



Warwick Mills, Middleton

Landscape Strategy - RIBA Stage 3

July 2023 907-LS-001

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01 - INTRODUCTION

This report outlines the landscape strategy for Warwick Mill, Middleton. The proposed development is to be an attractive and sustainable mixed use development. The overarching aim of the landscape proposal is to ensure the following key landscape objectives are provided:

- Provide a high-quality DDA-compliant public realm and residential uses as well as enhancing connectivity, all within a contemporary, sustainable design approach
- Achieve a transition from the urban grain associated with Middleton town centre and its surrounding area at the north boundary of the site to a more private, amenity-driven residential area to the south of the site next to the Brook.
- Create a synergy between public realm space and adjoining commercial uses to animate the public realm whilst reconciling level changes within the development
- Create a strong landscape context as a buffer against noise and visual intrusion whilst encouraging social activity and accommodating a variety of uses
- Create green urban spaces with bio-diverse and amenity benefits
- Provide residential amenities including doorstep play areas

The Proposal for the site can be defined as:

Redevelopment of site comprising re-purposing of Warwick Mill to residential (Use Class C3) and flexible commercial space (Use Class E) and demolition of existing London House and erection of a new building for a mix of uses comprising residential apartments (Use Class C3) and flexible commercial space (Use Class E). Ancillary hard and soft landscaping; rationalisation of and improvements to vehicular accesses onto Oldham Road (A669) and Ashton Lane; vehicular and cycle parking; and associated works and infrastructure.



North-east entrance for the site



The existing red brick boundary wall at Ashton Lane on the East side of the site.



The existing façade along the main road - Oldham Road.



South-east corner for the site with parking area and the Wince Brook

CONTEXT AND ANALYSIS



Primary Route



Public Transport



Railway



M60



Wince Brook



Proposed development



Wider Site Context Plan

LOCAL ACCESS ROUTES STUDY



Warwick Mill is located on Oldham Road in Middleton, Manchester.

The site is close to the Middleton Shopping Centre and Middleton Bus Station. Also, close to the M60 and approximately 20 minutes west of Mills Hill Train Station, which connects to Manchester on the south and Leeds on the east.

The existing roads adjacent to the site include some bike-friendly routes which could be enhanced and linked together along the site boundary to provide wider sustainable interconnections for residents and the local public.

Cycle lane/ Cycle friendly Route 
Wince Brook 



Shopping centre and the Bus station on the north of the site



On north-east side of the site can reach the Tesco Extra and Middleton Arena



The Alkrington Woods Nature Reserve is 5 minutes walking distance from the site



Along the Wince Brook behind the site can reach the Wince Brook Park



North-west entrance for the site



South-west corner of the site and the Wince Brook

Pictures from Google street view

CONCEPT PLAN

The Site has a prominent position along Oldham Road.

In its immediate vicinity, the site sits surrounded by other mixed-use commercial/ office, residential and light industrial buildings. Wince Brook borders the site to the south.

The streetscape at the front of the building is formed of hard materials, red brick walls and railings which require refurbishment. Localised self-set planting has been established in the lightwells.

The existing adaptable pavement is formed of macadam and there is an excess of street furniture, so the opportunity to declutter to improve pedestrian access is desired.



03 - LANDSCAPE CONCEPT

CONCEPT INSPIRATION

PRIVATE COURTYARD AREA

To ensure both courtyards have a similar character, a focal point structure will be delivered to the Loom to mimic the existing industrial structure.

A simple and functional circulation will be provided for both courtyards. Also, the secondary paths are linked to the main circulation. Those routes give fun/exploring opportunities to walk through planting and feel nature.

The planting will make enclosure spaces to create semi-private areas for the residents. Also, to soften the existing/new structure, climber plants will be planted surrounding the columns.



New structure/pergola to mimic the mill frame structure.



Existing structure stripped back to case iron frame. To plant climbers to climb over it.



Planting create various enclosed small gathering spaces

PUBLIC RESTAURANT AREA

Combined soft and hard surfaces to support various activities to host here. Furthermore, using the planting and trees to create a boundary for this area. The green barriers create enclosure spaces, and also separate the private and public use.

The focal tree gives the space a strong centre. It will form a gathering area for the restaurant to use as an outdoor dining space.



Combined soft and hard spaces for activities, and planting provide the enclosure



Outdoor dining area surrounded the focal tree

STREETSCAPE & RIVERSIDE PATH

The existing street lacks greenery. Therefore, a new row of trees and planting will be provided. This green screen aligns with the front of the new commercial units, delivering a nice view for both pedestrians and shoppers.

To improve the ecological value of this site, the human impact will be limited at the riverbank. Except for the narrow footpath delivered a scenic route along the Wince Brook, the riverbank will be planted or left as nature reserve areas.



Greening the street with the liner trees and planting bed



Naturalistic riverbank and footpath along the Wince Brook



Scale: 1:500

04 - LANDSCAPE MASTERPLAN - THE LOOM PODIUM

Public realm improvements include increasing publically accessible space along the Oldham Road frontage and enhancing the pedestrian environment by creating a green frontage for the development. Tree species will be selected for their narrow crown and upright habit.

For roof terraces, to extend the strong industrial character, pergolas will be delivered, and help to provide shade for the sitting area below.

Proposals allow for flexible outdoor spaces on both roof terraces in order to match the different use requirements. For instance, the lawns provided opportunities for play and exercise.

GREEN AVENUE STREET FRONTAGE

DECKING AREA

Gathering area with benches and tables & chairs.

TIMBER PERGOLA WITH CLIMBER

Extending the character of existing mill structure. Also, providing the shade for the people sit under.

TIMBER PERGOLA WITH CLIMBER

Extending the character of existing mill structure. Also, providing the shade for the people sit under.

DECKING AREA

Gathering area with tables & chairs.

ACCESS

Access to Warwick Mill courtyard

LAWN

Providing the space for play and activities.

PRIVATE TERRACES

RAISED PLANTING BED

Form a green screen for the background.

LAWN

Providing the space for play and activities.



04 - LANDSCAPE MASTERPLAN - WARWICK MILL COURTYARD

The central atrium courtyard will provide two green spaces for quiet recreation and incidental play for young children through trim trails. Retention of some of the warehouse structures with climbers covering them provides a reference to the history of the large space.

On the 4th floor, three small terraces are provided as small group gathering areas. With raised planters and planting to soften the spaces.

LAWN
Providing the space for play and activities.

BOULDER PATH
Playful route

RAISED PLANTING BED

ACCESS
to The Loom Podium

4TH FLOOR TERRACE
Quiet gathering area with raised planting beds.

DECKING
Quiet activites spaces with benches.

