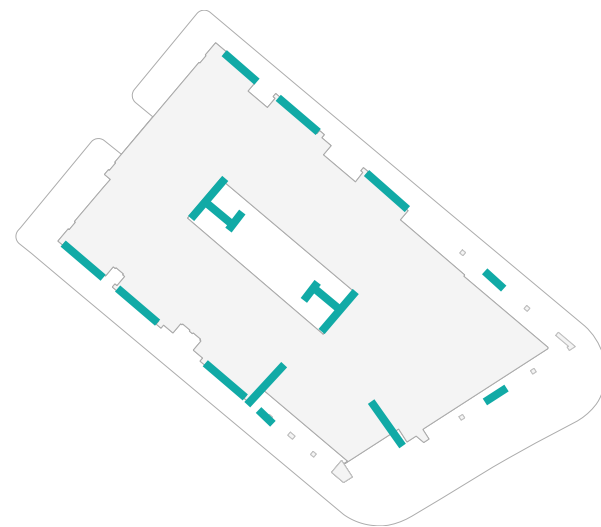


OLDHAM RD DEVELOPMENT, NEW CROSS | MANCHESTER



STAGE 01/02
CONCEPT DESIGN
November 2019

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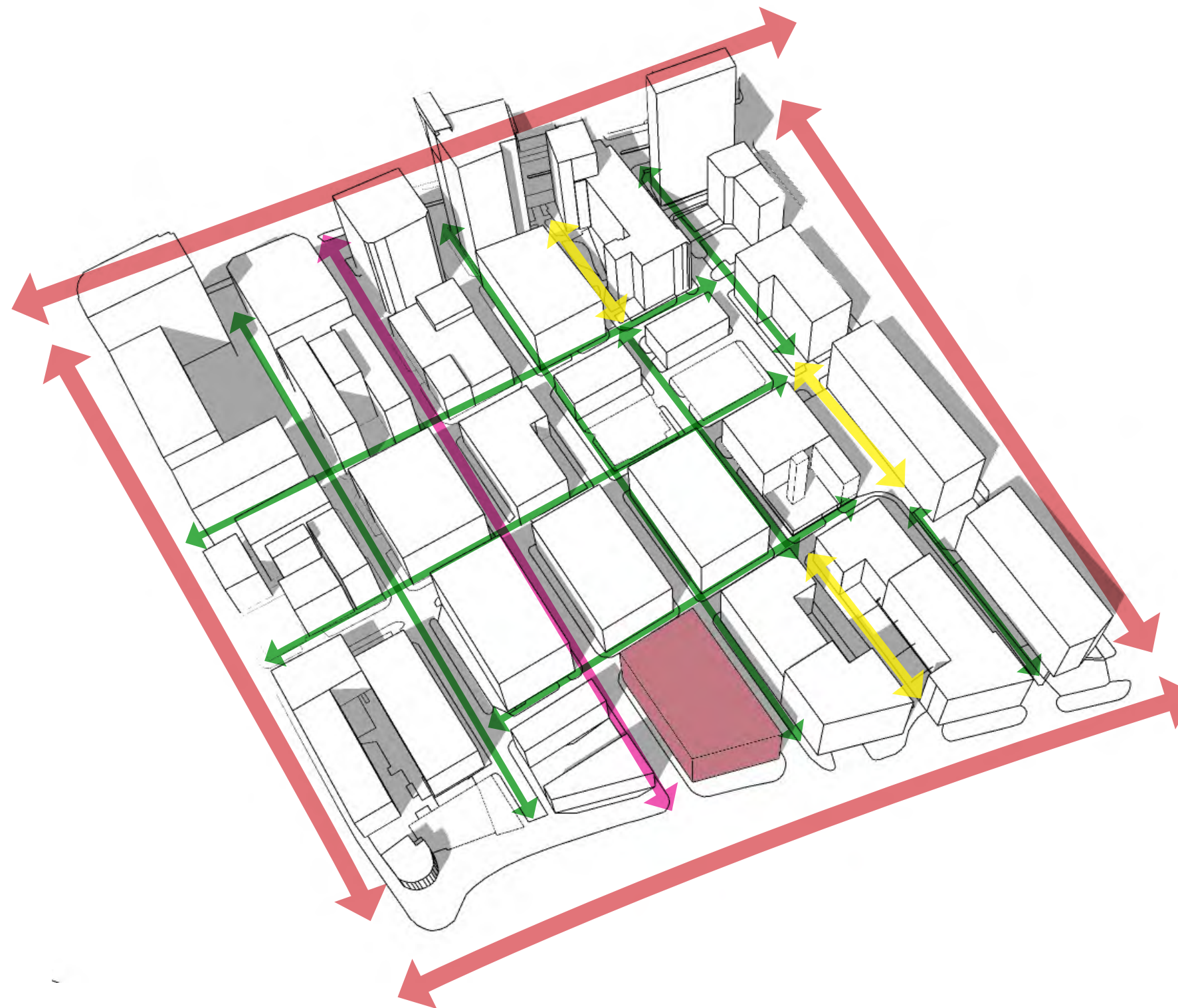
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SITE WITHIN NEW CROSS NEIGHBOURHOOD DEVELOPMENT FRAMEWORK
New Cross will accommodate a range and mix of resident all accommodate on in a high quality and well managed environment that will ensure the emergence of vibrant new neighborhoods of choice.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

