



February 2020 / RF18-601  
RFM-XX-00-RP-L-0002

## Victoria House, Manchester Green and Blue Infrastructure Statement

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# A Introduction

## 01 Purpose of Statement

The Manchester Strategy establishes a ten year vision for Manchester 'to become a top flight world-class city by 2025'. The Strategy emphasises the city's Green Infrastructure (GI) as being a core component in delivering the vision.

The Manchester Green and Blue Strategy expands on the Manchester Strategy and sets a series of objectives detailing how existing and proposed GI should be positively enhanced and implemented. The Strategy refers to the National Planning Policy Framework 2012 in defining Green Infrastructure as follows;

*"Green infrastructure is the network of multifunctional green and blue space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities"*

For the purpose of this Statement 'GI' refers to both green and blue spaces unless specifically stated otherwise.

This statement describes how the proposed development and its context within the Portugal Street East Strategic Regeneration Framework (SRF) respond to the Manchester Green and Blue Strategy and its core objectives. This statement does not aim to repeat in detail proposals for the site and SRF and as such, should be read in conjunction with the following drawings and documents:

### Victoria House

- RFM-XX-00-DR-L-0001-General Arrangement (also within Appendices)
- RFM-XX-00-DR-L-0004-Planting Strategy (also within Appendices)
- RFM-XX-02-DR-L-0003-Roof Garden General Arrangement (also within Appendices)
- RFM-XX-00-DR-L-8001-Tree Details (also within Appendices)
- 10122-SHP-RP-DA01-Design & Access Statement

### Portugal Street East SRF

- RFM-XX-00-DR-L-0009-General Arrangement (also within Appendices)
- RFM-XX-00-DR-L-0011-Planting Strategy (also within Appendices)
- RFM-XX-00-RP-L-0001-SRF Public Realm Design & Access Statement

## 02 Summary of Proposals

Victoria House will be one of the earliest plots developed as part of the Portugal Street East SRF. The proposals comprise a residential tower with ground floor commercial space, a roof terrace and public realm enhancements. Proposals for the public realm around Victoria House are designed to draw upon the green character of the SRF to enhance the site and the local urban environment.

Key components of GI associated with the Victoria House Site include:

- New street trees set within soft landscape to Great Ancoats Street;
- Curtilage planting to the building edge;
- A seating area and tree planting to the south west of the building;
- A communal roof terrace with a variety of trees, plants and uses;
- Close proximity of Piccadilly Train Station and New Islington Metrolink stop; and
- Close proximity to local canal network

Key components of GI associated with the wider SRF include:

- A network of pedestrian priority streets and 'green routes' that include trees and planting; and
- Two significant green spaces including 'The Green' and 'The Square' connected by a pedestrian priority street

## B Green and Blue Infrastructure

### 01 Application of Manchester Green and Blue Infrastructure Strategy

The Manchester Green and Blue infrastructure Strategy comprises a number of broad 'Objectives' for GI across Manchester. For brevity, this statement focuses on Objectives that are applicable to the *design of the proposed development*. Table 1 below identifies which of the GI Objectives will be discussed further within the statement.

Table 1. Manchester Green and Blue infrastructure Strategy Objectives

| GI Objective                                | Applicable to proposed development                                                       | Summary justification                                                                                                                                                                       |
|---------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective 1: Existing GI                    | n/a                                                                                      | The site (and wider SRF extent) is currently an industrialised area with no existing significant natural or implemented GI.                                                                 |
| Objective 2: New Development                | Yes                                                                                      | Proposals for the site constitute 'new development' with opportunity to introduce new GI.                                                                                                   |
| Objective 3: Connectivity and Accessibility | Yes                                                                                      | As a new development (that forms part of a wider SRF Masterplan), there is opportunity to provide permeable, safe and attractive green routes that promote walking and cycling.             |
| Objective 4: Understanding and Awareness    | Yes, although this objective will not be discussed in this statement (see justification) | Although applicable to the proposed development, this statement discusses 'designed' proposals for the site. This objective largely covers policy, research and awareness pertaining to GI. |

## B Green and Blue Infrastructure

### 02 Proposed Green and Blue Infrastructure

Each of the Objectives below are also expanded upon by a series of 'Headline Actions' within the Manchester Green and Blue infrastructure Strategy. Table 2 below reviews the proposed development against the Manchester Green and Blue infrastructure Strategy Headline Actions which have been identified as applicable.

(Further details of each applicable Objective and Headline Actions can be found within the Appendices of this statement)

Table 2. Manchester Green and Blue infrastructure Strategy Headline Actions

| Objective 2: New Development                                             |                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Headline Action                                                          | Applicable                                                                                                            | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Action 1: Embed green infrastructure as part of residential developments | Yes. The proposed development is predominantly residential use and incorporates GI at both a site and wider SRF level | <p>The site:</p> <p>The proposed public realm associated with Victoria House creates a more positive frontage along Great Ancoats Street that improves the public realm character for pedestrians and creates a high quality curtilage to the building. Ground level planting and street trees to Great Ancoats Street are arranged to carefully consider climatic factors (such as aspect and wind) to create an environment that is attractive, comfortable and practical. A seating area to the south west of the building (associated with 'The Square' as part of wider SRF) offers the general public a variety of seating opportunities amongst a cluster of trees. (Refer to Appendix C)</p> <p>Trees planted in hard landscape will incorporate below ground cellular systems to the tree pits. This will provide increased, un-compacted soil volume and enhanced rainwater attenuation, providing better opportunities for the trees to establish and thrive in the long-term. (Refer to Appendix I)</p> <p>The proposed building comprises a communal roof terrace for residents that has also been designed and arranged to carefully consider climatic factors, views and aspect. The roof terrace integrates a variety of plants and trees that increase the site's biodiversity as well as offering visual amenity and shelter. (Refer to Appendix D)</p> <p>Portugal Street East SRF:</p> <p>The Site is located adjacent to a future public green space within the SRF called 'The Square'. The Square is to be well overlooked by a number of proposed future building plots (associated with the SRF) and will comprise open areas of lawn surrounded by a variety of trees and a number of seating opportunities. Routes into The Square are proposed to include avenues of street trees often set within soft landscape. (Refer to Appendix C and F)</p> <p>The wider SRF also places importance on prioritising pedestrian accessibility; providing permeability through the masterplan and onto adjacent streets. (Refer to Appendix J)</p> |

## B Green and Blue Infrastructure

|                                                                                                    |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Action 2: Embed green infrastructure as part of city centre developments                           | Yes. The proposed development is a city centre development that incorporates GI at both a site and wider SRF level | The site:<br>Both the proposed public realm and roof terrace to the building will positively contribute to the local city environment, integrating a variety of trees and plants that introduce new biodiversity, visual amenity and improved microclimatic conditions. (Refer to Appendix C, D and E)                                                                                                                                                 |
|                                                                                                    |                                                                                                                    | Portugal Street East SRF:<br>The Portugal Street East SRF establishes as a core principle, the creation of a new neighbourhood district with a new high quality public realm environment and positive pedestrian connections. It will comprise two key green spaces, including 'The Green' and 'The Square', both of which will be linked by a pedestrian priority street called 'The Avenue' with tree planting and SUDs. (Refer to Appendix F and J) |
| Action 3: Embed green infrastructure as part of major employment developments                      | n/a                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Action 4: Retrofit new green infrastructure to existing buildings, particularly in the city centre | n/a                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Action 5: Embed green infrastructure as part of school new build and major refurbishment           | n/a                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Action 6: Establish temporary 'meanwhile' use on sites awaiting development                        | n/a                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## B Green and Blue Infrastructure

| Objective 3: Connectivity and Accessibility                                                                                                                                                                                                |                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Action 1: River valleys and canals: enhance river valleys and canal tow paths to improve accessibility and use as active transport corridors                                                                                               | n/a                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Action 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. | Yes. The development and wider SRF propose a network of high quality pedestrian and cycle routes, with integrated planting and SUDs to manage surface water. | <p>The Site:<br/>Victoria House forms a component of the wider Portugal Street East SRF and as such will provide more effective pedestrian and cycle links following the delivery of neighbouring plots. However, the site itself promotes an enhanced pedestrian environment and connections into the SRF area, with the introduction of new planting and trees to Great Ancoats Street. The combination of trees and planting also contribute towards wind mitigation, improving the microclimate and comfort of the surrounding public realm for pedestrians and cyclists. (Refer to Appendix J)</p> <p>Portugal Street East SRF:<br/>The Portugal Street East SRF establishes as a core principle, the provision of high quality connections across the masterplan area, including the integration of new green routes such as 'The Boulevard'; an informal network of pathways that run along the western edge of the neighbourhood. The Boulevard comprises trees, lawns and a trim trail that together also enhance the adjacent Metrolink route. 'The Avenue' and Streets combine to create a well connected and permeable pedestrian and cyclist environment with tree planting and SUDs to sustainably manage surface water. (Refer to Appendix H)</p> |
| Action 3: Working with neighbouring authorities to improve access and connectivity                                                                                                                                                         | Yes                                                                                                                                                          | Although applicable to the proposed development, this statement primarily discusses 'designed' proposals for the site. This Headline Action covers engagement between local authorities, developers and communities. A programme of consultation with the local authority and general public was carried during the SRF and Victoria House development process, along with a series of press releases .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Action 4: Use active and sustainable transport to access green infrastructure in the city and beyond                                                                                                                                       | Yes                                                                                                                                                          | The Victoria House site and wider SRF are located within walking distance of Manchester Piccadilly Train Station and New Islington Metrolink stop. The SRF facilitates new high quality and attractive walking and cycle routes that promote travel to local transport hubs and local green spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

### 03 Summary

The proposed Victoria House development demonstrates a carefully considered approach to GI, both at a site level and a strategic level as part of the wider Portugal Street East SRF.

Three of the four core Objectives within *Manchester Green and Blue Strategy* are considered to be applicable to the development. Of the three applicable Objectives, it can be demonstrated that the relevant Headline Actions are positively recognised at both a site level and a strategic SRF level.

It is considered that the GI characteristics of the proposed Victoria House development will be effective from the onset. This is due to the variety of proposed trees and plants (at both ground and roof terrace level), as well as the proposed quality of the pedestrian environment around the building, which carefully considers climatic factors to create an environment that is attractive, comfortable and practical. As the proposed planting establishes and matures and the wider SRF is delivered, the GI characteristics of the site will continue to enhance and become more effective.

# Appendices

- Appendix A Manchester Green and Blue Infrastructure Strategy (Extract) - Objective 2: New Development
- Appendix B Manchester Green and Blue Infrastructure Strategy (Extract)- Objective 3: Connectivity and Accessibility
- Appendix C Victoria House General Arrangement
- Appendix D Victoria House Roof Terrace General Arrangement
- Appendix E Victoria House Planting Strategy
- Appendix F Portugal Street East SRF General Arrangement
- Appendix G Portugal Street East SRF Planting Strategy
- Appendix H Portugal Street East SRF Design and Access Strategy Extract - SUDs
- Appendix I Victoria House Tree Details
- Appendix J Portugal Street East SRF Design and Access Strategy Extract - Accessibility

