

Jersey Wharf, Ancoats

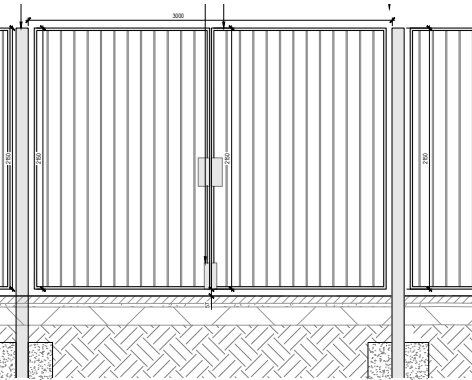
Operational Management Strategy



Contents

1.0 Furniture and Materials	3
2.0 Accessibility	4
3.0 Landscape Management Strategy	6
4.0 Appendix	10
4.1 Landscape Plan	10
4.2 Scale Plan	11
4.3 Gate Details	12
4.4 Gate Details	13
4.5 Gate Details	14
4.6 Gate Details	15
4.7 Gate Details	16
4.8 Door Barrier Details	17
4.9 Step Details	18
4.10 Step Details	19
4.11 Balustrade	20

1.0 Furniture and Materials



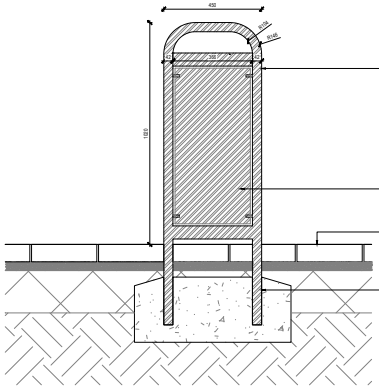
Gates
Bespoke item, refer to appendix



Timber Bench (With and Without Backrest)
Versa Crabtree as shown or similar.



Cycle Stand
Broxap as shown or Similar approved



Door Barrier
Bespoke item, refer to Appendix



Timber Table (Table only)
Versa Willow as shown or similar.



Bins
Broxap as shown or similar.



Steps and Handrails
Tobermore as shown or similar, refer to Appendix



Granite
Mashalls Silver Grey as shown, or similar



Resin Bound Gravel
Sureset Azrec Gold as shown, or similar



Natural Stone Edge Flush (Granite)
Mashalls Silver Grey as shown, or similar



Yorkstone
Marshalls as shown, or similar



Metal Edge
Kinley as shown, or similar



Asphalt
By others, shown for reference

2.0 Accessibility

<u>Boundaries</u>		<u>Hardworks</u>		<u>Furniture</u>					
	Extent of Works		Granite		Tactile		Gate		Door Barrier
	Public Accessible Area		Resin Bound Gravel		Natural Stone Flush Channel		Bench		Bins
	Residential Courtyard		Yorkstone		Metal Edge		Table (with benches)		Lighting Bollard (by others)
	Accessible clear route		Asphalt (by others)		Steps		Cycle Stand		

Block A

The residents courtyard area incorporates the following inclusive design to ensure maximum usability:

- All bench seat heights at regular heights
- 5nr benches with 1.2m clear space to allow for level transfer
- 3nr benches to incorporate armrests and backrests
- Level transitions between materials
- All steps to have contrast nosing
- All steps to incorporate handrails
- All steps to include tactile units
- Clear width of 1.2m minimum access to seating area and around communal area
- Gently sloping gradients

Block B

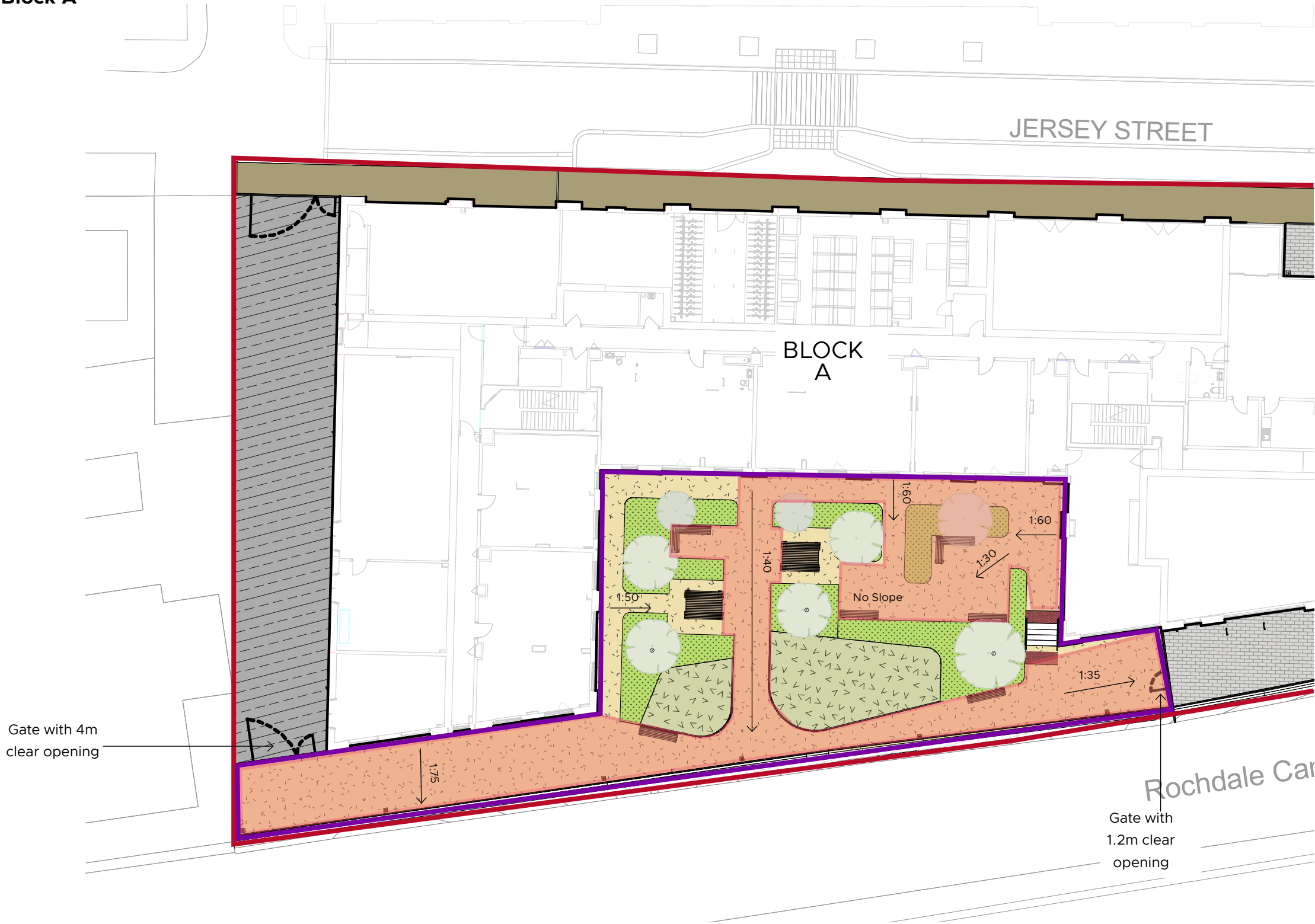
The public accessible area incorporates the following inclusive design to ensure maximum usability:

- All bench seat heights at regular heights
- 5nr benches with 1.2m clear space to allow for level transfer
- All benches to incorporate armrests and backrests
- Level transitions between materials
- All steps to have contrast nosing
- All steps to incorporate handrails
- All steps to include tactile units
- Clear route 1.8m minimum width through public area with no steps
- Gently sloping gradients
- Gate opening widths on accessible route (Gate opening and management in accordance with operations management)

Softworks Management

The maintenance and management plan for planting and softworks will be provided to Manchester Life Management Limited on completion of the works. Manchester Life Management Limited will be responsible for softworks maintenance and management.