- NOMA
- VICTORIA STATION

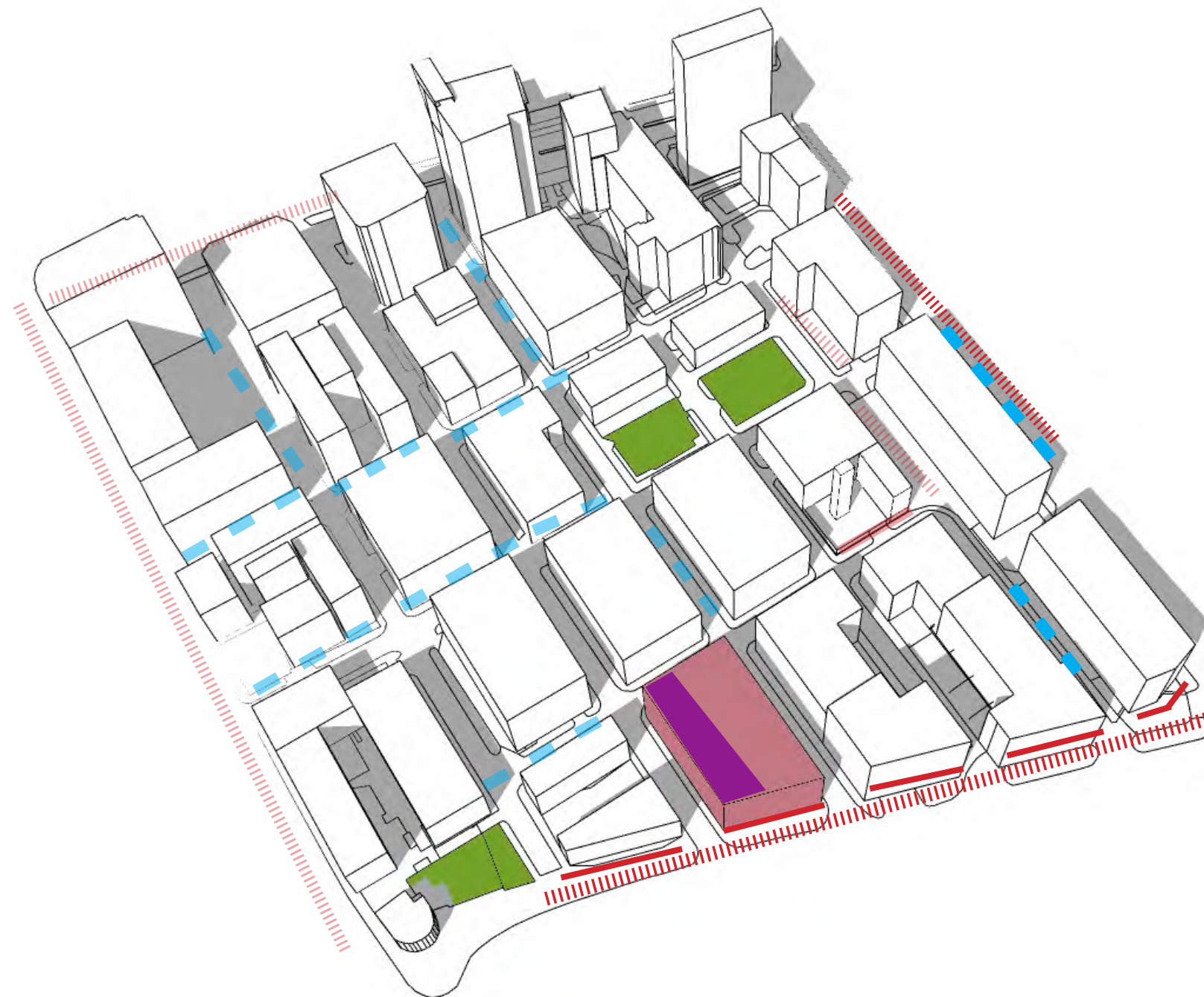




- WIDE TRAFFIC PRIORITY STREETS
- TWO LINE TRAFFIC PRIORITY STREETS
- PEDESTRIAN PRIORITY STREETS
- PEDESTRIAN ONLY ROUTES STREETS

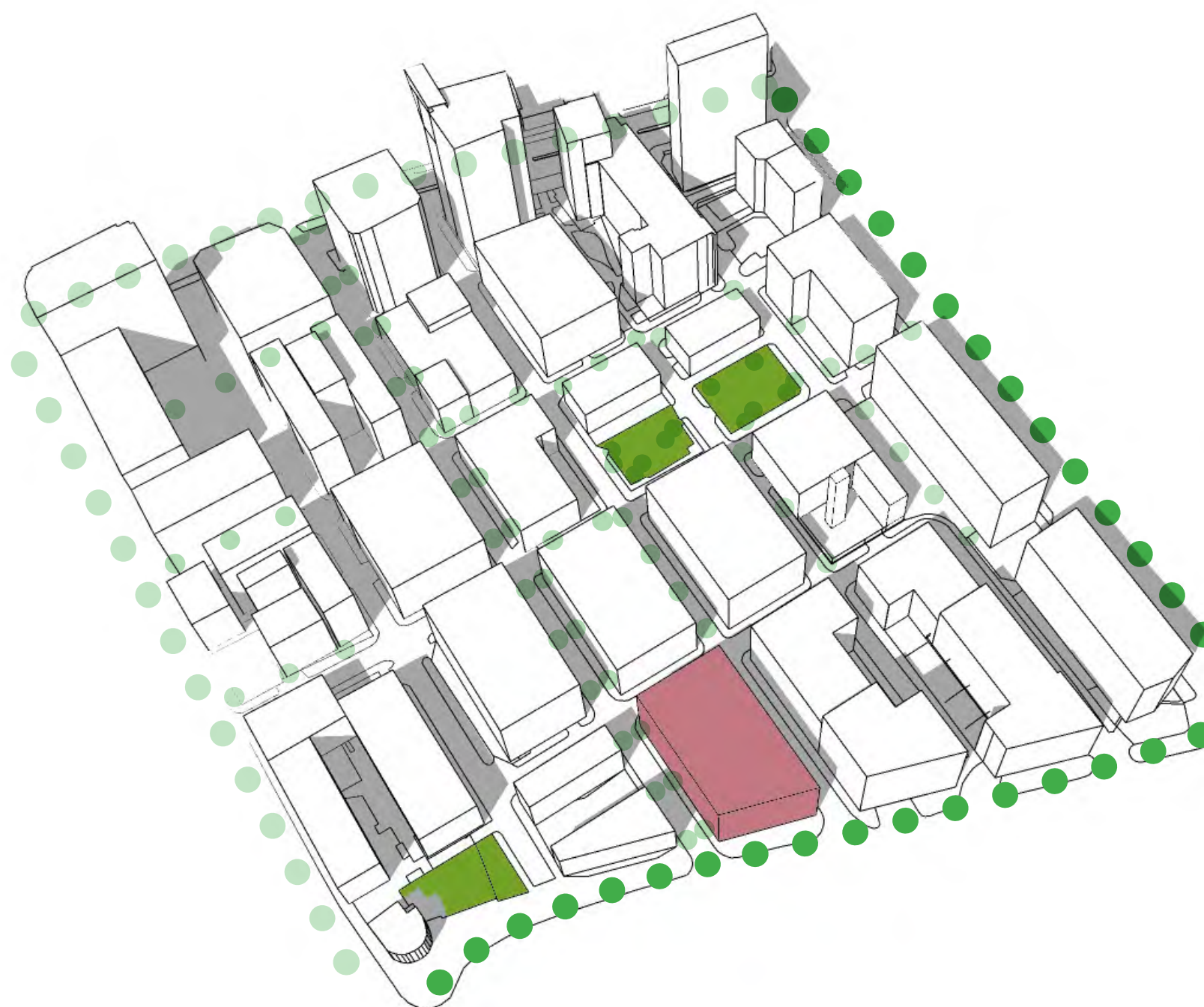
The proposals detailed within this document explore how the development and its street scene could begin to impact on the movement of pedestrians and vehicles as part of the wider aspirations / connections to the emerging neighborhood.





- 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 neighborhood.

