

Manchester One

LANDSCAPE DESIGN AND ACCESS STATEMENT

17.02.2026

EXTERIOR
ARCHITECTURE

EXTERIOR ARCHITECTURE

Manchester One

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4 *Landscape Strategies* *28*

01 LANDSCAPE ANALYSIS

1 Landscape Analysis

The site in context

The spatial character of our site within the context of Greater Manchester

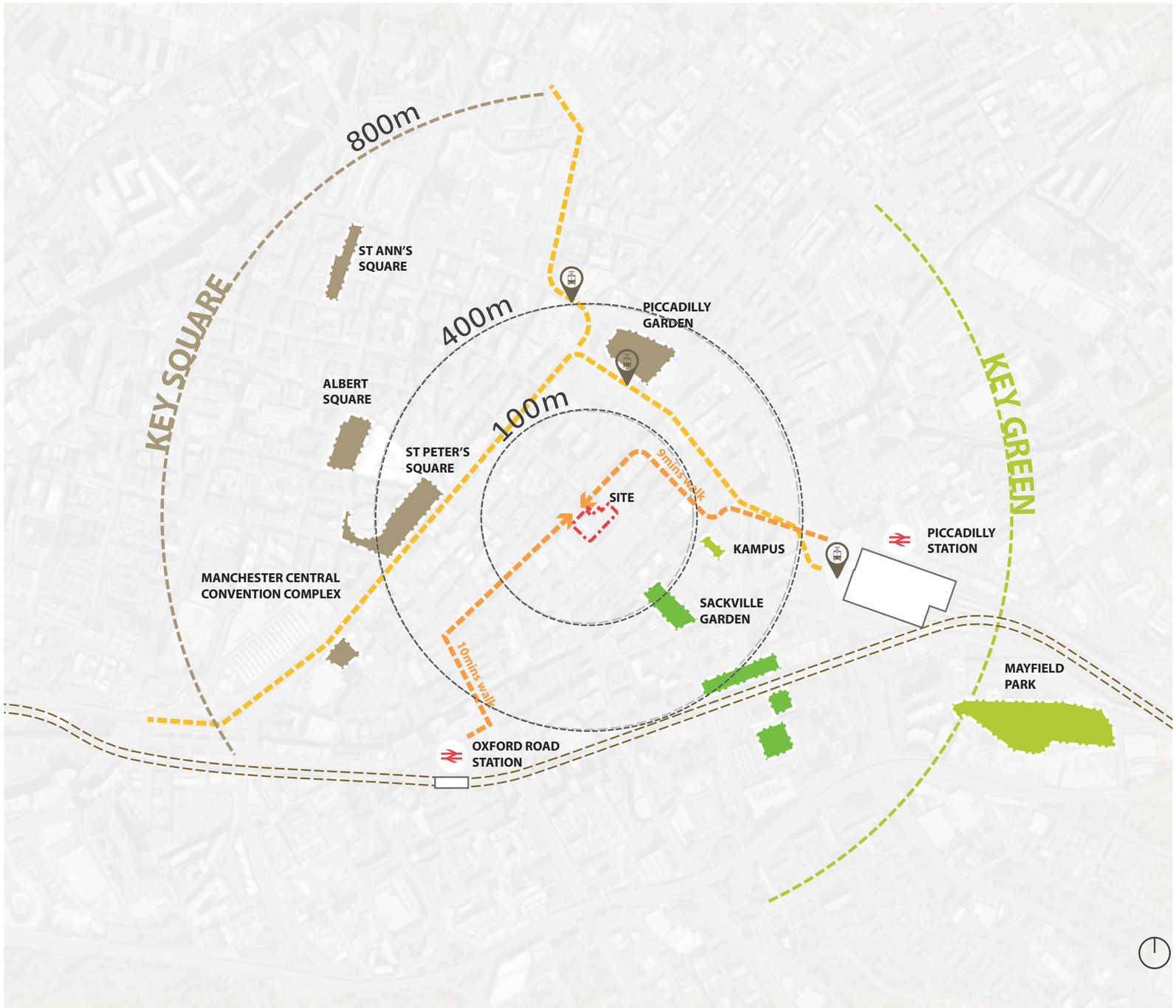
Despite the physical setback of building in our site, it is currently underutilised as a green space or public square, especially when compared with nearby parks and squares within the Greater Manchester urban context.

This proposal, together with the architect's, seeks to activate the space by extending the building, enhancing the streetscape along Portland Street and Sackville Street and provide green and publicly engaging spaces.

	Key location	Walking distance from site
1	Piccadilly station	9mins
2	Oxford Road station	10mins
3	Piccadilly Gardens	6mins
4	St Peter's Square	6mins
5	Kampus	7mins
6	Manchester central convention complex	10mins

Facilities / attributes key

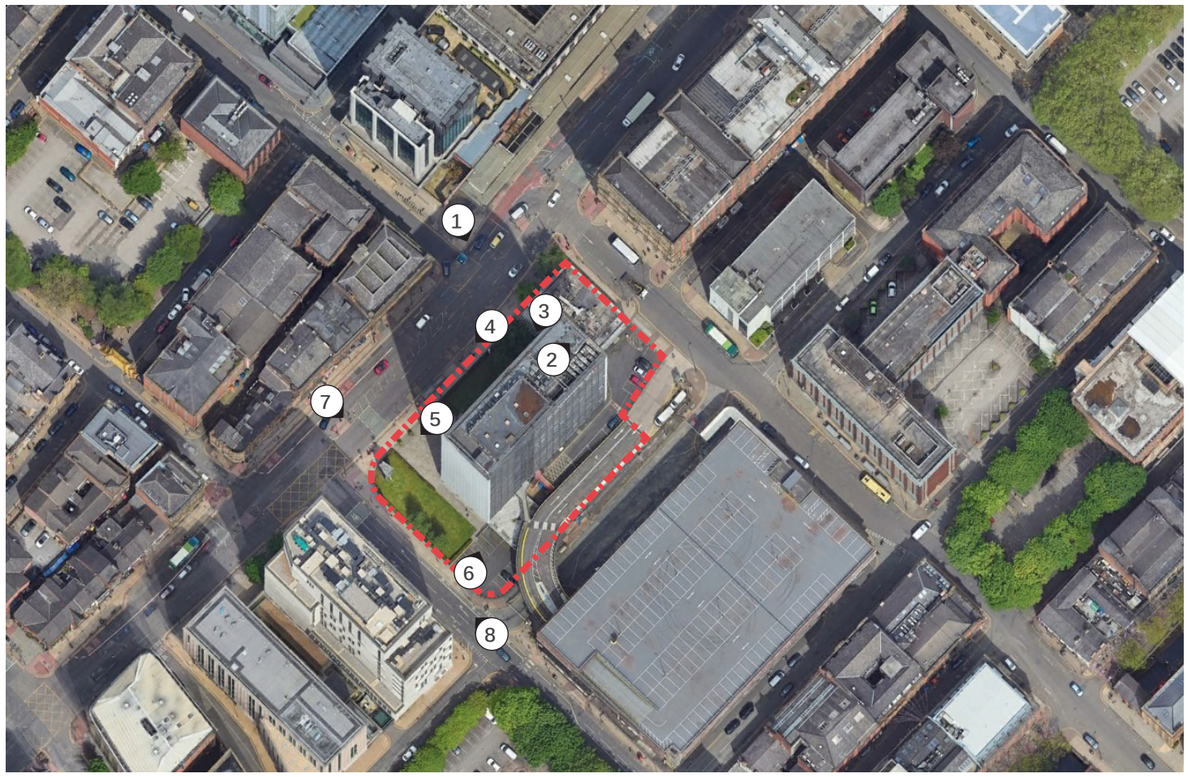
- Green space with spill-out
- Garden
- Public garden
- Train railway
- Metrolink line
- Train Station
- Metrolink station



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1 Landscape Analysis

The site in context



Google Satellite map

01. To site from Charlotte Street



02. Meeting point between Manchester One and Yates Manchester



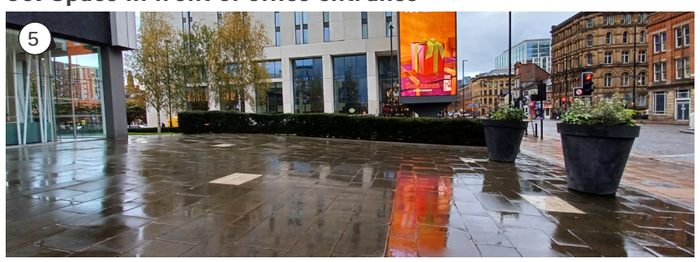
03. Existing trees on site



04. Along Portland St



05. Space in front of office entrance



06. Car park at the back



07. View from across Portland Street



08. To site from Sackville Street



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1 Landscape Analysis

Existing condition

Shortcomings of the existing site

The existing site presents several shortcomings that hinder its potential.

The green space is largely inaccessible, offering little opportunity for public engagement or enjoyment. Its legibility from Sackville Street is poor, making it difficult for pedestrians to recognize or access the space.

Additionally, the planting on site lacks ecological diversity, failing to create an engaging or sustainable environment. The width of the space is excessive for office access, creating an underused and inefficient layout.

Furthermore, the design fails to address the gradation in scale between the tall building and the wide street, which results in a disjointed urban experience.

- Site Boundary
- Prevailing wind
- Fence
- Existing low ecological value lawn
- Existing tree
- Circulation to pub
- Circulation to Polish Consulate
- Circulation to office
- Poor proportion in relation to usage/building scale
- Pedestrians crossing
- Bus stop
- Poor legibility



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1 Landscape Analysis

Movement & Access

Unclear pedestrian entrance

The existing site is accessed by pedestrians at two points along Portland Street, which accommodates the primary pedestrian flow in the area. Portland Street also contains a bus stop and two pedestrian crossings, contributing to a high level of movement and activity.

The proposal responds carefully to this context, ensuring the design integrates with and supports existing patterns of circulation and use.

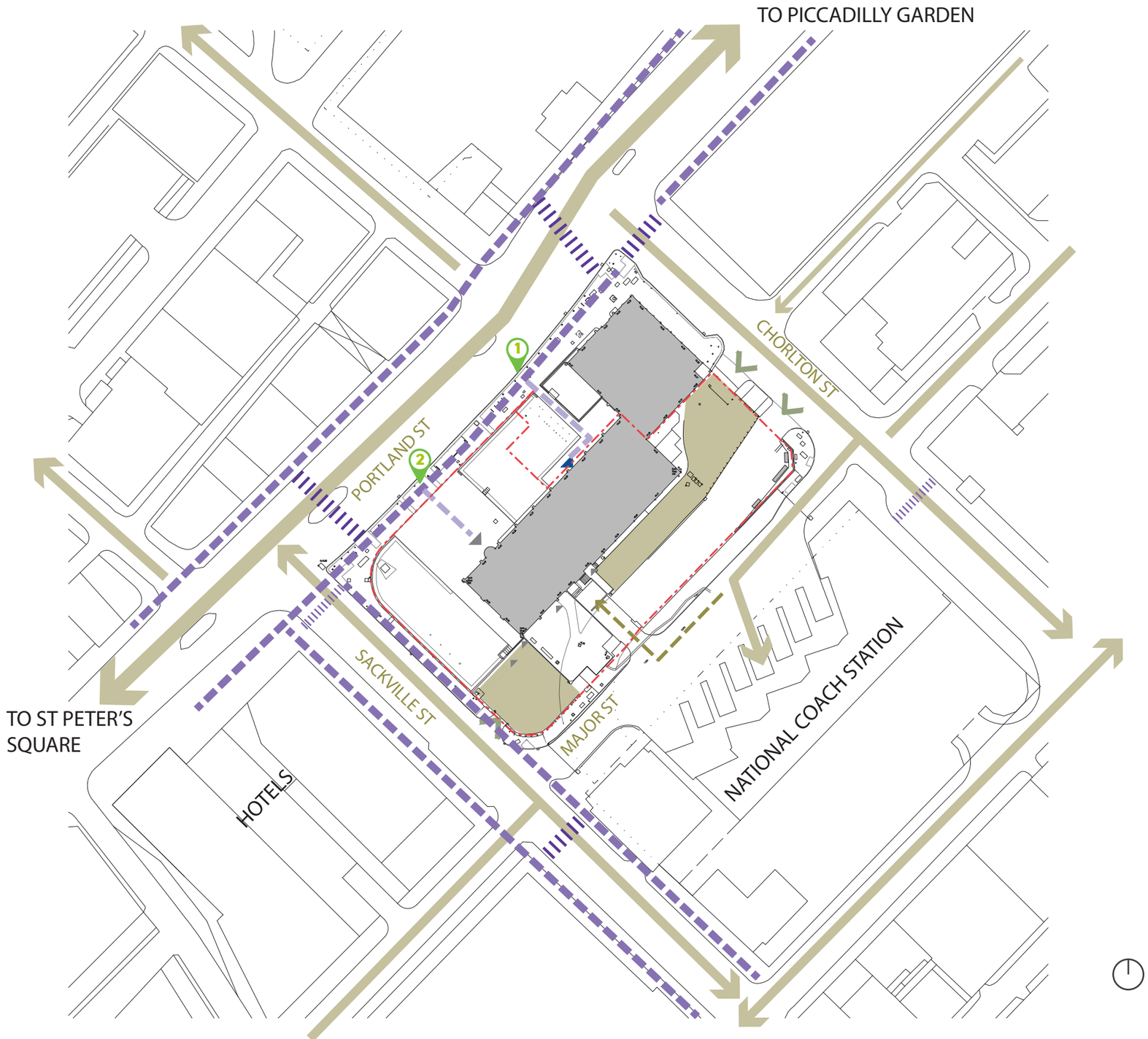


1 Site access point 1



2 Site access point 2

- Primary pedestrian movement
- Secondary pedestrian movement
- Formal crossing location
- Informal crossing location
- Building entrance (public)
- Polish Consulate Entrance (communal)
- Building entrance (private)
- Existing vehicle access
- Service vehicle access
- Vehicle entrance
- Loading bay / car park



