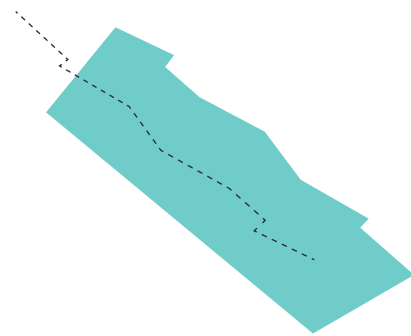


BENDIX STREET DEVELOPMENT, NEW CROSS | MANCHESTER



STAGE 01/02
CONCEPT DESIGN
November 2019

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Constraints & Opportunity Terrace

Master plan Terrace

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PRECEDENT IMAGES

SITE WITHIN NEW CROSS NEIGHBOURHOOD DEVELOPMENT FRAMEWORK

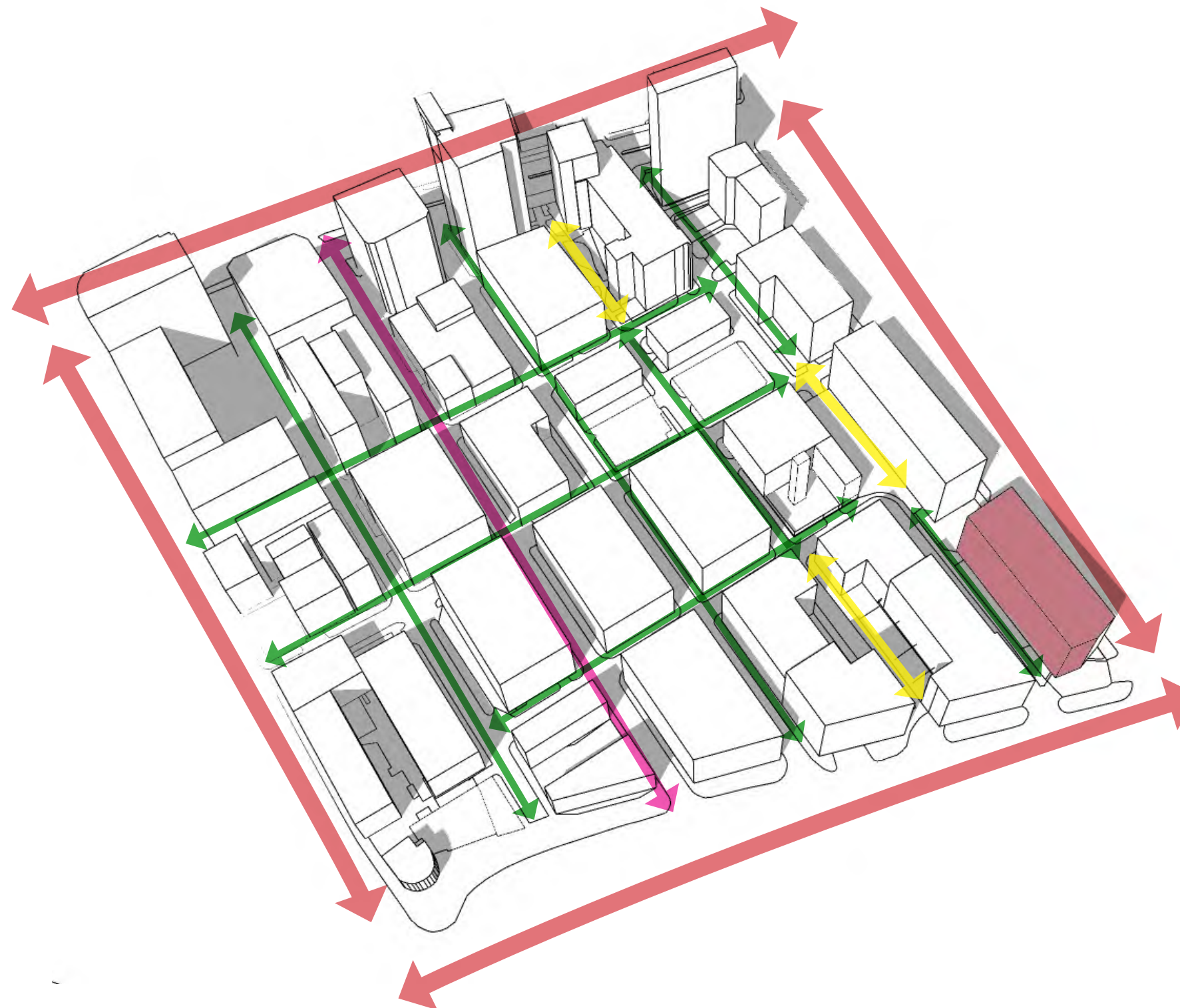
New Cross will accommodate a range and mix of resident all accommodate on in a high quality and well managed environment that will ensure the emergence of vibrant new neighborhoods of choice.
New Cross Neighborhood Development Framework, July 2015, p.53.



