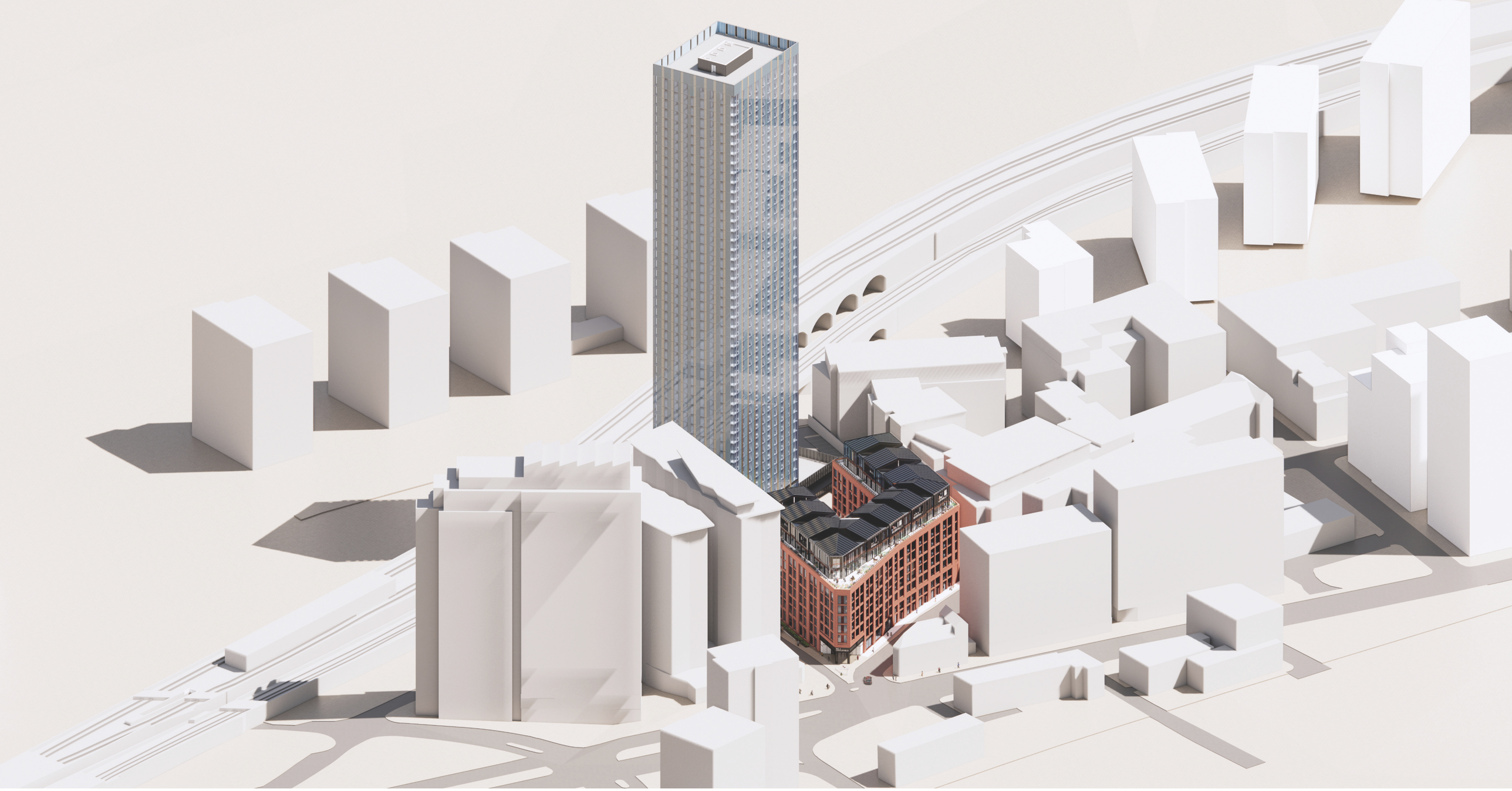


1 Castlefield, Manchester

Stage 2 Report

1285-RFM-XX-00-RP-L-0001

July 2026

re-form

www.re-formlandscape.com

Contents

01 Site Analysis Page 03

Opportunities

02 Design Development Page 04

Character Areas

03 Design Development Page 10

Illustrative Masterplan

Illustrative Podium Landscape

Materiality

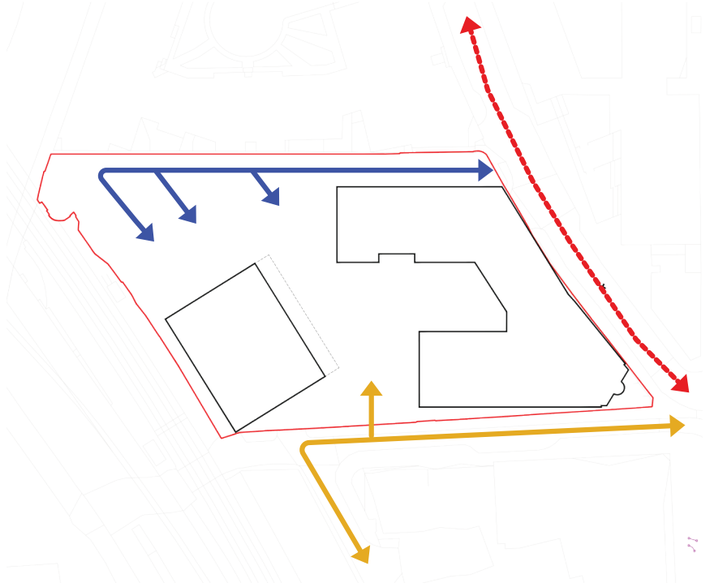
Planting Strategy

01 Site Analysis
Opportunities

Summary

