loose aggregate (to tree surrounds) [REF: P3]
Material: loose aggregate
Size: 80mm depth
Colour: Buff 'Scandinavian'
Manufacturer: Lesson Polyurethanes
Notes: Used as surface finish around existing tree.
- P4**
Coloured Tarmac [REF: P4]
Material: tarmac
Colour: Natural Quarzite
Manufacturer: Tarmac Utilicolour
Notes: To engineers specification
- P5**
Granite building edge trim [REF: P5]
Material: Granite
Colour: Ash Noche
Size: W80mm x L80mm x D80mm
Finish: Cropped sides, natural finish
Bond: Stack, flexibly laid
Manufacturer: Hardscape Ltd
- P6**
Granite building edge trim [REF: P6]
Material: Granite
Colour: Ash Noche
Size: W80mm x L80mm x D80mm
Finish: Cropped sides, flamed face
Bond: Stack, flexibly laid
Manufacturer: Hardscape Ltd
- P7**
Corduroy tactile paving [REF: P7]
Material: Granite
Colour: Ash Noche
Size: W400mm x L400mm x D15mm
Finish: Fine picked
Manufacturer: Hardscape Ltd
Notes: To top and bottom of steps
- P8**
Corduroy tactile paving [REF: P8]
Material: Concrete
Colour: Natural
Size: W400mm x L400mm x H50mm
Manufacturer: Marshall
Notes: To bottom of ground floor terrace steps
- EXTERNAL STEPS & WALLS**
- ST1**
Step Type 1 [REF: ST1]
Material: Granite
Colour: Gris Cadalso Step and Ash Noche nosing
Size: W600 x L400mm x D150mm
Finish: Bush hammered with contrasting nosing
Manufacturer: Hardscape Ltd
Notes: 400mm tread, 50mm overlap between step units, bottom step unit 200mm depth, L&R end unit specials
- W1**
Retaining Wall [REF: W1]
Material: Granite clad retaining wall
Colour: Gris Cadalso
Finish: Fine picked
Notes: Underlaid glass balustrade included. Subject to further design development. To engineer's design
- W1a**
Granite Clad Planters [REF: W1a]
Material: Granite
Colour: Gris Cadalso
Finish: Fine picked
Size: Varies
Manufacturer: Hardscape
- W2**
Retaining Wall [REF: W2]
Material: Exposed aggregate concrete wall
Notes: To engineers design.

Materials Palette: Hard Landscape



St Mary's Parsonage Footway & Seating Terrace

Proposed Yorkstone Flag Paving



St Mary's Parsonage Loading Bay

Proposed Yorkstone Setts Paving



Trinity Bridge Terrace Plinth Edge Trim

Proposed Granite Setts 'Azul Noche'



Link to Trinity Bridge

Coloured Tarmac Finish

2.8 Softworks

Planting Concepts

The planting design has been a key consideration from the outset of the proposals. A total of 4 new trees are to be planted as part of the ground floor scheme in order to help mitigate the loss of 6 existing trees which will be lost during construction (see 2805-PLA-GF-XX-DR-L-0003-Tree Retention & Removal Plan). The 3 remaining existing trees along the west of the pedestrian route will be retained. All proposed trees have been coordinated with underground services surveys. Additional planting added to west of pedestrian route helps to further green up the route.

The selection of the softworks and species is based around a number of design drivers:

- Anchor trees should be included to highlight entry points and key views.
- Trees should demonstrate a range of form and seasonal interest, and be of an appropriate scale for the site.
- Planting species should include a high percentage of native species and consider other ecology benefits.
- Planting should include species that are safe to be included within a public environment.
- Planting species chosen should be easy to maintain and contribute to the ecological value of the proposals including pollinators, semi native varieties and those that attract insects or provide habitat.
- Shrub planting is to include high percentages of evergreen and semi evergreen species that will ensure structure and visual interest all year round. These will be interspersed with colourful highlights of foliage, flowers and grasses that display seasonal interest.
- The soft landscape plays an important role in the management of surface water. These permeable areas reduce the amount of rainfall falling onto impermeable surfaces that would otherwise flow directly into the drains.
- Play an active role in the wind mitigation strategy.

Refer to drawing 2805-PLA-GF-XX-DR-L-2000 for more detail.



Planting Palette

Tree Schedule

Abbreviations	Species	Common name	Girth/Spacing	Height/Spread	Pot	Quantity	Notes
Tc	<i>Tilia cordata</i> 'Greenspire'	Small Leaved Lime	50-60cm	10m/5m	Rootballed	4	4x; Semi-mature; clear stem minimum 200-300cm

S1: Amenity Planting: Indicative Palette



Tree Planting



2.9 Furniture

Proposals for the street furniture are intended to be as inclusive as possible in order to accommodate a range of users.

The following considerations have been incorporated into the design:

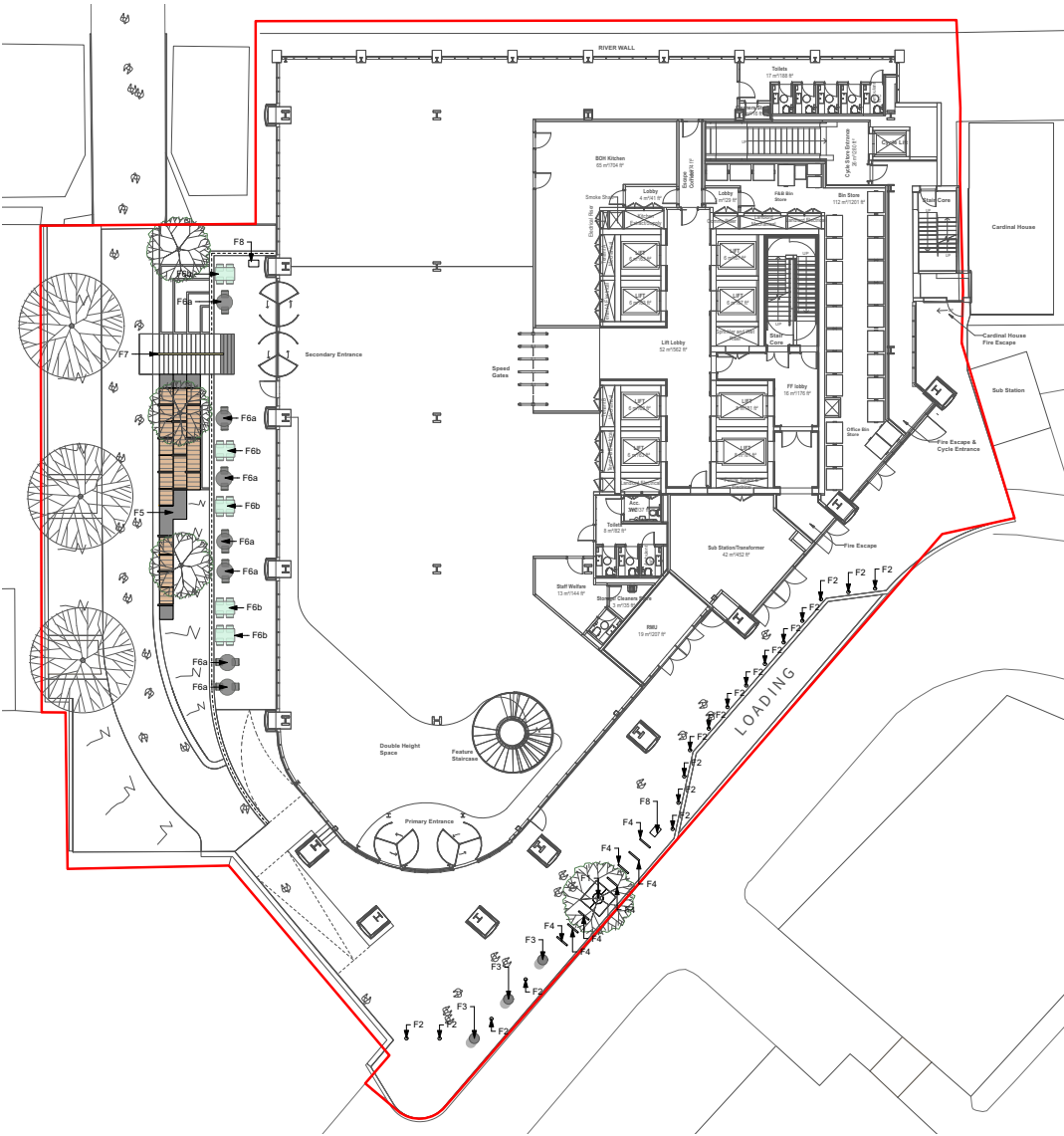
- Street furniture located off main access routes
- Seating provided at regular intervals
- A range of seating designs, some including back and armrests
- Inclusion of well designed signage and wayfinding features
- Inclusion of lighting to allow ease of navigation after dark

The street furniture will tie into the materiality of the wider vision with a strong sense of permanence and hand-crafted quality reflecting the local history:

- Gasholder structures
- Cast steel
- Lattice work

Street furniture has been used to create an attractive, safe and comfortable external environment. Public seating has been included along the length of the link to Trinity Bridge to make this route feel like a pocket park and to encourage dwell. A sculptural seat is included to the head of this route as a playful and usable focal point. A range of furniture types have been used to protect the footway and the building along St Mary's Parsonage.

