



FORMER GAMECOCK PUBLIC HOUSE - STUDENT ACCOMMODATION DEVELOPMENT

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1.0 INTRODUCTION

1.1 PURPOSE OF THE STRATEGY

MANCHESTER GREAT OUTDOORS - A GREEN AND BLUE INFRASTRUCTURE STRATEGY FOR MANCHESTER.

Published by Manchester City Council (MCC) in July 2015 setting out a 10 year vision from 2015 - 2025. The report seeks to build on its past achievements of transforming the city, creating safe attractive neighbourhoods and improving the city's natural environment.

Green and blue infrastructure will be a core component of Manchester's plans to 2025.

'The 21st century can't simply be the age of the city, it has to be the age of the sustainable, liveable city. The Manchester Strategy will set out the city's part in helping to drive this shifting global paradigm to 2025; with investment in our green and blue spaces very much part of it.'

Sir Richard Leese,
Leader of Manchester City Council

The design and initiatives proposed as part of the redevelopment of the site have been informed by the four key objectives of the MCC strategy:

1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. 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

Manchester's Great Outdoors

a **Green** and **Blue** Infrastructure
Strategy for Manchester

2015-25

July 2015

 MANCHESTER
CITY COUNCIL

1.2 THE DEVELOPMENT PROPOSALS

The development proposals are for a student residential building with ground floor space including a community hub / cafe and a gym.

The design of the building includes a green roof located on level 9. Residents on levels 9-12 will have the added benefit of overlooking the green roof space.

Surrounding the built form high quality hard and soft landscape is proposed to improve the streetscape to Booth Street West, Camelford Close and Boundary Lane.

The existing site is a derelict former public house and associated parking areas. The land has an unkempt nature.

The redevelopment of this neglected site will transform the site and improve the streetscene at a prominent road junction at Boundary Lane / Booth Street West.

The proposals will include the following key components of Green & Blue infrastructure:

- New street trees set within soft landscape to Camelford Close
- Green roof to floor 9
- Seating areas
- Planting to Booth Street West and Camelford Close
- Close proximity to University Campuses
- Close proximity to Manchester city centre rail stations, metro stations and bus networks
- Integrated within existing improved streets and pedestrian network
- Promotion of occupants to use sustainable transport methods. Cycle storage facilities. Visitor cycle stands
- Opportunity to engage with City of Trees and other local organisations



Wider Context



Local Context

2.0 GREEN & BLUE INFRASTRUCTURE STRATEGY OBJECTIVES

2.1 APPLICATION OF MANCHESTER GREEN & BLUE INFRASTRUCTURE STRATEGY

The Manchester Green & Blue Infrastructure Strategy covers a number of broad 'Objectives' for Green Blue Infrastructure across Manchester.

This statement focuses on objectives relating to the redevelopment of site and its curtilage.

The table identifies the objectives which will be discussed further in this report.

OBJECTIVE 1: Existing GI	The site has a derelict unkempt character. The neglected character does not contribute to the streetscene / local environment in a positive way. The redevelopment of the site will transform the current site and help to meet the objectives set out for New Developments. Existing trees along Boundary Lane will require removal to facilitate the development. Appropriate mitigation will be proposed to compensate for their loss.
OBJECTIVE 2: New Development	The development proposals have reviewed the published MCC Green & Blue Infrastructure Strategy objectives for New development. These are explored further in Section 3 of this report.
OBJECTIVE 3: Connectivity & Accessibility	The location of the development lies within the city centre and is part of wider masterplan and regeneration strategies. There are opportunities to provide safe, attractive and green permeable links across the city and beyond. The site lies on a key junction between the city centre campuses in the east and the Birley Fields Campus in the West. These are explored further in Section 3 of this report.

3.0 APPLICATION OF THE GREEN BLUE INFRASTRUCTURE OBJECTIVES

3.1 OBJECTIVE 2: NEW DEVELOPMENT

3.1.1 OBJECTIVE 2: ACTION 1

Embed green infrastructure as part of all new residential developments

The proposed development is predominantly residential use and has incorporated Green & Blue Infrastructure into the heart of its proposals.

The proposed public realm surrounding new development will create a positive frontage along Booth Street West, Boundary Lane and Camelford Close. Transforming a neglected site into a cornerstone building and landscape.

The set back of the building from the footways allows for zones of landscaped areas for seating and planting that create areas accessible for shared enjoyment by both the students and the community. The siting of seats to the building entrances for both the student access point and the community hub will help to animate the street and create pausing spaces for people to stop and meet.