The site is well connected and benefits from a key route into the city centre to its southern boundary, as well as cornbrook metrolink stop 250m walk to the west. Active frontages help animate the spaces within the development. There are numerous opportunities to introduce significant green infrastructure to help improve the setting of the development and defines spaces within it.

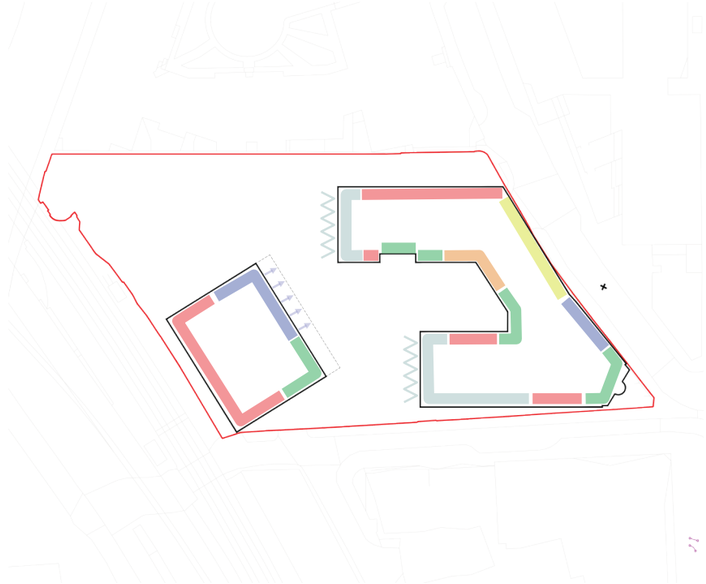
Connectivity



KEY

- Pedestrian route to Cornbrook metrolink tram stop (250m)
- Connection into Manchester City Centre
- Access into site for residents parking