...NOMA

...VICTORIA STATION

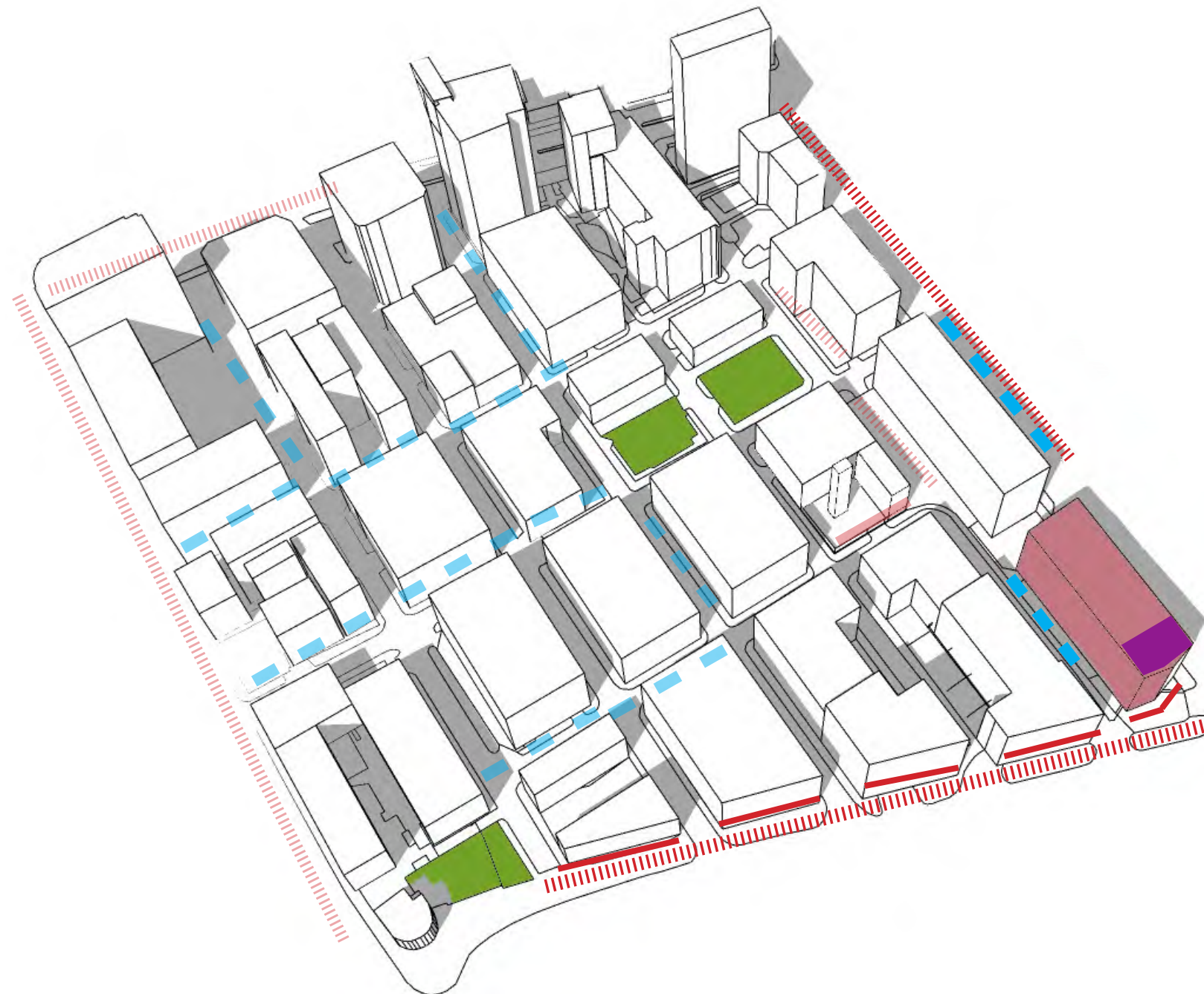




-  WIDE TRAFFIC PRIORITY STREETS
-  TWO LINE TRAFFIC PRIORITY STREETS
-  PEDESTRIAN PRIORITY STREETS
-  PEDESTRIAN ONLY ROUTES STREETS

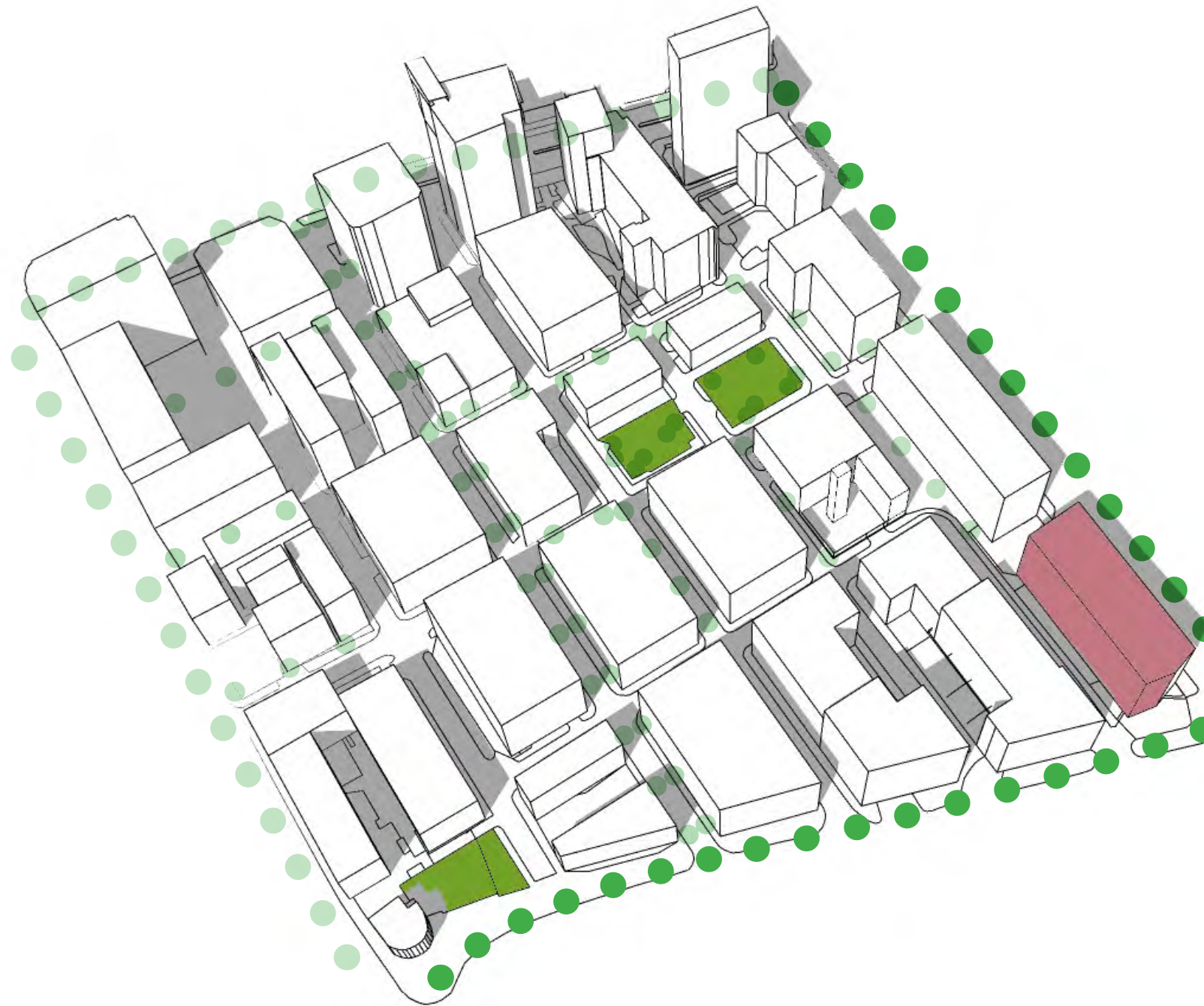
The proposals detailed within this document explore how the development and its street scene could begin to impact on the movement of pedestrians and vehicles as part of the wider aspirations / connections to the emerging neighbourhood.