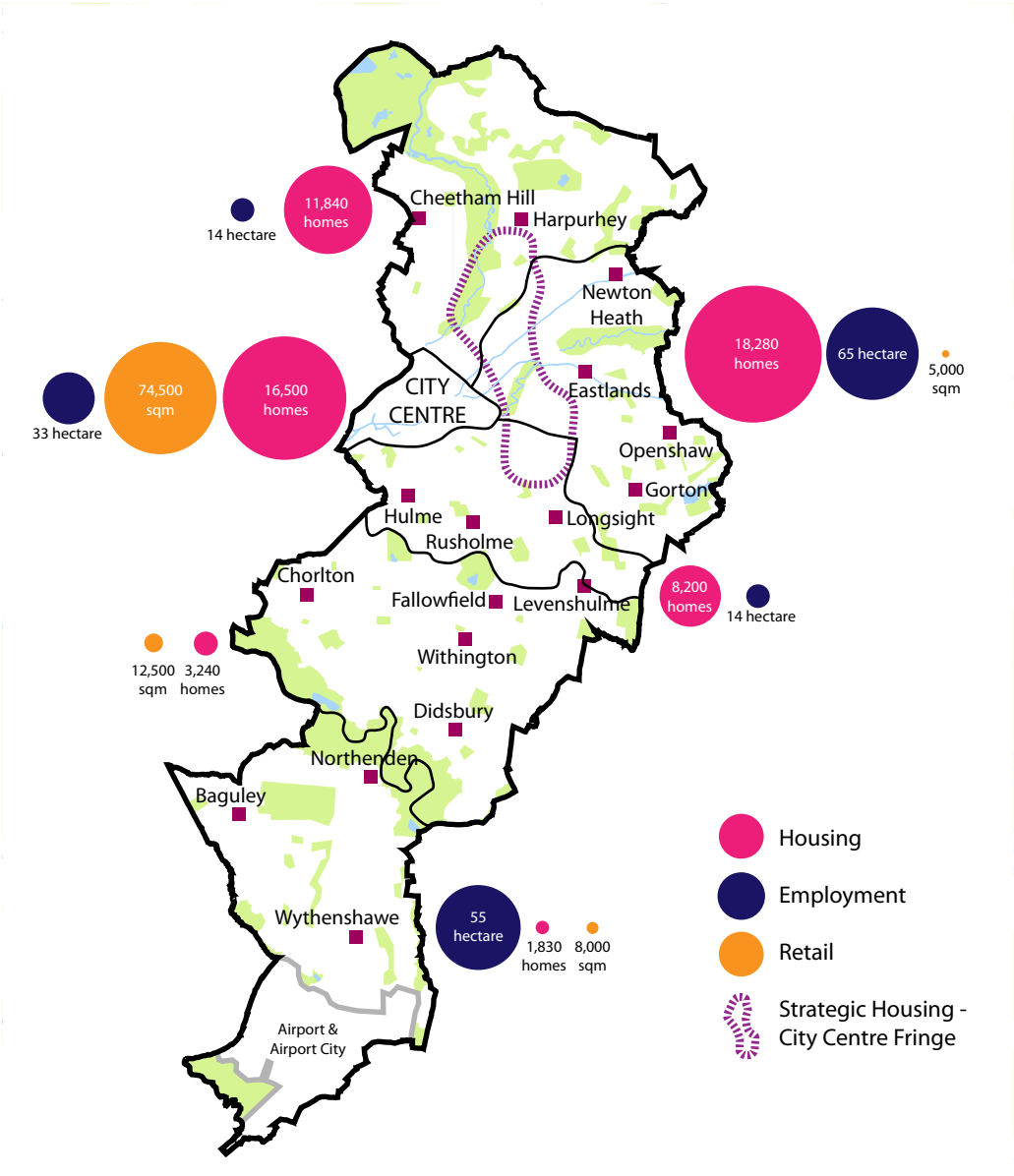
# Appendix A

Manchester Green and Blue Infrastructure Strategy (Extact)

Objective 2: New Development - Headline Actions

Figure 6  
Objective 2: New Development - Headline  
Actions

- Action 1:  
Embed green infrastructure  
as part of residential  
developments
- Action 2:  
Embed green infrastructure  
as part of city centre  
developments
- Action 3:  
Embed green  
infrastructure as part  
of major employment  
developments
- Action 4:  
Retrofit new green  
infrastructure to existing  
buildings, particularly in  
the city centre
- Action 5:  
Embed green infrastructure  
as part of school new build  
and major refurbishment
- Action 6:  
Establish temporary  
'meanwhile' use on sites  
awaiting development



Action 1:  
Embed green  
infrastructure as part of  
residential developments

High levels of residential development are planned to support the growing numbers of people choosing to live and work in Manchester, particularly on the edge of the city centre. The Irk and Medlock river valleys, which extend from the north and east of the city centre, provide an attractive setting to create new neighbourhoods. The communities in these areas will enjoy access to high quality greenspace on their doorsteps and throughout the river valleys, including easy reach to major parks such as Heaton Park and Philips Park.

A range of different GI interventions can be considered within new residential developments. Gardens and balconies can provide private areas for residents, new pocket parks and public open space can provide spaces at the heart of the community for shared enjoyment, and areas designed for nature can help ensure that people and wildlife both have space within a dense city setting, provided long term maintenance arrangements are in place.

As with other types of development, new housing schemes should include GI that is appropriate to and informed by the wider landscape. Linkages to existing areas will help add to the new spaces within the development, and help encourage residents to travel by sustainable modes of transport.

As with all types of green infrastructure long-term management and maintenance is key to ensure that it can contribute towards the creation of successful neighbourhoods. Developers will need to consider the arrangements that will work best for their scheme, including opportunities to work with local partners and communities to design sustainable solutions for the long-term.

**Case Study: New green infrastructure through dense residential development at New Islington**



**Action 2:**  
Embed green infrastructure  
as part of city centre  
developments

The greatest opportunity for new green infrastructure in the city centre is likely to come from major new developments. Major developments, including those at St John's on the site of the old Granada Studios, the Piccadilly Strategic Regeneration Framework area, and First Street on the border with Hulme, will deliver transformational change to large areas of the city centre.

Successful developments will need to have a number of different components in order to contribute to the creation of attractive neighbourhoods and the city's growth. Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme. They should also consider how the development can link to the wider city centre environs, to support residents, workers and visitors in accessing green and open spaces across the city centre and areas outside.

The rivers Irwell and Medlock run through the city centre, in some areas providing an important part of the landscape and an attractive setting for offices, apartments, hotels and restaurants. In other areas the rivers are covered, a legacy of development from a period where green and blue infrastructure was less well valued. Taking opportunities to make the most of these rivers should be maximised through new development, encouraging views and access as part of the city centre's overall green and blue resource.

The canals also provide an important part of the city centre's character and the city's heritage. Enhancing and encouraging increased access to these areas through new development will also be part of making the most of existing green and blue assets in the city centre. Using the canals and rivers as an important setting for attracting new investment will also be an important part of the growth of the city centre.

New models for the maintenance of city centre GI and public realm should continue to be explored and implemented, to ensure that sustainable funding and management arrangements are in place for the long-term.

**Case Study: Spinningfields: creation of new public green and open space, and innovative arrangements for its long-term management and maintenance.**



**Action 3:**  
Embed green  
infrastructure  
as part of major  
employment  
developments

Outside of the city centre a number of major employment developments are anticipated, including at Airport City and Central Park. By creating and maintaining attractive green environments at these sites developers and employers will be helping to ensure that they have a motivated workforce with lower levels of sickness and improved health.

Where sites are located next to or near to existing areas of greenspace new employment developments should look to link to and encourage access to these areas. In doing so staff can be encouraged to walk and cycle to work, take time to relax and de-stress during the working day, and use greenspaces for leisure, sport and recreation purposes. Developers should also consider opportunities for enhancing existing areas of GI that staff will be able to enjoy, both in terms of investment as part of the development and in terms of its ongoing management and maintenance.

**Case Study: Noma: landscaping for enjoyment and benefit of building occupants**



**Action 4:**  
Retrofit  
new green  
infrastructure to  
existing buildings,  
particularly in the  
city centre

Retrofitting smaller scale GI provides an important means of increasing GI in parts of the city where space is limited, particularly the city centre. Green roofs and green walls are beginning to become part of the city's built environment, providing an increasingly important resource for biodiversity, water management and climate adaptation.

**Case Study: Green Roof at Manchester Town Hall Extension**



**Action 5:**  
Embed green  
infrastructure  
as part of  
school new  
build and major  
refurbishment

Major refurbishment provides the opportunity to enhance existing GI on site, improve access to nearby greenspaces, and incorporate new GI as part of the building itself. Schools can offer a significant GI resource within an urban area, including playing fields, nature conservation areas, and green linkages to the wider community.

**Case Study: Green Roof at No. 1 First Street**



**Action 6:**  
Establish  
temporary  
'meanwhile' use  
on sites awaiting  
development

Sites that are planned for development will often be left vacant until the right market conditions are in place to bring forward a viable scheme. These sites provide a major opportunity for land owners and local communities to work together to establish a temporary 'meanwhile' use for the site. Well-designed and managed schemes can help to improve the local area, the relationship between a developer and local communities once development begins, and provide an important new area of GI for local use.

Having clear agreements in place for what happens once development starts are important in delivering successful meanwhile projects. It may be possible to incorporate the scheme into the completed development, relocate it to another development site, or provide a permanent home as part of an existing area.

**Case Study: Community cohesion via produce growing at Old Moat Allotments**

# Appendix B

Manchester Green and Blue Infrastructure Strategy (Extact)

Objective 3: Connectivity and Accessibility - Headline Actions

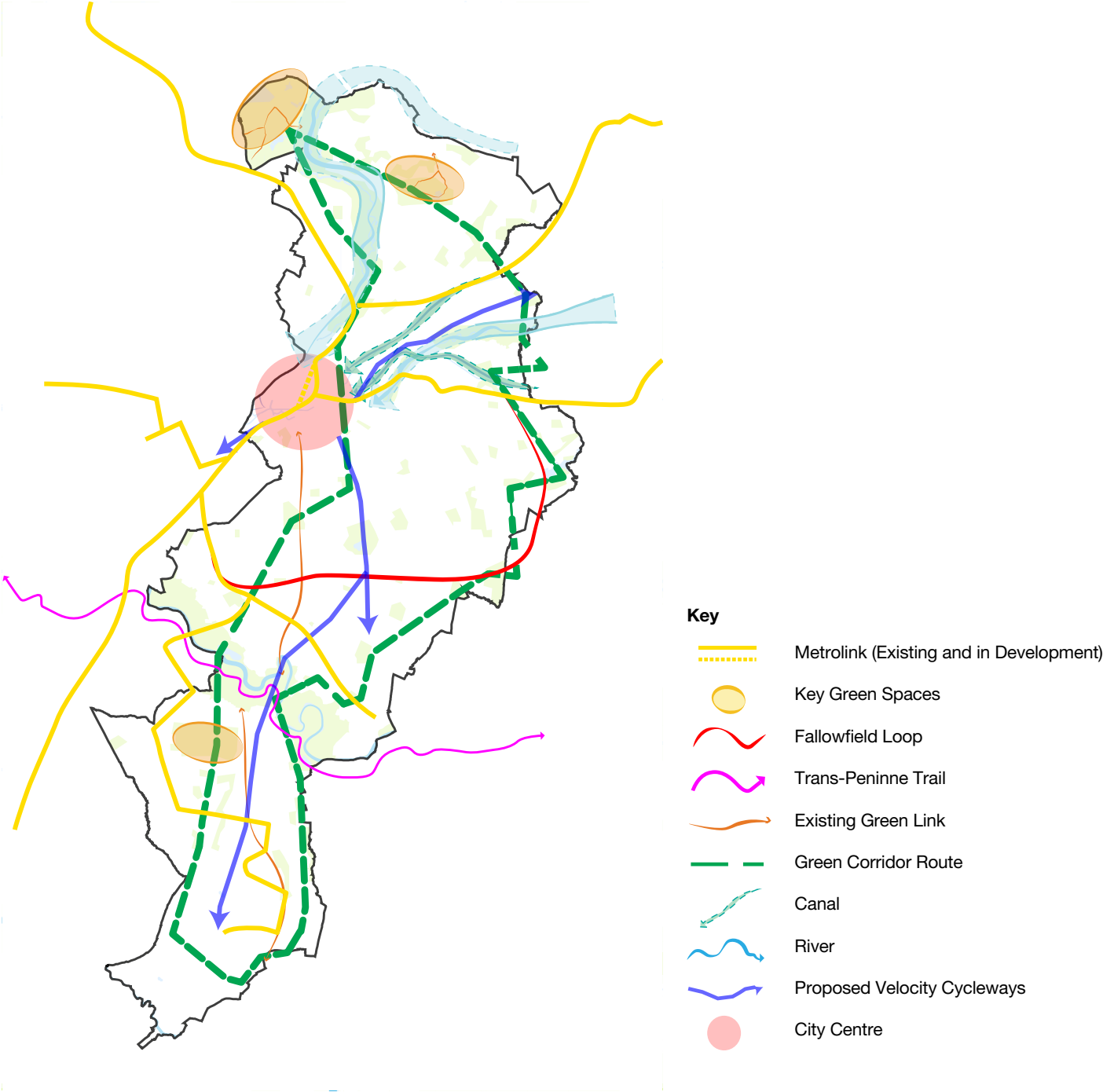
**Figure 7**  
**Objective 3: Connectivity and Accessibility -**  
**Headline Actions**

**Action 1:**  
River valleys and canals:  
enhance river valleys and  
canal tow paths to improve  
accessibility and use as  
active transport corridors

**Action 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.

**Action 3:**  
Working with neighbouring  
authorities to improve ac-  
cess and connectivity

**Action 4:**  
Use active and sustainable  
transport to access green  
infrastructure in the city and  
beyond



**Action 1:**

Enhance river valleys and canal tow paths



Manchester's canal and river network provides existing routes which could be further developed as green links to connect areas of Manchester with the city centre, improving connectivity and promoting sustainable transport options. Whilst towpaths and riverside pathways exist in part along Manchester's waterways, these are typically fragmented, particularly towards the city centre. Improving the quality and permeability of waterside pathways will effectively link neighbourhoods to the city centre.

