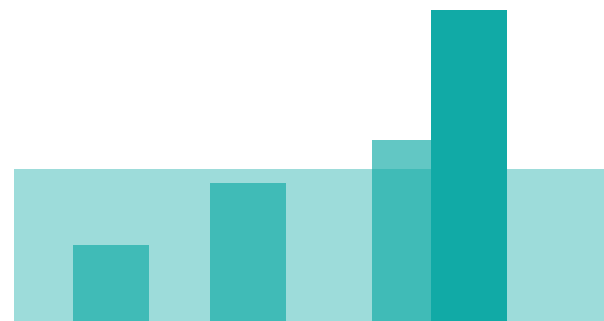


GOULDEN STREET DEVELOPMENT, NEW CROSS | MANCHESTER



STAGE 01/02
CONCEPT DESIGN
November 2019

CONTENTS

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NEW CROSS NEIGHBOURHOOD DEVELOPMENT FRAMEWORK
The New Cross area will accommodate a mix of residential and commercial accommodation in a high quality and well managed environment that will ensure the emergence of vibrant new neighborhood.

DRAFT NEW CROSS PUBLIC REALM STRATEGY
Following publication of the New Cross Development Framework Manchester City Council and Aecom produced a revised public realm strategy which sets out the aspiration of the streetscape in the New Cross development area.

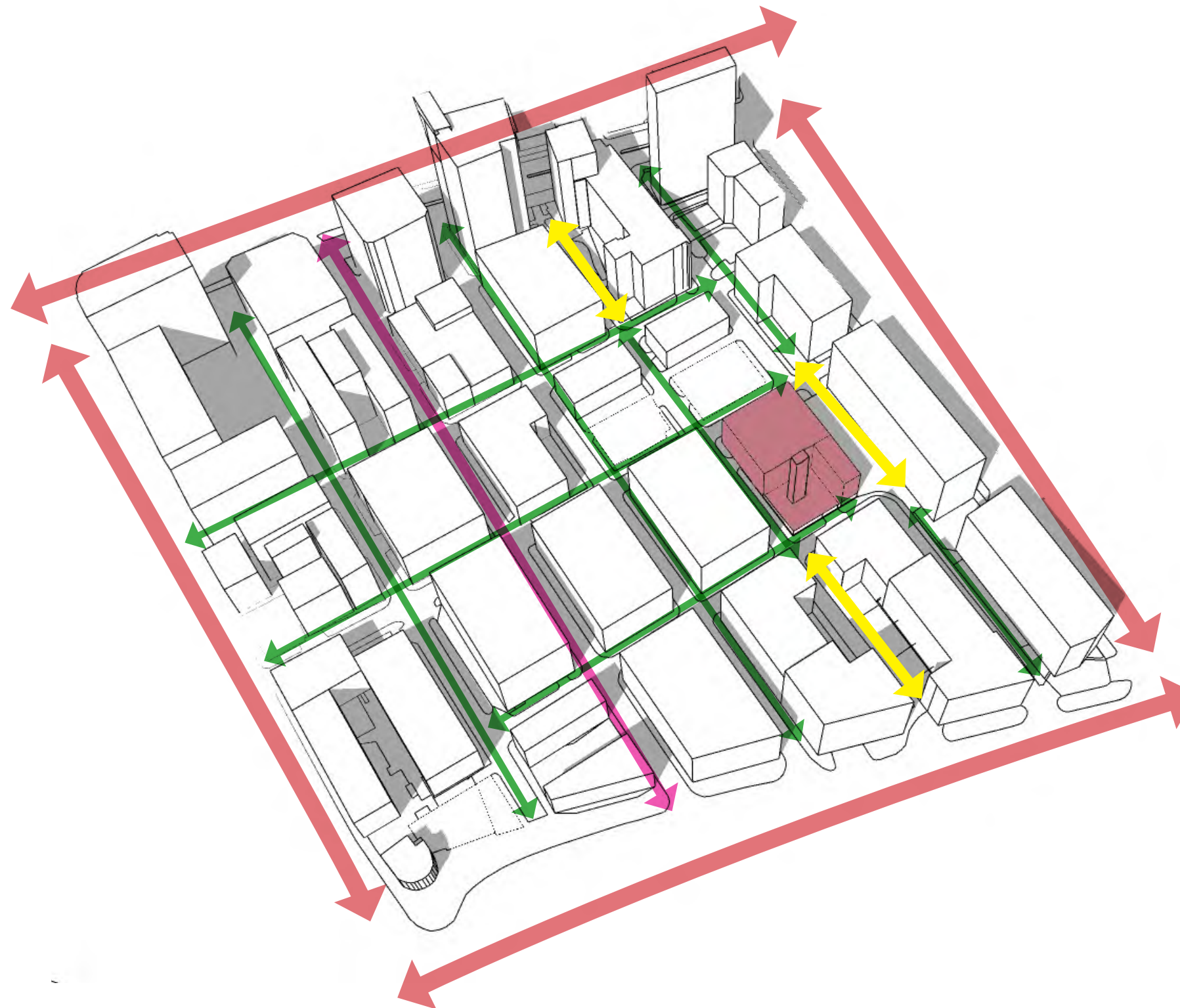
This document sets out the indicative design and materials aspiration for the area. The proposals for the external works associated with the Mulbury City developments will be in accordance with the New Cross