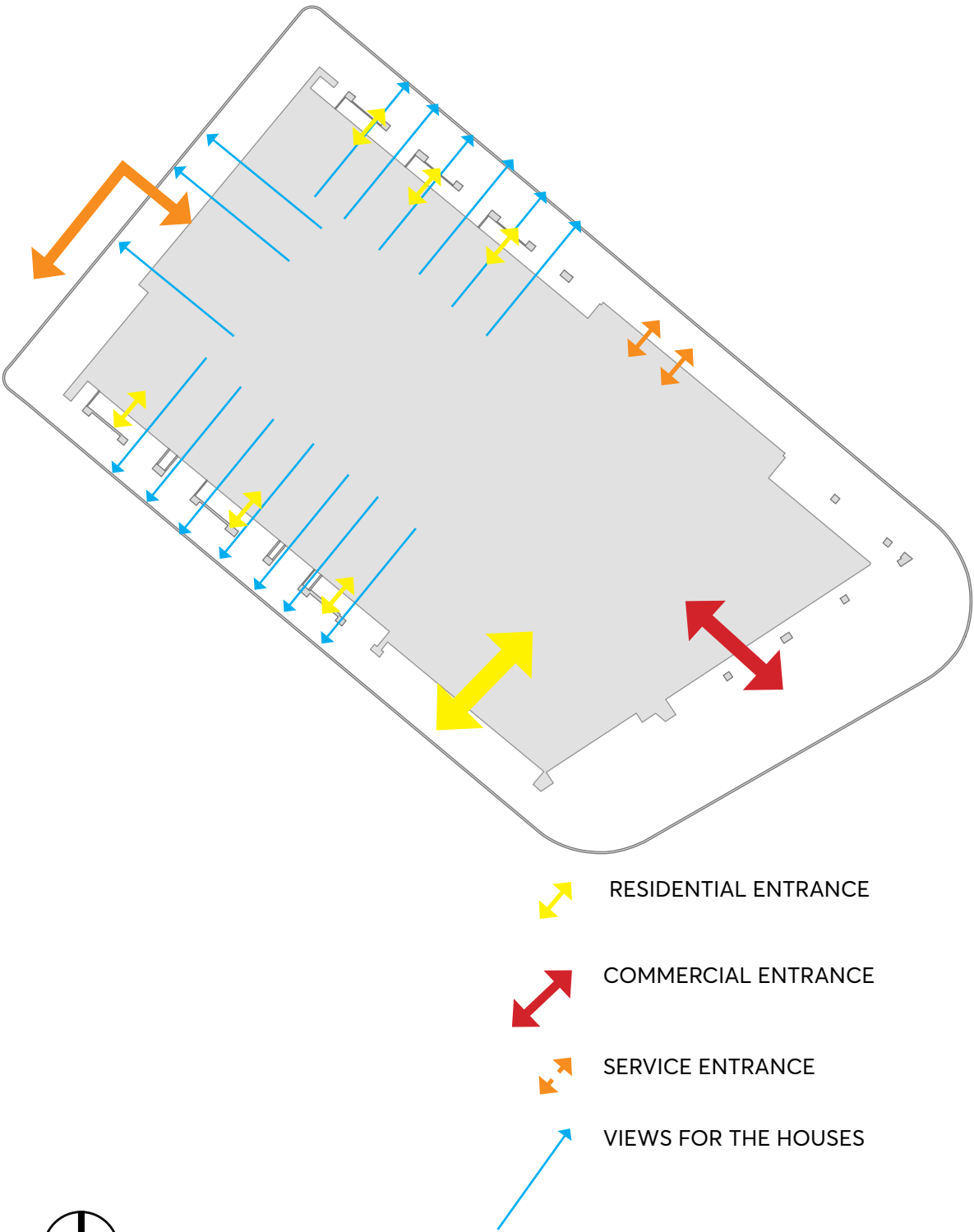
The New Cross Masterplan proposes trees in a number of locations and streets in which trees should be located, if feasible.

