

2.6 Landscape | **Tree Planting**

Trees are shown being planted within the adopted highway where it is known that current services allow for a tree pit with a minimum of 6cu. m. of soil per tree (9 cu. m. ideally where space allows).

Where possible trees will be grouped in tree pit trenches eg 3 trees per trench along Great George Street.

The species chosen have been selected for their suitability as street trees in urban areas.

Phase 1:
5 Street trees
15 Trees within development seen from street level
20 trees total Phase 1

Phase 2:
7 Street trees
22 Trees within development seen from street level
29 trees total Phase 2

Phase 3:
16 Street trees
13 Trees within development seen from street level
29 trees total Phase 3

Additional street trees will be provided where future surveys and trial excavations indicate this will be possible. All such additional trees will be agreed with LCC.

Tree pits within the street will utilise Root Directors for individual trees or 1m deep root barriers eg ReRoot 1000 by GreenBlueUrban.

Tree pits will be stabilised by the use of structural root cells filled with sandy loam topsoil to give the 6-9 cu. m. of topsoil required. Irrigation pipes will be provided.

Trees along Great George Street will have hard paved tree grille with integral drainage slots eg Arborslot by Jones of Oswestry. Other street trees will have resin bonded gravel set within a galvanised frame.



- Quercus Kosta 20-25 cm girth rootballed
- Alnus cordata 20-25 cm girth rootballed
- Betula utilis 20-25 cm girth rootballed
- Acer platanoides 'Columnare' 20-25 cm girth rootballed
- Multistem amelanchier 2-2.5m high containerised
- Ligustrum lucidum 3-3.5m high containerised
- Tree species to be selected during reserved matters application/s



2.7 Landscape | **Signage**

Public realm signage within the new development will consist of proposed new road name signage, attached to building facades wherever feasible to reduce on street clutter and wayfinding signage.

Phase 1 signage will consist of Street signs for Hardy Street and Grenville Street South.

Subject to agreement with LCC Highways Department there will be the opportunity to introduce wayfinding signage to the north of the Phase 1 block.

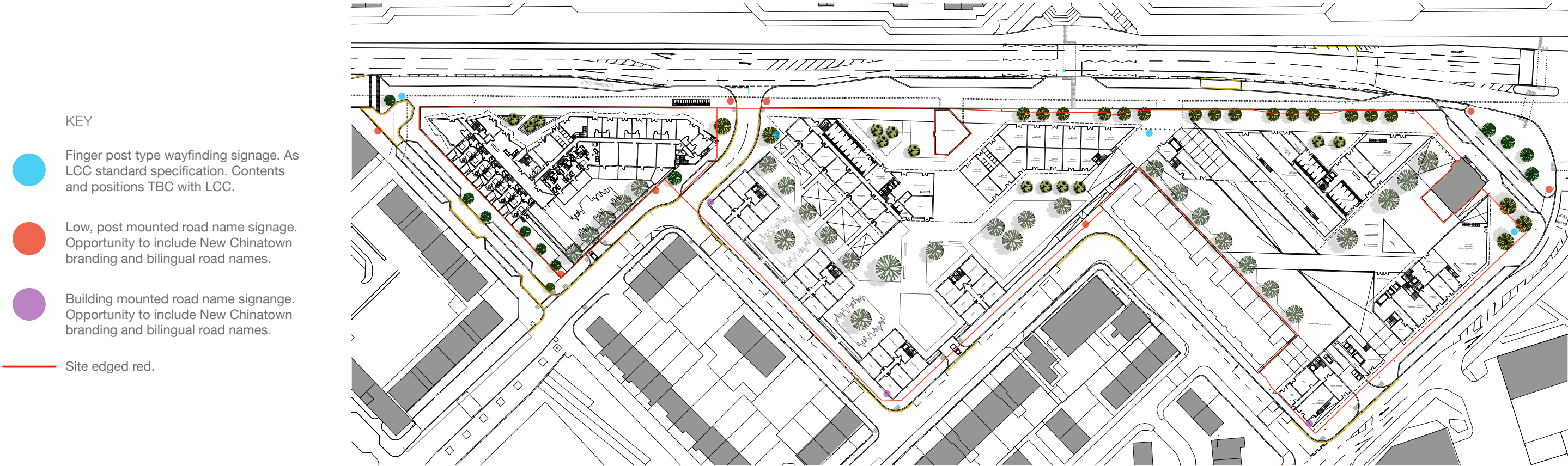
The design of the road name signs will be continued through in the future Phases.