Refer to drawing 2805-PLA-GF-XX-DR-L-4000 for more detail.



STREET FURNITURE



Tree Grille (REF: F1a)
Material: Galvanneal steel
Size: 1500 x 1500 mm
Manufacturer: Logic street furniture
Notes: 500mm diameter inner aperture



Fixed bollard (REF: F12a)
Material: Stainless Steel
Product: Excalibur Security Fixed Bollard
Finish: Brushed
Size: 125mm diameter, 900mm height
Supplier: ATG or Similar



Granite Cylinders (REF: F2)
Material: Granite
Colour: Azul Noche
Finish: Honed
Size: 600 x 450 mm
Manufacturer: Hardscape
Notes: Mechanically fixed



Bespoke Cycle stands (REF: F4)
Material: Blackened steel with timber top detail
Colour: Black & natural
Size: TBC
Notes: Local fabricator to be sourced.



Terraced Seating (REF: F5)
Size: Varies
Material: Granite topped with timber
Colour: Scottish Green Schist
Finish: Fine picked
Notes: Subject to further design development, to include arm rests and anti skate detail



Free Standing Tables & Chairs (REF: F6)
Material: Powder coated steel
Supplier: Fermob or similar and approved

Product: Bistro Table (2 Person) (REF: 6a)
Size: 740mm (h) x 940mm (diameter)
Product: Bistro Chair
Size: 820mm (h) x 420mm (w) 420mm (w)
Product: Bistro Table (4 Person) (REF: 6b)
Size: 740mm (h) x 1370mm (l) x 770mm (w)
Product: Bistro Chair
Size: 820mm (h) x 420mm (w) 420mm (w)

Number and Colour: 7 Bistro Table (2 Person), 5 Bistro Table (4 Person), 34 Bistro Chairs in total;
7no. Bistro Tables (2 Person) in Anthracite
14no. Bistro Chairs in Anthracite
5no. Bistro Tables (4 Person) in Ice Mint
20no. Bistro Chairs in Ice Mint



Handrail (REF: F7)
Material: Blackened steel & hardwood timber
Bespoke
Finish: Steel: lacquered, Hardwood: oiled
Notes: Handrail 800mm above ground line off step nosing, protruding 300mm beyond top and bottom step nosing



Recycling Bins (REF: F8)
Size: 600
Notes: Bin housing to contain 240L bins.

Materials Palette: Street Furniture



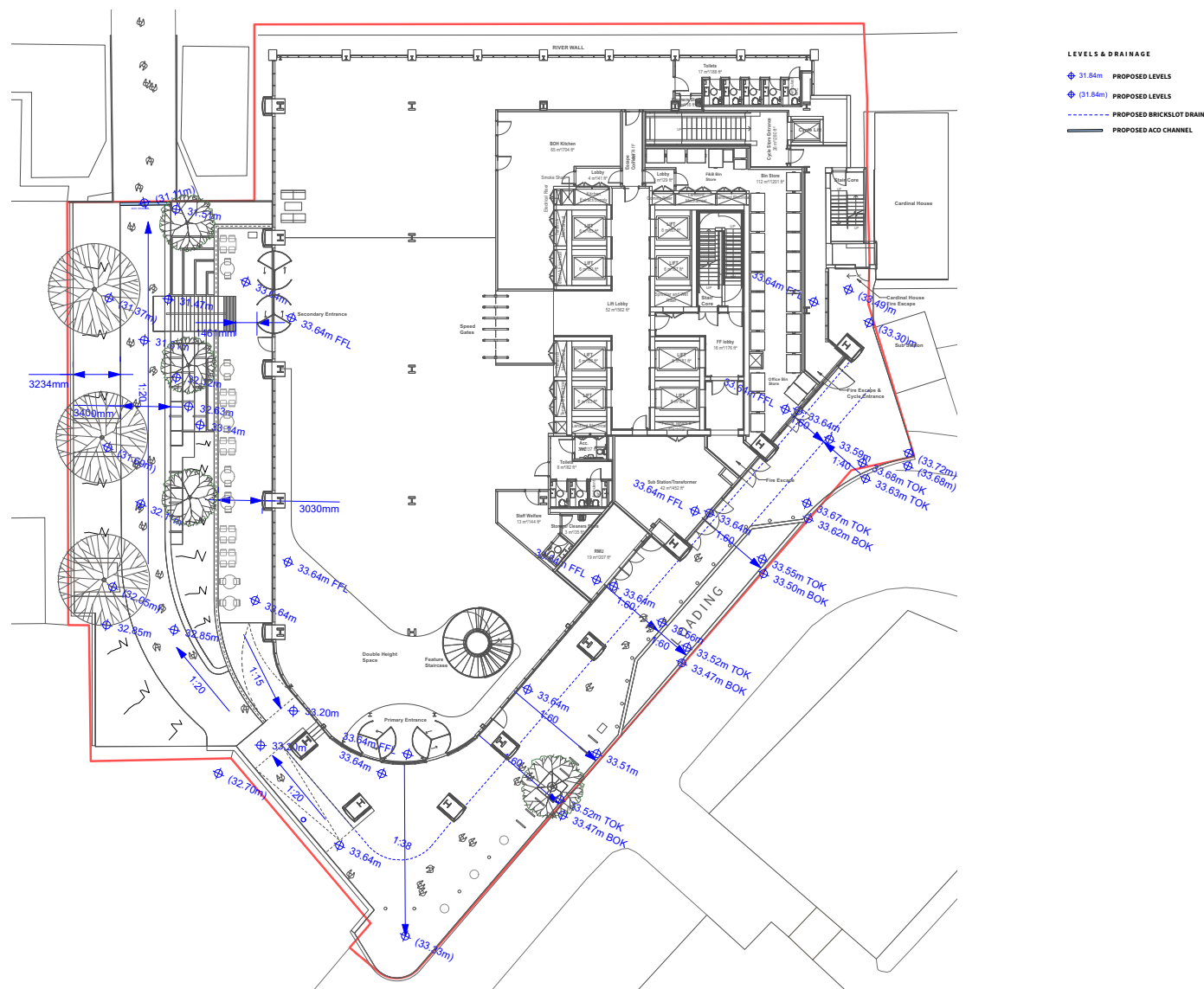
2.10 Levels & Drainage

The proposals have considered the existing topography and aim to effectively integrate the scheme into the existing landform without significant changes to the current levels.

A level approach with the buildings FFL is proposed to the entire envelope of the building. The primary entrance can be accessed directly from St Mary's Parsonage with a 1:20 ramp incorporated to access the wheelchair entrance making it compliant with current regulations. The secondary entrance can be approached directly from western pedestrian route connected to Trinity Bridge using either stepped access opposite the entrance or via the single level terrace at grade with internal FFL which is also design to be to facilitate wheelchair access using a 1:15 ramp. Levels are retained at a 1:20 grade down the existing pedestrian route towards Trinity Bridge.

Proposals will include for surface water collection across the site and along required interfaces with the building. Levels along St. Mary's Parsonage are generally set at between 1:40 & 1:60 away from the building with surface water being captured by a brickslot drainage channel following the buildings column line. A proposed ACO slot drain at the bottom of the pedestrian route is to be located where it meets the start of Trinity Bridge to capture any surface run off which is further aided by the proposed soft landscaping & permeable surfaces in this area.

Refer to drawing 2805-PLA-GF-XX-DR-L-3000 for more detail.



