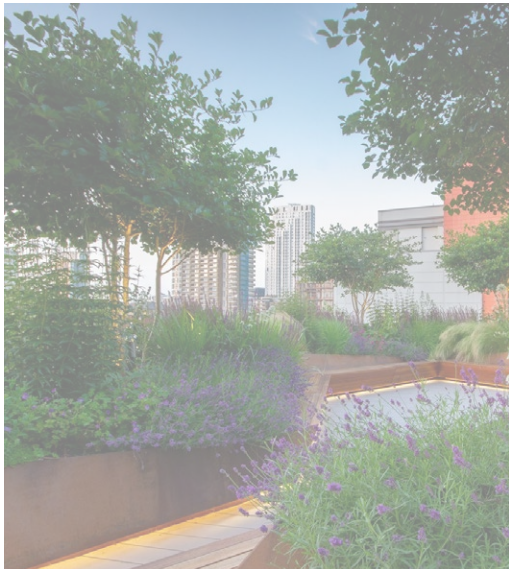
Lane End Road, Burnage
Landscape Strategy Document






Produced by DEP Landscape Architecture
on behalf of Everest Pharmacy Limited

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1.0 Introduction

1.1 Introduction

This document has been produced to provide a landscape strategy for the mixed-use apartment block that will feature high-quality residential units, consisting one to two-bedroom apartments.

The development will include 4nr ground floor retail units facing Kingsway and Lane End Road. The landscape design will aim to create a sense of arrival through the selection of materials.

Roof top amenity spaces are proposed on Floor 1 and Floor 4. Roof terrace on Floor 1 is facing the adjacent medical practice and vehicle hire to the east, creating a sheltered space away from busy roads. Floor 4 roof terrace lies at the corner of Fog Lane and Kingsway Medical Practice, creating a south facing space for the use of residents. An extensive green roof will provide tree planting, climbing plants, shrub and herbaceous planting complemented by high quality hard materials and furniture.

Car and cycle parking for residents is provided via an access off Fog Lane to the south, with car parking located under the building on ground level.

1.2 Site location plan



2.0 Site Analysis

These photographs show the condition of the site, streets and pharmacy building on Lane End Road.

Opportunities and Constraints:

- Existing property to be demolished.
- Existing trees on site to be removed.
- Existing tree to street frontage to be retained.
- Cluttered street scene on Kingsway.
- Adjacent 4 storey apartment block on Fog Lane.
- Open context with extensive views from 4th floor.













3.0 Precedents - Roof Terrace

3.1 Surface Treatments

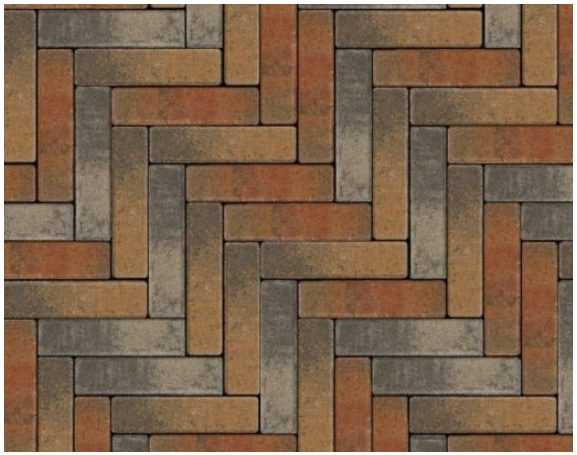
The roof terrace would be surfaced in high quality paving materials including block paving, setts and flag paving with flush sett edging.

The entrance and main space to the roof terrace are paved in mixed colour block paving with warm and cool tones to invite people into the space, laid in a running bond.

To the northeast, sett paving in a radial pattern defines a more secluded space for sun lounger and curved bench seating. Neutral charcoal colour setts used here also run through to edges of the wider terrace emphasising transition/rest and contrasting with warmer tones used more centrally.