The improvements to the Ashton Canal as part of the Velocity cycling project will be an important part of this work.

**Case Study: Medlock Valley Way: Improving river corridor access to encourage health benefits**

**Action 2:**

Green transport routes



Green routes often use existing infrastructure eg along canal tow paths, river valleys and disused railway lines, to provide traffic free routes. Other green linkages may be developed or created as appropriate, through the provision of intelligent street tree and verge-side planting and appropriate maintenance and management regimes to provide attractive and safe routes adjacent to roads. These routes can improve access to Manchester's green spaces, encourage walking and cycling for shorter journeys, and help with flood resilience and biodiversity.

**Case Study: Manchester Green Corridor: Promoting green routes and spaces for health & exercise benefits**

**Action 3:**

Working with neighbouring authorities



Green infrastructure linkages and their benefits cross local authority boundaries, for example river valleys, canals and green corridors. Cross boundary working between local authorities, businesses and local communities is therefore essential to maximise the extent of green linkages and connectivity.

**Case Study: Moston Brook Partnership Project between MCC, Oldham MBC and Groundwork**

**Action 4:**

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

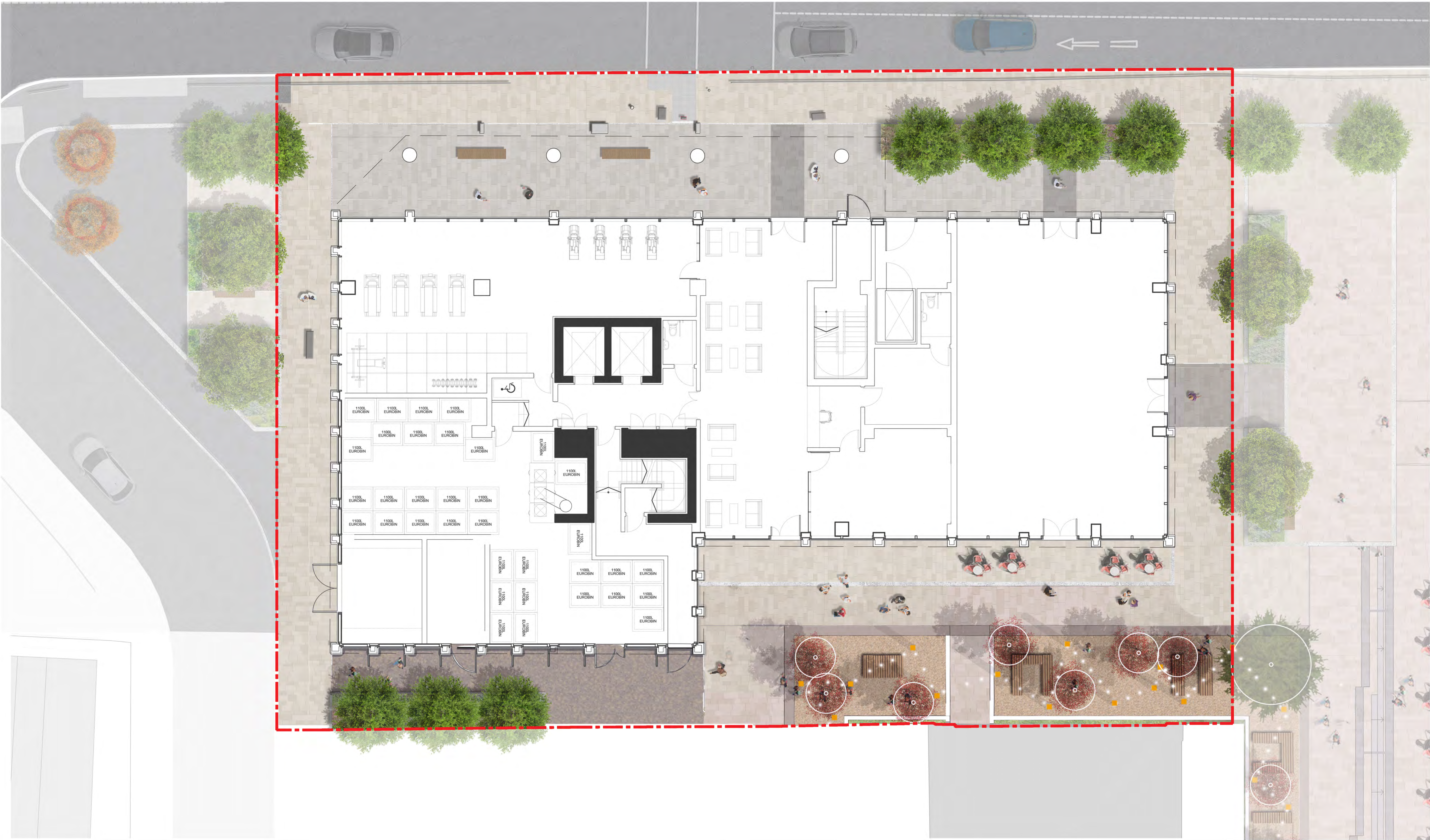


Manchester has an existing network of footpaths, cycle routes and public transport. There are also opportunities to improve and extend these networks to increase access to open spaces within Manchester, the city region and beyond. Metrolink provides easy access out from the city centre to Heaton Park, Wythenshawe Park and Sale Water Park. Velocity 2025 is an ambitious plan to make cycling safer and easier, by delivering a major new network of strategic, integrated and – where possible – segregated cycle routes to employment centres, schools and leisure facilities.

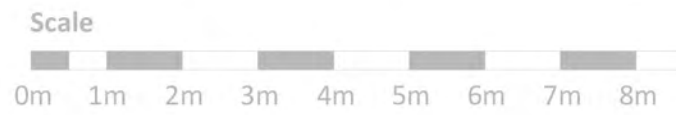
**Case Study: Cycle Hub is the ideal place to park your bike in Manchester, providing cycle parking spaces, lockers and showers**

# Appendix C

Victoria House General Arrangement



- Notes**
- Scaling from drawing if printed incorrectly may lead to errors.
  - All information outside red line boundary shown for contextual purpose only and is subject to a separate planning application.
  - All hatch patterns are indicative only unless stated otherwise.
  - This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
    - RFM-XX-00-DR-L-0002-Landscape Sections
    - RFM-XX-02-DR-L-0003-Roof Garden GA
    - RFM-XX-00-DR-L-0004-Planting Strategy
    - RFM-XX-00-DR-L-8001-Tree DetailsAND all relevant documentation from the design team
  - Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture.
  - Refer to other consultants' drawings and specifications for the following design information:
    - Foundation details
    - Base course and/or sub bases design & specification
    - Waterproofing of any element
    - Levels & Drainage design and infrastructure
    - Lighting and ducting
    - Existing & proposed utilities



|          |                                         |       |         |          |          |
|----------|-----------------------------------------|-------|---------|----------|----------|
| 20.01.28 | Linework updated; revised building plan | SB    | DL      | DL       | PL02     |
| 18.11.28 | Planning issue                          | OB    | EB      | DL       | PL01     |
| Date     | Description of revision                 | Drawn | Checked | Approved | Revision |

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**Project**  
VICTORIA HOUSE  
RF18-601

**Client**  
FORSHAW LAND AND PROPERTY GROUP

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1:100

**Revision**  
S1

**Revision**  
PL02

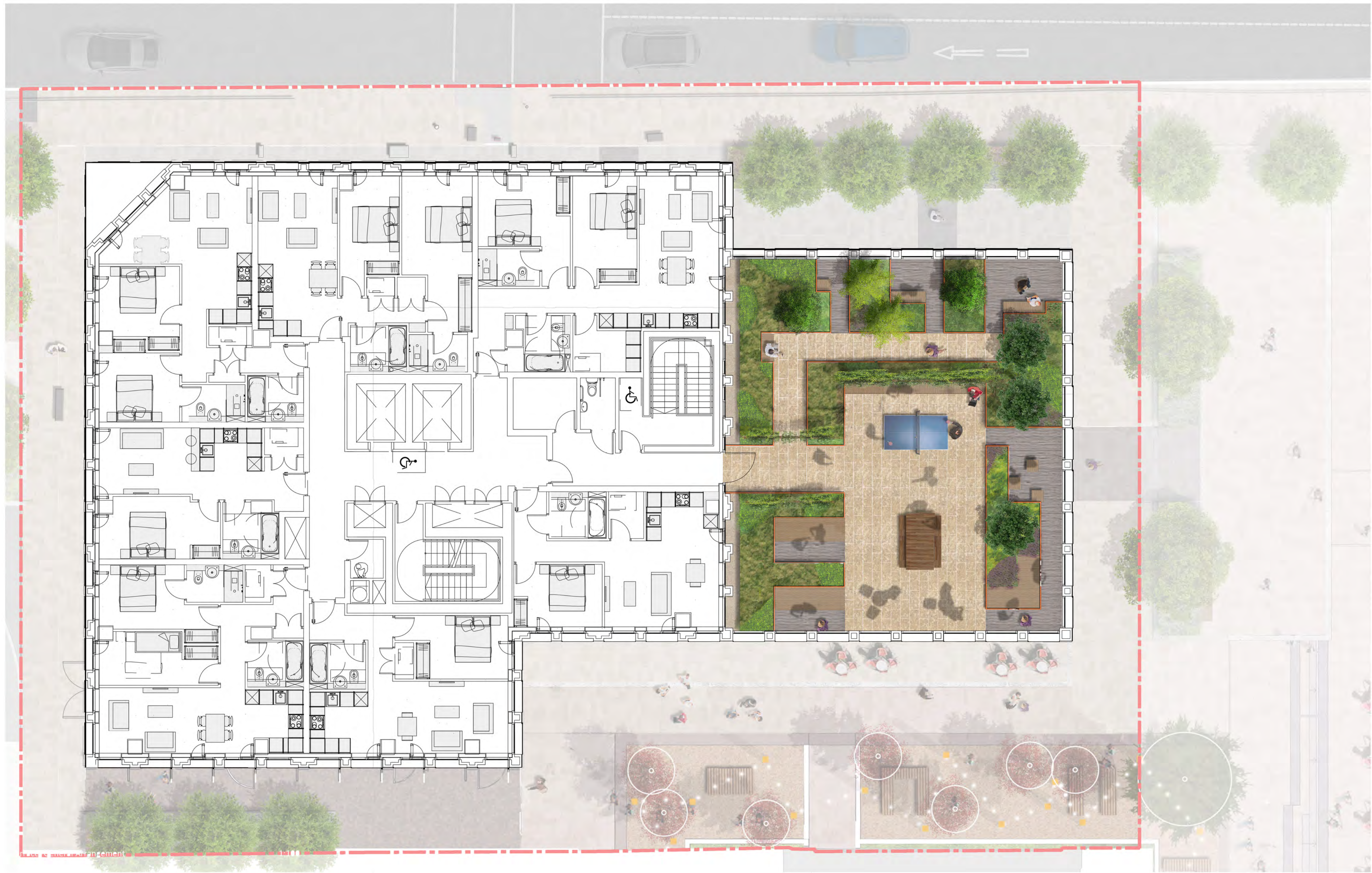
Key

- |                                                        |                                                   |                                                          |                                                        |
|--------------------------------------------------------|---------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------|
| Planning application boundary                          | Edging type 2<br>Steel edging                     | Lighting column (locations tbc)                          | Proposed herbaceous planting                           |
| Paving type 1<br>Concrete block paver                  | Edging type 3<br>PCC conservation kerb laid flush | Perforated screens<br>To wind consultant's specification | Existing service boxes and traffic signage<br>retained |
| Paving type 2<br>Macadam surfacing with buff chippings | Proposed seating                                  | Pedestrian guardrail retained                            | Proposed levels<br>+1.100<br>+1.300<br>+TOW            |
| Paving type 3<br>Self-binding gravel                   | Proposed seating platforms and clusters           | Proposed tree in pot                                     | Existing levels<br>+1.100(e)                           |
| Tactile corduroy paving                                | Litter bin                                        | Proposed tree in soft landscape                          |                                                        |
| Edging type 1<br>PCC conservation kerb                 | Catenary lighting                                 | Proposed tree in hard landscape                          |                                                        |