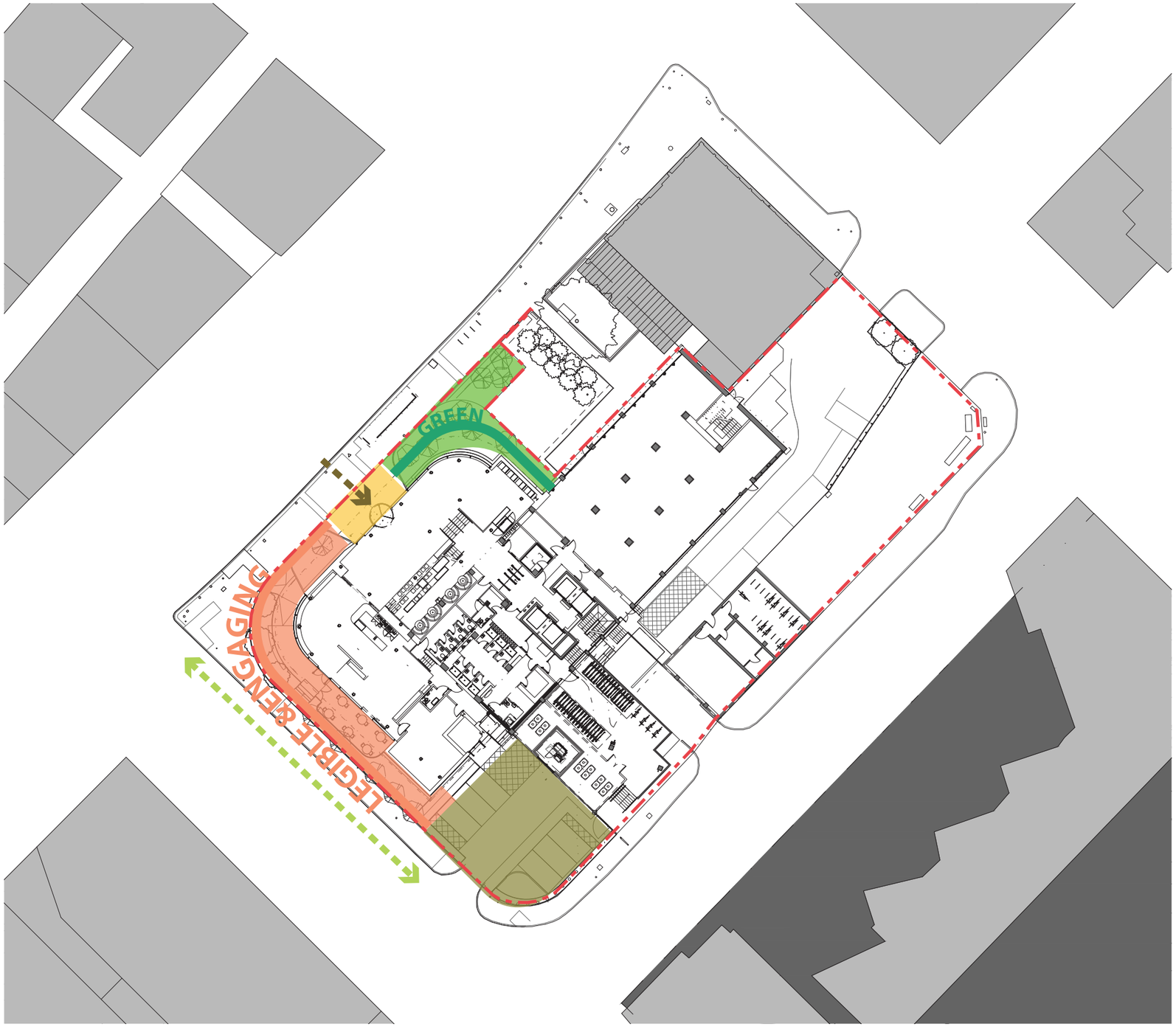
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1 Landscape Analysis

Opportunities

With the building extension proposal in mind, the landscape proposal seeks to better utilise the corners created with the extension by accommodating a F&B spill-out terrace, a clearly defined building entrance, and a biodiverse green corner.

The introduction of diverse planting enhances ecological value and visual interest, while an additional corner space is created as a destination along a busy commuter route, encouraging pause and engagement within the urban environment.



- Site Boundary
- Clear circulation
- Engaging public frontage to building
- Biodiverse green space
- Clear and inviting entrance
- Enhanced car park
- Enhanced streetscape

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1 Landscape Analysis

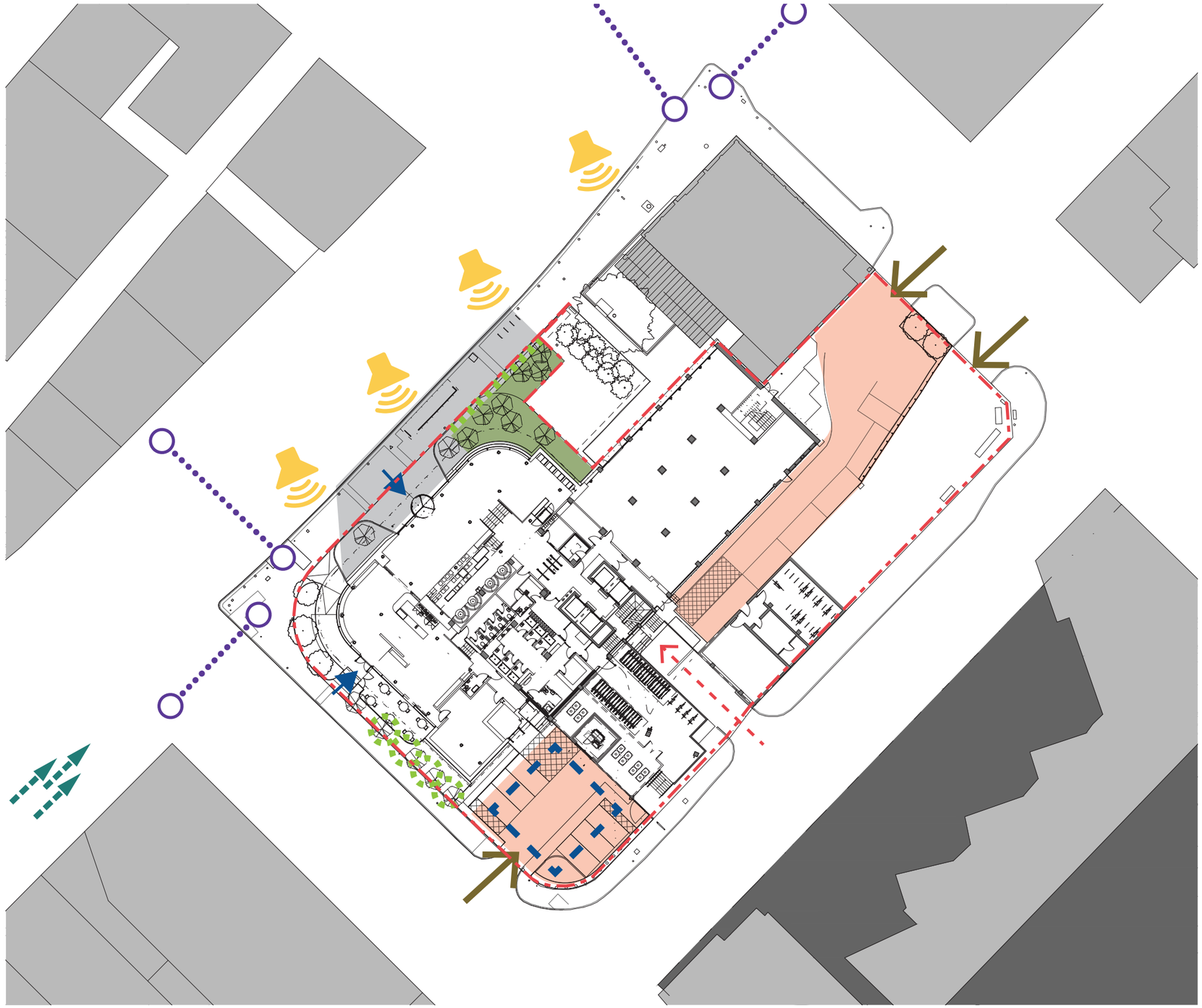
Constraints

The proposed building extension introduces a few new constraints, as outlined in the accompanying diagram alongside the existing ones.

In light of the 10% Biodiversity Net Gain (BNG) requirement, the landscape proposal must carefully integrate the existing hedges and trees with the new design to ensure ecological continuity.

Furthermore, the proposed spill-out area for food and beverage spaces could create opportunities for anti-social behaviour. This risk must be addressed in the design to foster a safe, welcoming environment for all users.

- Site Boundary
- Prevailing wind
- Low sunlight levels
- Existing soft landscape extent
- Existing tree
- Noise impact from road
- Existing below ground services
- Access point
- Vehicle access
- Service vehicle access
- Pedestrian / vehicle zone
- Pedestrians required to cross vehicle rout
- Possible location of attenuation tank



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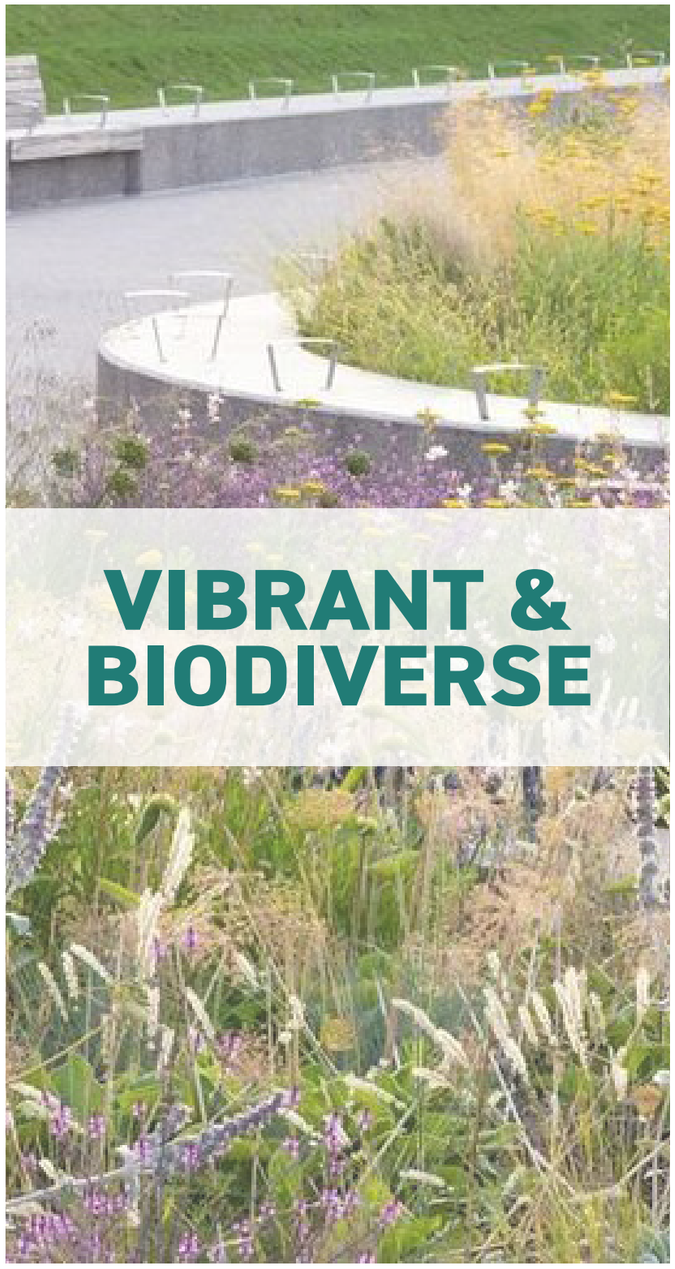
02 LANDSCAPE VISION & APPROACH

2 Landscape Vision & Approach

Vision







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03 LANDSCAPE MASTERPLAN

3 Landscape Masterplan

Ground floor

	Key
1	Green corner
2	Arrival space
3	Green street corner
4	Enhanced car park
5	F&B terrace



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3 Landscape Masterplan

Roof terrace

	Key
1	Office suite's private terrace
2	Covered group workspace
3	Social area
4	Flexible active space & wellbeing area
5	Circulation space
6	Hedgerow in raised planter
7	Individual workspace



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3 Landscape Masterplan

Ground floor

Green Corner & F&B terrace

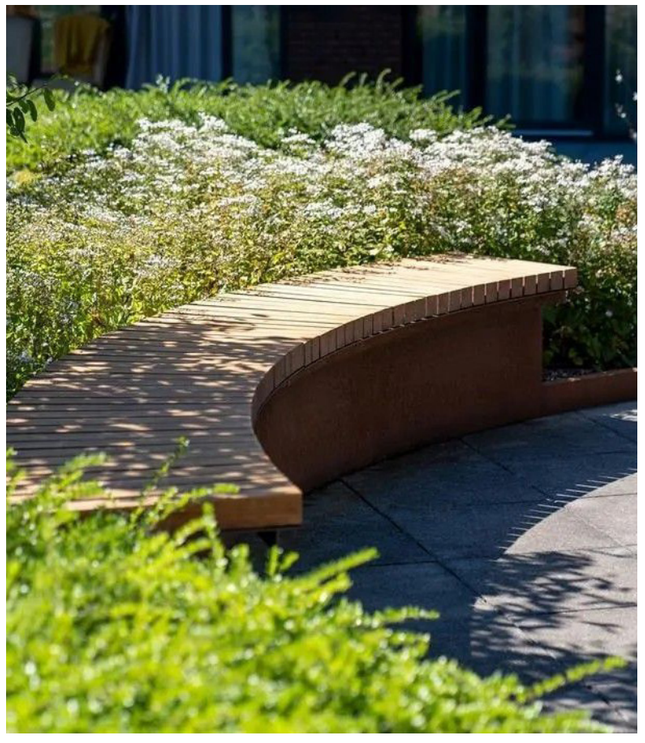


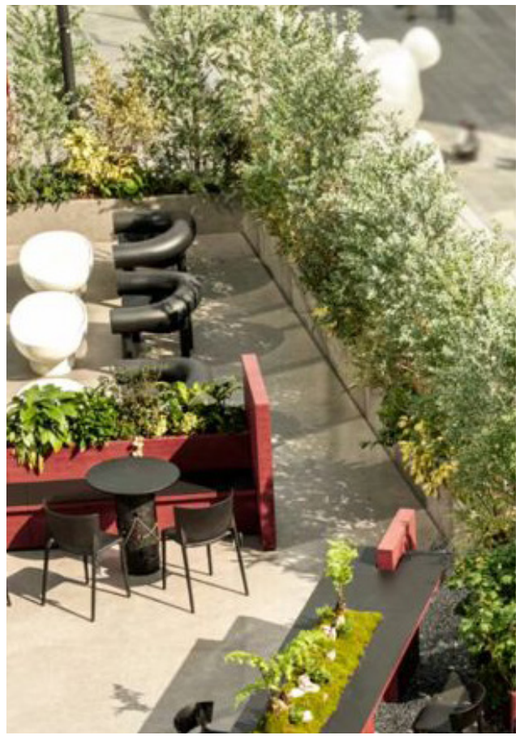
1. Accessible access from Portland Street
2. Bench
3. Stepped access from Sackville Street
4. F&B terrace secure line
5. Glass balustrade
6. Ornamental planting in raised planter
7. Multi-stem tree
8. Clear-stem tree