The public realm has been designed to improve the general experience of walking the streets, improves the movement of pedestrians whilst creating a quality space to the perimeter of the block.

Key Landscape proposals at the ground floor include:

1: Tree Planting

Trees will be planted within the soft landscape areas and will incorporate below ground cellular systems contributing to the overall SUDs system. The trees proposed will mitigate for some of the trees removed to facilitate the development.

Trees planted within this system have improved long term growing benefits and quicker establishment times.

With careful placement of the trees within the urban environment trees can actively reduce temperatures in urban areas through the combination of shading and evapotranspiration.. Tree canopy cover is also more effective than other green infrastructure for reducing overall temperatures in towns and cities. This shading and cooling constitutes an important direct climate adaptation mechanism.

All trees support biodiversity and urban trees have considerable potential to sustain and enhance urban biodiversity and to help reduce biodiversity loss.

Absorption of gaseous pollutants usually requires leaf gas exchange so trees must be healthily photosynthesising rather than stressed. The resilience of planted trees therefore needs to be considered, for example tolerance of pollution, drought and urban heat.

2: Planting

Planting beds are located as a backdrop to the seating areas, creating attractive locations for people to stop and engage with nature.

Water collected via the permeable paving will be directed to the planting beds to negate the need for irrigation and provide long term watering needs. Utilising the water will have the benefit of slowing the water accessing the mains sewers and be utilised by the plants for biological absorption.

Planting will be chosen for a variety of texture, colour, seasonal interest and have nature and biodiversity as a key consideration.

3: Seating

The design includes quality seating areas to north and south of building. Seating provides animation at the building entrances and encourages social interaction.

4: Permeable Paving

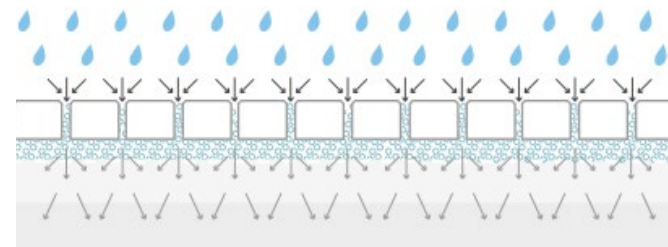
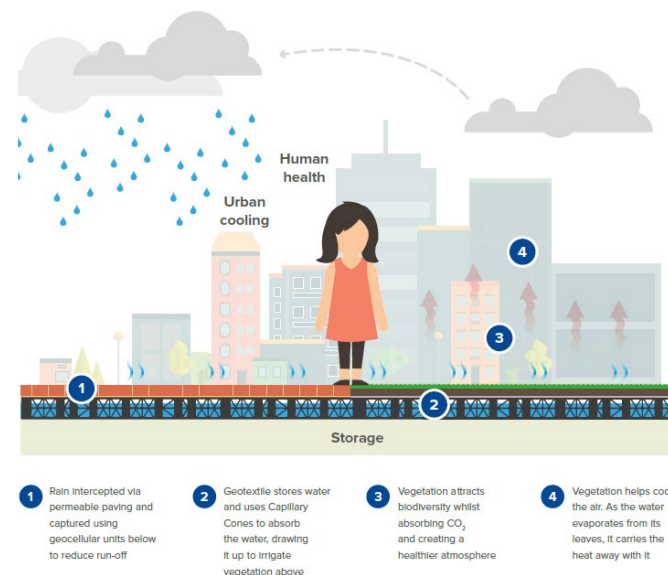
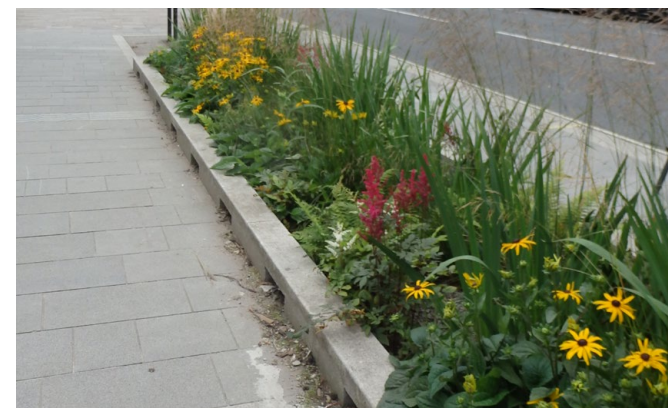
A clay paver (or similar) is proposed for the hard landscape around the building. A permeable jointing paving system is proposed to be laid within the joint of the Clay pavers. The system allows surface water to infiltrate through the jointing, bedding compound and into below ground attenuation crates (of similar)