- PUBLIC AMENITY SPACES
- ROOF GARDEN
- POTENTIAL FACING SPILL OUT SPACE.
INFORMATION BY NEW CROSS PUBLIC REALM STRATEGY
FINAL DRAFT PAGE 37.
- ACTIVE FRONTAGE
INFORMATION BY NEW CROSS PUBLIC REALM STRATEGY
FINAL DRAFT PAGE 37.
- POTENTIAL LOCATION IN-LINE PARKING
INFORMATION BY NEW CROSS PUBLIC REALM STRATEGY
FINAL DRAFT PAGE 37.





SUITABLE LOCATION FOR TREE PLANTING
INFORMATION BY NEW CROSS PUBLIC REALM STRATEGY
FINAL DRAFT PAGE 51

THE BENEFITS OF TREES

The client and team understand the environmental, social and economic benefits street trees bring to a neighbourhood.

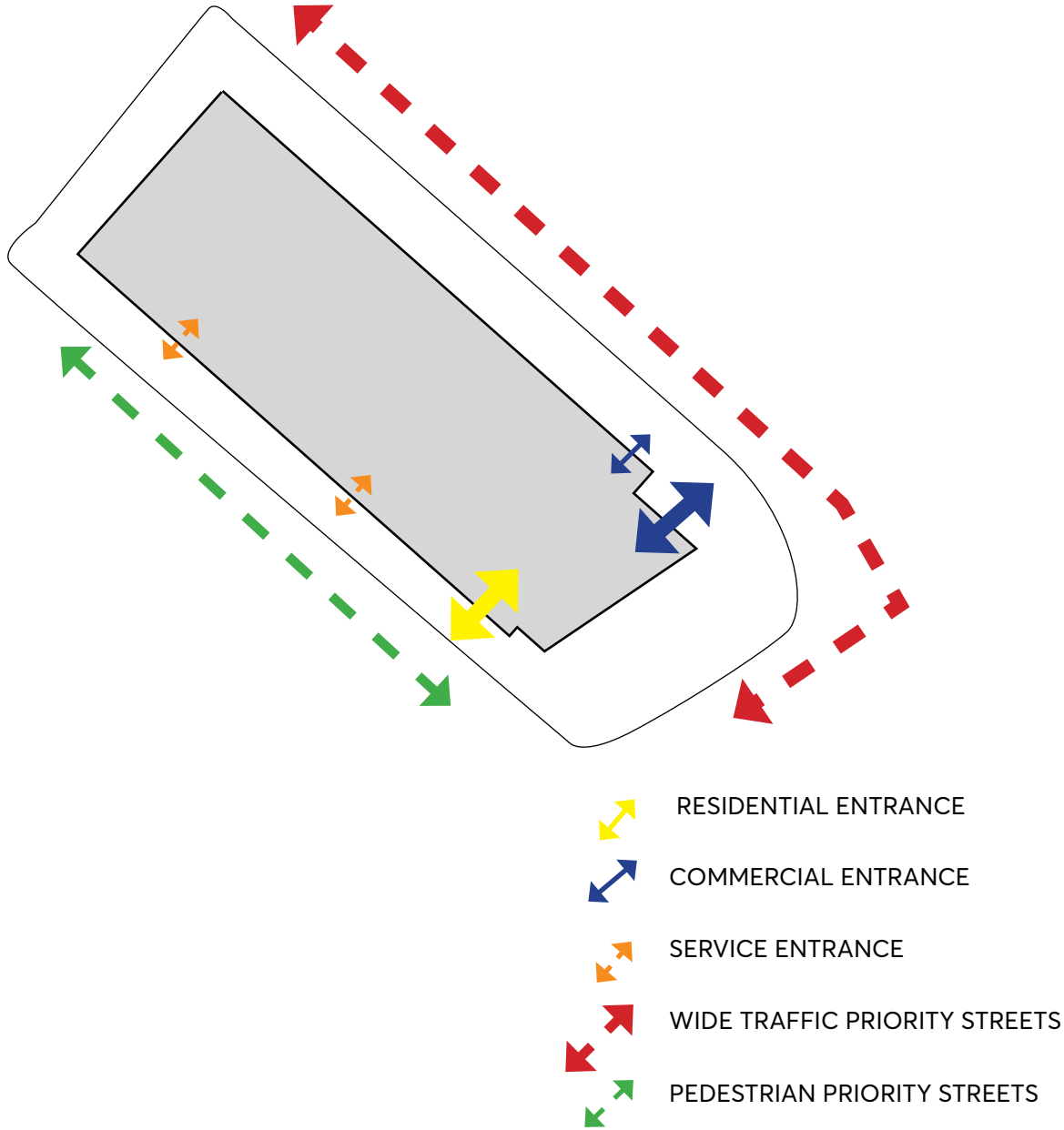
The New Cross Masterplan proposes trees in a number of locations and streets in which trees should be located, if feasible.