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



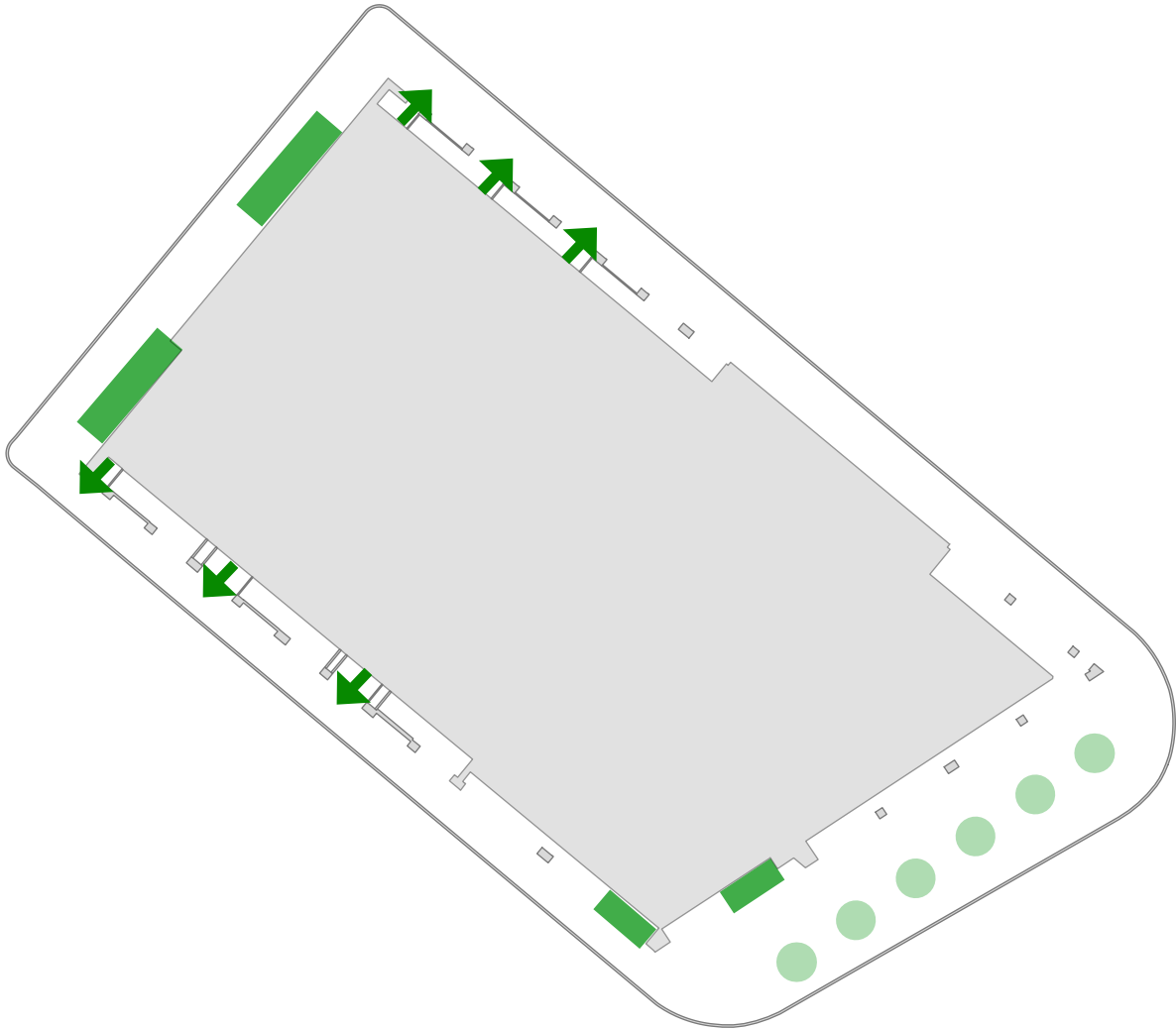
CONSTRAINTS



- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- SERVICE ENTRANCE
- VIEWS FOR THE HOUSES

