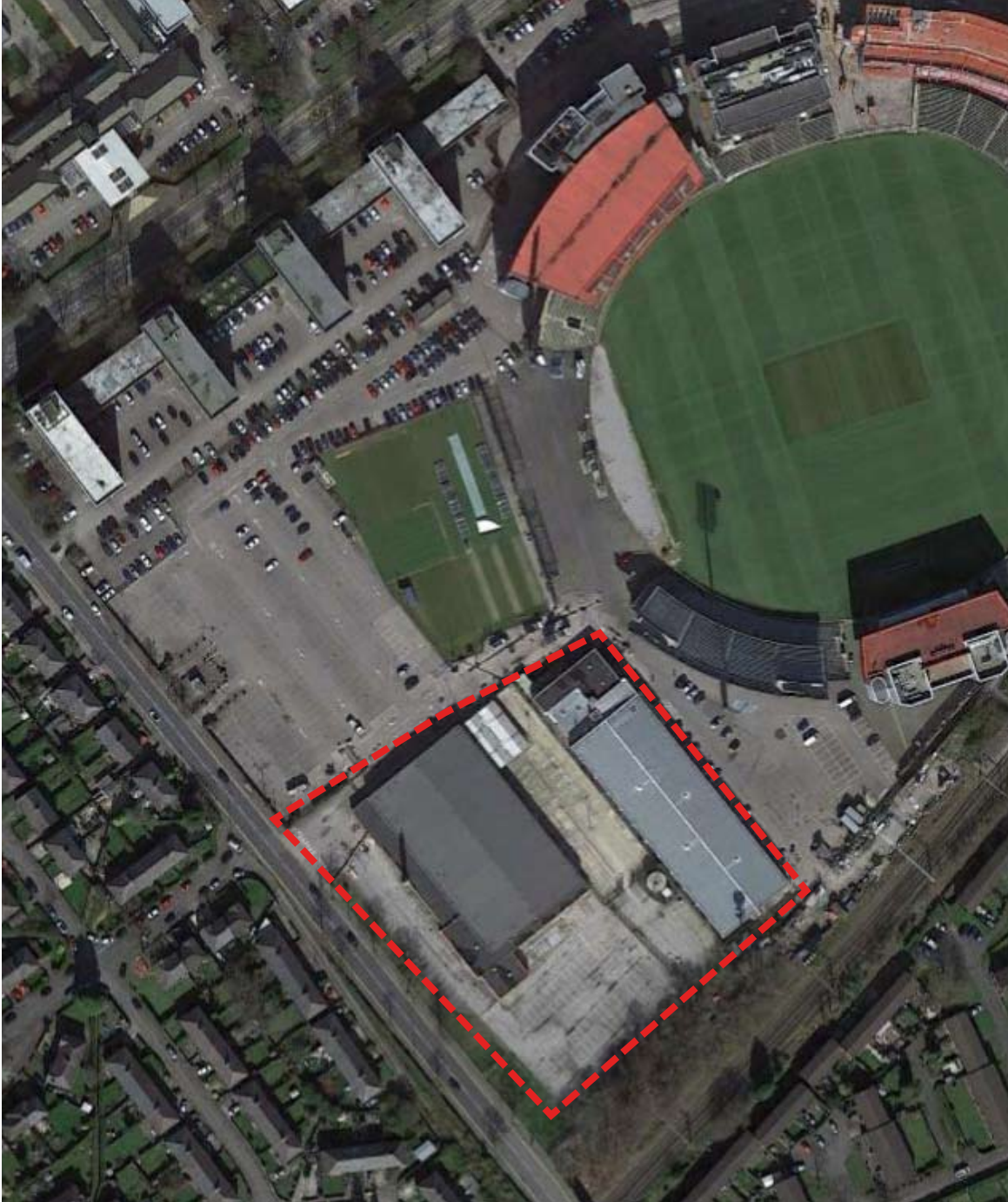


GREAT STONE ROAD STRETFORD

Landscape Design Sketch Book
(June 2018) revised March 2020
Issue 10





Introduction

This document supports a planning application for residential accommodation at a site at Great Stone Road, Stretford. The proposals are formed of linked blocks with two connected central courtyard areas and a series of roof garden spaces.