# Appendix D

## Victoria House Roof Terrace General Arrangement





- Key
- Paving type 1  
Large ceramic tiles
  - Paving type 2  
Timber effect ceramic planks
  - Fixed timber seating, mix of seats, benches and loungers
  - Bespoke Timber screen with climbing plants
  - Proposed multi-stem trees in soft landscape

- Notes
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  - This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
    - RFM-XX-00-DR-L-0001-General Arrangement Plan
    - RFM-XX-00-DR-L-0003 Illustrative Sections
    - RFM-XX-00-DR-L-0004 Planting Strategy
    - RFM-XX-00-DR-L-8001 Tree DetailsAND all relevant documentation from the design team
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    - Lighting and ducting
    - Existing & proposed utilities



0001 Section A-A  
02

|                                             |                         |       |         |                   |
|---------------------------------------------|-------------------------|-------|---------|-------------------|
| 20.01.23 Planning Update - Building Updated | SB                      | DL    | DL      | PL03              |
| 19.08.01 Planning Update - Dining Removed   | OB                      | EB    | DL      | PL02              |
| 18.11.28 Planning Issue                     | OB                      | EB    | DL      | PL01              |
| Date                                        | Description of revision | Drawn | Checked | Approved/Revision |

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Project  
VICTORIA HOUSE  
RF18-601

Client  
FORSHAW LAND AND PROPERTY GROUP

Document title  
2F TERRACE  
GENERAL ARRANGEMENT

Paper size  
A1

Status  
FOR CO-ORDINATION

Drawing number  
RFM-XX-02-DR-L-0003

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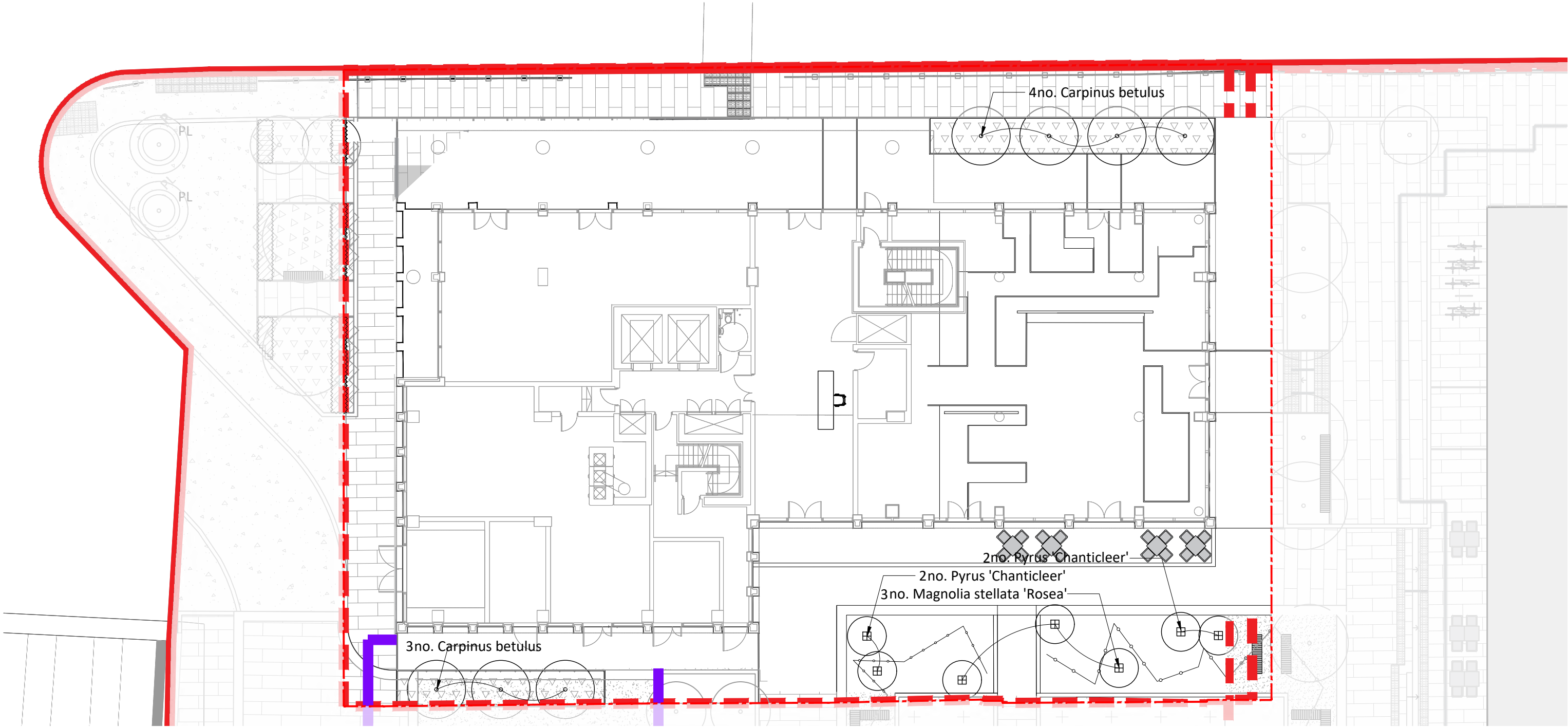
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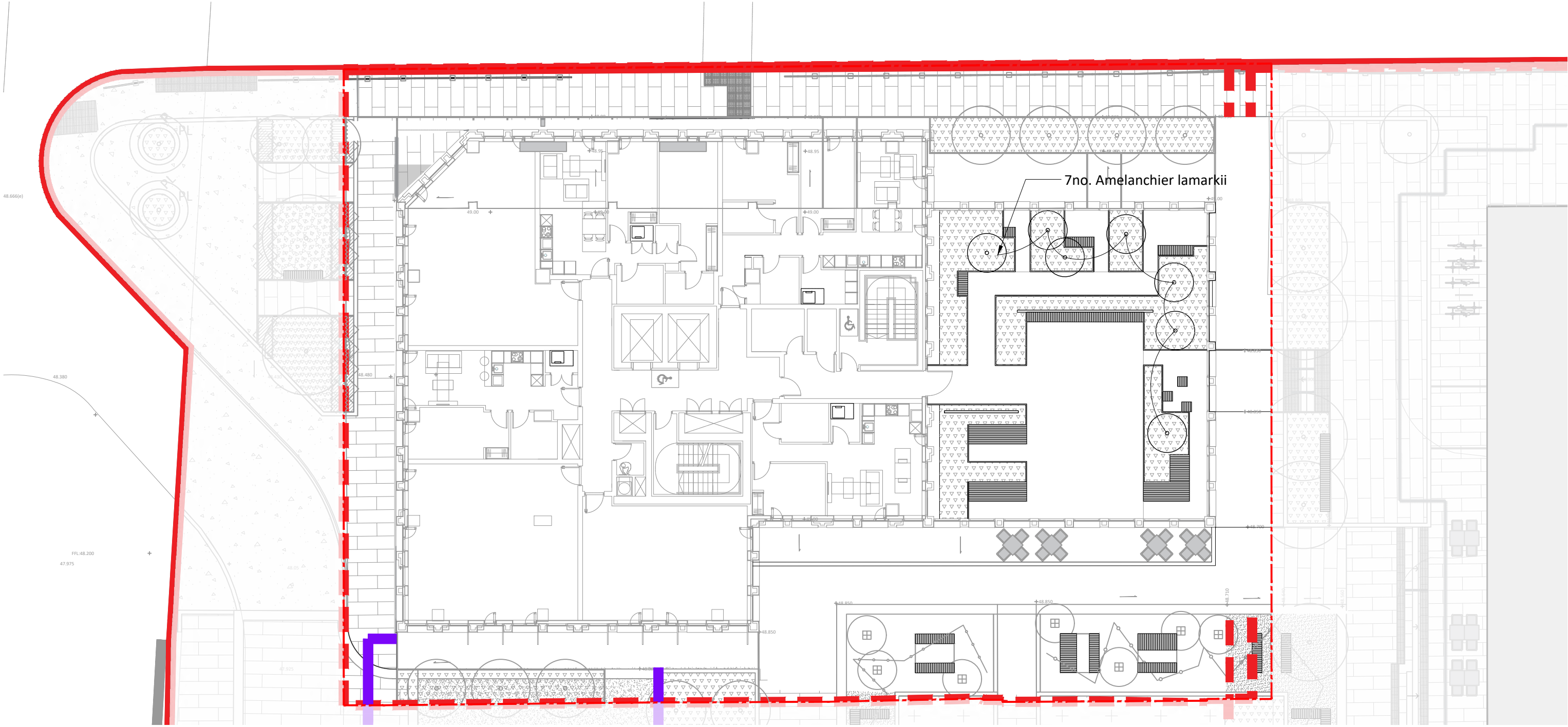
Revision  
PL03

# Appendix E

## Victoria House Planting Strategy

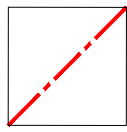


Plan: Planting Strategy Level 00 1:200

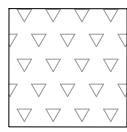


Plan: Planting Strategy Level 02 1:200

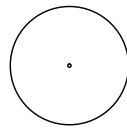
KEY



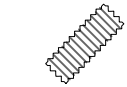
Application Boundary



**Ornamental Planting**  
Mixed shrub, herbaceous and grass species planted at minimum 5/m<sup>2</sup> in 300mm depth top soil and 300mm depth porous sub-soil with 50mm depth bark mulch



**Proposed tree**  
400mm topsoil, 600mm subsoil, 200mm clean stone layer wrapped in geotextile membrane, underground guying system. Multi-stem trees staked above ground.



**Proposed hedge**  
Pre-grown instant hedge, 1.1m min height in 300mm depth top soil and 300mm depth porous sub-soil with 50mm depth bark mulch

Tree Planting Schedule

| Abbr' | Botanical Name                        | Form       | Girth                 | Height | Clear Stem      | Root Cond. | Support           |
|-------|---------------------------------------|------------|-----------------------|--------|-----------------|------------|-------------------|
| AL    | <i>Amelanchier lamarkii</i>           | Multi-stem | -                     | 2.5-3m | 3 stems minimum | RB         | Underground guyed |
| CB    | <i>Carpinus betulus</i> 'Lucas'       | Clear Stem | 20-25cm / Semi-mature | 5.5-6m | 2.2m clear stem | RB         | Underground guyed |
| MS    | <i>Magnolia stellata</i> 'Rosea'      | Multi-stem | -                     | 3.5-4m | 3 stems minimum | RB         | Underground guyed |
| PC    | <i>Pyrus calleryana</i> 'Chanticleer' | Clear Stem | 20-25cm / Semi-mature | 5.5-6m | 2.2m clear stem | RB         | Underground guyed |

Planting Strategy

1. General

The proposed planting scheme provides the following functions and aesthetic qualities;

- To draw planting around the threshold of the building and onto the roof garden; positively contributing to the streetscape of Great Ancoats Street.
- To enhance biodiversity: A variety of species and planting types will offer habitats and ecosystems for wildlife.
- To provide visual amenity: Ornamental trees and shrubs will be located throughout the scheme to provide seasonal variety and interest.
- To provide wind mitigation where required, as specified by the wind consultant.

2. Ornamental Planting

Objective: To create a verdant and attractive setting for residents, employees and visitors to the site, comprising a combination of year-round evergreen planting with bursts of seasonal texture and colour.

Planting Structure: Mix of ornamental shrub and herbaceous plants. Evergreen ferns, shrubs and grasses will provide a green foil within which herbaceous and bulb species will provide seasonal interest.

Indicative species list:

*Achillea millefolium* 'Moonshine'  
*Aster symphyotrichum* 'Little Carlow'  
*Euphorbia amygdaloides robbiae*  
*Geranium macrorrhizum* 'Bevan's Variety'  
*Perovskia* 'Blue Spire'  
*Tiarella* 'Spring Symphony'

*Stipa tenuissima*  
*Daphne odora* 'Sweet Amethyst'  
*Blechnum spicant*  
*Astrantia* 'Major White'  
*Aquilegia vulgaris* 'White Barlow'

3. Tree Planting

Objective: Tree planting will be characteristic of the wider SRF site and is an important part of the setting of the building. Additionally, tree sizes and locations have been selected to offer wind mitigation, as specified by the wind consultant's assessment.