Block A



Drawing not to scale refer to appendix 4.2 for scaled drawing

Block B



Drawing not to scale refer to appendix 4.2 for scaled drawing

3.0 Landscape Management Strategy



Prepared by Manchester Life Management Ltd

This Management Strategy outlines how Manchester Life will manage the external areas at Jersey Wharf, including the residents’ courtyard, public realm and commercial seating area.

It details how each area will be maintained, accessed and managed to ensure the site remains an attractive and safe environment for residents, members of the public and commercial tenants.

The strategy also demonstrates how Manchester Life will meet the requirements of the planning conditions relating to external seating areas, covering noise disturbance, movement and activity, litter and the storage of furniture at night. All management responsibilities will be undertaken directly by Manchester Life in line with established procedures across its wider portfolio.

The different areas of landscaping discussed within the following sections are set out within the plan in appendix 4.1.

Residents Courtyard

The residents’ courtyard will be managed as an extension of the building and in line with how Manchester Life has successfully managed similar areas within its existing developments.

Bench and table seating will be provided within landscaped zones, positioned near lighting columns for security.

Access will be restricted to residents only, via secured gated entry.

Access hours will align with Manchester Life’s other managed buildings (7am – 9pm) and will be controlled by the concierge team. Outside of permitted hours, access will be disabled to minimise potential noise disturbance. The use of amplified music is prohibited under tenancy

agreements.

All furniture shown within the landscape plan will be permanently fixed to prevent removal or relocation. During the summer months deckchairs and small tables will be provided for use by residents. These items will be collected and stored within the building each night.

Residents are responsible for disposing of litter in their own bins or within the designated bin room. The concierge and wider maintenance team will regularly monitor the courtyard to ensure it remains clean, tidy and secure.

Public Realm

Manchester Life will manage the public realm, which provides shared access for residents, members of the public and commercial tenants. The area includes permanent bench seating and open walkways. Gates to the north and east of the site will be open between 7am and 11pm seven days a week, in line with planning condition 49 (Part C). Maglocks will disengage automatically at 7am and re-engage at 11pm. The gates will be secured open and later closed by the concierge.

Manchester Life’s concierge and management team will oversee daily maintenance, ensuring the site is generally safe with all access routes remaining clear and level. Two waste bins will be provided for general and recyclable waste. Manchester Life will manage waste collection daily. Commercial tenants will also be responsible for managing any litter generated by their activities.

The public realm will be inspected regularly to maintain a safe, clean and welcoming environment.

Commercial Tenant Seating Area

Commercial tenants may apply to Manchester Life, and where necessary Manchester City Council, for a licence to place external seating adjacent to their premises. Outdoor seating will be permitted between 7am and 9pm, consistent with the arrangements in surrounding areas that have successfully operated without complaints.

Tenants are responsible for ensuring the seating area is kept clean, tidy, and free from litter, waste or obstruction always. Furniture must be kept in good condition and maintained to a high standard. No alterations, signage or fixtures shall be made or installed without prior written consent from Manchester Life. Furniture layout must remain within the agreed boundary and not impede pedestrian access or visibility.

All outdoor furniture must be of good quality, in keeping with the overall design of the area. Furniture is to be removed and stored within the premises outside permitted hours or when not in use. Within their lease, Manchester Life reserves the right to remove or request removal of any furniture that is not maintained or positioned in accordance with these requirements. Further fixed items of furniture will not be permitted.

Amplified sound or music is not permitted at any time. The area must not be used for performances or events likely to create noise disturbance. Tenants are expected to ensure that customers behave responsibly and do not cause disturbance to nearby residents or the general public.

The tenants will not be permitted to cook or heat any food within the external seating areas.

The tenant is responsible for promptly clearing spillages, breakages and waste to maintain a clean and safe environment. Manchester Life will inspect the area daily and monitor the area via CCTV to confirm compliance. If commercial tenants fail to meet the obligations of

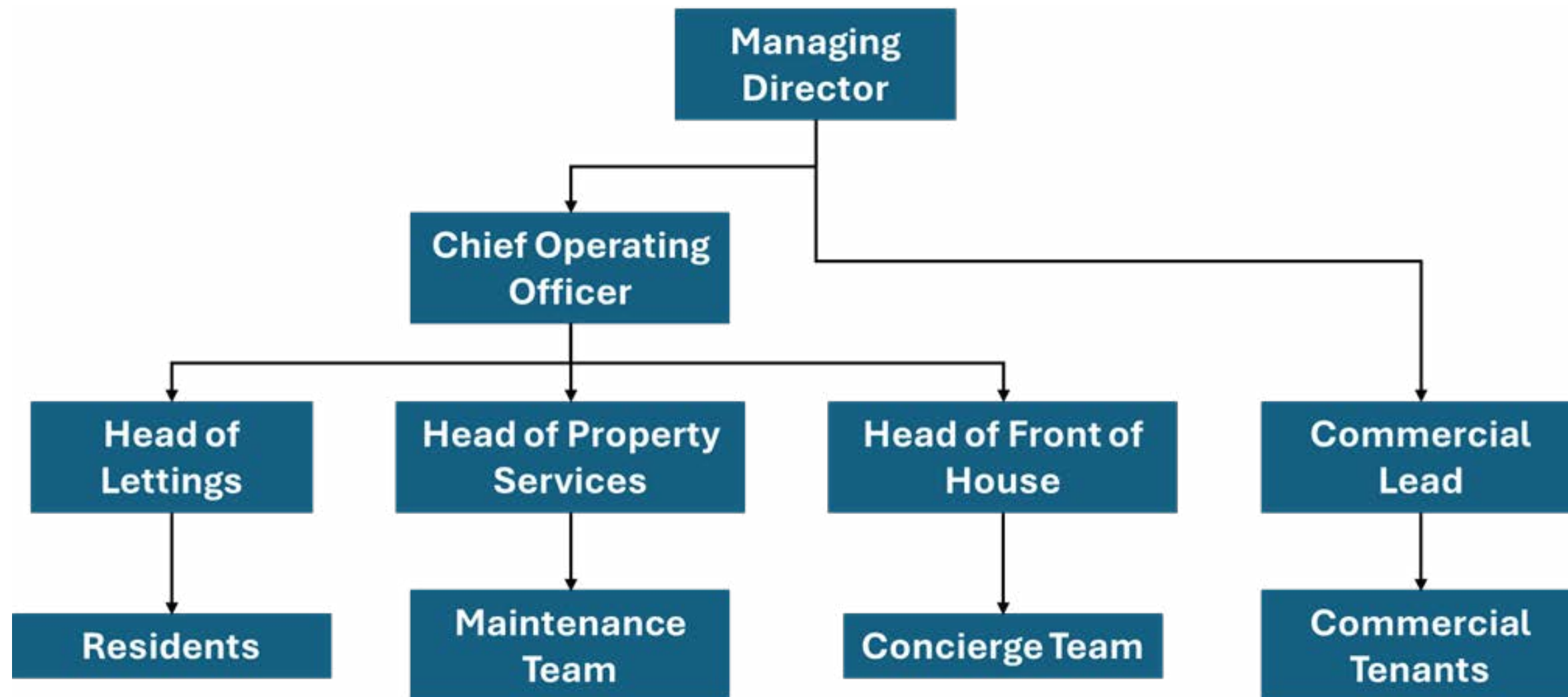
the seating licence, Manchester Life may withdraw their permission to operate external seating.

Manchester Life will continue to monitor and enforce these management requirements through regular inspections and communication with tenants to maintain consistent standards across all commercial units.

Within the lease agreements, Manchester Life include provision for enforcement should any commercial tenants breach the terms of their seating licence.

