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Old Mill Street, Manchester
Landscape Strategy Document
2520-CWS-XX-XX-PP-L-1001_P03
-
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CW Studio
Landscape Architects

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Document Control:

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Client	Zentra	Checked by	AM
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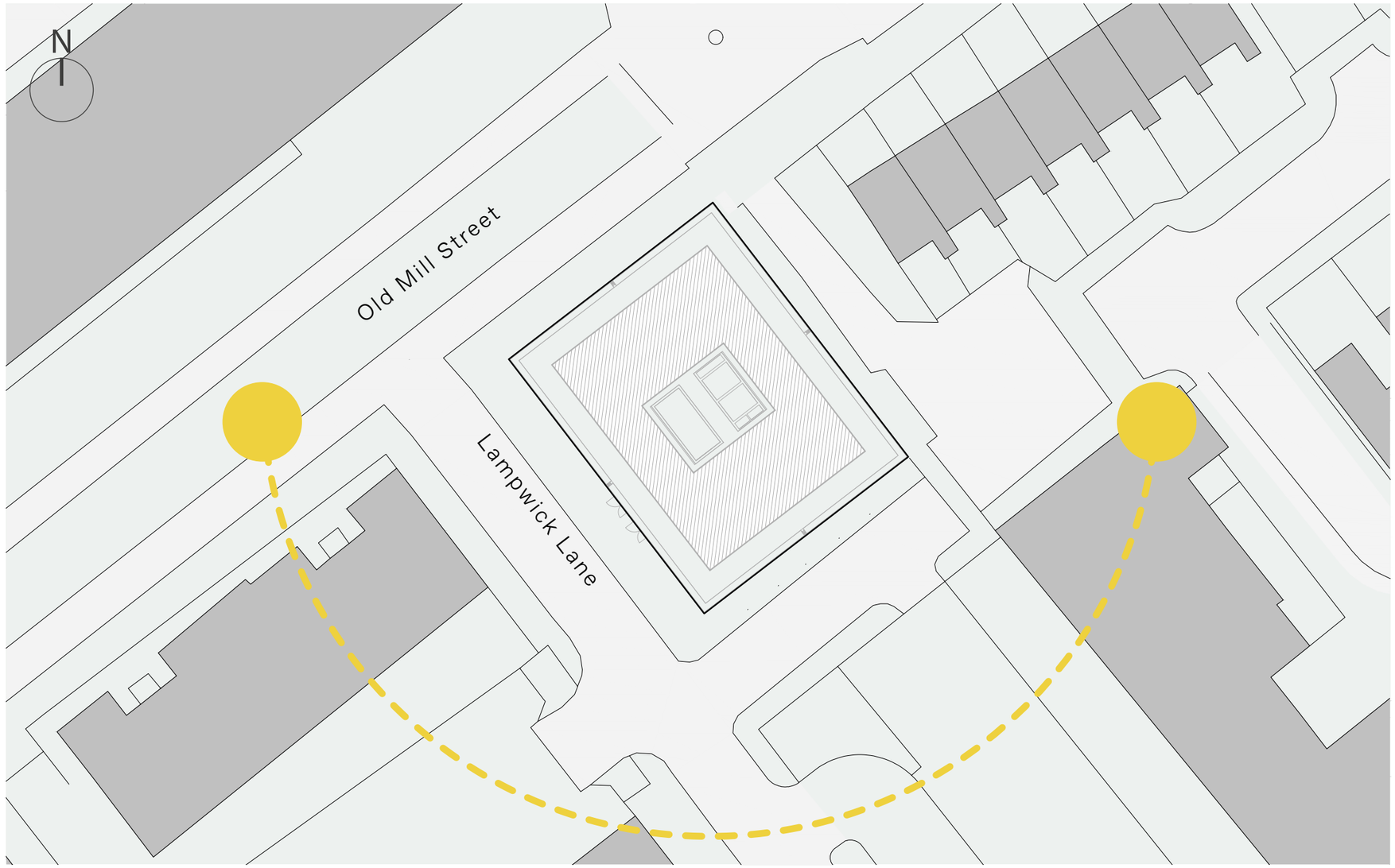
01 Introduction

This landscape strategy has been prepared by CW Studio to support the detailed planning application for Land at Old Mill Street, Ancoats, Manchester for the construction of a new residential building for the corner of Old Mill Street and Lampwick Lane (Upper Kirby Street) in New Islington, Manchester.

This document provides an indicative approach to the public realm which incorporates thresholds to the building and green infrastructure on the ground floor and roof.

A key consideration in the development of the strategy is the restricted natural light conditions especially to north facing façades. To respond to the aspects across the site the planting palettes are varied following ‘Right Plant, Right Place’ principles.

To the roofscape, a sedum green roof system is proposed to provide an opportunity for further biodiversity.



