

LYR373 CROSS KEYS STREET

New Cross, Manchester, UK

Landscape Design Document

RIBA Stage 02

Date: 15th January 2023

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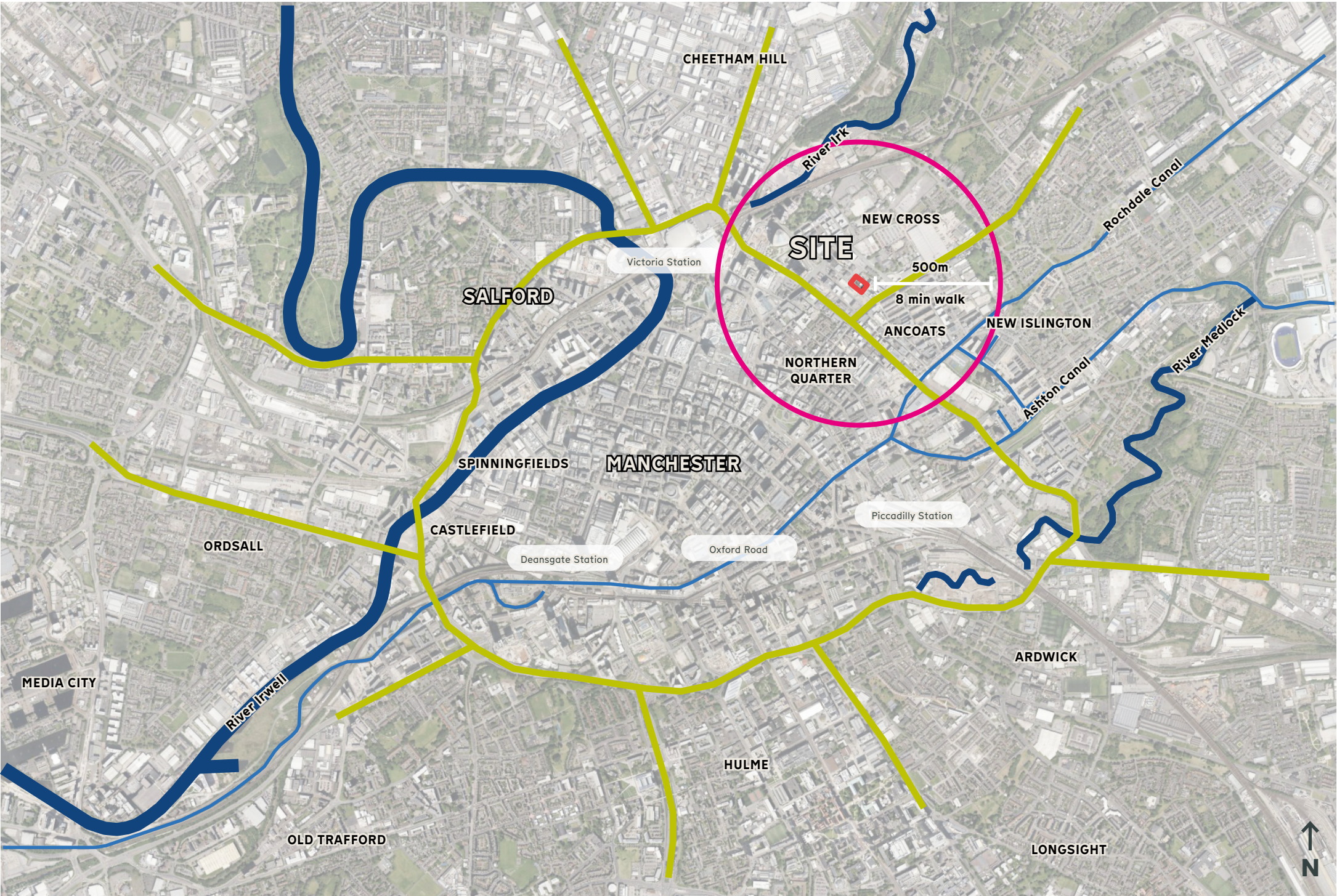
01 Introduction

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01 Introduction
Wider Context

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Context

The site is located in the north-east of Manchester city centre in the district of New Cross.

It sits close to the inner city ring road and major access roads that lead in and out of the city centre.

A short walk from the site are the districts of Northern Quarter and Ancoats as well as the River Irk and the Rochdale Canal.

- Key
- Site
 - Inner Ring Road / Major Access Roads
 - Major Rivers
 - Canals
 - 500m Radius

01 Introduction
Site Location



Context

New Cross borders both Ancoats and N.O.M.A, the site sits within the New Cross Neighbourhood Development Framework.

Currently, the site is used a car park and was formerly the location of a school.

The immediate locality is defined by new residential blocks, hotels and pop up food vendors - these sit on the existing grid street pattern.

Key

- Site
- A Roads

02 Site Analysis

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02 Site Analysis
Photos

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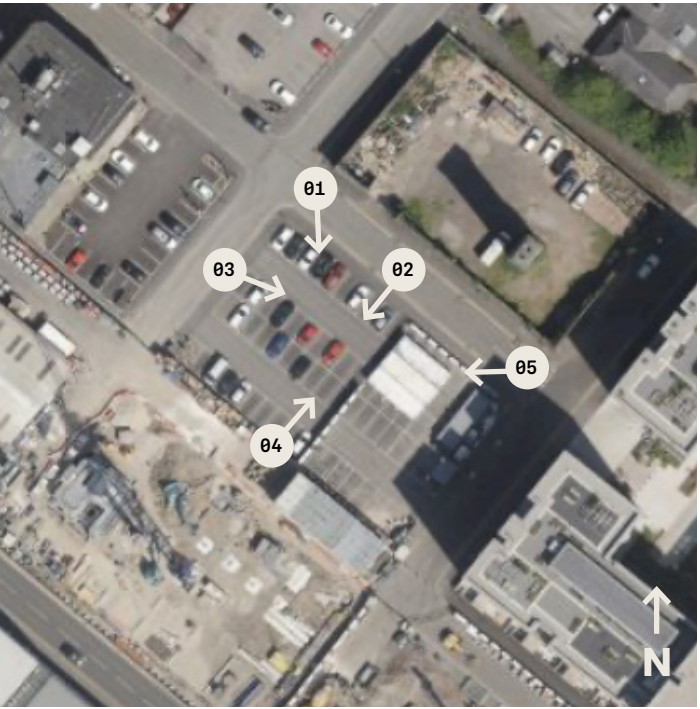


Context

The sites current use as a car park has created a very open and exposed environment. Its surface is predominantly built up of tarmac and there is no tree planting.

The car park neighbours the old police and fire station on Goulden Street. The material palette of the surrounding architecture takes reference cues from the historic sandstone and red brick facades that once dominated the area.

Location Plan



02 Site Analysis
Local Connectivity

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Summary

The site sits within a very well connected area with a number of bus routes and cycle ways on its peripheries as well as major access roads surrounding it. The area can feel quite car dominant at times.

Both Victoria and Piccadilly Train Stations are under 20mins walk.

02 Site Analysis
Historic Context

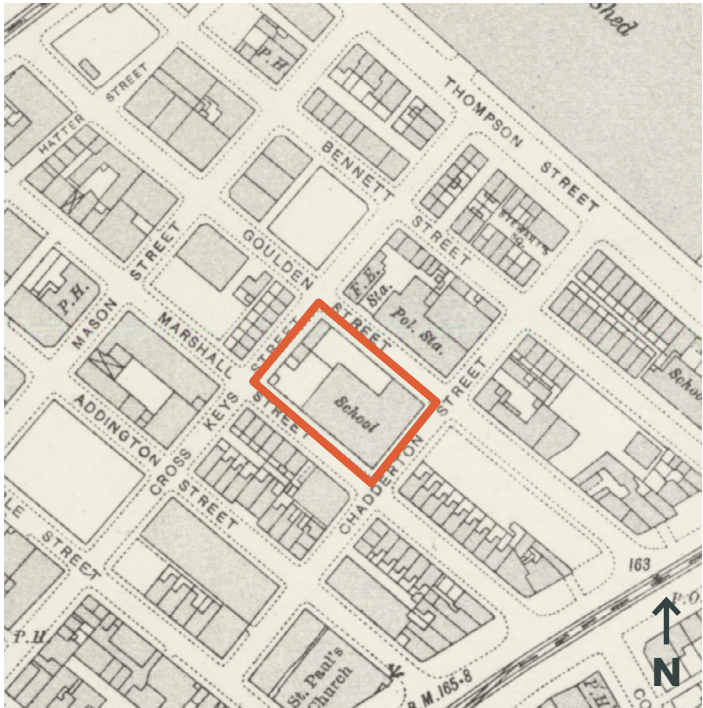
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1840 - 1860



1840 - 1880



1892 - 1914



2010



Joseph Lancaster

The Royal Lancasterian School (2010)

The site was once home to The Royal Lancasterian School before being demolished in the early 2010's. Joseph Lancaster (25 November 1778 – 23 October 1838) was an English Quaker and public education innovator and founded the school in the early 1800's, creating a method of education called the monitorial system of primary education.