The planning application is submitted in outline, reserving landscaping for future consideration. However, this document is provided to illustrate the potential approach to landscaping. It should be treated as indicative but also as a guide for the subsequent reserved matter submission.

The landscape proposals consider both the street-scape fronting onto Great Stone Road and the vehicular and pedestrian routes into the site. It also considers the inner courtyard space and the upper roof garden and terrace areas.

Site Location

The proposal site is currently a disused commercial retail unit. To the north of the site is Old Trafford Cricket Ground and running to the south is the Metro line with Old Trafford Metro Station lying to the immediate south east. Great Stone Road forms the south western boundary running from Chester Road in the north, past the proposal site and rising to cross the tram line before continuing on towards Chorlton.

Trees border the metro line to the south and provide a vegetative screen between the proposal site and residential and commercial properties off Kings Rd.

Figure 1: Site Location



The Proposals

The submitted details propose a building maximum 9 storeys in height, with commercial/community space at ground floor level, and 333 apartments. The building will also include further ancillary spaces, bicycle storage, associated plant room and underground parking.

This document should be read alongside the accompanying design and access statement.

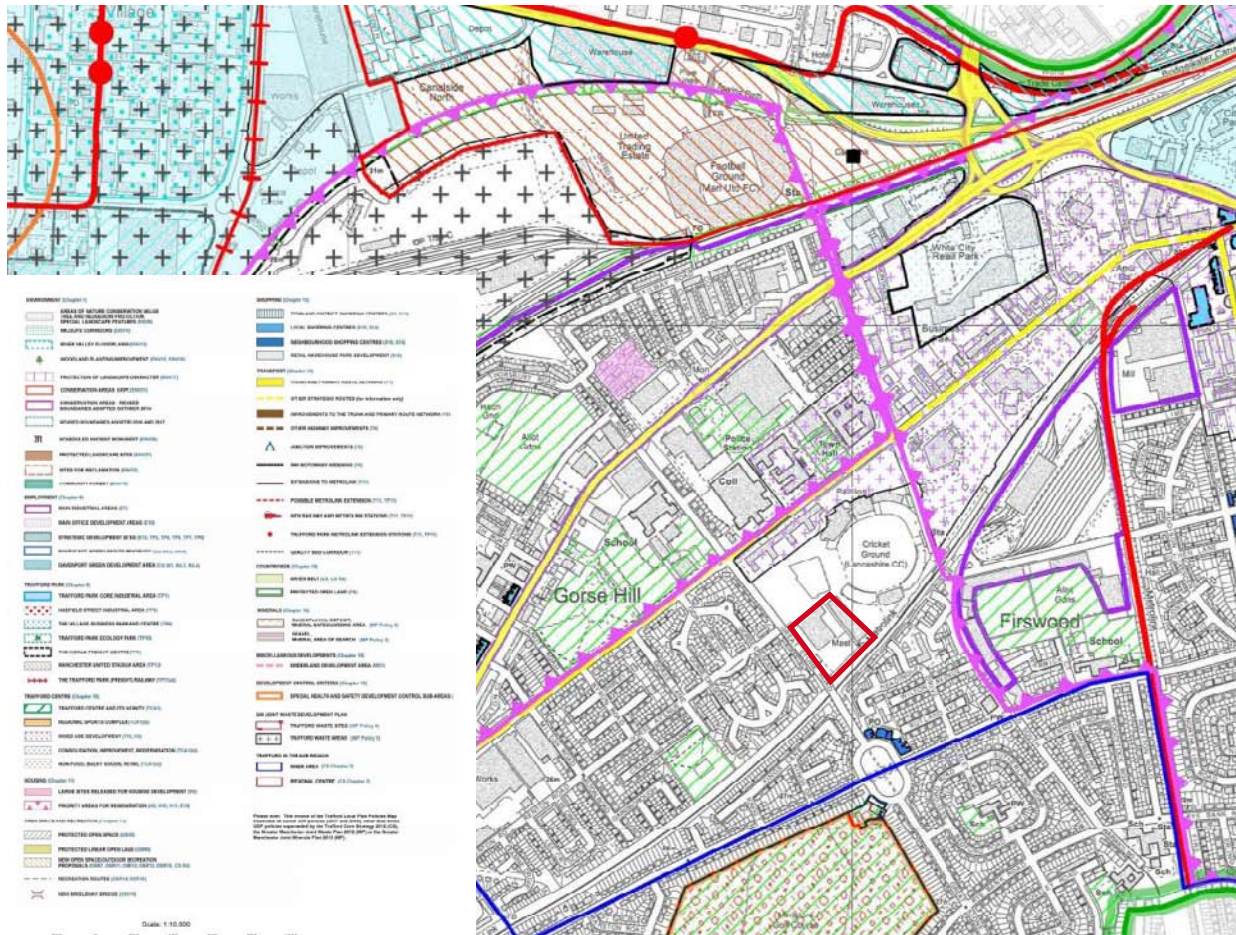


Figure 2: Extract from Trafford Proposals Plan



Proposal Site

PLANNING POLICY AND GUIDANCE

The proposal site comes under the jurisdiction of Trafford Council. The Council's supplementary planning document on planning obligations sets out a guide to on-site green infrastructure, which has been taken into account in the preparation of this document.