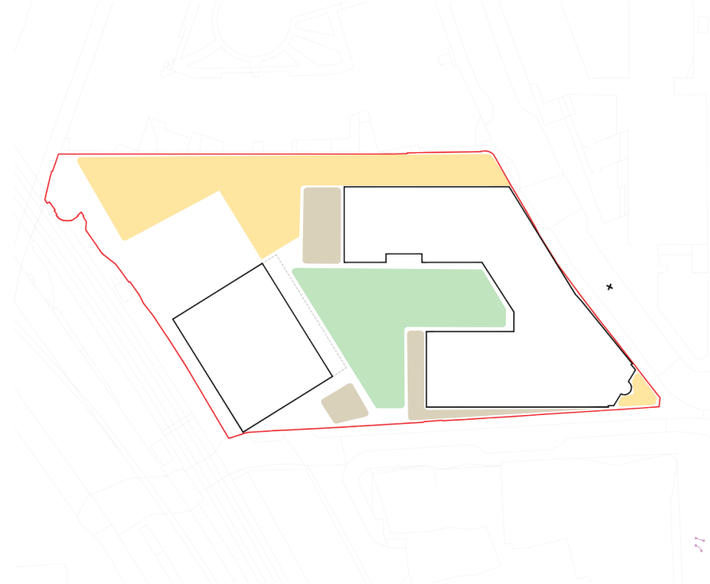
Frontages



KEY

- Residential Amenity & Spill out
- Residents entrances
- Services & Inactive Frontages
- Cycle Store Access
- Private Residents entrances
- Private Residents Terraces

Green Infrastructure



KEY

- Opportunity for significant GI within central space
- Opportunity to introduce street tree planting to Trentham Street
- Limited opportunity for tree / shrub planting

02 Design Development
Character Areas

Description

There are several separate but connected character areas within the external spaces associated with the proposals as detailed on the diagram opposite. These areas will have different functions and edge conditions which will influence there use and design characteristics. The identified character areas include.

Parking, Access & Service Areas

Accommodates vehicular access, servicing and refuse storage in a coordinated and robust manner. The design prioritises legibility and safety while minimising visual impact. Durable materials and structured planting soften infrastructure and create a clear transition from vehicular priority areas to residential environment.

Planting & Street Frontages

Provides defensible space and visual softening to ground floor residential frontages. A combination of layered planting and street trees enhances privacy while contributing to the wider urban streetscape.