01 Sunpath to proposal

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02 Existing Site Photos



01



02



03

01 Access to along north-east facade
02 Access to along north-east facade
03 Existing Old Mill Street public realm treatment
04 View of north-east boundary
05 View south along Old Mill Street
06 View south over Lampwick Lane



04



05



06

03 Materials Palette



01

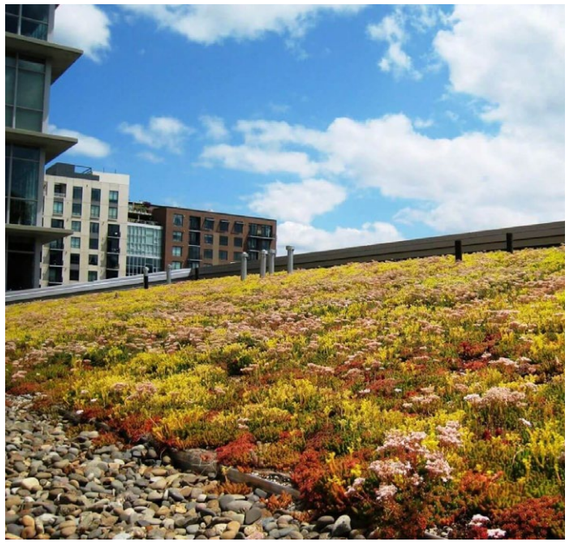


02



03

01 Clay paving on north-east facade to match Old Mill Street
02 Specimen shrubs
03 Clay pavers to building thresholds
04 Sedum Roof
05 Clay pavers to private terraces
06 Sun / Shade Planting to building edge



04



05



06

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04 Planting Strategy



A Planting to Lampwick Lane:
3no. feature shrubs within planting beds underplanted with a mix of shrub, perennial and bulb planting suitable for sunny and shady aspect.

B Planting to access to north-east facade:
Low maintenance shrub planting suitable for shady aspect.

C Shade tolerant planting to Old Mill Street:
Planting tolerant of dry shade to provide green buffer between street and proposed dwellings.

D Green Roof:
Drought-tolerant Sedum succulents varieties suitable for roof top exposure and requiring minimal maintenance.

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05 Planting Palettes

A Planting to Lampwick Lane

3no. street trees underplanted with a mix of shrub, perennial and bulb planting suitable for sunny and shady aspect



Hamamelis x intermedia ‘Arnold Promise’





Asplenium scolopendrium



Astrantia major



Brunnera macrophylla ‘Jack Frost’



Dryopteris erythrosora



Luzula nivea



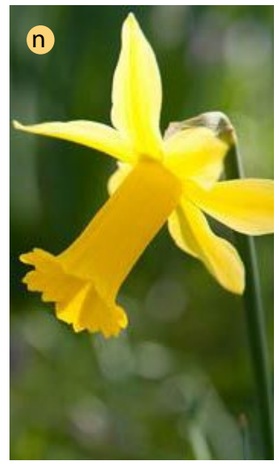
Pachysandra terminalis



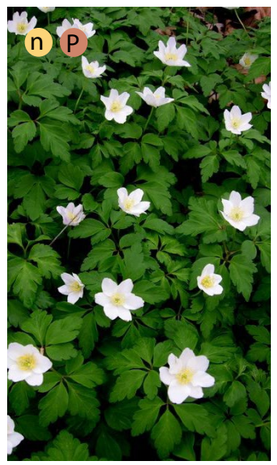
Polypodium vulgare



Galanthus nivalis



Narcissus pseudonarcissus



Anemone nemorosa

P = pollinator e = evergreen n = native

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05 Planting Palettes

B Planting to north-east facade

A mix of shrub, perennial and bulb planting suitable for a shady aspect.



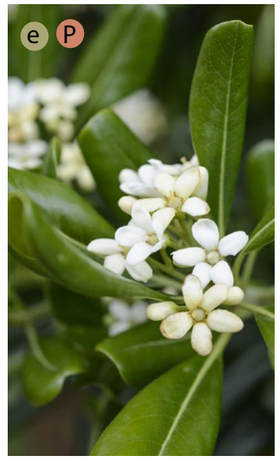
Hedera helix



Hydrangea petiolaris



Hydrangea quercifolia



Pittosporum tobira ‘Nanum’



Prunus laurocerasus ‘Otto Luyken’



Pachysandra terminalis



Polypodium vulgare



Galanthus nivalis



Narcissus pseudonarcissus



Anemone nemorosa

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05 Planting Palettes

C Shade tolerant planting to Old Mill Street

Planting tolerant of dry shade to provide green buffer between street and proposed dwellings.



Brunnera macrophylla ‘Jack Frost’



Dryopteris erthrosora



Pachysandra terminalis



Polypodium vulgare

D Green Roof

Low growing and drought tolerant sedum species established on a specialist green roof substrate.



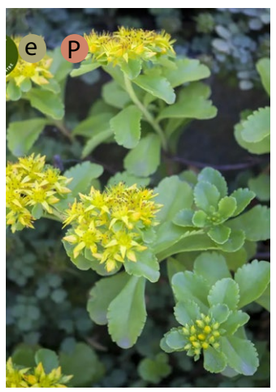
Sedum Acre



Sedum Aizoon



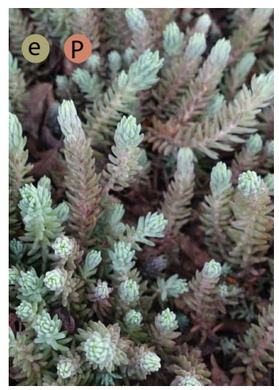
Sedum Album



Sedum Ellacombianum



Sedum Pulchellum



Sedum Reflexum Montanum

P = pollinator e = evergreen n = native

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06 Maintenance Strategy

The works consist of the maintenance and management of the new high quality planting, including trees, shrubs, grasses and herbaceous planting.