Bilingual street signage in Liverpool's nearby Chinatown.
Opportunity for New Chinatown branding on the road name signs.



Wayfinding signage at key points
in the development subject
to agreement with LCC.



3.1 Detailed Proposals | Phase 1

Phase 1 lies to the north of the site and is bounded by Hardy Street, Great George Street and Grenville Street South.

This first scheme consists of the following areas of public realm:

Great George Street

The proposed new loading/parking layby along this street takes the place of the existing brick raised planter, effectively widening the road. Robust yorkstone setts pave the loading bay separated from the carriageway by a flush conservation kerb. The adjacent adopted footway is paved in quality concrete pavers. The location of existing services has precluded the inclusion of street trees along this stretch however should future surveys and excavations find that protected tree planting is possible, then this will take place.

To the rear of the adopted footpath the development site is denoted by a flush conservation kerb against which runs a brickslot drainage channel preventing surface water runoff into the adopted highway. The paving around the building will be yorkstone slabs.

A small entrance garden area with raised planters is found off Great George Street outside the main building entrance.

Hardy Street

The existing carriageway and parking bays will be surfaced in bitmac with new parking bays to the north of the street for existing residents. Conservation kerbs with a 50 mm upstand will define the carriageway and bays. A new turning head will allow for servicing of this street, surfaced in buff coloured bitmac to reduce the dominance of this vehicular area. Pedestrians will be protected from vehicles in this area by the use of timber bollards.

The footpath adjacent the new development will be resurfaced in concrete pavers to match those on Great George Street.

Two new street trees are poposed in addition to the one existing tree to be retained; Quercus Kosta are located where existing serves permit. Additional street trees may be possible as above subject to services.

Further south a landscaped area softens the junction with Grenville Street South. Containing an additional 3

Quercus Kosta, lines of hedging within the garden will assist in screening the brick wall of the car-park.