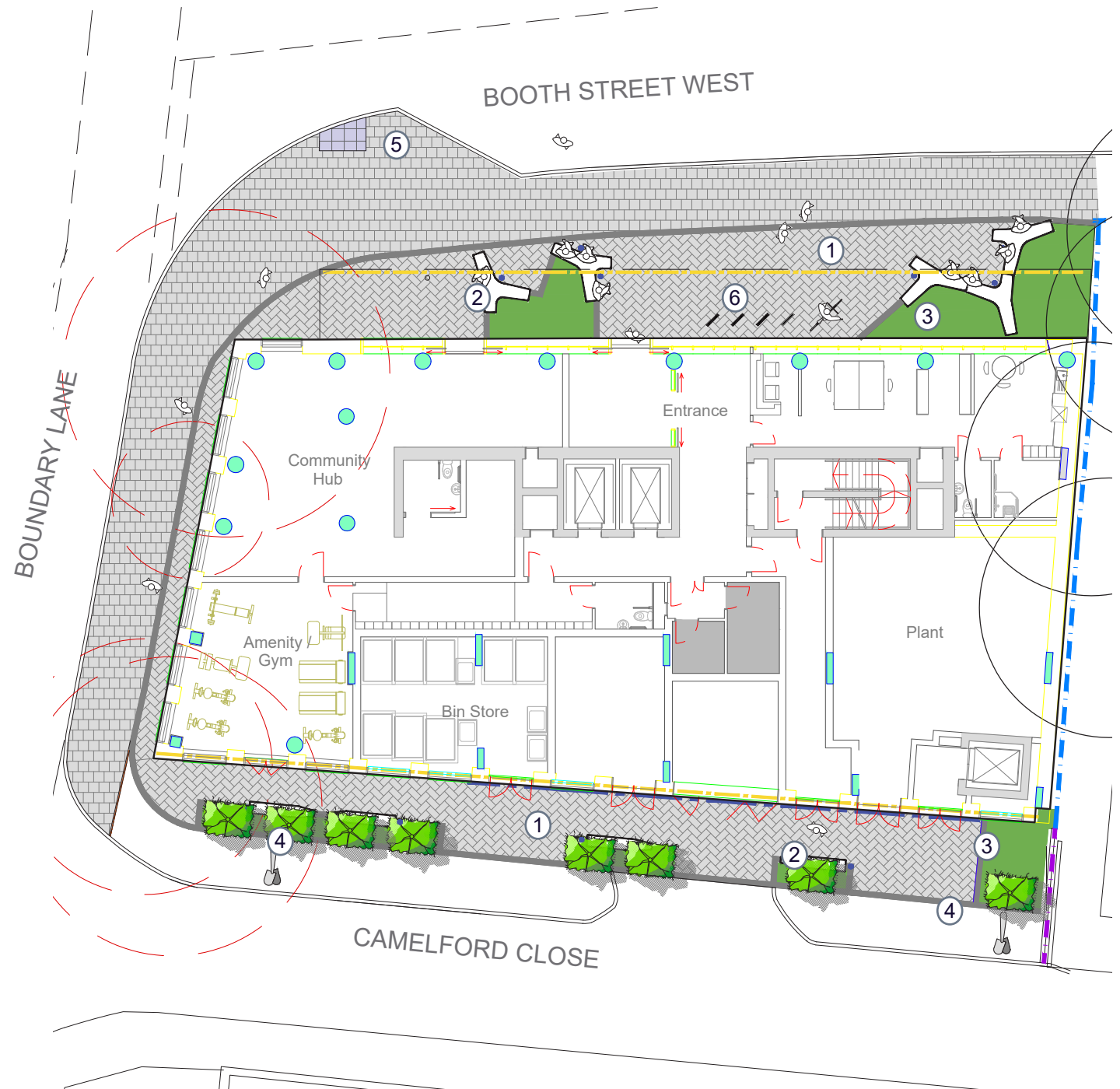
The permeable paving system collects all the site water at source, reduces surface run, detains the water and allows its release at a slower rate. This system reduces the pressure on our existing sewer networks and with broader benefits to help reduce flooding. The system would be off making the SUDs compliant.