In addition the area the site lies within is now subject to a Civic Quarter Area Action Plan (in consultation) - an effective masterplanning exercise for a large area of land including and surrounding the proposal site. This masterplan and its supporting assessments have been considered as part of the townscape and landscape assessment of the proposals. From this analysis we have tested the preferred massing and appearance of the proposals and where appropriate have commented on why and how this deviates from the current masterplan approach by the Council.

1

Character Area 1 - Recreational/Leisure

2

Character Area 2 - Mixed Urban

3

Character Area 3 - Residential

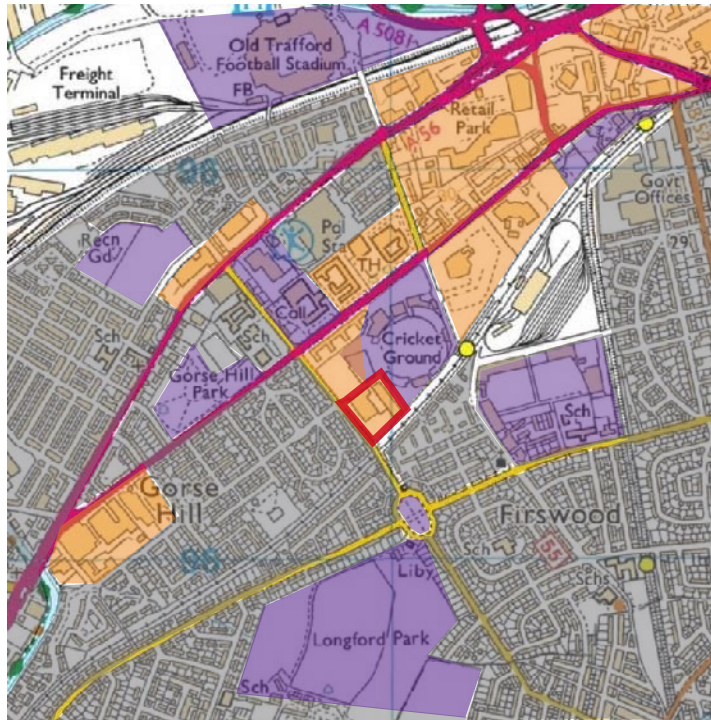



Figure 3. Local Character Appraisal

 The proposal site

Townscape and Views

The potential physical and visual impacts of the proposed development on the surrounding landscape and townscape have been explored through a townscape and visual assessment. Mitigation measures to reduce or manage these potential impacts have been fed into the design process.

The Wider Landscape

The wider landscape has been considered through National and Regional studies and through published work on the local landscape of the Manchester conurbation. The landscape descriptions share many common threads and the overall picture is of an urban landscape with

both settlement and industry but with a strong and recognizable urban landscape structure.

The Local Landscape

There will be a medium-low change to the character area within which the site is located. This change will be adverse during construction but will have beneficial aspects as the site begins to be returned to use and forms an active role in both the urban block, character areas and street scene.

Other adjoining townscape areas will also experience some change through alteration to views and skyline. This is a combination of adverse effects associated with a large building appearing in view where non was previously and beneficial effects returned through the regeneration of a currently derelict site and the activation of the street scene along this section of Great Stone Road.