- NOMA
- VICTORIA STATION



GOULDEN ST IN THE CONTEXT OF THE NEW CROSS MASTERPLAN





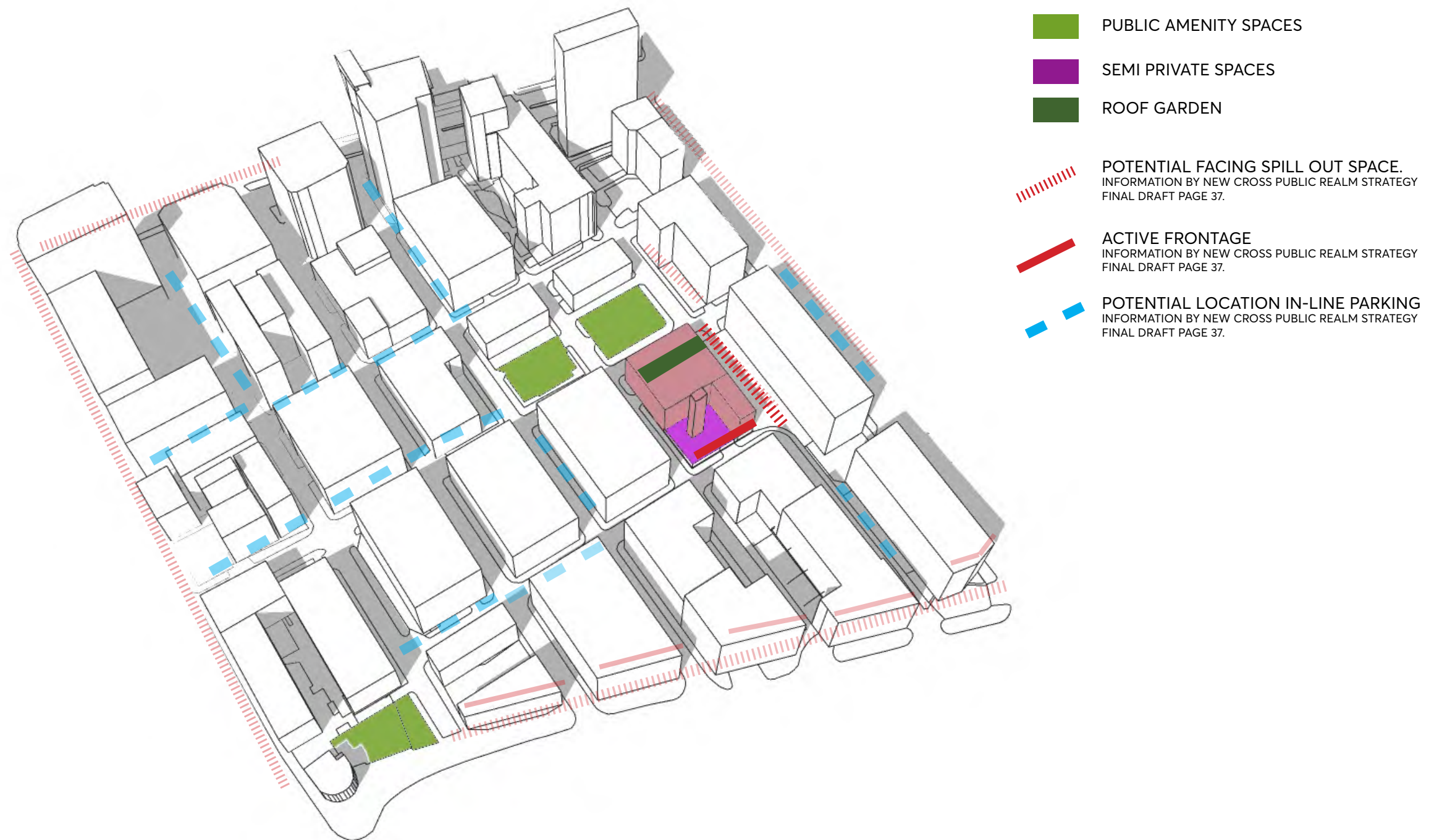
- MAJOR TRAFFIC PRIORITY STREETS
- TWO LINE TRAFFIC PRIORITY STREETS
- PEDESTRIAN PRIORITY STREETS
- PEDESTRIAN ONLY ROUTES STREETS

