232 - 236 PALATINE ROAD, DIDSBURY

Landscape Proposals

Produced by DEP Landscape Architecture on behalf of Atzaro Real Estate

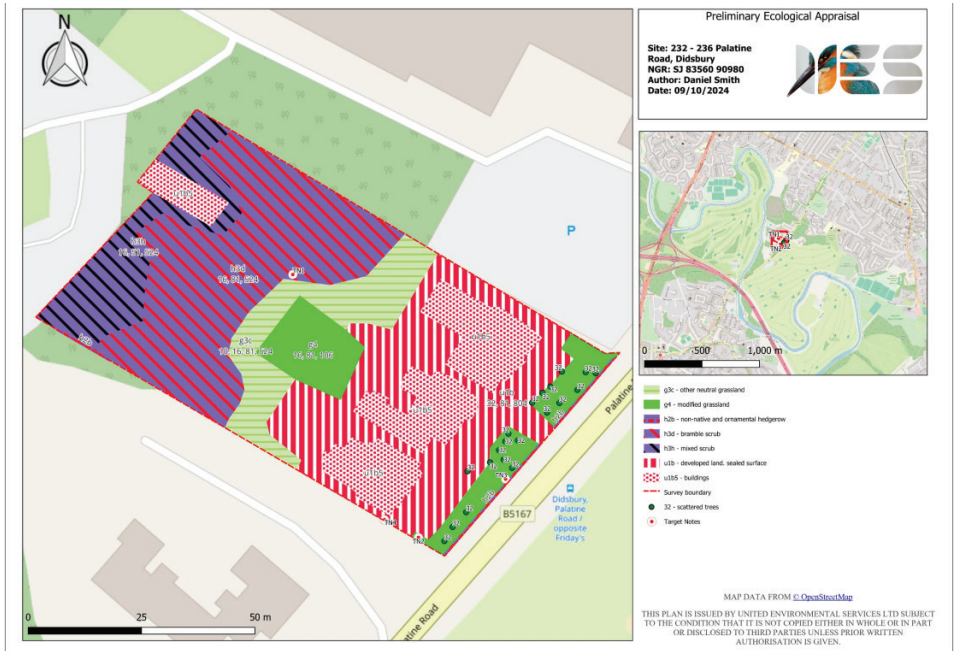
Rev D Issued 24 August 2026

1.0 Opportunities and Constraints

The development of the existing site presents an opportunity to create an exciting and unique place to live. Flood risk mitigation has resulted in the architectural layout being arranged around a ground level deck access arrangement above basement level parking. Stair cores from the basement car park are located at either end of the deck. The Palatine Road frontage is heavily vegetated and it is desirable, where possible, to retain trees that contribute most to the street scene.

To the west (rear) of the properties, approximately one third of the site has been dedicated to landscape buffer and amenity use for the proposed residential properties. There is little opporunity to retain the existing vegetation for inclusion into the new proposals.







1.0 Open Space

The landscape strategy splits the lower ground floor into three distinct areas.

Area 1 is the frontage to Palatine Road where site access is retained with major emphasis put on the retention of the existing trees where possible.

Area 2 is beneath the suspended upper ground floor building and predominantly consists of parking and vehicular access. There is opportunity to provide soft landscape within an atrium courtyard which can be viewed from, and soften the deck access areas above. Shade tolerant species will be used to provide a lush green environment with taller species penetrating the upper levels and providing greenery to the decked access levels above.

Area 3 aims to utilise the west (rear) of the proposed properties to create a landscape buffer between the River Mersey corridor and provide amenity space for the residents.
Native tree and understorey planting is proposed as a buffer to the adjacent car park and river corridor. This swathe of planting will create a visual and physical buffer while providing opportunity to gain significant biodiversity on site.

Amenity provision is set out to the rear of the property. The spine is based around a formal lawn and perimeter path in - line with the central core of the building focussed on a specimen tree on the central axis. The formal lawn provides space for activities such as yoga and informal outdoor games.

To the north of the lawn is set out a formal orchard within a meadow lawn which will provide a varity of fruit for residents to pick at their leisure. Adjacent to the orchard is a seating and picnic area that residents can use for outdoor eating and recreation.

The southern area is given over to raised beds for community planting, fruit trees, and defensible seating areas beneath a pergola for social gatherings and general enjoyment of the outdoor space. These private spaces will allow people within the blocks to make new social connections and create a place to foster a sense of community. There will be a variety of different types of area types so that residents can relax, gather, play, eat and socialise.