Other landscape benefits of the proposals include the provision of courtyard gardens, green roofs and garden terraces. .

DESIGN PROMPTS

- Retain the existing vegetation and street trees that are adjacent to the proposal site and line Great Stone Road;
- Ensure that good provision is made within the layout to enable strong green infrastructure to surround developable areas within the site, to provide POS and access routes for pedestrians and cyclists through the site and to allow for planting for the long term appearance of the site to match that of the existing character of settlement;
- Create recreational opportunities within the site including courtyards and green spaces;
- Integrate the proposed architectural massing and treatments building within the urban framework of the area with the use of local materials, architectural styling, variation in form and density;
- Develop the building mass in a sensitive manner adjacent to the residential housing to the west by stepping back the building height in a transition from the residential properties to the larger scale urban block.



View from bridge crossing the Metro line looking northward with the proposal site on the right side of the view



View from the junction of the A5014 and Great Stone Road with the proposed building shown as wireframe in the view



View from east of the Metro line showing the proposed building as wireframe behind existing trees and vegetation.

Visual Assessment

The proposals have been considered from a selection of view points and locations around the site to determine the extent of visual change on the surrounding townscape.

Close Range Views

The scale of the proposed building will result in a structure that is reasonably prominent from close to the proposal site with some residential properties, pedestrian and highway routes and the Cricket Club affected by this potential change.

Mid Range Views

At mid-range distance, views become increasingly screened by intervening built form and tree lined boundaries such as that found along the Metro line.

Where the building is visible it fits into an existing urban form that includes large scale buildings in the form of residential and commercial blocks and the LCC stadium.

DESIGN PROMPTS

- Step the building mass back from Great Stone Road and residential properties to create a transition towards the larger height of the proposed building;
- Retain existing trees at the eastern boundaries that provide strong screening;
- Look for opportunities for additional tree planting along the boundaries and within the street scene to further soften the appearance of the proposed building.

Movement Networks

Access into the proposed development for both vehicles, servicing and pedestrians will be from Great Stone Road. Ground level and basement car parking is accessed via a service road which runs to the north and rear of the proposed building. The courtyard will have stepped and ramped access from Great Stone Road up onto the podium level. Two courtyard spaces are arranged around community or commercial uses with free flowing access between these two areas and access from other common rooms within the block. Bridge access is proposed from Great Stone Road at two further points as the road rises to cross the tram line.

Routes through the courtyard will become access pathways for residents of Level 1 floor units and will provide communal areas for all users.