Landscape Management Strategy

Hierarchy of Management





Appendix



4.0 Appendix

4.1 Landscape Plan

Legend

- Red Line Boundary
- Public Realm
- Residents Courtyard
- Commercial Seating Areas
- Vehicular Access only



4.0 Appendix

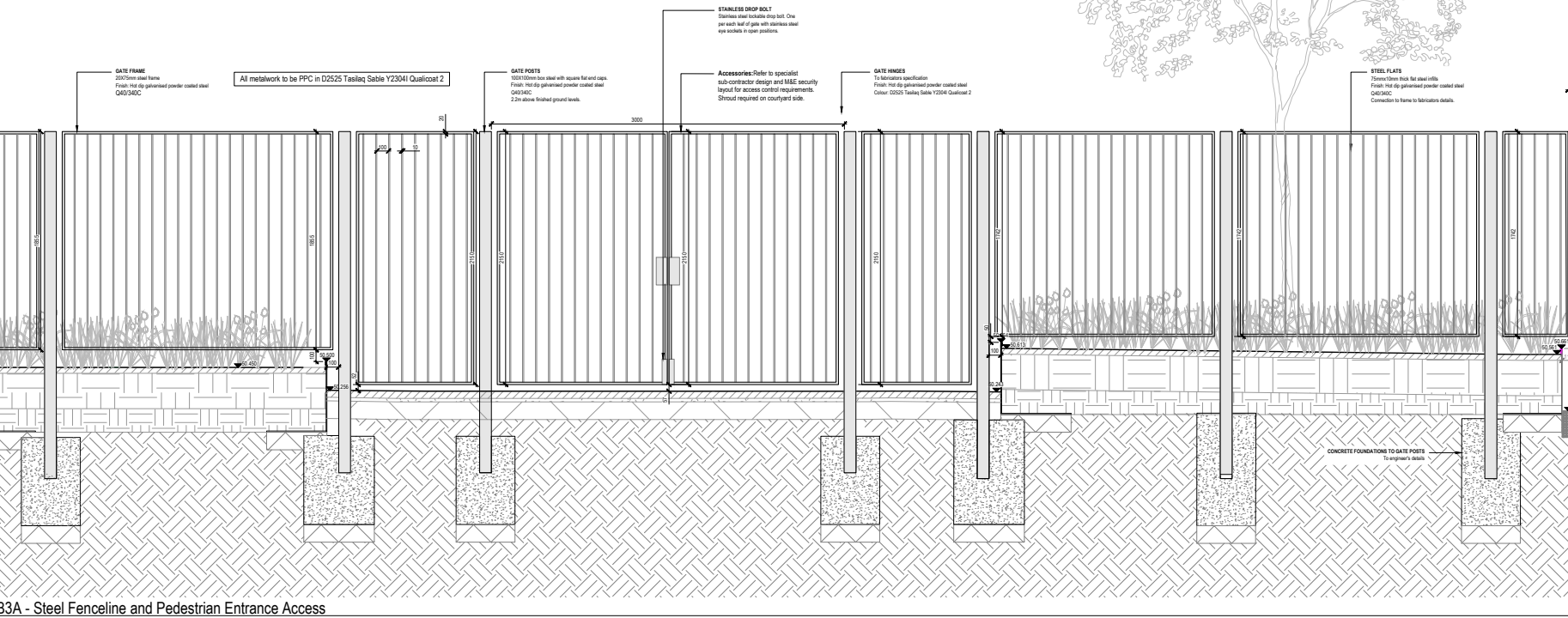
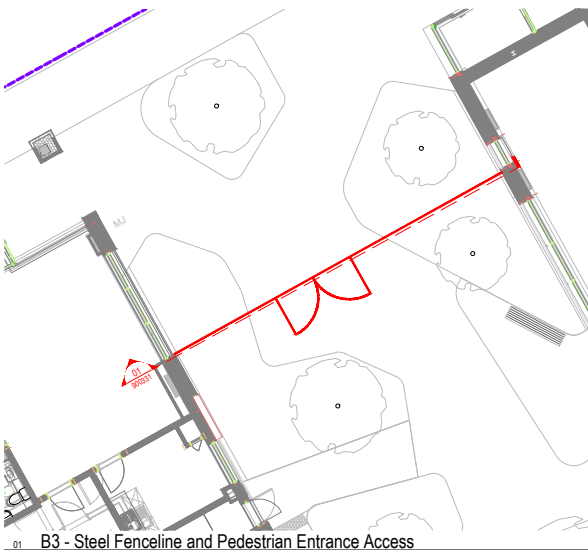
4.2 Scale Plan



4.0 Appendix

4.3 Gate Details

Drawing not to scale, drawing to show design intent only.

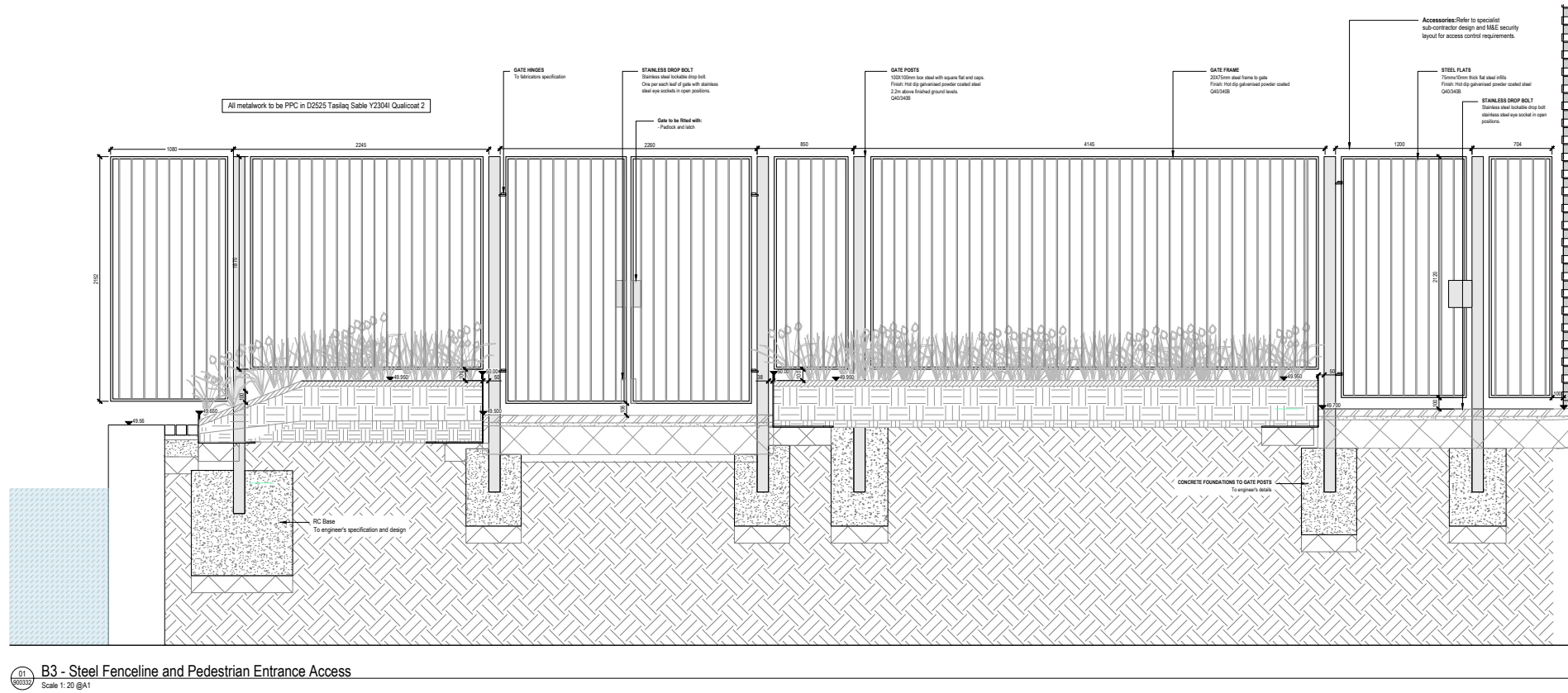
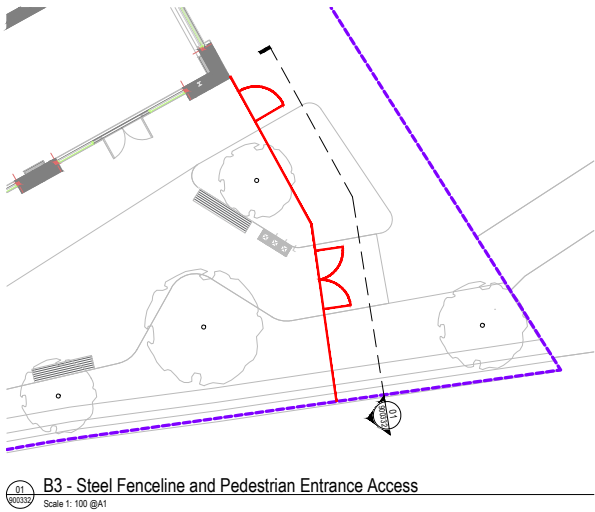