5: Improved Pedestrian Junction

The junction at Boundary Lane and Booth Street West is a wide junction, with the opportunity to narrow the junction to improve pedestrian connectivity and slow vehicle traffic.

(Subject to discussions with Manchester City Council).





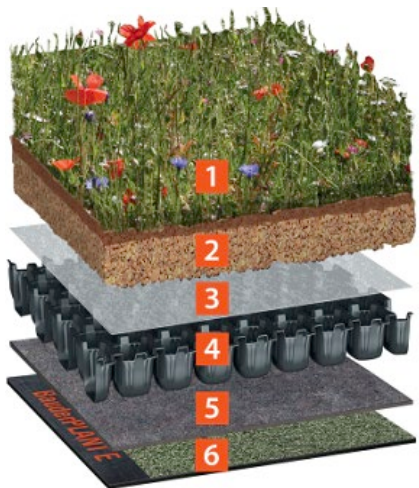
- 1: Permeable Paving
- 2: Seating
- 3: Planting
- 4: Tree Planting
- 5: Improved pedestrian junction
- 6: Visitor cycle storage

6: Roof Garden

A green roof is proposed on level 9 of the building. The wildflower blanket will create a species rich meadow. The planting will attract insects and offer visual amenity to the residents at levels 9 plus.

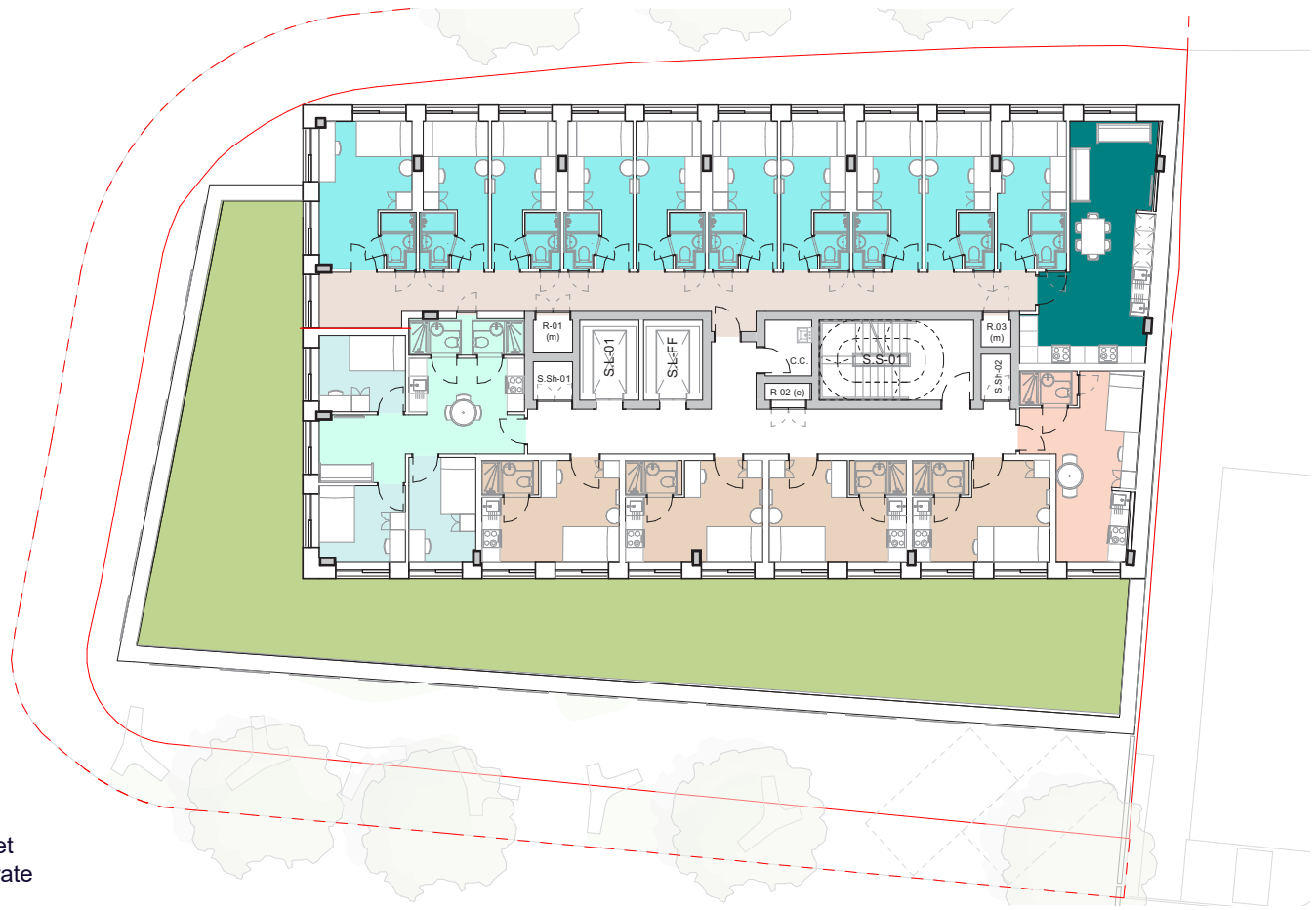
There are many benefits including

- Improves SUDs capacity of the roof
- System helps mitigate flooding by slowing on-site water
- Provides valuable ecological habitats and increase biodiversity
- Visual amenity and connection to nature



- 1: Wild flower Blanket
- 2: Bio diverse substrate
- 3: Filter fleece
- 4: Water retention layer
- 5: Protective layer
- 6: Waterproof layer

Example of construction of wild flower green roof



3.1.2 ACTION 2

Embed green infrastructure as part of city centre developments.

The site is relatively small in the context of the city centre environment but seeks to utilise all its external space to the benefit of the student residents and the wider community.

The enhancement to the site through the built form proposals and external landscaping will transform a neglected site and enable tree planting, ornamental landscape planting, and a wildflower green roof to be delivered. Collectively the proposals will increase the biodiversity of the site.

The use of sustainable urban drainage will also contribute to the wider city by dealing with its own site water, using attenuation crates to hold and store the water. This will relieve pressure on the wider Manchester sewers.



3.2 OBJECTIVE 3: CONNECTIVITY & ACCESSIBILITY

3.2.1 OBJECTIVE 3: ACTION 2