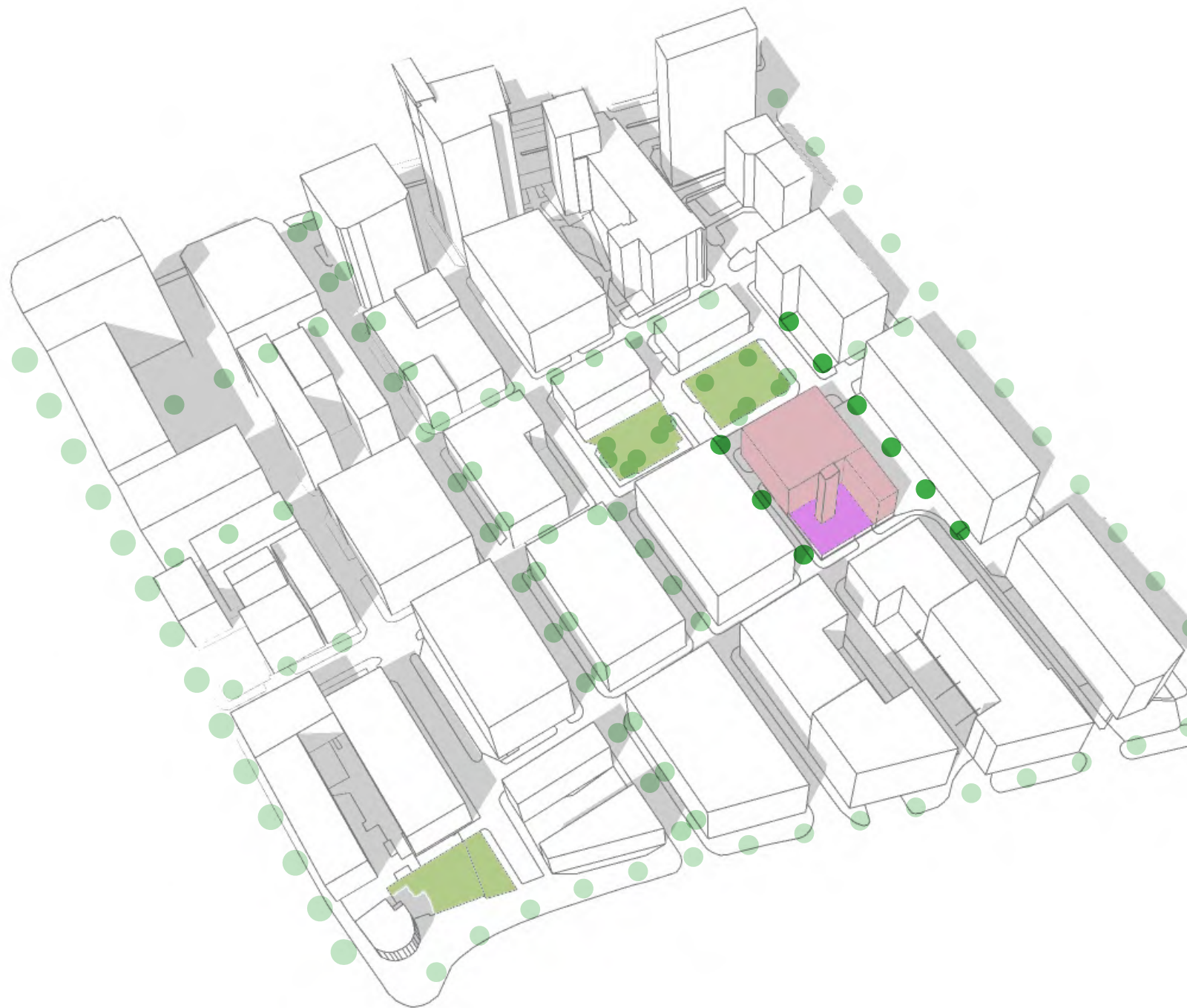
The proposals detailed within this document explore how the development and its street scene could begin to impact on the movement of pedestrians and vehicles as part of the wider aspirations / connections to the emerging neighbourhood.



