

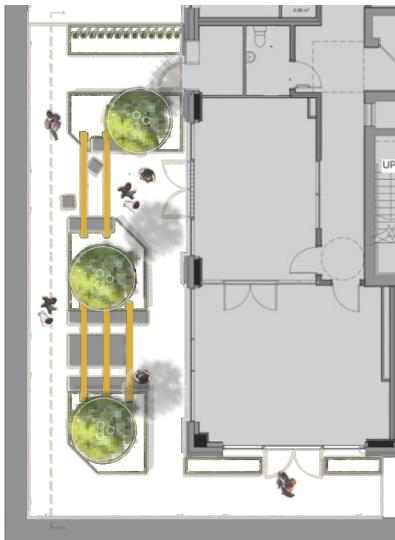
03 Site Analysis

Scale comparison

With a public realm and amenity offer on both GF and Roof terrace levels, the Lord Street development compares favourably to similar scale proposed developments in the local area.

- The 33-41 Cheetham Hill Road development includes roof amenity, but little amenity on the ground floor
- John Dalton House includes public ground floor amenity but little private amenity for hotel guests
- Park Place has roof top amenity and public amenity on the ground floor, but no private ground floor amenity
- Site area 1946m²

Lord Street roof terrace proposals



Lord Street Ground Floor Proposals



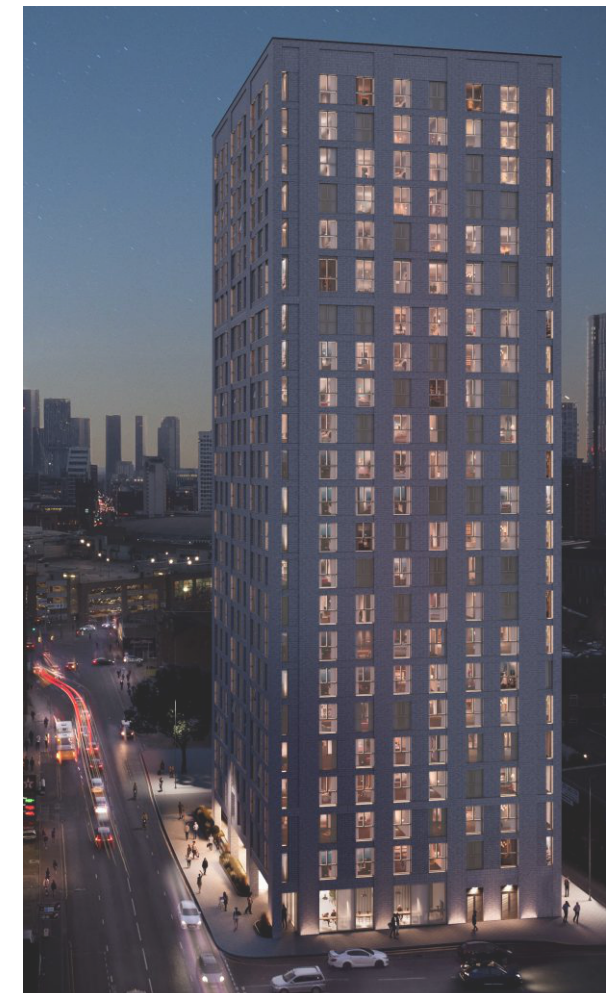
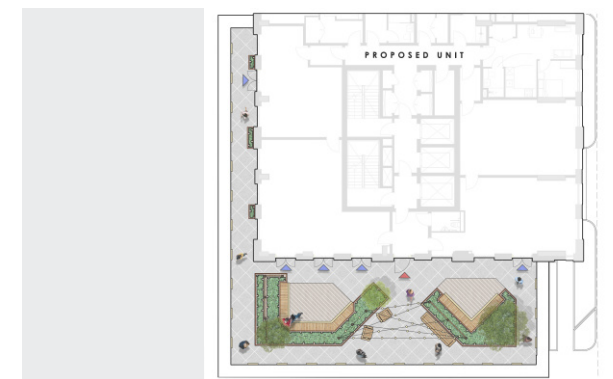
Park Place, Cheetham Hill (25 storeys)
Total area 1000m² apprx.



John Dalton House, Manchester (10 storeys)
Total area 2590m²



33-41 Cheetham Hill Road (17 and 23 storeys)
Total area 1250m²



04 Landscape Proposals

Illustrative Masterplan

The masterplan creates an attractive, safe residents’ garden introducing significant green infrastructure, street trees and shrub planting, into an otherwise hard urban environment. Material enhancements to Cheetham Hill Rd and creative use levels changes provide an attractive entrance space to the development alongside space for the ground floor amenity to spill out into a new garden space.