PRECEDENT IMAGERY







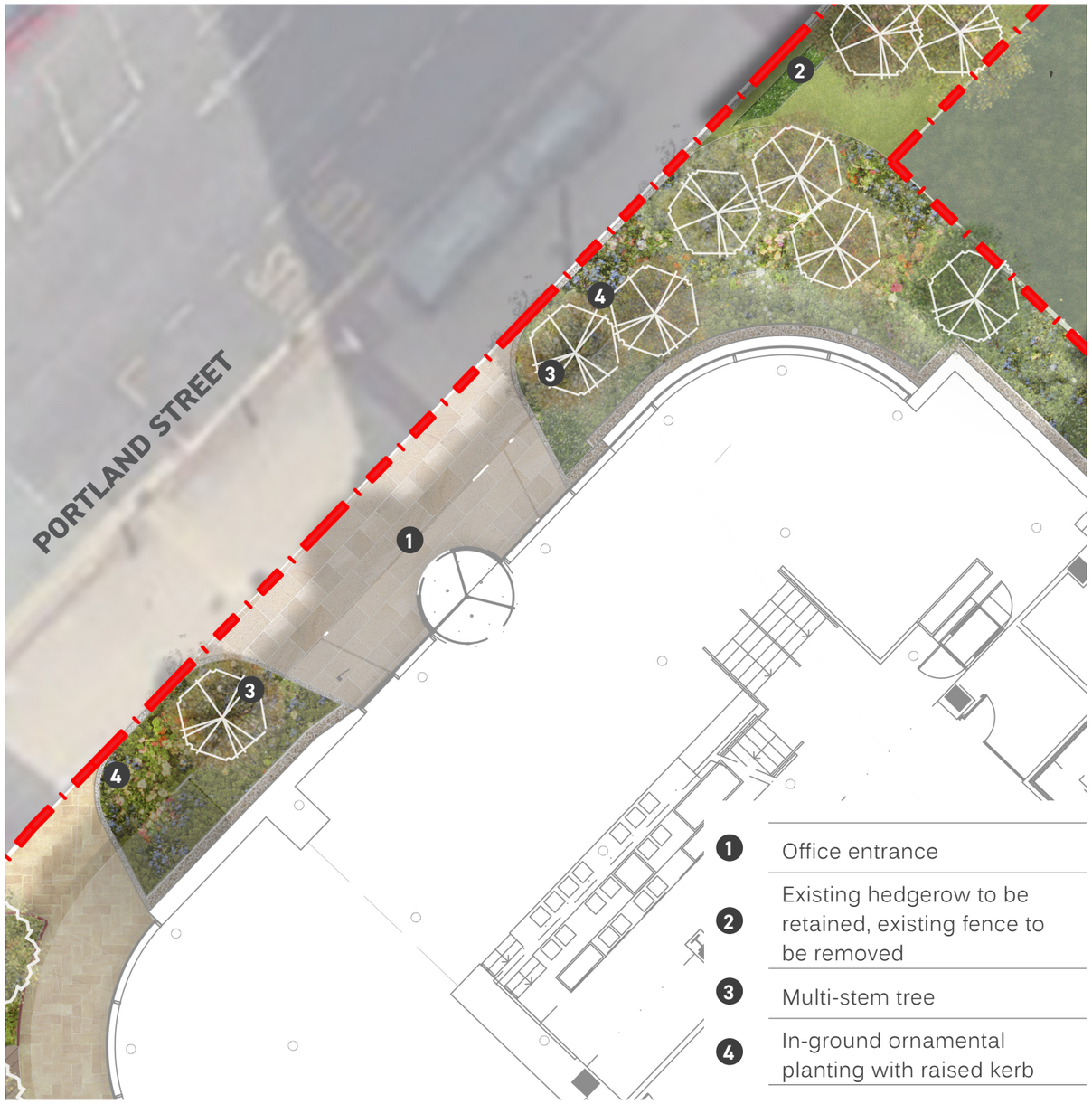


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3 Landscape Masterplan

Ground floor

Arrival space



1. Office entrance
2. Existing hedgerow to be retained, existing fence to be removed
3. Multi-stem tree
4. In-ground ornamental planting with raised kerb

PRECEDENT IMAGERY





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3 Landscape Masterplan

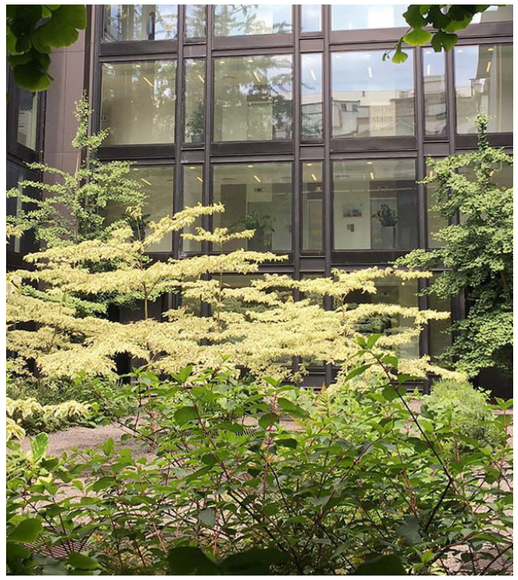
Ground floor

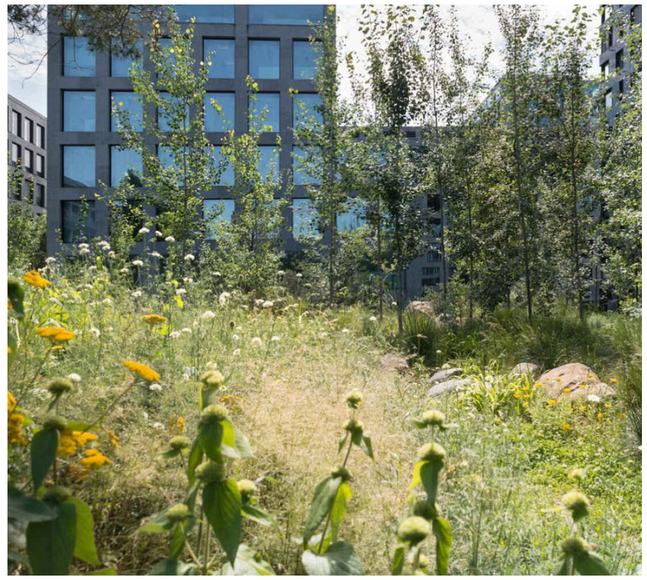
Biodiverse garden

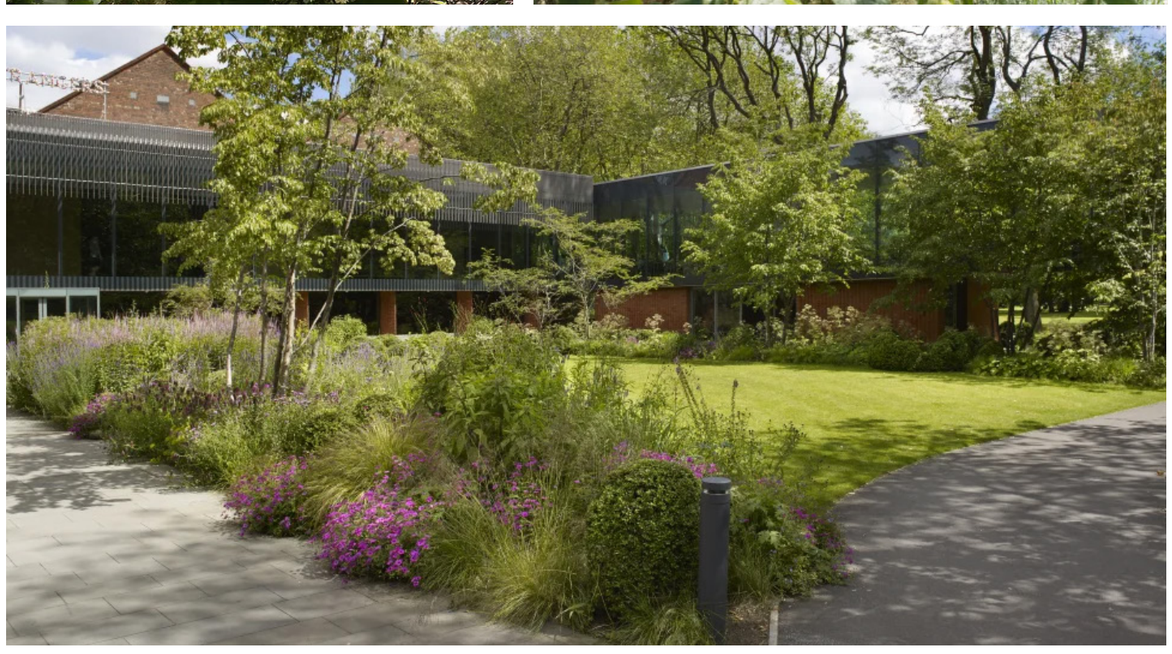


1. Existing hedgerow to be retained, existing fence to be removed
2. Existing Birch trees to be retained
3. Multi-stem tree
4. Existing lawn
5. Ornamental planting
6. Feature tree

PRECEDENT IMAGERY





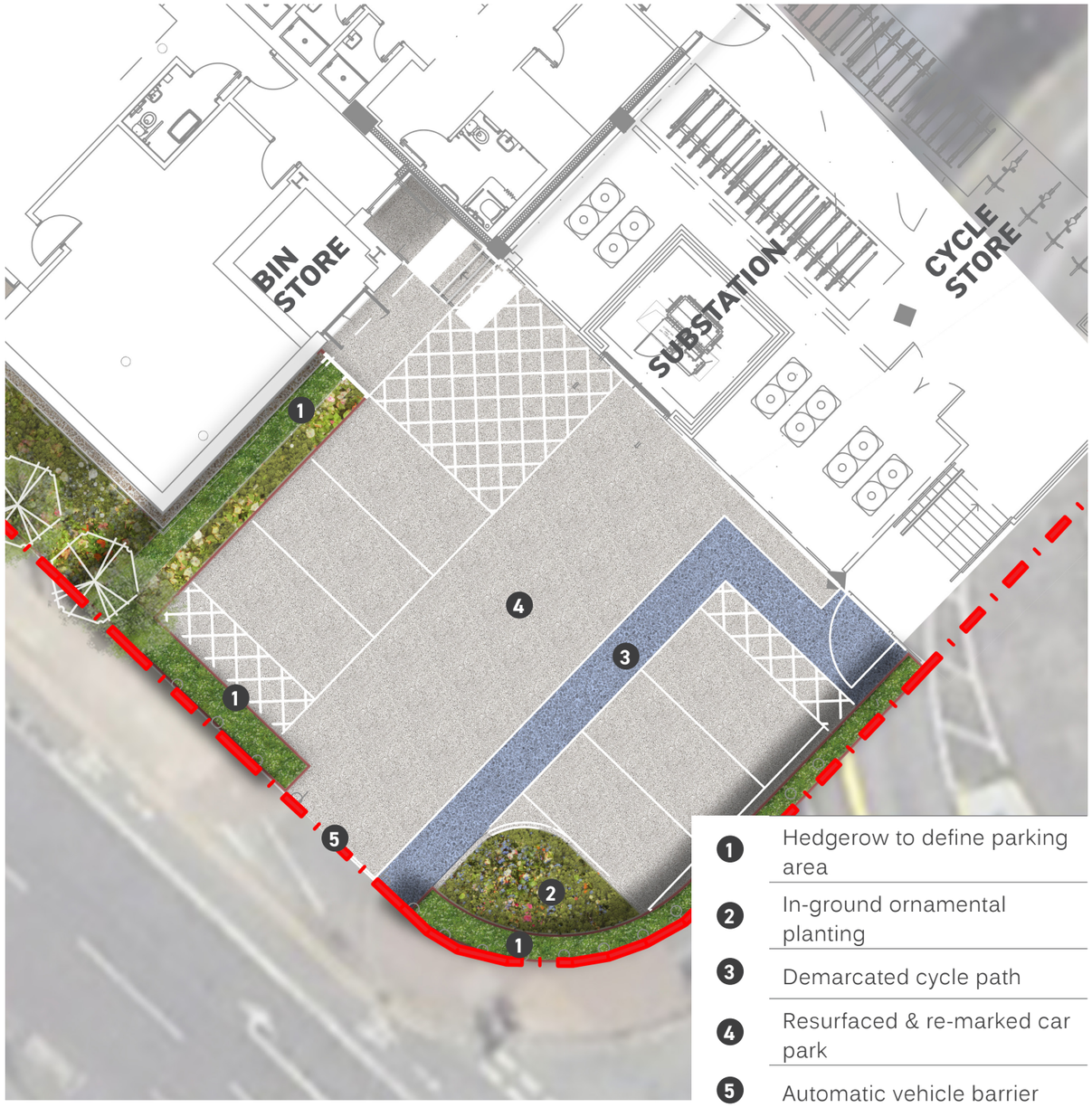


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3 Landscape Masterplan

Ground floor

Carpark

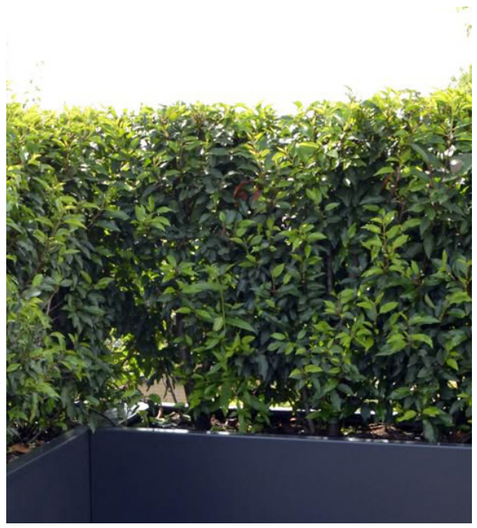


1. Hedgerow to define parking area
2. In-ground ornamental planting
3. Demarcated cycle path
4. Resurfaced & re-marked car park
5. Automatic vehicle barrier