SITE ANALYSIS 2.0

PUBLIC/PRIVATE RELATIONSHIP





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

THE BENEFITS OF TREES

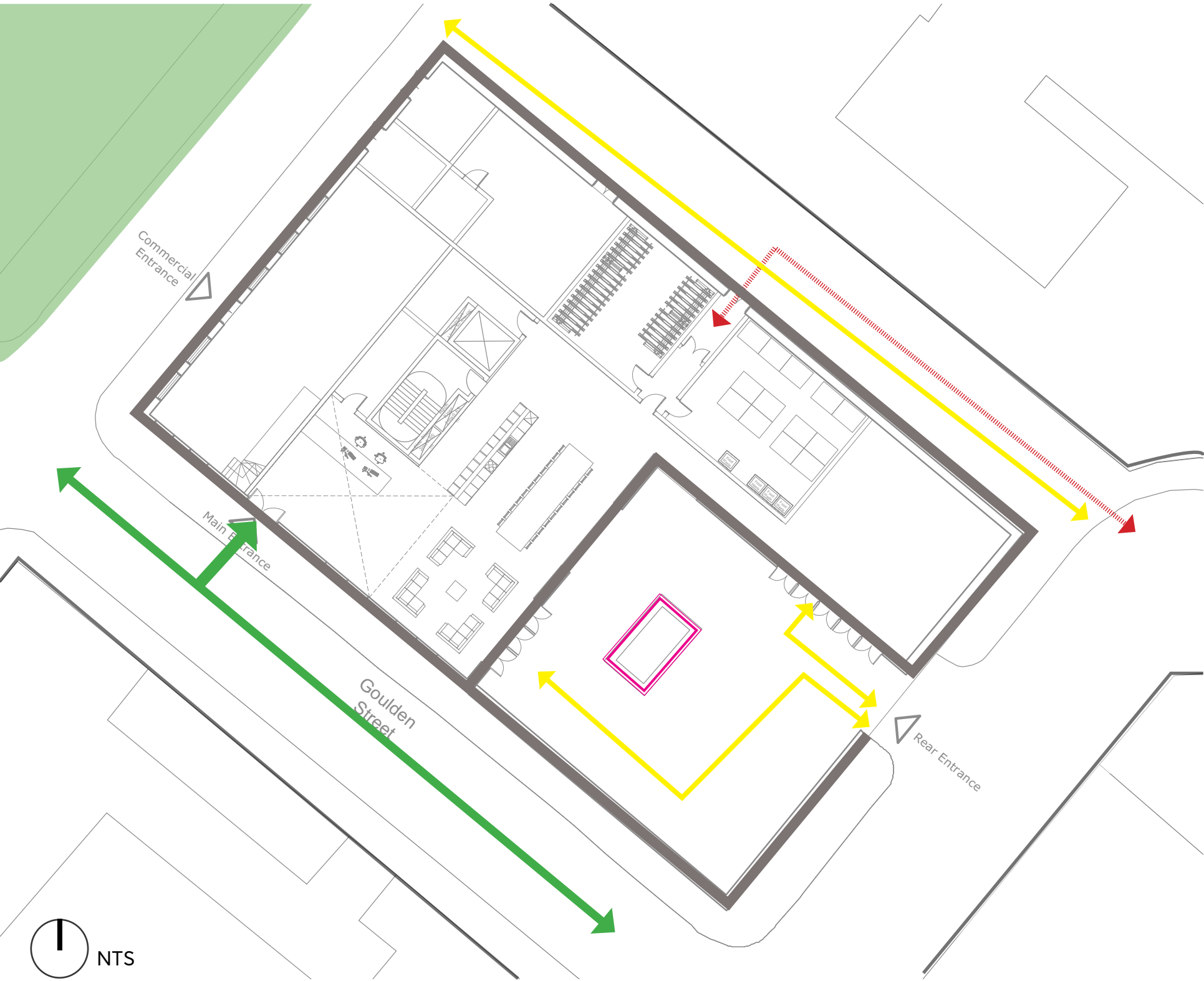
The client and team understand the environmental, social and economic benefits street trees bring to a neighbourhood.