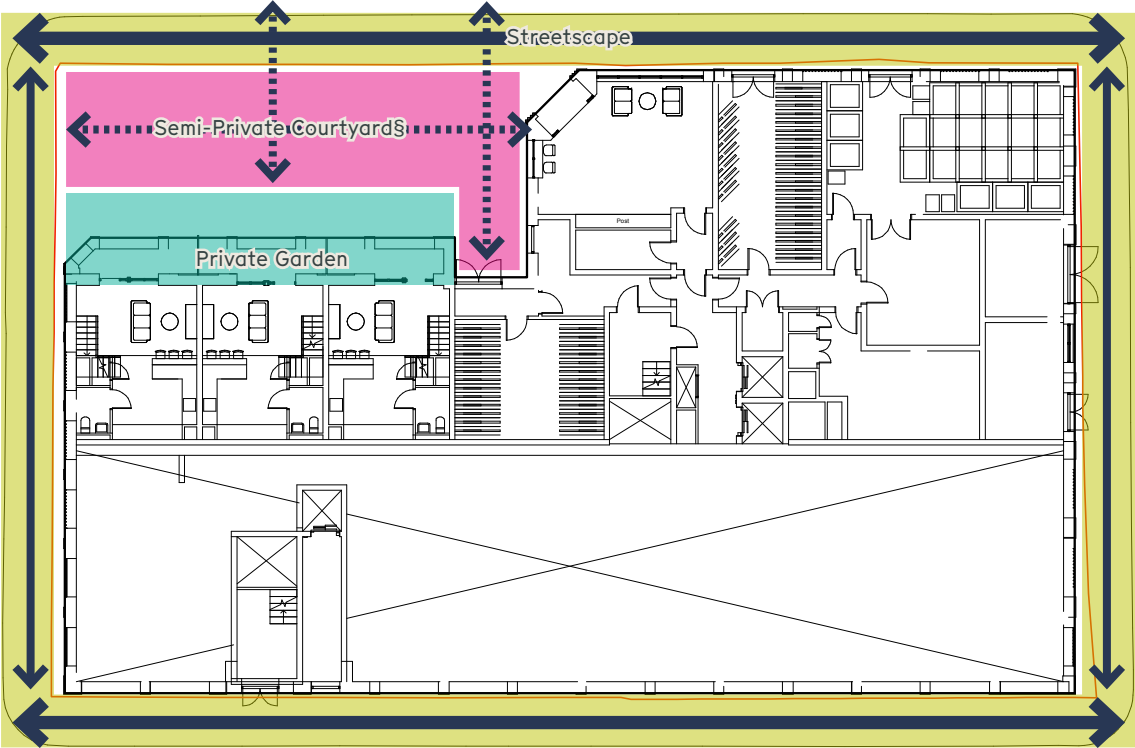
This process involved more advanced pupils teaching younger students to allow for a higher influx of pupils into the school.

The historic map from 1840 - 1860 suggests an internal arrangement of the school with long ordered benches / seats for a large number of pupils.

02 Site Analysis

Opportunities & Constraints

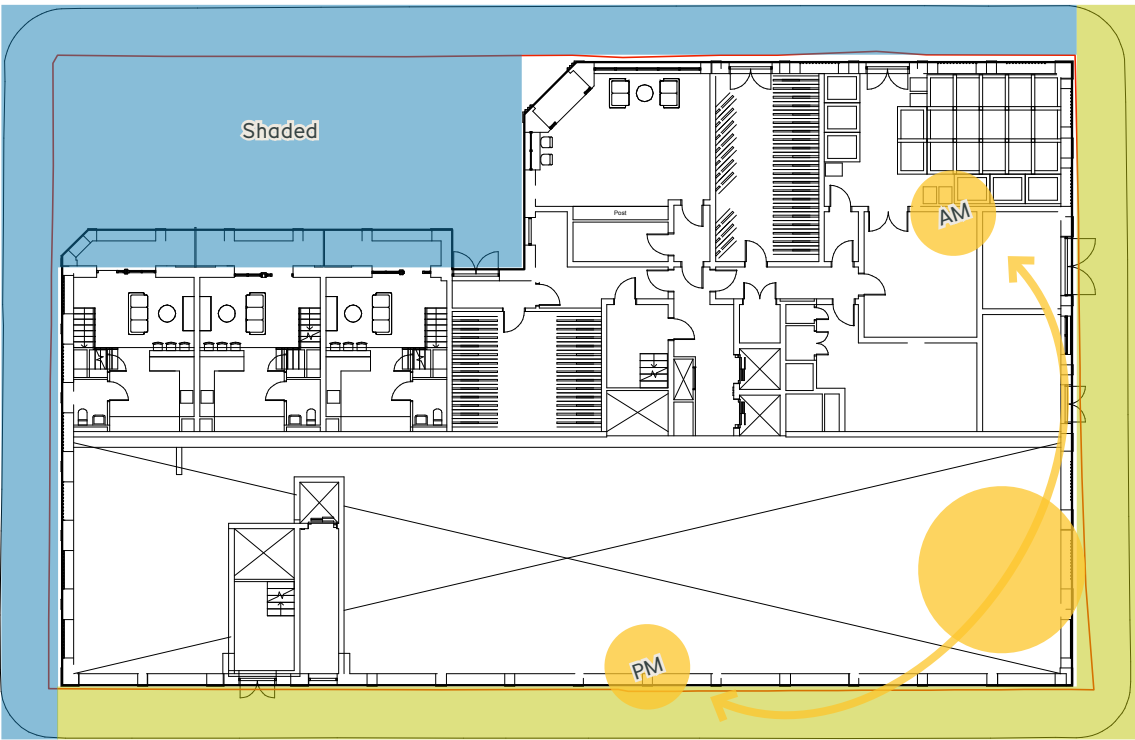
Access and Space



Summary

Grade of space from public streetscape to semi-private courtyard space and private garden.

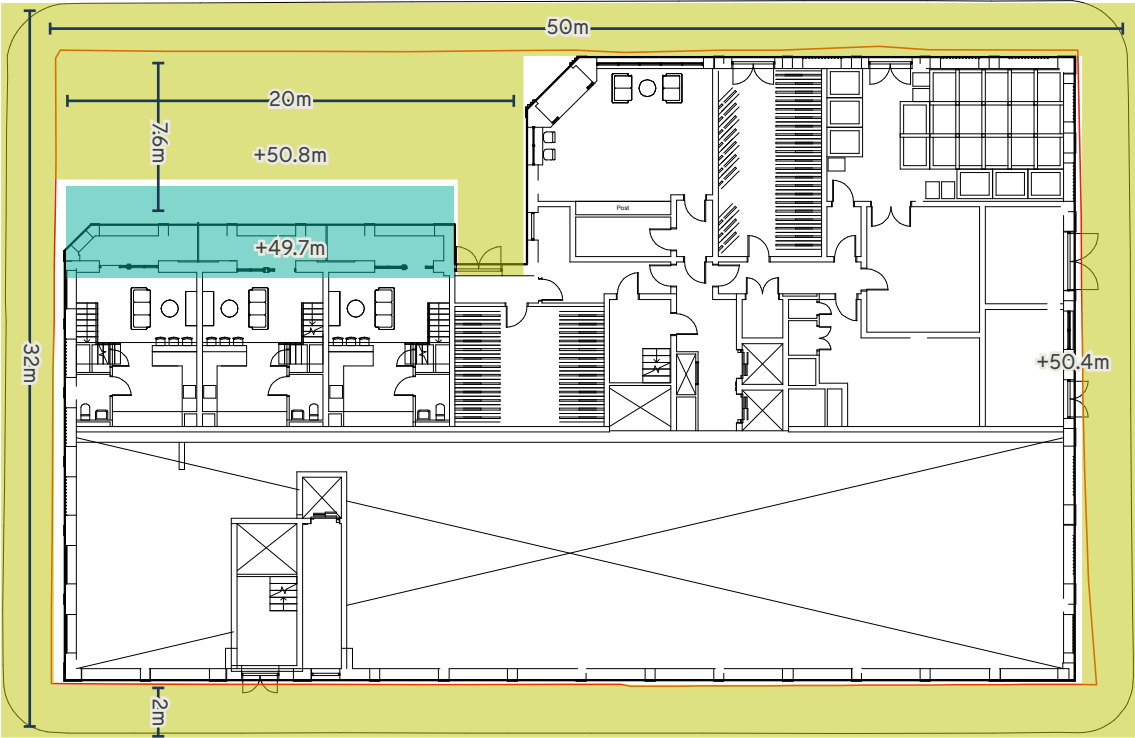
Aspect



Summary

Shaded, north facing lower courtyard space.