The works shall be maintained by the responsible Landscape Contractor from practical completion for the Defects liability as follows;

- Shrubs/Grasses/Herbaceous Planting - 12 months from practical completion.

Actions:

- Cleanliness: Leave the works in a clean tidy condition at completion and after any maintenance operations;
- Litter: Keep all beds clear of litter and rubbish, 6no visits per year;
- Arisings: Remove from hard surfaces and compost off site;
- Autumn clear up: All leaves to be collected and composted off site in Autumn;
- Weed control: Maintain all planting beds to be weed free (note exceptions where plants are expected to propagate through self-sown seedlings). In order to limit non-target effects on animal species provision should be made to reduce the amount of herbicide and pesticide used within regular maintenance regimes. Wherever practicable, manual weeding techniques should be employed and non-toxic solutions to pest control should be considered, seek approval from Landscape Architect prior to applying herbicide or pesticide. 6no visits per year;
- Watering: Ensure that sufficient water is applied to maintain healthy growth, using a fine rose sprinkler until full depth of topsoil is saturated. Allow for at least 30 watering visits per year. Water newly planted trees at least once a week during the growing season when the weather is dry – review and increase frequency during a drought, thoroughly soaking the soil to full planting depth;
- Failure of planting: For any plants/trees/ shrubs that have failed to thrive replace to match size of adjacent or nearby plants of same species or match original specification, whichever is the greater;
- Timing of making good: unless otherwise instructed they must be replaced in the next appropriate planting season;
- Fertilizer: in spring evenly spread slow release, carefully incorporating below mulch materials; and
- Mulch: In spring top up mulch to full depth 50mm in areas where it is depleted. Sample to be approved - bark mulch not to be accepted.

Actions:

Specimen shrubs

- To be monitored year-round to ensure the canopy form (central leader or multi-stemmed) is healthy and typical of species and remains free from pest and diseases. Where necessary formative pruning to be carried out by a qualified arboriculturalist. All aspects of installation, including moisture content in root balls, underground guys or stakes and aeration tube caps to be inspected on a regular basis.

Evergreen and Semi-evergreen Herbaceous perennials including ferns

- in spring comb or rake off any old, tired or dead leaves and flowers. If needed evergreens can be cut back (by up to half) at almost any time from April to July.
- During summer, deadhead spent flowers and fading flower spikes as they fade and carry out formative pruning to maintain vigour. Do not cut back in autumn or winter.
- Year 2+ for short lived plants allow seedlings to grow when in right location so that the plant continues to be present.
- Every 3-5 years – rejuvenate clump forming perennials through division in spring for summer-flowering plants and in summer for spring-flowering plants after flowering.

Deciduous herbaceous perennials including ferns

- Annually Cut back stems close to ground level from late February through to the end of March. Cut stems can be left on border as natural mulch or composted.
- Annually Repeat flowering - During summer, deadhead spent flowers and fading flower spikes as they fade and carry out formative pruning to maintain vigour as noted. Annually –at end of May and early June cut back by third (Chelsea chop) as noted.
- Year 2+ Short lived perennials - allow seedlings to grow when in right location so that the plant continues to be present.
- Every 3-5 years – rejuvenate clump forming perennials through division in spring for summer-flowering plants and in summer for spring-flowering plants after flowering

Bulbs

- First cut: Do not do first grass cut of year until a minimum of 6 weeks after the end of flowering.
- Every 4 to 5 years - Propagate by division of clumps in autumn except for snowdrops which should be done in late spring whilst still in the green

Green Roof:

Actions:

- Cleanliness: Leave the works in a clean tidy condition at completion and after any maintenance operations;
- Litter: Keep all beds clear of litter and rubbish, 6no visits per year;
- Arisings: Remove from hard surfaces and compost off site;
- Autumn clear up: All leaves to be collected and composted off site in Autumn;
- Weed control: Green roofs to be monitored to manage any plant encroachment into drainage systems, PV panels and plant space. Wind blown seeds can germinate within green roofs so additional species especially tree species should be identified and removed.Wherever practicable, manual weeding techniques should be employed and non-toxic solutions to pest control should be considered, seek approval from Landscape Architect prior to applying herbicide or pesticide. 6no visits per year;
- Watering: Ensure that sufficient water is applied to maintain healthy growth, using a fine rose sprinkler until full depth of growing substrate is saturated. Allow for at least 15 watering visits per year;
- Failure of planting: For any plants/trees/ shrubs that have failed to thrive replace to match size of adjacent or nearby plants of same species or match original specification, whichever is the greater; and
- Timing of making good: unless otherwise instructed they must be replaced in the next appropriate planting season;

Note: Above descriptions are indicative and subject to change based on planting plans developed.

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