New tree and shrub planting to Fernie Street will improve the existing streetscape character and reinforce links with the Green Quarter and wider existing residential developments. Town houses to Lord Street have defensive space to their front doors, created by taking advantage of existing changes in the level alongside the introduction of shrub planting. Entrance materials improve the overall street scene and start to create an attractive route linking Cheetham Hill Rd to Red Bank and the wider Victoria North neighbourhood.

The development creates opportunities to introduce significant green infrastructure, greatly improving visual amenity, biodiversity and air quality in the local area.

- KEY
- 1

Stepped access up to amenity entrance
- 2

Pergola covered outdoor seating area with festoon lighting
- 3

Planting/green screen foil to site edge
- 4

Private terrace with cut-through to residents garden
- 5

Picnic table area enclosed by formal hedge planting
- 6

Low retaining wall and steps addresses level chage to Fernie Street.
- 7

Street tree and ornamental shrub planting to Fernie street
- 8

Planter wraps around corner of Fernie Street and Lord Street
- 9

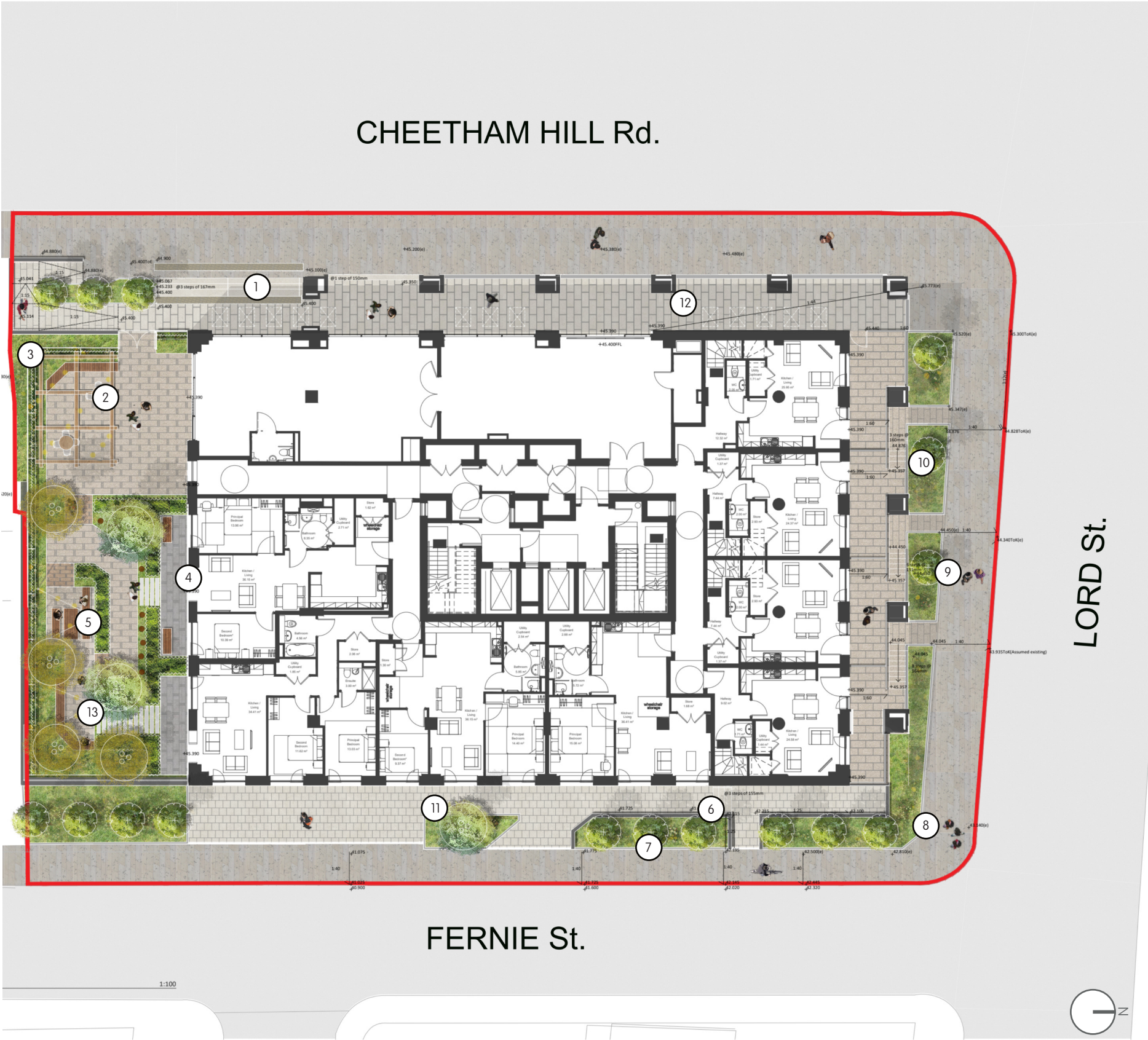
Planting beds create separation between public street and private residential entrance spaces
- 10