Active Frontage & Circulation

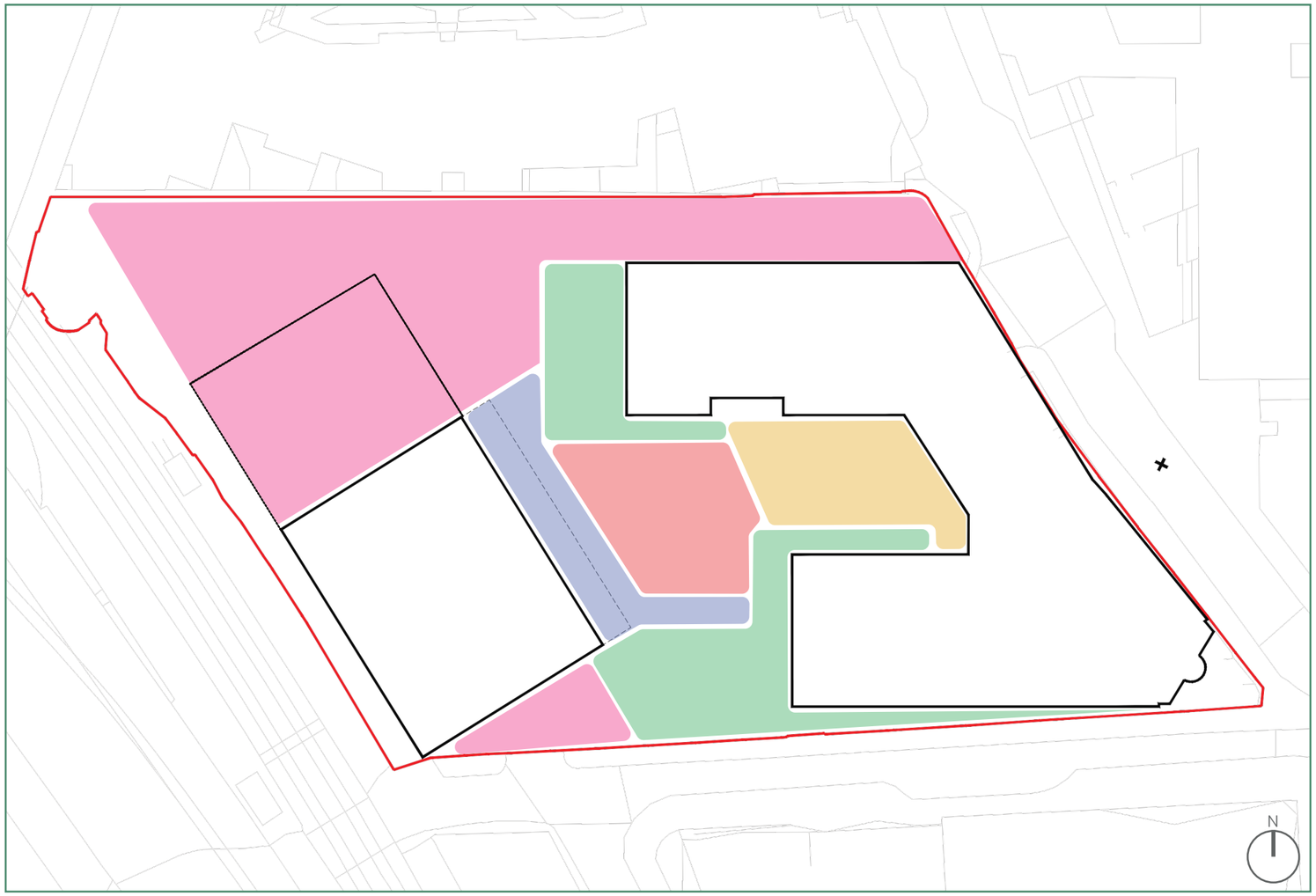
These hard landscaped spaces accommodate pedestrian circulation and informal spill-out activity. Designed with high-quality paving and integrated seating, they support social interaction, everyday movement and flexible use.

Enclosed Courtyard

Provides a sheltered, tranquil environment characterised by layered, shade-tolerant planting and architectural pergolas. The enclosed nature creates a calm retreat, offering residents quiet seating areas within a richly planted, intimate setting designed for relaxation and contemplation.

Open Sun Courtyard

Provides a flexible, family-orientated amenity space centred on lawn and informal play routes. Generous sunlight supports a vibrant planting palette, while integrated seating encourages supervision, relaxation and social interaction within a welcoming, active communal environment.



KEY

- Parking / Access / Service
- Buffer planting / Street frontage
- Active Frontage & Circulation
- Enclosed courtyard
- Sun / Open courtyard
- Roof terrace

02 Design Development
Character Areas

Parking, Access & Service Areas

The parking, access and service areas are designed to function efficiently without dominating the residential setting. Vehicular routes are clearly defined through surface treatment, alignment and threshold detailing, ensuring intuitive movement and safe pedestrian priority where routes intersect. Servicing zones are carefully positioned to allow practical operation while limiting disturbance to primary amenity spaces.

Materials are robust and low-maintenance, selected to withstand frequent use while maintaining visual consistency with the wider scheme. Subtle changes in paving texture and tone delineate pedestrian and vehicular areas without reliance on excessive signage.

Planting plays an important role in mitigating the functional character of these spaces. Structured tree planting and hardy planting beds soften edges, screen service yards and introduce seasonal variation. Where appropriate, vertical greening or trellised planting provides additional screening. The overall approach ensures these necessary operational areas are cohesive, discreet and aligned with the quality of the wider development.