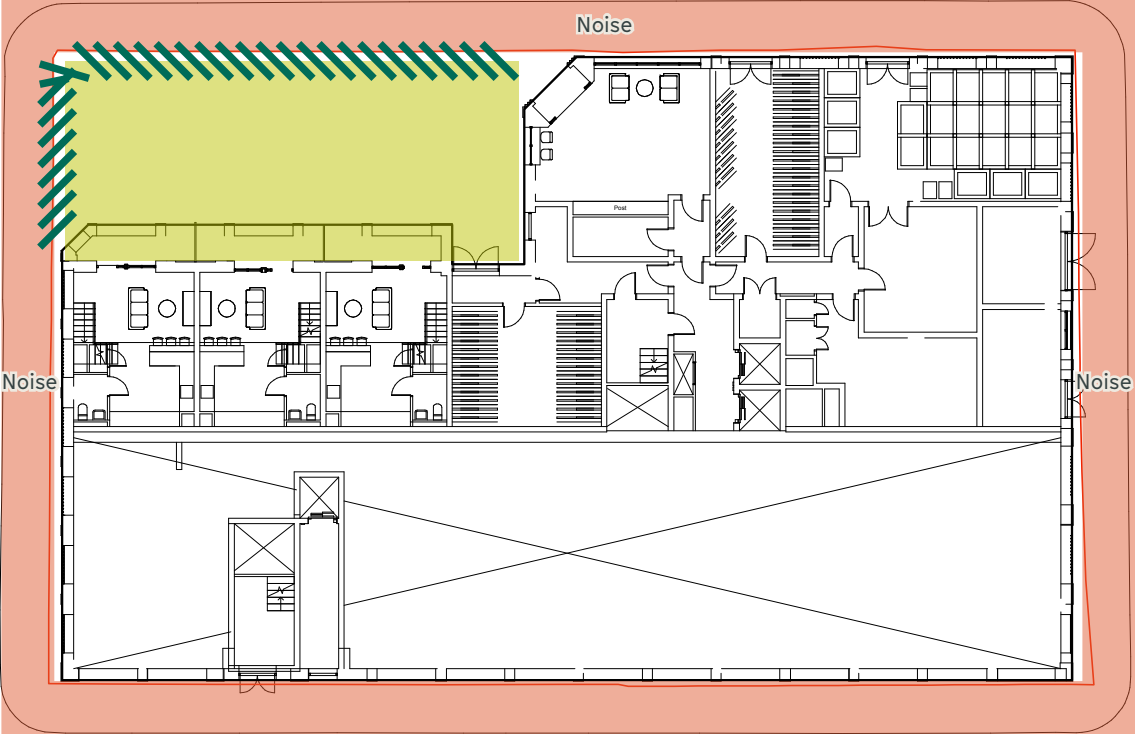
Levels & Dimensions



Summary

Predominantly flat site due to existing levels. 1.1m lower entrance for properties to front of semi private courtyard space to Goulden Street.

Noise / Surrounding Movement



Summary

Busy and noisy road surrounding the perimeter of the site. Opportunity to screen the noise to communal / private external spaces through planting.

03 Concept Development

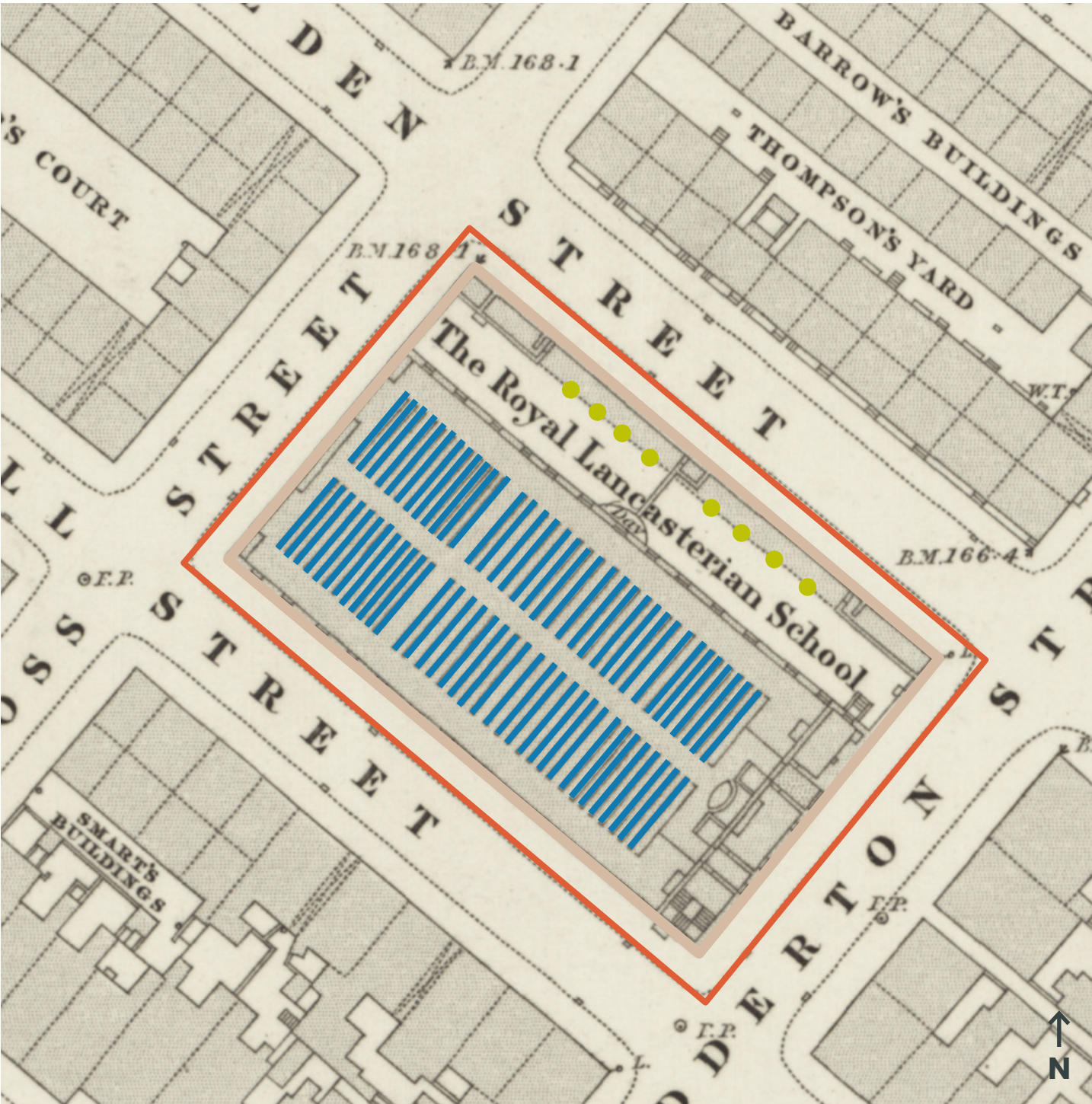
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03 Concept Development

Concept Interpretation - The Lancasterian School

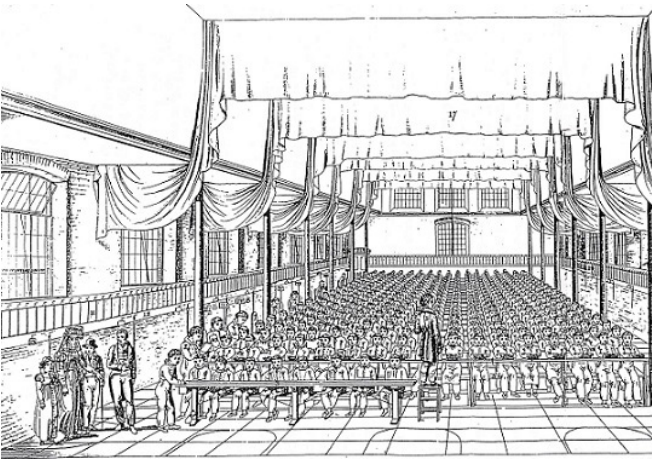
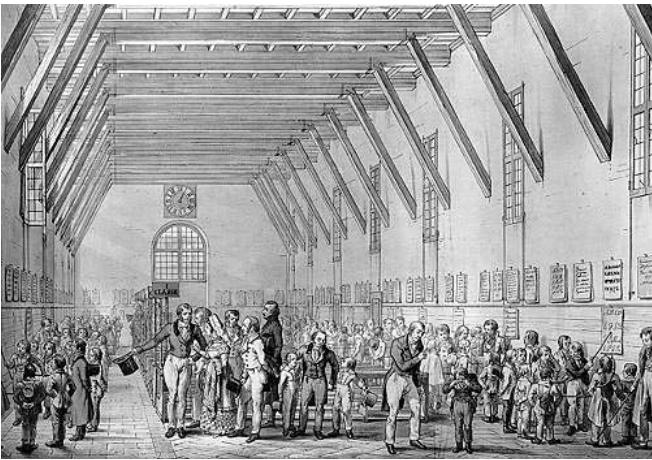
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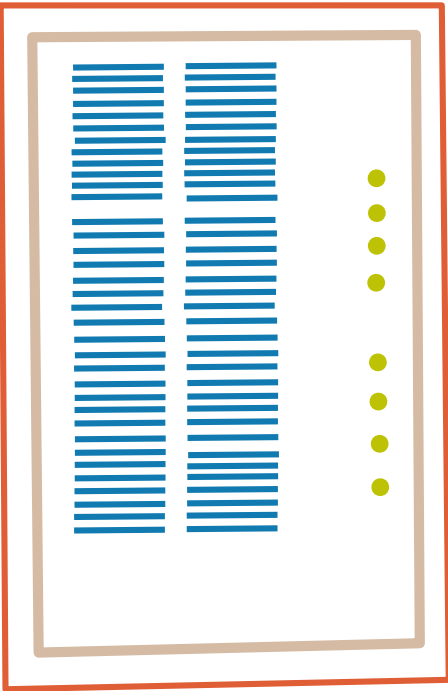
1840 - 1860

The Royal Lancasterian School (2010)

The historic map from 1840 - 1860 suggests an internal arrangement of the school with long ordered benches / seats for a large number of pupils.



