

iteriad

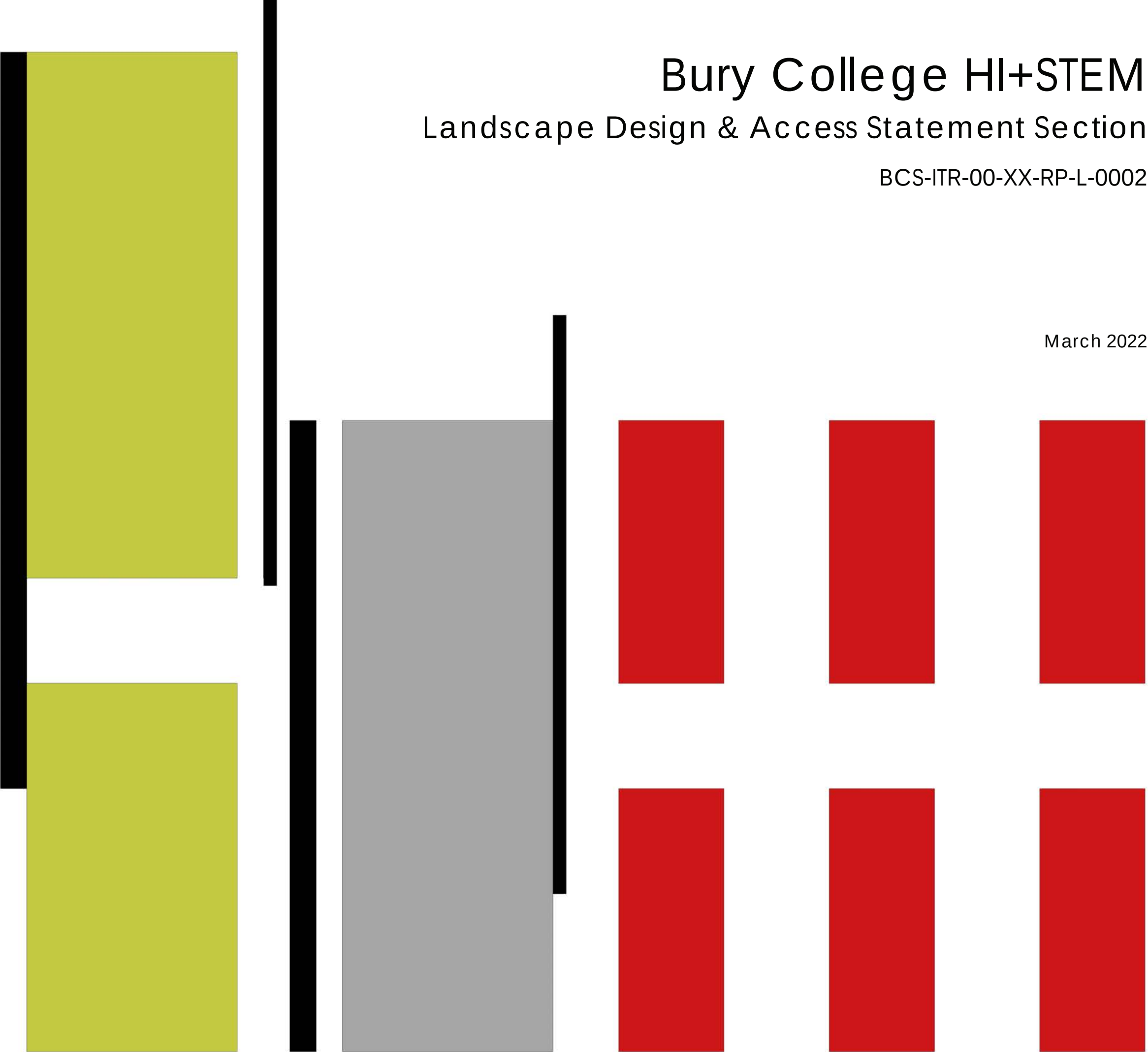
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Bury College HI+STEM

Landscape Design & Access Statement Section

BCS-ITR-00-XX-RP-L-0002

March 2022



creative leadership in the planning and design of the environment

0. Report Status

Rev	Date	Created	Approved	Comments
P01	31.03.2021	Matthew Speight	Karen Howell	First Issue
P02	19.04.2021	Matthew Speight	Karen Howell	Planning Issue
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Contents

- 1. Introduction**
 - 1.1 Project Background
 - 1.2 Project Description
 - 1.3 The Existing Site

- 2. Landscape Design Development**
 - 2.1 The Landscape Vision
 - 2.2 Design Development of the Landscape Scheme
 - 2.3 Security
 - 2.4 Maintenance

- 3. Landscape Masterplan**
 - 3.1 Developed Landscape Masterplan
 - 3.2 Main Entrance Area
 - 3.3 Collegiate Courtyard
 - 3.4 Car Parking Area

- 4. Hard Landscape**
 - 4.1 Hard Landscape Area Strategy
 - 4.2 Hard Landscape Materiality

- 5. Soft Landscape and Ecology**
 - 5.1 Soft Landscape Strategy

- 6. Landscape Drawings**

1. Introduction

1.1 Project Background

Iteriad have been appointed to provide Landscape Architectural services for Bury College for the development of a new Health, Innovation and Stem building located between Angouleme Way, Trinity Street and Market Street in Bury.

The design of the external environment that the new building sits within will be crucial to the functionality of the building and in enhancing the site's ecological value.

The value of landscape placemaking is that it creates spaces for people. Sustainable, functional, ecologically beneficial designs for the external environment that enhance the spirit of the place.

1.2 Project Description

The development includes the construction of a new teaching facility for Bury College and associated external spaces.

The key character areas within the landscape design are the main entrance area, car parking and servicing area and the Collegiate Courtyard. Improvement of the ecological value and biodiversity of the site are crucial factors in the development of the landscape treatment.

1.3 The Existing Site

The existing site consists of the former Peel Health Centre, associated surface car park, lawns, shrubs, mature trees and self-seeded vegetation. Through ecological assessment, the site is deemed to have relatively low ecological value, which can be bettered through development of a new landscape treatment.