B3A - Steel Fenceline and Pedestrian Entrance Access
Scale 1:20 @A1

4.0 Appendix

4.4 Gate Details

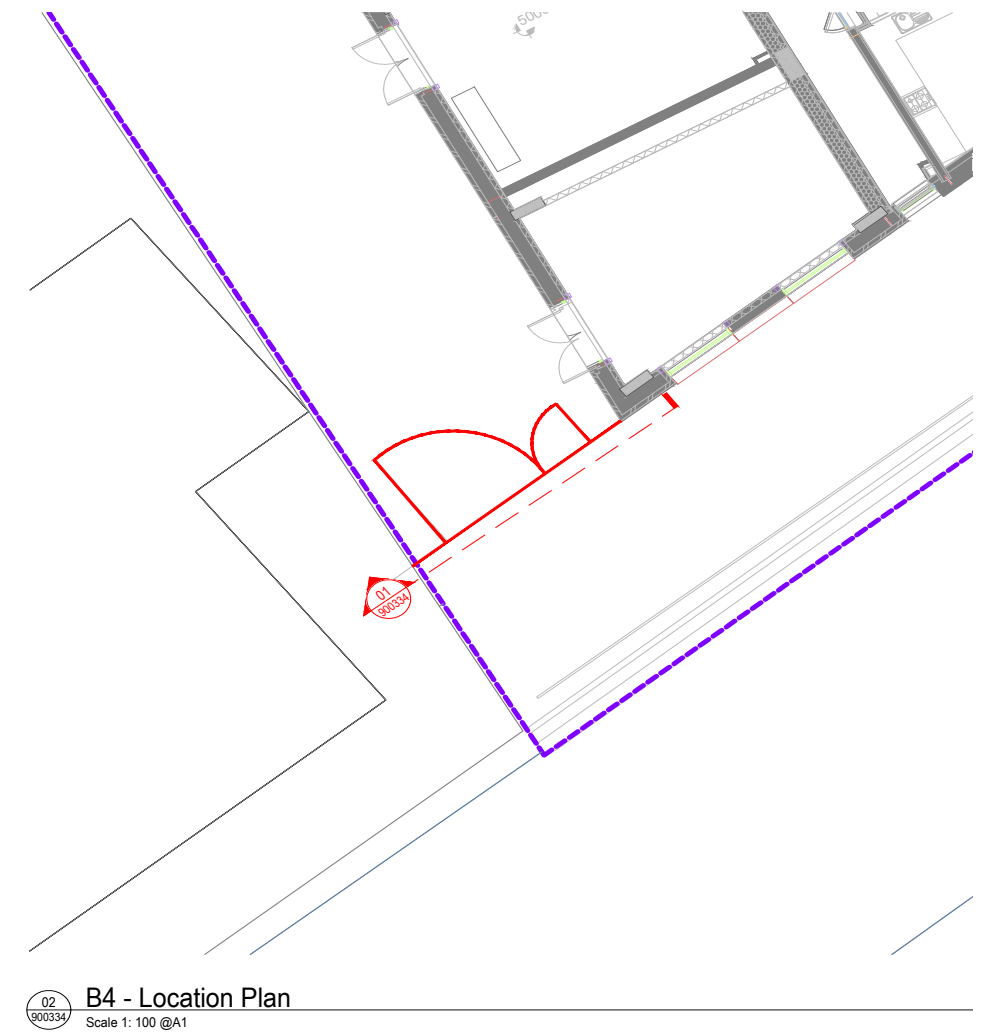
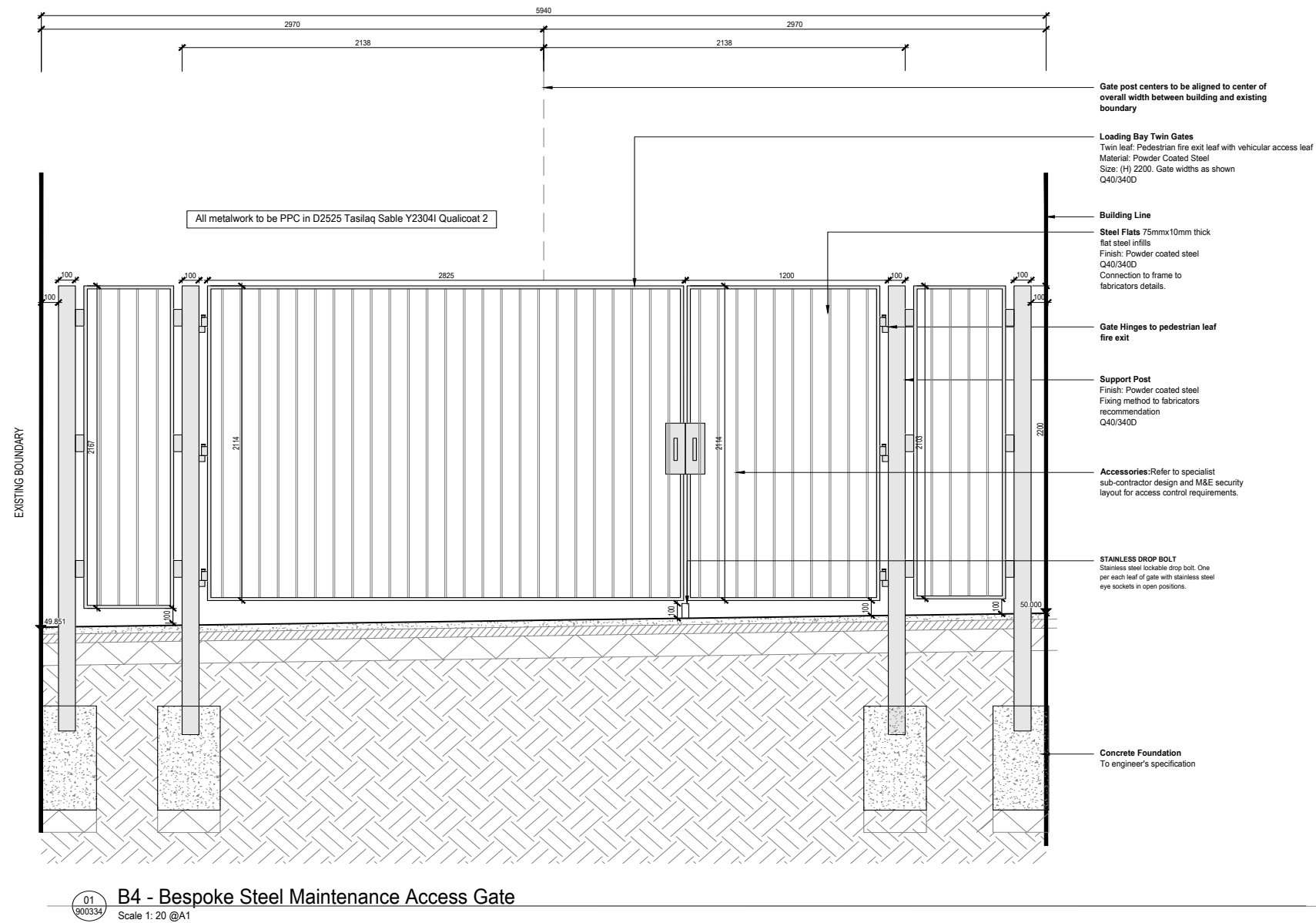
Drawing not to scale, drawing to show design intent only.