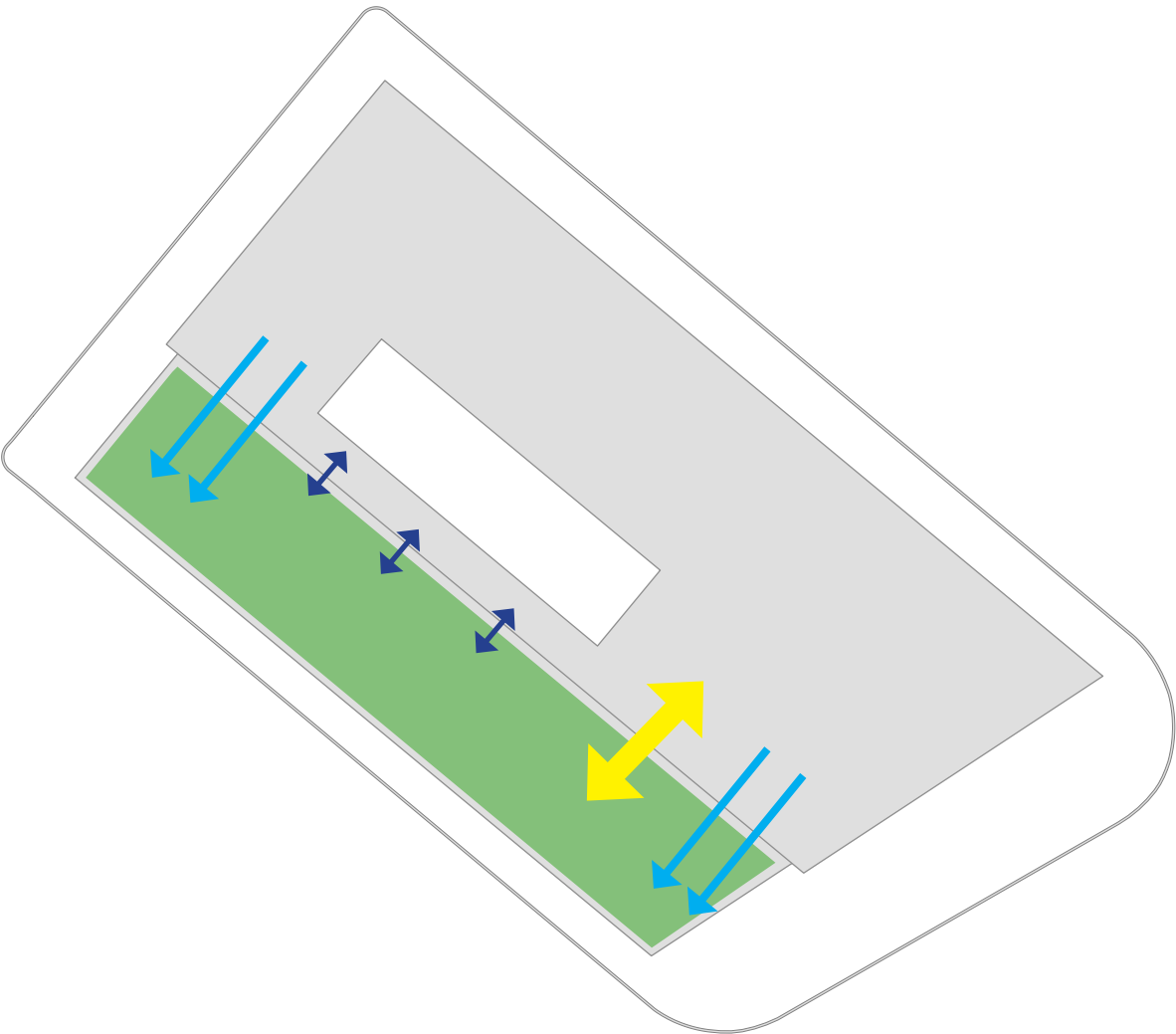


OPPORTUNITIES



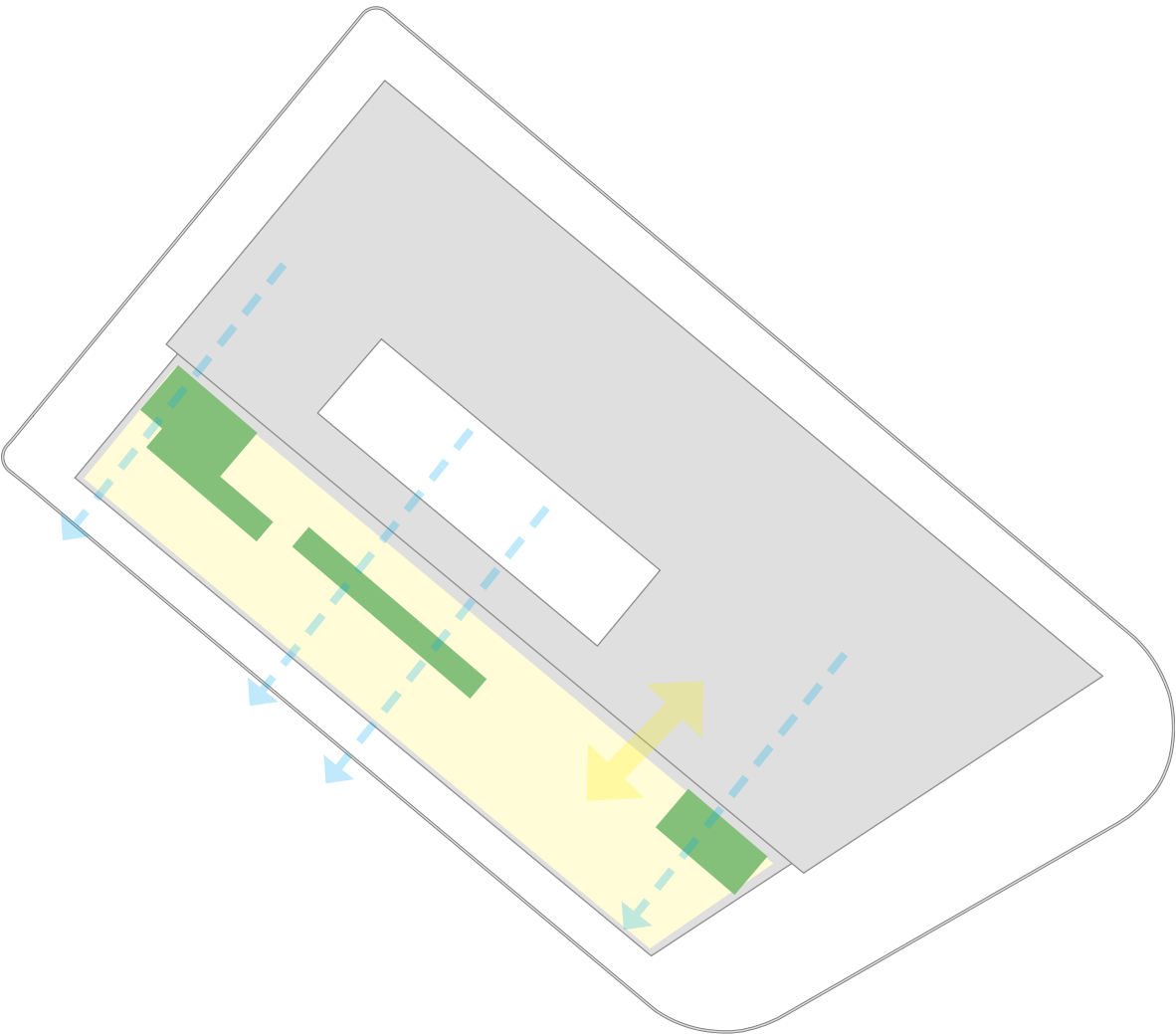
- CLIMBING PLANTS
Due to the lack of space in the street to allow planting. It is proposed to cover some areas of the facade with climbing plants in a steel structure.
- ORNAMENTAL PLANTING
- TREE PLANTING

CONSTRAINTS



- RESIDENTIAL ENTRANCE
- VIEWS AND ENTRANCE FROM INDOOR SEATING AREA
- VIEWS FOR THE HOUSES

OPPORTUNITIES



- ORNAMENTAL PLANTING
- SCREENING VIEWS
- The proposed steel planters create a screen view from the apartments and don't allow the user of the terrace to be close of the private zones. Thus this configuration Maintain the intimacy of both sides.