The site is currently bordered by heavily trafficked road to the North and West (Angouleme Way A58 and Market Street). The construction of the building to the west of the site will protect the external environment from Market Street, but consideration should be given to the treatment between Angouleme Way and the external

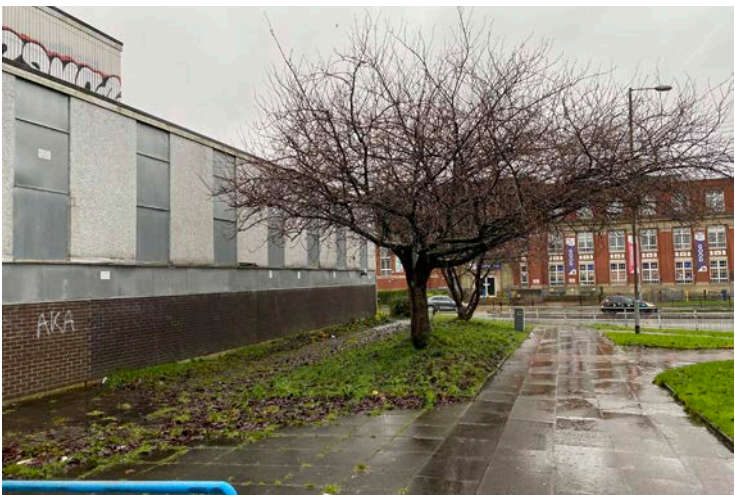
space to the rear of the proposed building. This edge also offers an opportunity to include branding or signage for the College to raise its profile in a highly visible position.

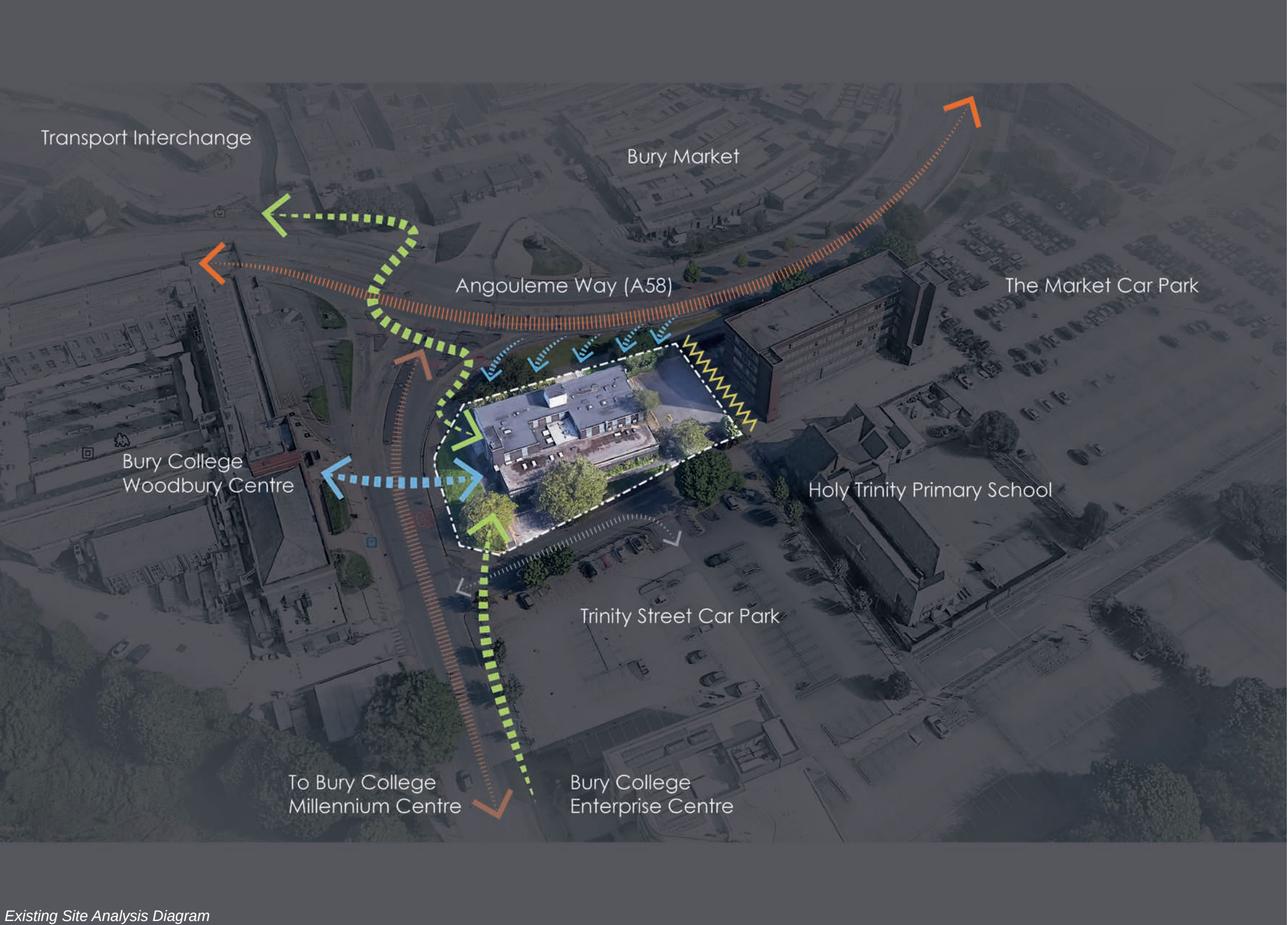
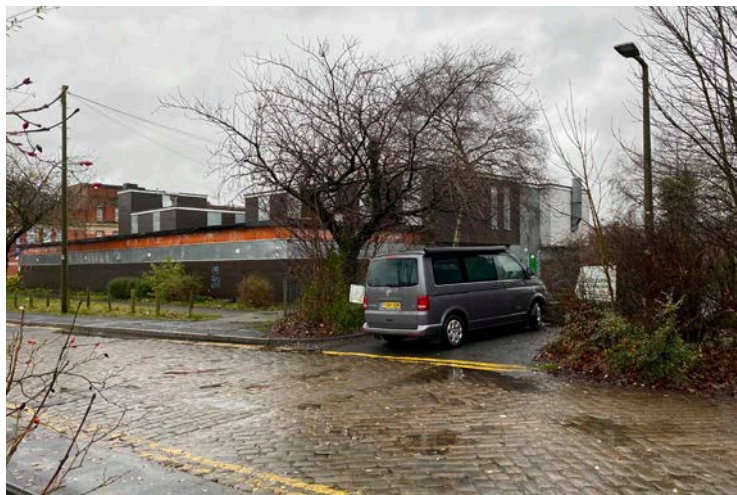
There are key college pedestrian links to the Woodbury Centre, Enterprise Centre and Millennium Centre feeding into the site, as well as pedestrian links to important local arrival / destination points such as the transport interchanges and Bury Market.