GREEN ROUTES: greening transport routes to encourage walking, cycling, reduce flood risk and provide wildlife corridors

The proposed development lies close to the Oxford Road corridor regeneration area and public realm improvements surrounding the universities.. The Oxford Road corridor works have provided an effective pedestrian and cycle link within the city. The implemented soft landscaping and tree planting contributes to the green infrastructure model of Manchester City Centre and surrounding areas. The development of the proposal site seeks to add to the works already established in the vicinity, including:

- Tree planting within the soft landscaping will contribute to the green streets infrastructure vision for Manchester.
- Implementing quality public realm around new developments encourages social interaction, pausing spaces and areas of visual interest
- Well designed spaces encourage people to walk and cycle to local facilities.
- By installing SUDs system into the external spaces creates a site based control of water and takes the demand off the sewer network in periods of high rain fall.



3.2.2 OBJECTIVE 3: ACTION 4

Use active and sustainable transport to access green infrastructure in the city and beyond.

The proposed development site of the former Gamecock Inn benefits from its city centre location and proximity to the university campuses and other city centre amenities.

The cycle provision within the building promotes sustainable transport means for the students with areas with secure cycle storage. External cycle stores (under the building overhang) are located by the building entrance, to be used by visitors to the accommodation and the community hub.

There is an existing on road cycle lane linking to the city centre.

An existing bus stop lies to the north of the site connecting to the city centre.

To the south of the site is an existing public off road route connecting Boundary Lane through to Higher Cambridge Street. Then from Higher Cambridge Street a green pedestrian route creates an attractive vibrant route towards Oxford Road.

