Hoppers

MOSS LANE EAST

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK F

PRINCESS ROAD

BARNHILL STREET

RABY STREET

BUS STOP

Trees throughout the site help increase Moss Side's tree canopy coverage.

Maintenance access only. Gate to have access fob control. Gates to be locked down at all times.

Line of trees to maintain habitat connectivity with nearby existing trees and street planting.

Strip of planting between the building and main roads o protect the building, redirect the flow of air pollution and reduce urban heat island effect.

Light canopied fastigiate trees to reduce potential shading,

Defensible buffer planting, prickly shrubs to be 1m high.

Entrance

Seating.

Informal natural play elements on permeable rubber crumb surfacing.

Wildlife-beneficial ornamental planting and trees to screen private amenity spaces behind.

Temporary location for bin day collection.

Community Pocket Park

Small fruiting trees to create attractive streetscene and boost biodiversity by providing food sources for pollinators.

Wildlife corner with wildflower turf and habitat boxes.

Gate to have access control for the gate access to be locked down if and when required.

Pedestrian access

Proposed Rain Garden to mitigate flooding and mimic natural drainage patterns and low level planting to maintain clear sightlines.

Bin Store

Green roof

Permeable block paved parking bays

Cycle stands

Vehicular access

Drop kerbs added to accommodate vehicular access to site

Gate to have access fob control. The gates will be locked down.

Trees in hard landscape to soften the built form.

Bollards

Block paved parking bays

Drop kerbs added to accommodate new driveway access

Bird boxes to be fixed on the wall

Native bulb planting

EV charging

Bollards

Permeable block paved driveways

Low wall with railings

Low railing and hedge

Boundaries to streets to be 1500mm high. Railings to match balconies above.

Undercroft car park with first floor amenity space above.

Permeable block paved parking bays

Cycle Store

Green roof

Substation

Direct access to sub-station off the road

Gate to have access control for the gate access to be locked down if and when required.

Pedestrian access

Ginnel

Temporary location for bin day collection.

Gate to have access control for the gate access to be locked down if and when required.

Proposed Rain Garden to mitigate flooding and mimic natural drainage patterns.

2m high boundary.

Rev.B Changes in line with final arch comments NN 11.07.25

Rev.A Changes in line with comments NN 10.07.25

SOFT LANDSCAPE

Existing Trees and Vegetation to be Removed
All trees and hedges to be removed outside of bird nesting season. Please refer to Arboricultural Impact Assessment by Urban Green for further information.

Public Realm Trees
Trees to comprise medium sized fastigiate species planted as 20-25cm girth Semi-Matures, 450-550cm height with 2m clear stem.

Trees in Hard Landscape
Trees to comprise medium sized species planted as 20-25cm girth Semi-Matures, 450-550cm height with 2m clear stem. Planted in an urban tree pit with a permeable hard surface.

Small Fruiting Blossom Trees
Trees to comprise small-growing species planted as 14-16cm girth Extra Heavy Standards, 350-400cm height with 2m clear stem.

Ornamental Hedge
Proposed evergreen hedge to be planted along the private amenity space boundaries as 5L pots at 3 per lin.m.

Proposed Ornamental Planting
Shrubs and herbaceous plants to be planted as 3-5L pots at 3-5 per sq.m to soften the built form and provide seasonal interest.

Proposed Rain Gardens
Proposed rain gardens as part of the Drainage Strategy by SGI. Herbaceous plants to be planted as 1L pots at 5-7 per sq.m.

Proposed Wildflower Turf
Areas within communal amenity spaces to be laid as Wildflower turf.

Proposed Bulb Planting
Areas within communal amenity spaces to be planted with native bulbs. To include natural single species swathes of Daffodils and Crocus to provide an early food source for wildlife and for visual amenity.

Proposed Grass
Areas within communal amenity spaces to be laid as Species Rich Lawn turf.

Amenity lawn
Areas within private gardens to be laid as turf.

Green Roof
Proposed sedum roof to cycle store and bin store.

SURFACE TREATMENTS

Linear Paving Units
Grey textured linear paving units for the pedestrian areas.

Paving Units
Buff-coloured textured paving units for private patio areas.

Block Paving
Parking bays to be surfaced in block paving.

Block Paving
Parking bays to be surfaced in permeable block paving. Please refer to Drainage Strategy by SGI.

Vehicular tarmac
Road within the courtyard to be surfaced in tarmac.

Play Surfacing
Areas within the walled garden to be surfaced in rubber crumb play surfacing.

Deterrent paving
Areas at the back of the colonnades to be surfaced in deterrent paving inline with secure by design.

BOUNDARY TREATMENTS

1000mm high boundary
Boundary to townhouses. 400mm high wall with 600mm high railings, or 1000mm high railings. To be vertical bar railings, brick to match building.

1100mm high boundary
To internal boundaries. Either 1100mm high wall or railings. To be vertical bar railings, brick to match building.

1500mm high boundary
To street boundaries. 900mm high wall with 600mm high railings, or 1500mm high railings. Vertical bar railings to match balconies above, brick to match building.

2000mm high boundary
To entrances into the site courtyard. 900mm high wall with 1100mm high railings, or 2000mm high railings. Vertical bar railings to match balconies above, brick to match building.

Bollards
Proposed powder-coated steel bollards.

FEATURES/ FURNITURE

Picnic Table with Benches
Table and seats within Community Pocket Park to be surface fixed. To be metal with MOSO Bamboo X-treme slats with flame spread index Class A following ASTM E84.

Bench
Benches within Community Pocket Park to be surface fixed or integrated into planter. To be metal with MOSO Bamboo X-treme slats with flame spread index Class A following ASTM E84.

Informal Natural Play Elements
Community Pocket Park to have informal play elements like stepping logs or stones. To be supplied by Playdale or similar approved, subject to detailed design.

Habitat Features
Wildlife corners within Community Pocket Park to have habitat features. For example insect and solitary bee houses or log piles.

Bird Box
Bird boxes to be fixed to building wall, specification and positions to be advised by the ecologist.

Indicative Location for Light Bollards
Please refer to the Lighting Strategy done by others. Final locations tbc.

Indicative Location for Lightposts
Please refer to the Lighting Strategy done by others. Final locations tbc.

Cycle Stands
Proposed short stay cycle parking.

N

0 10 20

SCALE - METRES - 1:200

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Client
MSV

Project
Moss Side, Manchester

Description
Landscape Masterplan - Ground Floor

Status
Planning

Scale	Drawn		
1:200@A1	NN/EP		
Job number	Drawing number	Date	Revision
5242	04	July 25	B

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All levels and dimensions to be checked on site by contractor prior to commencement; Any variations to be reported to the client. This drawing is to be read in conjunction with all others relating to the project and all information derived accordingly; any anomolies to be reported to the client. Do not scale from this drawing. Use figured dimensions only. Work shown on this drawings to be carried out in accordance with current British Standards and Codes of Practice.

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