Planting Structure: Mix of flowering species in clear and multi-stem forms. Where trees are located close to the building, narrow canopy species have been selected.

4. Pre-grown Hedge Planting

Objective: Pre-grown hedges to a height specified by the wind consultant will be integrated within the planting to the west of the development, offering wind mitigation whilst assimilating into the wider planting scheme.

Planting Structure: Robust, wind tolerant, evergreen species in a pre-grown screen form in accordance with wind consultant's specification.

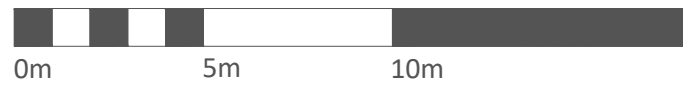
Species list:

*Ilex crenata*

Notes

1. All information shown outside of application boundary is to be considered indicative and subject to separate detailed planning applications.
2. All dimensions in mm, unless otherwise stated.
3. Scaling from drawing if printed incorrectly may lead to errors.
4. All information outside red line boundary shown for contextual purpose only.
5. All hatch patterns are indicative only unless stated otherwise.
6. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
  - RFM-XX-00-DR-L-0001-General Arrangement Plan
  - RFM-XX-02-DR-L-0002-Roof Garden GA
  - RFM-XX-00-DR-L-0003 Illustrative Sections
  - RFM-XX-00-DR-L-8001 Tree DetailsAND all relevant documentation from the design team
6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
8. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
9. Refer to other consultants' drawings and specifications for the following design information:
  - Foundation details
  - Base course and/or sub bases design & specification
  - Waterproofing of any element
  - Levels & Drainage design and infrastructure
  - Lighting and ducting
  - Existing & proposed utilities
10. Plant quantities are to suit site areas in accordance with scheduled plant densities.
11. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

Scale



28.11.18  
Drawn Checked Approved  
EB EB DL PLO1

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Project  
VICTORIA HOUSE

Client  
FORSHAW

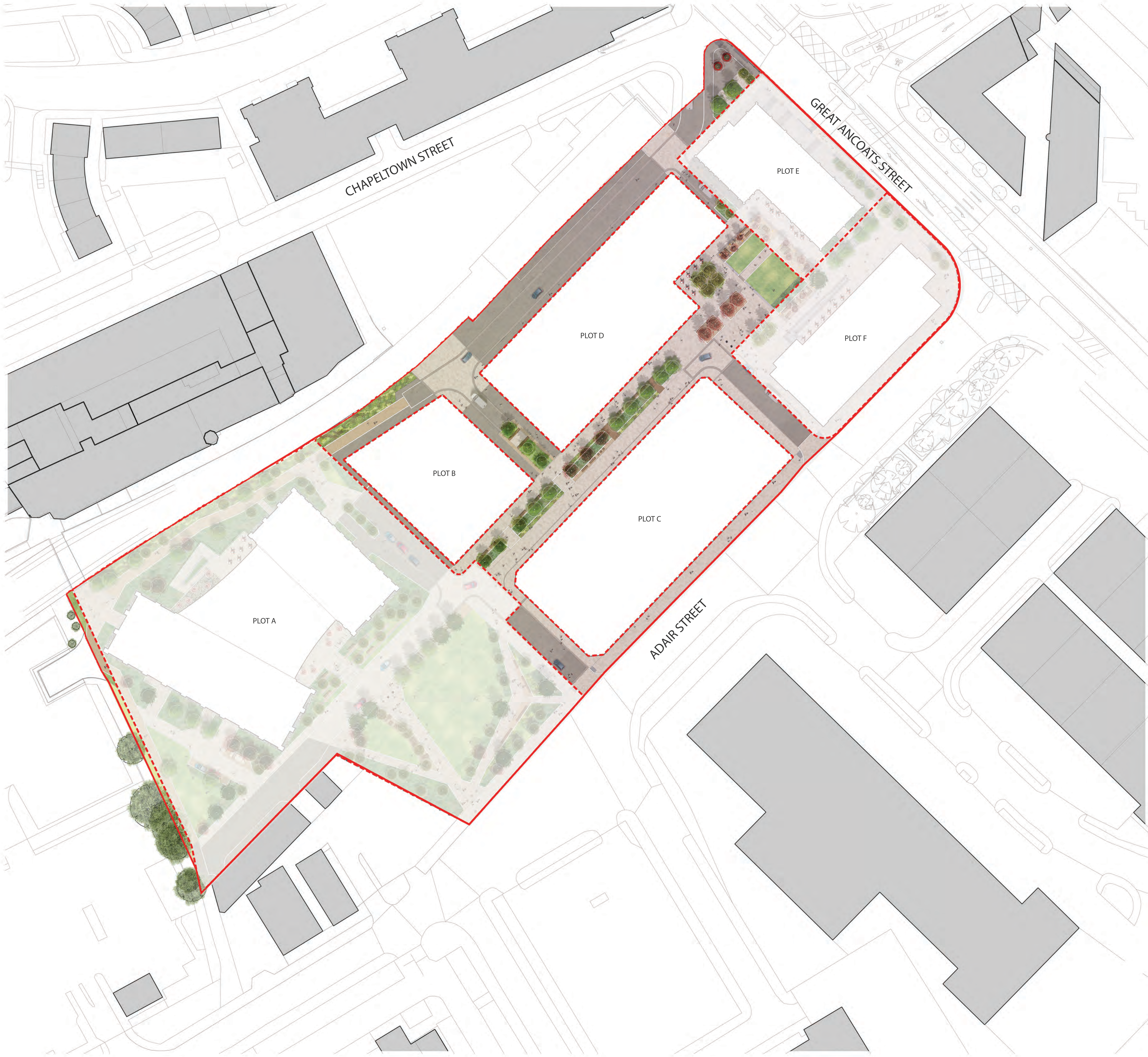
Document title

Status  
FOR COORDINATION

S1

# Appendix F

## Portugal Street East SRF General Arrangement



- Key**
- Planning application boundary
  - Plot boundary (See Notes)
  - Paving type 1  
Concrete block paver
  - Paving type 2  
Resin bound gravel
  - Paving type 3  
Self-binding gravel
  - Paving type 4  
Macadam surfacing with Buff chippings
  - Paving type 5  
Timber decking
  - Gravel surfacing  
Gravel strip to building thresholds adjacent to planted areas
  - Reinforced grass  
Pedestrian grade
  - Tactile Paving
  - Edging Type 1  
PCC conservation kerb
  - Edging type 2  
Steel edging
  - Edging type 3  
PCC conservation kerb laid flush
  - Proposed bike stands
  - Proposed timber bench  
Varying styles / sizes
  - Proposed seating steps and platforms
  - Litter bin  
(Locations to be agreed)
  - Fixed bollards  
(Locations to be agreed)
  - Demountable bollards  
(Locations to be agreed)
  - Seating walls
  - Close boarded timber fencing  
2.0m tall stained black.
  - Catenary lighting
  - Column lighting  
(Locations to be agreed)
  - Proposed tree in pot planter
  - Proposed tree
  - Existing trees to be retained
  - Proposed grass
  - Proposed grass with bulb planting
  - Proposed mixed shrub and herbaceous

**Notes**  
All dimensions in mm, unless otherwise stated.  
All information outside red line boundary shown for contextual purpose only

All information shown within the plot boundaries is to be considered indicative and subject to separate detailed planning applications.

This drawing is to be read in conjunction with -  
RFM-XX-00-DR-L-0000  
RFM-XX-00-DR-L-0004  
RFM-XX-00-DR-L-0010  
RFM-XX-00-DR-L-0011  
RFM-XX-00-DR-L-0012  
RFM-XX-00-RP-L-0001

**Scale**  
0m 10m 20m 30m 40m

|          |       |                                |          |         |
|----------|-------|--------------------------------|----------|---------|
| 02.08.19 | 08    | PLANNING - COORDINATION UPDATE | PL02     | DL      |
| 04.10.18 | EB    | PLANNING                       | PL01     | DL      |
| Date     | Drawn | Description of revision        | Revision | Checked |

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**Project**  
PORTUGAL STREET SRF  
RF17-475

**Document title**  
GENERAL ARRANGEMENT

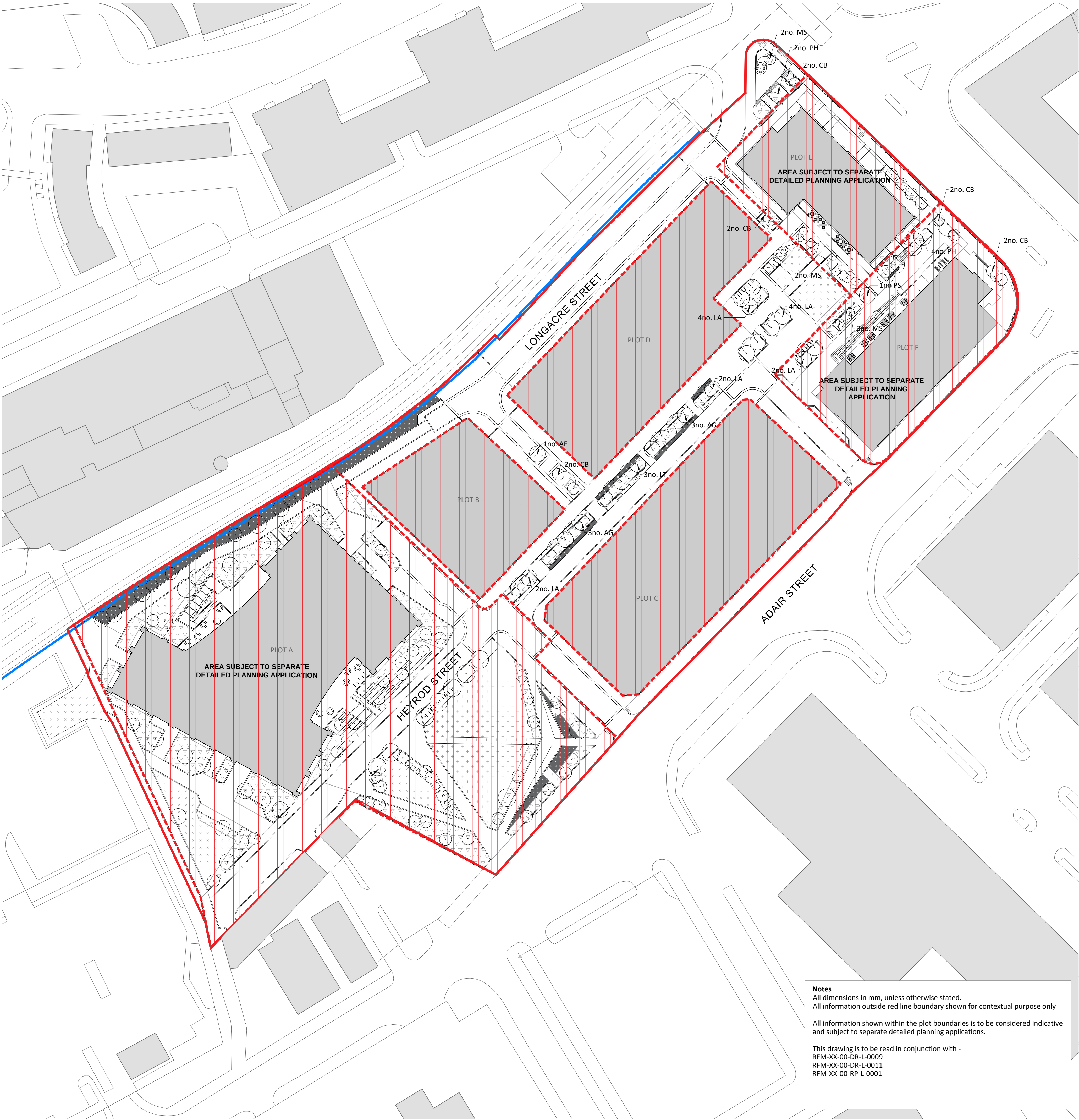
**Client**  
PSE LTD. - ON BEHALF OF ALL SRF LANDOWNERS

|                                              |                                    |                                                        |
|----------------------------------------------|------------------------------------|--------------------------------------------------------|
| Drawing scale<br>1:500<br>Paper size<br>A1   | Drawn by<br>EB<br>Checked by<br>DL | Drawn date<br>03.09.2018<br>Checked date<br>03.09.2018 |
| <b>Drawing number</b><br>RFM-XX-00-DR-L-0009 | <b>Status</b><br>S1                | <b>Revision</b><br>PL02                                |