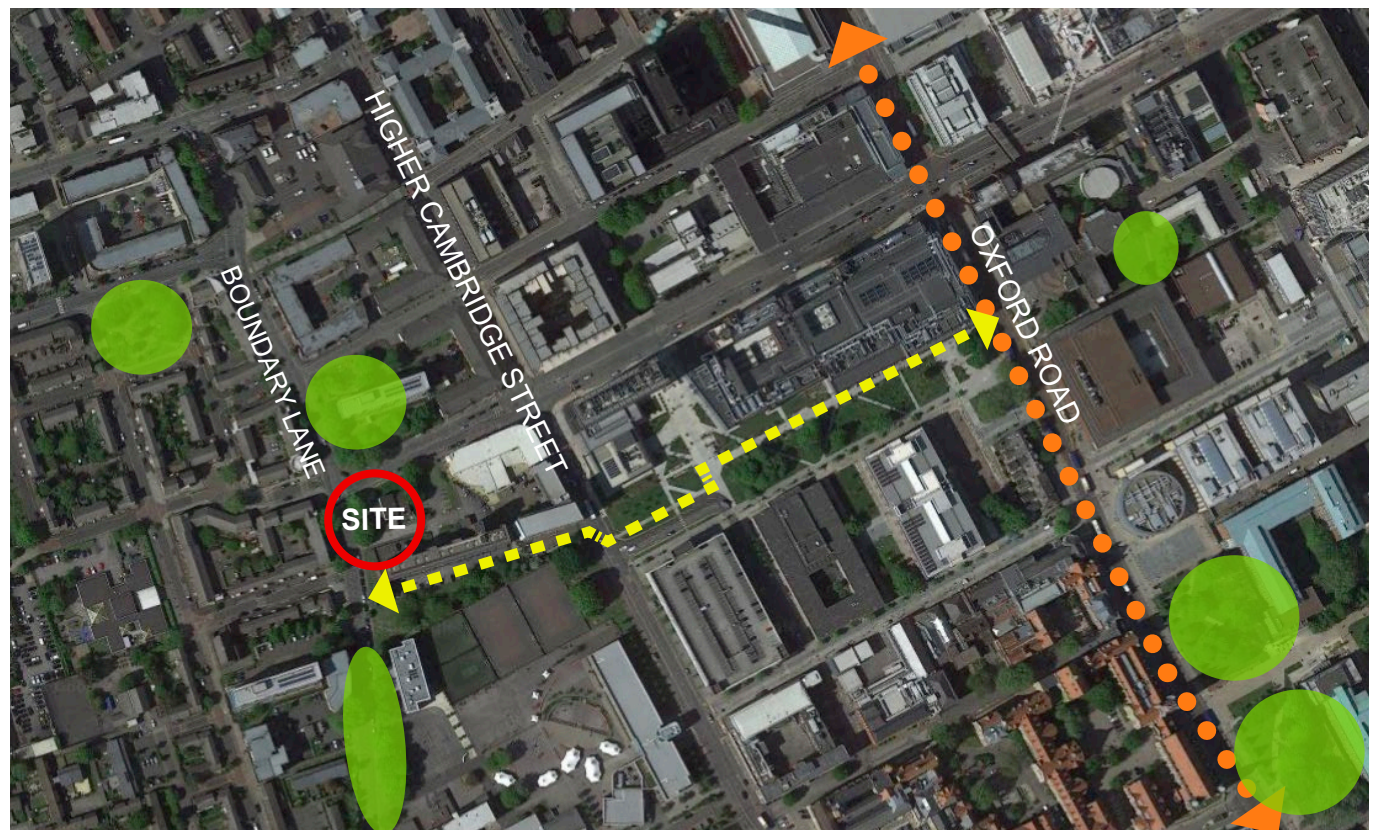


Diagram illustrating the proximity of site to existing green routes

4.0 DELIVERING THE VISION AT NEIGHBOURHOOD LEVEL

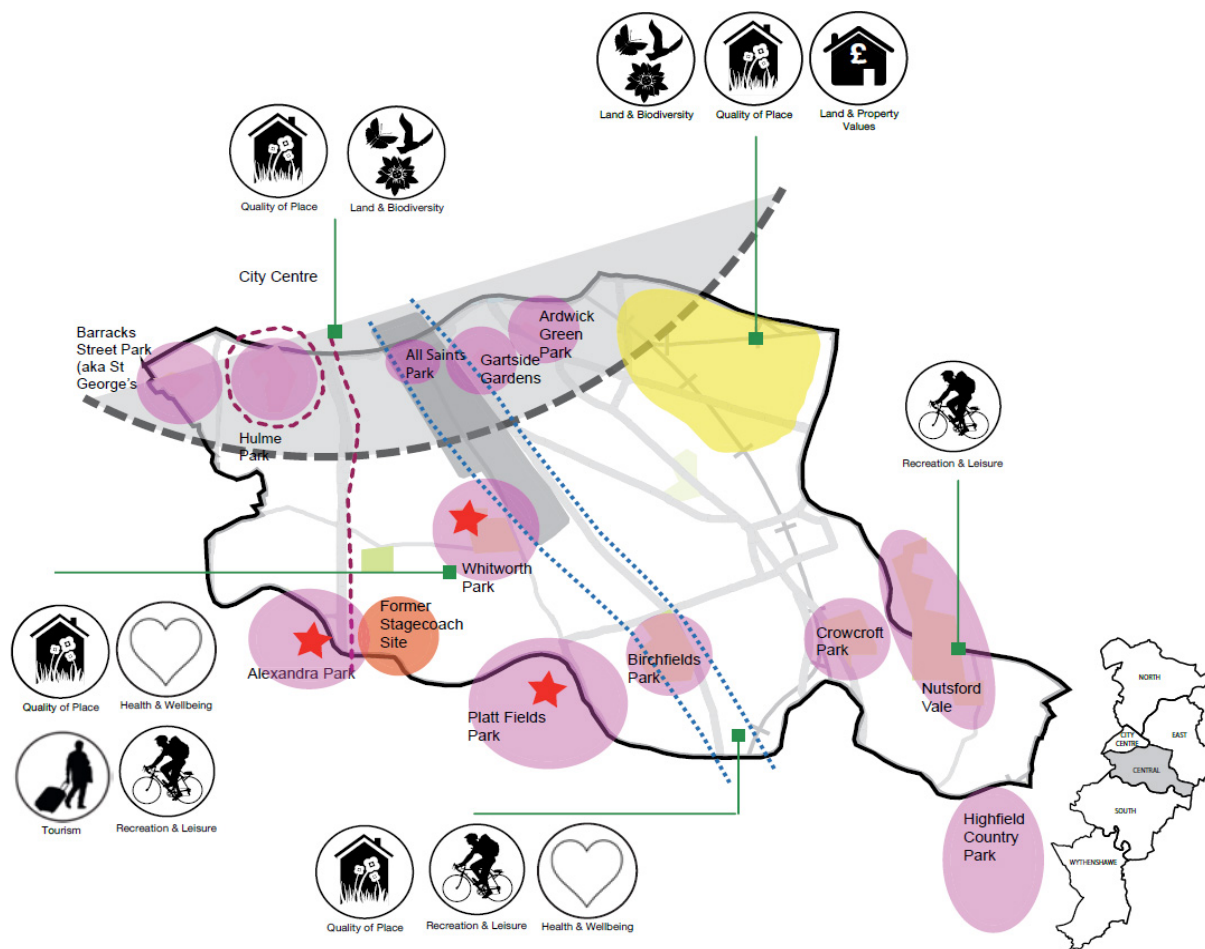
4.1.1 CENTRAL AREA

The following text, plan, objectives and existing good practice examples are extracted from the MCC Green & Blue Infrastructure Strategy. The site falls within the Central Area.

Central Manchester is home to key economic assets, based around the Oxford Road corridor, and which include the University of Manchester, Manchester Metropolitan University, Central Manchester University Hospitals and the Manchester Science Park. This area attracts high numbers of students, employees and visitors and is the focus of major investment over the next 10 years. Improving connectivity and transport infrastructure (e.g. Velocity and Cross city bus routes) will improve access for residents to GI sites outside the area.

Opportunities for new developments are largely restricted to the redevelopment of key sites or refurbishment of existing buildings. The area has a mix of established residential and student communities; it also has a range of busy district centres.

Central Manchester has a dense urban form which reflects its location adjacent to the city centre and in this context the existing parks have a particularly important role to play for the local communities. Smaller scale GI interventions, such as street tree planting and community greening also have the potential for increasing the area's image, attractiveness and climate resilience