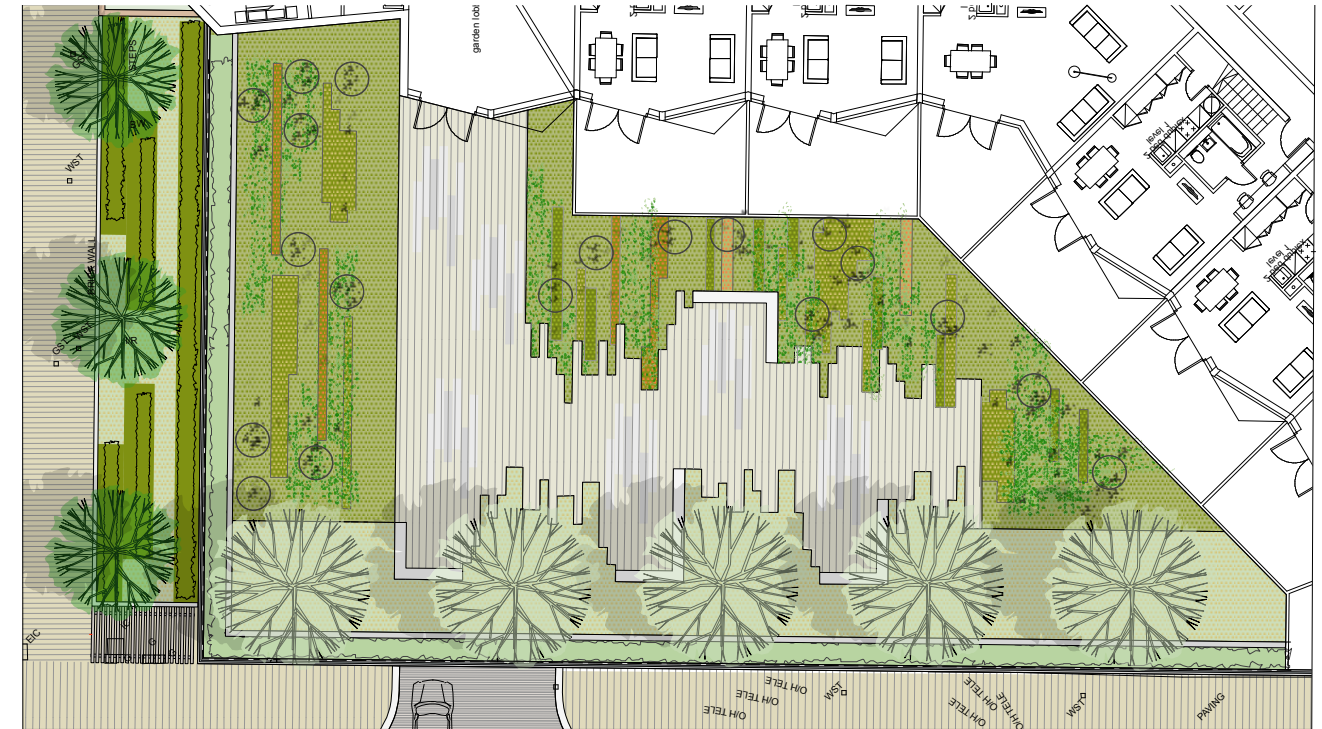
Townhouse Gardens

The five townhouses fronting Hardy Street will each have a garden bounded by a low wall and railings containing groundcover and larger specimen shrubs.

Grenville Street South

This existing footway is extended in width and repaved in the same pavers as Hardy Street. A single street tree is located on the corner with Cookson Street against the building facade.





South facing podium garden on Phase 1

3.3 Detailed Proposals | **Hard landscape materials**



Yorkstone slabs



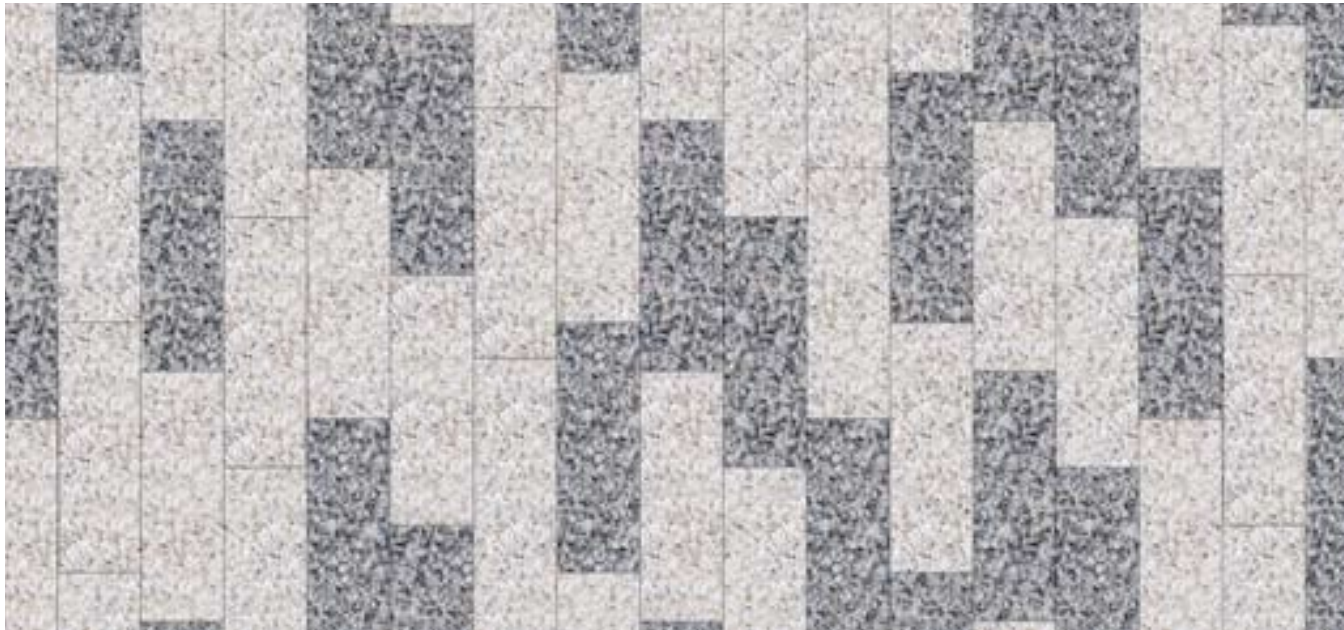
Yorkstone setts



Conservation kerbs and channels



Distinctive paving patterns



Paving colours : Kellen by Hardscape or similar approved



Gravel buffer zone in various colours

3.3 Detailed Proposals | **Hard landscape materials - schedule**

Paved areas to be laid in accordance with BS 7533:Parts 3 and 4

S01 Yorkstone Flag Paving

Type Greenmore Rustic Yorkstone flag paving with sawn edges

Sizes Width to be gauged - 300, 450 and 600mm

Length - Random but no more than 1.5 times width. Coursing to cor
respond with drawing 442-01
Thickness 63mm

Bond Random lengths in regular courses with joints staggered by mini
mum 85mm. Joints to be 6mm (5mm minumum, 7mm maximum) to
clause 6.8.3, BS7533 : Part 4 : 1998
Pointing to be gun applied, easipoint 20 newton nominal strength, in
Yorkstone colour or similar and approved.