CONCEPT DEVELOPMENT 3.0
MASTER PLAN GROUND FLOOR

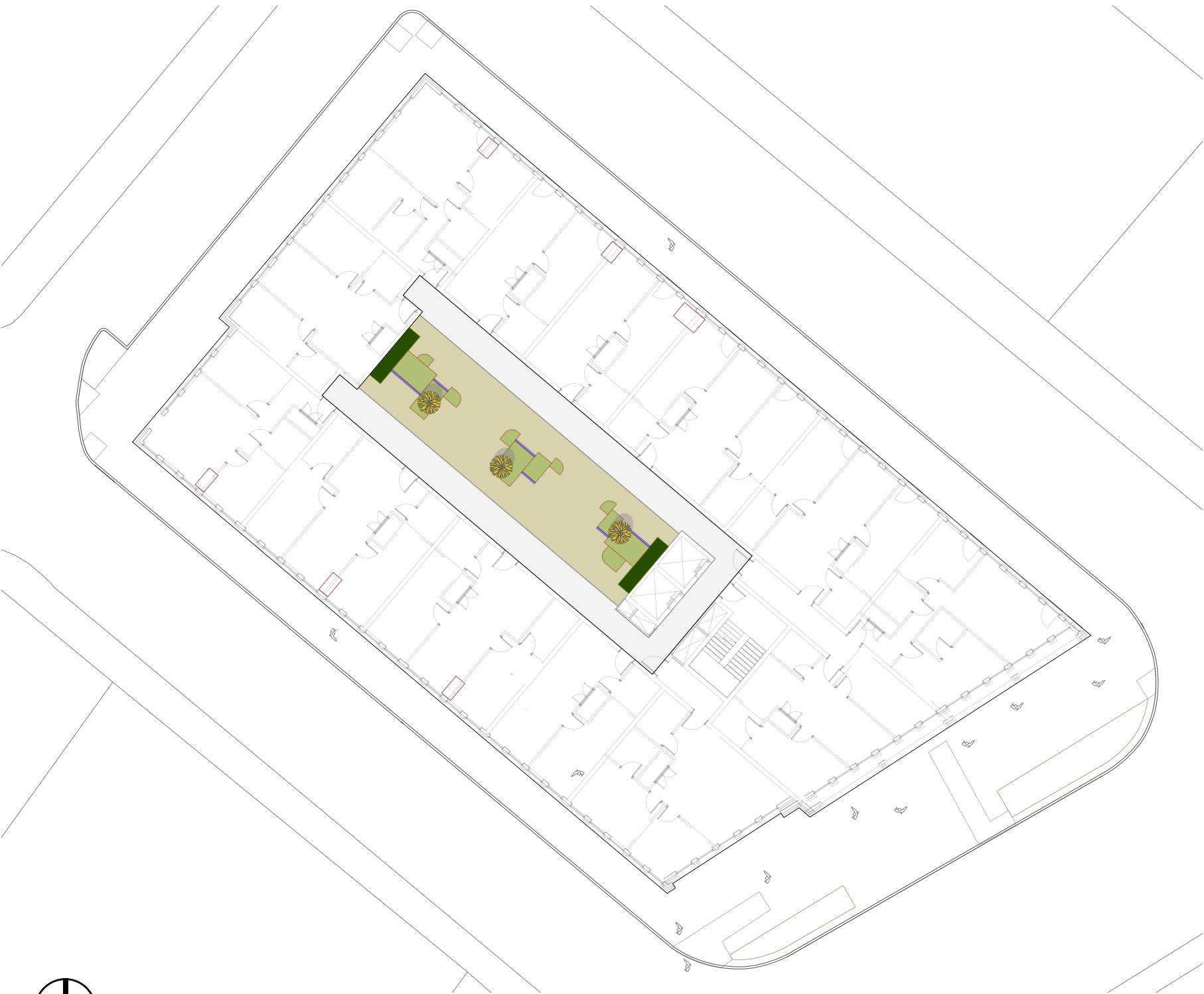


3.0



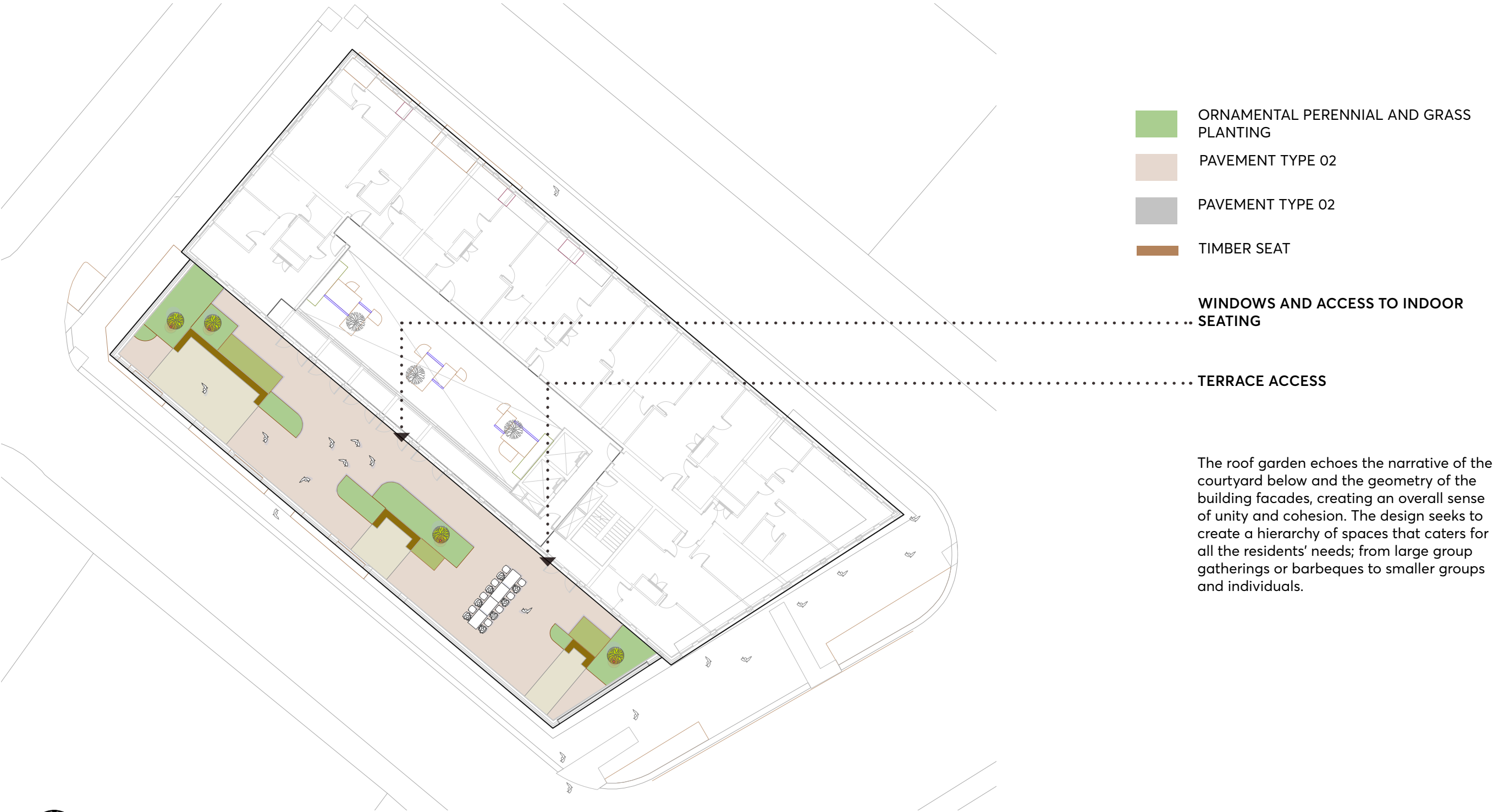
The proposed public spaces are mostly level; the slight fall in topography will be leveled within the entrances to create as flat a surface as possible.

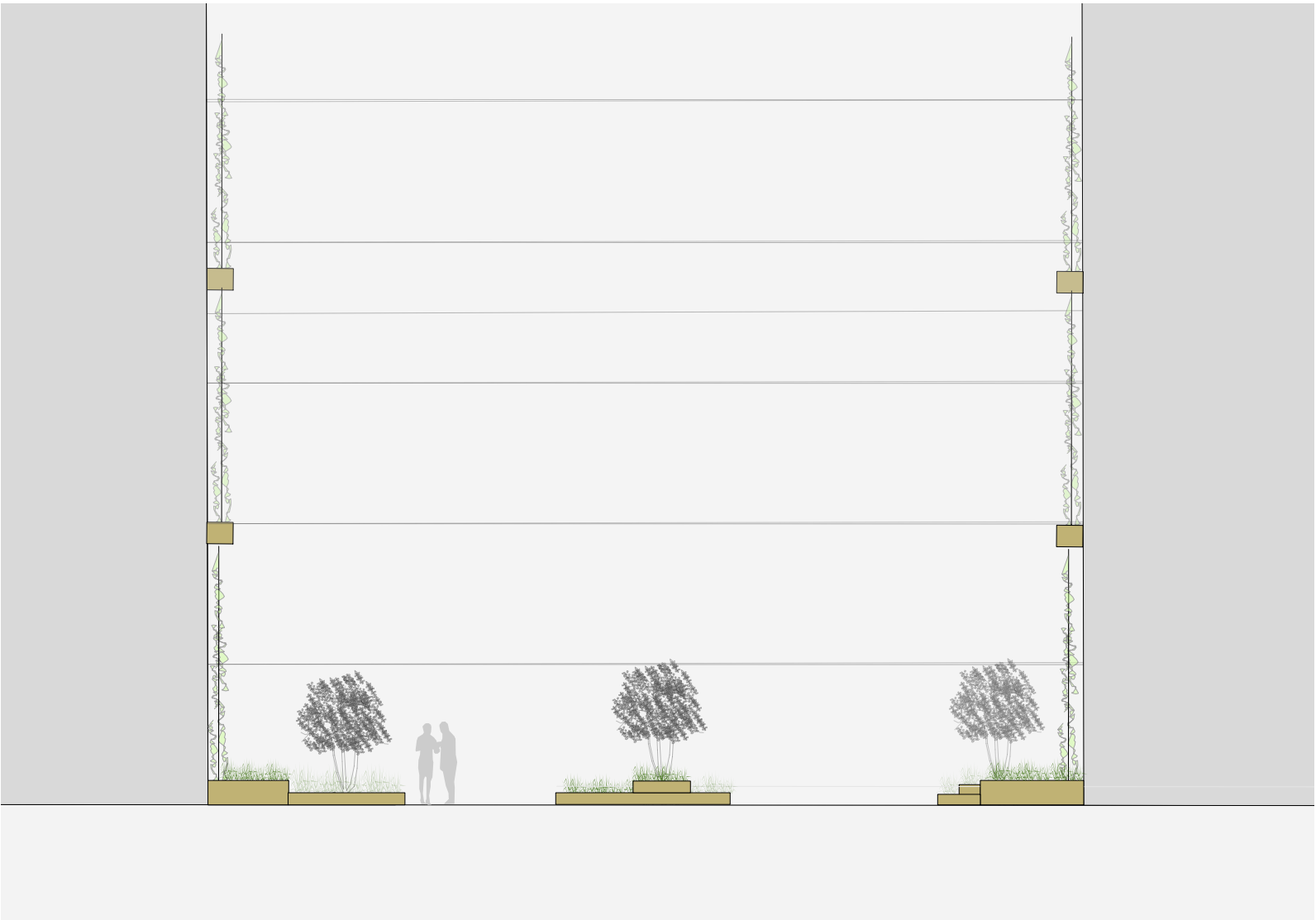
Simple design methods such as logical alignment of street furniture and lighting creates spaces that are more easily navigated by partially sighted and blind users. There is an emphasis on keeping clutter to a minimum to create an open clean lined environment.

