

REFERENCE
2624

PROJECT

87 ROCHDALE ROAD

DOCUMENT

RESPONSE TO THE MANCHESTER GREEN AND BLUE INFRASTRUCTURE STRATEGY

CLIENT

PORTWOOD DEVELOPMENT LTD

STATUS

PLANNING

DATE

01/09/21



1.1 Project Context + Policy

SITE CONTEXT:

The site is brownfield in nature, and the majority of the area within the boundary is hardstanding and currently used as car parking and car servicing small commercial buildings.

The perimeter of the site is bound by a combination of walls associated with the Marble Arch pub and off-licence shop on Rochdale Road frontage to the south and west; the north is bound by a retaining wall to the north and fencing to the east.

The vision for this site is to create a platform for the community to interact and inhabit space. This would be carried out through responsive spaces which adapt to the needs of the users and environmental pressure whilst being a space that celebrates the heritage of the site.

The main spaces within the masterplan comprise of a Shared Community Space - Garden Courtyard, Private Gardens, Pocket Square and the Rochdale Road/Clive Streetscape. These spaces have unique characteristics that are reflected in the design solution.



1.2 Project Context + Policy

MANCHESTER’S GREAT OUTDOORS: A GREEN AND BLUE INFRASTRUCTURE STRATEGY FOR MANCHESTER:

This Strategy outlines the importance of Green and Blue Infrastructure in creating successful, liveable Cities. The strategy has been produced to set out how this will be achieved in the future with the vision being:

“By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city’s communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.”

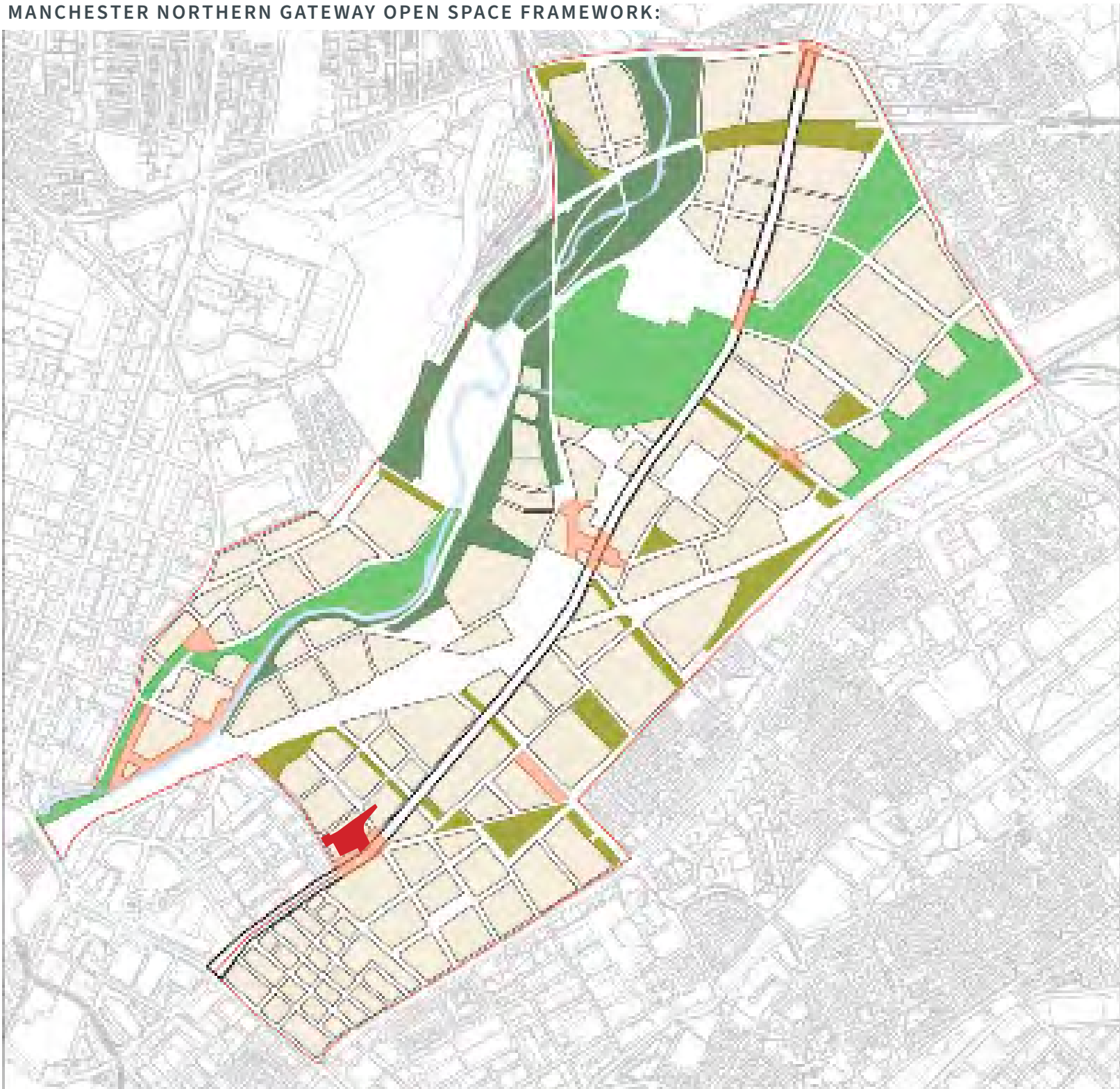
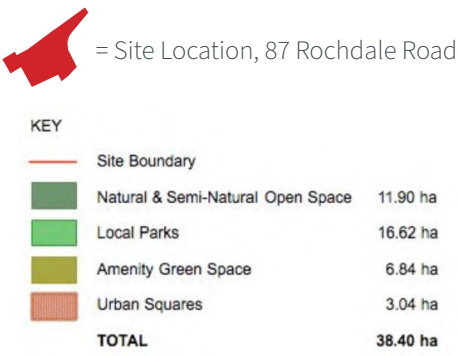
MANCHESTER NORTHERN GATEWAY:

This need for improvements to the quality of open space and recreational space is also highlighted in both the Core Strategy Evidence Base and specifically within Policies EN9 and EN10

The Site sits at the South West boundary of this gateway and the “North area: [must] ensure that new development will deliver improvements to the quality of existing provision’

The Following pages outline how the development responds to the Manchester Green and Blue Infrastructure Strategy based on the four main objectives and actions within the document.

MANCHESTER NORTHERN GATEWAY OPEN SPACE FRAMEWORK:



1.3 Response to Objective 1

OBJECTIVE: Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers

RELEVANT ACTION POINTS:

- 6 Community greening and food growing: delivery of community-led and focussed green infrastructure projects.
- 7 Gardens: protect and enhance private gardens as important areas of green space.
- 10 Health and well-being: deliver green infrastructure projects with a particular focus on improving health and well-being

RESPONSE:

- 6 The site has many opportunities for community led project one of which being to promote the idea of a resident gardener(s). Not only is this a more cost effective way of maintaining the public realm but it also encourages a sense of place, social interaction, natural surveillance, community spirit and pride. This also opens up opportunities to connect with community groups and local volunteers.
- 7 Private gardens are blended into the design and fluid transitions from public to private creates a welcoming atmosphere. For example, the transition between the shared community space to the semi-private space to the private gardens.
- 10 The site offers opportunities to be submersed in green space with areas to stop, rest and interact. All of these elements can have a strong impact on peoples health and well-being and having access to these areas will be highly beneficial.



- 1 Shared Community Space - Garden Courtyard
- 2 Semi-private space
- 3 Private Gardens
- 4 Public Realm
- 5 Community Growing Spaces
- 6 Pocket Square



1.4 Response to Objective 1

TREE PLANTING ON SITE:

The scheme in total has 54 no. trees that were chosen for their range of aesthetic and biodiversity benefits. The majority of the species are climate resilient, native and/or water tolerant.