Assessment of the development site proposals against the objectives

Objectives

- ✓  Potential to enhance links between parks and the city centre to improve access to green space
 - ✓  Enhance quality of and accessibility to existing parks and green spaces including Whitworth Park, Birchfields Park, Barrack Street Park, Hulme Park, Ardwick Green Park and Gartside Gardens and Crowcroft Park
 - ✓  Significant opportunity through new housing to create neighbourhoods of choice, linking to existing open space and incorporating new public and private green space and green roofs as appropriate to address local deficiencies.
 -  Green cycle routes and street tree planting on major arterial routes
 - ✓  Oxford Road Corridor
 - ✓  Wildflower planting (Kew Grow Wild flagship project)
 - ✓  Potential for Whitworth Park to become an attraction for local residents and visitors from the wider area due to its central location and the cultural offer at Whitworth Art Gallery.
 - ✓  Opportunities for biodiverse planting and management on key arterial route
 - ✓  Site for new residential development
- Encourage links to parks just outside and on the boundaries, which are used by local residents

Good Practice Examples



MMU's Birley Fields Campus includes a range of multi-functional green infrastructure available to the university staff, students and the community. It includes the Community Orchard, Sensory Garden and an extensive landscaped setting to the student blocks, incorporating tree planting and SuDs and a new public square is also planned.