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# Appendix G

## Portugal Street East SRF Planting Strategy



**SRF Planning Application Boundary**

**Metrolink Safety Clearance**  
All tree canopies to be retained behind this easement

**Amenity Grass**  
Low maintenance grass seed mix by Kennedy's Turf or similar approved over a minimum of 150mm imported top soil. Mix of bulb planting within amenity grass areas over a minimum of 150mm imported top soil (grey hatch)

**Ornamental Planting**  
Mixed shrub, herbaceous and grass species planted at minimum 5m² in 300mm depth top soil and 300mm depth porous sub-soil with 50mm depth bark mulch

**Proposed tree**  
400mm topsoil, 600mm subsoil, 200mm clean stone layer wrapped in geotextile membrane, underground guying system. Multi-stem trees staked above ground. Existing trees - For existing tree retention and removals see drawing RFM-XX-00-DR-L-0010

| Abbr' | Botanical Name                               | Form       | Girth                 | Height | Clear Stem      | Root Cond. | Support           |
|-------|----------------------------------------------|------------|-----------------------|--------|-----------------|------------|-------------------|
| AF    | <i>Acer x freemani</i> 'Autumn Blaze'        | Clear Stem | 30-35cm / Semi-mature | 5.5-6m | 2.2m clear stem | RB         | Underground guyed |
| AG    | <i>Alnus glutinosa</i>                       | Clear Stem | 20-25cm / Semi-mature | 5.5-6m | 2.2m clear stem | RB         | Underground guyed |
| CB    | <i>Carpinus betulus</i> 'Lucas'              | Clear Stem | 20-25cm / Semi-mature | 4.5-5m | 2.2m clear stem | RB         | Underground guyed |
| LA    | <i>Liquidambar styraciflua</i> 'Moraine'     | Clear Stem | 30-35cm / Semi-mature | 5.5-6m | 2.2m clear stem | RB         | Underground guyed |
| LT    | <i>Liriodendron tulipifera</i> 'Fastigiatum' | Clear Stem | 20-25cm / Semi-mature | 5.5-6m | 2.2m clear stem | RB         | Underground guyed |
| MS    | <i>Magnolia stellata</i> 'Rosea'             | Multi-stem | -                     | 3.5-4m | 3 stems minimum | RB         | Triple staked     |
| PH    | <i>Platanus x hispanica</i>                  | Clear Stem | 30-35cm / Semi-mature | 5.5-6m | 2.2m clear stem | RB         | Underground guyed |
| PS    | <i>Pinus sylvestris</i>                      | Clear Stem | 20-25cm / Semi-mature | 4.5-5m | 2.2m clear stem | RB         | Triple staked     |

| Abbr' | Botanical Name                           | Form       | Girth                 | Height | Clear Stem      | Root Cond. | Support           |
|-------|------------------------------------------|------------|-----------------------|--------|-----------------|------------|-------------------|
| CB    | <i>Carpinus betulus</i> 'Lucas'          | Clear Stem | 20-25cm / Semi-mature | 4.5-5m | 2.2m clear stem | RB         | Underground guyed |
| LA    | <i>Liquidambar styraciflua</i> 'Moraine' | Clear Stem | 30-35cm / Semi-mature | 5.5-6m | 2.2m clear stem | RB         | Underground guyed |
| MS    | <i>Magnolia stellata</i> 'Rosea'         | Multi-stem | -                     | 3.5-4m | 3 stems minimum | RB         | Triple staked     |
| PH    | <i>Platanus x hispanica</i>              | Clear Stem | 30-35cm / Semi-mature | 5.5-6m | 2.2m clear stem | RB         | Underground guyed |
| PS    | <i>Pinus sylvestris</i>                  | Clear Stem | 20-25cm / Semi-mature | 4.5-5m | 2.2m clear stem | RB         | Triple staked     |

**Planting Strategy**

1. General  
The proposed planting scheme provides the following functions and aesthetic qualities:

- To create a distinctive green environment to the new neighbourhood and to soften thresholds with neighbours: Significant tree planting will create links to green spaces in the north and east of the city centre.
- To enhance biodiversity: A variety of species and planting types will offer habitats and ecosystems for wildlife.
- To provide visual amenity. Ornamental trees and shrubs will be located throughout the scheme to provide seasonal variety and interest.

2. Ornamental Planting  
Objective: To create a verdant and attractive setting for residents, employees and visitors to the site, comprising a combination of year-round evergreen planting with bursts of seasonal texture and colour.  
Planting Structure: Mix of ornamental shrub and herbaceous plants. Evergreen ferns, shrubs and grasses will provide a green foil within which herbaceous and bulb species will provide seasonal interest.

Indicative species list for The Green:

*Achillea millefolium* 'Moonshine'  
*Aster symphyotrichum* 'Little Carlow'  
*Euphorbia amygdaloides* robbiae  
*Geranium macrorrhizum* 'Bevan's Variety'  
*Perovskia* 'Blue Spire'  
*Tiarella* 'Spring Symphony'

Indicative species list for The Square:

*Aquilegia vulgaris* 'White Barlow'  
*Astrantia* 'Major White'  
*Blechnum spicant*  
*Daphne odora* 'Sweet Amethyst'  
*Stipa tenuissima*

Scale

|          |       |                                |      |                  |
|----------|-------|--------------------------------|------|------------------|
| 02.08.19 | OB    | PLANNING - COORDINATION UPDATE | PL02 | DL               |
| 04.10.18 | EB    | PLANNING                       | PL01 | DL               |
| Date     | Drawn | Description of revision        |      | Revision Checked |

**Indicative Species List:**

*Deschampsia cespitosa*  
*Iris versicolor*  
*Hemerocallis* spp.  
*Molinia caerulea*  
*Thalictrum* 'Black Stockings'

4. Bulb Planting  
Objective: To boost seasonal interest in areas of lawn through a succession of winter and spring flowering bulbs.

Planting Structure: A mix of bulb species, native where possible. Areas with heavy canopy cover to have a woodland species mix. Bulbs planted in naturalistic groups within a low maintenance seeded grass buffer.

Indicative Species List:  
*Hyacinthoides non-scripta*  
*Crocus tommasinianus*  
*Anemone nemorosa*

5. Lawn  
Objective: To provide local amenity space for low intensity activities.

Indicative Specification: Low maintenance grass seed mix, over minimum of 150mm imported top soil to BS 3882. Shade tolerant species such as *Poa supina* to be used to the square.

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**Project**  
PORTUGAL STREET SRF  
RF17-475

**Document title**  
PLANTING STRATEGY

**Client**  
PSE LTD. - ON BEHALF OF ALL SRF LANDOWNERS

**Drawing scale**  
1:500  
Paper size  
A1

**Drawing number**  
RFM-XX-00-DR-L-0011

**Status**  
S1

**Revision**  
PL02

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**Notes**  
All dimensions in mm, unless otherwise stated.  
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All information shown within the plot boundaries is to be considered indicative and subject to separate detailed planning applications.

This drawing is to be read in conjunction with -  
RFM-XX-00-DR-L-0009  
RFM-XX-00-DR-L-0011  
RFM-XX-00-RP-L-0001

# Appendix H

Portugal Street East SRF Design and Access Statement Extract - SUDs Strategy

G

Materiality : Soft Palette

06 SUDS Strategy

Part of the softworks strategy is made up of a network of rain gardens that will support and feed into the site wide SUDs approach.

The rain gardens are designed to reduce the volume of rainwater running off into drains whilst creating additional storage capacity during times of heavy, or prolonged rainfall.

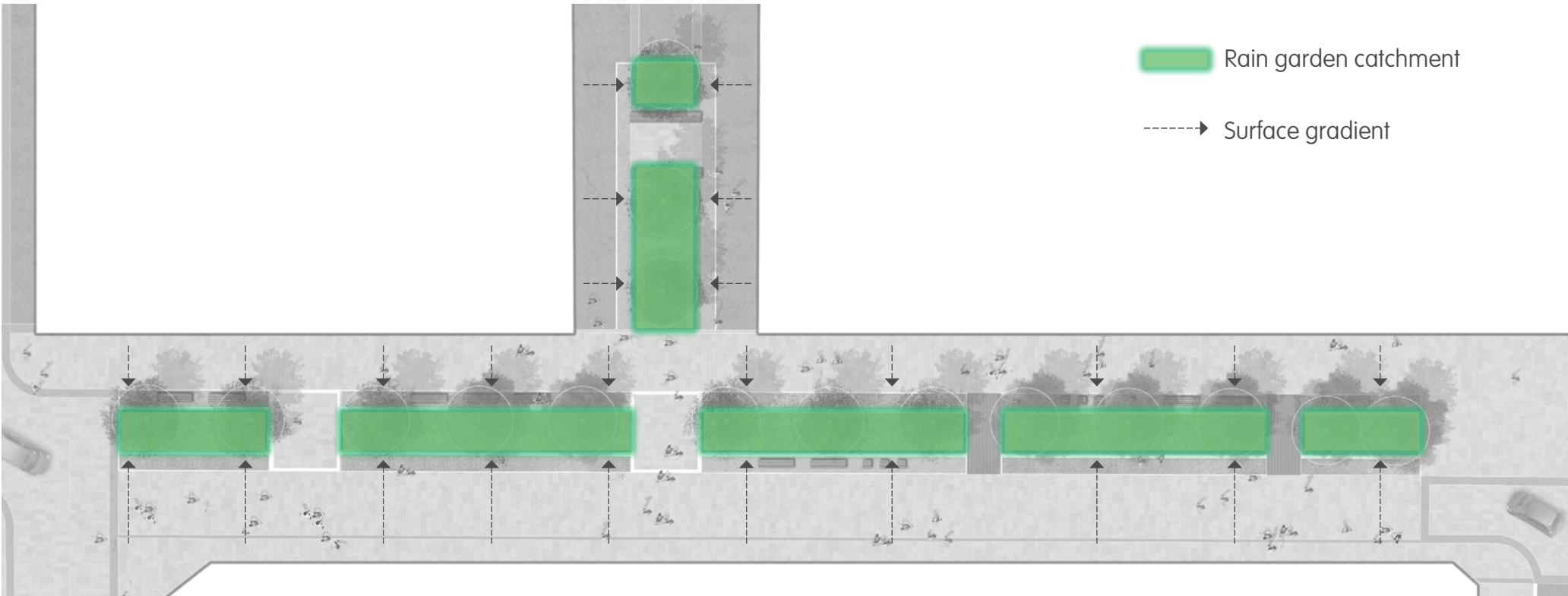
Native and adapted plants are selected for these rain gardens because they are more tolerant of the local climate, soil, and water conditions; and have habitat value and diversity for local ecological communities.

Plants include a selection of wetland edge and emergent vegetation, such as wildflowers, sedges, rushes, ferns, shrubs and small trees which during the growing season help take up excess water flowing into the rain garden.

The other method being considered as part of the SUDs strategy is interconnecting tree pits. This enables the utilisation of the sub soil and rooting zone as part of the storage capacity.

A series of flush surfaces or open channels enable surface water to flow directly into the rain garden where it infiltrates into the subsoil and granular sub base where there is a capacity to store water. This water is then connected through a network of drainage pipes across the development.