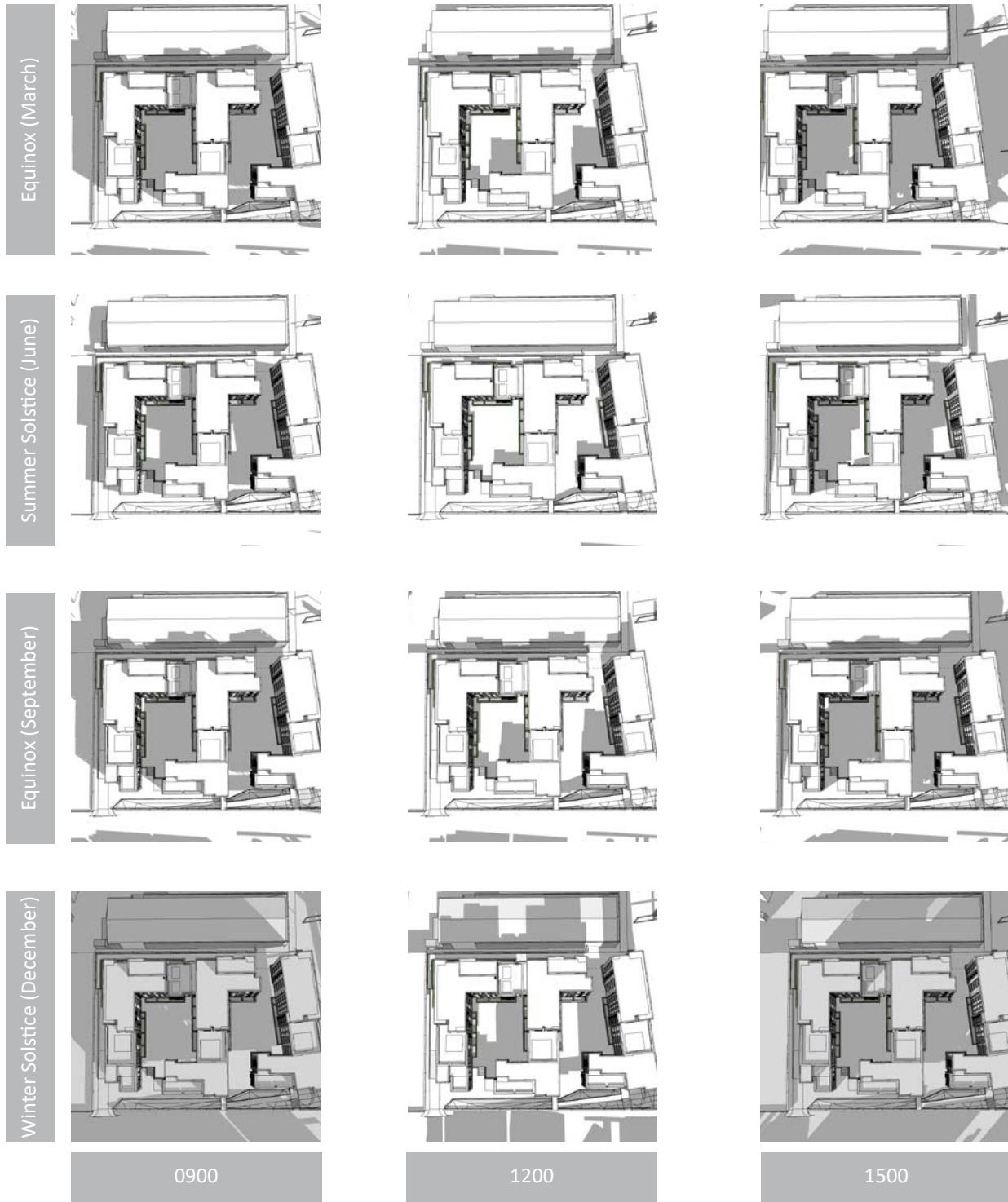


-  Access into the site and courtyards (Level 1)
-  Access to ground level car parking from Great Stone Road
-  Level 1 residential access to landscaped courtyard
-  Main access road to proposed site, Great Stone Road
-  Potential connection from Great Stone Road to Old Trafford
-  Access and maintenance

Figure 4. Movement Networks

DESIGN PROMPTS

Access for pedestrians should be signposted through the design by way of materials and visible features. Open routes should be maintained to allow a movement flow from entrance through to communal and residential entrances.



Sunlight Studies

The proposed buildings are centred around two courtyards which broadly face towards the south west. The building mass is arranged so as to step back from its most southerly elevation allowing sunlight to enter the courtyards with the both courtyards receiving good levels of light throughout the year.