- Key
- Site
 - Historic Internal Layout (1840 - 1860)



03 Concept Development
1900's Schooling - Order / Joy

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Order ;
Rigid
Formality
Linear



Joy ;
Organic
Playful
Delight



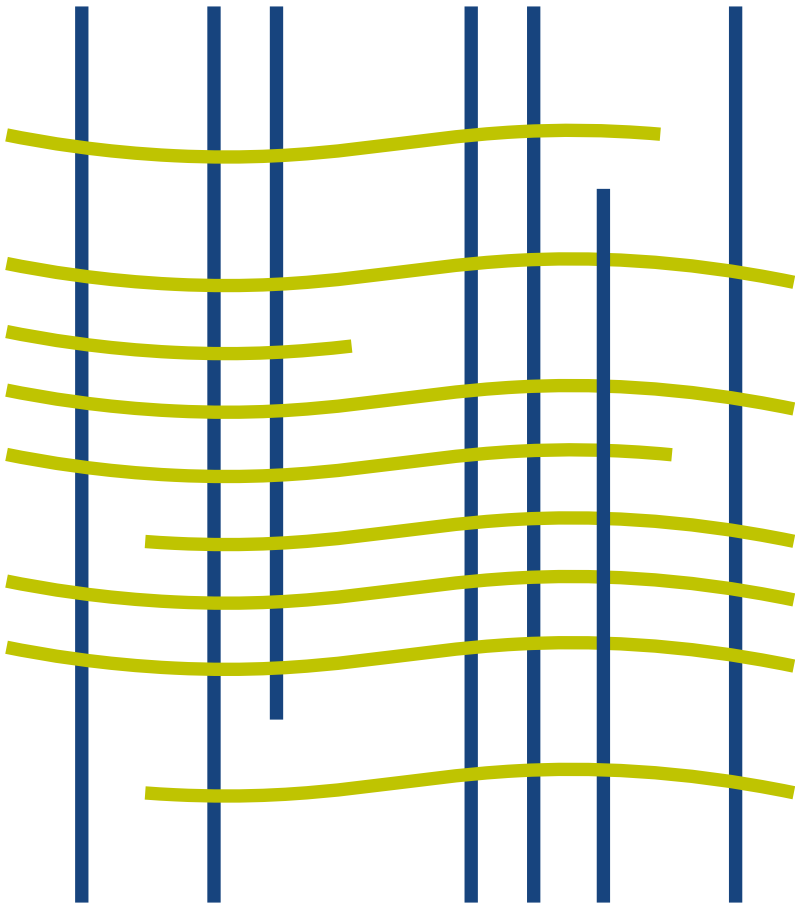
04 GF Landscape / Public Realm

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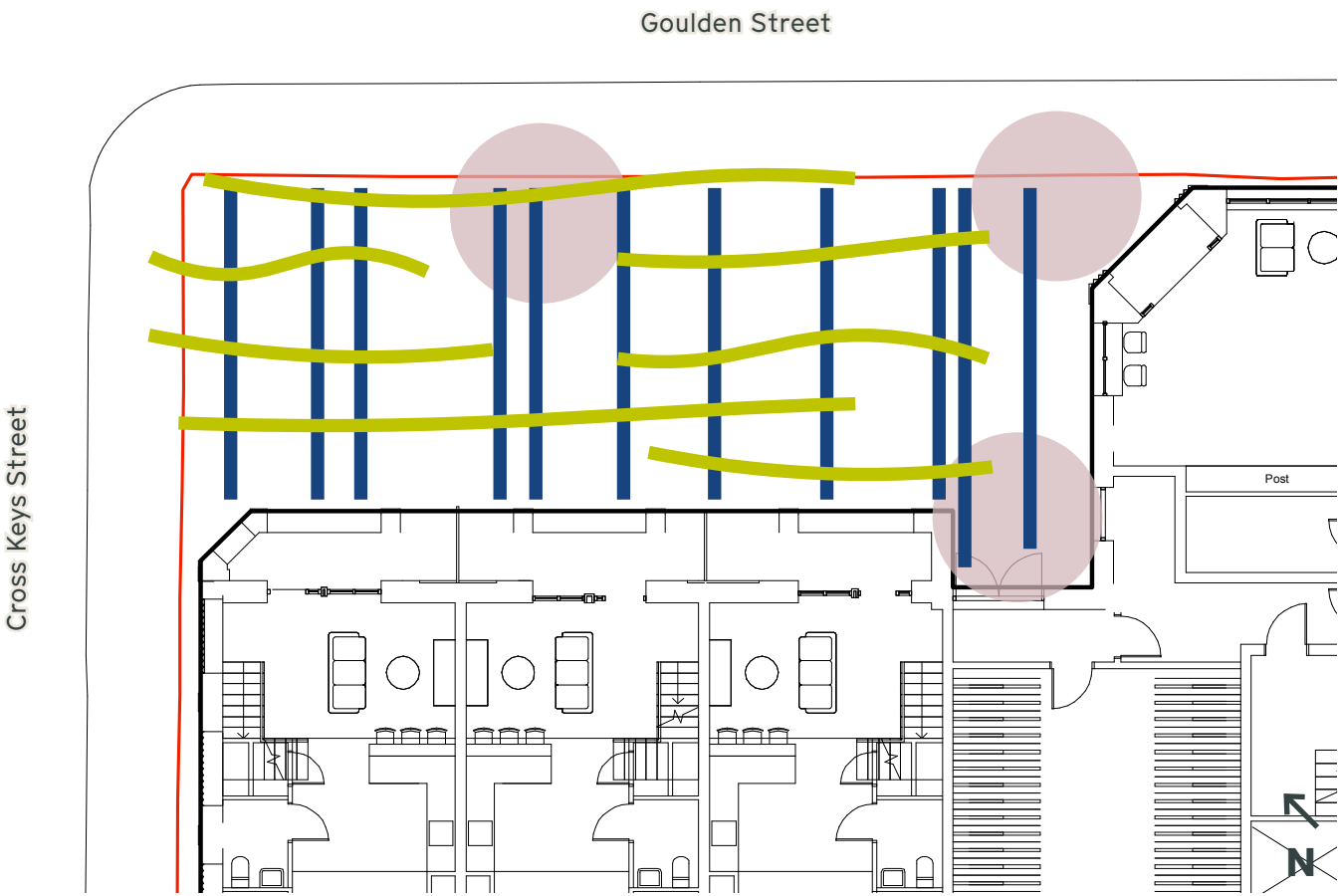
04 GF Landscape / Public Realm
Applying the Concept

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Order ;
Rigid
Formality
Linear