PRECEDENT IMAGERY







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3 Landscape Masterplan

Roof terrace

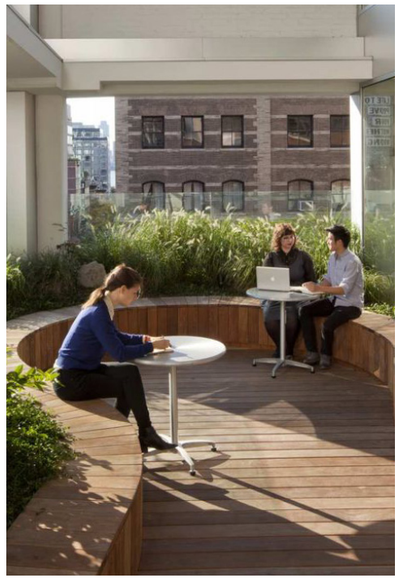
Amenity roof



1. Ornamental planting in raised planter
2. Fixed furniture set 1.1m away from parapet
3. Group workspace with pergola
4. Wellbeing & activity space
5. Private terrace
6. Individual workspace

PRECEDENT IMAGERY



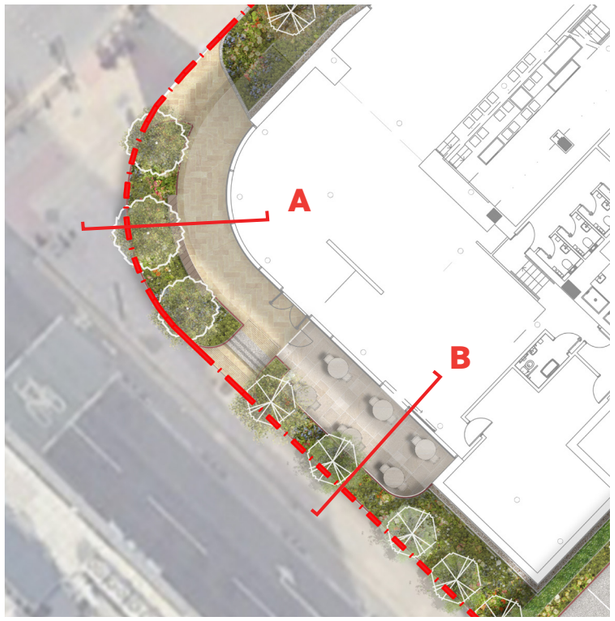




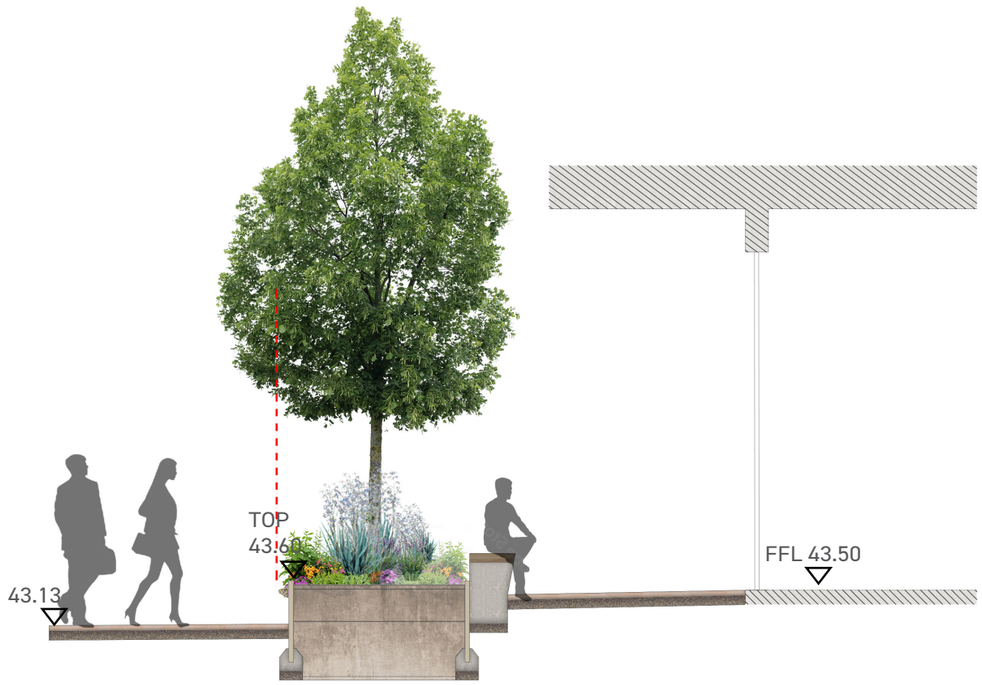
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3 Landscape Masterplan

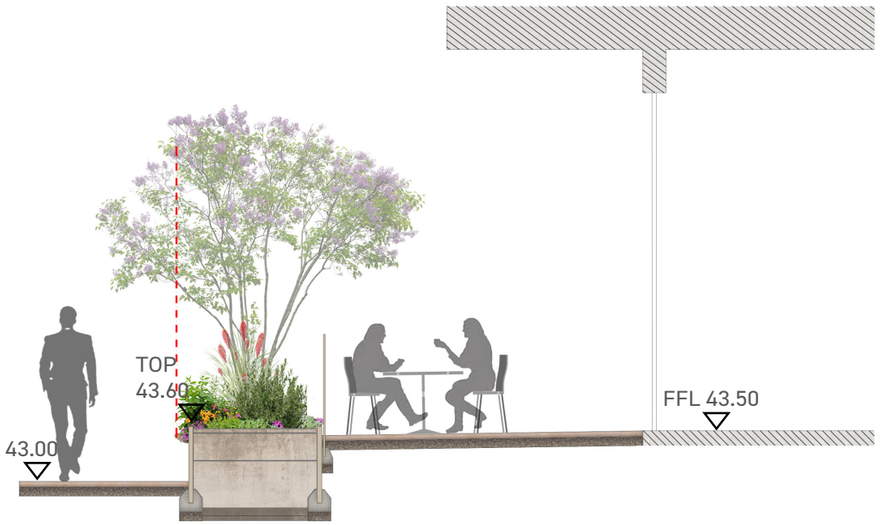
Level study



SECTION A



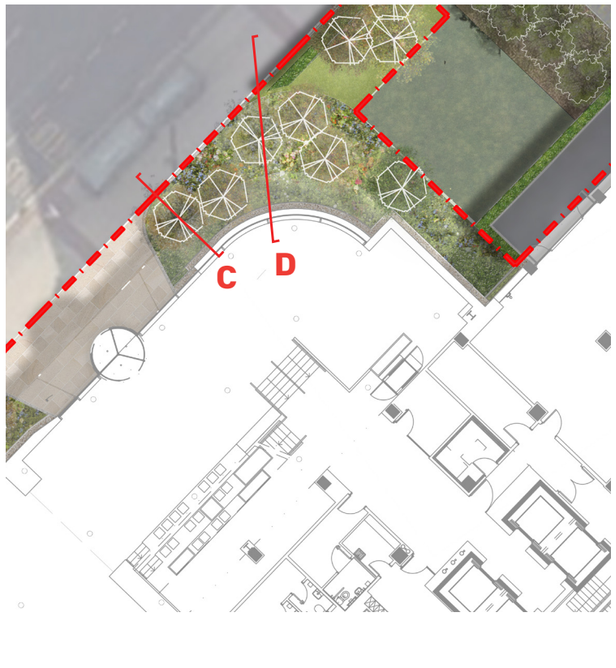
SECTION B



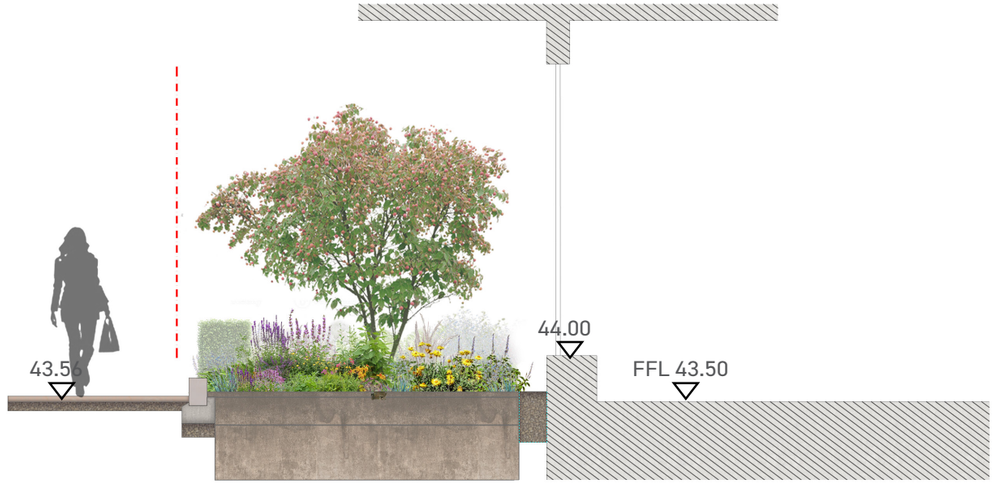
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3 Landscape Masterplan