RIVERSIDE DECKING
With benches facing the brook.
Connected with the riverside path.

PRIVATE TERRACES

4TH FLOOR TERRACE
Quiet gathering area with raised planting beds.

GREEN SCREEN TREES AND PLANTING

EXISTING STRUCTURE
With climber to soften the structure

4TH FLOOR TERRACE
Quiet gathering area with raised planting beds.

PATIO AREA
Surrounded by planting to create semi-private gathering space.

RIVERSIDE DECKING
Semi-private outdoor gathering area with benches facing the brook.
Connected with the riverside path.

RIVERSIDE FOOT PATH
With naturalistic planting



 N
Scale: 1:500

04 - LANDSCAPE MASTERPLAN - THE RESTAURANT AND RIVERSIDE

To adapt to the level change, two terraces have been delivered. The top one will be the outdoor dining area for the restaurant. As a multi-function space, the lower terrace provided a big space of lawn and decking to suit all the different activities requirements.

Trees on the boundary will be selected for their effectiveness to absorb particulates and pollution from the atmosphere. Which helps improve air quality and makes a green screen to keep the privacy of the outdoor dining area.

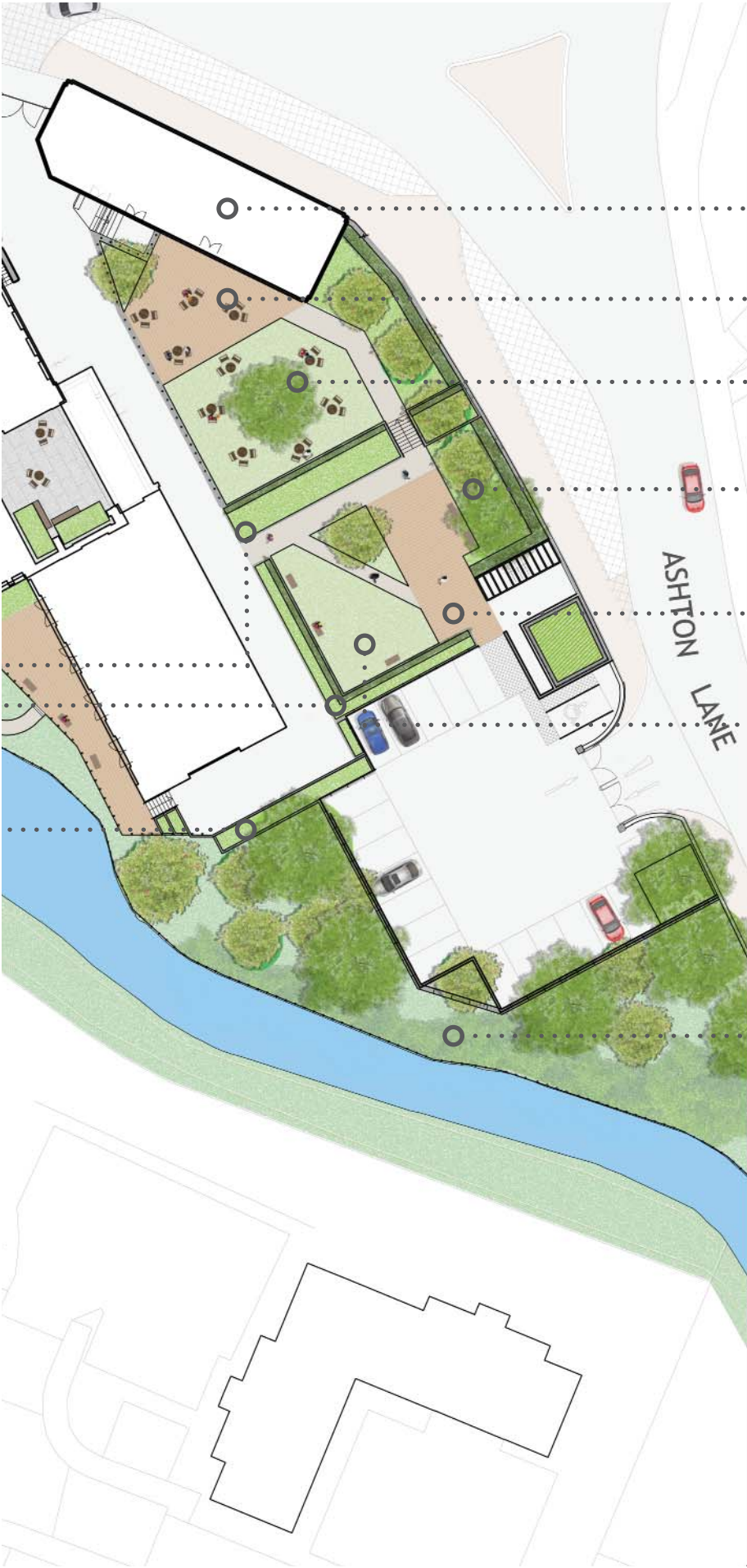
Due to the level change, there will be a retaining wall between the bank and the car park. To soften the wall and create a habitat for wild animals, groups of trees will be delivered to the south-east corner of the site.

WALL PLANTER

to take up the level changes and soften the structure by planting.

WALL PLANTER

to take up the level changes and soften the structure by planting.



THE RESTAURANT

DECKING AREA

Outdoor dining area for the restaurant

FOCAL TREE

Providing a focal point for the outdoor dining area and delivering shade during the summer time.

BOUNDARY PLANTING

Providing a green screen between the road and the outdoor dining area.

DECKING AREA

For outdoor gathering and hosting events.

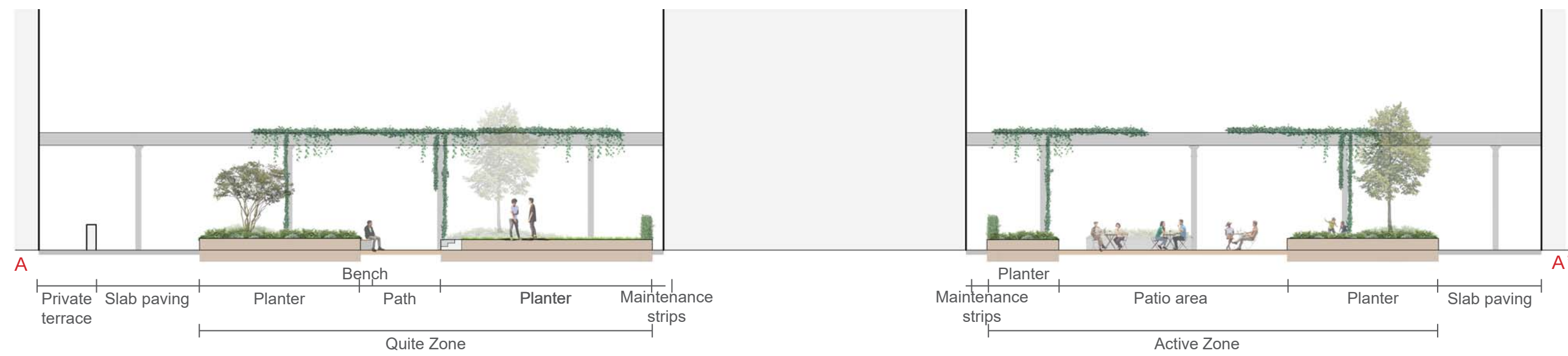
LAWN AREA

Soft landscape for children play and movement activities.