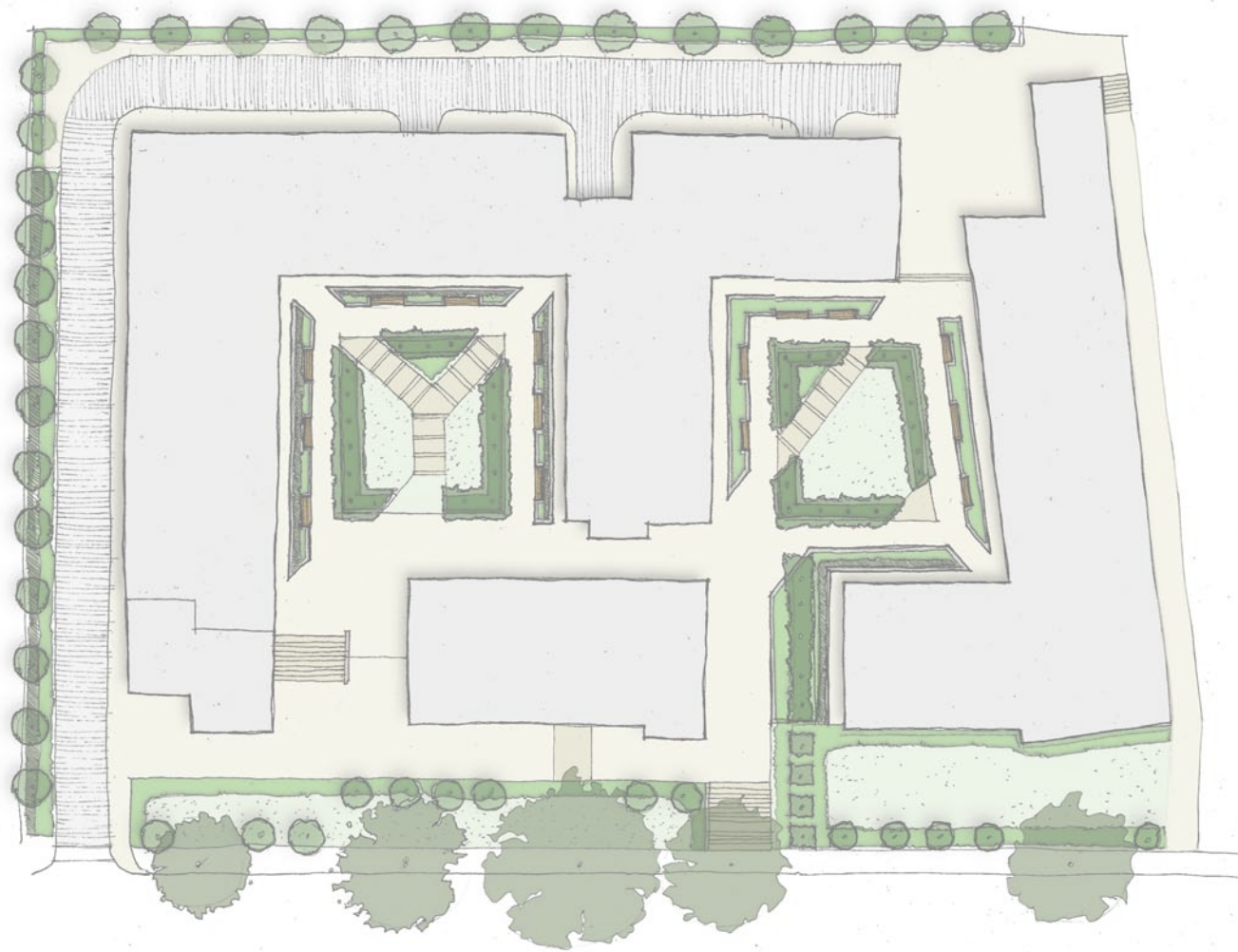
Upper terrace and roof gardens are arranged so as to take advantage of this orientation to maximise the areas that enjoy the maximum sunlight hours throughout the year.

Both courtyards have areas of direct sunlight during summer months. Winter months have some shade but are not without some sunlight at the middle of the day.

DESIGN PROMPTS

Opportunities for outdoor recreation and seating should be created in areas of sunlight. Amenity areas on roof gardens should be also be considered as these are likely to have the most regular sunlight hours.

DESIGN DEVELOPMENT



interim sketch design
presented to places matter
review



External Space



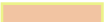




The external spaces considered for design include: the street frontage and service/parking access areas at level 0; The courtyard areas at level 1; Roof terrace areas at level 5,6,7 & 8.

Design Intent

The courtyard spaces and access areas need to function both as amenity space and as the entrance and gateway into the site. Movement through the space should be maintained with visual highlights at the initial entrance and then through the spaces themselves. The courtyard spaces will be public/private areas and so the design, seating and features should be robust and able to manage numbers of people within and moving through the spaces. They should also consider the public / private interface between ground floor residential units and courtyard space.

The terrace and roof garden spaces are more private areas but also offer an opportunity for informal recreation and relaxation. Features allowing for planting and shade should also be incorporated to offer protection from both the sun and wind.

Many of the areas will be built on a deck construction and this will influence the nature of the proposed design.

-  Access to landscaped areas
-  Level 0 - Entrance and Streetscape
-  Level 1 - Courtyard Spaces
-  Level 5 - Roof Terrace
-  Level 6 - Roof Terrace
-  Level 7 - Roof Terrace
-  Level 8 - Roof Terrace



Design Inspiration

The design of the external spaces has been led by an understanding of the receiving townscape and the proposed building which responds to this. It has also taken into consideration the movement networks that exist, and those that the proposed building will create.