The proposals for street trees in the three sites being brought forward by Mulbury City are based on that masterplan, with additional tree planting located in footways that are generous wide enough to accommodate it.

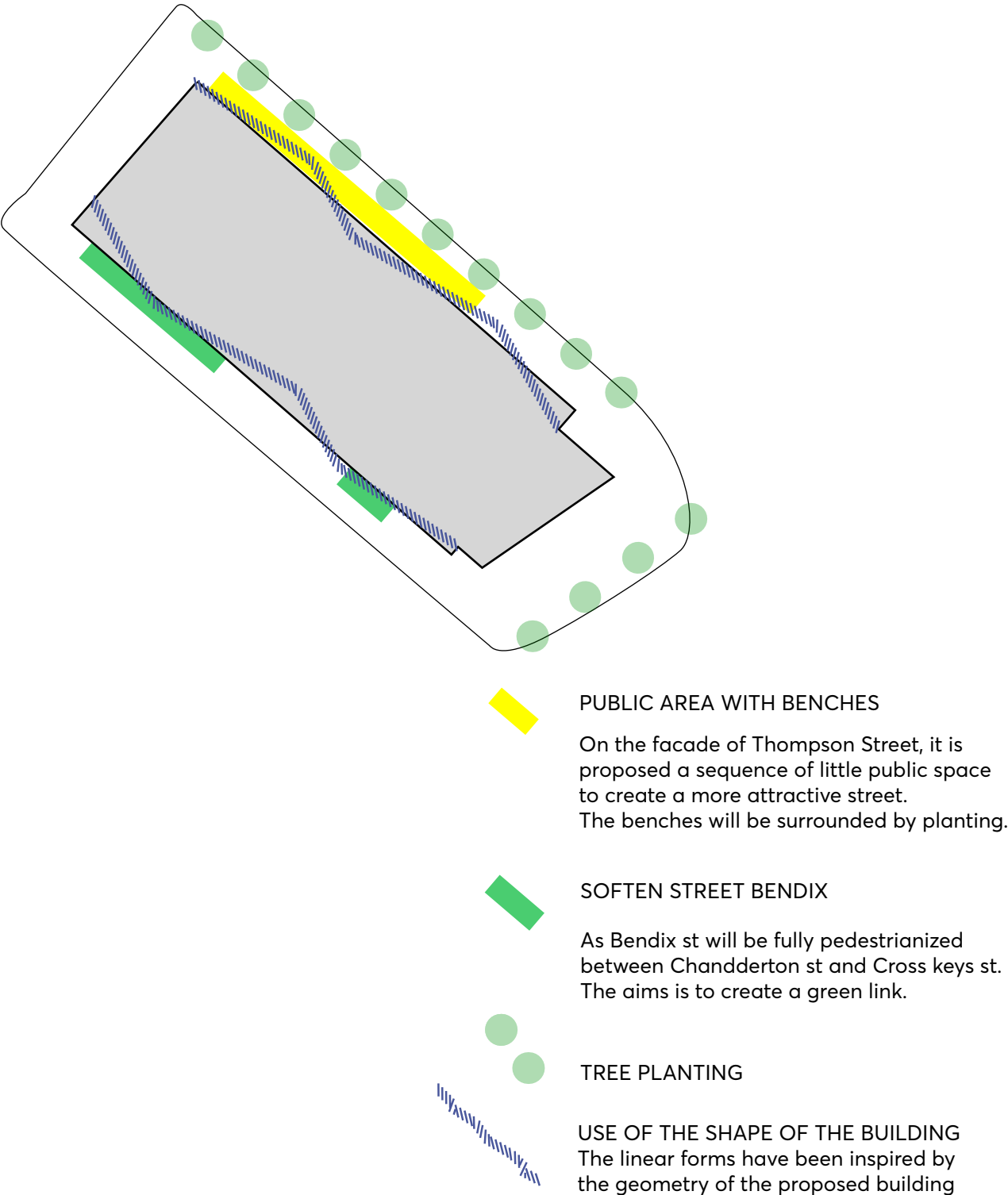
All trees in footways are subject to on site survey (GPR and/or slit trench) to confirm the absence of statutory services in order to