No.	Species	Common Name	
9	Acer campestre	Field Maple	●
6	Acer griseum	Paperbark Maple	●
8	Alnus glutinosa ‘Laciniata’	Cut leaved common Alder	●
3	Cercis siliquastrum	Judas Tree	
4	Crataegus laevigata	Hawthorn ‘Paul’s Scarlet’	● ●
4	Albizia julibrissin	Pink Silk Tree	●
6	Pyrus calleryana	Flowering Pear ‘Chanticleer’	● ●
4	Prunus avium ‘Plena’	Wild Cherry Tree	● ●
6	Prunus serrula	Tibetan Cherry	●
3	Pinus sylvestris	Scots Pine	● ●
1	Paulownia tomentosa	Empress Tree	●

● = Climate Resilient ● = Native ● = Water Tolerant (to some extent)



Tree species have been chosen which are appropriate and tolerant to the local conditions (climate resilient) and will provide a range of aesthetic and biodiversity benefits.

1.5 Response to Objective 2

OBJECTIVE: Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

RELEVANT ACTION POINTS:

- 1 Embed green infrastructure as part of residential developments.
- 2 Embed green infrastructure as part of city centre developments.
- 3 Embed green infrastructure as part of major employment developments

RESPONSE:

- 1 The 87 Rochdale Road site has a range of green infrastructure woven throughout the design and creates strong connections to wider green spaces.
- 2 The green infrastructure will provide a key space for local residents and users of the city centre.
- 3 The green infrastructure is also in close proximity to commercial development within the site and employment land to the south and east of the site.



-  Nodal Points
-  Connection to Future Development
-  Areas of future Development
-  Areas for Green/Blue Infrastructure
-  Green link to Green Spaces and Wider City

1.6 Response to Objective 3

OBJECTIVE: Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.

RELEVANT ACTION POINTS:

- 2 Green routes: greening transport routes (eg tramlines, footpaths, cycle routes, roads, rail corridors, disused railway lines) to encourage walking and cycling, reduce flood risk and provide attractive corridors for wildlife.
- 4 Use active and sustainable transport to access green infrastructure in the city and beyond.

RESPONSE:

- 2 The site provides opportunities to extend the pedestrian links from the city centre to the Northern Gateway by adding to the network of future green spaces.
- 4 There are also close links to nearby transport hubs, green space and heritage sites. Pedestrian orientated streetscapes will provide an improved environment for residents.



KEY

Application Site	Metro Route
Local Routes	Park Access
Primary Routes	Metro Stop
Secondary Routes	Rail Station
Pedestrian Routes	Bus Stop
	Rail and Metrolink

1.7 Response to Objective 4

OBJECTIVE: Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

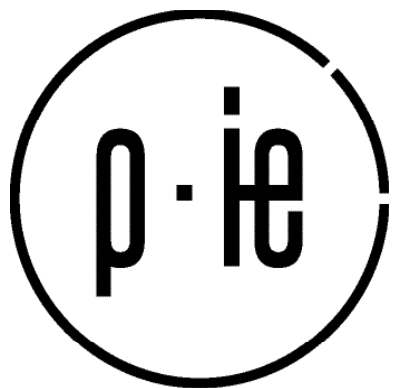
RELEVANT ACTION POINTS:

- 1 Map and monitor changes in the amount and distribution of GI across the city.
- 2 Embed GI in key plans and policies, to ensure it can support the delivery of the city's socio- economic policies.
- 5 Raise the awareness of the benefits of GI and opportunities for businesses and communities to get involves through public communication, education and training.
- 6 Raise the profile of Manchester as an attractive place to live with access to high quality GI within and beyond the city.

RESPONSE:

- 1 The Manchester Northern Gateway framework shows the planned future distribution of Green infrastructure near the site.
- 2 The 87 Rochdale Road site green neighbourhood and community growing spaces offers the opportunity to embed green infrastructure to the site and other developments close in the surrounding area.
- 5 The community growing spaces offer the opportunity to educate and potentially expand into training for maintenance of green infrastructure locally.
- 6 The new green infrastructure provided in the 87 Rochdale Road site will attract more people to the space that allows communities to come together improving community cohesion, perceived safety and raising the profile of the area, thus making it a more attractive place to be.





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