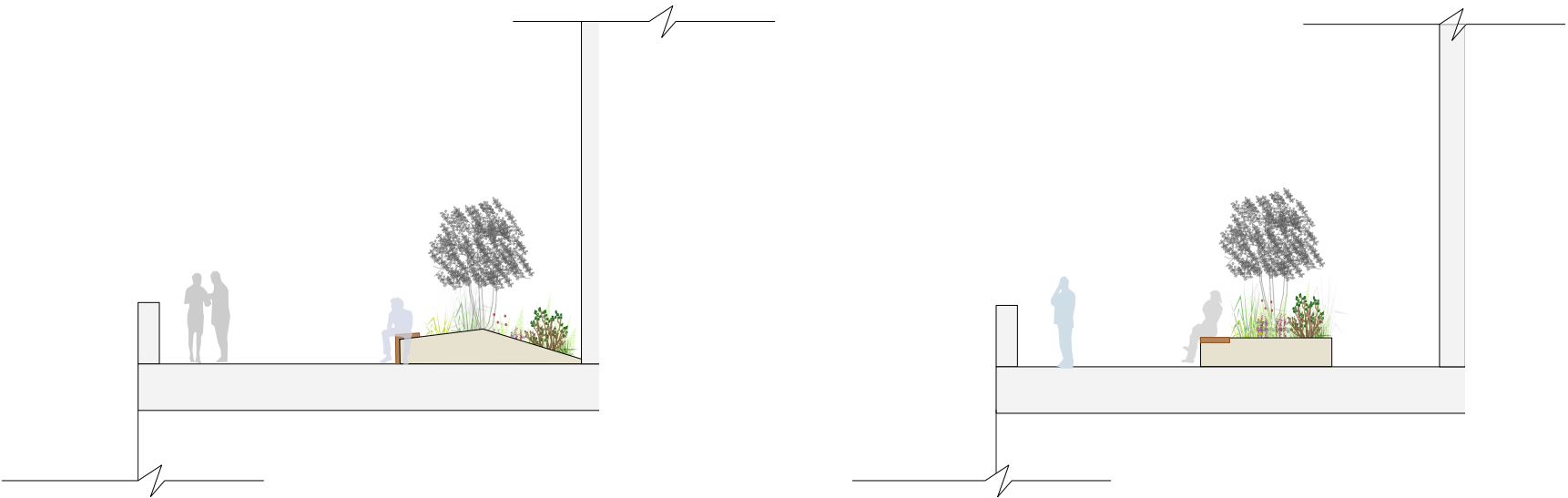
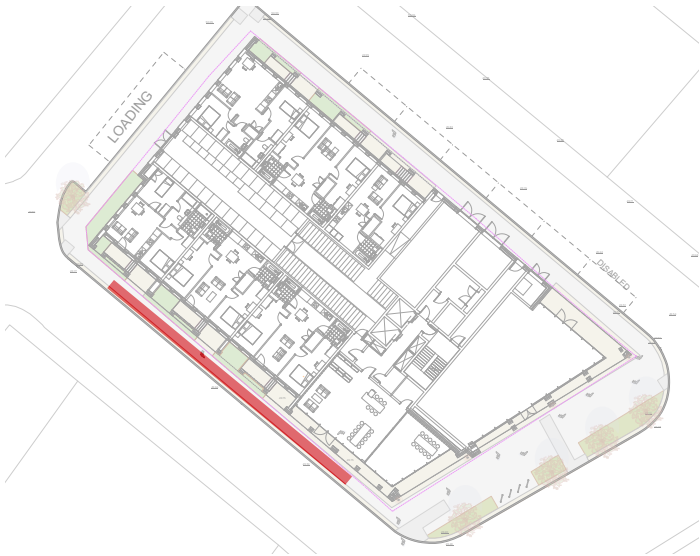


Internal courtyard with a distinctive experience.
The linear forms have been inspired by the geometry of the proposed building and the Japanese Zen gardens.
Shade-loving plants using a rich tapestry of textures will provide year-round interest. Climber plants will create a strong vertical accent with a minimal shadow cast
Lighting integrated into planters will highlight the forms and textures. This will help to animate the space at night and can be employed to create a distinctive and unique evening character.