SUDs Principles; Heyrod Street extract showing surface drainage strategy



Key

Rain garden catchment

Surface gradient

Strategy



Diagram illustrating the opportunities for attenuation and surface water collection through rain gardens

Species



Molina caerulea



Miscanthus sinensis



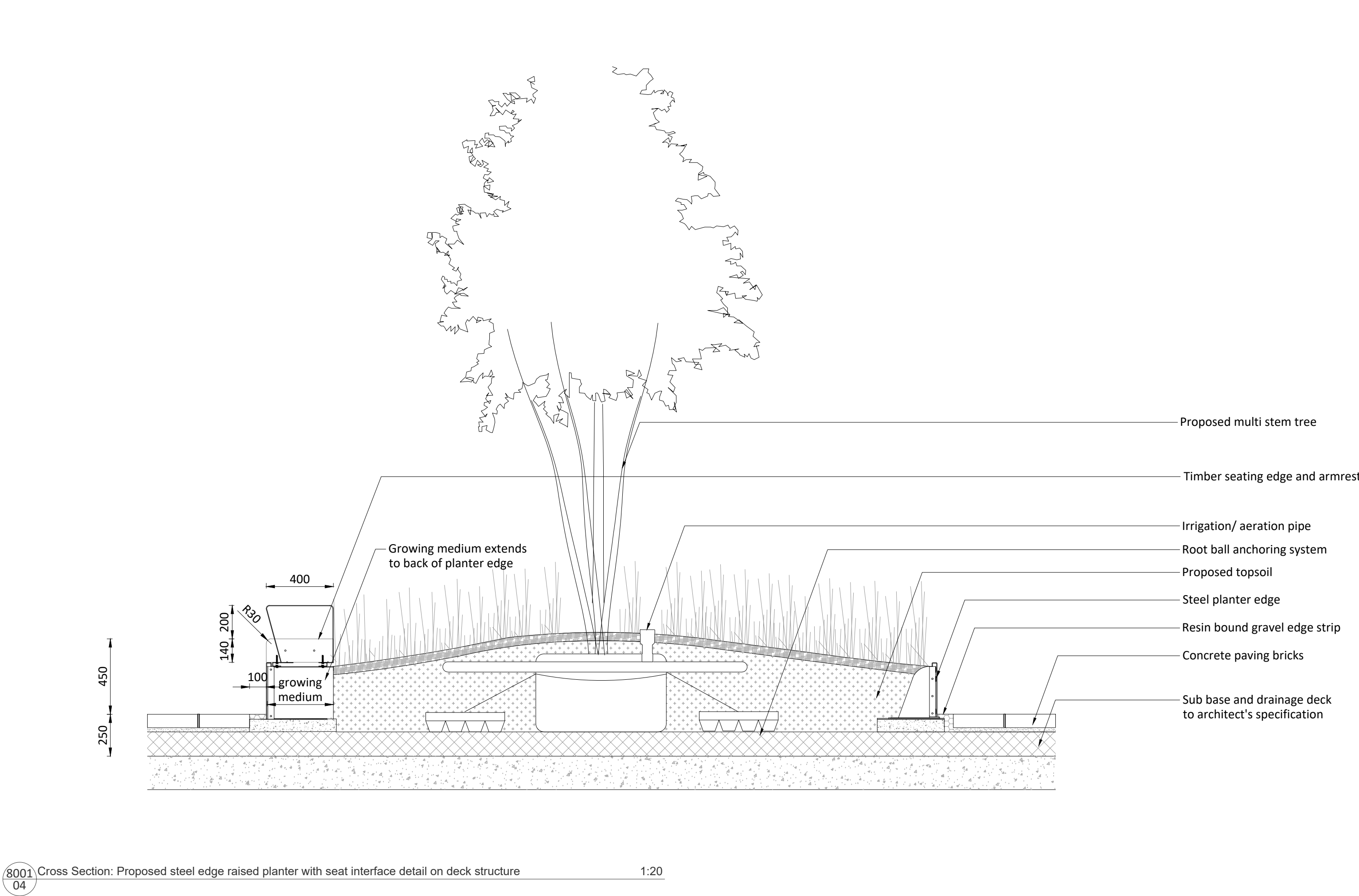
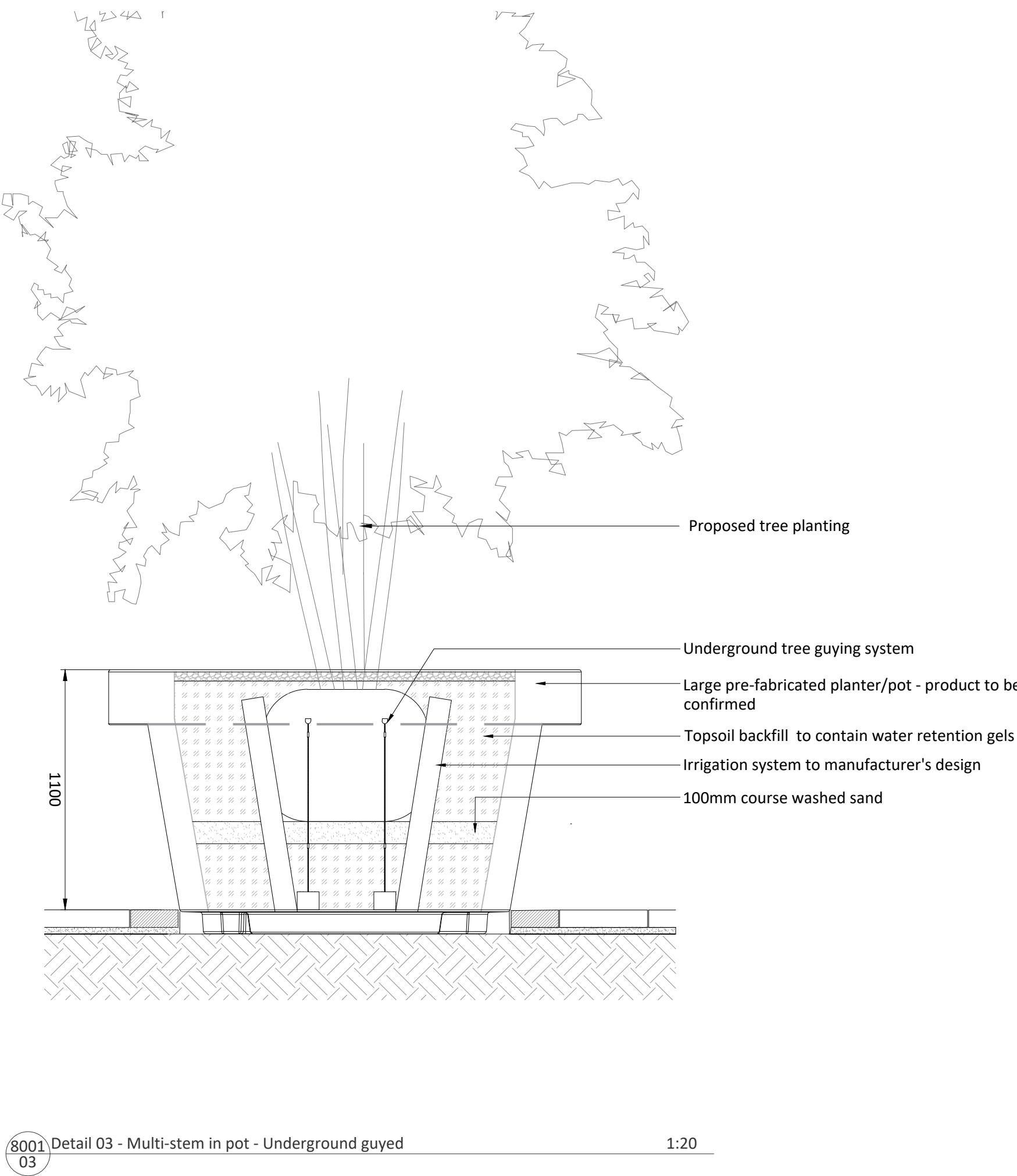
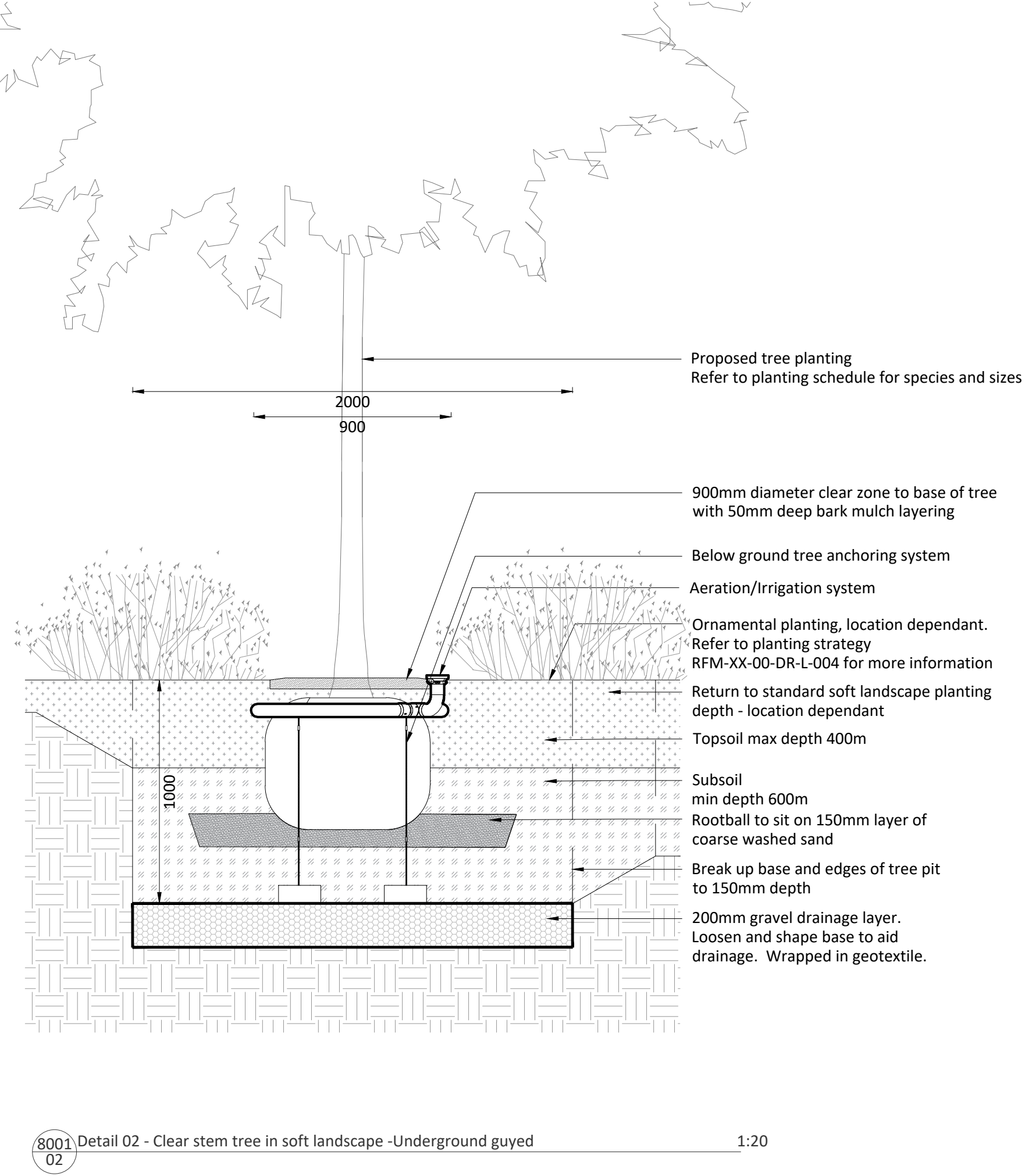
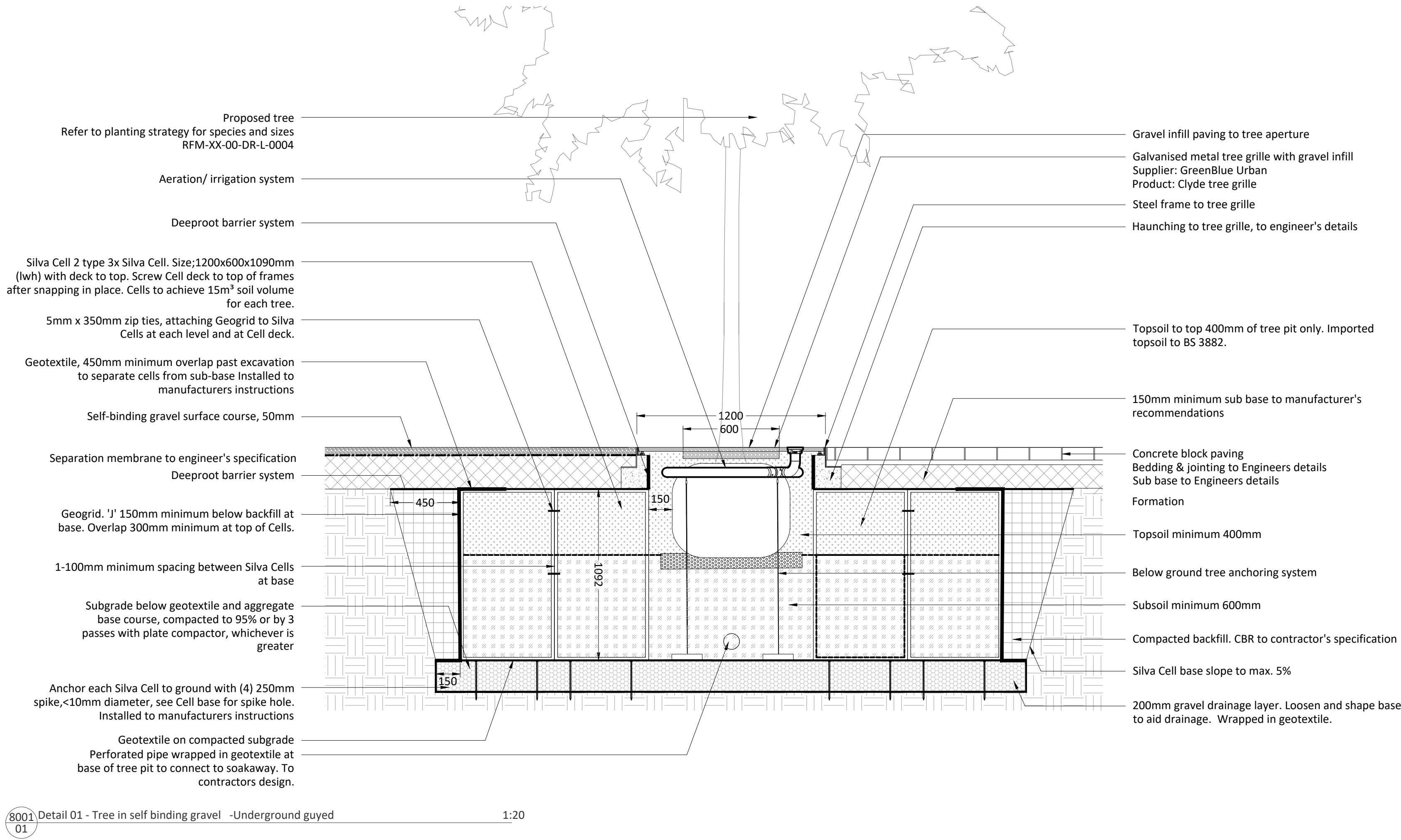
Phragmites australis