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

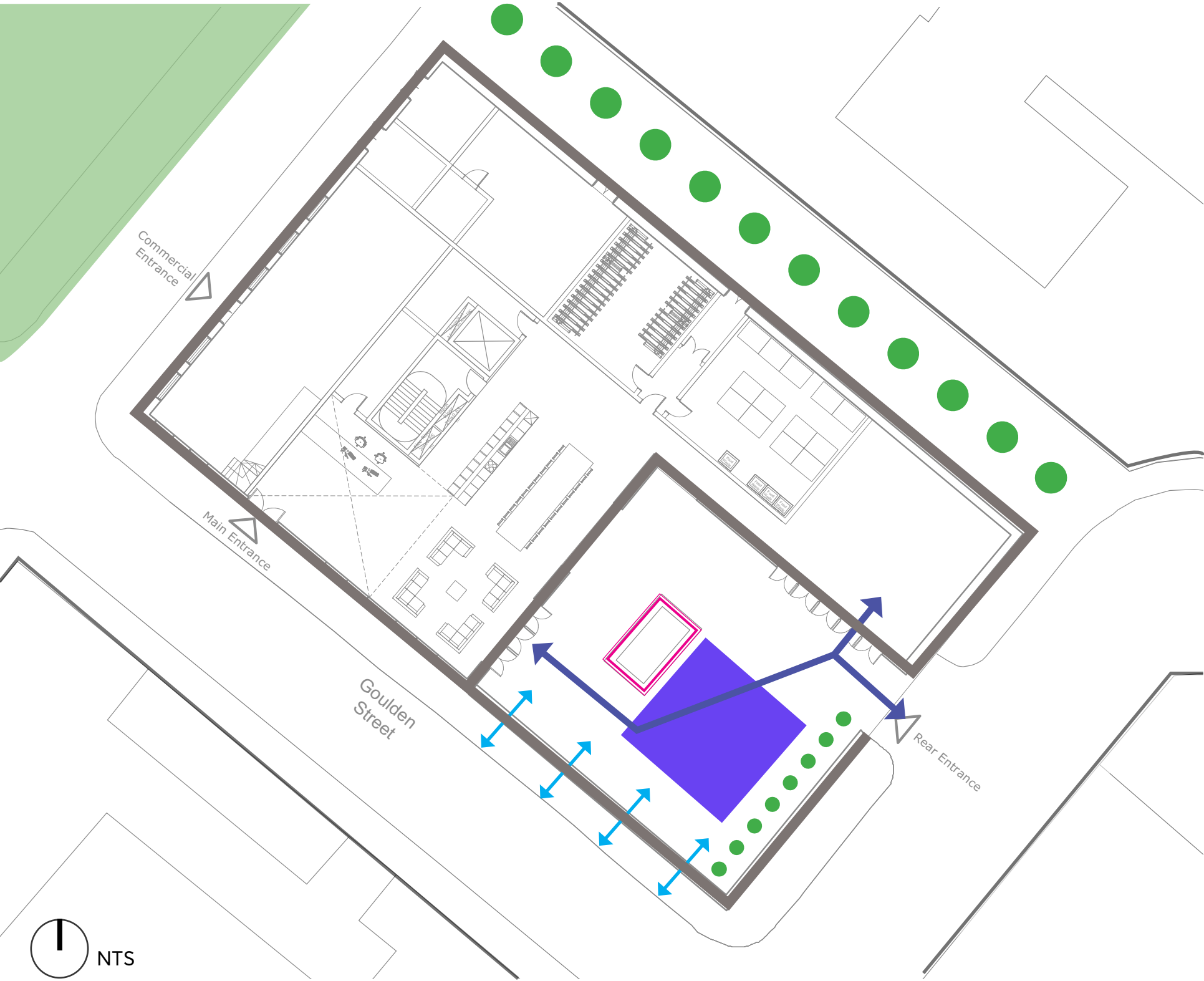
The proposals for street trees in the three sites being brought forward by Mulbury City are based on that masterplan, with additional tree planting located in footways that are generous wide enough to accommodate it.