The eastern edge of the site includes views to Humphrey House, which is accessed by a large concrete ramp. Screening of this element would improve the outlook from within the space to the rear of the proposed building, and from within the building itself.

Access and servicing of the existing site is currently via Trinity Street, which also includes access to a surface car park and Humphrey House.

Existing trees on the site are to be removed and mitigated against within the landscape proposals.





Existing Site Analysis Diagram

2. Landscape Design Development

2.1 The Landscape Vision

- Bring additional value and functionality to the site
- Enhance the integrated ecology of the site
- Create a space which encourages health and wellbeing
- Provide a safe, secure and considered external environment
- Ensure and affordable design is developed, both initially and long-term in relation to maintenance
- A fully co-ordinated approach to design
- Flexible, moveable or demountable elements to accommodate future building works
- Encourage future connectivity with other Bury College assets

2.2 Design Development of the Landscape Scheme

Following appointment, Iteriad have tested and developed the treatments for the site's external areas through numerous design options, discussed with the design team and client representatives.

Design options focussed on a dynamic, accessible main entrance layout, the value of a functional, attractive external space to the rear of the proposed building and various parking layouts.

2.3 Security

The safety and security of building users is paramount in the function of the building. The landscape design will ensure that a clear delineation of public and private space is developed. Security fencing and controls are to be installed to allow the College to close down the site perimeter when required, or outside operating hours.

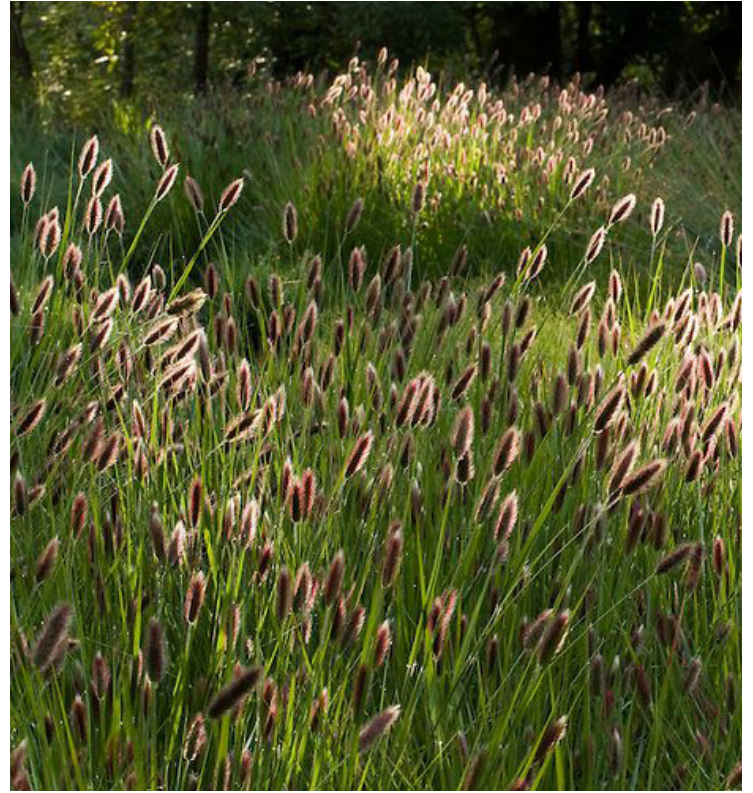
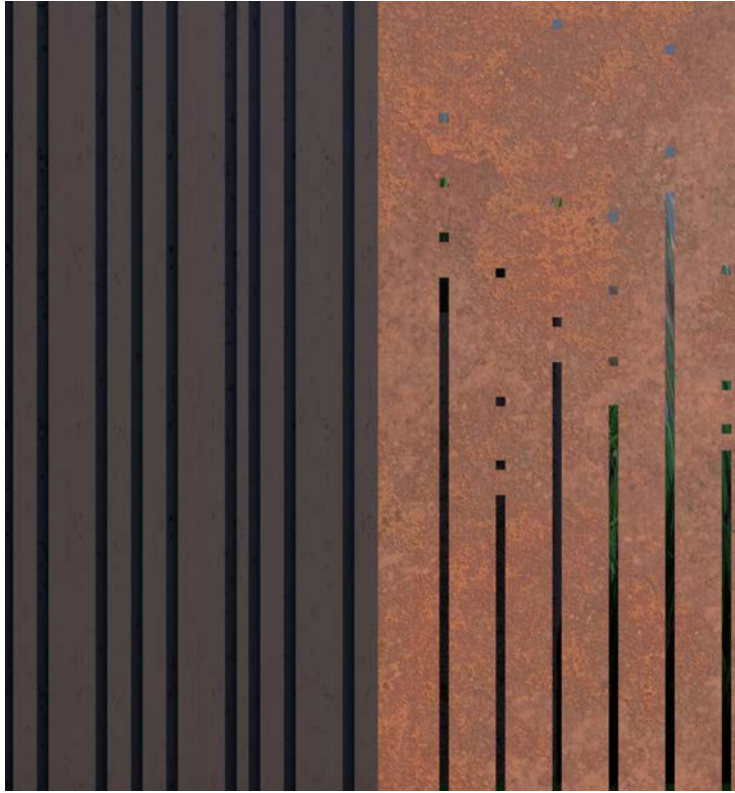
Planting and trees will be specified to ensure that clear sight lines are maintained throughout the external spaces and no hidden areas are created to limit the possibility of misuse. Passive, visual security and appropriate lighting are key to the safe functionality of external spaces.