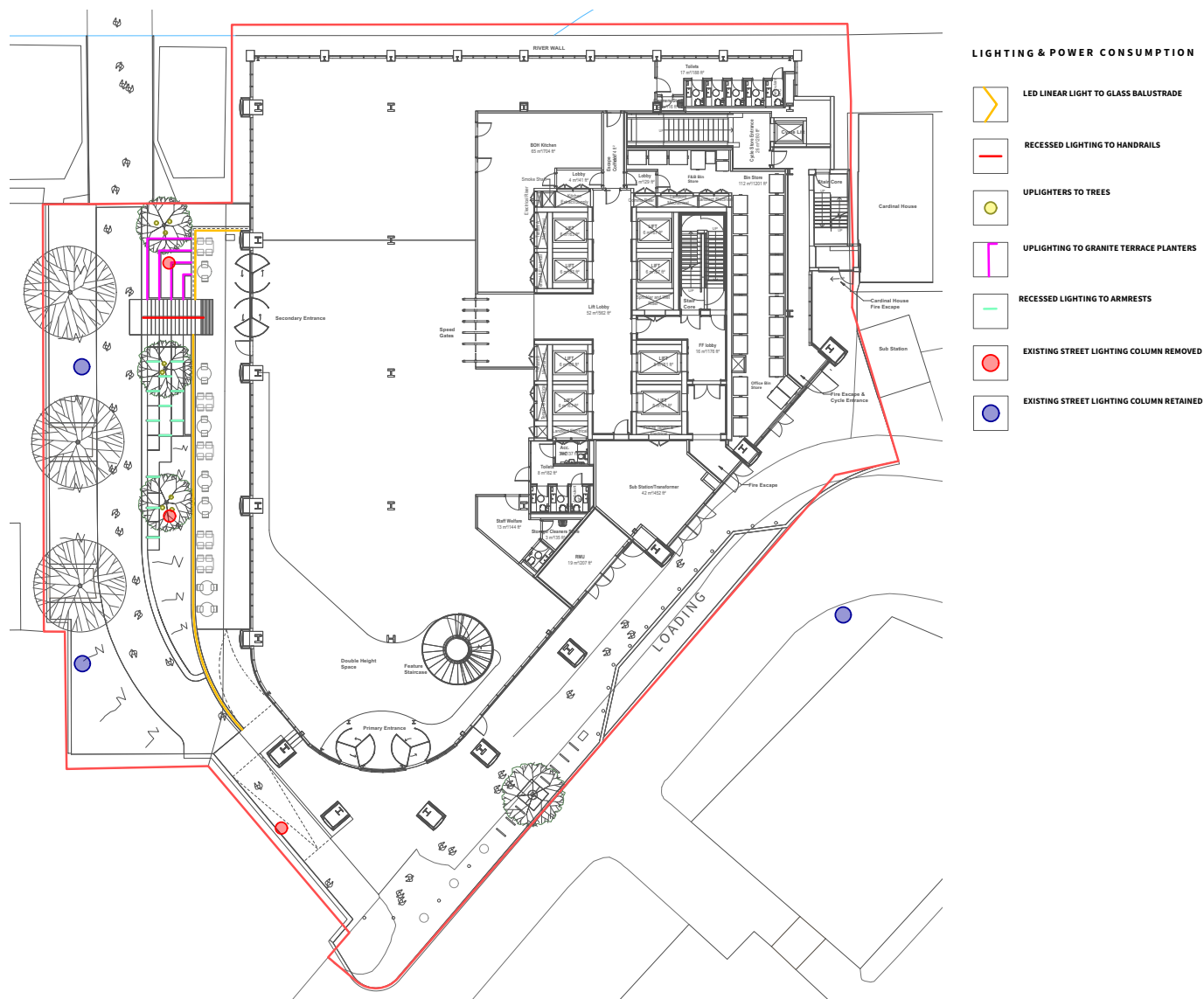
2.11 Lighting

The indicative proposed lighting strategy responds to the streetscape requirements, assists in reinforcing the street based character areas and takes into account any existing lighting features currently on site. Any lighting will be sensitively designed to respect the surrounding amenities.

Lighting Proposals will include:

- The public realm along St. Mary's Parsonage utilises the existing lighting columns located on the opposite side of the carriageway.
- Recessed lighting elements to the stepped seating terraces, handrails & glass balustrade highlighting key feature in the landscape at night.
- Feature uplighting to proposed trees.
- Existing lighting columns along western edge of the pedestrian route to be retained & utilised in order to ensure the space has adequate lighting levels.

Refer to drawing 2805-PLA-GF-XX-DR-L-4001 for more detail.



Street Lighting Palette



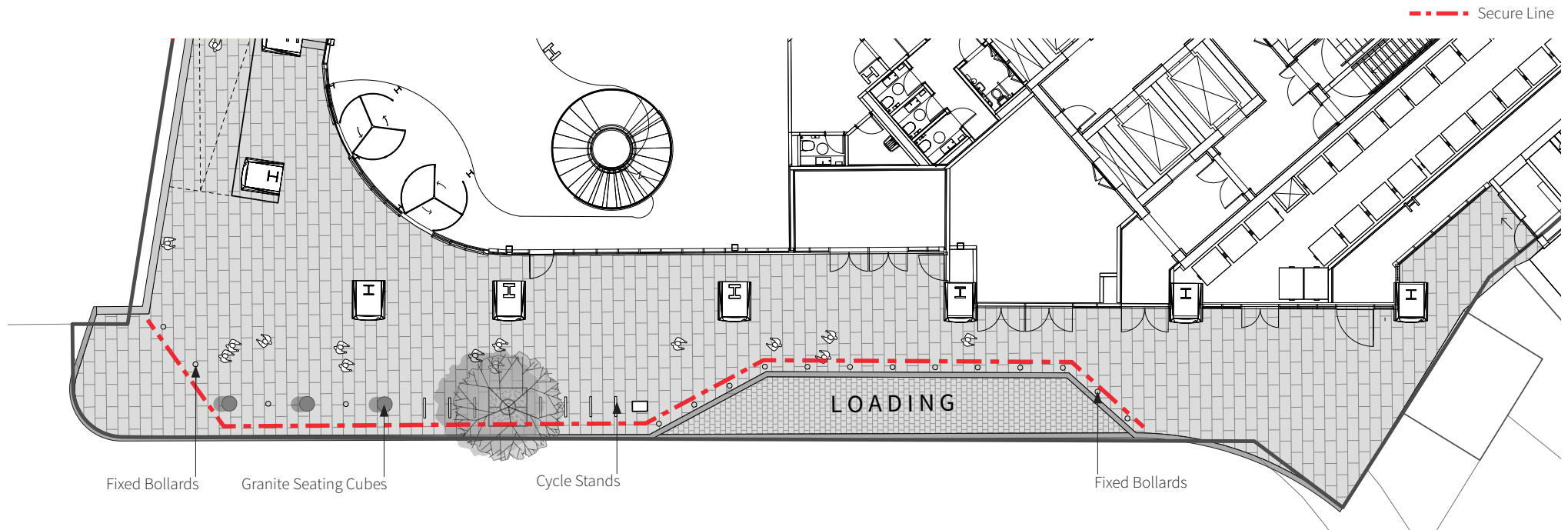
2.12 Secure Line Strategy

Given the large numbers of pedestrians that will use the site on a daily basis hostile vehicle mitigation has been considered to ensure that the site can be used safely by pedestrians - and the opportunity for access by hostile vehicles is minimised.

The approach employed minimises the visual intrusion of hostile vehicle mitigation features by using a landscape lead approach that places emphasis on usable and visually recessive features to protect pedestrians but also protects the building columns from vehicle impact.

The scheme uses the following features to control the movements of vehicles:

- Cycle stands
- Fixed bollards
- Granite seating cubes
- Semi mature tree planting



2.13 Alberton House: Ground Floor Visual



2.14 Alberton House: Ground Floor Visual



2.15 Alberton House: Ground Floor Visual





3.1 17th Floor: Roof Terrace Layout

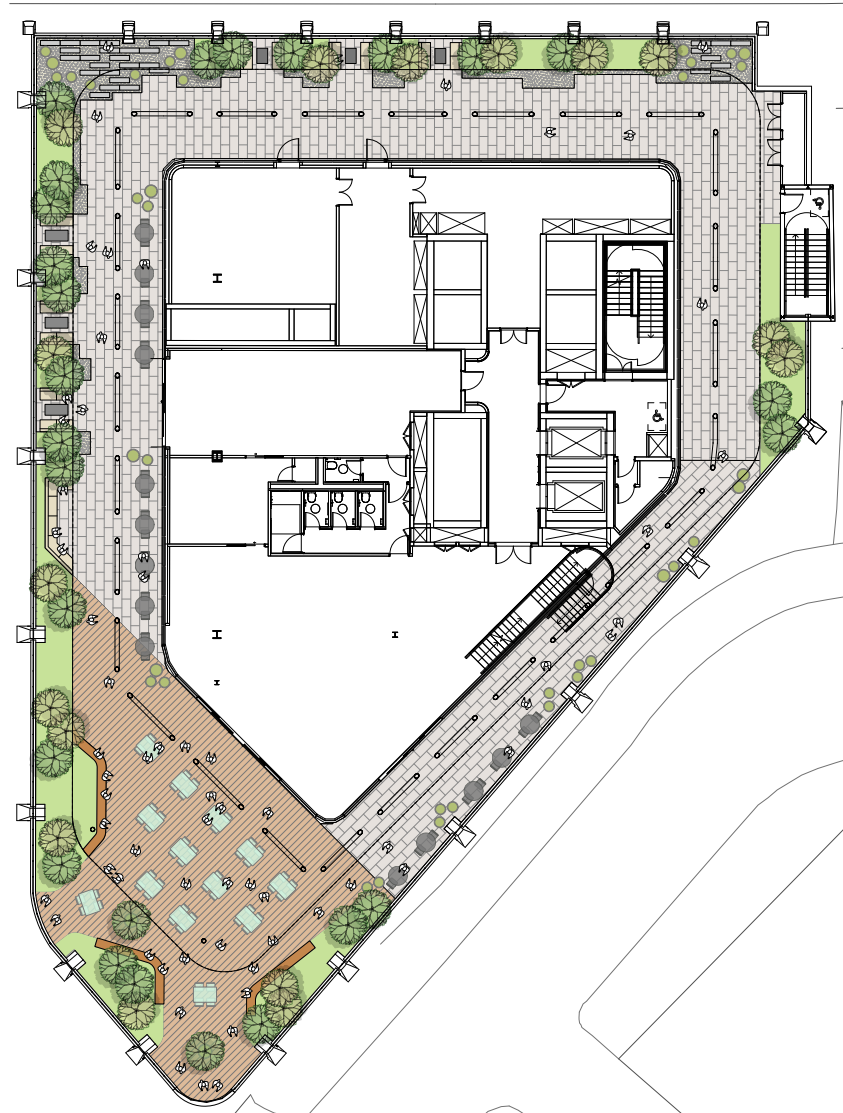
To maximise opportunities for external space on the confined City Centre site, the Level 17 roof space has been used to create a roof terrace space.