S02 Granitic concrete Sett Paving

Type Kellen Breccia or similar

Sizes 100 X 100/200 X 80mm deep

Bond Stack Bond. Joints to be 6mm (5mm minumum, 7mm maximum) to
clause 6.8.3, BS7533 : Part 4 : 1998
Brushed crushed rock sand into joints

S03 Yorkstone Sett Paving

Type Greenmore Rustic Yorkstone sett paving with sawn edges

Sizes 100 X 100 X 63mm deep

Bond Stack Bond. Joints to be 6mm (5mm minumum, 7mm maximum) to
clause 6.8.3, BS7533 : Part 4 : 1998
Pointing to be gun applied, easipoint 20 newton nominal strength, in
Yorkstone colour or similar and approved.

S04 Granitic concrete slab paving

Type Kellen Breccia or similar

Sizes 400 X 200/300/400 X 60mm deep

Bond Stack Bond. Joints to be flush
Brushed crushed rock sand into joints

K01/K02 Conservation Kerbs

Type Marshalls Conservation kerb wide Silver Grey or similar

Sizes 255 mm wide,

Special shapes Radius kerbs, dropper kerbs and dropped kerbs, angle
kerbs, quadrants (all radii of 12m or less).

Bond Ends of units to be tight/butt jointed. Kerbs to bedded and
haunched with ST4 concrete

Laying Kerbs to be laid with 100/15mm upstand

K03 Conservation edging

Type Marshalls Conservation kerb wide Silver Grey or similar

Sizes 145 mm wide

Special shapes Radius kerbs, dropper kerbs and dropped kerbs, angle
kerbs, quadrants (all radii of 12m or less).

Bond Ends of units to be tight/butt jointed. Kerbs to bedded and
haunched with ST4 concrete

Laying Edgings to be laid with 50mm upstand

3.4 Detailed Proposals | **Soft landscape materials**

With the exception of street tree planting, all soft landscape within the Phase 1 public realm will fall within the site boundary.

A palette of robust shrubs, perennials and grasses will be used to the planting beds as street level including the raised planters. Evergreen groundcover shrubs will be used in conjunction with more seasonal and colourful shrubs and perennials. Lines of clipped hedges will help screen the wall of the car-park on Hardy Street.



Steel trellis with climbing plants



Hedge planting



Birch with grasses



Hebe



Cotoneaster



Laurel

3.5 Proposals | **Street furniture**

The palette of street furniture for Phase 1 of the development will continue throughout Phases 2 and 3.

Bollards are used within Phase 1 to separate vehicular and pedestrian traffic in the vicinity of the Hardy Street turning head. Taking a lead from the adjacent Ropewalks development area these bollards will be square hardwood with the opportunity for the introduction of branding associated with the New Chginatown development. This may be in the form of a logo, use of a colour etc.

Street lighting proposals will also follow the precedent of the Ropewalks with columns to Hardy Street and Grenville Street South being replaced in Phase 1.

On street cycle parking will be provided outside the main entrance to Block 1 on Great George Street and further south close to the corner with Grenville Street South. The cyclestands provided will be stainless steel Sheffield type racks. There will be the opportunity to enhance these with branding for New Chinatown. This will be looked at during the detail design stage.

The provision of on street litterbins will be looked at during the detail design stage in conjunction with LCC. Again there will be the possibility for New Chinatown branding.

Informal seating will be provided in the form of the raised planter edges outside the main entrance to Phase 1.



Lighting and litterbin



Hardwood timber bollards



Concrete planter seating walls

4.0 After-care | **Maintenance & management**

The management of the communal roof gardens will be carried out by the management company responsible for the building. Watering points will be provided at each level for maintenance purposes only.

At ground floor level the boundary of private and adopted streetscape will be clearly marked by the use of kerbs and edgings. Within the site the public realm will also be managed by a private management company

A management plan outlining the future character of the gardens will guide the operations which will be carried out in each year.

Management operations are outlined adjacent. Reference is made to a management plan which should be drawn up by the landscape consultant, in conjunction with the building management.

Highways around and up to the building footprint will be offered up for adoption to the local authority, subject to agreement.