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

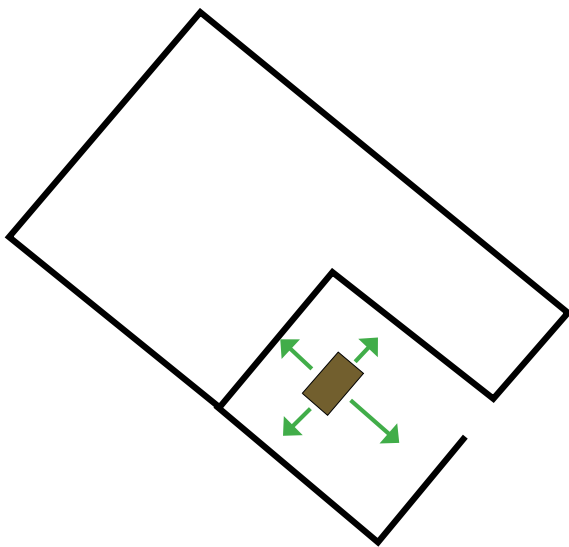




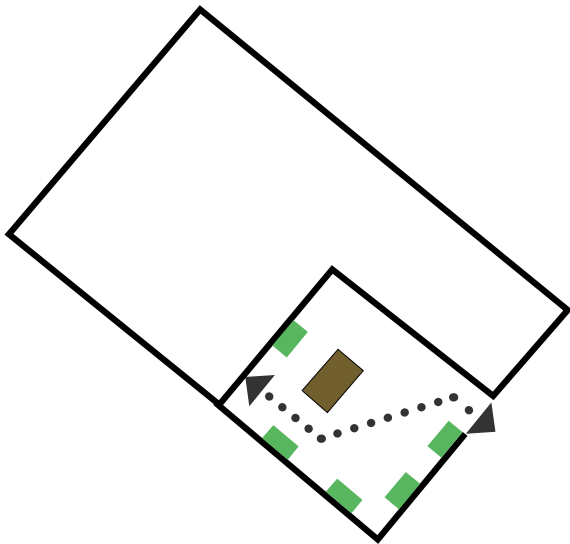
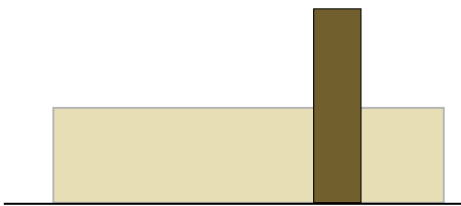
- SERVICE ACCESS
- PEDESTRIAN PRIORITY STREET & ACCESS
- PEDESTRIAN ONLY ROUTES
- HERITAGE TOWER



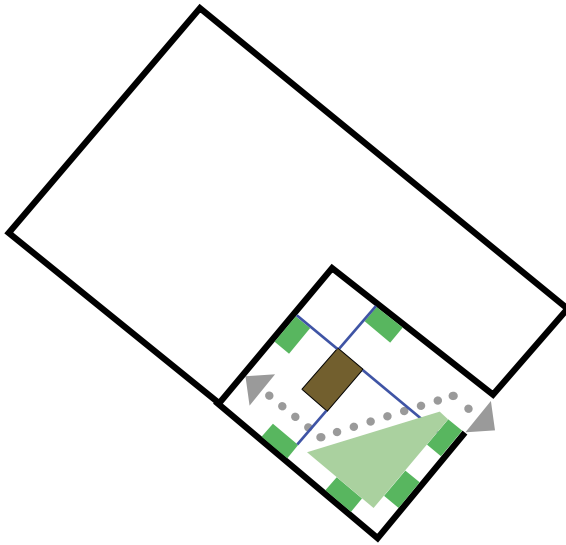
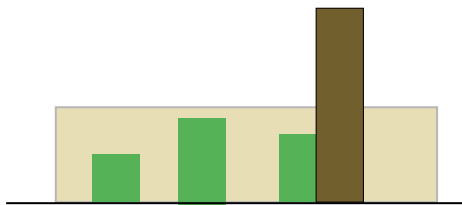
- HERITAGE TOWER
- OPPORTUNITY OF GREENING
- COMMUNAL SPACE
- VIEWS THROUGH THE EXISTING WALL