The selection of hard and soft landscape materials will create a common visual language to bring these spaces together. The alignment of trees and vertical elements within the landscape will guide pedestrian flow. Lighting will also contribute to creating a strong connection between the spaces enabling users to easily navigate through the site.

Incidental space around the building blocks will be used primarily to plant species of ecological benefit and house ecological features such as bird, bat, and insect houses.











2.0 Planting for Ecology and BNG

Every effort has been made to address biodiversity net gain on the site and opportunities have been explored to try to mitigate for lost habitat due to the development of the site.

A large amount of scrub and grassland will be removed to allow the development of the site together with a number of Category D trees that will be removed due to their poor health.

The western boundary has been planted with standard native trees, underplanted with a native understorey shrub mix.

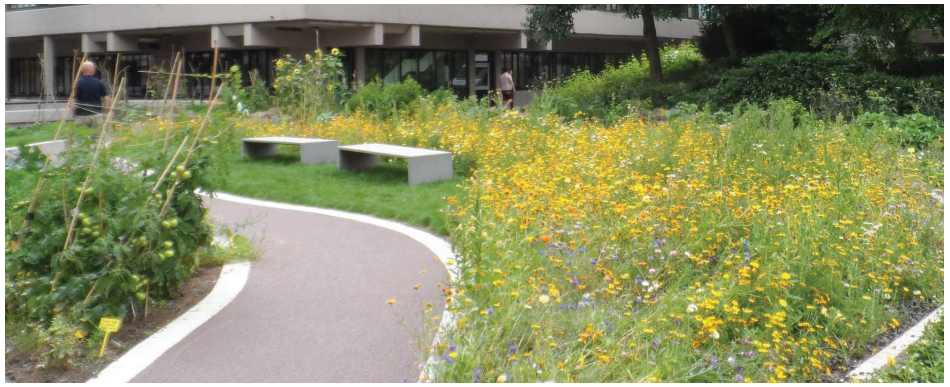
Where grass is proposed, a species-rich or flowering meadow mix has been used to maximise ecological benefits.

Ornamental shrub planting has been used in areas where scrub or wildflower grass is unsuitable due to proximity to buildings or where maintenace access is limited. The use of flowering herbaceous and hardy shrubs also allows a wide range of attractive species to be used that will add colour and form to the landscape throughout the year.









3.0 Tree Retention

Although site entrances and proposed parking will inevitably mean the loss of some of the exiting vegetation on Palatine Road, every effort will be made to retain the existing trees where possible.

A root bridge system will be used to ensure that the root protection areas of the adjacent retained trees are not disturbed. The system effectively bridges the RPA with a steel lattice framework supported on ground screws to directly protect the existing root range from harmful pressure and compression. The framework houses mesh grids which ensure natural water relations are maintained.

Car parking and trafficked areas within the root protection areas of retained trees will be built using no dig construction methods ensuring that the trees are not disturbed.









4.0 Hard Materials

1. Paving Flags 1 - 150 x 150/200/300 x 50mm Magma granite flags. To be laid stretcher bond.
2. Resin Bound Gravel - 6mm resin bound gravel. Colour - Winter Pearl.
3. TTE - Total Traffic Exopave permeable paving system
4. Corten edging - Corten steel edging
5. Corten Steel Planter 450mm above ground level
6. Hardwood Beam Seat
7. Self binding gravel
8. Loose pea gravel

















5.0 Biodiversity

An Ecology Survey and Tree Survey have been produced; the findings of these will be integrated into the landscape proposals, in order to mitigate loss of trees and potential habitats, enhancing biodiversity and achieving BNG credits. These surveys will be shared with the planning authority.

As part of the landscape proposals, bird and bat boxes will be provided on existing mature trees and on the proposed the buildings/structures where practical, to help offset and mitigate impact of the development on wildlife species. Suitable bat roosting locations have been identified and bat boxes are proposed in positions which will align with planting to link to the vegetation network. In addition, log piles will be introduced to increase opportunities for hedgehogs, amphibians, reptiles and invertebrates. The log piles will be placed in suitable positions around the site. The locations of these features will be indicated on the Planting Plans.

Appropriate locally sourced indigenous tree, plant and grass seed species will be selected. In particular, these will include native flowering, fruit-bearing and high pollen producing species.