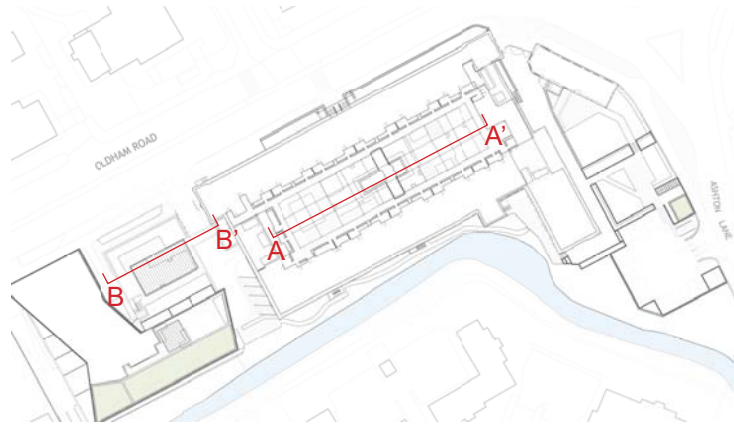
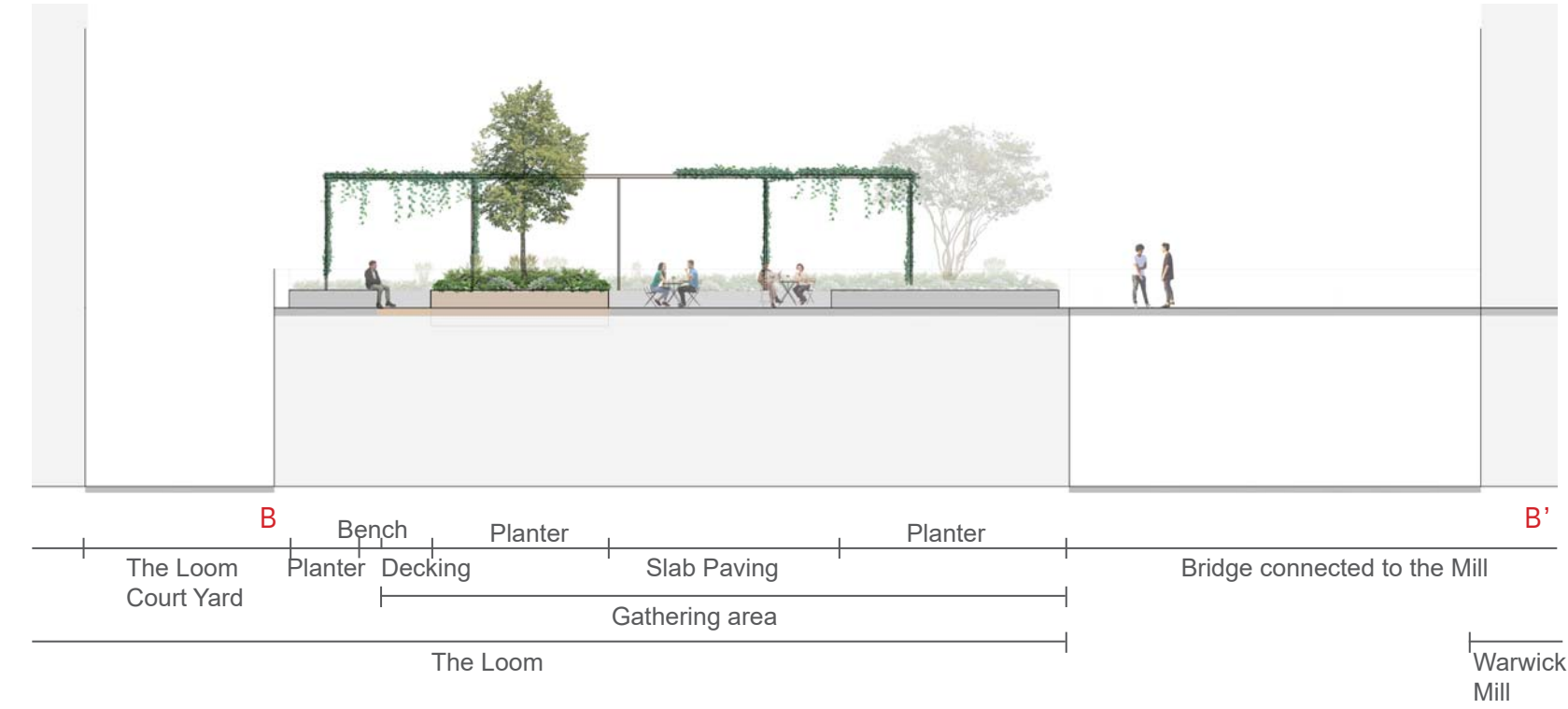
BANK SIDE PLANTING

To create a habitat for wild animals.