4.0 Appendix

4.5 Gate Details

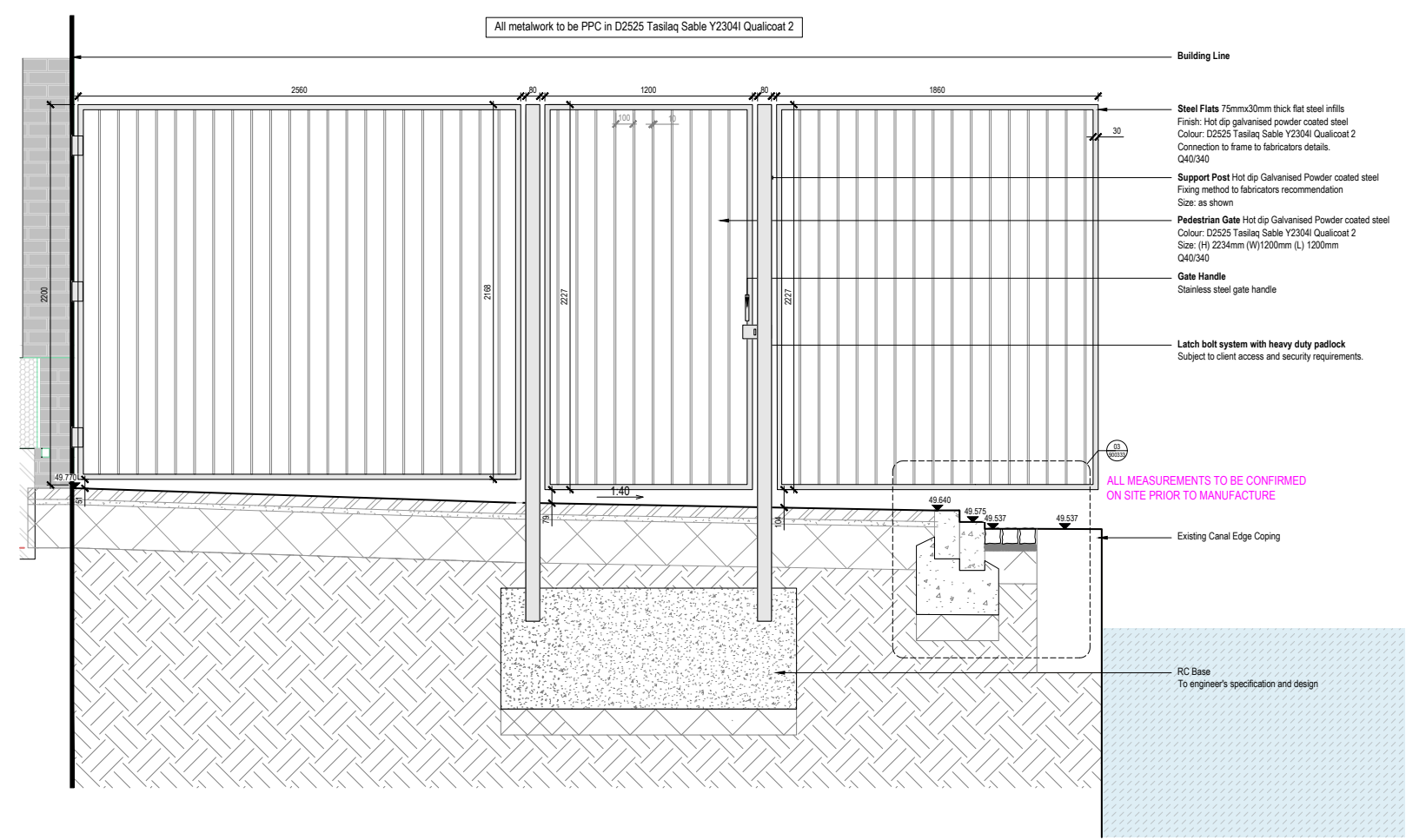
Drawing not to scale, drawing to show design intent only.



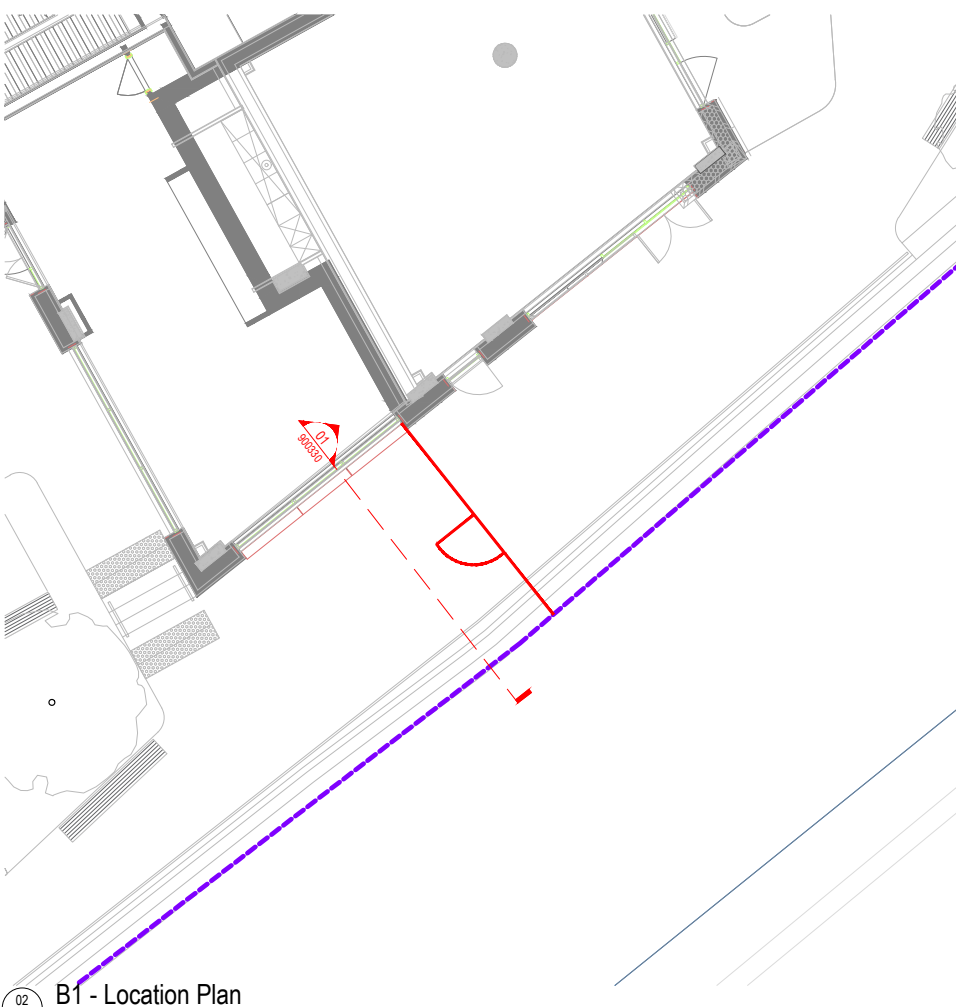
4.0 Appendix

4.6 Gate Details

Drawing not to scale, drawing to show design intent only.