2.4 Maintenance

An important part of the development of the landscape design is ensuring that the external spaces meet expectations on handover, and also into the future as the landscape matures and develops. It is essential that the maintenance requirements of the design align with the capabilities of the College, to ensure that the scheme can maintain the aesthetic and function agreed between the design team and College.

Materiality and planting specifications will be made to allow the design to mature into an established landscape which will be maintainable by the College with the appropriate amount of attention.

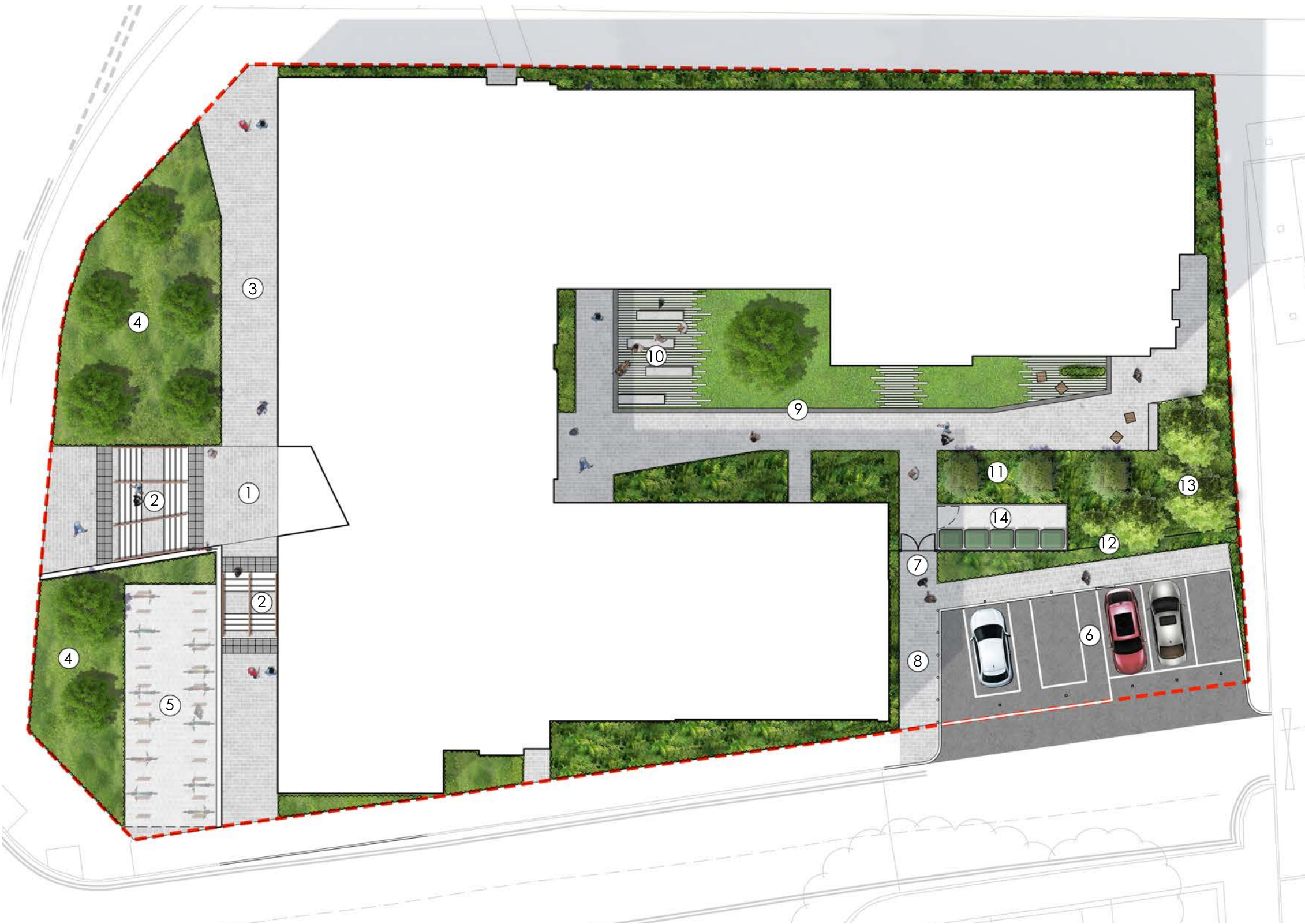




3. Landscape Masterplan

3.1 Developed Landscape Masterplan

- 1. Main entrance area
- 2. Stepped access to main entrance
- 3. Accessible route to main entrance
- 4. Ornamental grass beds with trees
- 5. Cycle parking
- 6. Trinity Street car parking
- 7. Trinity Street access
- 8. Service access
- 9. Collegiate courtyard
- 10. Informal spill-out meeting / social space
- 11. Planted border with trees in containers
- 12. Decorative screens
- 13. Planted border with native species incorporated
- 14. Bin store



Landscape Masterplan Extract

3.2 Main Entrance Area

The main entrance area has been developed to create dynamic, direct access routes from the north, west and south to the main entrance of the proposed building. These access routes relate to the proposed building geometry which will help it engage with the external environment.

A fully accessible route, in line with BS8300 / Part M allows wheelchair access from the north and stepped access is available from the south and west. These elements are required to tie into the existing topography of the site.

Large, planted areas with integrated trees create a green setting for the main entrance. This area forms one of the opportunities on site to enhance ecological value.

Covered cycle parking has been located to the south of the main entrance area to allow direct access from the key cycle routes, while ensuring a clean, visually appealing corner on the north west of the site is maintained.



Landscape Masterplan Extract Illustrating Main Entrance Area

3.3 Collegiate Courtyard

The space to the rear of the proposed building provides many layers of functionality to compliment the internal building uses.

This space includes informal social spaces. The area directly outside the building entrance will be formed using permeable, grass infilled paving to give an accessible, soft surface. Clean lined concrete benches give opportunity to spill out from the building and socialise. To the east of the courtyard is a quieter social area. The difference in anticipated use of these two spaces is enforced by their relative connection to access routes between the public realm and building entrance.

The Collegiate Courtyard will be enclosed by screen fencing, some decorative, to give a private feeling within the space. To add to the feeling of enclosure, tree planted in containers will line the southern edge of the space.