WARWICK MILL

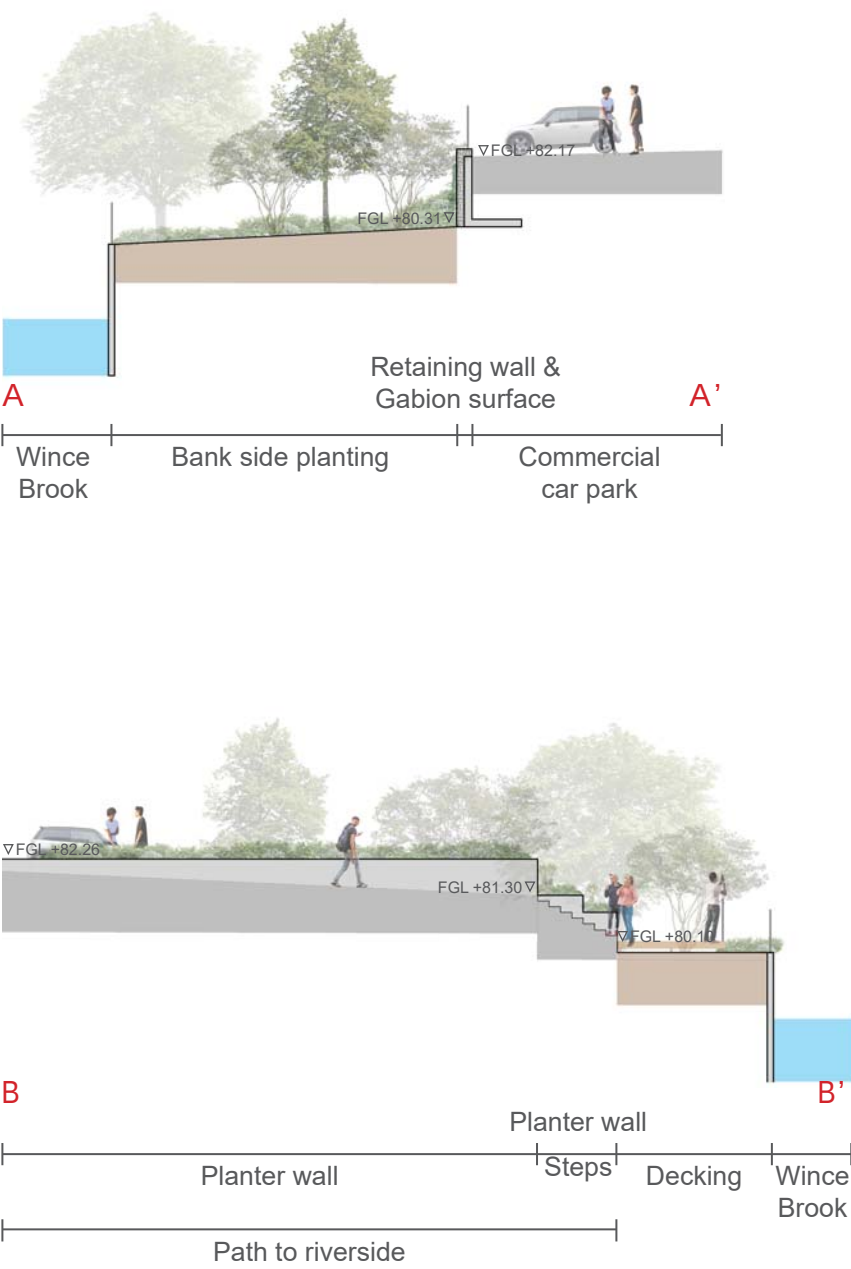


THE LOOM

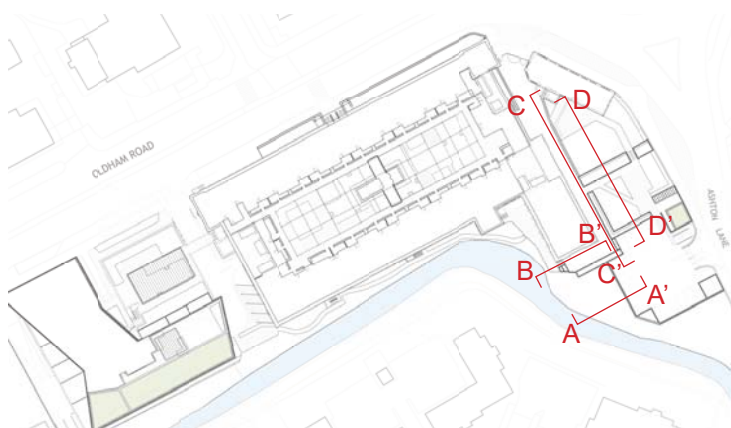
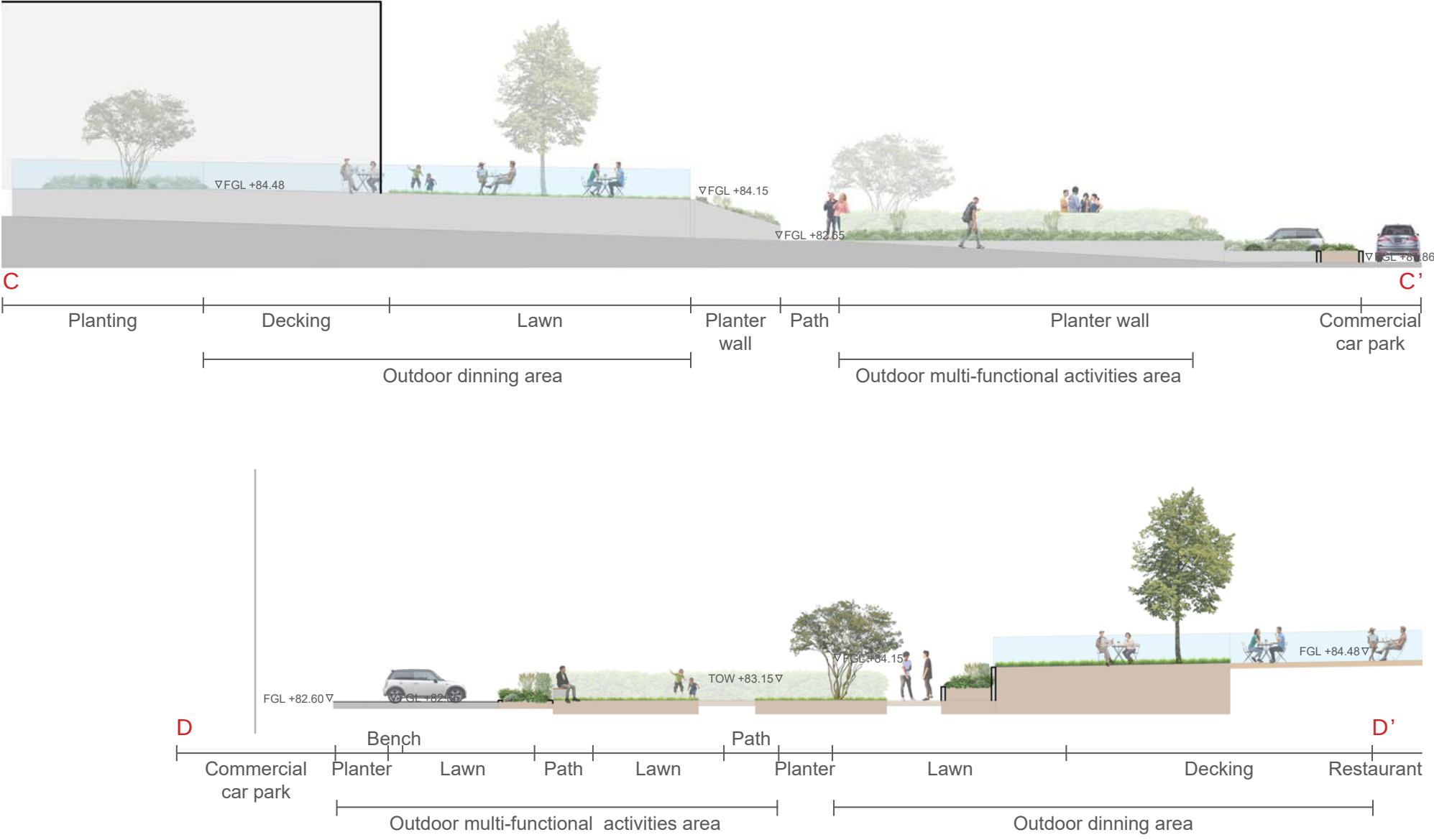


05 - LANDSCAPE SECTIONS - THE RESTAURANT & RIVERSIDE

RIVERSIDE



THE RESTAURANT



VEHICULAR AREAS

Materials for hard landscaping and furniture will be selected to compliment the new development, in keeping with the materials and character of the wider area.