This is closely linked with the internal building use as a bar/lounge area and creates a space where users can come outside, relax, and take in the panoramic city views.

The scheme incorporates a 295m² (approx.) amenity space to maximise its flexibility. The space is encased in lush herbaceous shrub & multi stem tree planting to the perimeter of the roof terrace with integrated seating opportunities to help activate the edges of the amenity space. Deliberate breaks in the planting reveal viewing points to capture views across the city.

Quieter sofa style seating tucked in-between tree & shrub planting provides a calmer environment for users to relax or host informal meetings. Decorative gravel outcrops help to break up the expanse of the other hard materials around the envelope of the building. Most of the planting is pushed towards the edge of the roof terrace to ensure it receives enough sunlight away from the building cantilever above.

The scheme boasts 132m² of evergreen and herbaceous shrubs and 42 new multi stem trees at roof level to further boost the sites biodiversity net gain.



HARDWORKS

Composite Deck [REF: D1]
Material: Enhanced Grain Millboard
Composite Decking.
Colour: 'Smoked Oak'
Size: W176 x L3600 x H32mm
Manufacturer: Millboard Ltd or similar approved.
Notes: Laid on a Millboard Plus Pro Subframe System & Millboard DuoLift Joist Cradle with Self Levelling Joint and 1 Riser - forms 1:80 fall.

Concrete Flag Paving [REF: P9]
Material: Concrete Flags
Colour: 'Cream' Andover Textured Paving.
Size: 450 x 450 x 50 (l x w x t)
Manufacturer: Charcon Industries or similar approved.
Notes: Laid on Marshalls MF2 adjustable pedestals to manufacturer's recommendations. Number, product and spacings subject to further development.

Loose Gravel [REF: P10]
Material: Angular Gravel Inlay
Size: 10mm (115mm depth)
Colour: TBC
Manufacturer: TBC
Notes: To be fixed in place with Yuba 'Easihold' Stone Binder or equal approved.

Granite Paving Slabs [REF: P11]
Material: Granite
Unit Size: 250 x 900 x 75 (l x w x t)
Colour: Azul Noche.
Manufacturer: By Hardscape Ltd or equal approved.
Notes:

SOFTWORKS

Planting Mix - Evergreen & Herbaceous Shrubs
- SL pot at 5 per m², to include bark mulch layer.
- To include evergreen, native and non-native beneficial species

Proposed Multi Stem Trees
1.1m Clear multi-stem. Min 5 branches
Refer to Tree schedule

Proposed Multi Stem Trees in Pots
1.1m Clear multi-stem. Min 5 branches
Refer to Tree schedule

STREET FURNITURE

Free Standing Tables & Chairs
Material: Powder coated steel
Supplier: Fermob or similar and approved
Product: Bistro Table (2 Person) [REF: 6a]
Size: 740mm (h) x 960mm (diameter)
Product: Bistro Chair
Size: 820mm (h) x 420mm (w) 420mm (w)
Product: Bistro Table (4 Person) [REF: 6b]
Size: 740mm (h) x 1170mm (l) x 770mm (w)
Product: Bistro Chair
Size: 820mm (h) x 420mm (w) 420mm (w)

Number and Colour: 14 Bistro Table (2 Person), 13 Bistro Table (4 Person), 76 Bistro Chairs in total;
14no. Bistro Tables (2 Person) in Anthracite
24no. Bistro Chairs in Anthracite

13no. Bistro Tables (4 Person) in Ice Mint
52no. Bistro Chairs in Ice Mint

Integrated Timber Top Seating [REF: F8]
Product: Plateau Integrated seating
Size: Length Varies x 530mm (w) x 450mm (h)
Material: Class 3 sustainable UK grown timber
Manufacturer: Logic Ltd or similar approved
Notes: Integrated into the VELOX Rapid Edge™ System by Logic Ltd or similar. Refer to manufacturers details. Includes back support & armrests.

Steel Planter Edge [REF: F9]
Product: Stapel Raised Planter Edge
Size: Varies (450mm upstand)
Material: Steel
Finish: Linier.
Manufacturer: Logic Ltd or similar approved
Notes: Fixed using the VELOX Rapid Edge™ System by Logic Ltd or similar. Refer to manufacturers details

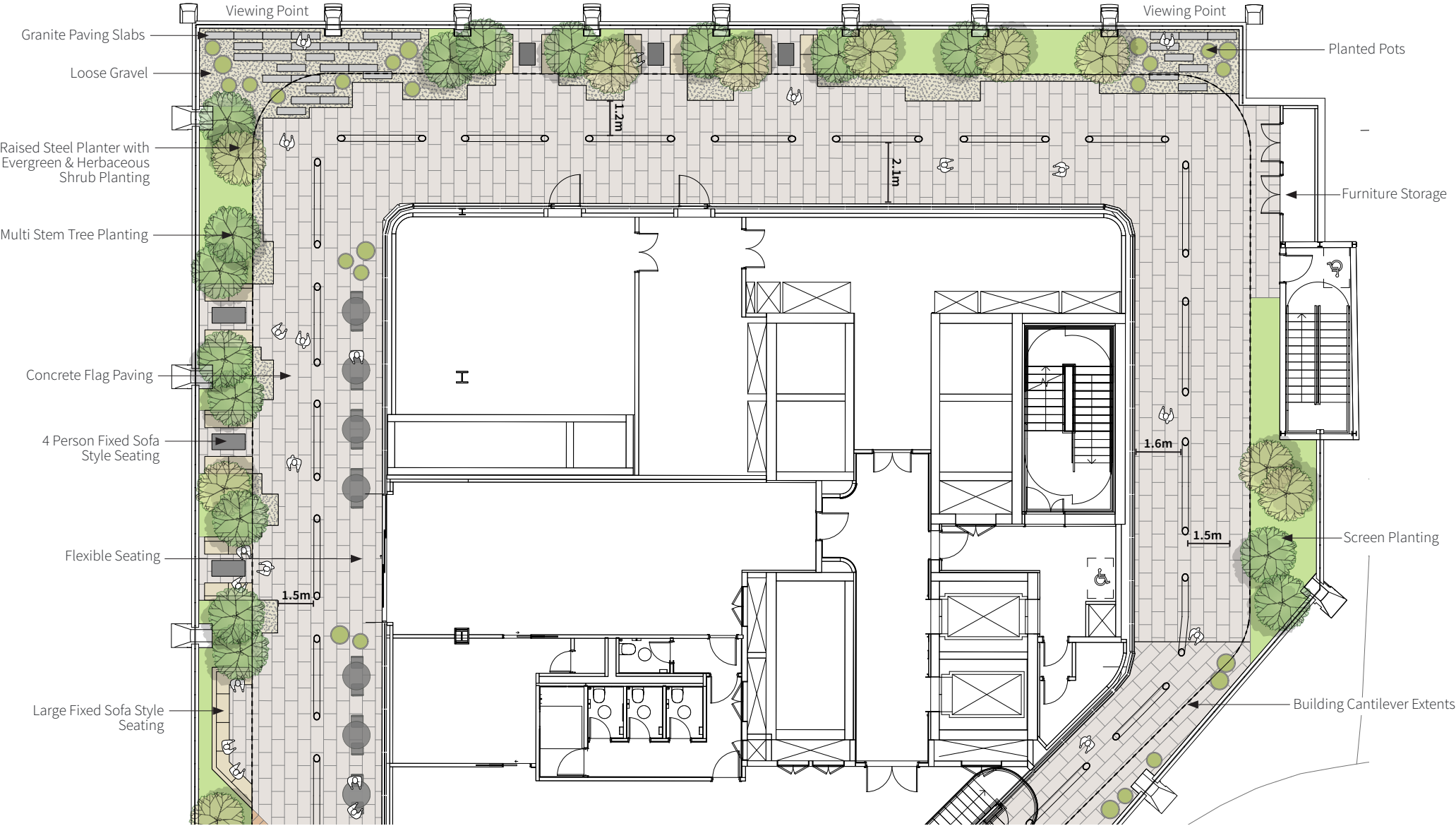
Fixed Outdoor Sofa Seating [REF: F10]
Bespoke item with integrated table.
Subject to further design development at Stage 04.

Planted Pots
Material: Lightweight textured GRP
Product: Luna 'U' Planter by Iota Garden
Size: 560mm (h) x 720mm (d)
Finish: GRP textured powder coated in mid-dark grey
Product: Pavilion Round Planter by Iota Garden
Size: 540mm (h) x 650mm (d) / 460mm (h) x 550mm (d)
Finish: GRP textured powder coated in light buff-grey
Product: Savanne Bolla Planter by Iota Garden

3.2 17th Floor: Amenity Space Detail Area



3.3 17th Floor: Lounge Detail Area



3.4 17th Floor: Hardworks

The Hardworks palette has been designed as a collection of simple, hardwearing, high-quality and appropriate materials.