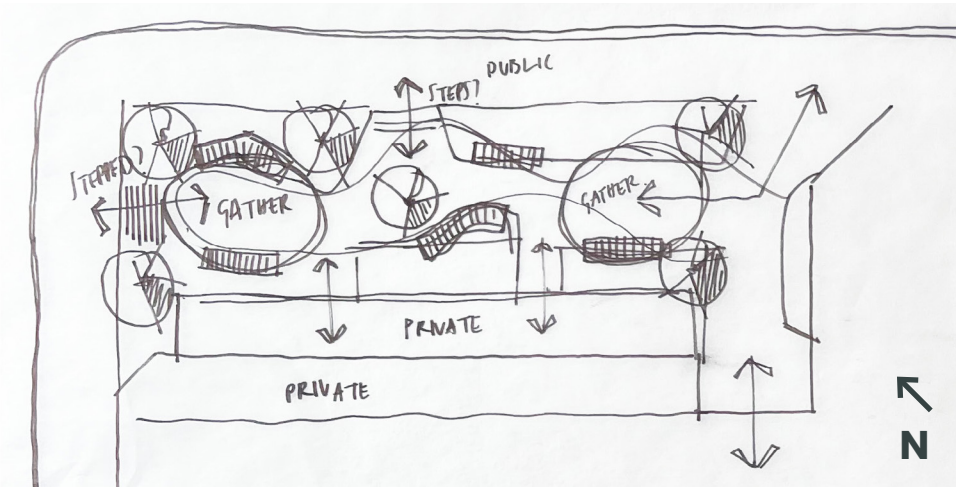
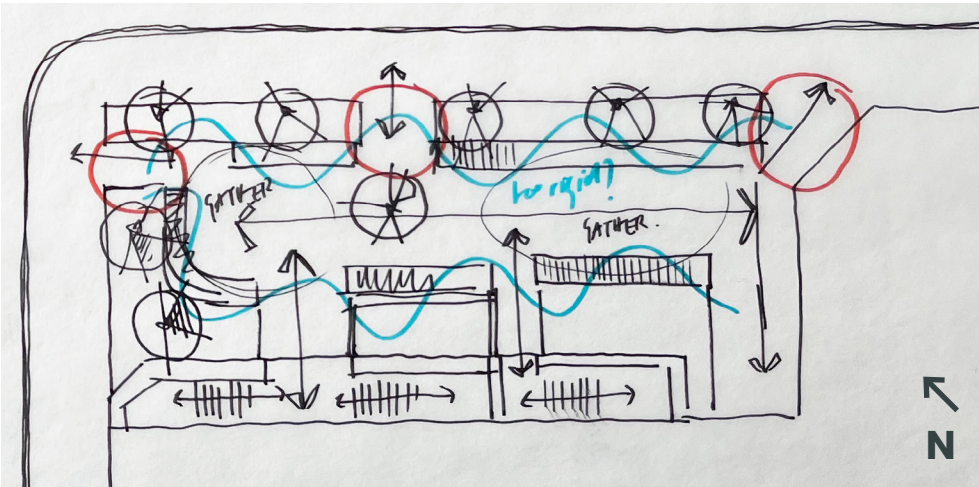
Joy ;
Organic
Playful
Delight



Courtyard -
Applying the concept

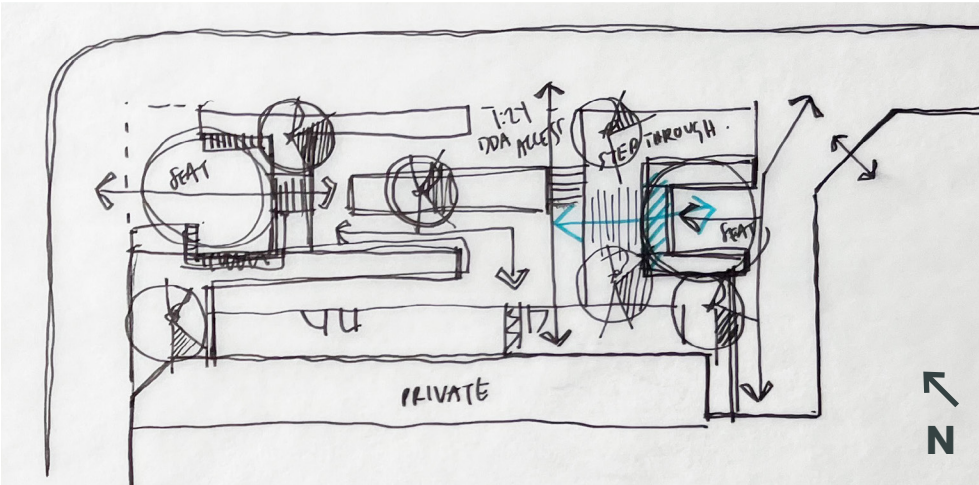
04 GF Landscape / Public Realm
Preliminary Conceptual / Graphical Sketch Development

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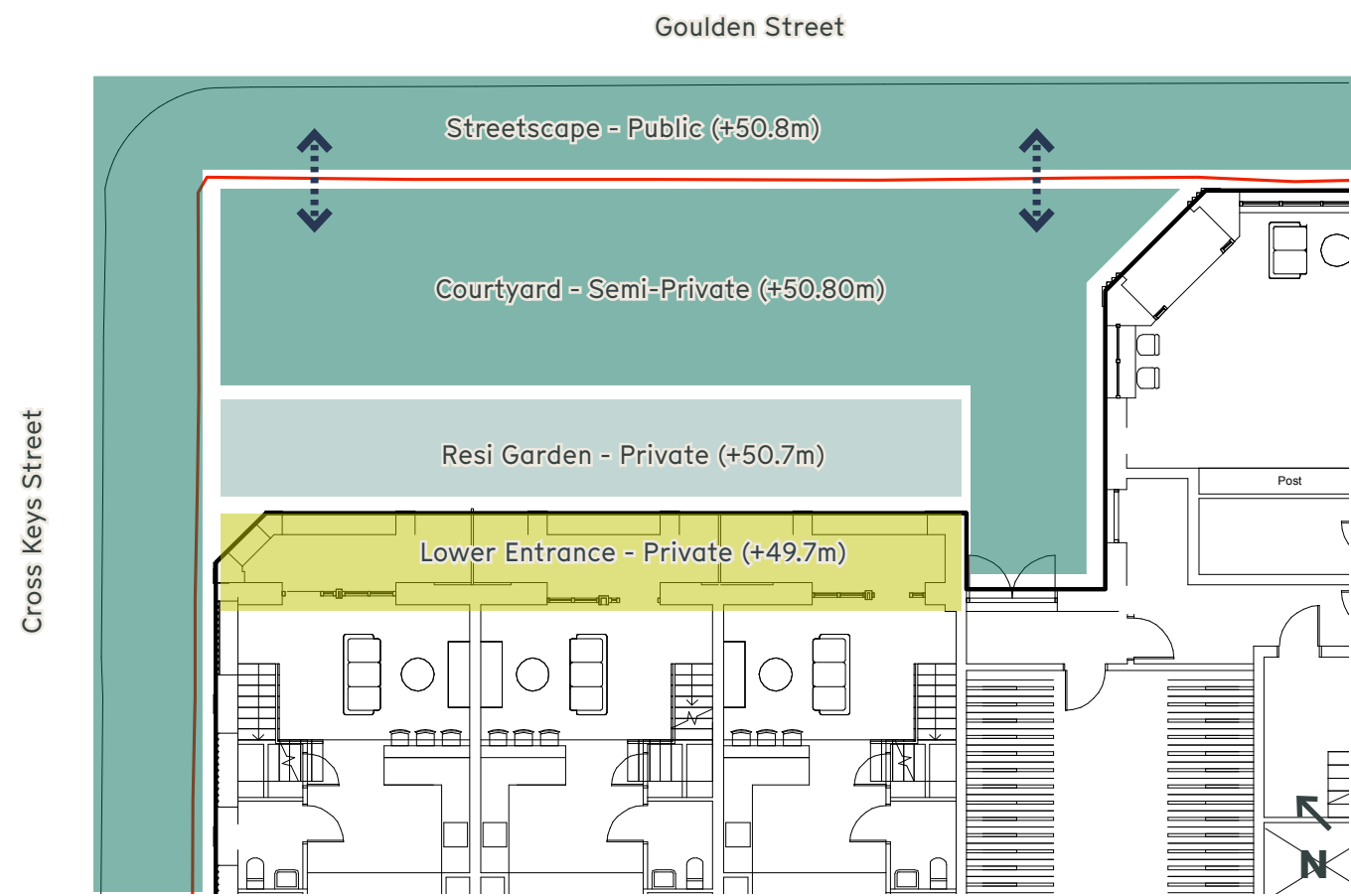


Overview

Exploring intial options for levels as well as spatial arrangment in the lower courtyard space. Applying the concept to form and mould spaces.