The materials used will be coordinated to address both the function and form of the space. Paving will inform the movement of pedestrians by creating directional flows and improving legibility on site.

Block pavings will emphasise the main routes in both the public and private realm. Decking will form the gathering spaces along with the resin-bound paths for the secondary routes.

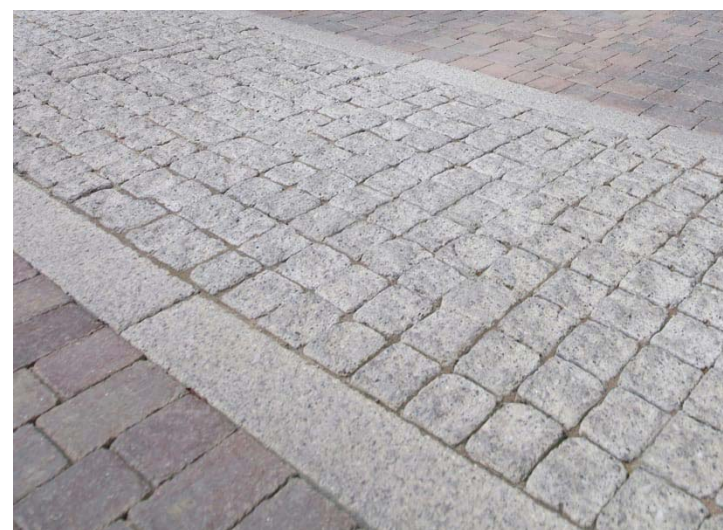
A simple monotone palette of colours will add order and allow the soft planting to dominate over the paving with colour and vibrancy.



Poured concrete paving for the vehicular route

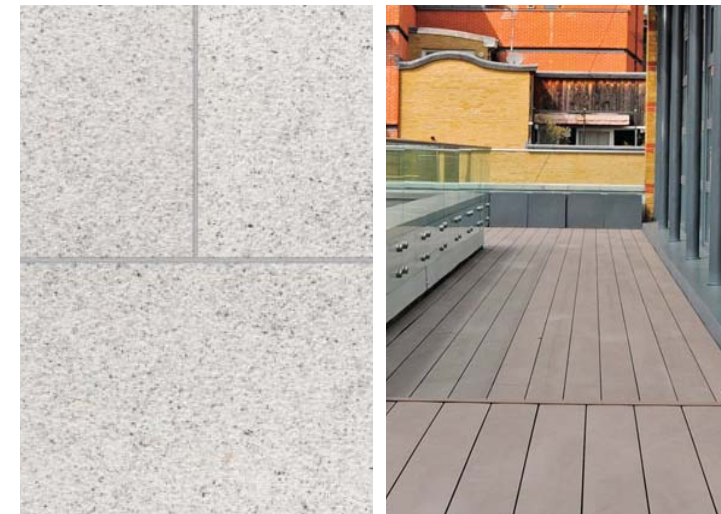


Car parking area



Cobble ramp on entrance of the car park

RESIDENTIAL COURTYARD



Block paving to the path and porcelain decking to the courtyards



Buff resin bound gravel to the centre gathering spaces



Natural random shape stepping stone for informal path

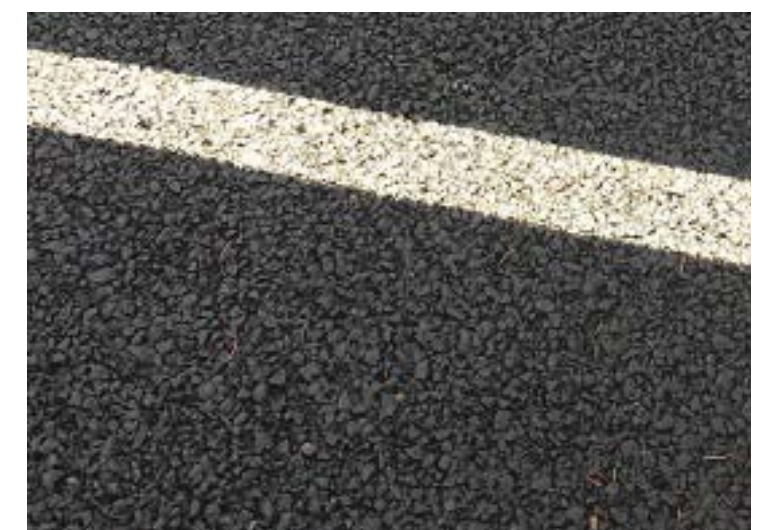
OUTDOOR AREA



Decking to riverside and kitchen areas



Grey colour resin bound gravel to the path



Permeable tarmac for car parking area

07 - FURNITURE STRATEGY

SITE WIDE

The furniture strategy seeks to reinforce the unique image of Warwick Mill whilst being robust, monolithic and fun in character.

The furniture will articulate the material palette of the buildings and hard landscape and create a contemporary look for the scheme.

High quality furniture such as aluminium planters, benches, seats, and cycle stands will be integrated into the scheme. Benches along the planting beds provided the opportunity to get close the nature in urban area.

Simple, contemporary electric charging bollards deliver a sustainable option for residents with cars.

On roof terraces, picnic table & bench and informal seating edges will provide social opportunity for all ages.

Architectural lighting have been selected to be used throughout the site to provide the primary source of lighting. Also, under bench LED, in-ground up-light, and festoon lights are adding character to the development.

A mix of lighting will illuminate the landscape, play and furniture features, and highlight key features and social areas.

PUBLIC REALM



Contemporary benches

RESIDENTIAL



Bespoke planters

LIGHTING



Under bench lighting



Electric charging bollards with dual sockets



Pergola with climber



In-ground lights for planting and building



Bench combined with the planter



Festoon lighting

The play strategy on this site aims to provide informal play opportunities and create a playful landscape.