Screening the eastern boundary gives an opportunity to introduce more variety of native species planting. Visually, this will form a green backdrop to the space, while also greatly increasing the site's ecological and habitat value.

The bin store will be located to the south east of the courtyard, within the site boundary.



Landscape Masterplan Extract Illustrating Collegiate Courtyard Area

3.4 Car Parking Area

The car parking area will provide 4no spaces (2no accessible) for designated building users. The parking spaces will include drop / demountable bollards to the rear of the spaces to allow access control to be managed by the College.

Static bollards will be placed between the vehicle access areas and pedestrian areas where upstand kerbs cannot be included, which relates to movement from the accessible spaces.

Servicing such as refuse collection will take place in this area, utilising and replicating the strategy of the existing building.



Landscape Masterplan Extract Illustrating Car and Cycle Parking Areas

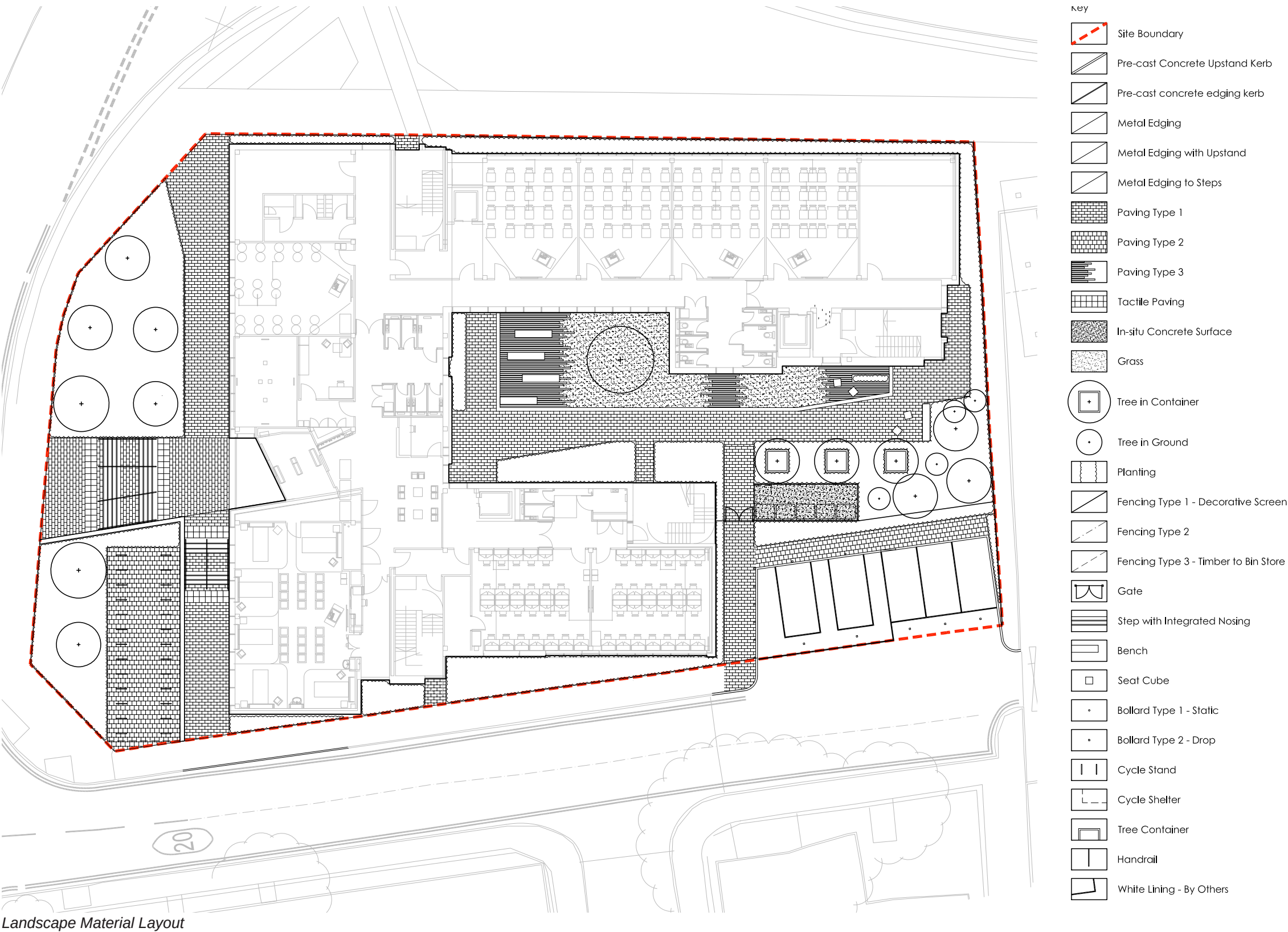
4. Hard Landscape

4.1 Hard Landscape Area Strategy

The hard landscape materials will be selected to provide a functional, attractive and long term solution to the site which will enable fully accessible use of the building, while enhancing the sense of place.

Paving surface will allow flush access routes into the building entrances and upstand edges to main routes will provide guidance and delineation to direct users to the entrances.

Hard surfacing to the Collegiate Courtyard will consist of similar flush paved access routes.



4.2 Hard Landscape Materiality



Main Entrance Area

- Granite aggregate concrete paving to all pedestrian surfaces.
- Concrete core step structure with granite tread and riser. To include contrasting nosing to BS8300 / Part M. Step structures to include handrails, corten steel posts with a timber top rail. ‘Corduoy’ tactile hazard warning paving to be included to top and bottom of step flights in contrasting colour to BS8300 / Part M.
- Green planted banks to main entrance area to be formed using corten steel upstand edging to 400mm height above relative ground level. Corten steel upstand edging to also provide stringer wall to step structures.

Collegiate Courtyard

- Granite aggregate concrete paving to all pedestrian surfaces.
- 50mm upstand corten steel edging to all planting areas.
- Contrasting paved flush channel to delineate central green.
- Concrete benches to informal spill-out / meeting space to building edge.
- Timber seat cubes to learning spill-out space.
- Trees in moveable containers with enclosed base, integrated soil, aeration, drainage layer and drainage system. Containers to have the ability to be moved by crane / forklift with tree in place. To be a minimum of 1.5 x 1.5 x 1.5m.
- Fence panel / screening elements (F1) to be black painted vertical hit & miss panels with corten steel feature panels to the pedestrian entrance. To include matching gates.