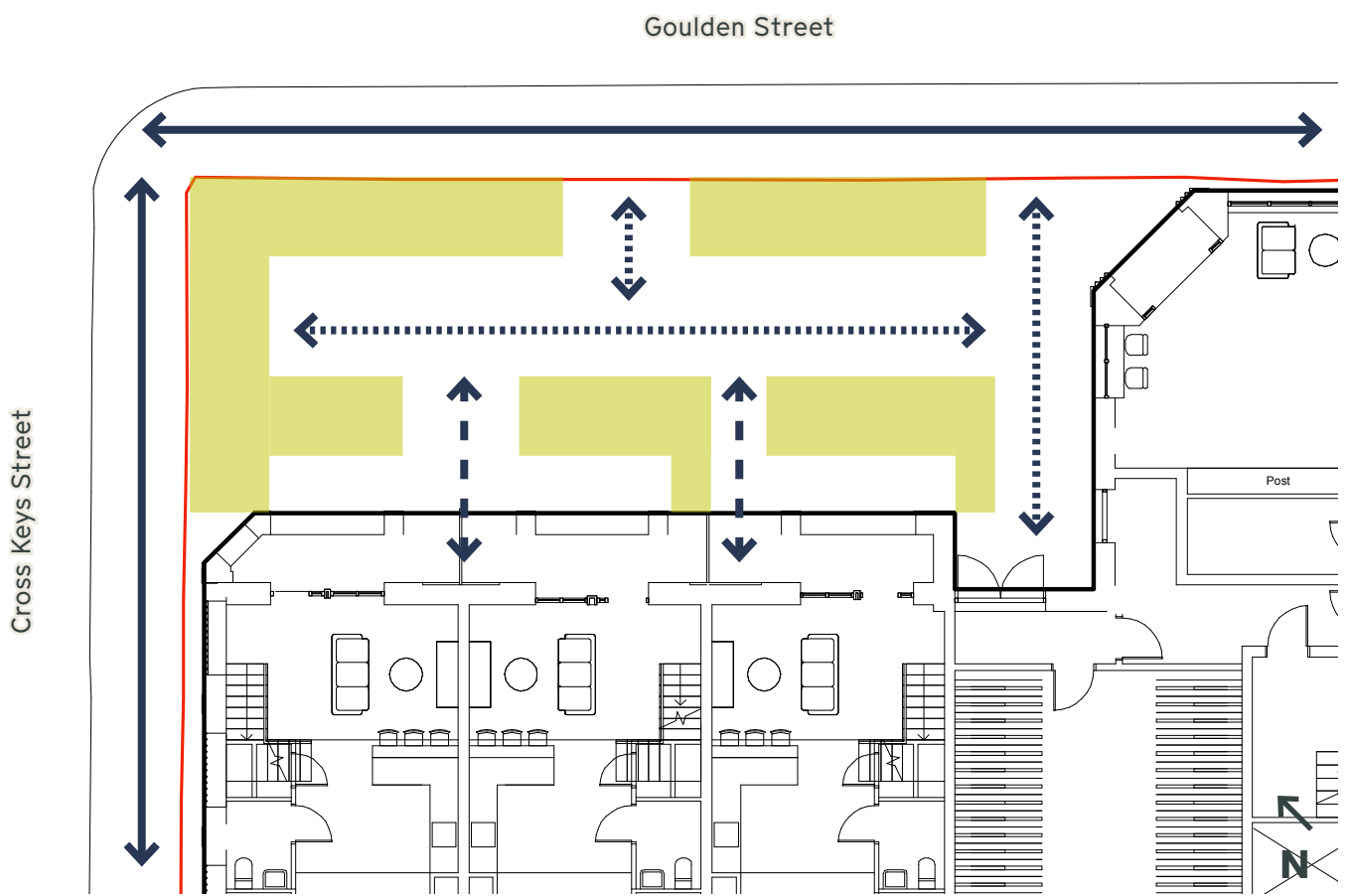


Spatial & Levels



- Semi-private courtyard space accessed at the same level from the streetscape. Users then step down into a private resi garden space at a lower level. Further stepped access to lower entrances to apartments.
- Graduation in space deals with the level change towards the lower apartment entrances in an appropriate and managed way.

Greening & Movement

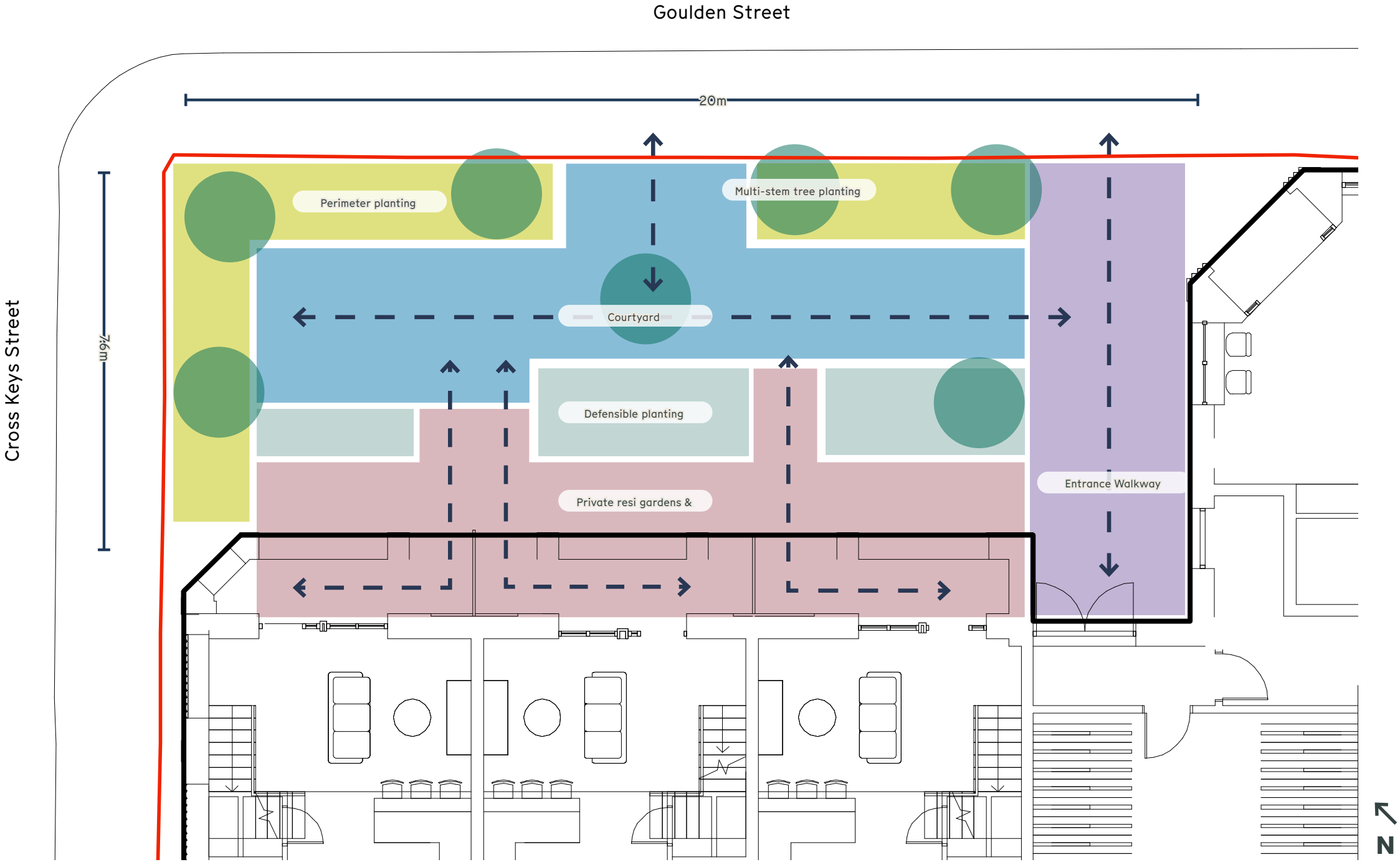


- Movement along Goulden and Cross Keys Street, planting helps to screen and buffer the courtyard from the streetscape.
- Semi-private movement through the courtyard space with private access into the residential gardens, defensible planting threshold into private residential gardens.

- Key
- ← Public movement
 - ←... Semi-private movement
 - ← Private movement

04 GF Landscape / Public Realm
Landscape Zoning

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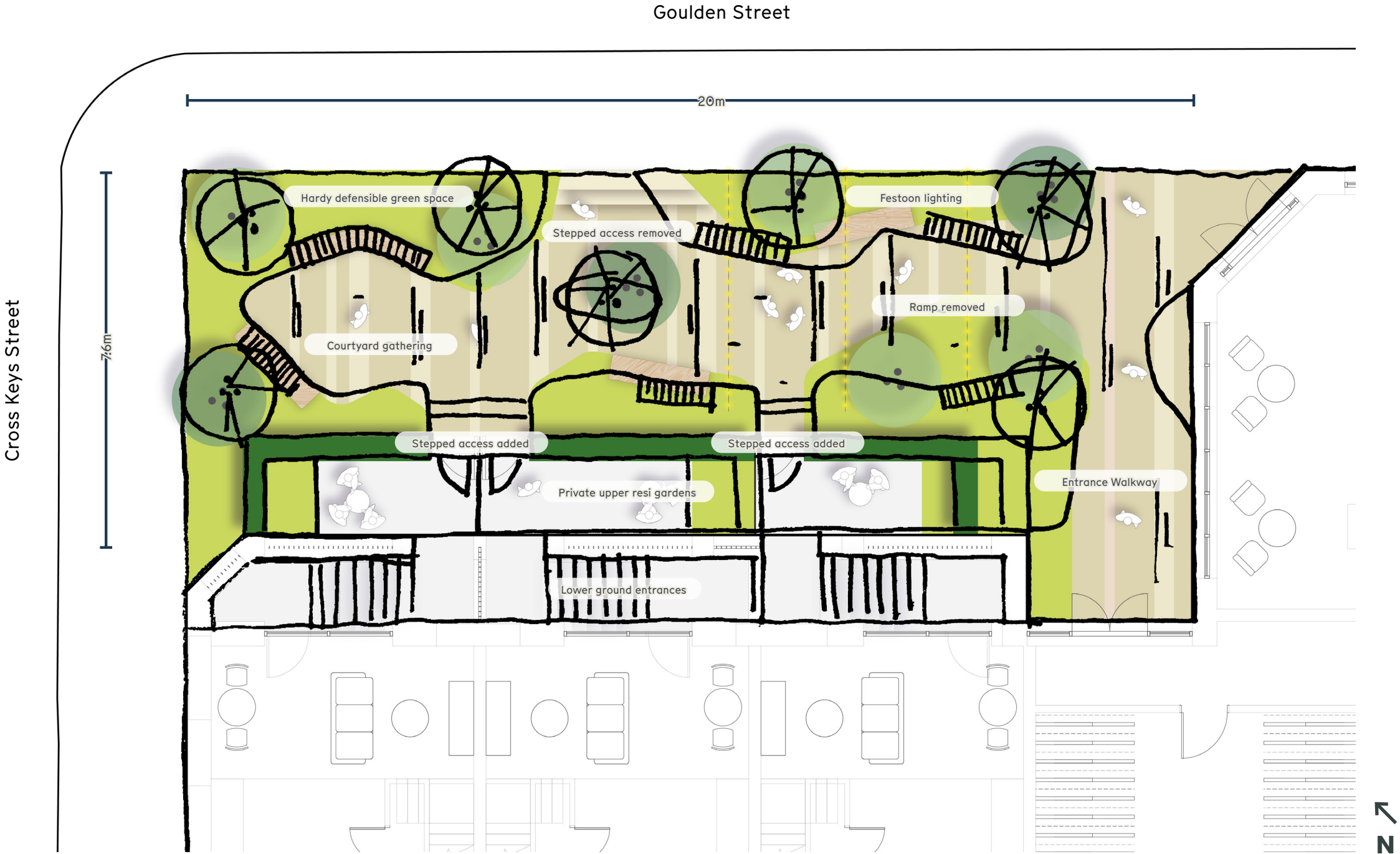
04 GF Landscape / Public Realm
Initial Concept Plan