To let children play with nature, natural materials, for instance, logs and boulder stones, are provided for adventure play and climbing. Also, stepping stones and decking paths cut through the planting, creating the adventurous routes between the plants.

Decked areas and solid paths provided the surface for scooters to circulate and support more active play.



INFORMAL PLAY



Stepping stones and play in between plants



Playing log



Scooting and biking

09 - SOFT LANDSCAPE STRATEGY

INTERNAL PLANTING



Planters for the courtyard planting



Climber on existing columns and pergola

EXTERNAL PLANTING



Mix planting for the restaurant area



Naturalistic planting along the brook

The raised planters in the main courtyard will be planted with a mix of ornamental shrubs, tree and bulb planting, providing year-round colour, texture and interest to the levels above; and providing a soft yet defensible buffer to the built form of the lift and stair core.

A simple and attractive palette of bright greens and whites will complement the rich red brick architectural materials.

Elsewhere outside to the south of the site, the areas adjacent to the Wince Brook will be lined with native wetland species to provide potential habitat for local BAP species. This will provide an appropriate setting for the two decked terraces for residents to use for quiet recreation.

PROPOSED SPECIES



The planting of new trees within the development will ensure new planting is appropriately located and designed. The trees will be selected to:

- Create interest and vary with the seasons
- Be appropriate to the site conditions, including elevation and wind factors for trees on the podium level
- Enhance the ecological and biodiversity value of the site

Tree planting will be arranged to emphasise and frame views whilst softening the built form at ground level. This is important given the proposed scale of the buildings that surround the space.

The palette will be relatively simple and will include evergreen and deciduous trees appropriate to the scale of spaces and site character. The palette will include evergreen tree species which can be clipped neatly to shape and ornamental flowering tree, which will provide year-round seasonal interest and beautiful autumn colour.

The tree palettes on the following page illustrate the tree strategy for the scheme.

Internal trees:



External trees:



11 - TREE STRATEGY

PROPOSED STRATEGY



Euonymus maackii 'Pendulus'



Camellia japonica



Ficus benjamina 'Variegata'

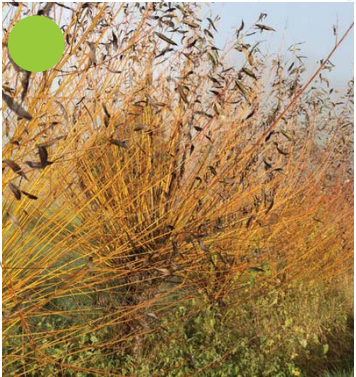
- External - Ornamental tree
- External - Street/Boundary tree
- Internal - Ornamental trees
- Internal - Focal tree



Betula pendula



Alnus glutinosa



Salix viminalis

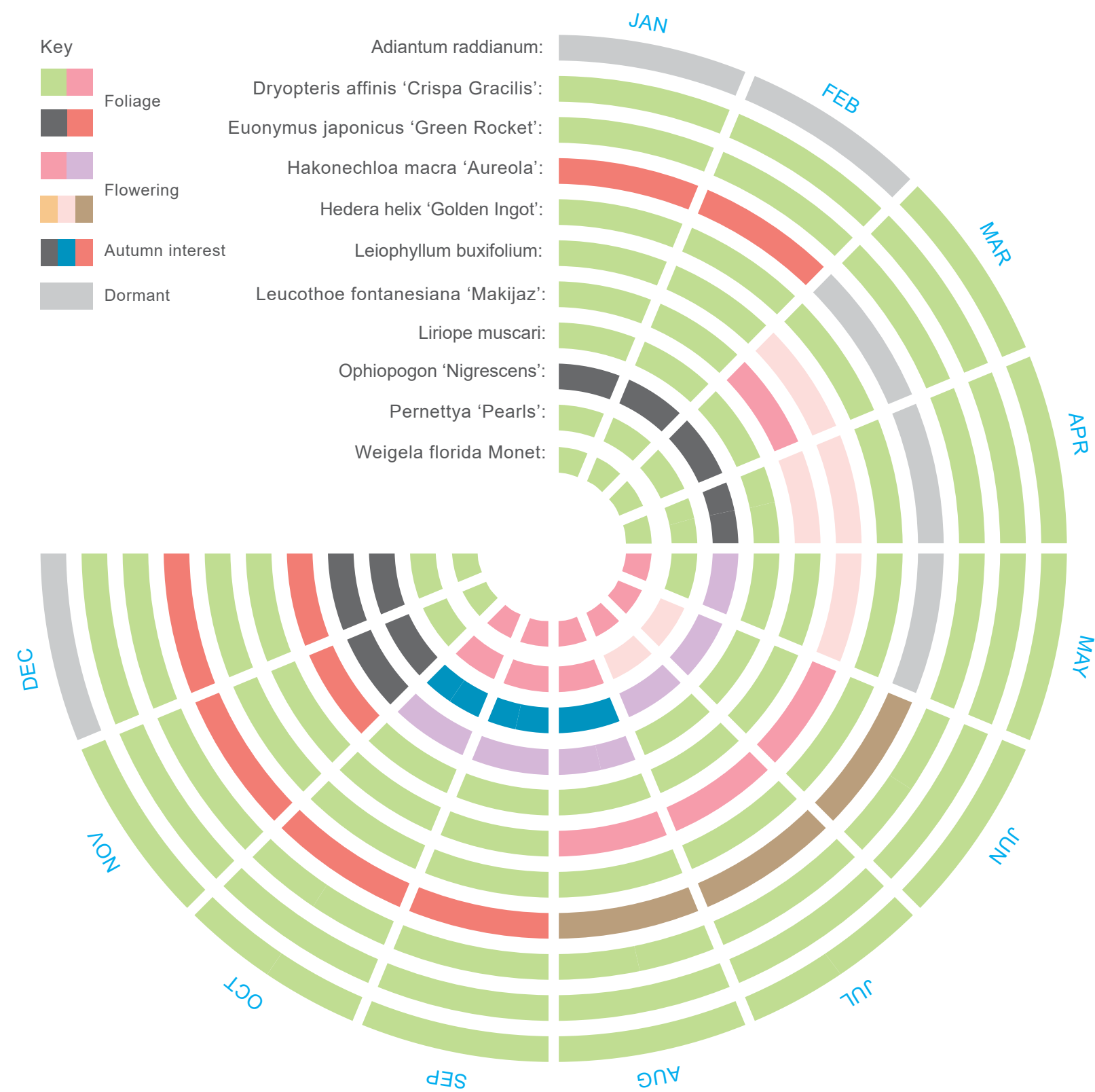


Sorbus aucuparia



Fagus sylvatica

PUBLIC REALM AND RESIDENTIAL



The proposed planting scheme will consist of colourful shades of yellow, green, purple and blue tone to emulate nature. This planting palette will be able to deal with the site conditions that is often shady.