Car Parking / Cycle Parking Areas

- Granite aggregate concrete paving to all pedestrian surfaces.
- Vehicular grade asphalt to all vehicular surfaces.
- Static bollards to prevent vehicle movement onto pedestrian surfaces where upstand kerbs are not possible.
- Drop / removable bollards to rear of parking spaces to allow parking control by designated space users.
- Standard upstand, transition and flush concrete road kerbs.
- Sheffield type cycle stands to cycle parking area.
- Timber fence and matching single leaf gate to bin store surround (within secure line)
- 50mm upstand corten steel edging to all planting areas.

5. Soft Landscape and Ecology

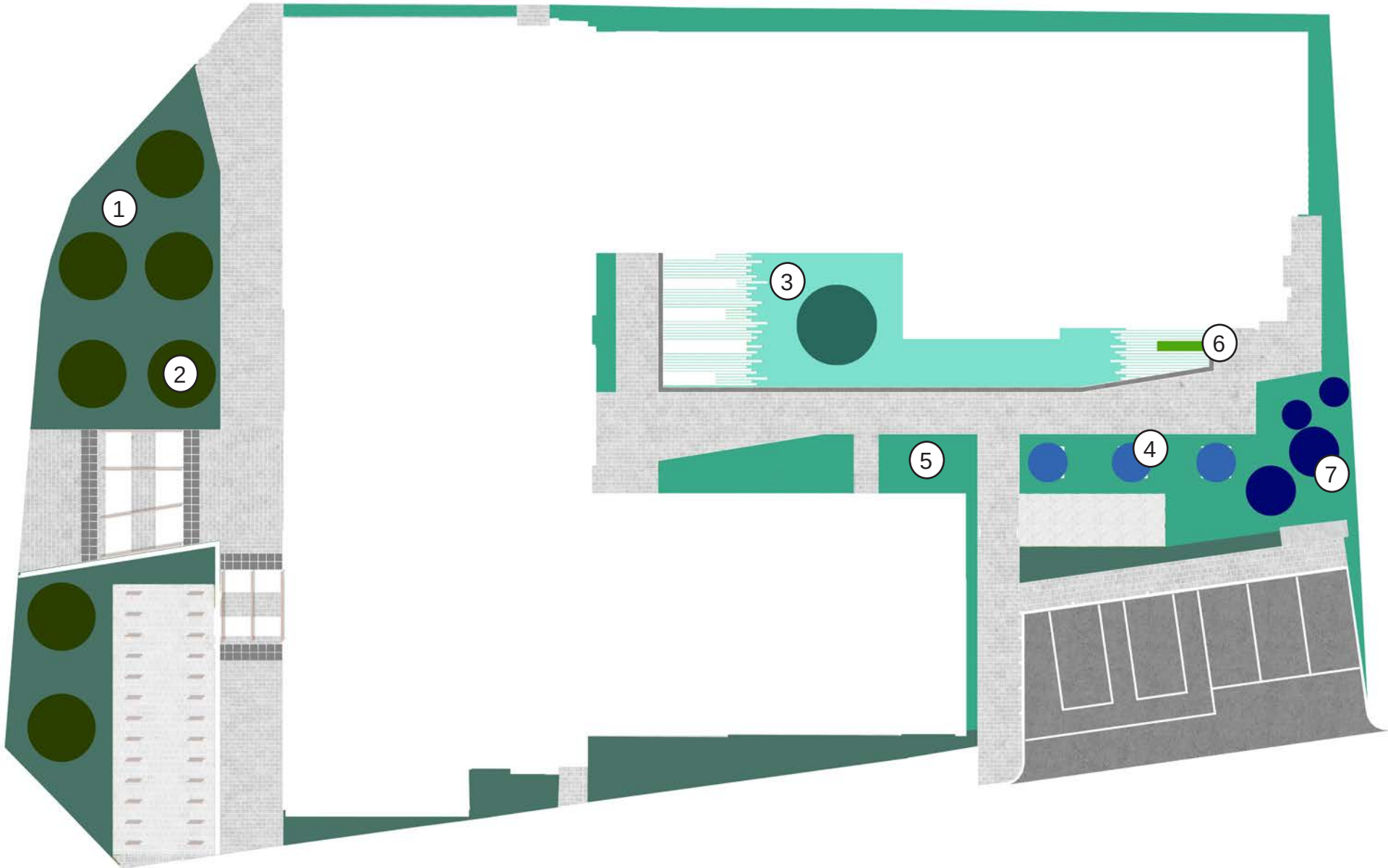
5.1 Soft Landscape Strategy

The areas of soft landscape are critical to the development of character within the site, to create screening, enclosure, sensory experience and visual stimulus. These areas also give the opportunity to enhance the ecological value of the site, increasing biodiversity levels which will benefit the environment and native wildlife species.

The soft landscape has been broken down into a series of typologies:

- 1. Ornamental Grasses
- 2. Main Entrance Trees
- 3. Species Rich Lawn with Feature Tree
- 4. Small Trees in Containers
- 5. Shade Tolerant Borders
- 6. Bamboo Hedging
- 7. Trees to Eastern Boundary

Planting species are being developed with input from the appointed Ecologist and in line with BREEAM requirements to ensure the external scheme is fulfilling it's ecological potential.



Planting Strategy Layout

1. Ornamental Grasses.

Large bold swathes of varied ornamental grasses giving a textural, modern, architectural aesthetic to support the front elevation of the proposed building.



2. Main Entrance Area Trees.

The trees in the main entrance area are planted into ornamental grass slopes and should be placed to frame and emphasise the building entrance. Green verticality in this area will also help to ground the building within the landscape.



3. Species Rich Lawn with Feature Tree

Species diverse lawn which can be maintained as standard monoculture lawn. Introducing a variety of species greatly enhances the biodiversity of the lawn, while ensuring it is accessible and functional for use.