KEY

01 Open parking

02 Covered parking

03 Planting

04 Primary route with spill out

05 Informal seating area

06 Play area

07 Lawn











02 Design Development
Character Areas

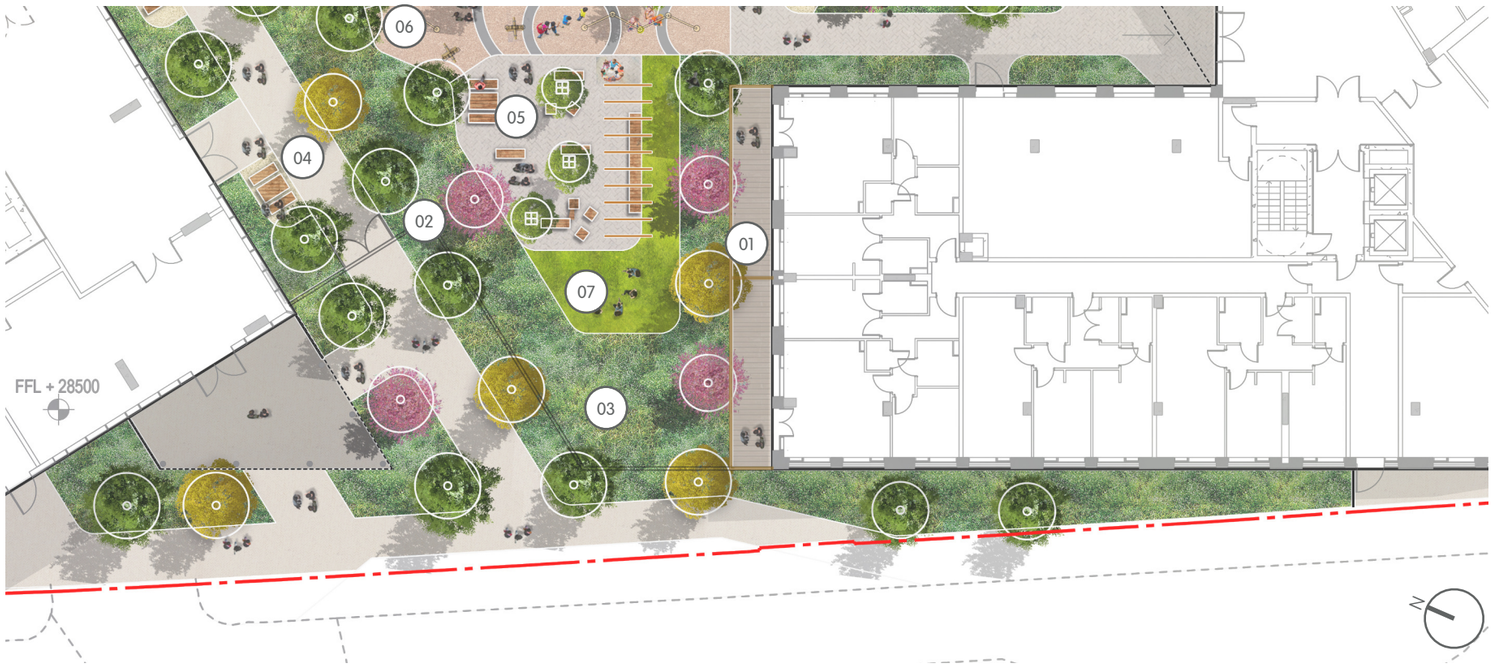
Buffer Planting & Street Frontages

The buffer planting establishes a graduated transition between public footpaths and private residential frontages and terraces. Low hedging, ornamental grasses and perennial planting create defensible space without forming an unwelcoming barrier. Planting heights are carefully chosen to balance privacy with passive surveillance, particularly at family-oriented ground floor units.

Street tree planting reinforces the urban character of Manchester city centre while improving microclimate and contributing to long-term canopy cover. Tree species are selected for resilience to urban conditions, root management constraints and seasonal interest. Tree pits are detailed to accommodate sustainable drainage where feasible, supporting stormwater attenuation.