Interface sections



SECTION C



SECTION D

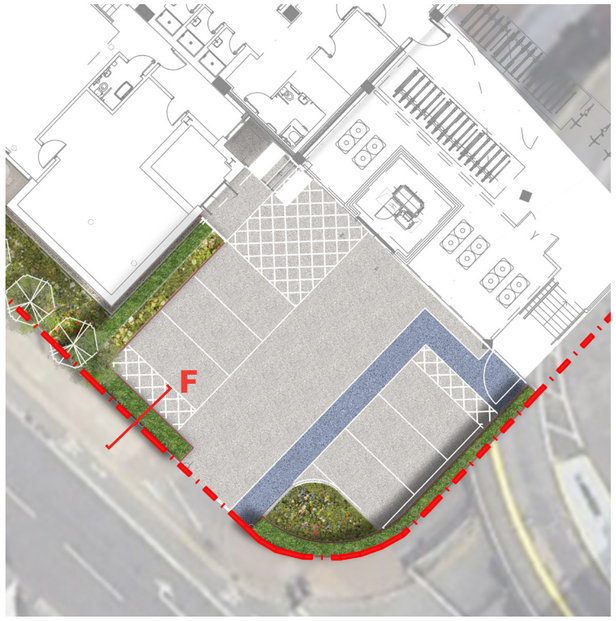


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3 Landscape Masterplan

Interface sections





SECTION E

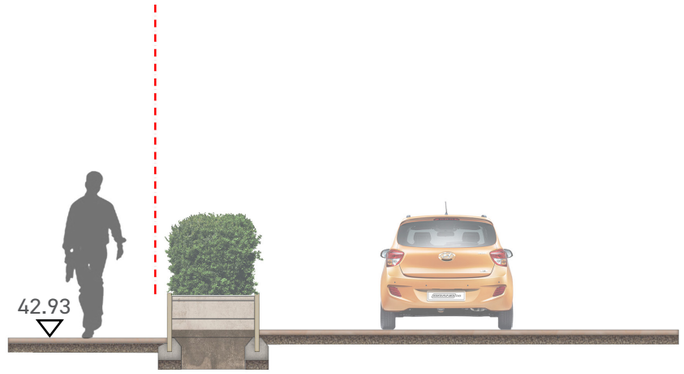


Existing path outside polish consulate

Biodiverse planting

Proposed building

SECTION F



Sackville street

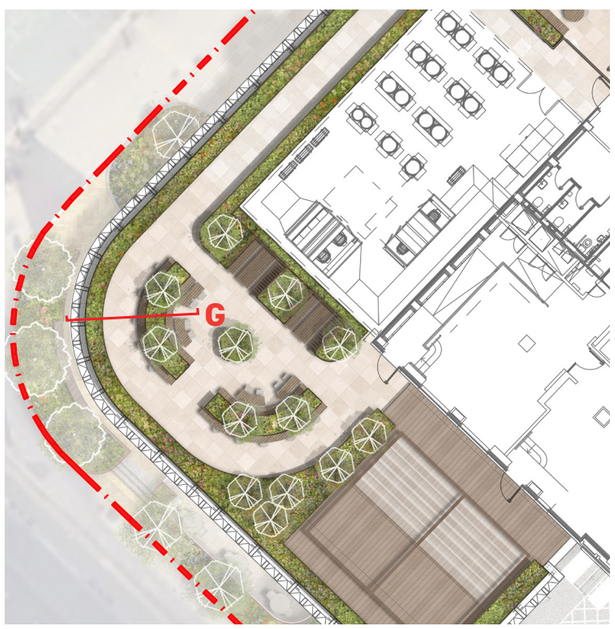
400mm height raised planter

Car park

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3 Landscape Masterplan

Interface sections



SECTION G



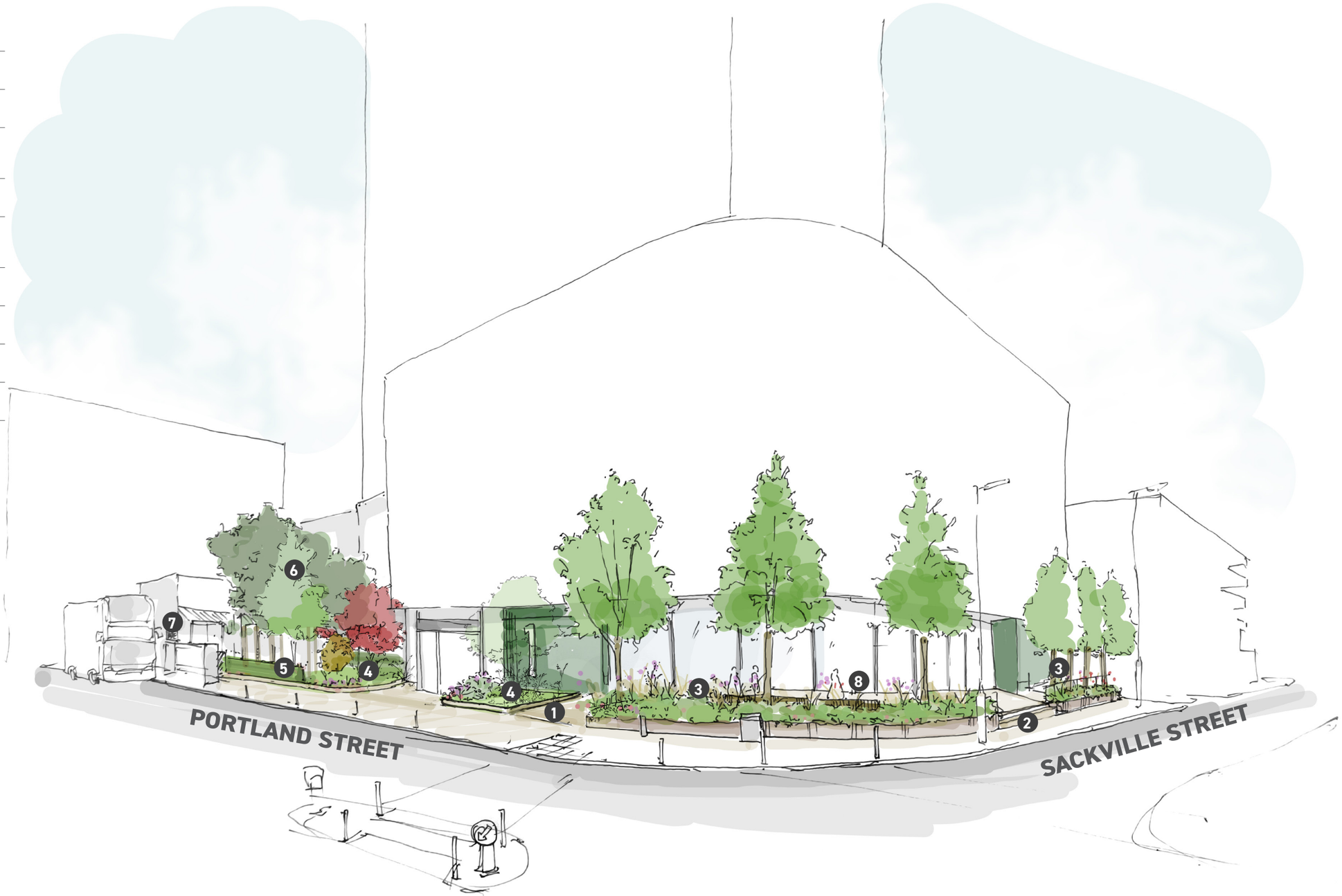
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3 Landscape Masterplan

3D sketch

Key

1. Slope access
2. Stepped access
3. Ornamental planting in raised planter
4. In-ground ornamental planting
5. Existing hedgerow, existing fence removed
6. Existing birch trees
7. Enhanced bus stop
8. Bench

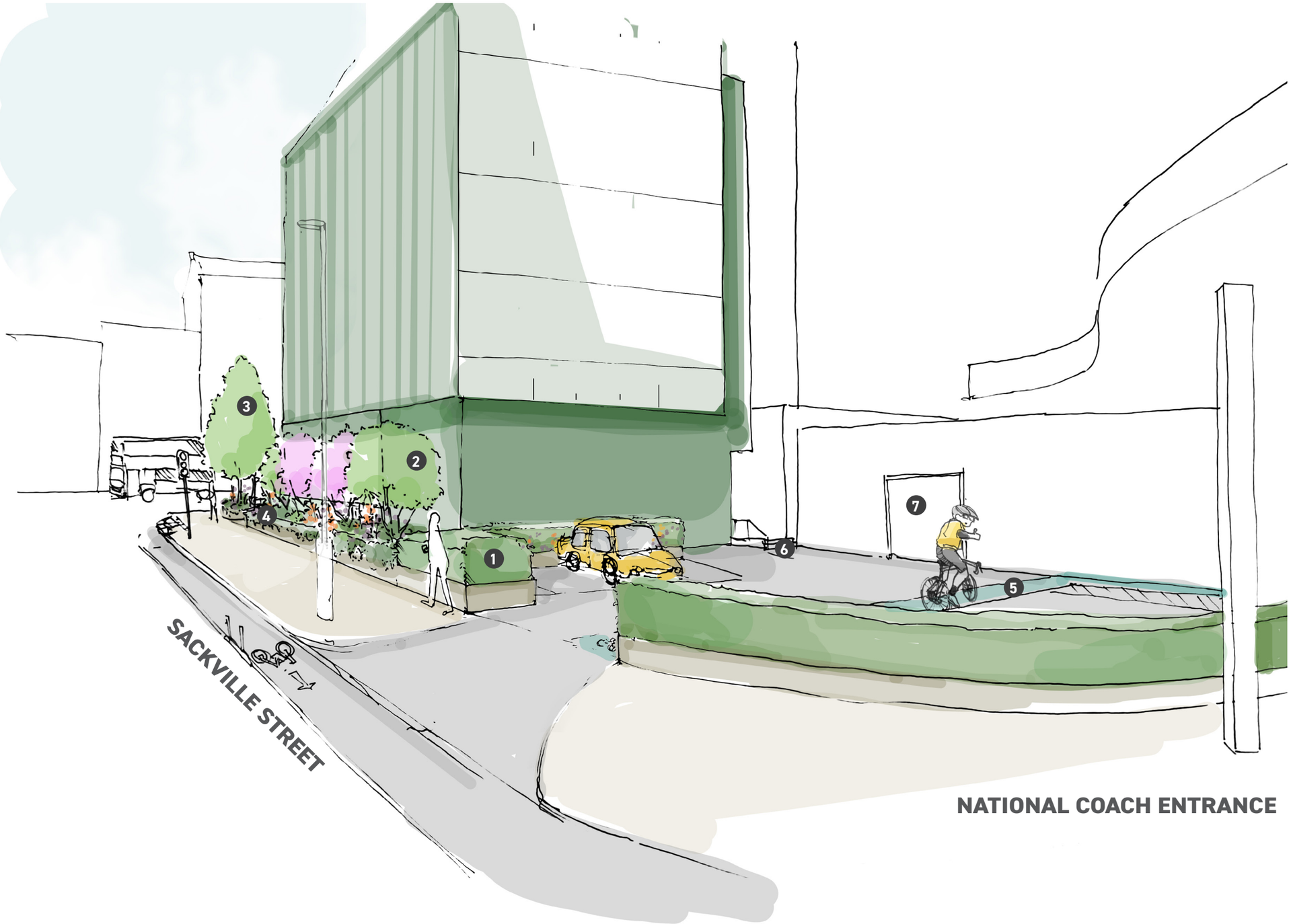


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3 Landscape Masterplan

3D sketch

Key	
1	Hedge in raised planter
2	Multi-stem trees
3	Clear-stem tree
4	Ornamental planting in raised planter
5	Cycle access to cycle store
6	Stepped access to building
7	Substation



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04 LANDSCAPE STRATEGIES

4 Landscape Strategies

Ecological Enhancement strategy

Existing situation

Whist the site has areas of soft landscape fronting the street, The existing planting is limited to a lawn, formal single species hedges, and a single tree species—Birch. This configuration results in an unengaging and sterile landscape that lacks biodiversity and visual interest.





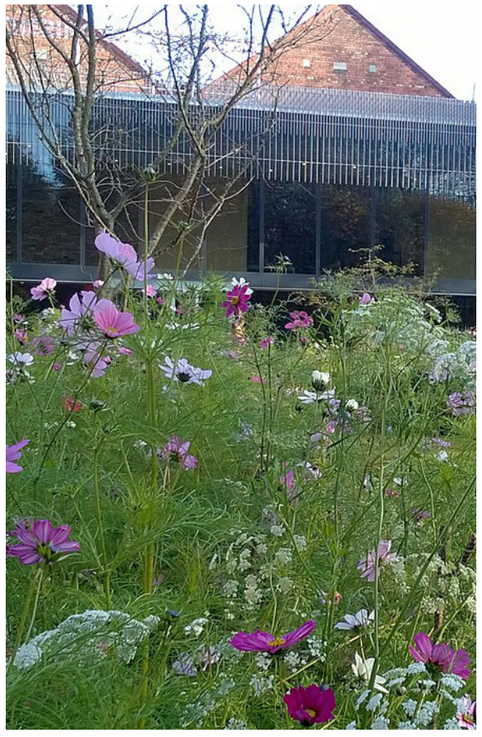
Proposals

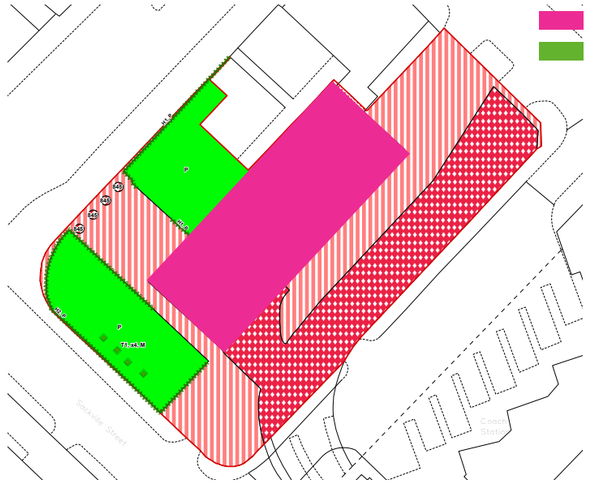
The landscape proposals aim to maximise the biodiversity potential of the soft landscape areas at ground and roof level. New tree planting will be combined with pollinator-friendly shrubs and perennials that create a rich and vibrant setting to the building and streetscape.

The proposed scheme has tried every possible way to achieve on-site 10% BNG target but due to the size of the site, off-site credit will need to be used to achieve the 10% target.