For the roof terrace, granite slab 'stepping stones' are sat within loose gravel aggregate to create informal viewing points from the roof terrace edge. High quality composite decking is proposed to the main entertainment space at the heart of the scheme to give a softer finish whilst the rest of the roof terrace is wrapped in a contemporary & clean concrete paver.

Refer to drawing 2805-PLA-RT-XX-DR-L-1000 for more detail.



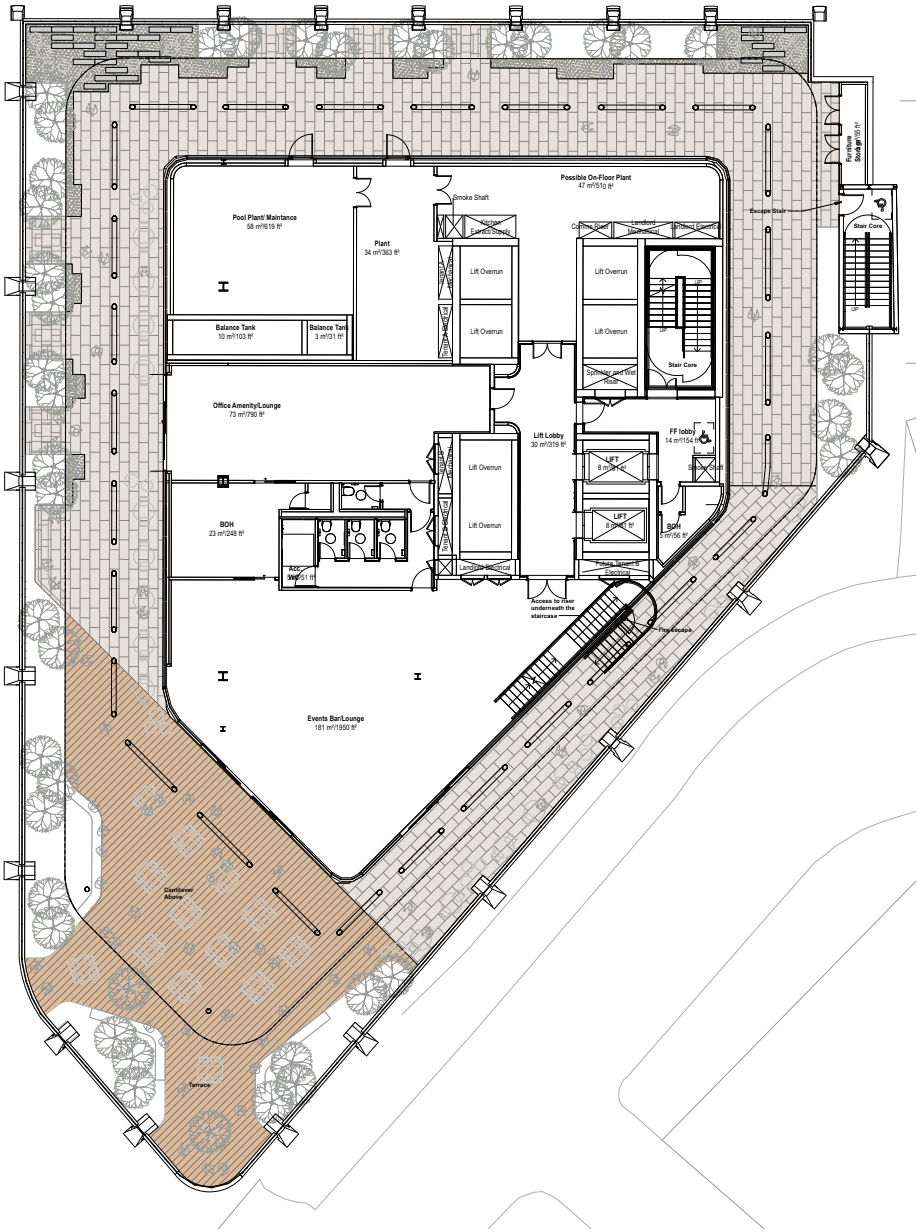
Concrete Flag Paving - Marshalls



Millboard Composite Deck - Smoked Oak



Loose Gravel & Granite Paving Slabs



- HARDWORKS**
- Composite Deck [REF: D1]**
Material: Enhanced Grain Millboard
Composite Decking.
Colour: 'Smoked Oak'
Size: W176 x L3600 x H32mm
Manufacturer: Millboard Ltd or similar approved.
Notes: Laid on a Millboard Plas Pro Subframe System & Millboard Duolift Joist Cradle with Self Levelling Joint and 1 Riser - forms 1:80 fall.
 - Concrete Flag Paving [REF: P9]**
Material: Concrete Flags
Colour: 'Cream' Andover Textured Paving.
Size: 450 x 450 x 50 (l x w x t)
Manufacturer: Charcon Industries or similar approved.
Notes: Laid on Marshalls MF2 adjustable pedestals to manufacturer's recommendations. Number, product and spacings subject to further development.
 - Loose Gravel [REF: P10]**
Material: Angular Gravel Inlay
Size: 10mm (115mm depth)
Colour: TBC
Manufacturer: TBC
Notes: To be fixed in place with Yuba 'Eashold' Stone Binder or equal approved.
 - Granite Paving Slabs [REF: P11]**
Material: Granite
Unit Size: 250 x 900 x 75 (l x w x t)
Colour: Azul Noche.
Manufacturer: By Hardscape Ltd or equal approved.
Notes:

3.5 17th Floor: Softworks

The roof terrace is designed as a mixture of a vibrant entertainment spaces & quieter private seating areas which should be reflected in species selection.

Planting should be small & delicate, have light & dappled foliage, be shade tolerant and offer seasonal interest to achieve this. The trees selection includes small multistem species, intended to work with the ornamental planting palette which through variety of species, forms and flowerings, helps to nurture a habitat for insects and pollinators.

Refer to drawing 2805-PLA-RT-XX-DR-L-0004 for more detail.



Amelanchier Lamarckii



Syringa vulgaris (Mme Lemoine)