Flag paving demarcates edges of the terrace where furniture would be offset to comply with building regulations. Charcoal colour is again utilised for flag paving, to complement charcoal setts, and laid in a running bond.

200x100mm concrete block paving
Artro by Tobermore in Heather, Slate and Bracken





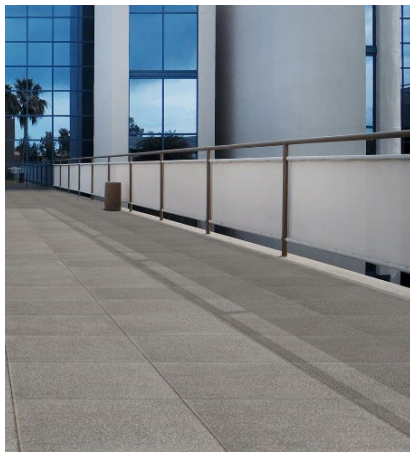
100x100mm concrete sett paving
Tegula Setts by Tobermore in Charcoal





400x400mm textured concrete flags
Textured Slabs by Tobermore in Charcoal





3.2 Furniture and Ecological Features

Opportunities for seating and lounging would be created through the installation integrated timber benches set into raised planting.

Large picnic benches would also be provided and be defined with raised planting beds, positioned to afford views to the east and south.

Raised planter edges would create sinuous curves through the entrance and central terrace spaces with repetition re-enforcing character, highlighted by integrated down lighting. Benches follow these curves creating secluded pocket spaces for residents to enjoy planting, furniture and views to the wider townscape.

Pergolas provide division and sense of arrival between spaces whilst adding structure and opportunity for climbing plants.

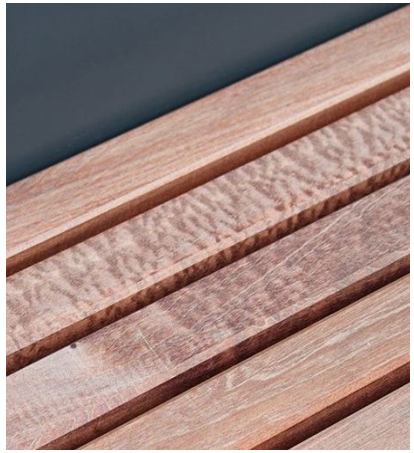
Bird and bat boxes are proposed with final locations, specification and number to be advised by the project ecologist.













3.3 Soft Landscape

Planting would be provided within raised planting beds which would be filled with flowering, textured and scented plants and multi-stem trees. The design would allow residents to connect with nature and provide habitat and food source for local wildlife.

Tree planting has been designed to define spaces with a multi-stem trees to define the terrace edge and smaller trees centrally. A range of species are proposed for variety and interest whilst suiting the microclimate of a roof terrace.

Plants for pollinators have been chosen whilst variety of colour, texture and plant type are used to dress the informal but modern space, connecting with proposed red brick architecture and hard landscape materiality.















4.0 Precedents - Ground Floor

The external works around the building will comprise high quality hard landscape materials complimenting the architecture of the building and helping to improve the existing street scene along Kingsway and Lane End Road .

To create a sense of arrival and make the site visually distinguishable from the rest of the streetscene, different surface materials have been chosen.

The undercroft car and cycle parking provide easy access to the building for residents arriving by car and bike, whilst a pedestrian access to the north provides further connectivity to existing commercial units along Lane End Road. Disabled bays have been provided.