4. Small Trees in Containers.

Planting trees in containers allows tree planting above underground services such as the proposed attenuation tank. These trees will provide an important verticality enhancing the feeling of privacy and enclosure within the central space.



5. Shade tolerant Borders.

The areas of planting that line the building's eastern edge and the shaded areas of the courtyard will need the ability to tolerate shade while providing abundant textural green, framing the central space and softening the building edge. These areas provide an excellent opportunity to integrate native planting species into the design.



6. Bamboo Hedging.

Bamboo hedges bring verticality, enclosure and a sense of calm to the area.



7. Trees to Eastern Boundary.

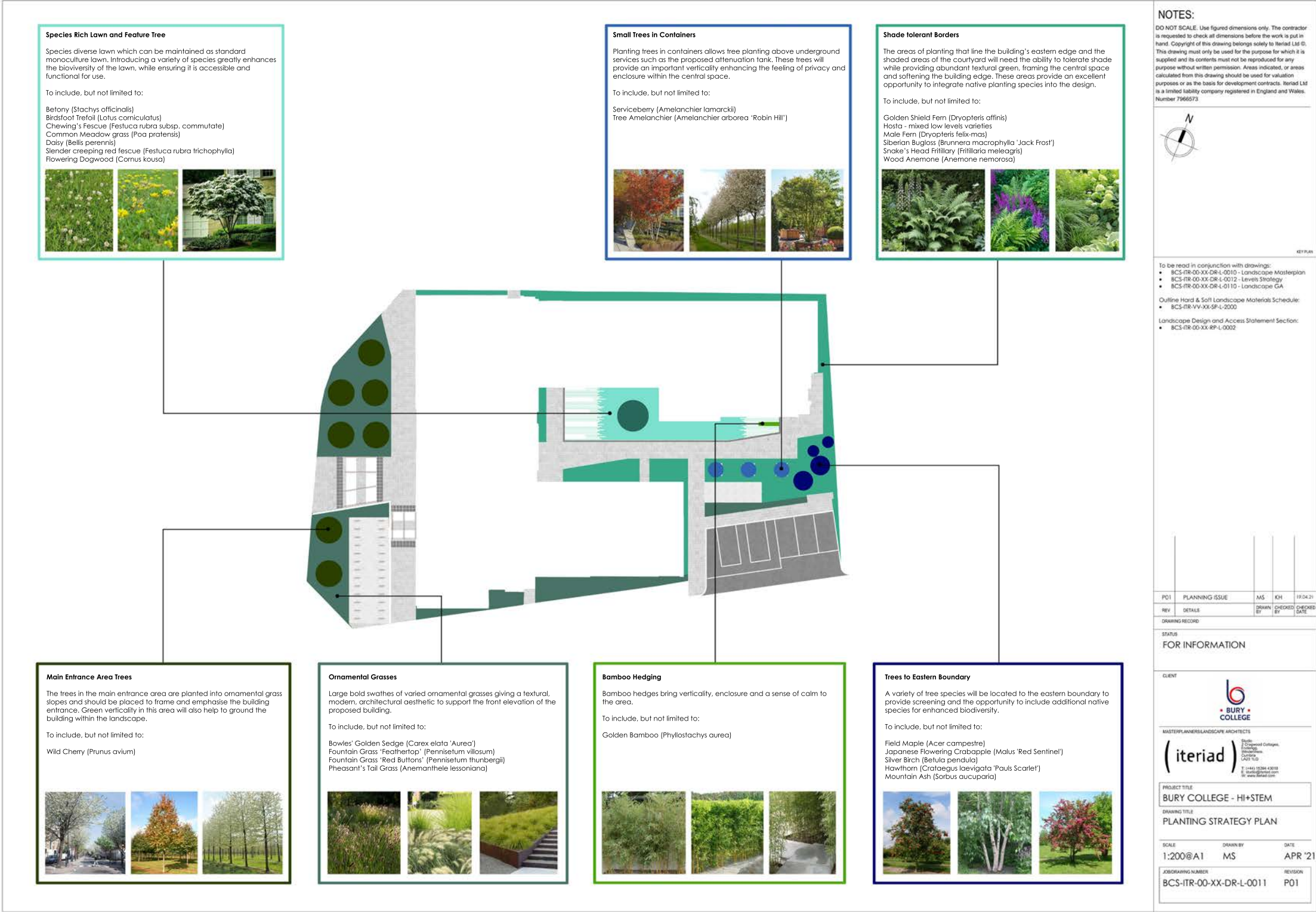
A variety of tree species will be located to the eastern boundary to provide screening and the opportunity to include additional native species for enhanced biodiversity.