01 B1 - Steel Fencing and Pedestrian Access Gate
Scale 1: 20 @A1

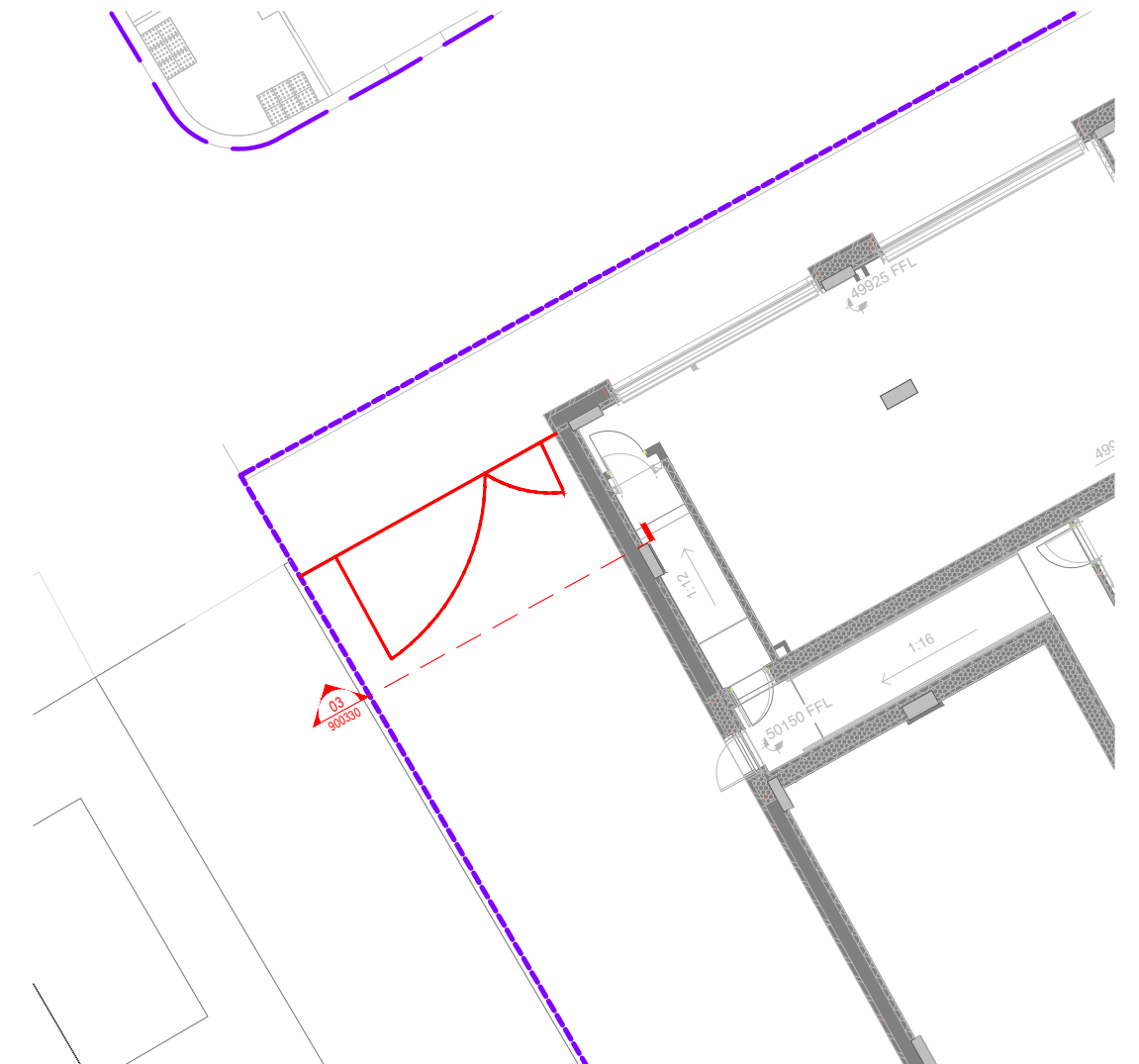
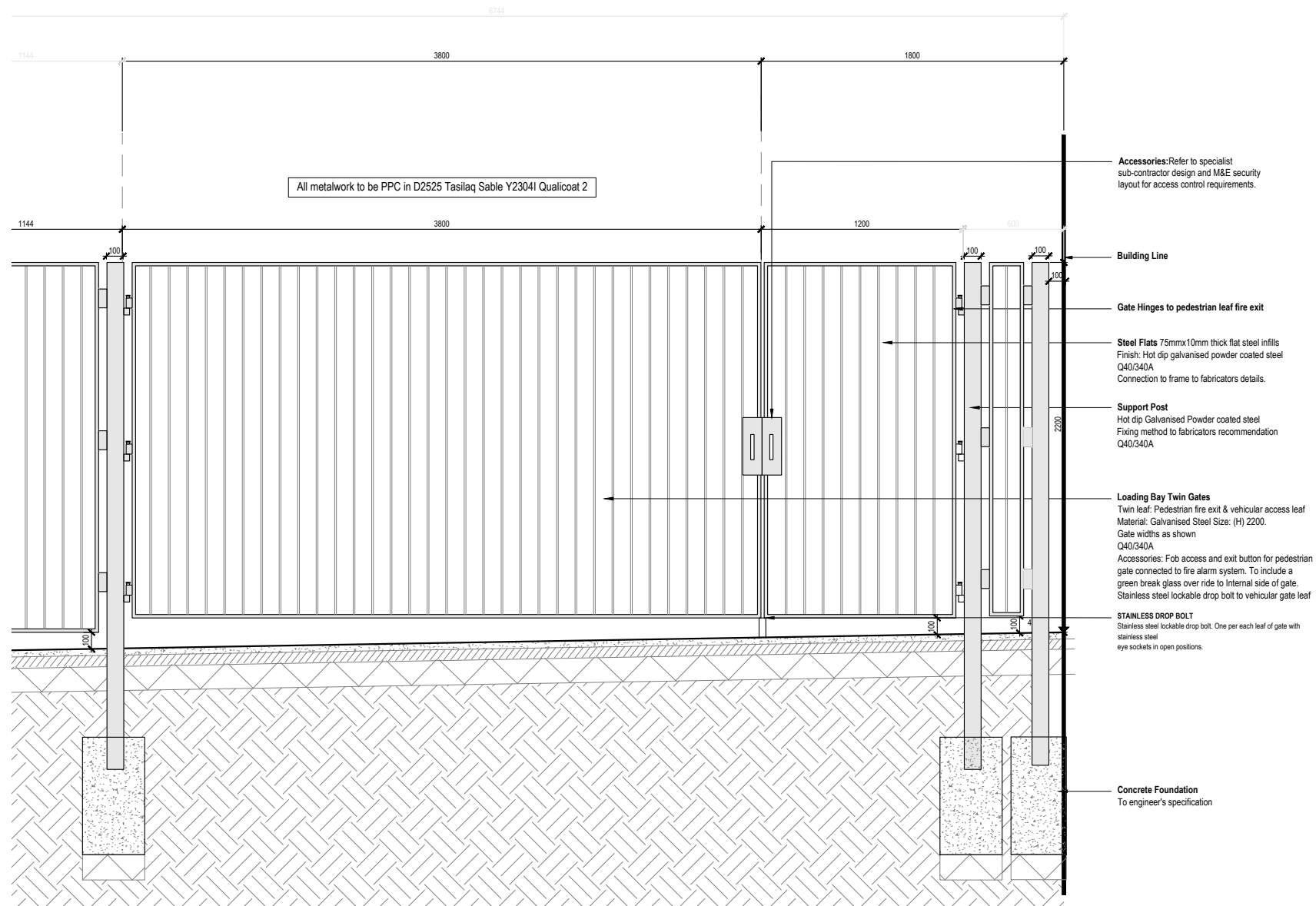


02 B1 - Location Plan
Scale 1: 100 @A1

4.0 Appendix

4.7 Gate Details

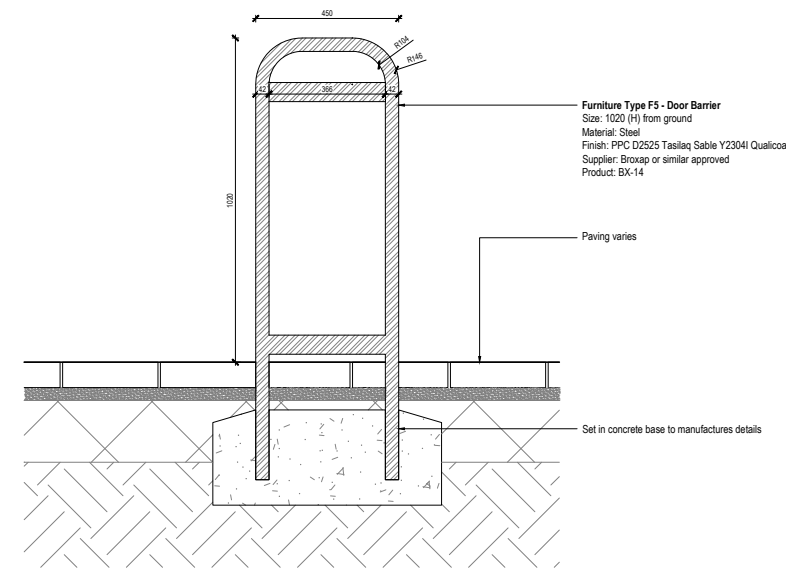
Drawing not to scale, drawing to show design intent only.