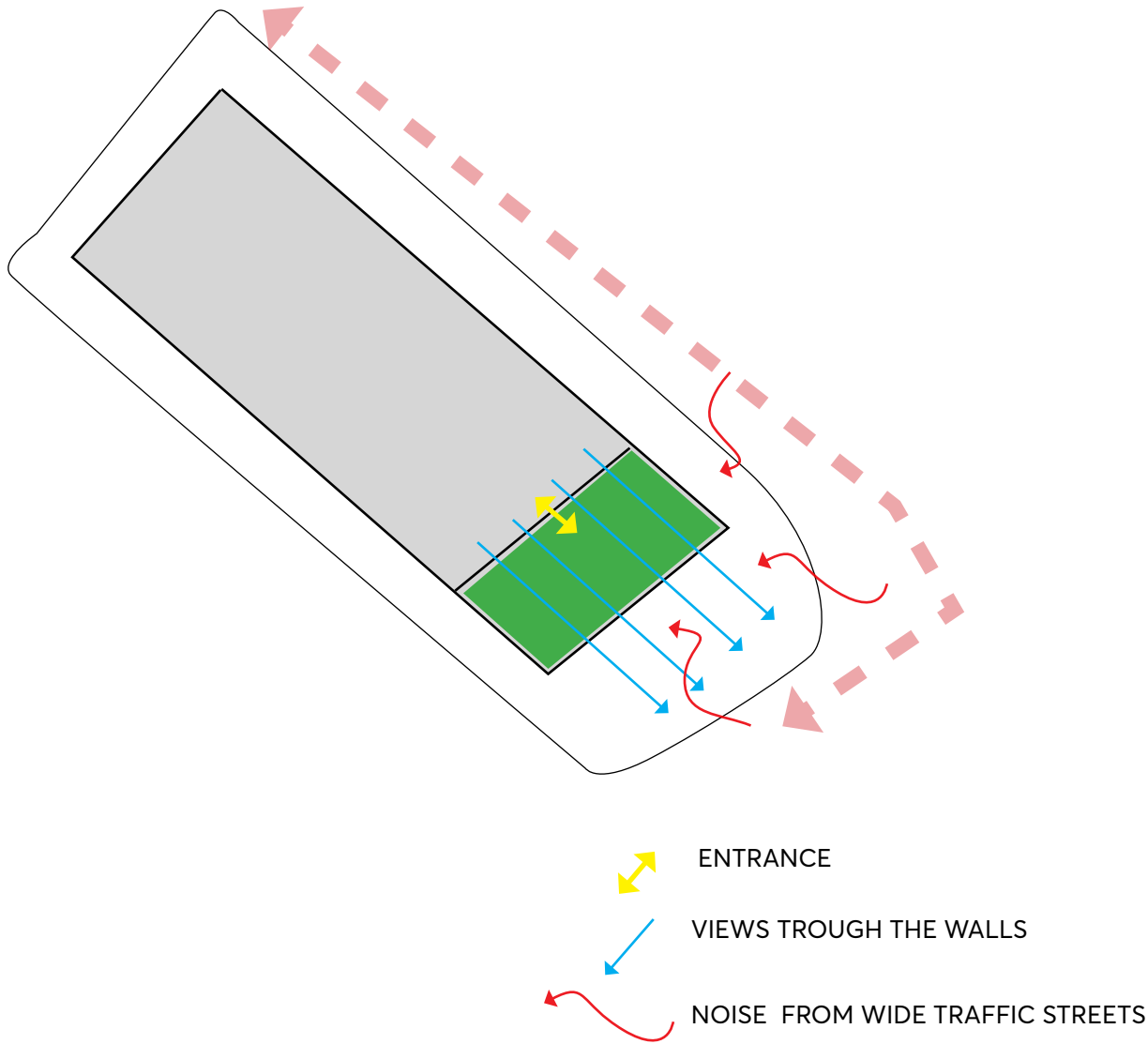
CONSTRAINTS & CIRCULATION



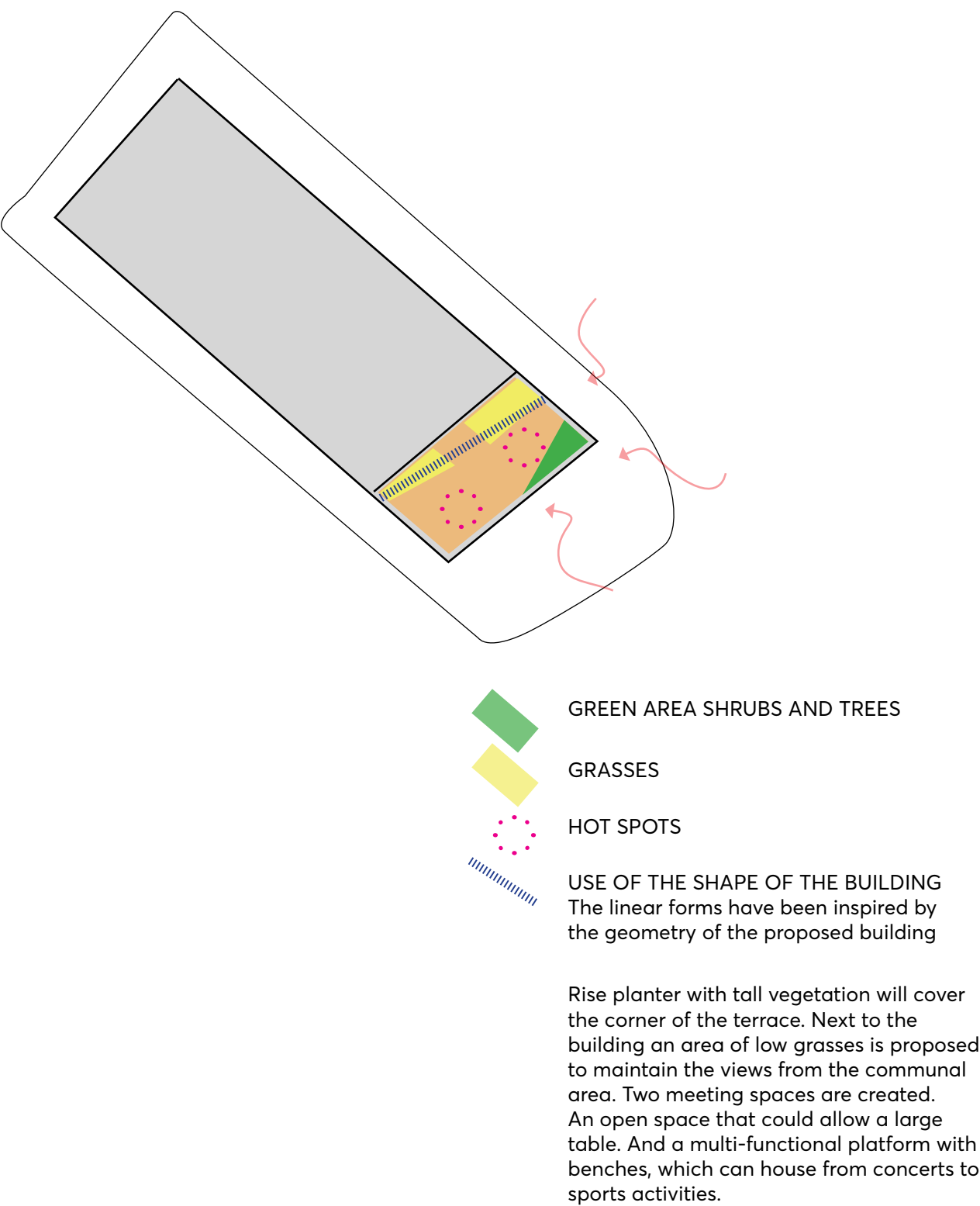
OPPORTUNITIES



CONSTRAINTS



OPPORTUNITIES



CONCEPT DEVELOPMENT 3.0

MASTER PLAN GROUND FLOOR



- NEW TREE
- HEDGE
- GRASSES
- SETT PAVING
- PEDESTRIAN TARMACADAM
- CONCRETE SEAT

The proposed public spaces are mostly level; the slight fall in topography will be levelled within the entrances to create as flat a surface as possible.