Stepped access addresses level change up to town houses along Lord street
- 11

Refuse collection point
- 12

Covered entrance area
- 13

Quiet seating area enclosed by multi stem tree and shrub planting



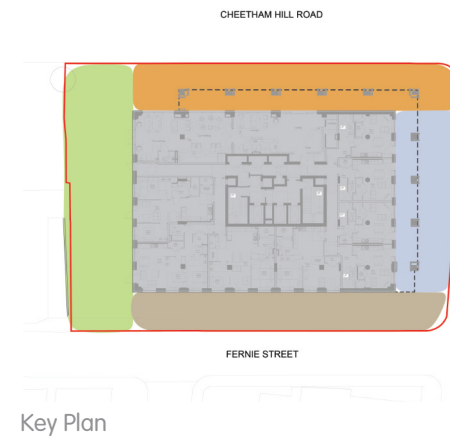
Illustrative Masterplan

04 Landscape Proposals

Masterplan key areas

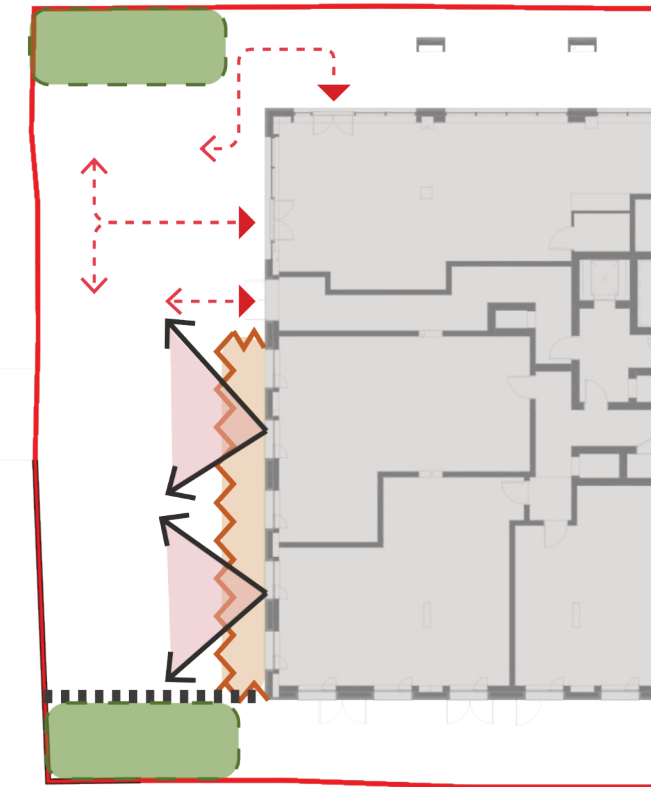
GL Amenity - Brief

- The main external amenity space for residents with more active functions than the roof terrace.
- Areas that encourage social and communal activities.
- Areas that offer quiet relaxation.
- An area for residents events that is covered.
- Includes both fixed seating and opportunities for loose seating within more active areas / event space.
- Clear boundary with neighbouring site to screen views and define the space.
- Generous areas of planting to provide a natural environment for residents.
- Private terraces for apartments that front the amenity space.



GL Amenity - Considerations

- Access locations from the building including from amenity spaces, fire exits and apartments.
- Boundary and threshold with Cheetham Hill Road including streetscape enhancements.
- Boundary and level change with Fernie Street including streetscape enhancements.
- Private / defensible space to ground floor apartments.
- Overlooking - views from this and adjacent residential developments.