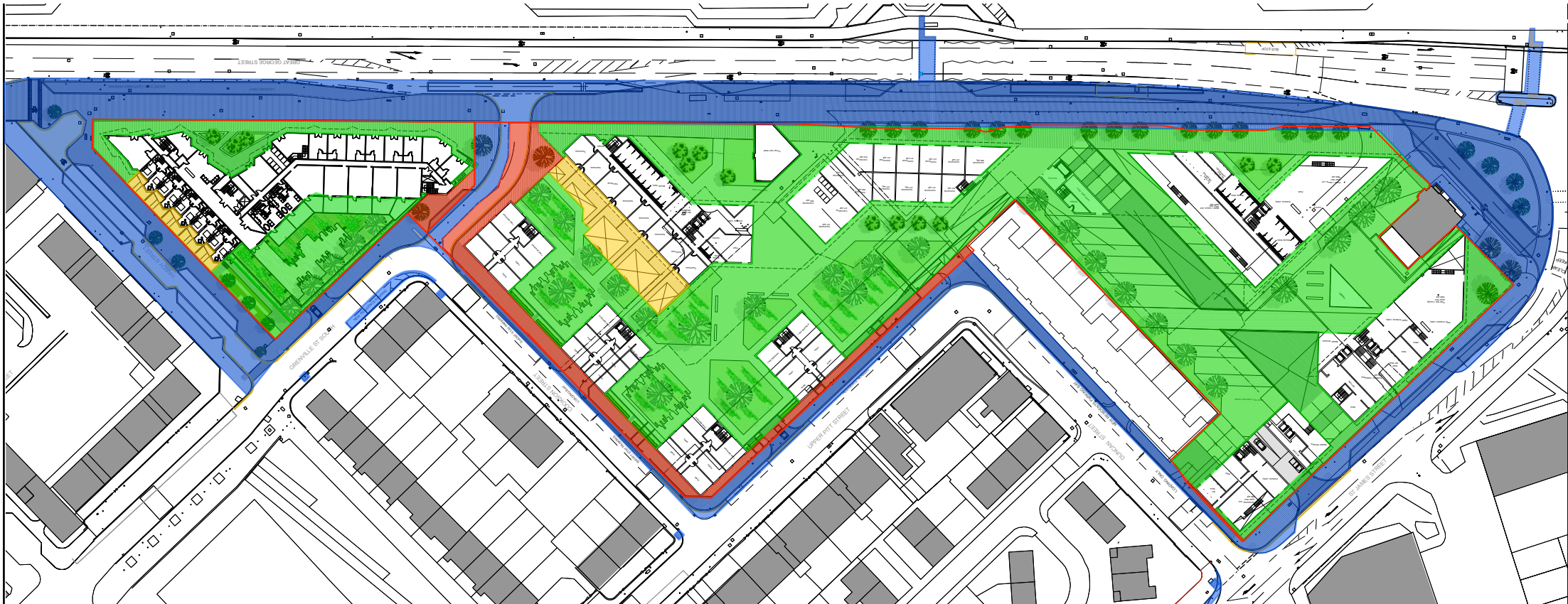
type of activity	long-term management of gardens and landscapes	specialist horticultural operations	general horticultural operations	furniture and surface maintenance	lighting inspections	safety equipment inspections	Drainage inspections
frequency	annual	seasonal	weekly in growing season	weekly through the year	weekly throughout year	weekly throughout year	monthly throughout year
reference	refer to management plan	refer to management plan	refer to management plan	refer to management plan	refer to management plan	refer to management plan	refer to management plan
action 1	annual review of gardeners work schedule	formative pruning/ hedge trimming / tying climbers	plant inspection/ watering / pesticide application	furniture / surface inspections	check lighting	check man-safe	check drainage outlets
action 2		planting replacement / supplementary planting	pruning, shaping , trimming	removal of damaged / worn materials			
action 3		dead-heading bulbs and splitting herbaceous rootstock	tying back, sweeping /	cleaning tactile surfaces	cleaning lighting surfaces		
action 4		feeding plants	leaf sweeping	sweeping / power wash / hosing /			
action 5		checking habitats and nesting sites			remove insects / detritus		

4.0 Aftercare | **Adoption and Management**

The proposed highway works for all phases of the development allow for improvements to the streets surrounding the development. Carriageways are widened along with adjacent footways. This requires areas currently within the site boundary to be offered up for adoption as shown in red on the adjacent plan.

All areas currently adopted by LCC will continue to be maintained by them with proposedd public realm works carried out under a S278 agreement (areas in blue.)

The remaining areas of public realm with either be maintained by a private management company (green) or form part of private garden areas (yellow)



-  Areas to be managed by private management company.
-  Works to be carried out under a S278 agreement and subsequently maintained by LCC.
-  Private garden areas.
-  Areas to be offered up for adoption to LCC.