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04 GF Landscape / Public Realm
Landscape Refinement

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04 GF Landscape / Public Realm
Landscape Proposals

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Overview

The semi-private courtyard area is a space where residents can gather, sit and spend time enjoying the planting, away from the busy streetscapes close by.

The space is accessed through two entrances from Goulden Street. One entrance is a more formal approach to the main building doorways and the other allows users to meander through the landscape as well as residents accessing the lower ground floor apartments.

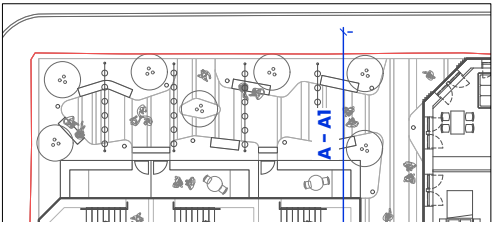
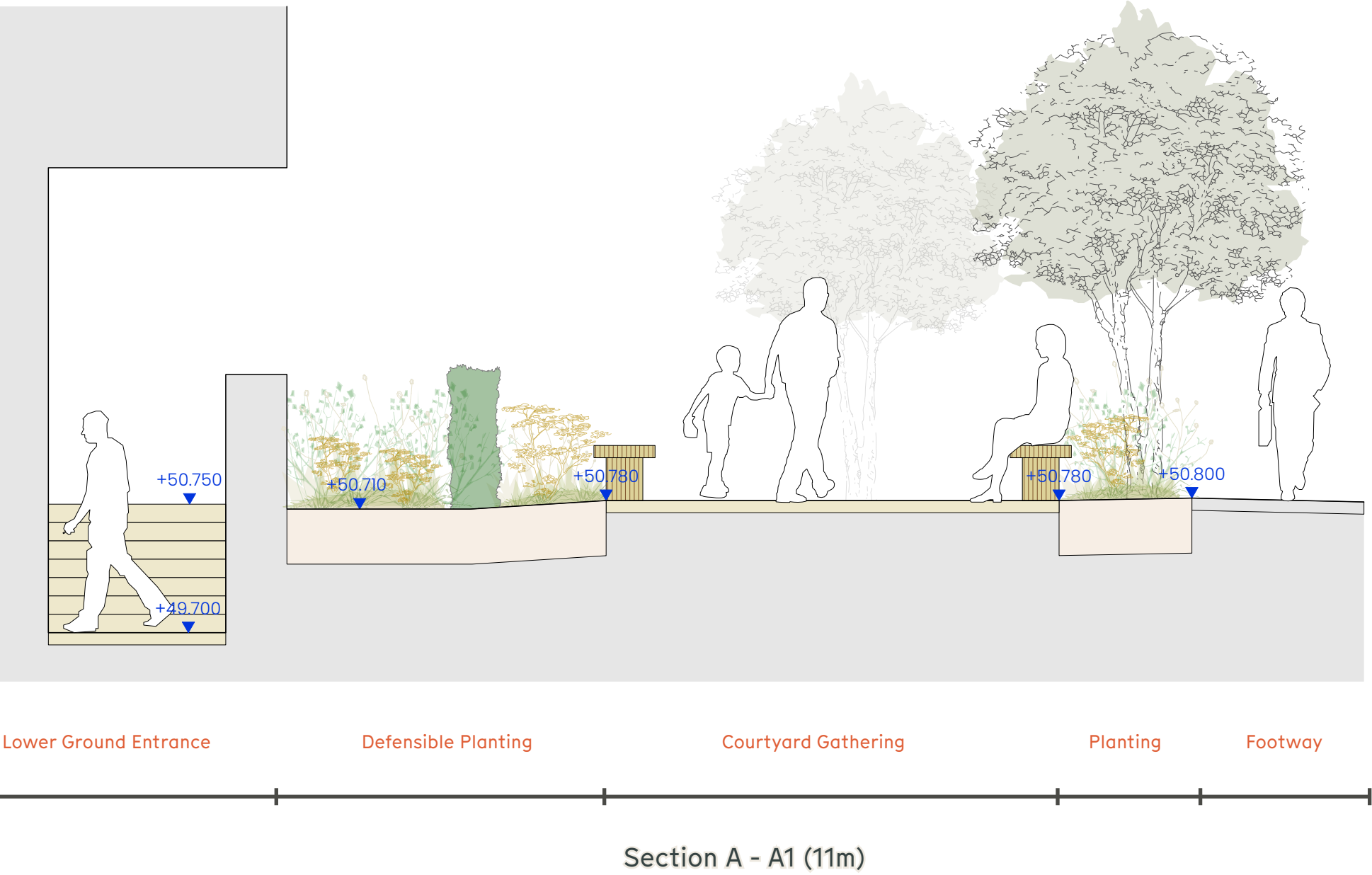
Through the concept of Order and Joy, the low level planting playfully wraps itself around the courtyard - the paving arrangement and hedging provide formality.

Planting is used to create a threshold between the streetscape, the courtyard and the private gardens as well as greening and adding biodiversity to a city centre site. Carefully positioned multi-stem trees provide shelter as well as vertical structure and interest.

Seating spaces give plenty of opportunities for residents to sit and the lower ground floor residents benefit from their own private gardens. Different lighting elements help to animate the space during the evenings.