Level 0

The level 0 landscape helps to strengthen links through the landscape while offering an attractive frontage to the development. Soft planting divides the entrance pathways and creates a strong green gateway to the development. The paved car park access road leads vehicles west of the building and also allows access around the building perimeter. Beyond this a pathway leads pedestrians to the rear of the building along. Private units have terraced garden areas which overlook this space but are divided by a level difference (being set above the road) and hedgerow boundary treatments allowing for some privacy and definition of space.

Level 1

The courtyards will be seen from above by a large number of residential apartments, as well as from the majority of the roof terrace and garden areas. The space will offer a strong physical appearance from above as well as on ground level. The design will favour a practical response to the movement and access requirements, and have minimalist modern lines and features which reflect the architecture and work in harmony with the building.

The design keeps strict angular forms led by the movements of the residents and has a decorative center square surrounded by pleached trees and an elevated lawn area, with seating elements. This pattern is mirrored across the two courtyards, restricting primary movement to the perimeter of spaces and offering peaceful space for recreation to the centres. Ground floor residential units will have private terrace space between areas of public space with low hedging defining the private/public boundaries.



Levels 5 & 7

Levels 5 & 7 offer small and intimate spaces for residents to relax. Elevated views to the south are framed by planting and other landscape features. The design of the roof terraces creates intimate spaces through the use of raised planters and pergolas. Planters will support shrubs and perennials, offering year round interest with vibrant colours through the summer months. Moveable cube seating and large wooden loungers offer soft and informal seating areas. Contemporary pergolas create sheltered eating and social areas. Decking is used with bands of flag paving to create contrasting surfaces to the terrace floor.

Level 6 & 8

Levels 6 & 8 offer larger, more sociable spaces with more contrast in character and potential usage. The west terrace houses a large open grassed area, which acts as a flexible space for all kinds of recreation. The central terrace creates more divided and private interconnected spaces with moveable cube seating, pergolas and large wooden loungers. Raised planters are used carefully to create intimate and sheltered spaces for outdoor recreation. The east terrace offers raised planters for resident growing areas, where people can use the comfortable and relaxing areas for use all year round.

The main design focus is on the creation of a simple variety of separate but interlinked social spaces with enough flexibility to allow use for all residents.

The large wildflower planted beds bring a sense of wildness to the otherwise formal roof garden. This planting offers a soft buffer to Great Stone Road, summer interest and large benefits to the local wildlife.







Level 0

Access at Ground and Street level is possible from the vehicular and pedestrian entrance off Great Stone Road. A further route off Great Stone Road allows for access down the embankment via steps to the rear of the building and potentially on to the Metro station and Brian Statham Way. Pedestrian access into the courtyards and the building is via steps and ramp with further access possible from two further bridge crossings allowing multiple points of entrance off Greta Stone Road as it rises to cross the tram line. Vehicular access into the car park is via the proposed road to the rear of the building. The frontage boundary is a combination of planting with landscaped embankments. Tree planting along the Great Stone Road frontage is proposed where possible.



Level 1

At the heart of the Level 1 proposals are two large landscape courtyards which offer a varied and informal space for socialising and general amenity. They allow for access into the residential blocks and spill out space for the centrally located common room and cafe. Key routes have been created through the central spaces which relate to the building access points. The design of the courtyards can be viewed both from the level of pedestrians moving through the areas, and from the many residential apartments that over look the spaces. Free movement is encouraged between the courtyards and through the space enabling access to the multiple entrances into the residential areas. A cafe and a series of administration and reception spaces flank the entrances to the courtyard with potential for covered outdoor spaces should this be required. Private terrace areas form a buffer between apartments on the ground floor and the more public areas of the courtyard.



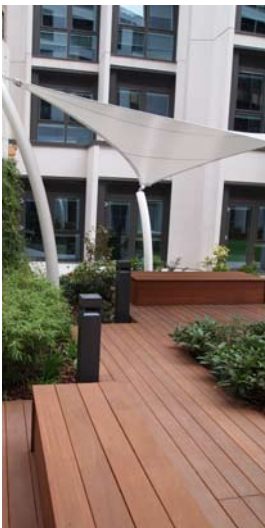
Level 5 & 7

Level 5 & 7 have three separate roof gardens offering elevated views to the south, west and east. The design of the external space creates intimate spaces through the use raised planters and overhead structures. These will support shrubs and perennials which will offer year round interest. Cubes and loungers offer contrasting and informal seating areas to support different types of recreation. Decking beneath these spaces creates a unique character at this level.