Analysis Plan



04 Landscape Proposals

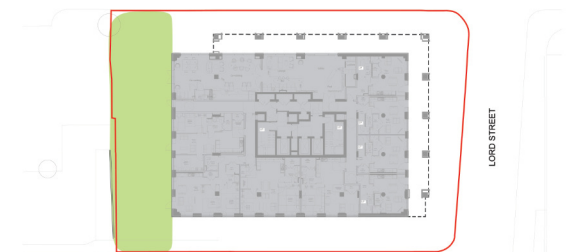
Masterplan key areas

Ground Floor Amenity

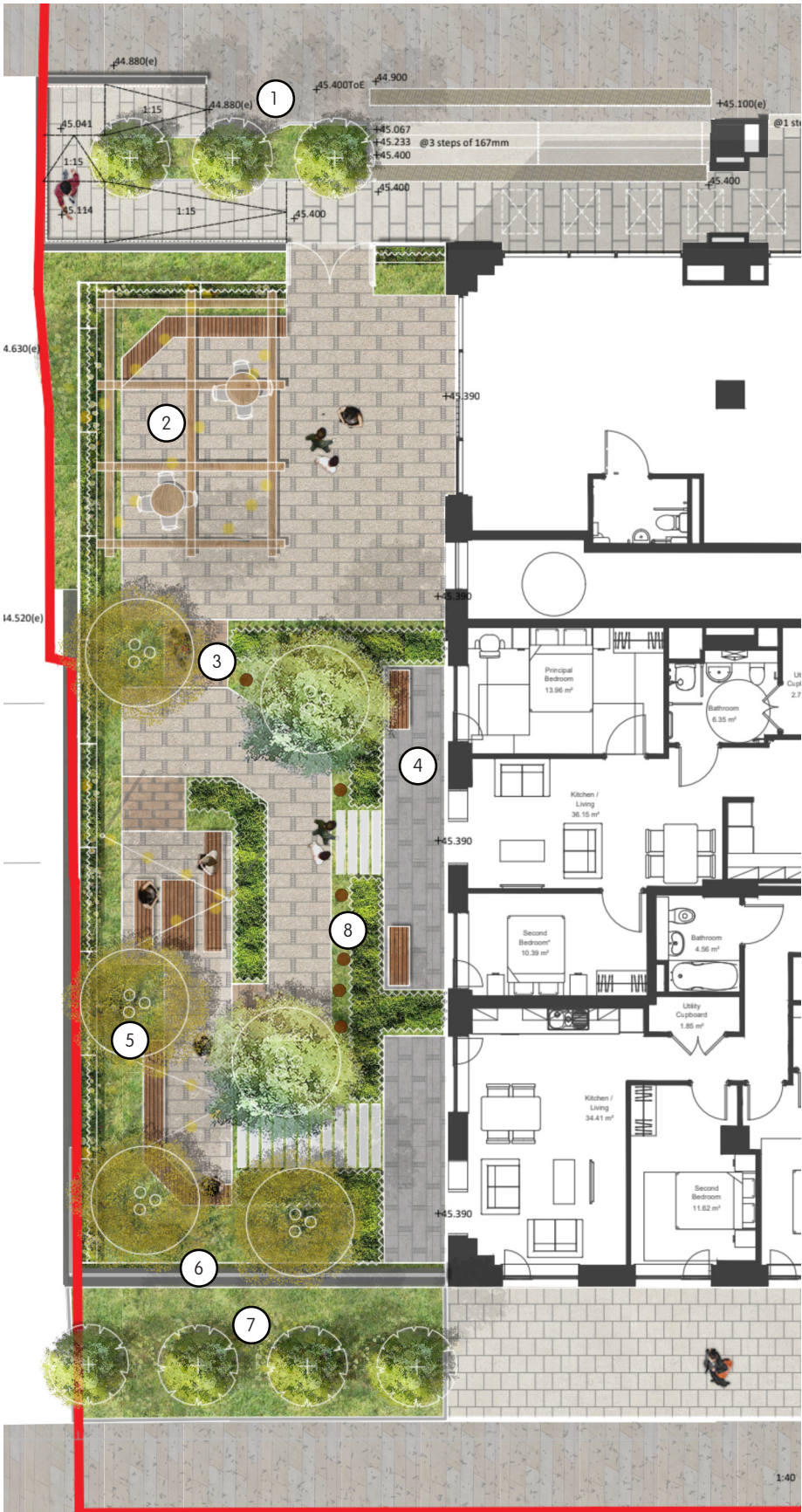
The space is designed to be active and social, providing residents with a welcome extension to the internal amenity offer. A series of seating areas are arranged throughout the garden, defined by planting, festoon lighting, and changes in materials that create intimate thresholds between spaces. The design encourages both social interaction and quiet relaxation, allowing residents to choose how they engage with the space.