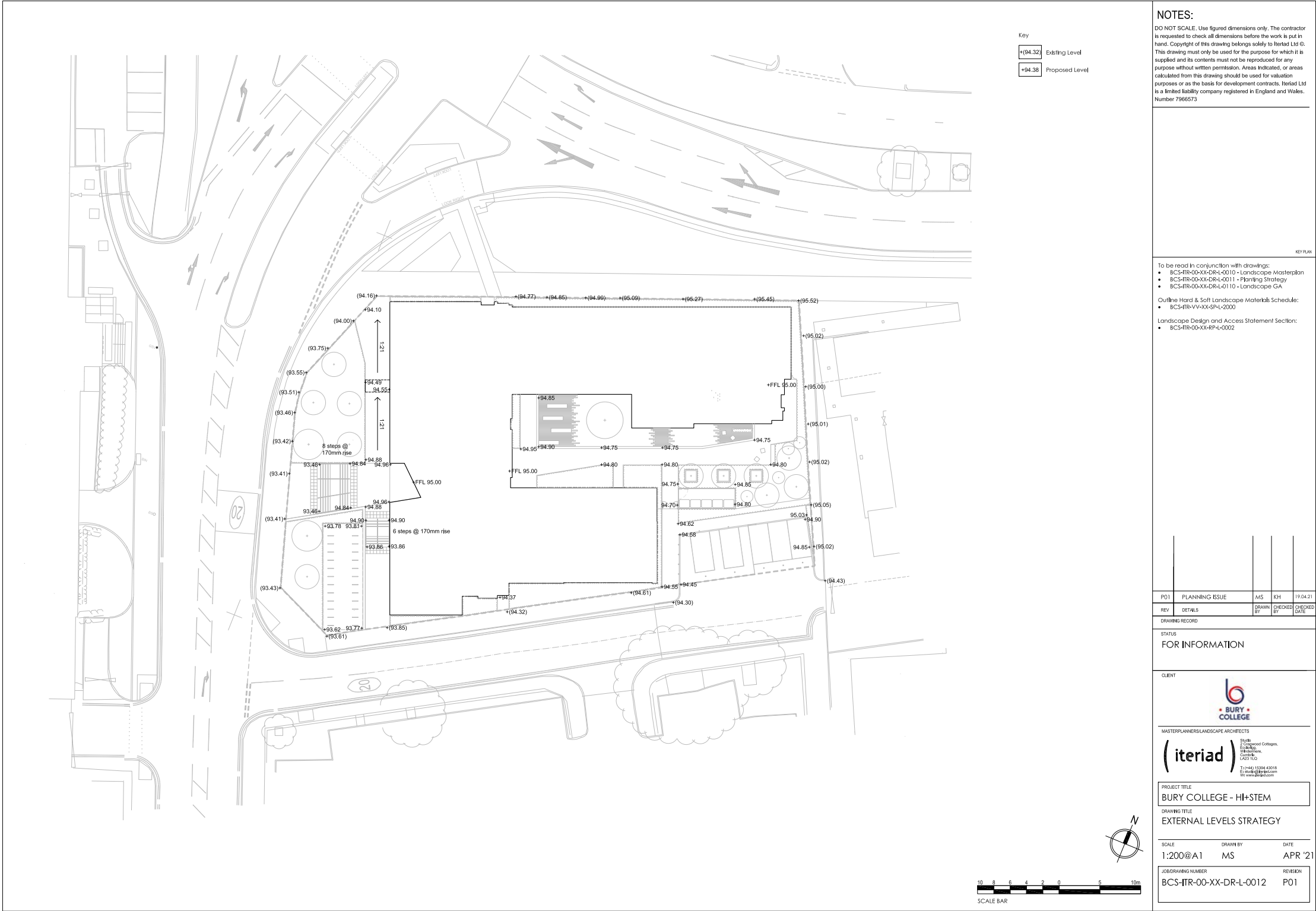


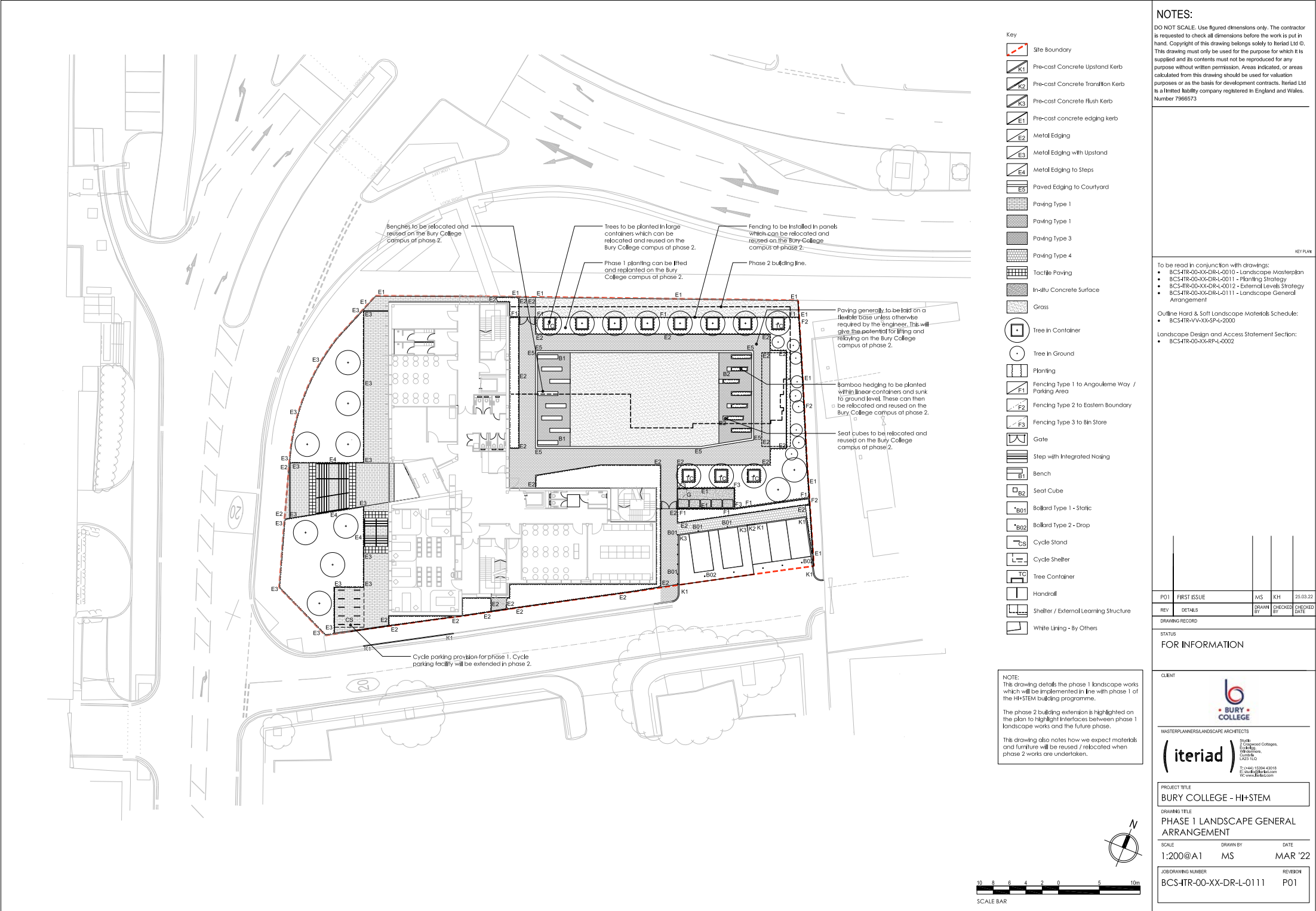
6. Landscape Drawings



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