Resin bound paving by Sureset in Aztec Gold





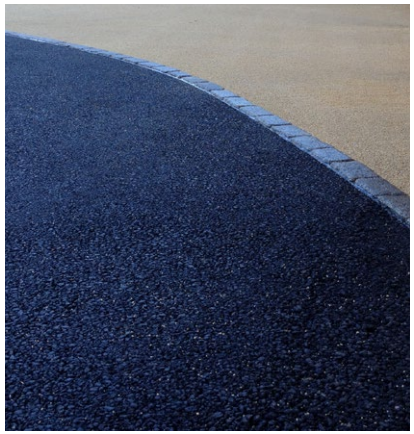
Thermoplastic paint to define parking bays



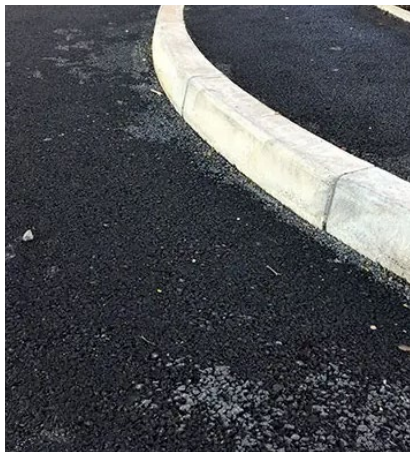
Cycle parking



Black tarmacadam



125mm standard concrete kerb



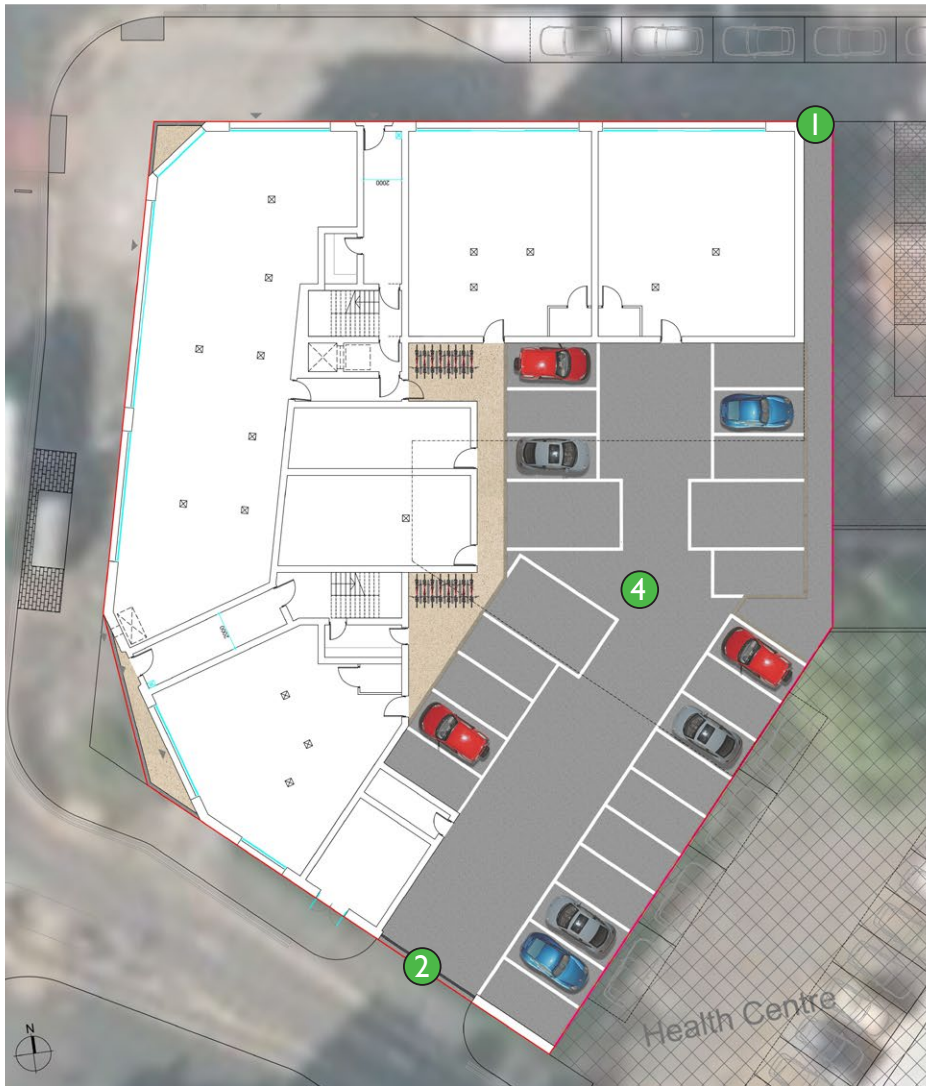
5.0 Landscape Layout

5.1 Landscape Layout

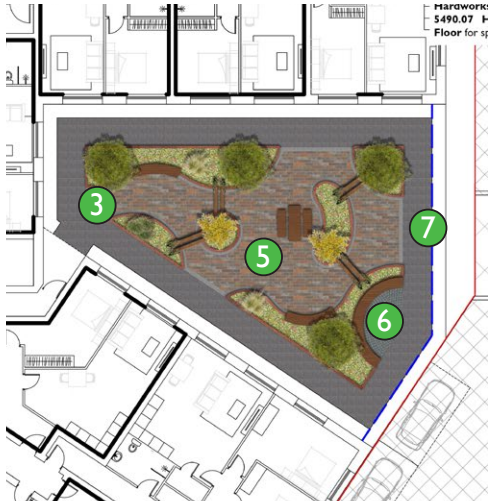
The following proposals for the mixed-use development have been illustrated on the layout opposite and listed below.

1. Pedestrian access to the north of the site, with secure fenceline, allowing residents easy access to Lane End Road.
2. Vehicular access the south of the development to tie in with existing highway.
3. Entrance space to roof terrace defined by planters, pergolas and small multi-stem tree.
4. Secure car park, bike storage space and disabled parking.
5. Primary roof terrace space with picnic set, pergolas, integrated seating, sensory planting and small multi-stem trees.
6. Secondary, more secluded roof terrace space with integrated seating and sensory planting.
7. Roof terrace edge with offset from parapet to be in-line with building regulations.

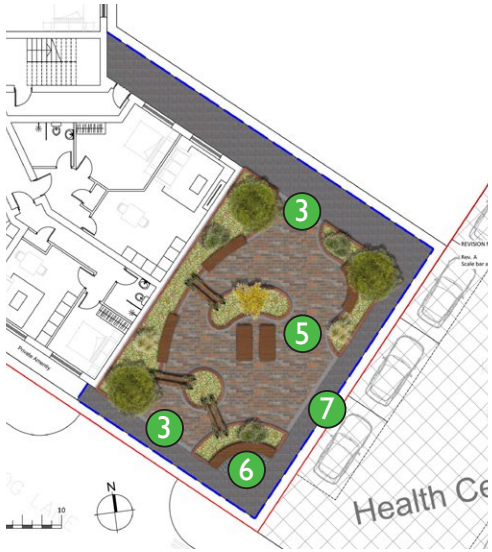
Ground Floor



First Floor



Fourth Floor



6.0 Summary

As detailed in this Landscape Strategy Document, and illustrated in the submitted drawings, the proposed landscaping scheme has been carefully designed to respond to the site's existing context. As show in the 'precedents' sections of this document, the proposed development will utilise robust hard landscaping materials and effective soft landscaping to ensure that the development is visually attractive and functions well over the lifetime of the development.

High quality materials give the site a strong sense of identity and improve the experience of residents and visitors. The roof terraces provide safe area for relaxation and social use with seating, pergolas and raised planters. The creation of more open, social places and more peaceful sheltered spaces addresses different needs of the residents.

Planting on roof terraces helps residents connect with nature near otherwise busy roads, as well as softens the built form and adds visual interest. Improving biodiversity and supporting local wildlife is achieved through using layers of plants that vary in texture, form and blooming time.

At ground level, the scheme uplifts the streetscape and provides safe parking. The provision of cycle parking also promotes sustainable travel.