Ground floor apartments benefit from private terraces that front directly onto the garden, creating a natural transition between private and communal areas. Continuous planting along the neighbouring site boundary provides definition and separation, while a generous area of planting to Cheetham Hill Road both screens the amenity space and enhances the wider street scene.

The level change between the garden and Fernie Street is softened by introducing planting at street level. Planting here is used to improve the quality of the street frontage while providing a green outlook for surrounding residents. Together, these elements create a high-quality, communal landscape that is both functional and characterful, reinforcing a sense of place for the residents.



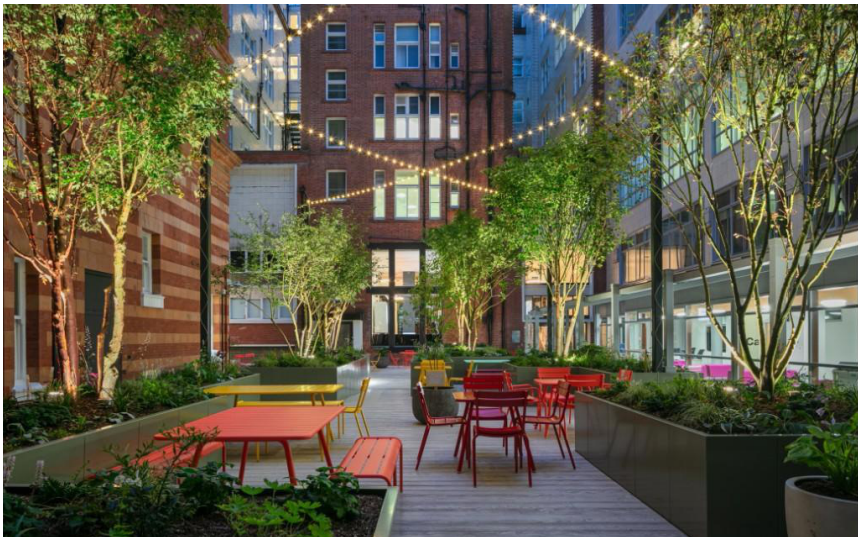
- KEY
- ① Ramped fire escape route. Tree planting betters street frontage.
 - ② External covered space adjacent to internal residents amenity, with opportunity for outdoor seating and events.
 - ③ Thresholds between covered events space and residents garden.
 - ④ Private terraces associated with ground floor apartments fronting residents amenity.
 - ⑤ Residents garden with a series of seating spaces defined by planting and covered with festoon lighting.
 - ⑥ Retaining wall with railings to deal with level change to Fernie Street.
 - ⑦ Shrub and tree planting to Fernie Street to soften large retaining wall.
 - ⑧ Timber trail integrated into planting bed



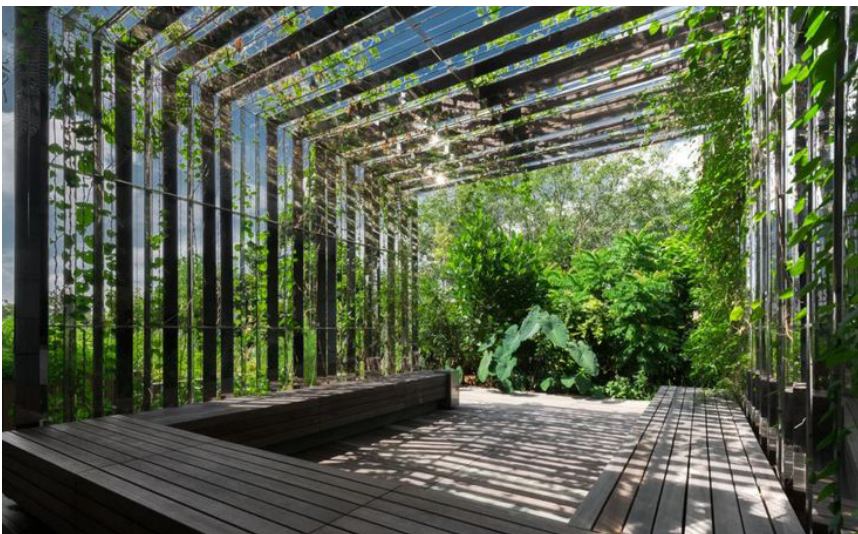
Ground floor amenity sketch plan



Social seating opportunities.



Seating spaces defined by planting and trees.



Open, covered and flexible spaces for events.