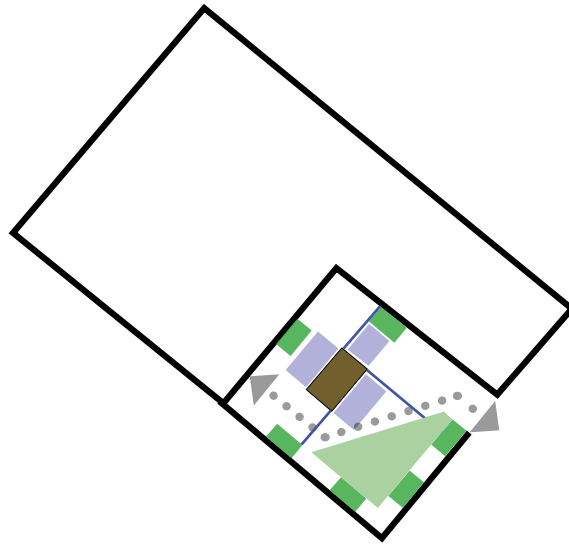
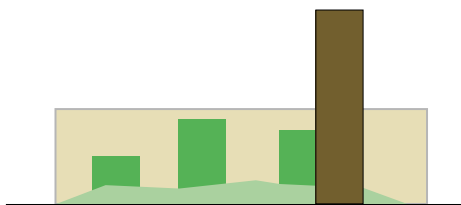
ACKNOWLEDGMENT OF THE ICONIC CHIMNEY



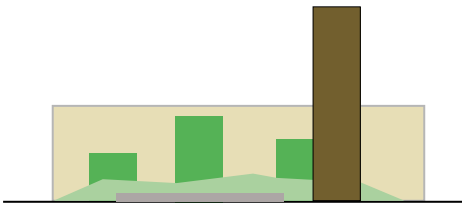
GREENING THE BORDER INSPIRED BY THE FORM OF THE CHIMNEY



DEFINE SEMI-PRIVATE SPACES WITHIN THE COURTYARD



OPPORTUNITIES FOR SEATING WITHIN THE COURTYARD



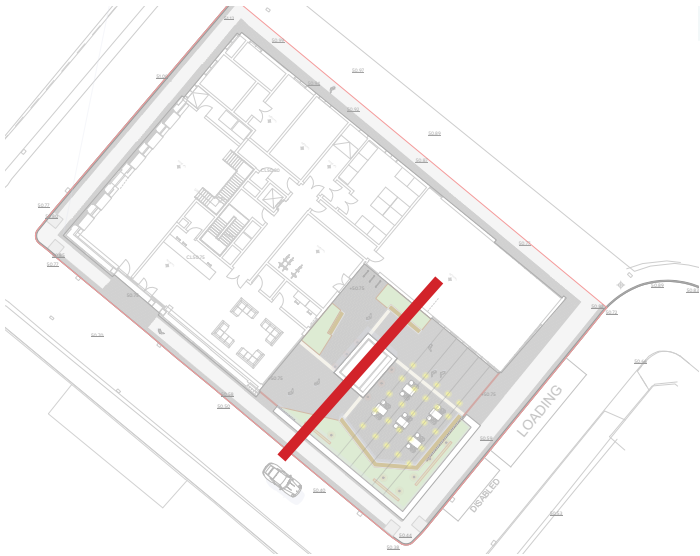


- CLIMBING PLANT IN STEEL STRUCTURE
- ORNAMENTAL PERENNIAL AND GRASS PLANTING
- SETT PAVING
- CLAY FLAGS
- NATURAL STONE BANDING
- TIMBER SEATING

ADOPTED FOOTWAYS
Kerb details, tactile paving, footway trim detail and tree planting to be in line with the New Cross Development framework masterplan, and subject to S.278 works package.