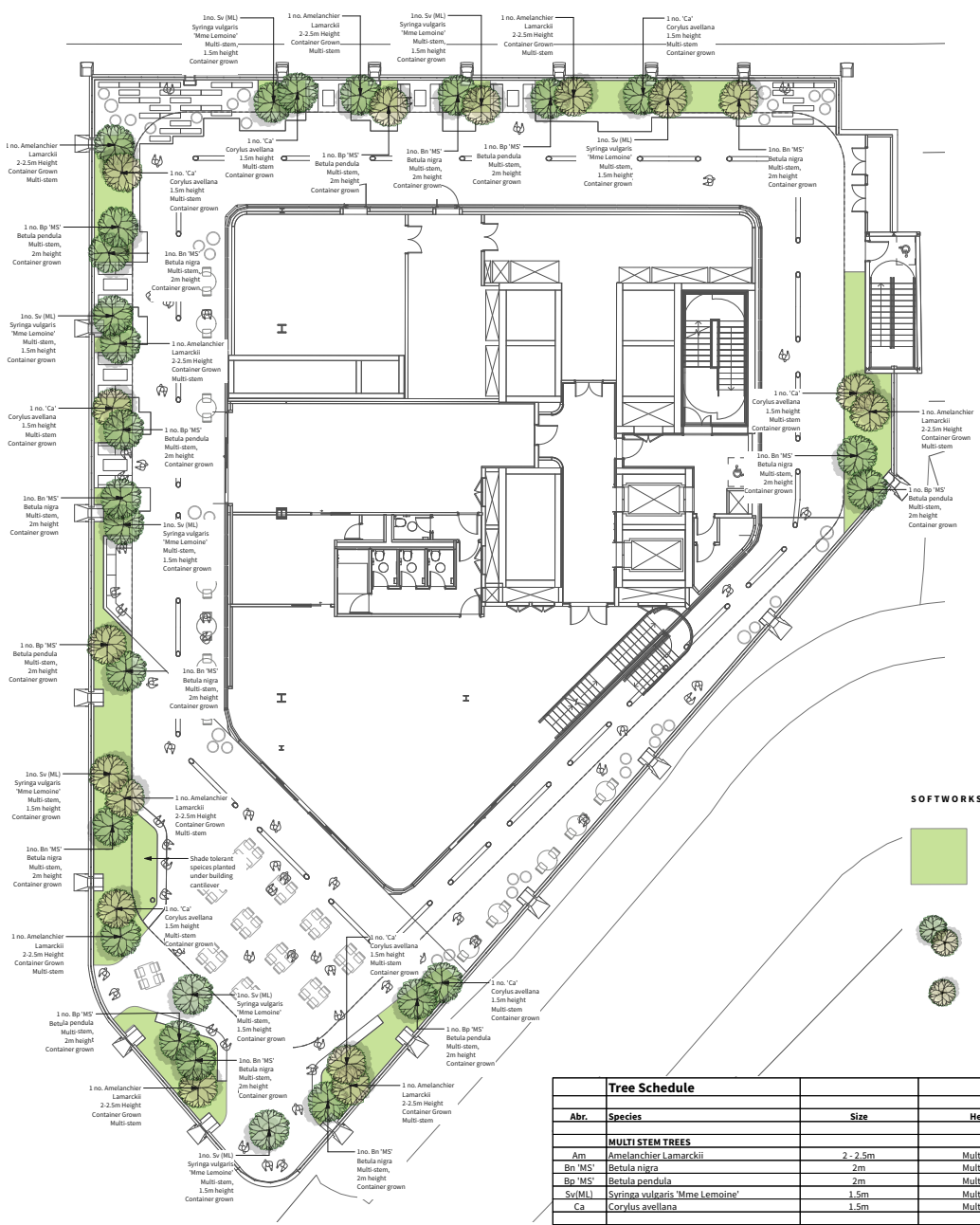
Corylus avellana



Betula pendula



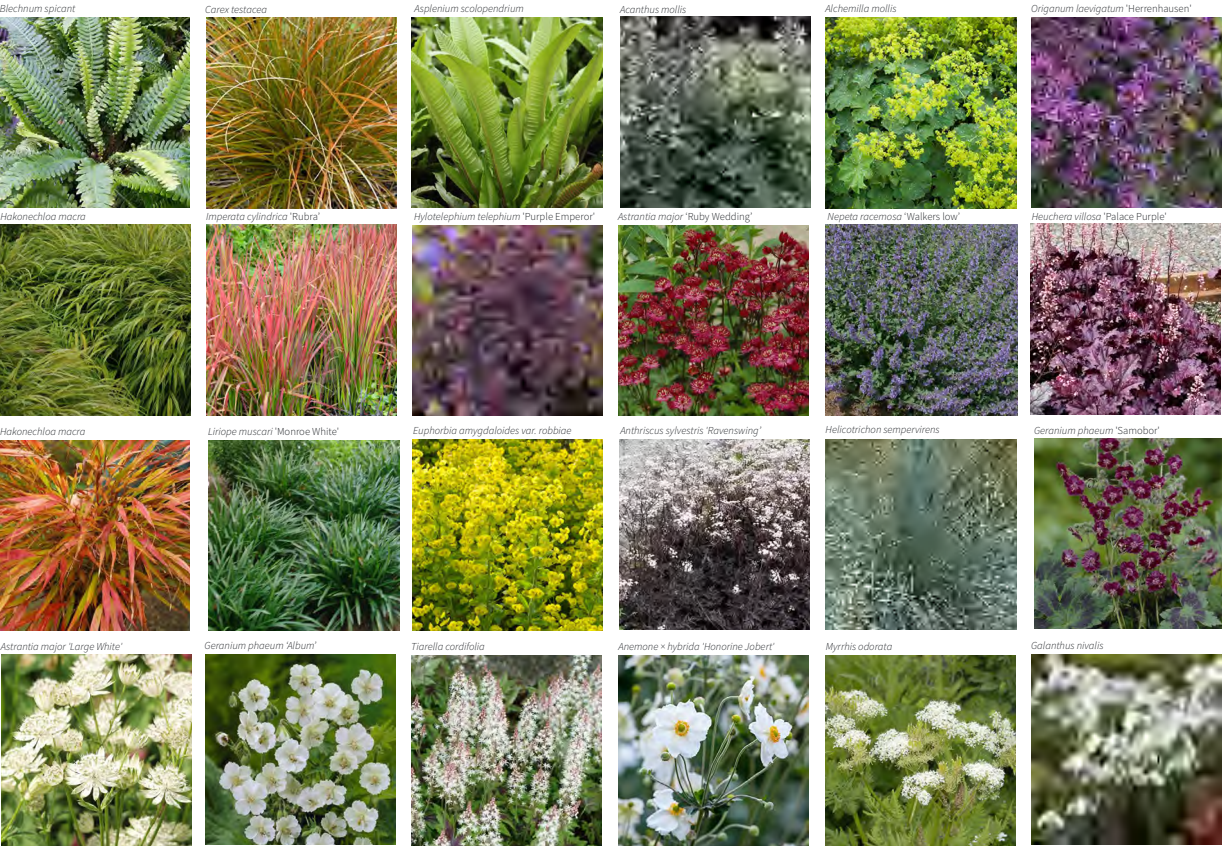
Betula nigra



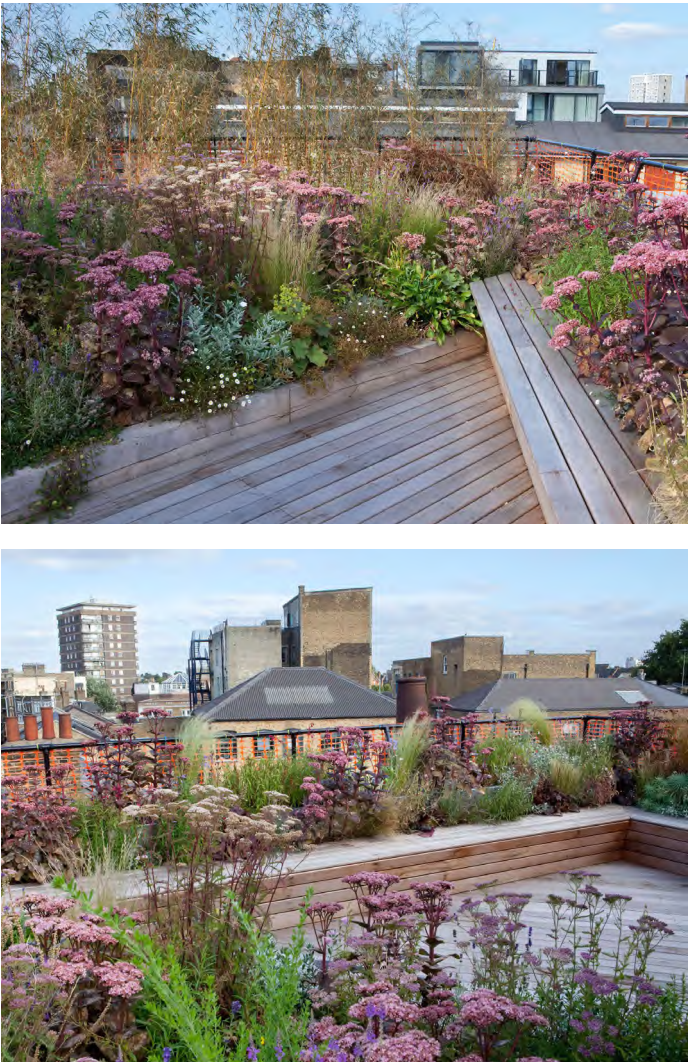
Tree Schedule				
Abr.	Species	Size	Height	Pot Size
MULTI STEM TREES				
Am	Amelanchier Lamarckii	2 - 2.5m	Multi Stem	Container Grown
Bn 'MS'	Betula nigra	2m	Multi Stem	Container Grown
Bp 'MS'	Betula pendula	2m	Multi Stem	Container Grown
Sv(ML)	Syringa vulgaris 'Mme Lemoine'	1.5m	Multi Stem	Container Grown
Ca	Corylus avellana	1.5m	Multi Stem	Container Grown

Planting Palette

Evergreen & Herbaceous Shrubs: Indicative Palette



Look & Feel



3.6 17th Floor: Furniture

Furniture throughout the development is simple - sculptural modular seating as lightweight, flexible, inclusive, and offering opportunities for illumination. It includes free standing bistro style tables & chairs for maximum flexibility lending its well to the entertainment space and fixed sofa style seating for a more relaxed environment for the user. Fixed timber top seating integrated into the planters helps to animate the edges of the entertainment space. Planted pots are to be scattered throughout the scheme to give a more intimate feel.

Refer to drawing 2805-PLA-RT-XX-DR-L-1002 for more detail.



Fixed Outdoor Sofa Seating



Planters with integrated seating



Pavilion Round Planter



Savanne Bolla Planter



Luna 'U' Planter



Fermob Free Standing Bistro Tables & Chairs



STREET FURNITURE

- Free Standing Tables & Chairs**
Material: Powder coated steel
Supplier: Fermob or similar and approved
- Product: Bistro Table (2 Person) [REF: 6a]
Size: 740mm (h) x 960mm (diameter)
Product: Bistro Chair
Size: 820mm (h) x 420mm (w) 420mm (w)
- Product: Bistro Table (4 Person) [REF: 6b]
Size: 740mm (h) x 1170mm (l) x 770mm (w)
Product: Bistro Chair
Size: 820mm (h) x 420mm (w) 420mm (w)
- Number and Colour: 14 Bistro Table (2 Person), 13 Bistro Table (4 Person), 76 Bistro Chairs in total;
- 14no. Bistro Tables (2 Person) in Anthracite
24no. Bistro Chairs in Anthracite
- 13no. Bistro Tables (4 Person) in Ice Mint
52no. Bistro Chairs in Ice Mint
- Integrated Timber Top Seating [REF: F8]**
Product: Plaque integrated seating
Size: Length Varies x 530mm (w) x 450mm (h)
Material: Class 3 sustainable UK grown timber
Manufacturer: Logic Ltd or similar approved
Notes: Integrated into the VELOX Rapid Edge™ System by Logic Ltd or similar. Refer to manufacturers details. Includes back support & armrests.
- Steel Planter Edge [REF: F9]**
Product: Stapel Raised Planter Edge
Size: Varies (450mm upstand)
Material: Steel
Finish: Linier.
Manufacturer: Logic Ltd or similar approved
Notes: Fixed using the VELOX Rapid Edge™ System by Logic Ltd or similar. Refer to manufacturers details
- Fixed Outdoor Sofa Seating [REF: F10]**
Bespoke Item with integrated table.
Subject to further design development at Stage 04.
- Planted Pots**
Material: Lightweight textured GRP
Product: Luna 'U' Planter by Iota Garden
Size: 560mm (h) x 720mm (d)
Finish: GRP textured powder coated in mid-dark grey
Product: Pavilion Round Planter by Iota Garden
Size: 540mm (h) x 650mm (d) / 460mm (h) x 550mm (d)
Finish: GRP textured powder coated in light buff-grey
Product: Savanne Bolla Planter by Iota Garden
Size: 550mm (h) x 550mm (d)
Finish: GRP textured powder coated in mid grey
Supplier: All Iota Garden or similar and approved
Number: 41 plant pots in total; 2no. Luna 'U', 10no. Pavilion Round 650, 28no. Savanne Bolla

3.7 17th Floor: Lighting & Power

Lighting will play several important roles in the scheme, including:

- Ensuring a safe environment.
- Aiding with wayfinding.
- Highlighting landscape and architectural details.
- Ensuring lux levels are appropriate to the different types of space within the scheme and their uses.