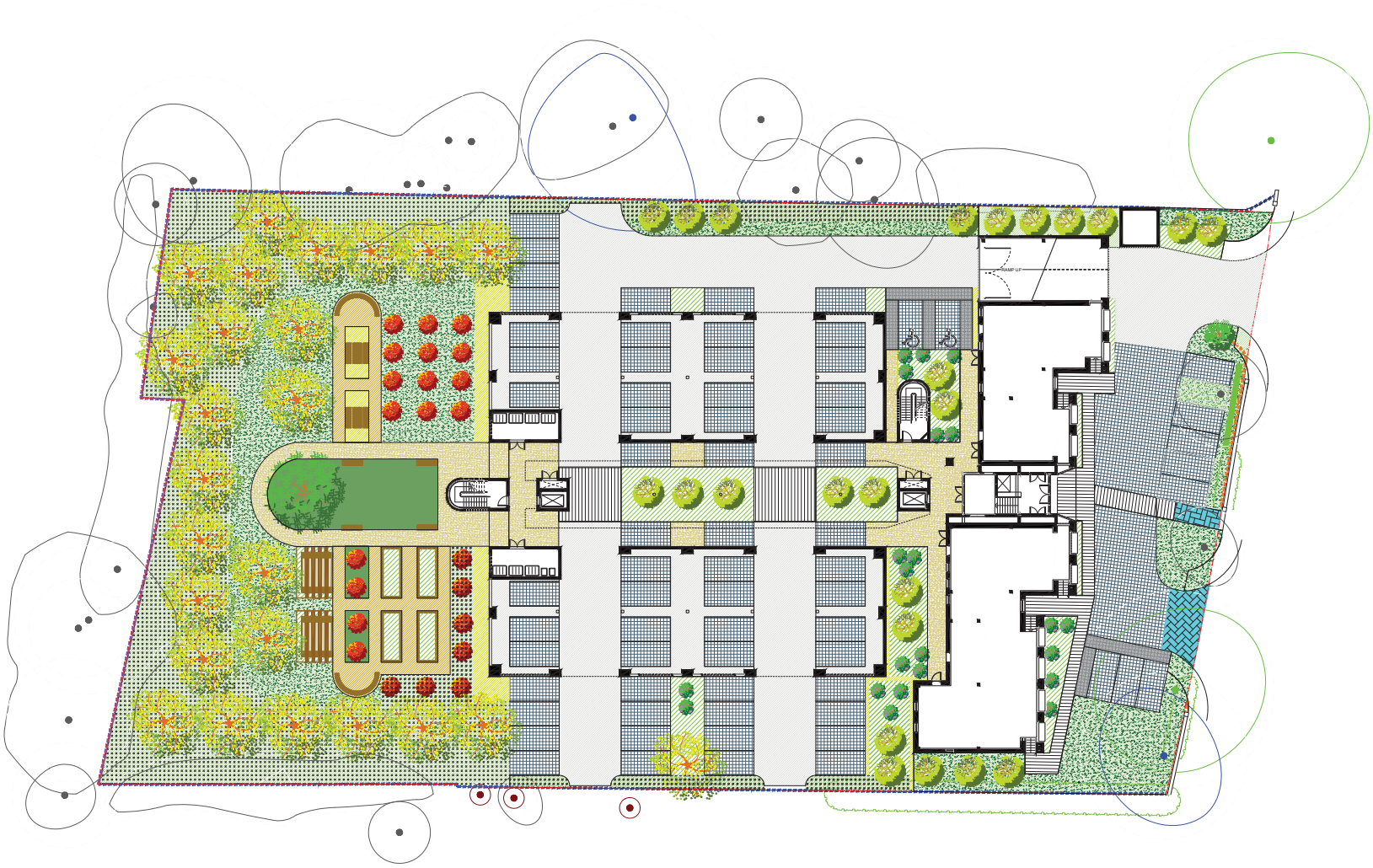


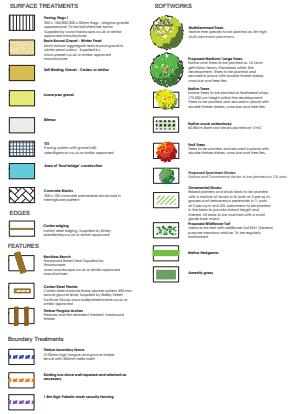






6.0 Masterplan





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Client
Atzaro Real Estate

Project
Palatine Road

Description
Landscape Proposals

Status
For Planning

Scale	Drawn		
1:200@A1	BH		
Job number	Drawing number	Date	Revision
6008	01	08.09.26	D

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