Simple design methods such as logical alignment of street furniture and lighting creates spaces that are more easily navigated by partially sighted and blind users. There is an emphasis on keeping clutter to a minimum to create an open clean lined environment. A mix of street furniture will cater for all users.

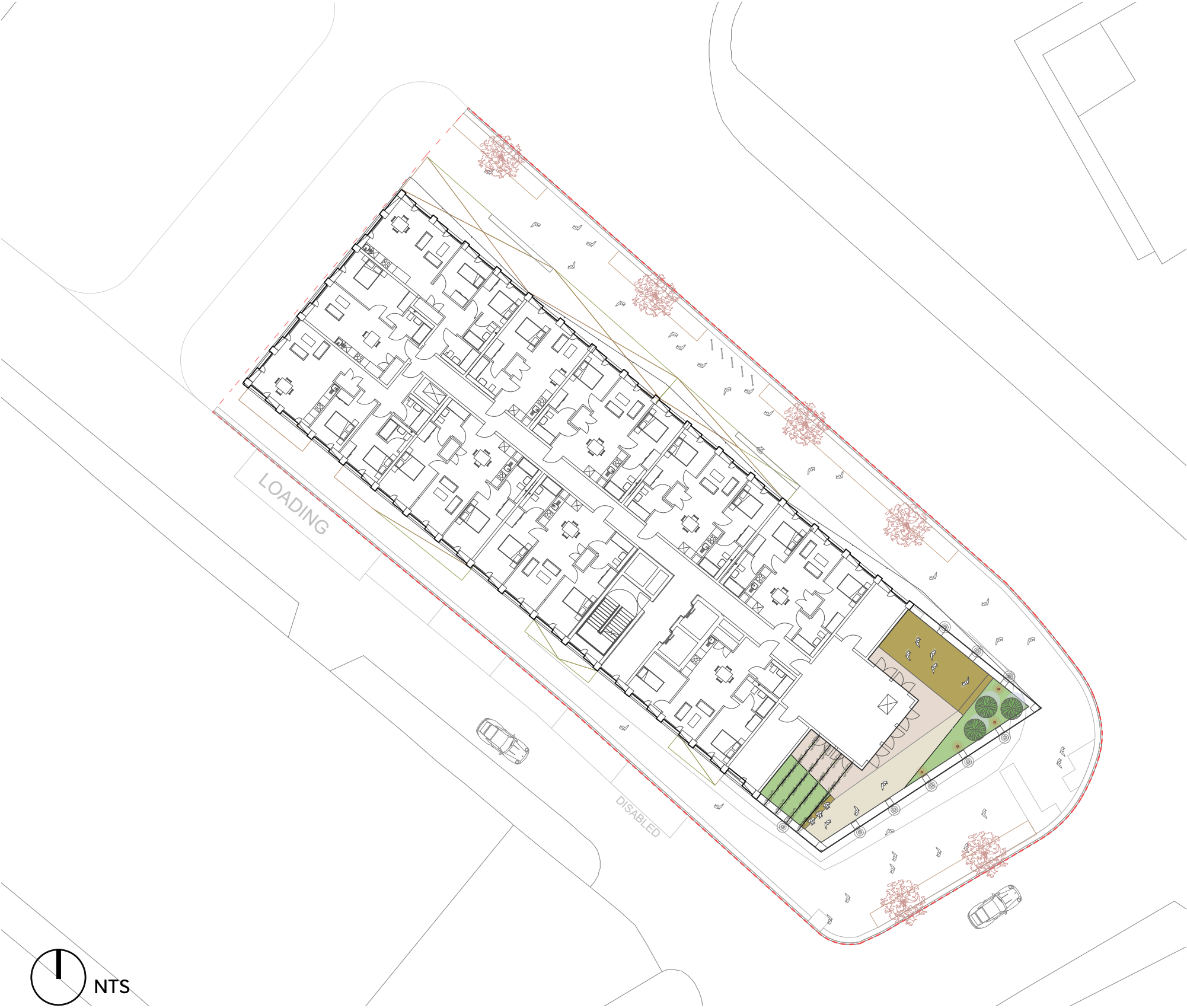
ADOPTED FOOTWAYS
Kerb details, tactile paving, footway trim detail and tree planting to be in line with the New Cross Development framework