These selected plant will help soften the hard landscape whilst offering minimal maintenance and create character within the landscape.

Ornamental Grass:



Hakonechloa macra 'Aureola'



Ophiopogon 'Nigrescens'



Liriope muscari

Shrubs:



Weigela florida Monet



Pernettya 'Pearls'



Hedera helix 'Golden Ingot'

Climber:



Leucothoe fontanesiana 'Makijaz'



Leiophyllum buxifolium

Ferns:



Adiantum raddianum



Dryopteris affinis 'Crispa Gracilis'



Euonymus japonicus 'Green Rocket'

Hedges:

11 - PLANTING STRATEGY - EXTERNAL

PUBLIC REALM AND RESIDENTIAL



Perennials:



Echinacea purpurea 'Augustkönigin'

Ornamental Grass:



Hakonechloa macra 'Aureola'

Shrubs:



Pieris japonica 'Little Heath Green'

Ferns:



Polystichum x dycei



Sanguisorba officinalis 'Arnhem'



Festuca glauca 'Elijah Blue'



Pittosporum tobira 'Nanum'



Dryopteris affinis 'Crispa Gracilis'

Riverbank:



Corylus avellana



Stachys palustris



Lychnis flos-cuculi



Ionicera periclymenum

BIODIVERSE LANDSCAPE

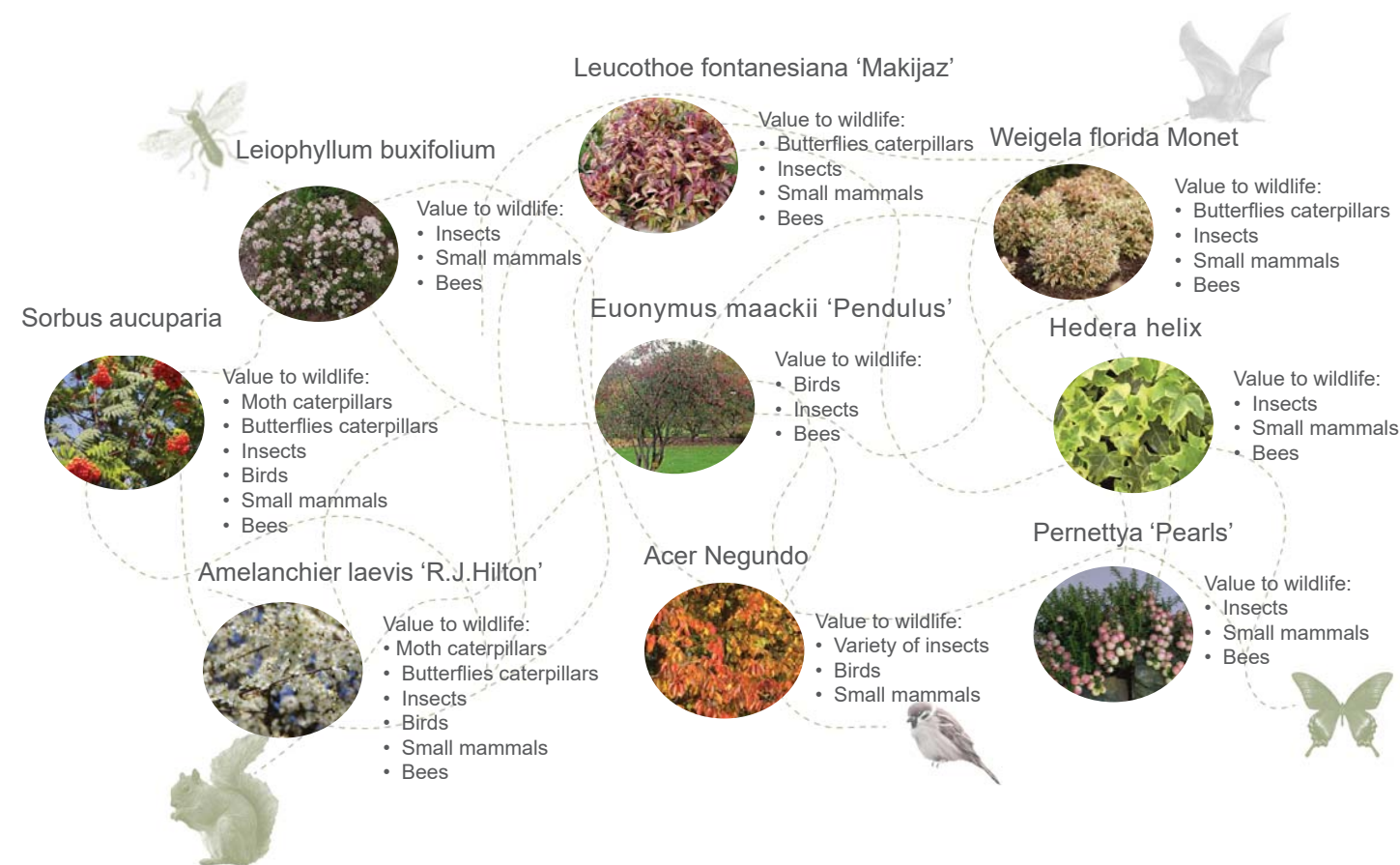
Ecology has been carefully considered throughout the landscape design and development. Also, we refer to the ecology report by Ecology Resources for the recommendations and planting suggestions.

The proposed scheme includes a number of measures to help mitigate and enhance biodiversity at the site post-development. Mitigation and enhancement measures will include:

- Native plant species, and those beneficial to wildlife and biodiversity will be used to create vegetated ecological corridors. Particularly along the eastern and southern riverbank boundary and within hedgerows.
- Standing open water.
- Bird and bat boxes will be installed to boundary trees.

To help enhance the sustainability of the site, the following features will be incorporated into the landscape:

- Light spillage will be avoided where possible.
- Any timber used should be FSC chain of custody certified.
- During felling of any significant trees, timbers to be retained in large sections, bark stripped and utilised for ecology features.



Native species



Species rich grassland



Bee and insects hotels



Bird houses

BIODIVERSE ROOF

The development will incorporate one extensive green roof on The Loom 8th floor and on the top of the bin store.

Extensive roofs consist usually of aggregate with occasional plug planting. Additional planting usually establishes itself through wind and animal help.