3.1





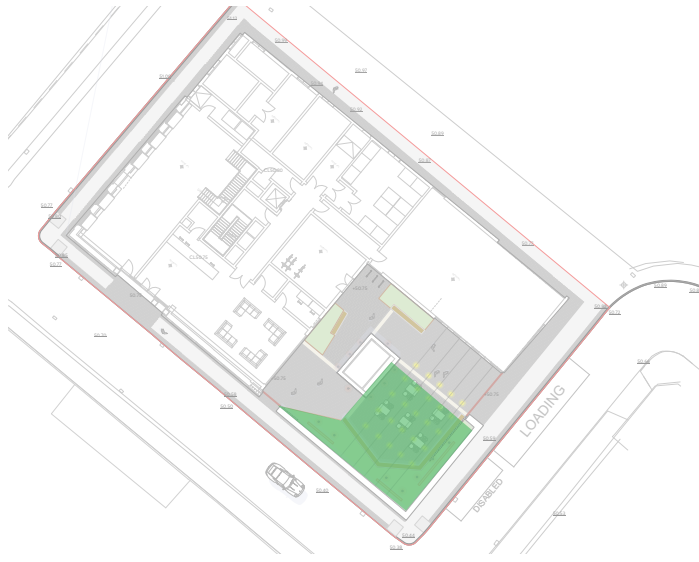


- ORNAMENTAL PERENNIAL AND GRASS
- PAVEMENT 01
- PAVEMENT 02



CHARACTER AREAS 4.0

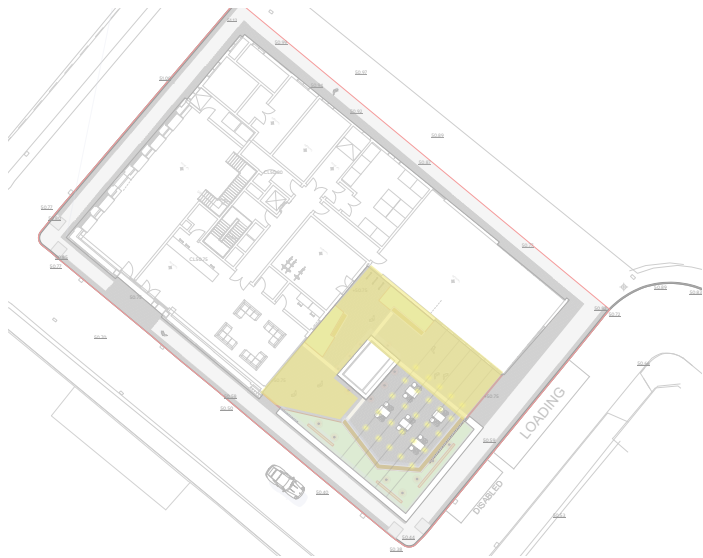
INTERNAL COURTYARD GREEN SPACE



SCULPTURAL SEATING & PLANTERS

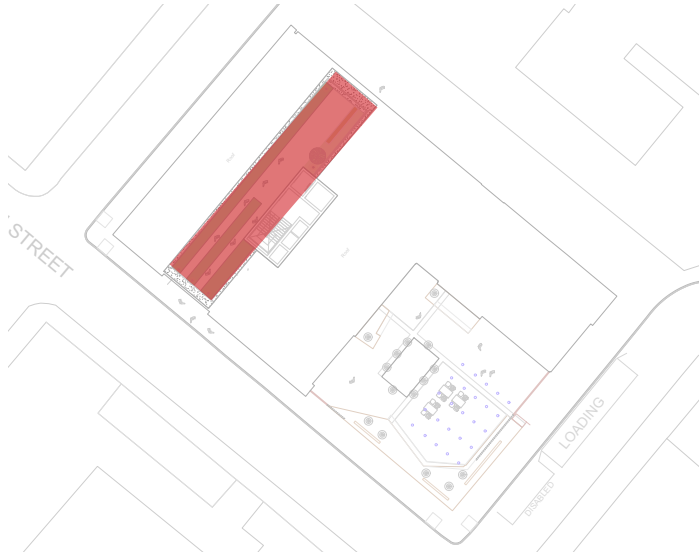
A feature seat will provide a perimeter edge to the planter and provide a green backdrop to the internal courtyard.





GREEN SCREENS
A feature seat will provide a perimeter edge to the planter and provide a green backdrop to the internal courtyard.





VEGETABLE GARDEN
Contribute to improved social interactions and community cohesion.



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