Order ;	Joy ;
Rigid	Organic
Formality	Playful
Linear	Delight

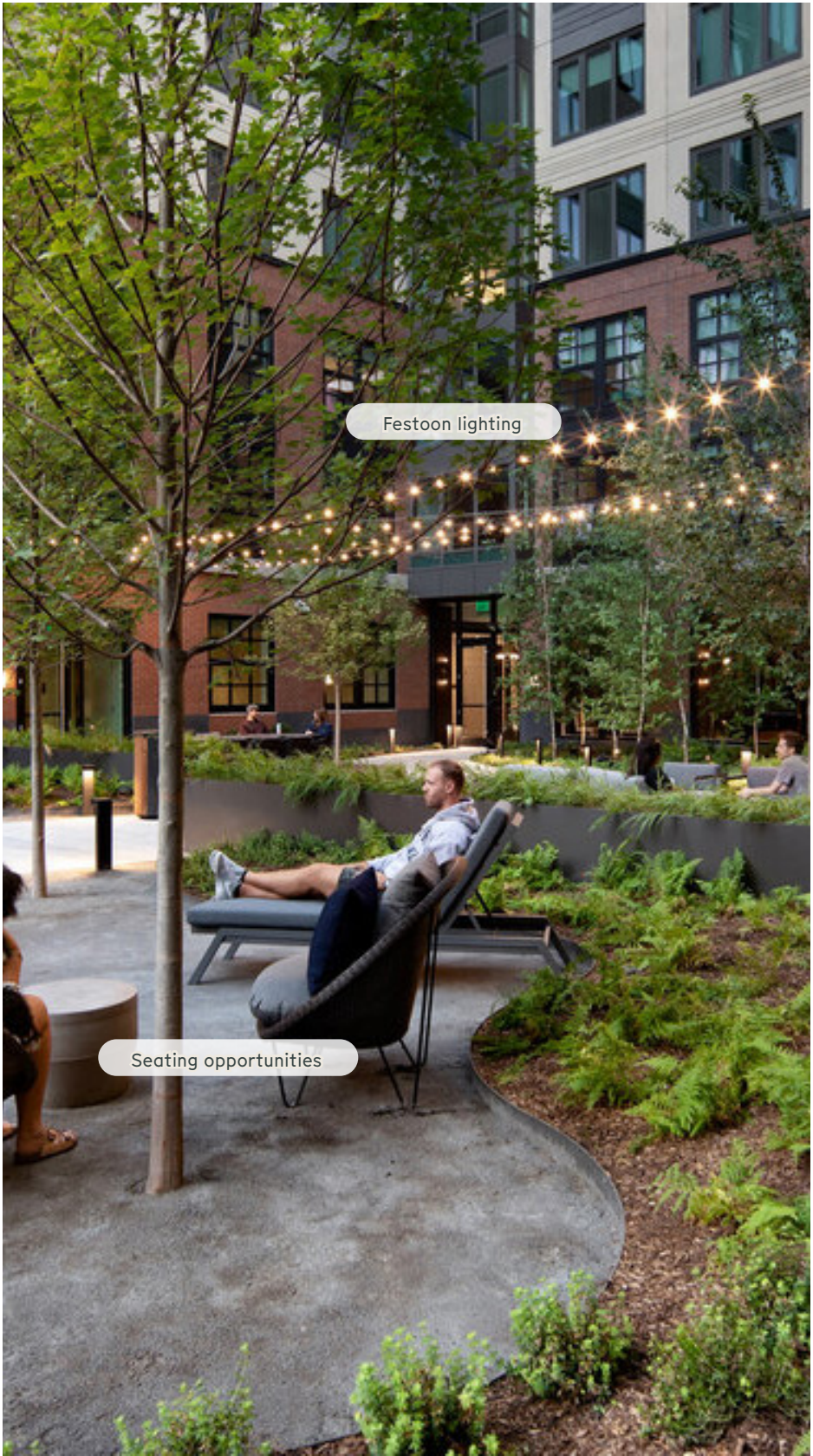
04 GF Landscape / Public Realm
Sections



Location Plan (NTS)

04 GF Landscape / Public Realm
Precedent Images

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04 GF Landscape / Public Realm

Softworks Planting Palette

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Multi-Stem Tree Planting



Amelanchier lamarckii



Betula utilis var. jacquemontii

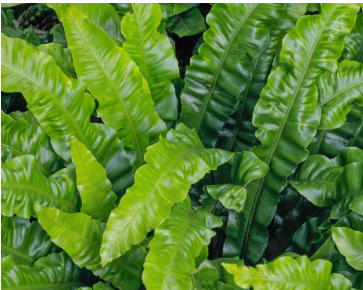


Prunus serrula tibetica



Prunus lusitanica

S1.0 Shade Mix



Asplenium scolopendrium



Brunnera macrophylla



Dryopteris erythrosora



Hakonechloa macra



Hosta 'Tall Boy'



Liriope muscari



Luzula nivea



Polystichum setiferum



Stipa arundinacea



Tiarella cordifolia

Planting Precedent Images



05

Green / Blue Infrastructure Statement

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05 Green / Blue Infrastructure Statement

Manchester Green and Blue Infrastructure Strategy

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Strategy Overview

The landscape proposals at Cross Keys have been developed in accordance with the 'Manchester Green and Blue Infrastructure Strategy' - a document and set of principles that help to underpin major citywide environmental improvements.



Strategic Vision

“By 2025, climate-resilient well-maintained green and blue spaces remains an integral part of all neighbourhoods. The city’s communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces, and safe green routes for walking, cycling and exercise throughout the city. Green and blue infrastructure will be supporting Manchester’s growth.”

Key Objectives

- 01 Improve the quality and function of existing green and blue infrastructure.
- 02 Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city’s growth.
- 03 Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
- 04 Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides for residents, the economy and the local environment.

● OBJECTIVE OF RELEVANCE

05 Green / Blue Infrastructure Statement

Objective 1 & 2 Response

Objective 1

Improve the quality and function of existing green and blue infrastructure.

Relevant Action Points

- 03 Tree and woodlands: we will provide effective and appropriate tree and woodland management and planting.
- 04 Gardens: we will protect, promote and enhance private gardens to support climate resilience.
- 06 We will develop healthy and climate resilient communities by delivering focused neighbourhood greening projects.

Response

- 03 A number of species have been chosen that are appropriate to the conditions and setting of the site. They will provide benefits to residents through their aesthetic appearance as well as increasing biodiversity.
- 04 Gardens have been provided in all instances from apartments that spill out directly into the GF courtyard space. Private gardens provide ecological benefits to the development as well as allowing for visual personalisation.
- 06 New developments within the New Cross Neighbourhood Development framework will work together to build a web of neighbourhood green spaces in an area that currently is lacking.

Objective 2

Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

Relevant Action Points

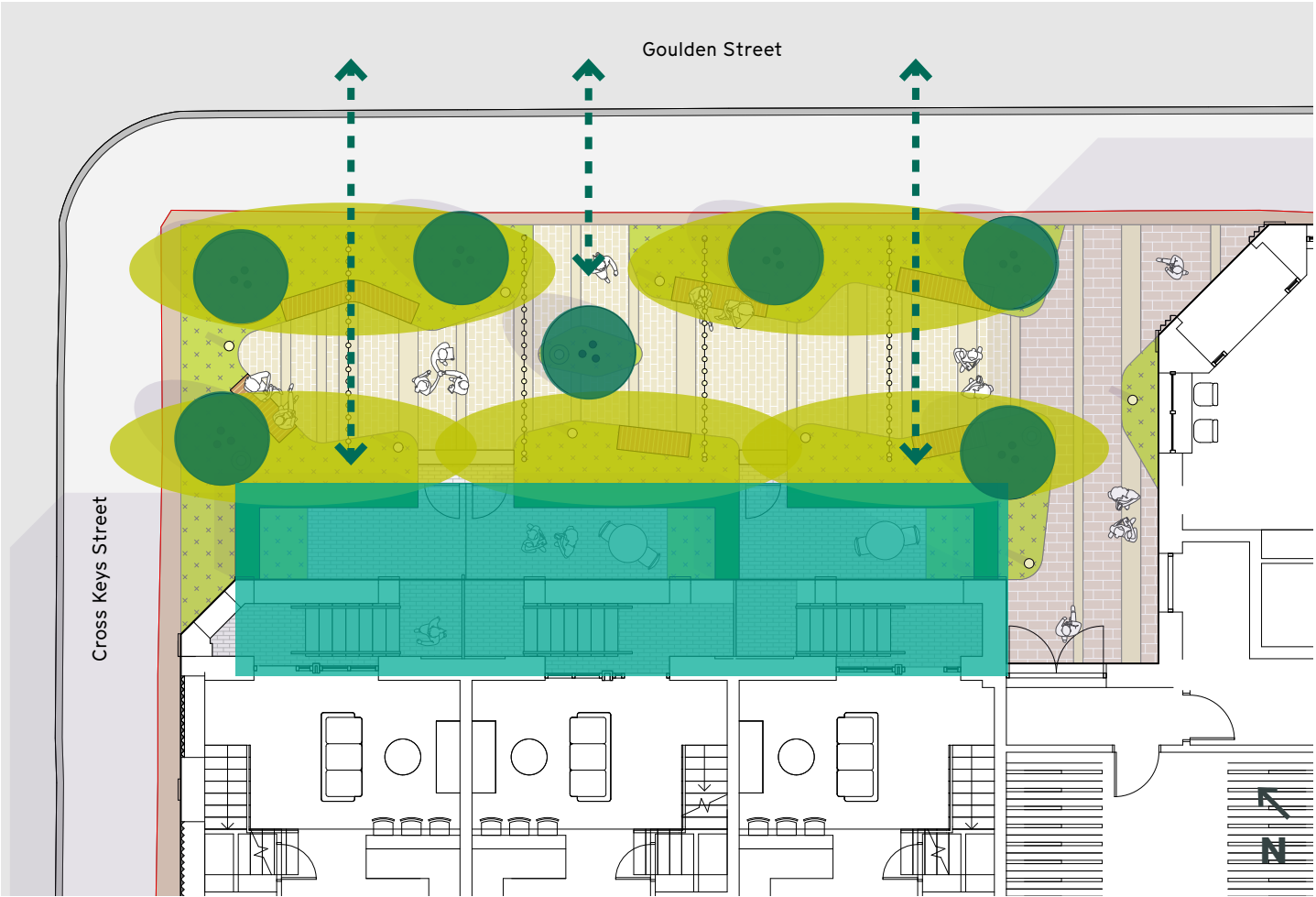
- 03 Embed GI in developments of any scale across the city

Response

- 03 Green infrastructure has been used as a tool across the GF courtyard to improve the well-being of residents as well as improving biodiversity across the site.

Diagram Plan

Green space links to neighbouring development on Goulden Street



Key

- Tree Planting
- Perennial Planting
- Private Gardens

MANCHESTER

+44 (0)1625 523 157

manchester@layer.studio

8b Grove Street

Wilmslow

Cheshire

SK9 1DR, UK

NEWCASTLE

+44 (0)1625 523 157

newcastle@layer.studio

Floe, Maybrook House

27 Grainger Street

Newcastle-upon-Tyne

NE1 5JE, UK

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