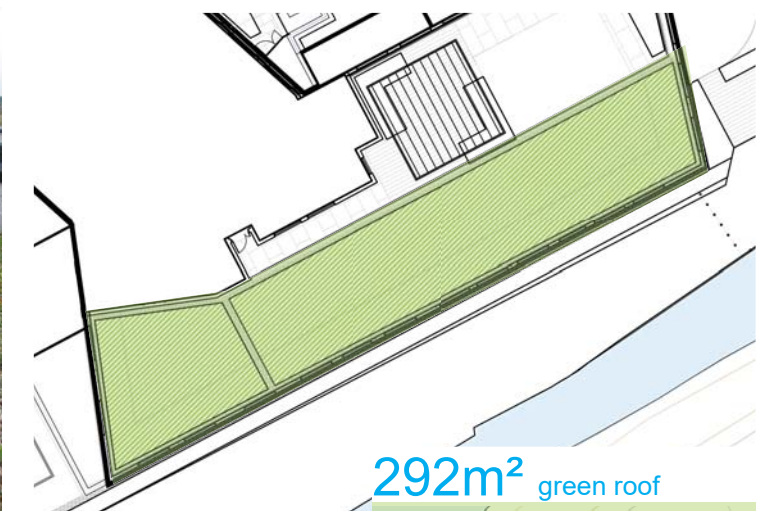
Biodiverse roofs provide benefits such as:

- Conserve energy.
- Increase longevity of roofing membranes.
- Increase urban biodiversity by providing natural habitat to encourage plants and small wildlife.

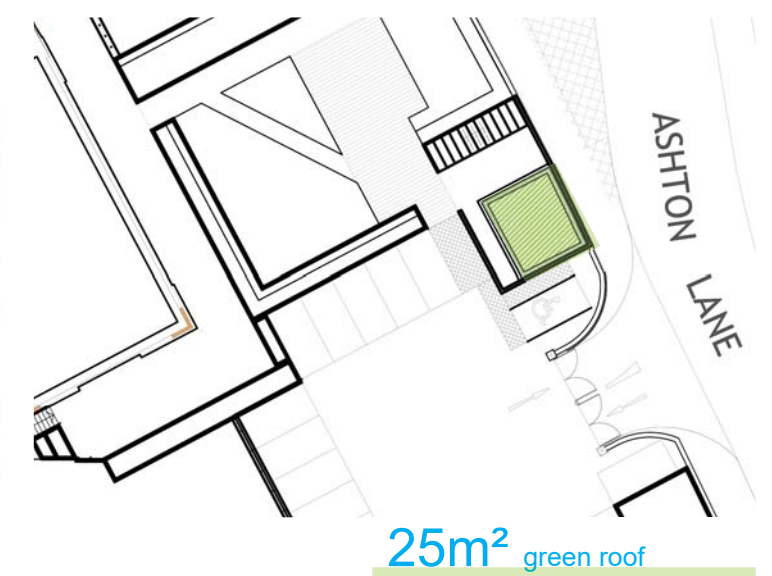
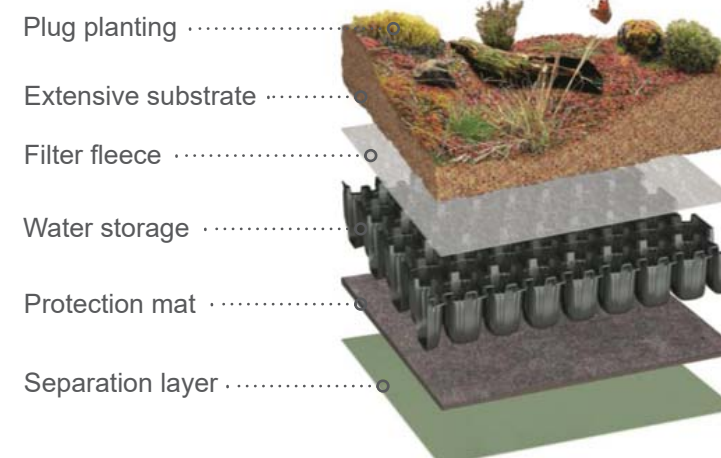
EXAMPLES



Extensive brown roof - aggregate with occasional plug planting



BIODIVERSE ROOF



13 - LANDSCAPE MANAGEMENT PLAN

The Landscape Management Plan will cover the areas including both internal and external landscape in the Warwick Mill development. The Landscape Management and Maintenance shall be the responsibility of the Management company appointed by the client to manage and maintain all landscape areas.

MANAGEMENT PROCUREMENT

During the 12 months of the Defects Rectification Period the site will be maintained by the contractor. After which time it will be taken over by the client, who shall employ suitably qualified and experienced persons or companies to carry out the long-term management of the landscaped areas in accordance with the plan.

Landscape Management and Maintenance plan will be for a 5 year period, and will be produced for the site to guide its future management. It will be agreed through condition. The plan will include management guidelines, a maintenance schedule, information regarding staff requirements and maintenance costs to ensure the hard and soft landscape areas are maintained to a high standard as well as fulfilling the original design intentions. The adopted plan will be updated at 5-10 year intervals to enable management and maintenance to be reviewed and amended as necessary to ensure that it remains reactive to changing site conditions.

THE MANAGEMENT AIMS

- To provide an attractive, welcoming and well cared for setting for the new development.
- To help integrate the development within the surrounding landscape.
- To offer recreational space for residents and local people, whilst meeting the needs of wildlife.
- To ensure the play equipment is maintained in a fit state as per BS EN:1176.
- To ensure the long-term management of retained and new habitats to maintain quality and offer suitable habitat for wildlife.
- To protect and enhance the nature conservation value of existing and new habitats on the management site.
- To ensure the protection and management of target species/groups including bats, badgers, birds, reptiles, invertebrates and local flora.
- To fulfil any legal requirements in relation to the protection, management and enhancement of the ecological features of the management site, in particular those that relate to nature conservation.

OPEN SPACES

The management and maintenance of the public realm is vital to the success of the public realm. All proposed trees within the public realm are to be monitored to ensure they establish and thrive. The landscape contractor shall ensure that the trees and hedging plants are watered adequately particularly during establishment. Any dead or dying plants are to be replaced

An efficient perforated-pipe irrigation system will be installed for all areas of external planting. Additional concealed/ recessed water points will be installed in strategic locations within the landscape to allow for manual watering of establishing trees as required. These will be fed from the attenuation tanks at lower ground floor. All drainage outlets are required to be checked twice a year.

BEGETATED ROOFS

Regular inspections of the whole system with regard to damage/degradation particularly to substrate/roof to ensure integrity of the building fabric is maintained.

Planting suitable to the system installed to be maintained in accordance with manufacturer's recommendations.

Dead plant material should be removed to allow greater coverage. This will improve the appearance of the roof as well as reducing the spread of fungal diseases. On bio-diverse roofs this material could be left to create habitat for wildlife.