The lighting strategy has been kept simple to de-clutter the design. Recessed lighting to the integrated timber benches located around the edges of the entertainment space helps to highlight them as key features & compliments the illuminated building cantilever above. Low level, bollard lighting is proposed in the informal viewing points creating more subtle levels of illumination. Smaller lighting elements including tree uplights, portable table lamps help to animate the rest of the scheme giving it a more intimate feel.

Refer to drawing 2805-PLA-RT-XX-DR-L-4001 for more detail.



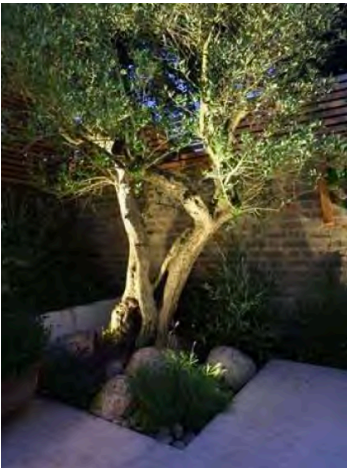
Feature Under Lighting to Benches



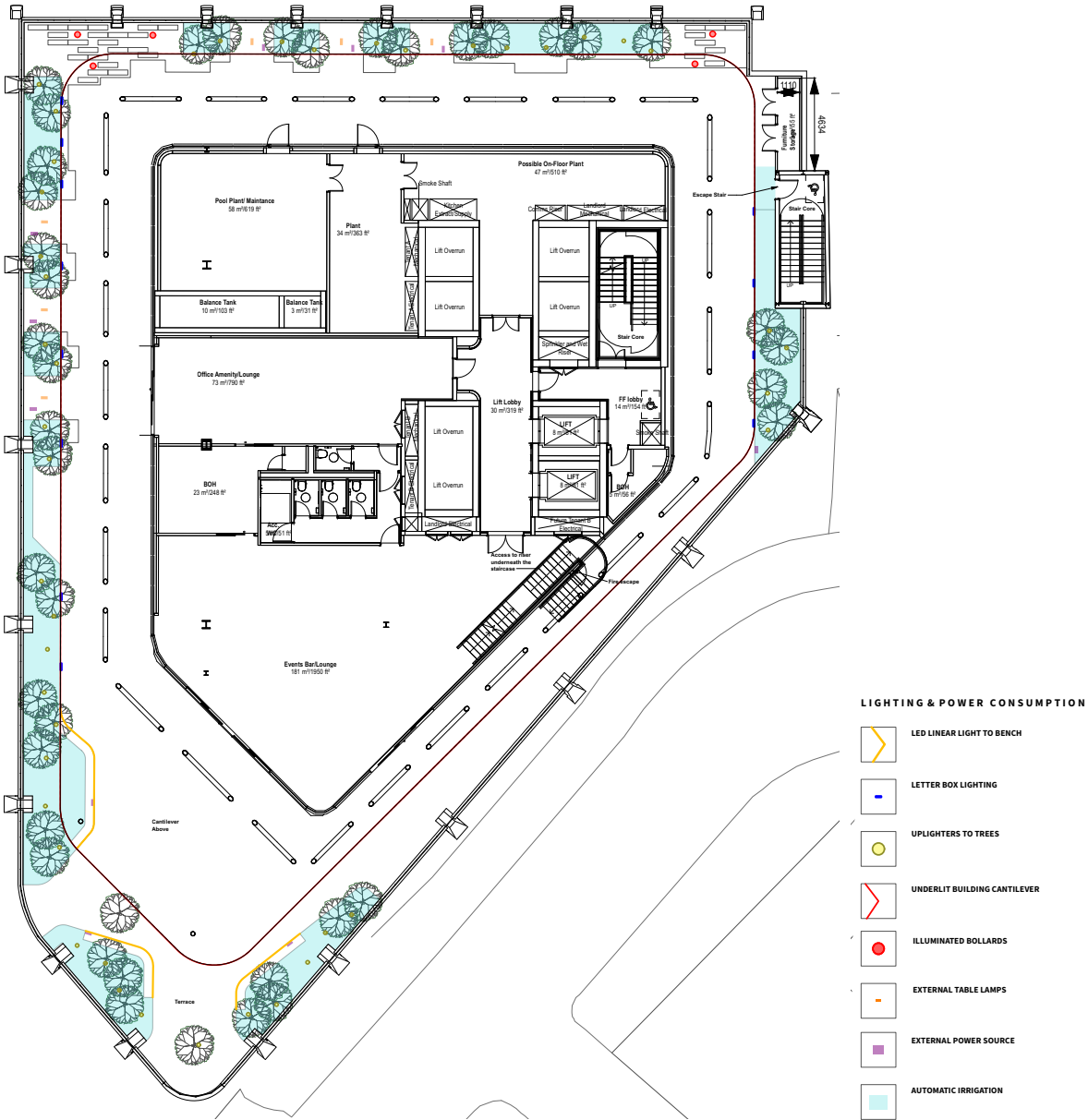
Lighting Bollards



Moveable Table Lighting



Tree Uplighters



3.8 17th Floor: Visuals



3.9 17th Floor: Visuals



3.10 17th Floor: Visuals



3.11 17th Floor: Visuals



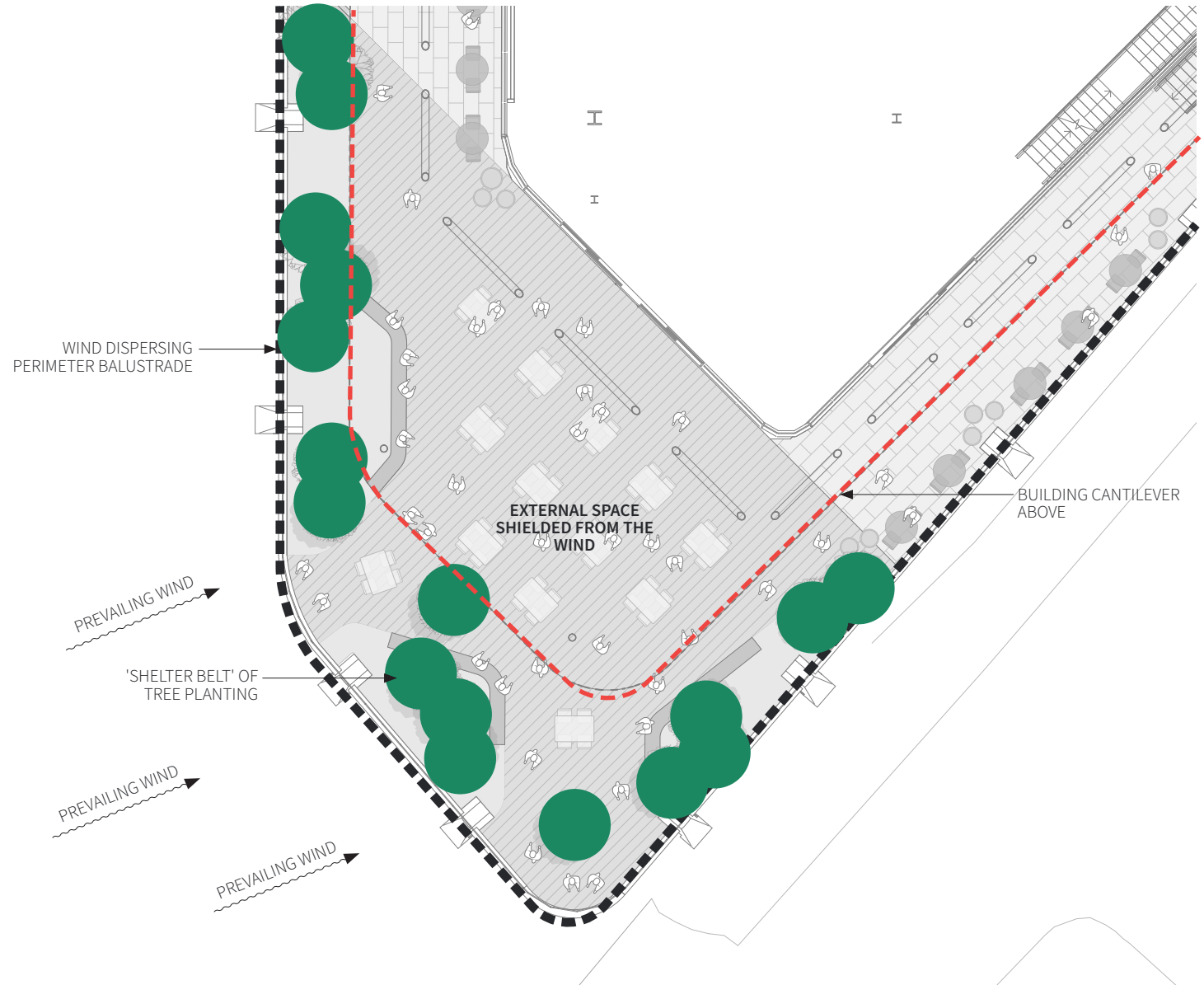
3.12 17th Floor: Wind Mitigation

The proposals for the roof terrace space seek to make an external space that is comfortable and relaxing.