CONCEPT DEVELOPMENT

MASTER PLAN TERRACE

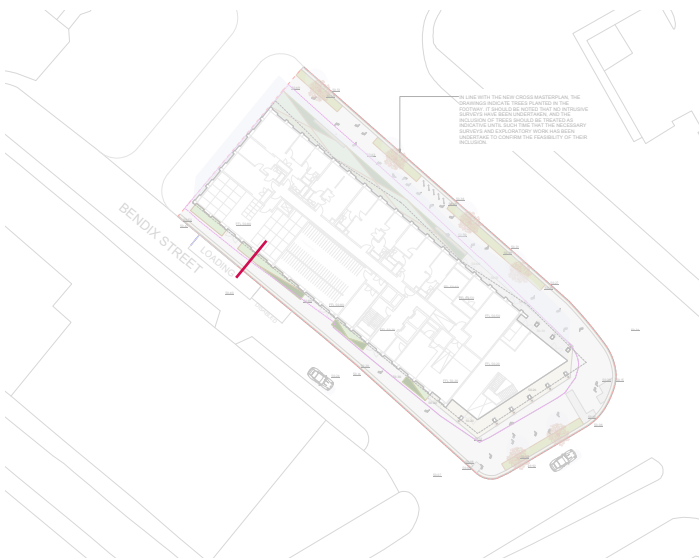
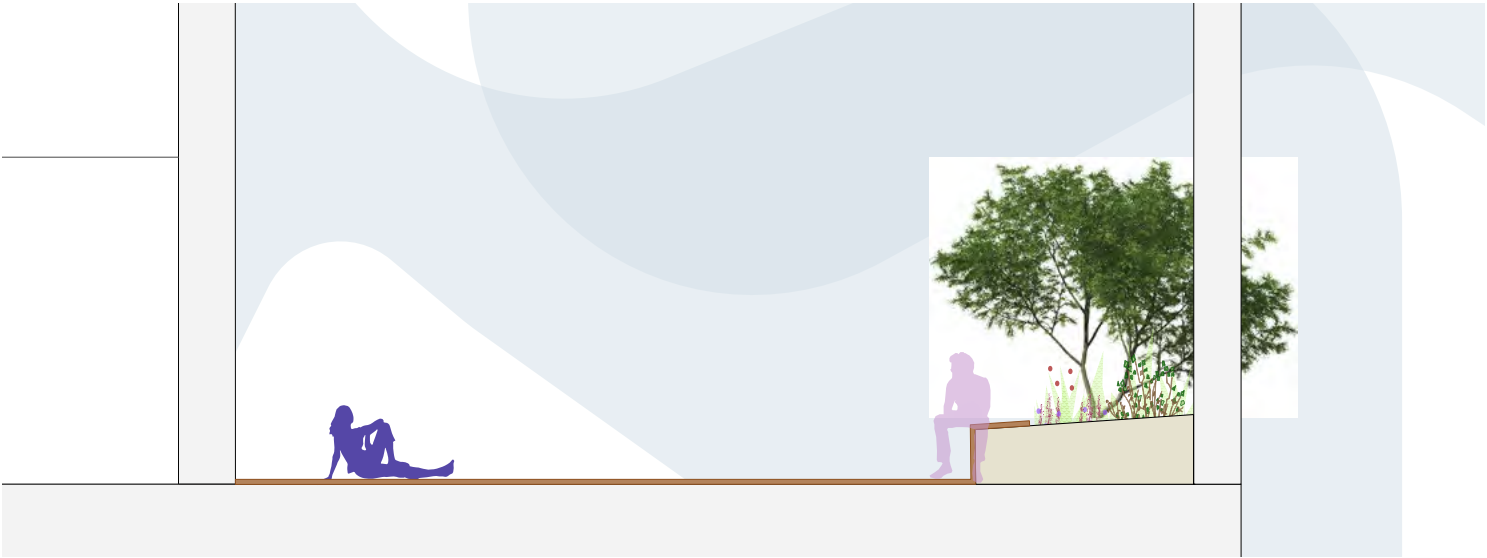
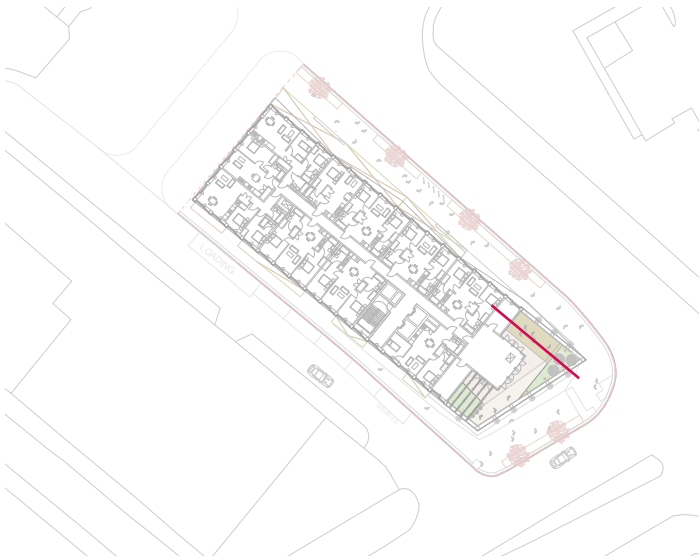
3.0



- ORNAMENTAL PERENNIAL AND GRASSES
- TIMBER PAVEMENT
- SETT PAVING
- SETT PAVING

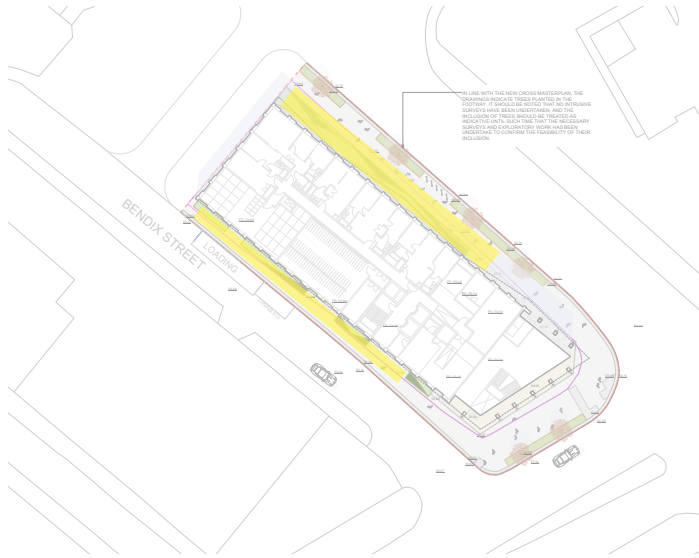
The design seeks to create a hierarchy of spaces that caters for all the residents' needs; from large group gatherings or barbeques, to smaller groups and individuals.