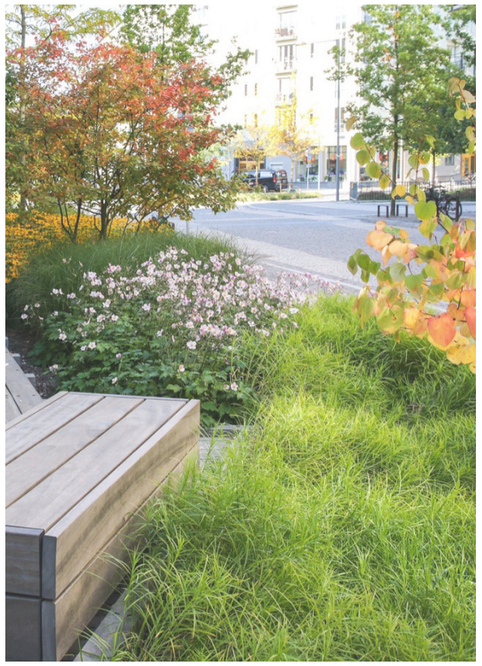
Planting composition prioritises structure and year-round performance. Evergreen shrubs provide consistency, while herbaceous layers introduce texture and colour. The palette is robust, pollution-tolerant and relatively low maintenance.

Collectively, this character area enhances residential amenity, contributes to biodiversity value, and improves the pedestrian experience along the street, ensuring the landscape integrates positively with its urban context.



KEY

01 Private terrace
02 Boundary between private and public spaces
03 Planting
04 Primary route with spill out
05 Informal seating area
06 Play area
07 Lawn









02 Design Development
Character Areas

Active Frontage & Circulation

Active, multifunctional spaces with canopy coverage that accommodate movement and informal occupation. Clear desire lines connect building entrances and courtyard spaces, ensuring intuitive navigation across the site. Generous widths allow comfortable two-way pedestrian movement and informal gathering.

Subtle patterning or tonal variation may define sub-spaces without introducing unnecessary complexity. Integrated seating walls, benches and incidental perching edges encourage spontaneous use, particularly by residents seeking flexible outdoor space.

Planting pockets and tree planters punctuate the hardscape, providing shade, microclimatic benefit and visual relief. Lighting is integrated to support safety and evening use, reinforcing the development's sense of activity.

Allows for adaptable use, including small social events or everyday outdoor working. While predominantly hard in character, the spaces are softened through planting and detailing, ensuring they remain comfortable and human-scaled rather than overly urban or austere.



KEY

01 Private terrace
02 Orchard small lawn area
03 Planting
04 Primary route with spill out
05 Informal seating area
06 Play area
07 Lawn
08 Main entrance with Architectural pergola









02 Design Development
Character Areas

Enclosed Shade Courtyard

Conceived as a calm, immersive garden space framed by surrounding built form. Reduced sunlight levels inform a planting strategy centred on shade-tolerant species, including ferns, woodland perennials and multi-stem understorey trees. Layered planting builds depth and enclosure, fostering a sense of refuge.

Architectural pergolas introduce vertical structure and seasonal interest, supporting climbing plants that enhance biodiversity and soften built edges. These structures also define seating niches and small gathering areas, creating moments of intimacy within the courtyard.

Surface materials are warm and textured, complementing the planting palette. Paths meander subtly through the space, encouraging slower movement and informal exploration. Seating is positioned to benefit from dappled light and shelter from prevailing winds.

The courtyard supports quieter activities such as reading, informal meetings or reflective pause. The overall character is restorative and contemplative, offering contrast to the more open and active spaces elsewhere within the scheme..

KEY

01 Private terrace
02 Feature bench seating to main entrace
03 Planting
04 Secondary footpath
05 Informal seating area
06 Play area
07 Lawn
08 Main entrance with Architectural pergola













02 Design Development
Character Areas

Open Sun Courtyard

Designed as the primary communal amenity space, particularly supporting families. A central lawn offers flexible use, accommodating informal play, relaxation and small gatherings. The lawn is robustly specified to withstand regular activity and seasonal variation.