Example scheme: Whitworth art gallery





Existing site





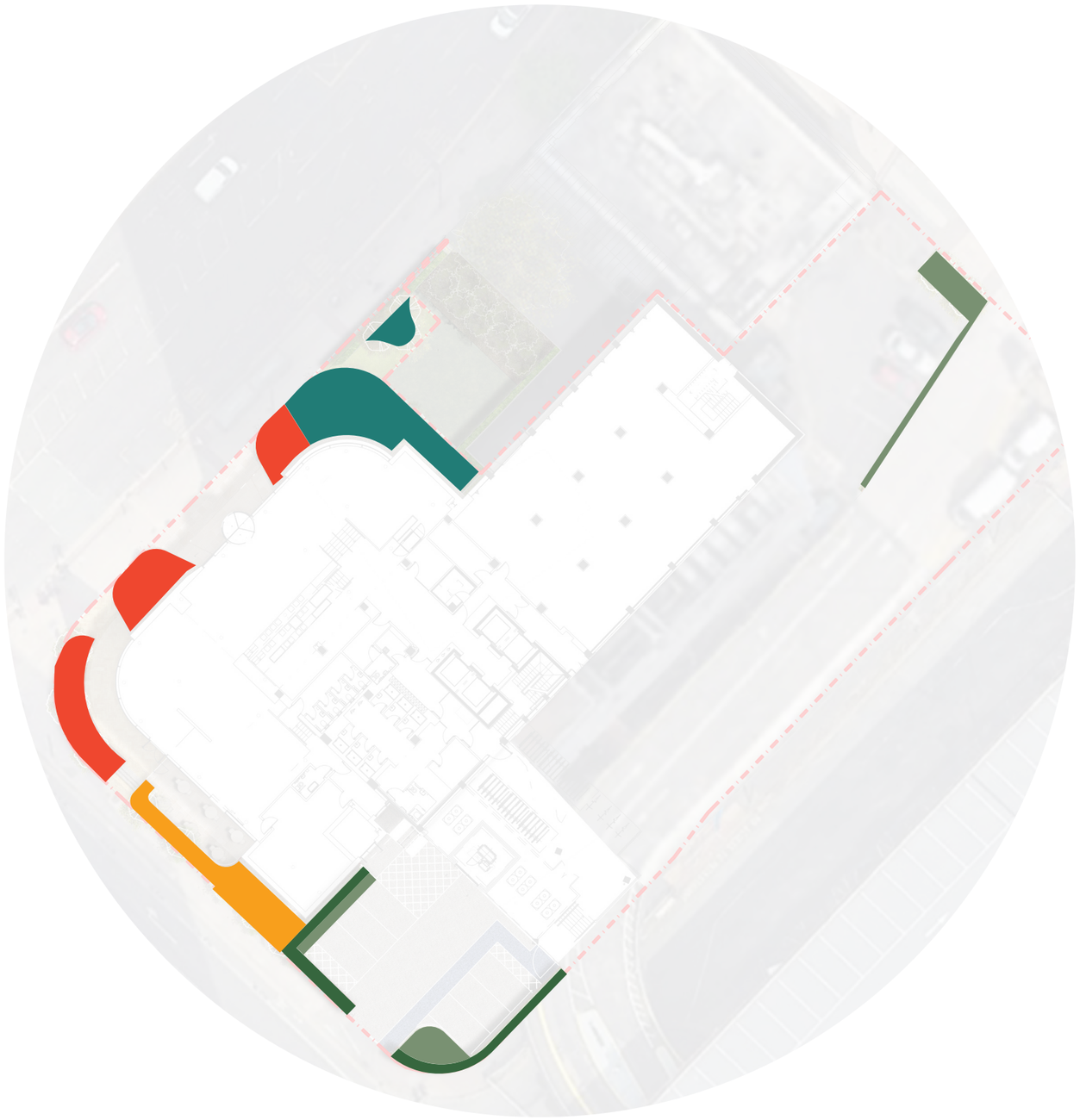
Proposed scheme



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4 Landscape Strategies

Planting strategy



VIBRANT & BIODIVERSE

STRUCTURAL & WELCOMING

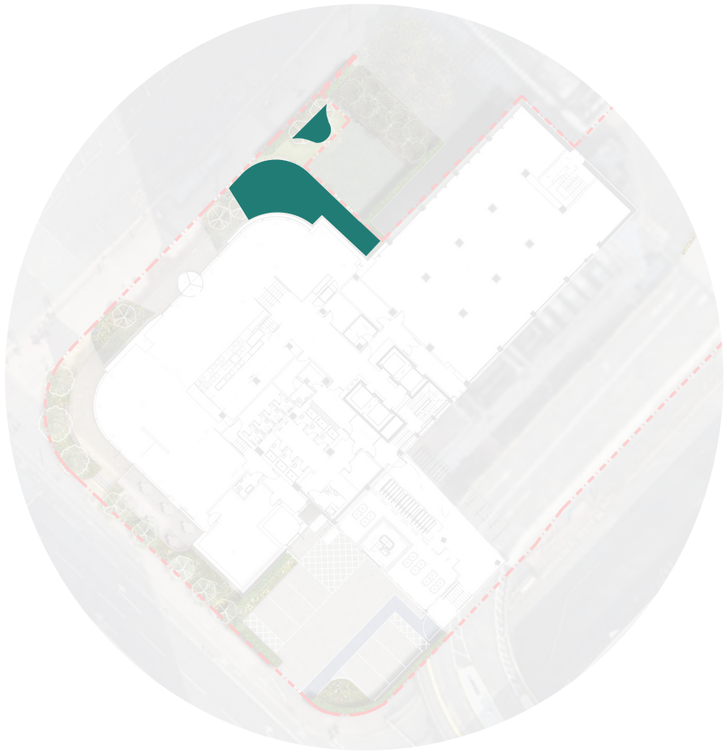
TEXTURED & PRIVACY

STRUCTURAL

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4 Landscape Strategies

Planting strategy



VIBRANT & BIODIVERSE







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4 Landscape Strategies

Planting strategy



Plants are chosen to provide vibrant, year-round colour, with flowering species that bloom throughout all months, creating a dynamic, rainbow-like effect. Shade-tolerant plants will thrive in areas with limited sunlight, while taller varieties will exceed the height of the existing hedge, contributing to a more dynamic and layered planting scheme.

VIBRANT & BIODIVERSE



Gillenia trifoliata



Symphyotrichum cordifolium 'Sweet Lavender'



Actaea simplex (Atropurpurea Group) 'Brunette'



Persicaria amplexicaulis 'Firetail'



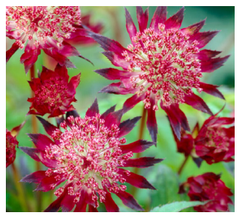
Helleborus orientalis



Aconitum napellus



Anemone x hybrida 'Honorine Jobert'



Astrantia 'Hadspen Blood'



Geranium 'Brookside'



Brunnera macrophylla



Crocosmia × *crocosmiiflora* 'Star of the East'



Hyacinthoides non-scripta



Libertia grandiflora



Carex morrowii 'Ice Dance'



Sesleria autumnalis



Filipendula ulmaria



Camellia sasanqua 'Fuji-no-mine'



Liriope muscari



Alchemilla mollis



Mahonia 'Soft Caress'



Sarcococca hookeriana



Skimmia japonica 'Rubella'



Polystichum setiferum



Dryopteris filix-mas

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

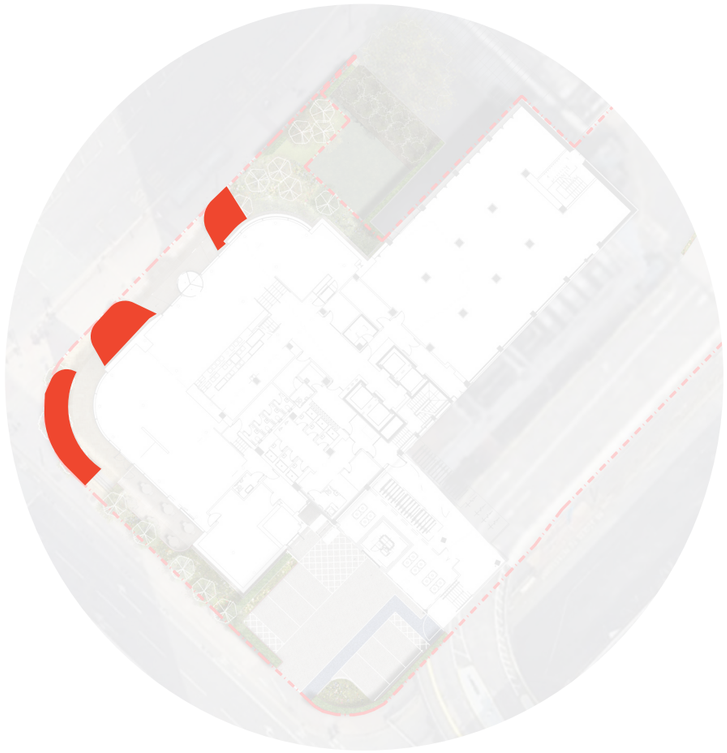
RHS “Plant for pollinators” species

Fruits/seeds for wildlife

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4 Landscape Strategies

Planting strategy



STRUCTURAL & WELCOMING



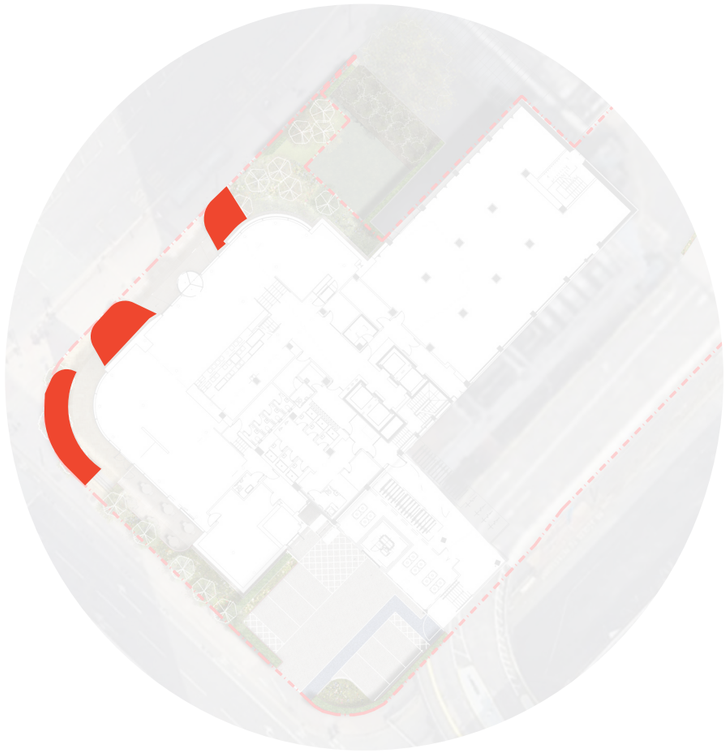




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4 Landscape Strategies

Planting strategy



Given the heavy traffic at the entrance and along Portland Street, plant selection focuses on robustness to withstand the challenging environment.

Plants with high stems and low foliage are chosen to create a light, airy aesthetic at the corner, improving legibility. Shade-tolerant species are incorporated to ensure healthy growth in areas with limited sunlight.

STRUCTURAL & WELCOMING



Geranium 'Brookside'



Brunnera macrophylla



Crocosmia × crocosmiiflora 'Star of the East'



Astrantia 'Pink_Button'



Liriope muscari



Pinus mugo



Skimmia japonica 'Rubella'



Choisya 'White Dazzler'



Polystichum setiferum



Blechnum spicant



Dryopteris filix-mas



Tiarella cordifolia



Pachysandra terminalis



Libertia grandiflora



Rosmarinus Officinalis 'Prostratus'



Muehlenbeckia complexa

Sunny Corner



Verbena bonariensis



Sanguisorba officinalis



Erigeron karvinskianus



Scabiosa atropurpurea



Gaura lindheimeri 'Whirling Butterflies'



Heuchera 'Lime Marmalade'

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

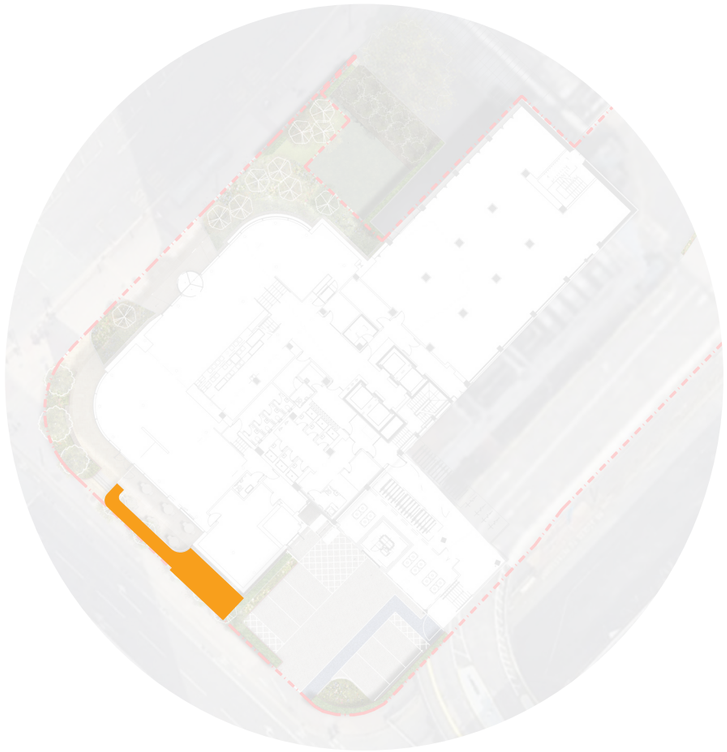
RHS “Plant for pollinators” species

Fruits/seeds for wildlife

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4 Landscape Strategies

Planting strategy



TEXTURED&PRIVACY



Evergreen shrubs are chosen to provide privacy through year-round coverage, while their fine flowers and leaves introduce subtle texture and aesthetic appeal.

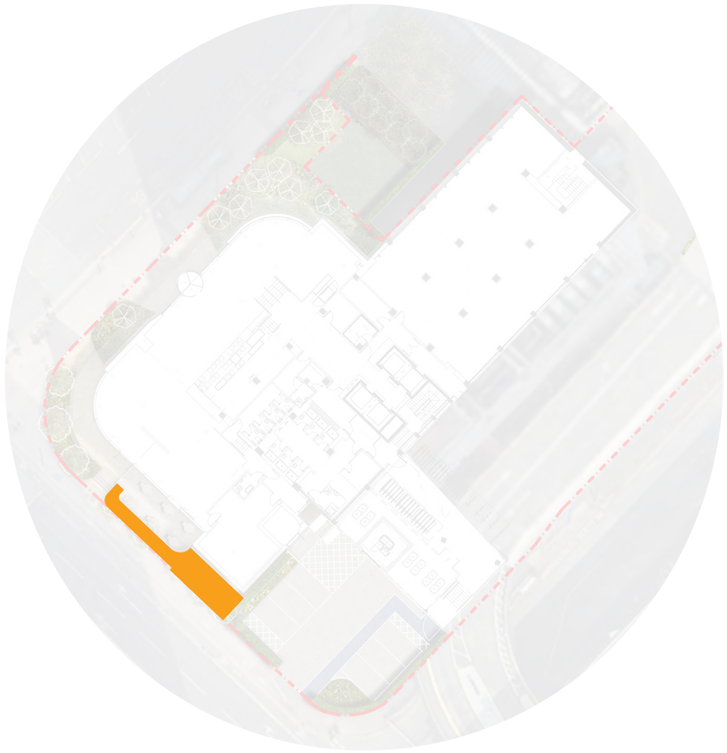
Tall grasses are included to introduce movement, softening the overall form and preventing the planting from appearing too solid or wall-like.