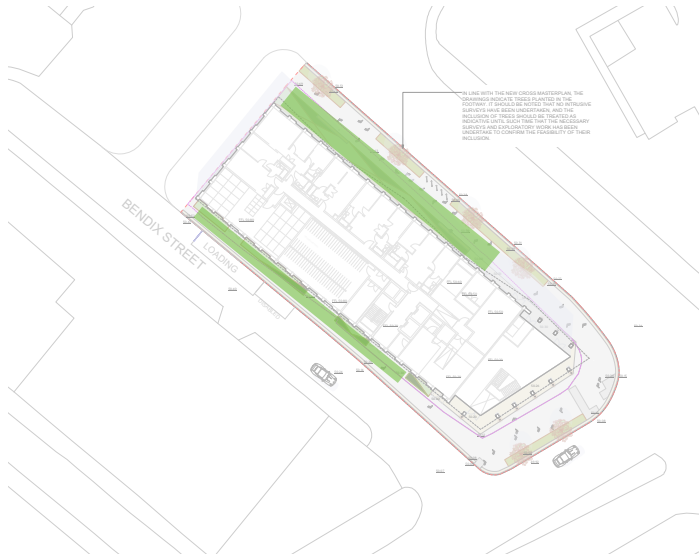
PRECEDENT IMAGES 4.0

SHAPES AND MATERIALS



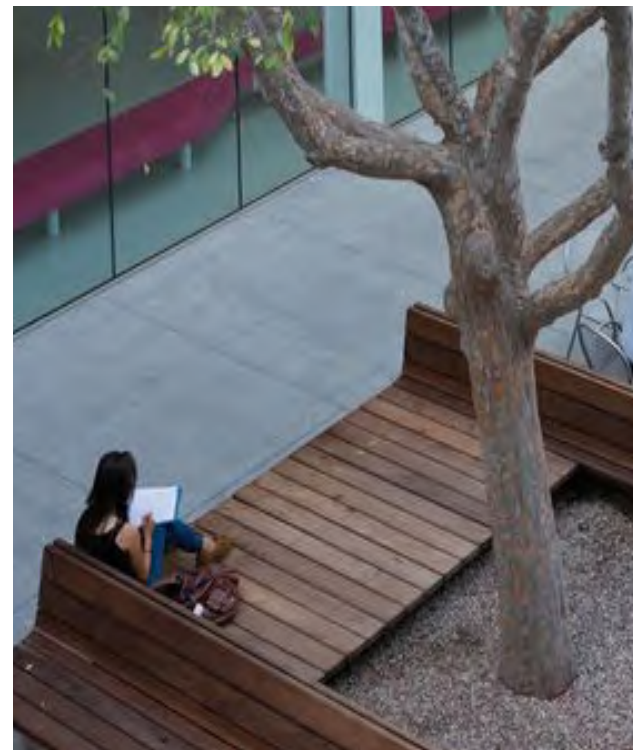
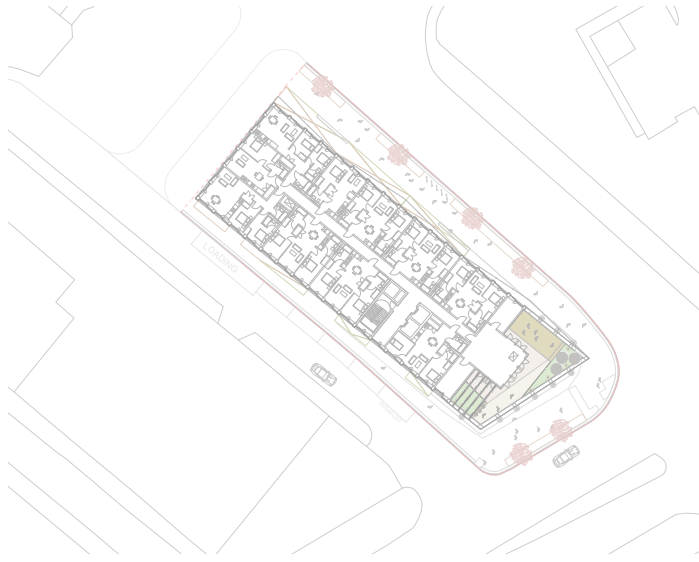
PRECEDENT IMAGES 4.0

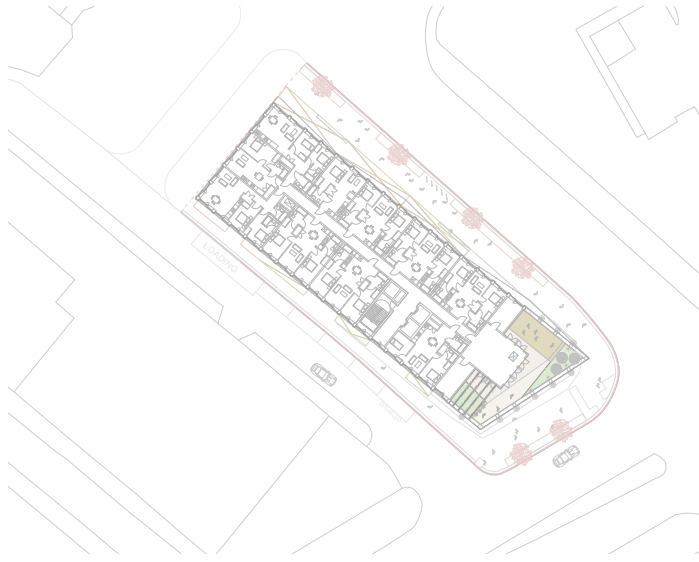
SHAPES AND MATERIALS



PRECEDENT IMAGES 4.0

DECK AND SETTING







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