Hulme Park is an example of successfully integrating a new green space into development and regeneration. Located on the edge of the city centre, Hulme Park is a 16 hectare site, combining a diverse range of community and leisure activities, including equipped play areas, sports areas, a new public square and general open space. Its creation has sparked redevelopment of nearby buildings, including Zion Arts Centre.



Led by Landlife, Manchester City Council and the National Trust, Tale of Two Cities won the nation's vote for Grow Wild's English flagship campaign. Combining Manchester and Liverpool, the project will see the transformation of prominent spaces into wild flower celebrations. In Manchester wild flowers will be sown along Princess Parkway and nearby schools in Hulme and Moss Side. The Tale of Two Cities Scheme aims to deliver a unique cultural landmark wildflower project to inspire communities by sowing bold wild landscapes in both cities and igniting a new generation of wild flower enthusiasts.



Oxford Road Green Corridor: In partnership with the University of Manchester, Red Rose Forest has used sensitive climate monitoring equipment in an urban climate change experiment. The data collected will enable Red Rose Forest to quantify the roles of trees and green infrastructure in helping to manage projected climate change in Manchester

4.1.2 LOCAL GOOD PRACTICE EXAMPLES

The following images are local examples of green and blue infrastructure within the vicinity of the site. The proposals for the landscape surrounding the development have sought to take these as inspiration and to seek to continue the established character and style and contribute to the wider neighbourhood setting.



Oxford Road Planting Beds



Oxford Road Planting Beds



Campus public realm / public open space

Booth Street West Planting Beds

Birley Fields planting and attenuation pond

5.0 SUMMARY

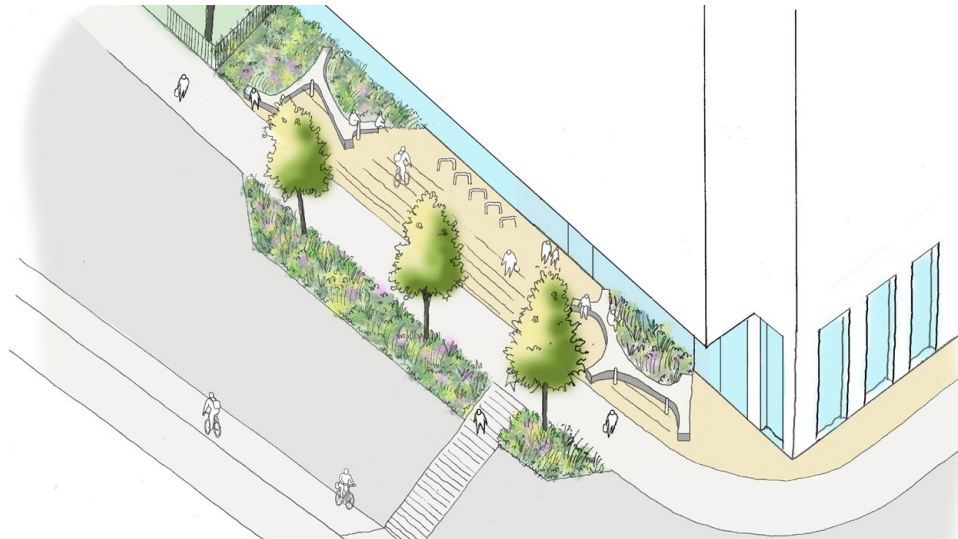
5.1.1 SUMMARY OF THE PROPOSALS IN THE CONTEXT OF THE PUBLISHED MCC GREEN & BLUE INFRASTRUCTURE STRATEGY 2015-2025

The public realm improvements will transform a key junction between Booth Street West and Boundary Lane at an interface between the city

Core objectives as set out within the Manchester Green & Blue Strategy will be achieved through the considerations at design stage, implementation and ongoing future maintenance.

The design rationale seeks to build upon the existing character and style established within the university areas and Oxford Road Corridor. Ornamental planting, tree planting and a wildflower meadow on the level 9 of the building will increase the biodiversity of the site and improve the character at a street level.

The infrastructure implemented within the scheme will have an immediate impact and effectiveness from the onset. This will be achieved by the careful choice of tree and plant species, the implementation of SUDs paving and surface water management.



images to be updated