One of the key factors considered was to provide mitigation against the prevailing wind as identified in the wind report.

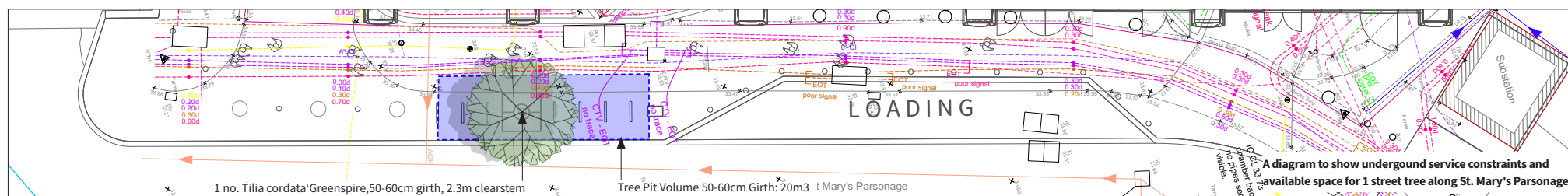
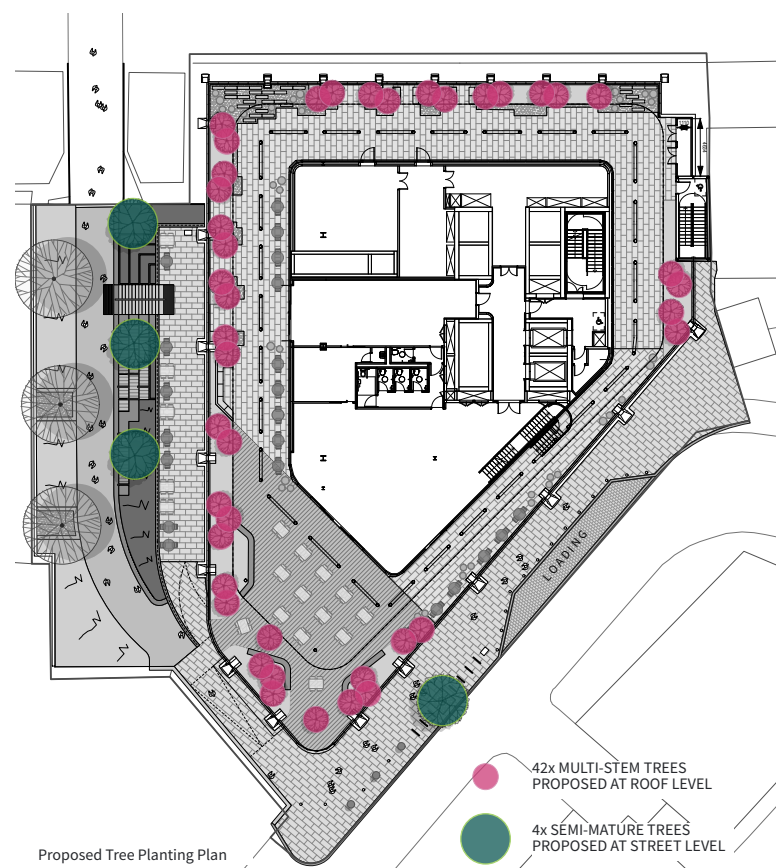
The design of the perimeter balustrade will be solid, or semi solid, in its design in order to provide shelter from the wind.

This is combined with a band of shrub and tree planting to further shelter the central flexible external space along with the added protection from the building cantilever above.





We are proposing to include 42 new multi-stem trees on L17 roof terrace to mitigate the 2 trees lost at ground level that will not be replaced (see page 34. 3.5 *Level 17: Softworks* for more details) . In terms of tree numbers this gives a net gain of 40 trees for the scheme as a whole. The scheme also provides a total of 300m2 of evergreen and herbaceous shrubs at ground & roof level combined to further boost the sites biodiversity net gain.



4.2 Site Ecology

Ecology and Biodiversity

To help mitigate the loss of any existing trees and vegetation as part of the development of the site the chosen plant species will aim to be 80% native and 20% ornamental. To further benefit ecological native species will aim to be appropriate to the locality of the site. In terms of tree numbers this gives a net gain of 40 trees for the scheme as a whole. The scheme also provides a total of 300m² of evergreen and herbaceous shrubs at ground & roof level combined to further boost the sites biodiversity net gain(refer to Penny Anderson Ecology Report for more details).

Six bird boxes and two bat boxes will be located on trees on the site. The bird boxes are to be at least 2m off the ground, and bat boxes between 4 to 6 metres off the ground. Lighting will be designed to minimise impacts on foraging bats.

Refer to the site wide ecology report by Penny Anderson Ecology for further details.

Further ecological recommendations:

- Mitigation for the loss of scattered trees, at a 3:1 ratio to those lost, 80% of which will be native species
- The inclusion of native shrubs, 80% native and appropriate to the locality.
- New lighting schemes designed to minimise impacts on foraging bats, designed in accordance with the appropriate guidance (BCT/ILP, 2018)

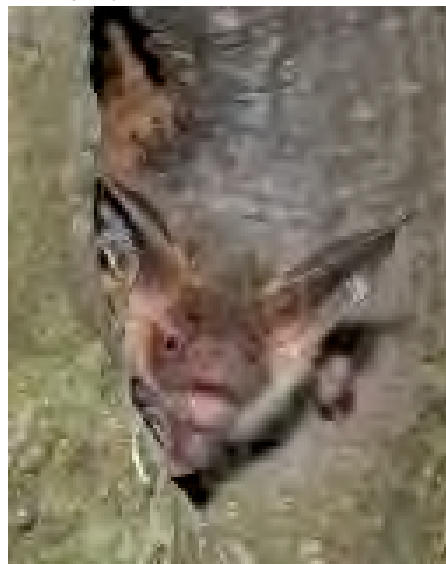
ROOF GARDEN PLANTING



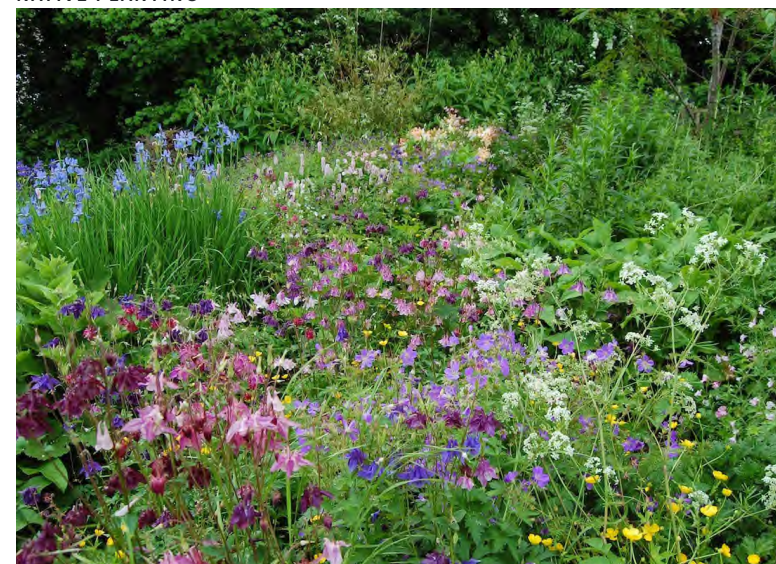
BIRD BOXES



BAT BOXES



NATIVE PLANTING



MANCHESTER

2 Back Grafton Street
Altrincham,
WA14 1DY
+44 (0)161 928 9281

LONDON

Waterside, 44-48 Wharf Road
London,
N1 7UX
+44 (0)207 253 5678

LIVERPOOL

Tempest 5.3, 12 Tithebarn Street,
Liverpool,
L2 2DT
+44 (0)151 363 1230

STANDISH

Standish Gatehouse, Stonehouse,
Gloucestershire,
GL10 3BZ
+44 (0)145 360 7080

LEEDS

No.1 Aire Street, Leeds Station
Leeds,
LS1 4PR
+44 (0)113 824 6413