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4 Landscape Strategies

Planting strategy



TEXTURED&PRIVACY



Viburnum tinus



Skimmia japonica 'Kew White'



Muehlenbeckia complexa



Kniphofia 'Royal Standard'



Geum 'Totally Tangerine'



Echinops bannaticus



Verbena bonariensis



Sanguisorba officinalis



Stipa gigantea



Rosmarinus Officinalis 'Prostratus'



Geranium 'Brookside'



Heuchera cylindrica 'Greenfinch'

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

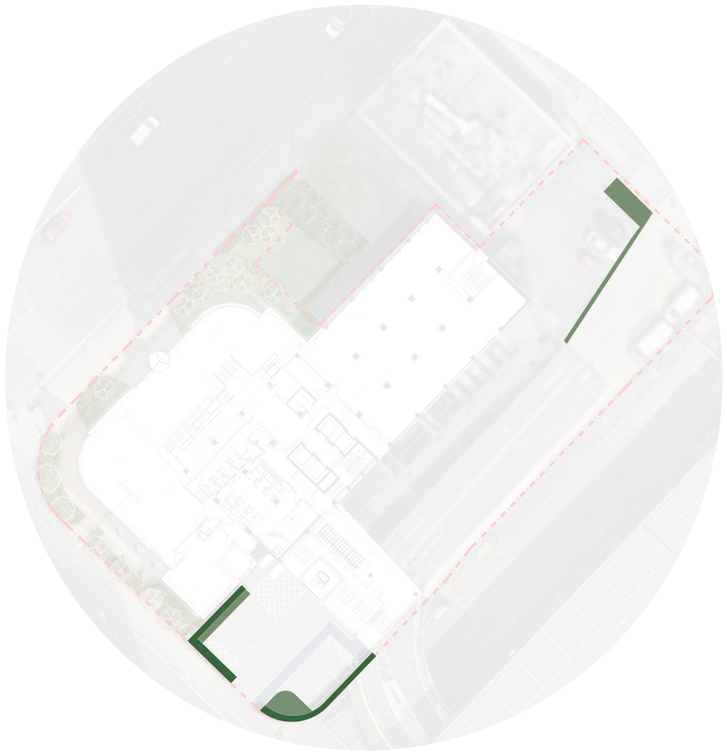
RHS “Plant for pollinators” species

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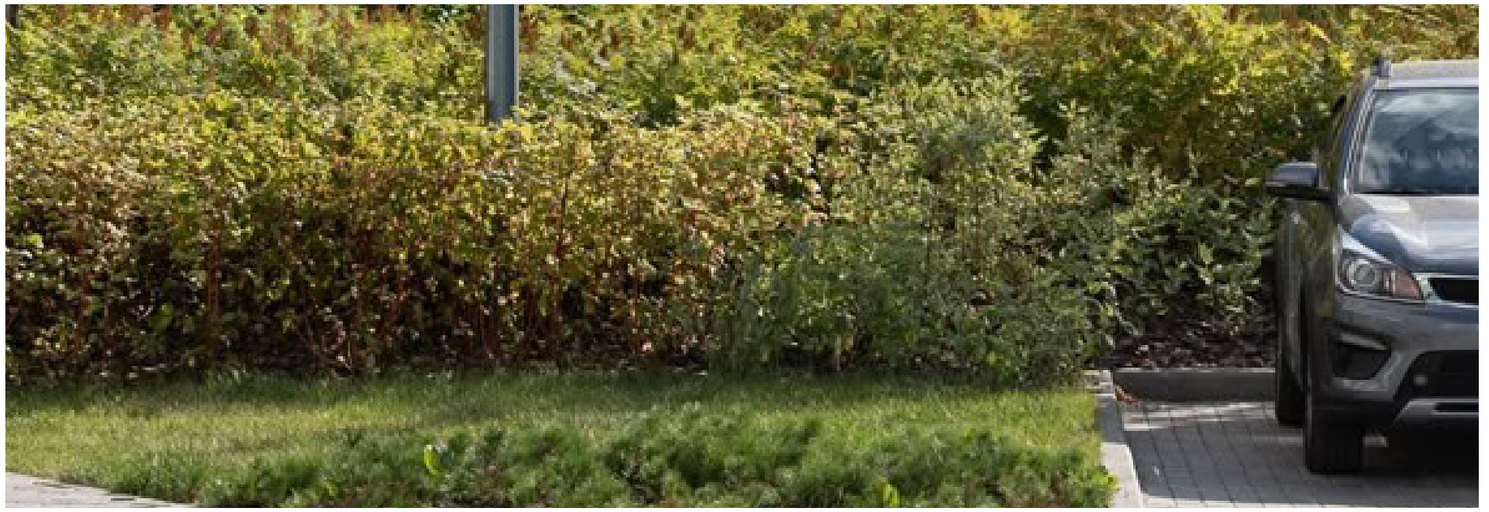
4 Landscape Strategies

Planting strategy



Species are selected for their structural resilience and ability to thrive in shaded conditions.

STRUCTURAL





Taxus baccata



Sarcococca hookeriana



Vinca minor



Liriope muscari

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

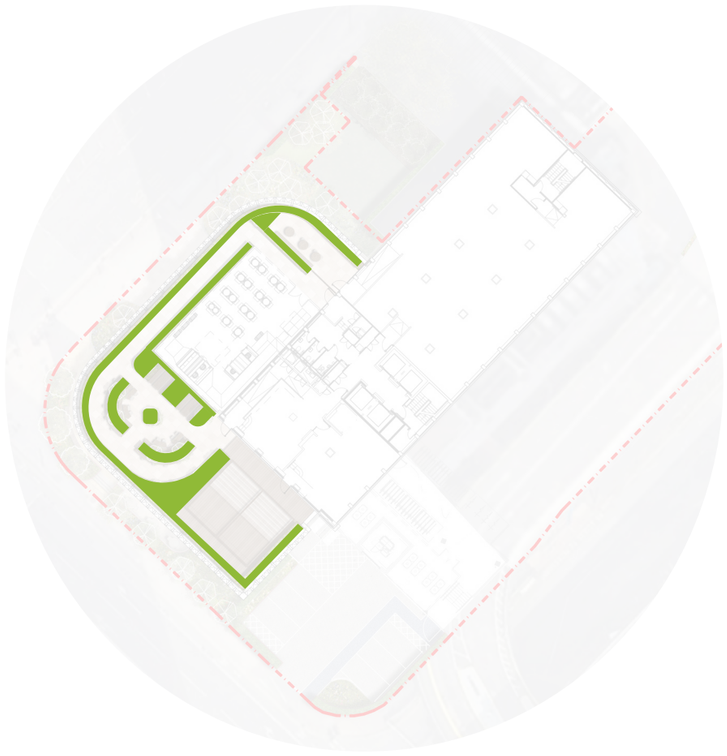
RHS “Plant for pollinators” species

Fruits/seeds for wildlife

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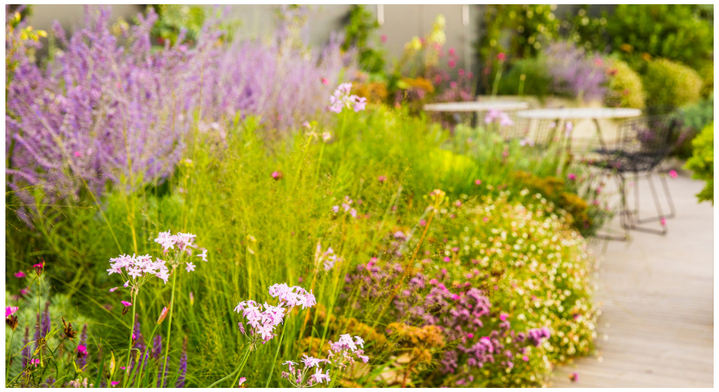
4 Landscape Strategies

Planting strategy



Plants are selected for their ability to thrive in sunny conditions, while also ensuring biodiversity across the planting scheme.

SUNNY PODIUM







Melianthus major



Sarcococca hookeriana



Vinca minor



Anemanthele lessoniana



Sesleria autumnalis



Sanguisorba officinalis



Nepeta racemosa



Salvia nemorosa 'Amethyst'



Erigeron karvinskianus



Scabiosa atropurpurea



Choisya 'White Dazzler'



Perovskia 'Blue Spire'



Allium sphaerocephalon

"Drumsticks"



Taxus baccata



Trachelospermum jasminoides

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

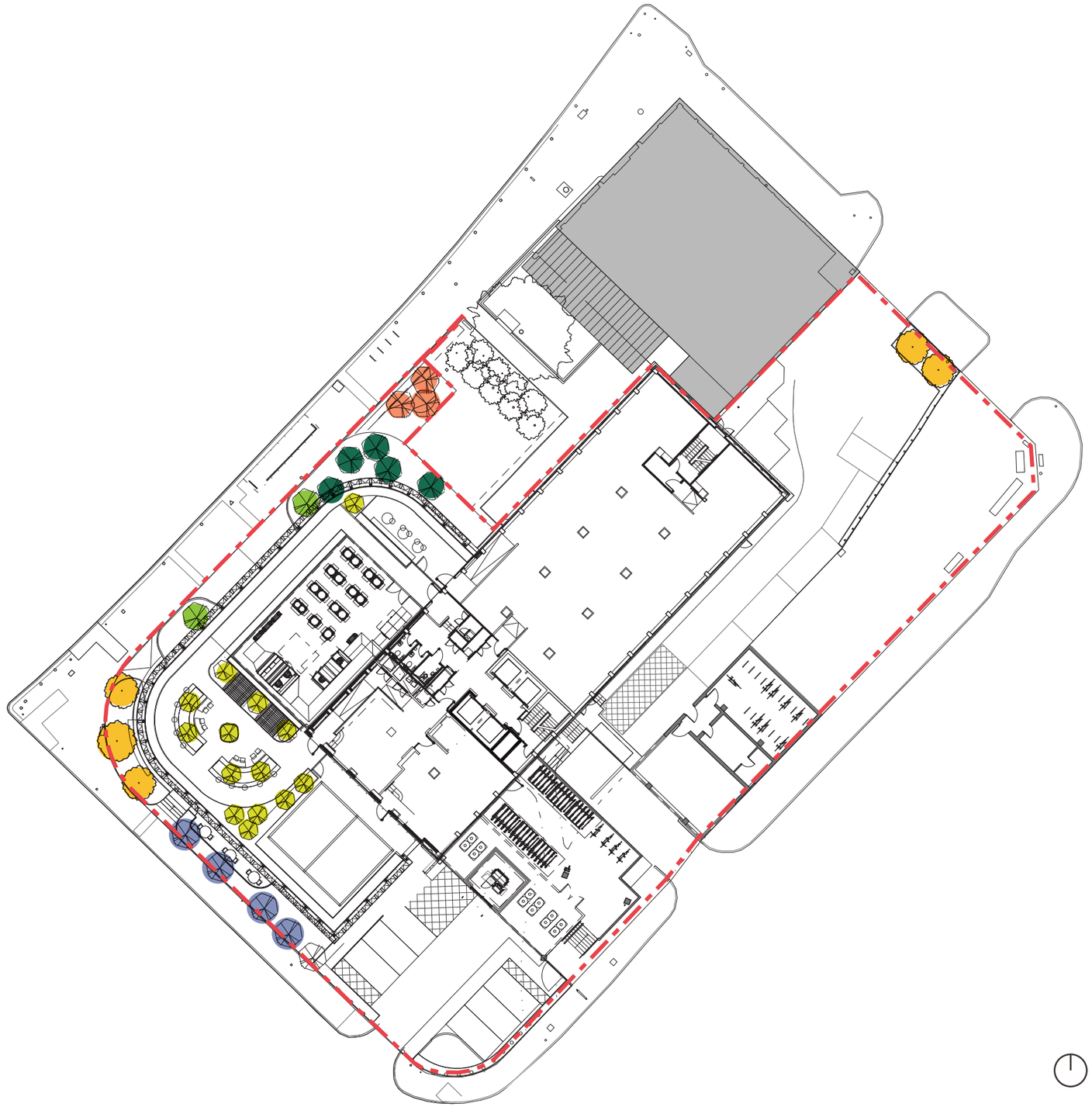
RHS “Plant for pollinators” species

Fruits/seeds for wildlife

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4 Landscape Strategies

Tree strategy



- Street Trees
- Multi-stem Street Trees
- Feature Trees
- Garden Trees
- Feature Entrance Trees
- Podium Trees

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4 Landscape Strategies

Tree strategy

MULTI-STEM STREET TREE



Prunus serrula

SUNLIGHT

SIZE H: 4-8m S: 4-8m

FORM



Prunus incisa 'Lotte'

SUNLIGHT

SIZE H: 1–1.5m S: 1–1.5m

FORM



Carpinus betulus

SUNLIGHT

SIZE H: 6-10m S: 2.5-4m

FORM N



Crataegus laevigata 'Plena'

SUNLIGHT

SIZE H: 4-8m S: 4-8m

FORM

STREET TREE



Halesia monticola

SUNLIGHT

SIZE H: 8-12m S: 4-8m

FORM

FEATURE TREE



Acer griseum

SUNLIGHT

SIZE H: 8-12m S: 4-8m

FORM

FEATURE ENTRANCE TREE



Carpinus betulus

SUNLIGHT

SIZE H: 6-10m S: 2.5-4m

FORM N

Key : Ecological benefits

- N — Native species
- Evergreen and semi evergreen species : winter shelter for wildlife
- RHS “Plant for pollinators” species
- Fruits/seeds for wildlife

Key : Tree forms

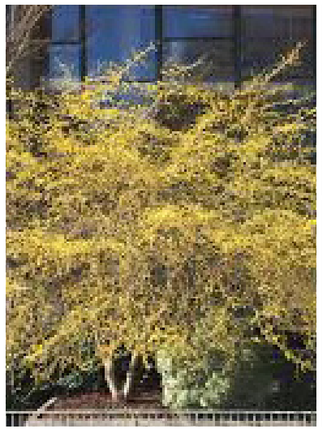
- Columnar/Fastigate
- Pyramidal
- Oval
- Ovoid
- Rounded
- Broad Multi-Stem

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4 Landscape Strategies

Tree strategy

GARDEN TREE





Cornus mas 'Golden Glory'

SUNLIGHT | SIZE H: 2.5-4m S: 2.5-4m | FORM





Hamamelis × intermedia

SUNLIGHT | SIZE H: 8-12m S: 4-8m | FORM





Viburnum opulus

SUNLIGHT | SIZE H: 4-8m S: 2.5-4m | FORM

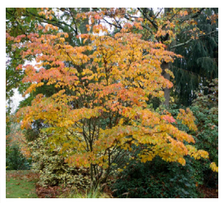
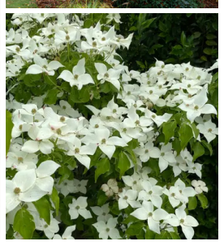
Key : Ecological benefits

- Native species
- Evergreen and semi evergreen species : winter shelter for wildlife
- RHS “Plant for pollinators” species
- Fruits/seeds for wildlife

Key : Tree forms

- Columnar/Fastigate
- Pyramidal
- Oval
- Ovoid
- Rounded
- Broad Multi-Stem

FEATURE ENTRANCE TREE

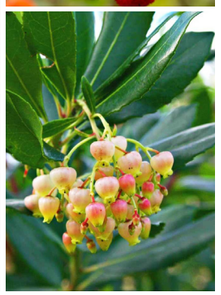




Cornus kousa

SUNLIGHT | SIZE H: 4-8m S: 4-8m | FORM

PODIUM TREE





Arbutus unedo

SUNLIGHT | SIZE H: 8M S: 8M | FORM





Sorbus aucuparia

SUNLIGHT | SIZE H: 4-8m S:1.5-2.5m | FORM





Crataegus laevigata 'Plena'