Play routes are integrated within the landscape through changes in surface texture, low mounding, stepping elements and play equipment. Circulation loops support children's movement while maintaining pedestrian priority.

Planting responds to higher sunlight exposure, incorporating flowering perennials, ornamental grasses and canopy trees that provide seasonal interest and intermittent shade. Tree placement is carefully coordinated to preserve open lawn character while offering seating beneath filtered shade.

Seating is arranged to enable passive supervision, social interaction and quieter relaxation. Edges are active and welcoming, avoiding hidden corners. The courtyard fosters community interaction, supports healthy outdoor activity and provides a generous, sunlit contrast to the enclosed garden space within the landscape.

KEY

01 Private terrace
02 Boudary between private and public spaces
03 Planting
04 Primary route with spill out
05 Informal seating area
06 Play area
07 Lawn
08 Main entrance with Architectural pergola

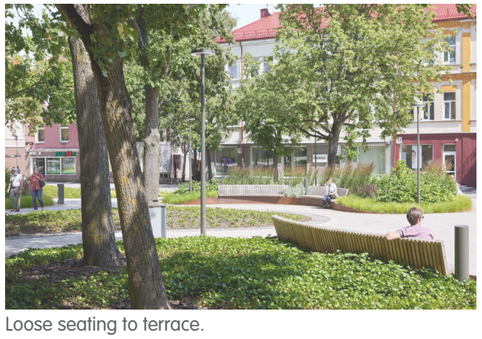



Stepped access off Store Street.


Planting to back of footpath.


Integrated seating to planting edge.


Cycle ramp off Store Street to basement parking.


Loose seating to terrace.

03 Landscape Proposals
Illustrative Masterplan

Overview

Clearly shown is the spatial structure of the landscape and its relationship with the two residential blocks. Clear pedestrian routes connect entrances, courtyards and shared amenity spaces, while servicing and access remain legible yet discreet. The distinct character areas are expressed through changes in material, planting density and enclosure. Shaded and sunny courtyards provide contrasting experiences, responding to aspect and user needs. Street-facing buffer planting and tree avenues strengthen integration with the surrounding urban fabric, ensuring the scheme reads as a coherent and purposeful extension of the architecture.

KEY

01 Resident open car park
02 Planting
04 Private Terraces
05 Lawn
06 Informal Seating
07 Play area
08 Main entrance with Architectural pergola
09 Primary route with spill out
10 Secondary footpath
11 Roof terraces
12 Activity/gym area



Illustrative Masterplan

03 Landscape Proposals
Illustrative Podium Landscape

Overview

The roof terrace is designed by creating a variety of social spill-out areas that support different types of use, including social gatherings, activities, and meditation. The spaces cater to individuals as well as small to medium-sized groups, providing flexibility for both social interaction and quieter moments. Planting plays a key role in the design, creating a strong visual focus , while enhancing the overall quality of the terrace. Within the planted areas, smaller pocket spaces are incorporated to provide quieter spill-out areas, while larger seating zones can be positioned around the edges to accommodate group gatherings and encourage social interaction. The terrace also includes a small outdoor gym / activity spaces, along with a small table tennis area, encouraging light exercise, recreation, and informal social engagement.

KEY

01	Planting
02	Informal seating
04	Spill out spaces
05	Meditation & activity area
06	Gym/ Outdoor Tennis table
07	Screening around edges



Illustrative Masterplan _Roof Terrace

03 Landscape Proposals
Materiality

Surface Materials and Furniture

A high-quality surface treatment is proposed across the public realm. It aims to appropriately integrate the development into the local urban context and neighbouring developments by referencing local vernacular and materials. The textures and colours will reflect the surrounding context, heritage setting, and proposed façade materials.