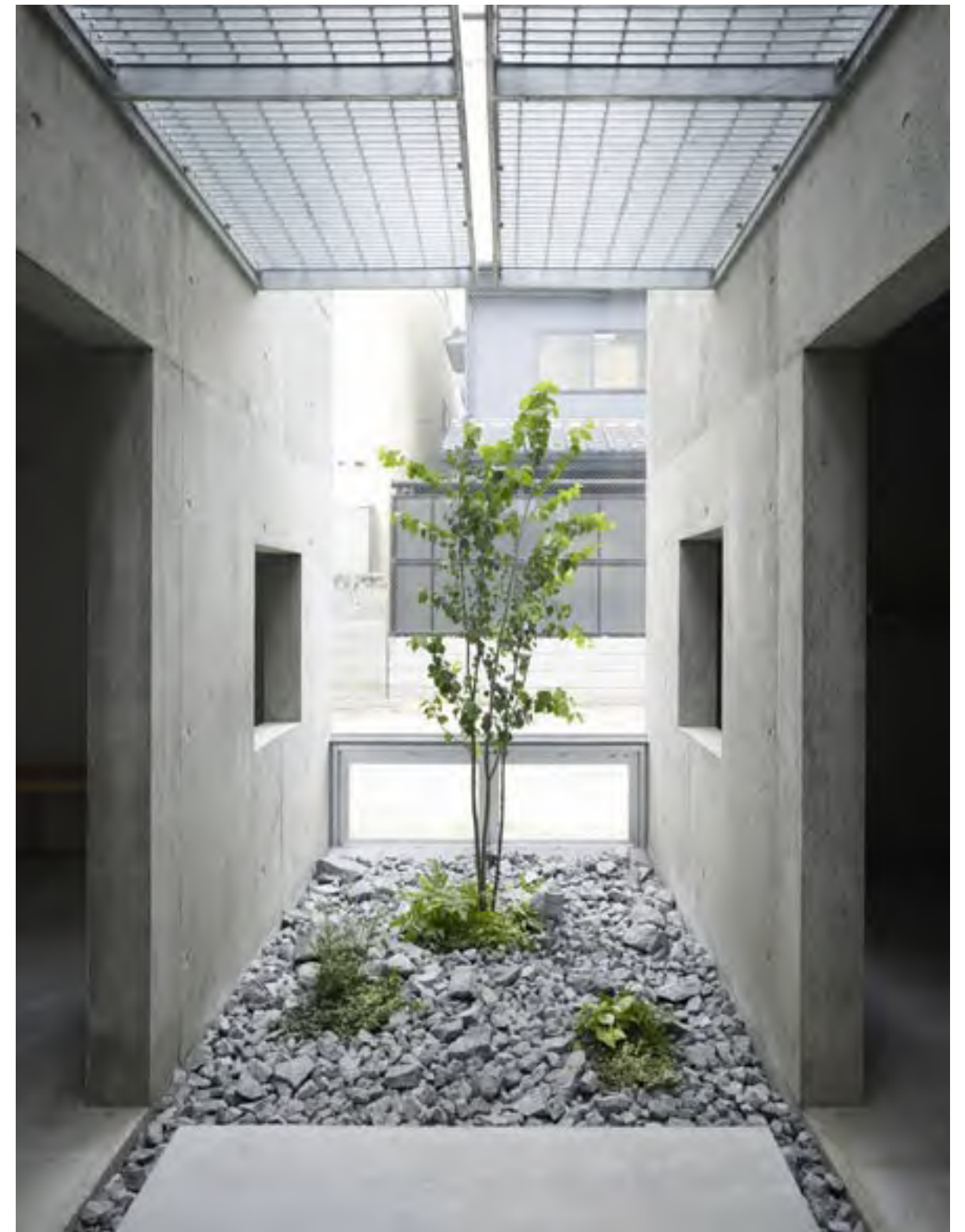
GREEN SCREENS

The green walls are created using a thin metal structure and by taking advantage of some proposed columns. The result is a very cost effective proposal to get a softness edge of the facade in the ground level.



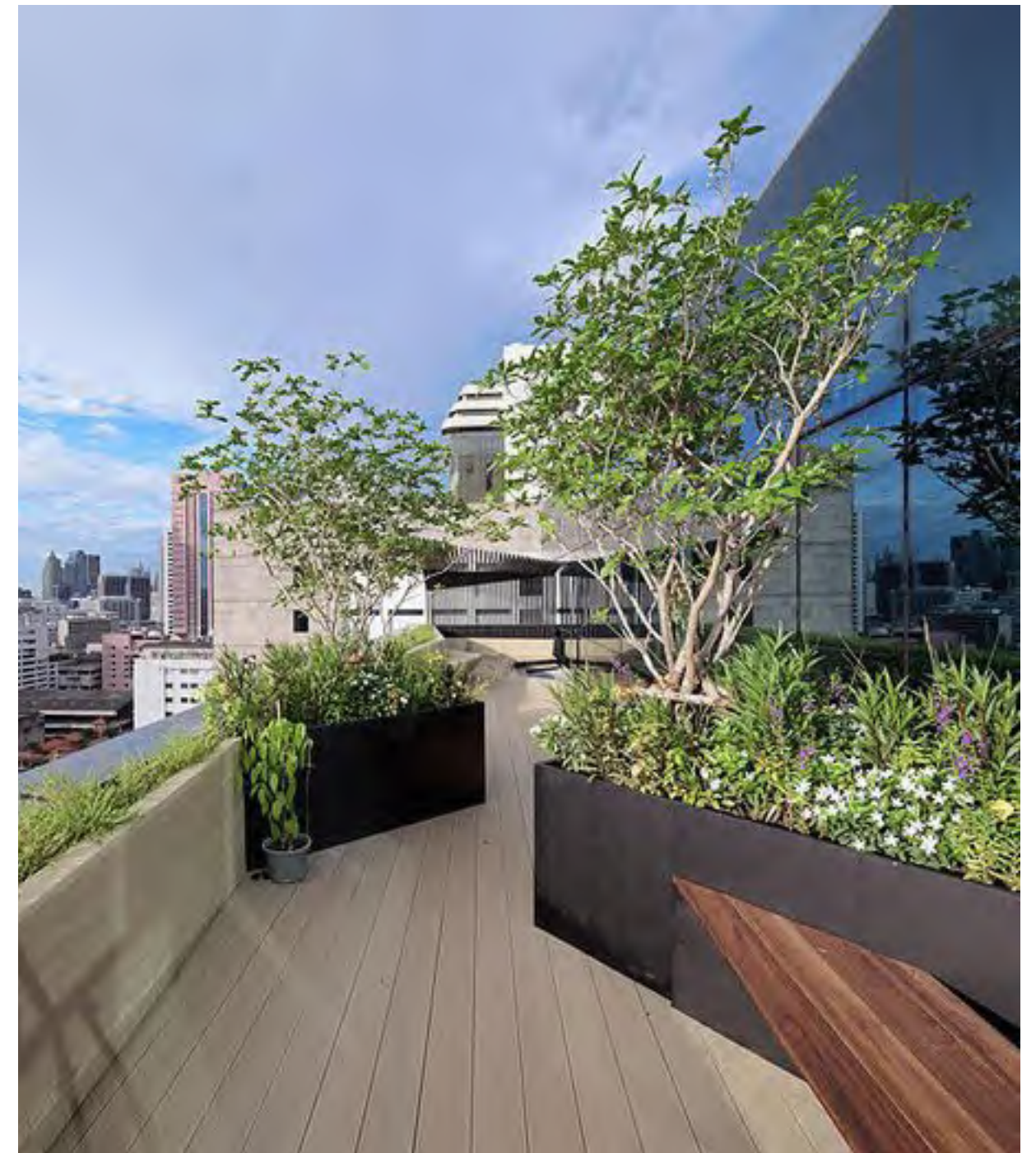


GREEN SCREENS AND NATURAL MATERIALS
The green walls are created using a thin metal structure and by taking advantage of some proposed columns. The result is a very cost effective proposal.



PRECEDENT IMAGES 4.0

ROOF TERRACE





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