Level 6 & 8

Level 6 & 8 supports 3 further roof gardens which all use raised planters to create a soft buffer for privacy and protection from the wind. Artificial grass offers a soft surface for informal recreation. Timber loungers offer comfortable and relaxing areas for use all year round. The main design focus is on the creation of a simple variety of separate but interlinked social spaces with enough flexibility to allow use for all residents. The large wildflower planted beds bring a sense of wildness to the otherwise formal roof garden, and act as a transition point between the formality of Level 5,6,& 7 and the informality of level the green roof areas. This planting offers a soft buffer to Great Stone Road and will offer summer interest and colour.



Hard Landscape Materials Palette

A small concise material palette will be used throughout the development to maintain a coherence to the overall design and to provide visual guidance and orientation, helping to identify types of spaces and use. All paving types are subject to final construction design of podium areas.

Paving

Level 0, street level and route ways linking the development to the highway and the street are paved in a quality concrete flag paving in silver grey/granite finish. Highlights within the paving design to indicate thresholds and boundaries would be in a darker paving of the same type.

Level 1 paving will be a combination of the concrete flag paving and a resin bound finish. Steel edging would be used to define boundaries with different coloured material used to create patterning and highlight other changes to the path way.

Roof garden levels look to use high quality concrete paving, varying the size and scale of units where possible to create a contemporary and textured look. Plank like, linear units with help to define the linear routes along the roof spaces. Colour and finish of materials will be similar to those used at level 0 and 1.

Decking

Decking is used in levels 5 & 7 roof garden spaces to form raised seating areas; for a variety of flexible uses including recreational activities ; and also to identify different spaces within the roof levels through a change of surface material.

Decking will be formed in a robust and durable material suitable for exposure all year round.



Seating

The design provides areas of seating in a wide variety of locations and forms located in areas off the main circulation areas where residents can relax and enjoy the view or socialize with friends and neighbors. Small variations in seating throughout the garden spaces allows for different experiences within the variety of areas.

In the level 1 courtyards, seating and areas for relaxation are provided with benches, feature seating around the central square lawn.

In roof garden areas, benches are typically set against or as part of the planters. More flexible seating in the form of timber recliners and areas of decking are located within some of the garden areas.



Soft Landscape Materials Palette

The design of the soft landscaped areas seeks to provide planting that will create attractive outdoor spaces for the benefit of residents with year round interest. Planting will also provide screening and shelter where required and help to create more private areas off the main movement network. Trees will be planted where possible, particularly at ground level where a tree lined frontage onto Great Stone Road is shown. The planting will also benefit the local wildlife providing food and habitat for insects and birds.



Trees

Level 0 and ground/street level trees will potentially be planted into the ground or embankment and will be large street trees to offer screening and softening to the development frontage onto Great Stone Road. Species such as Liquidamber would offer strong autumn colour as well as structure.

Level 1 trees will be pleached trees within planters and designed to frame the central grassed area and to provide a sense of privacy and separation for the residents.

Roof garden areas have a variety of different raised planters and modular planters that can accommodate small ornamental trees. Species will be chosen that can withstand some exposure to the elements.

Shrubs

Native woodland and shrub planting is proposed to supplement the existing tree and woodland belt to the southern boundary against the Metro line. Elsewhere at ground and street level, ornamental shrubs will provide structure and define boundaries. Shrub planting will also be used in the raised planters on the roof gardens to provide year round structure and interest.





Herbaceous Plants and Grasses

Herbaceous plants, shrubs and grasses will be used in the level 1 courtyards and the roof garden areas. There is a required privacy screening in the courtyards in front of the apartments. Herbaceous planting in the courtyard and on the roof gardens will be chosen to provide texture, colour and year round interest. Flowering species will also be chosen to encourage insects.

Lawn Areas

Lawn areas are provided on most levels to provide increased soft surface which is ideal for informal recreation. It is always accompanied by shrubs and trees which help create intimate and sheltered spaces.