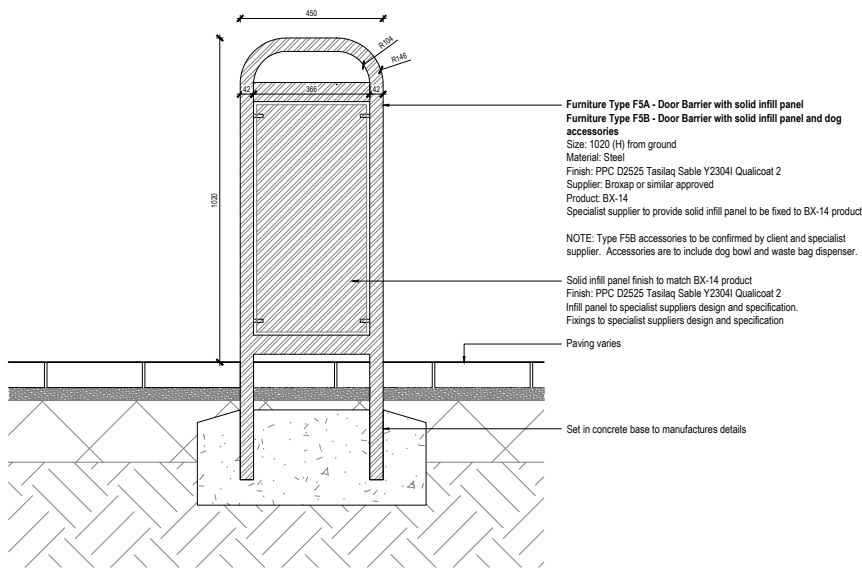
4.0 Appendix

4.8 Door Barrier Details

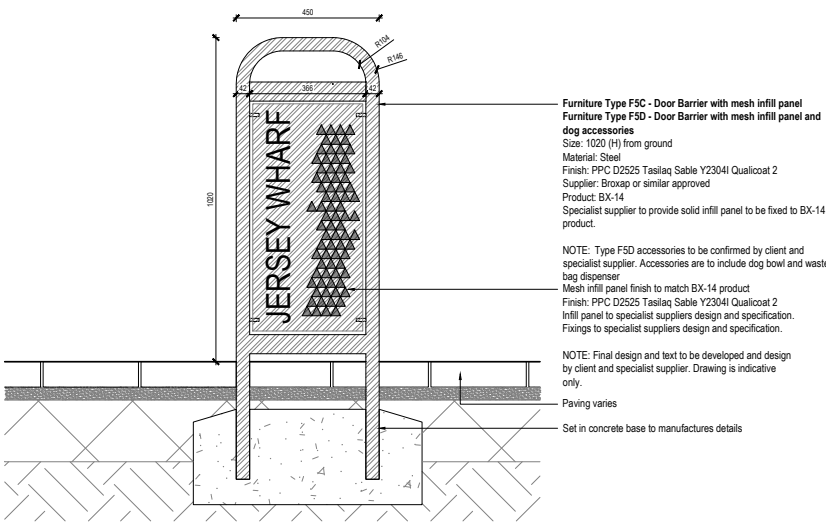
Drawing not to scale, drawing to show design intent only.



01 F5 - DOOR BARRIER
Scale 1: 10 @A1



02 F5A & F5B - DOOR BARRIER WITH SOLID INFILL (TYPE F5B TO INCLUDE DOG ACCESSORIES)
Scale 1: 10 @A1

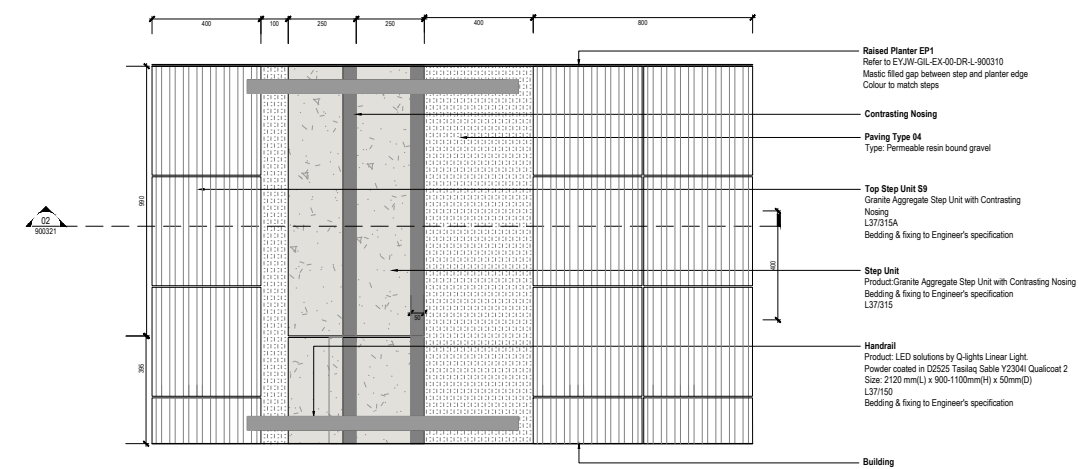


03 F5C & F5D - DOOR BARRIER WITH MESH INFILL PANEL (TYPE F5D TO INCLUDE DOG ACCESSORIES)
Scale 1: 10 @A1

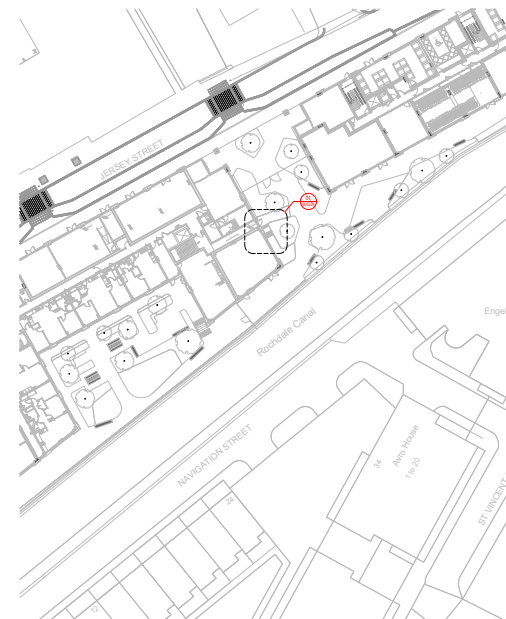
4.0 Appendix

4.9 Step Details

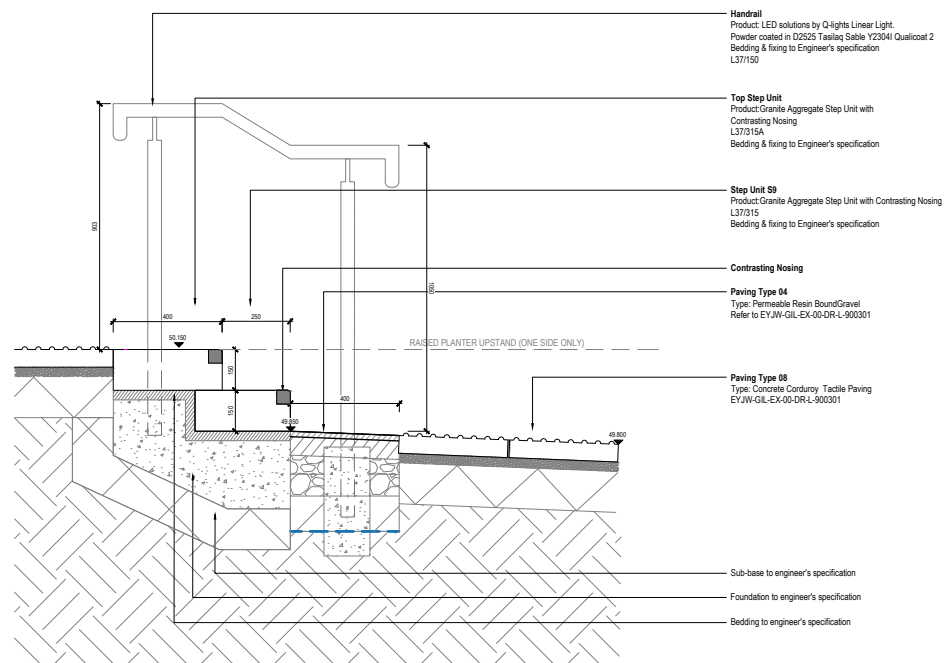
Drawing not to scale, drawing to show design intent only.