SUNLIGHT | SIZE H: 4-8m S: 4-8m | FORM

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4 Landscape Strategies

Hardscape Strategy

Listed buildings around the site



Britannia Hotel Manchester, Listed II*

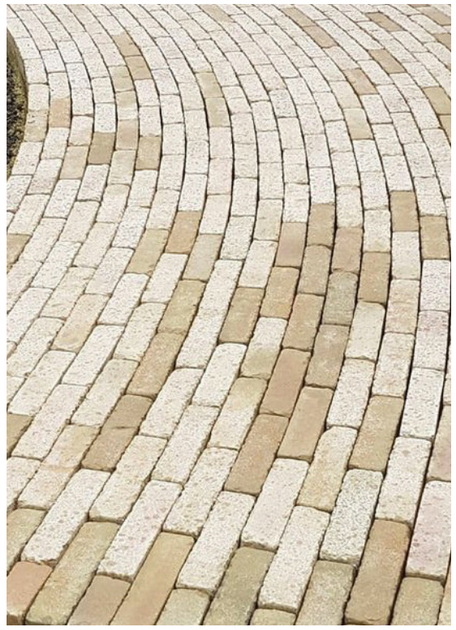


Fraser House Listed II

Proposed extension facade material



Proposed material palette









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4 Landscape Strategies

Hardscape Strategy

Ground floor



Surface Type 01
Beige clay pavers



Surface Type 02
Sandstone at entrance



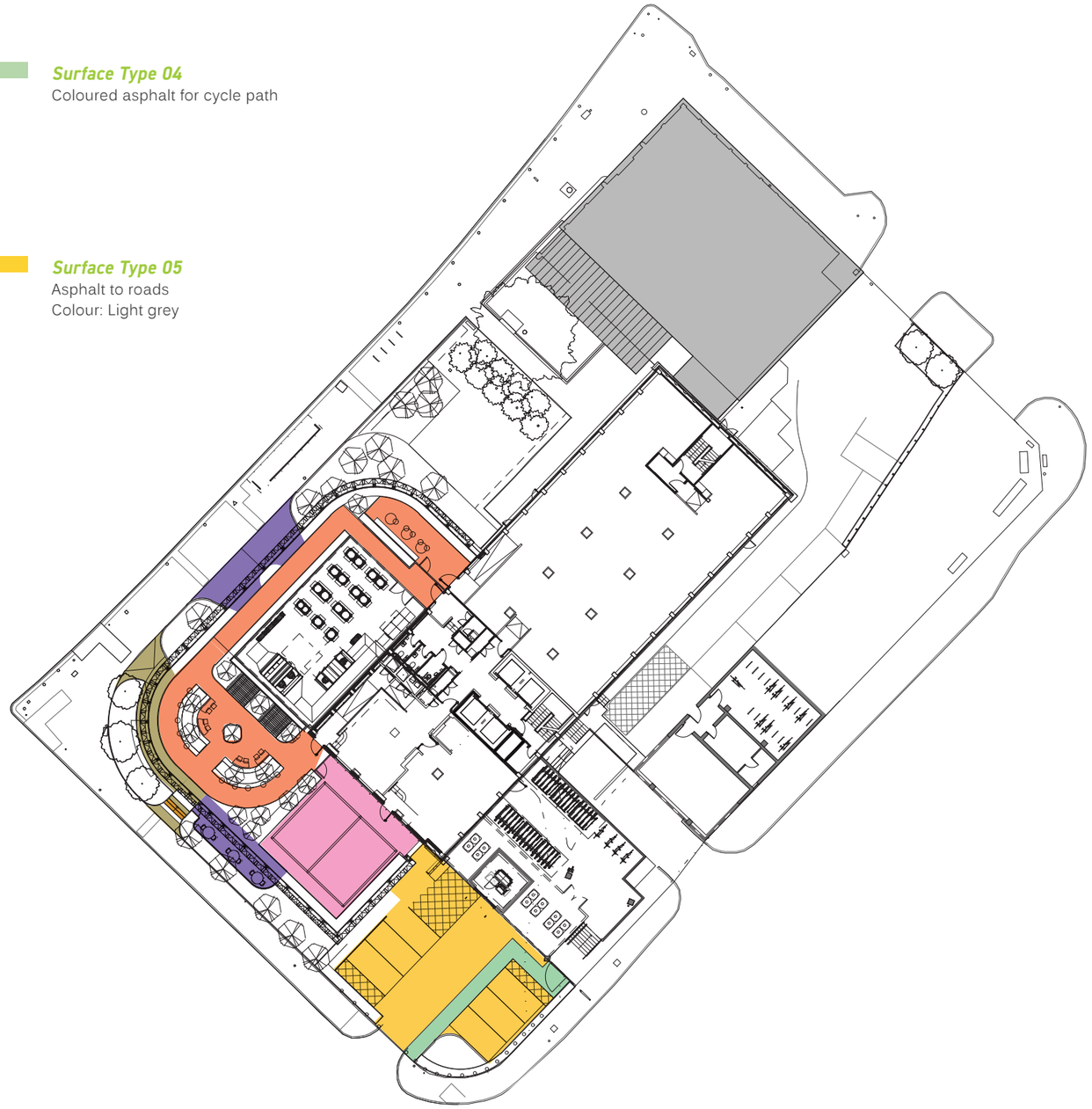
Surface Type 03
Sandstone step to match paving colour



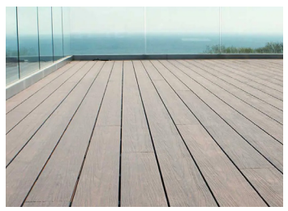
Surface Type 04
Coloured asphalt for cycle path



Surface Type 05
Asphalt to roads
Colour: Light grey



Roof terrace



Surface Type 07
Vitrified composite decking on pedestal



Surface Type 08
Porcelain paving on pedestal

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4 Landscape Strategies

Furniture Strategy - Roof terrace



1 Furniture Type 1: Seats integrated with planter
Zone: Roof
Material: Timber slats with metal fixing



2 Furniture Type 2: Fixed table and seats
Zone: Roof
Material: Timber top with metal fixing



3 Furniture Type 3: Work table
Zone: Roof
Material: Timber Slats with metal frame



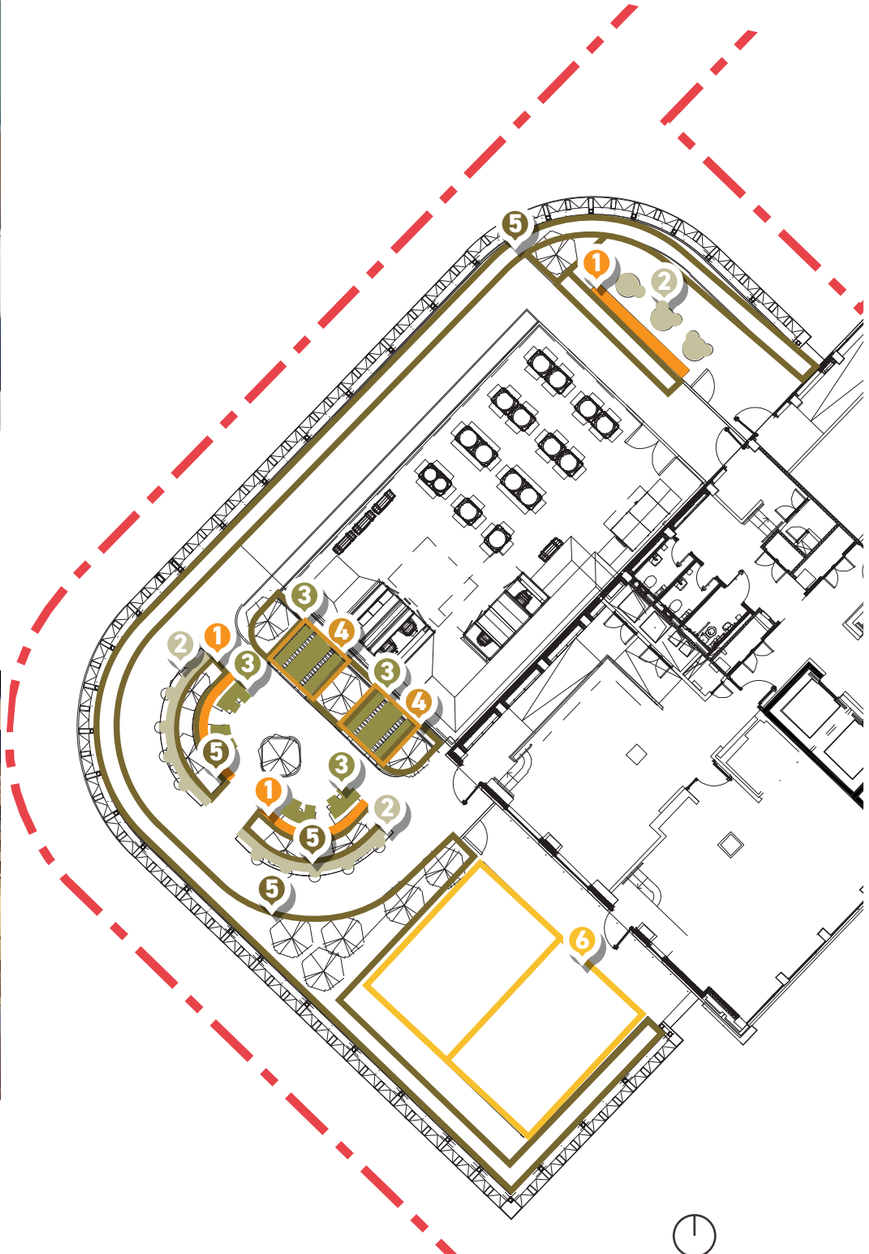
4 Furniture Type 4: Pergola
Zone: Roof
Material: Timber Slats with metal frame



5 Furniture Type 5: Metal planter
Zone: Roof
Material: Powder-coated stainless steel, colour to match facade



6 Furniture Type 6: Pergola with retractable roof
Zone: Roof
Material: Metal frame with fabric



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4 Landscape Strategies

Furniture Strategy - Ground floor



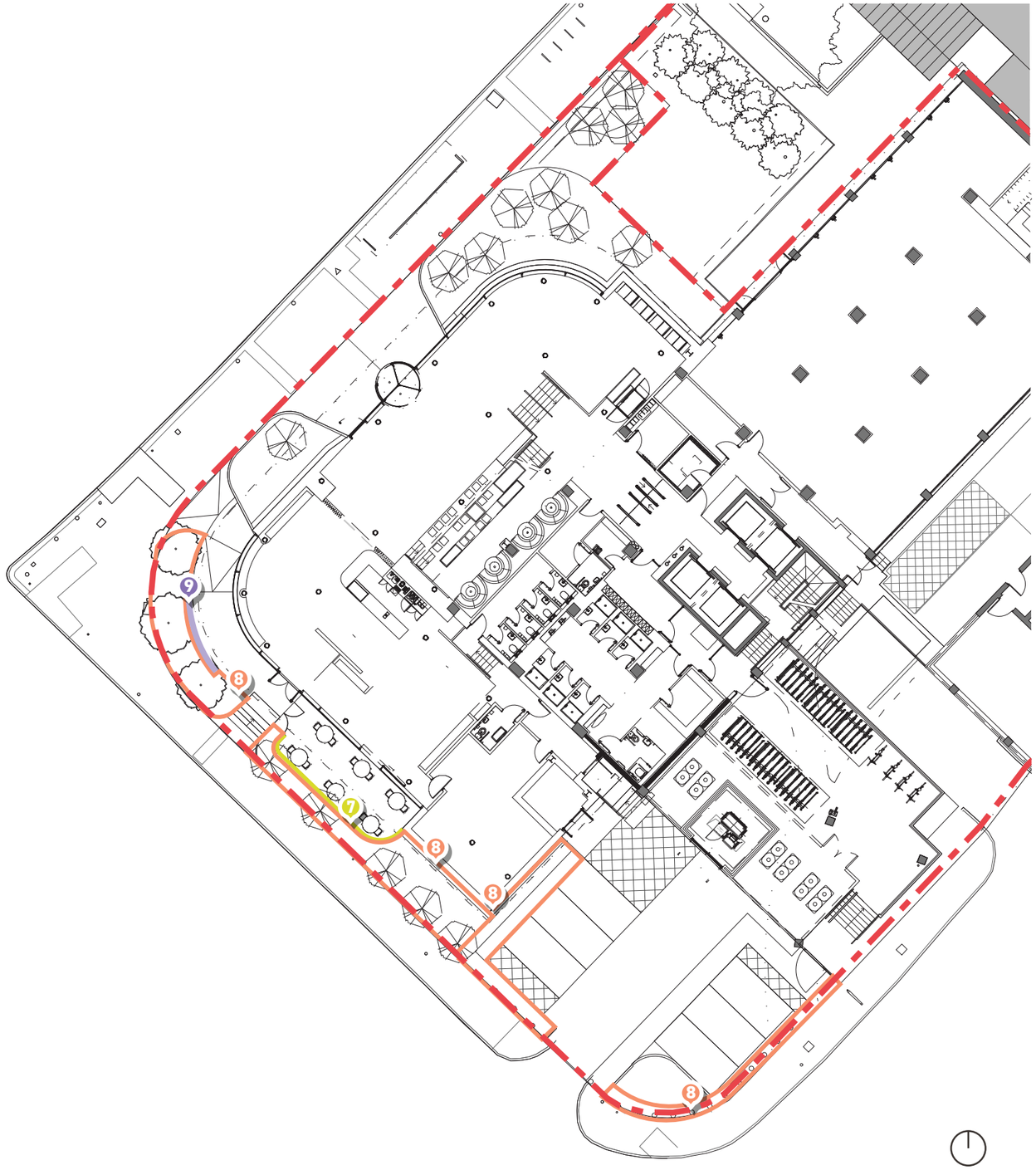
7 Furniture Type 7: Glass balustrade
Zone: F&B spill-out
Material: Glass



8 Furniture Type 8: Stone planter
Zone: F&B spill-out & car park
Material: Stone



9 Furniture Type 9: Curved bench
Zone: F&B spill-out
Material: Stainless steel, Timber slats



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