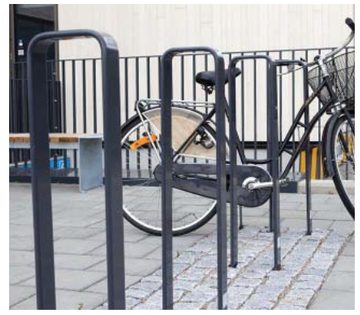
Smaller format pavers will be utilised on secondary footpaths through the development and in seating spaces - this will provide a softer, more residential feel.

A family of street furniture and integrated play elements will be contemporary, but industrial in feel, with deep section timber seats and powder coated metal elements complementing the overall aesthetic of the public realm setting.

Lighting, which is subject to detailed design, will be selected that is discreet but which provides and safe and welcoming environment after dark. Accent lighting to key features including specimen trees will also be provided to add a layer of additional visual interest and animation to the public realm.



Intergrated and accessible furniture to raised planters.



Visitor cycle parking.



Intergrated play opportunities.



Free standing fixed benches.



Bins





High quality paving to main routes



Smaller format to define spaces



Changes in texture to define routes



Changes in plan size to add interest

03 Landscape Proposals
Materiality

Architectural Elements

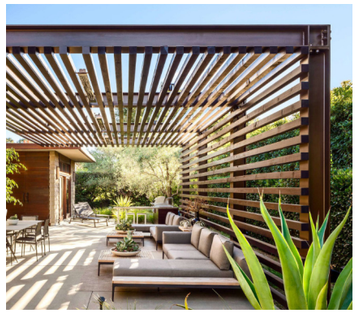
The selected precedents illustrate how pergolas and vertical screening elements can extend architectural language into the landscape, creating a cohesive relationship between built form and external space.

Large-scale pergolas project confidently from the façade, forming transitional zones that blur the boundary between interior and exterior. Their structural rhythm establishes order and proportion within the landscape, while providing shelter, spatial definition and opportunities for seating or gathering beneath.

Vertical standalone architectural post and wire structures are used as refined frameworks to support climbing plants. These elements areset in front of the blank car park facade, introducing depth, texture and seasonal variation.

Over time, planting softens the structural lines, creating a layered interplay between solid and void which can form a screen to the secure car parking space below the landscape podium.












03 Landscape Proposals
Planting Strategy

Trees and Shrub Planting

New tree planting will introduce significantly beneficial qualities to the public realm. Trees will provide structure, visual interest and biodiversity as well as contributing to the tree canopy cover of the city and providing shade and comfort within the spaces they frame.

A mix of native and ornamental, and evergreen species have been selected, which are robust and tolerant to drought, air pollution and windier conditions. In order to ensure design continuity the tree selection will feature species specified in the adjacent developments.

New shrub and SUD's planting will be robust and able to withstand challenging urban conditions, whilst also offering seasonal variety and an attractive aesthetic.

New planting to the scheme will create a softening characteristic and vertical interest to the public realm to support the use of lawns and trees. A focus on ornamental grasses aims to introduce attractive sensory characteristics through movement.

All planting mixes will include a percentage of native species to improve the biodiversity and habitat opportunities for local wildlife.

For Planting Strategy Refer:-

- 1285-RFM-ZZ-GF-DR-L-20100 Planting Strategy - Ground Floor
- 1285-RFM-ZZ-RF-DR-L-20101 Planting Strategy - Podium

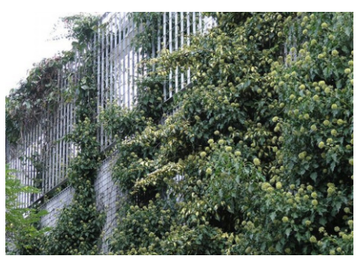















Leeds

Department, Leeds Dock, Leeds

T 0113 2454695

Manchester

Beehive Mills, Jersey Street, Manchester

T 0161 397 4953

E info@re-formlandscape.com

re-form

www.re-formlandscape.com