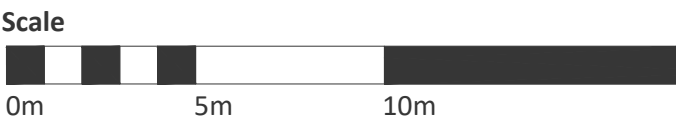
Betula varieties

# Appendix I

Victoria House - Tree Details



- Notes
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    - RFM-XX-00-DR-L-0003 Illustrative Sections
    - RFM-XX-00-DR-L-0004 Planting StrategyAND all relevant documentation from the design team
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    - Base course and/or sub bases design & specification
    - Waterproofing of any element
    - Levels & Drainage design and infrastructure
    - Lighting and ducting
    - Existing & proposed utilities
  10. Plant quantities are to suit site areas in accordance with scheduled plant densities.
  11. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.



|          |                         |       |         |          |          |
|----------|-------------------------|-------|---------|----------|----------|
| 28.11.18 | Planning issue          | EB    | EB      | DL       | P01      |
| Date     | Description of revision | Drawn | Checked | Approved | Revision |

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Project  
VICTORIA HOUSE  
RF18-601

Client  
FORSHAW

Document title  
PLANTING STRATEGY

Paper size  
A1

Scale  
1:200

Status  
FOR COORDINATION

S1

Drawing number  
RFM-XX-00-DR-L-8001

Revision  
PL01

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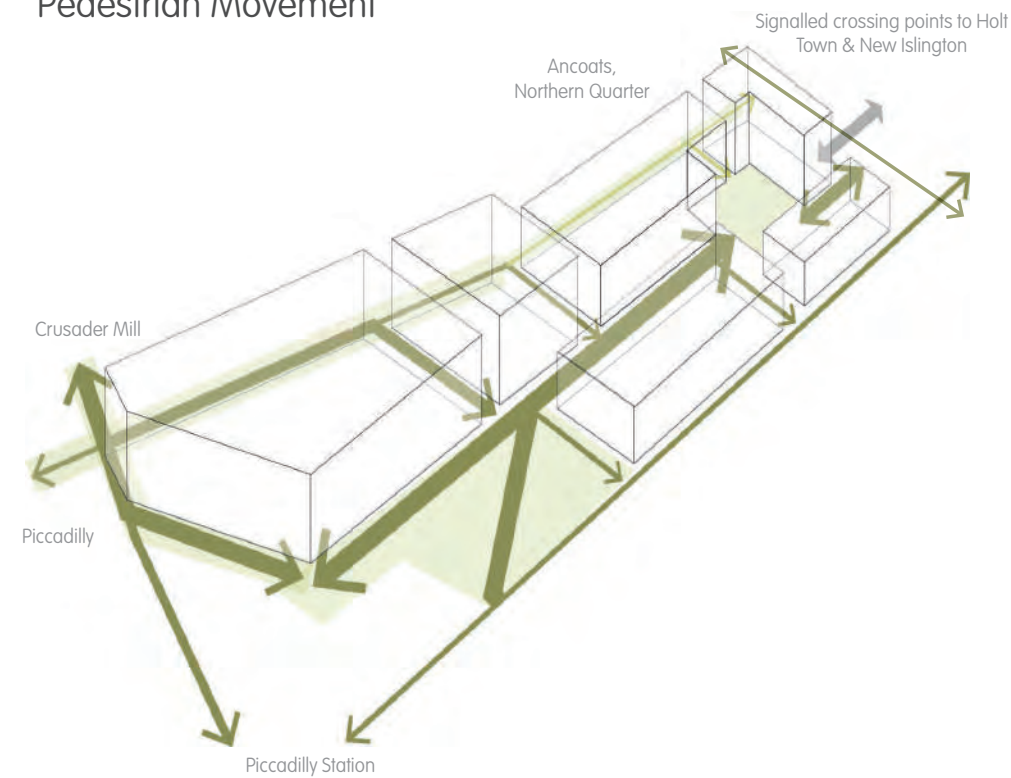
# Appendix J

Portugal Street East SRF Design and Access Statement Extract - Accessibility

F

Deliveries, Access & Infrastructure  
 01 Pedestrian, Cycle & Inclusive Access

Pedestrian Movement



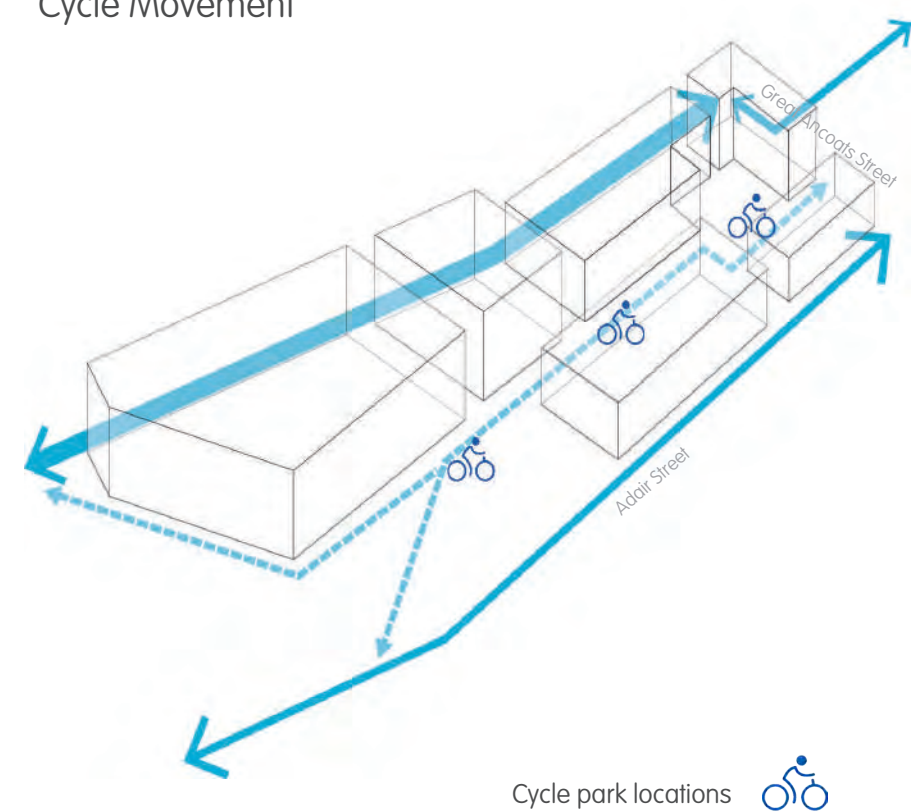
The site lies on the confluence of key walking routes between Piccadilly Station, Piccadilly Basin, New Islington and Holt Town, and the emerging proposals will support this with strong connections to the wider pedestrian network.

Movement that was previously channelled down Adair Street and beside the Metrolink links will be funnelled through the centre of the site linking with the existing crossing points over Great Ancoats

Key Points

- Strong pedestrian connections across the site
- Encourage movement into and through the centre of the site
- Capture key desire lines through the design of the public realm

Cycle Movement



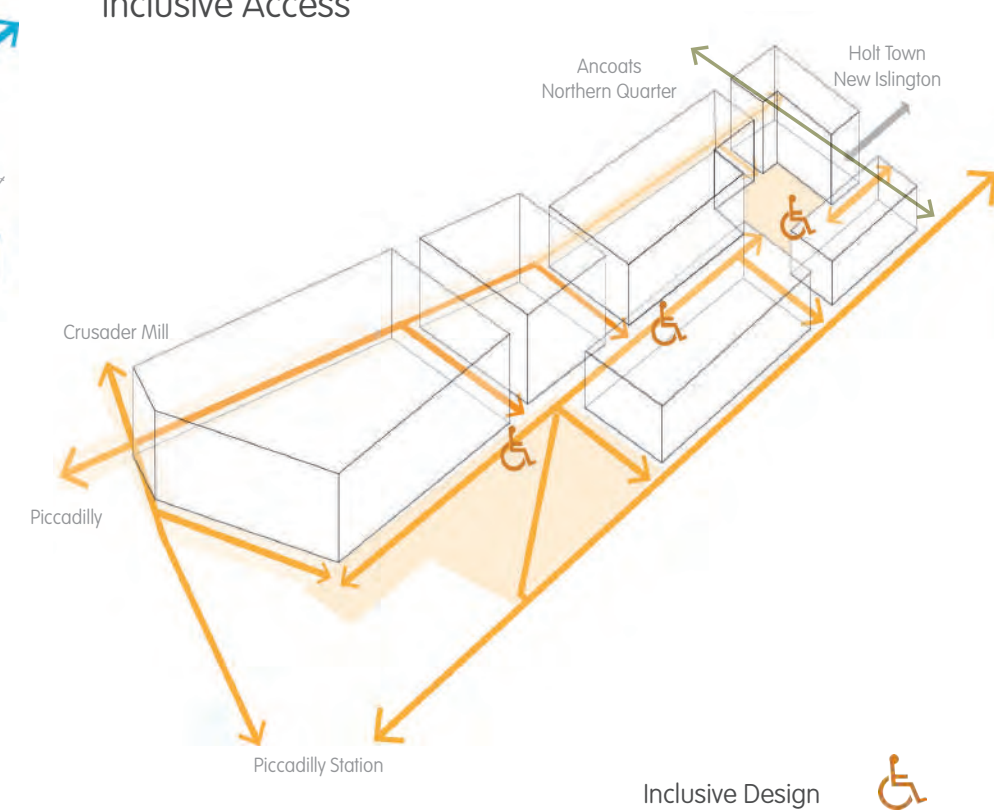
Cycling throughout the neighbourhood will be welcomed with secure cycle parking points positioned at both the key public spaces, (the Park and the Square) and along the Avenue. It is also understood that each of the plot applications will provide cycle provision as part of their detailed application.

It is not intended that cycle lanes are demarcated within the site however wider routes are to be included along Longacre Street, subject to further consultation with Highways.

Key Points

- Integrate cycle parking within the public realm
- Lowering vehicle movement will allow neighbourhood to become characterised and pedestrian/cycle friendly
- Allow cyclists to move throughout the development
- Consider formal cycle routes along the edges of the site, most notably Longacre Street.

Inclusive Access



The site will be fully inclusive for all users. Footpaths and routes will be broad enough for people with pushchairs or wheelchairs to pass. Path gradients will comply with the Part M guidance and Manchester’s Design for Access 2 guidelines. Vehicle carriageways will be clearly demarcated, even when laid flush, so users with sight difficulties can recognise a change in use. Kerb up-stands will be retained but reduced in height to encourage a more seamless movement across the site.

Key Points

- Compliance with Design for Access 2 guidelines
- Clear demarcation of roadways
- Step free compliant footpaths
- Generous footways for ease of movement

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