01 Step Plan View
Scale 1:10 @A1



03 Location Plan
Scale 1:500 @A1

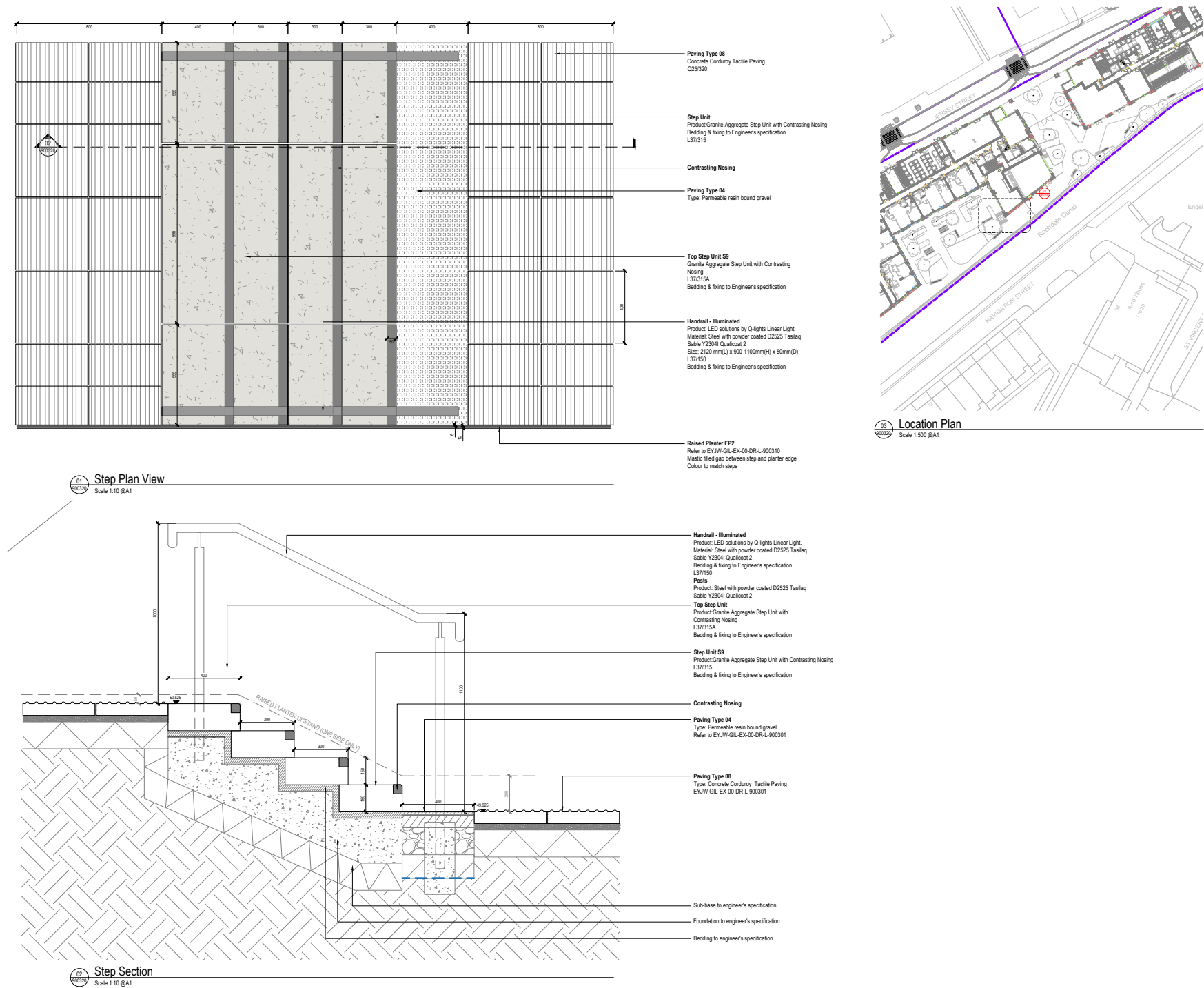


02 Step Section
Scale 1:10 @A1

4.0 Appendix

4.10 Step Details

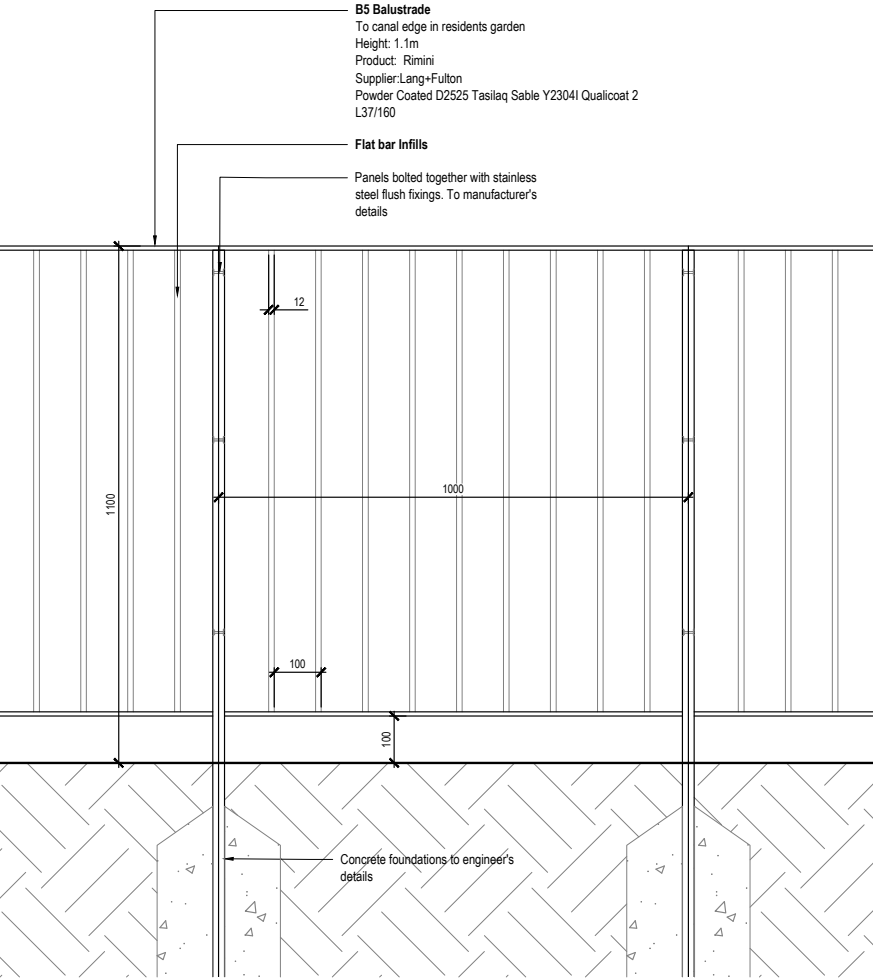
Drawing not to scale, drawing to show design intent only.



4.0 Appendix

4.11 Balustrade

Drawing not to scale, drawing to show design intent only.



B5 - Canal Steel Balustrade Elevation
Scale 1: 10 @A1



Project title	Revision no.	Issue date	Prepared by	Approved by
EYJW-GIL-EX-00-TR-L-900502	C01	18/11/2025	ER	OC