



Hotspur Press, Manchester
Green and Blue Infrastructure Statement

Green and Blue Infrastructure Statement

Issue				
Revision	Issue	Date	Author	Checked By
A	Draft	25.10.23	AL	RG
P1	For Planning	23.11.23	AL	RG
P2	For Planning	28.03.24	AL	RG
P3	For Planning	05.04.24	AL	RG
P4	For Planning	05.12.24	AL	RG
P5	For Planinng	04.03.25	RG	RG

Green and Blue Infrastructure Statement

Purpose of Report

1.1

This Blue and Green Infrastructure Statement is prepared to support the submission to Manchester City Council of a series of architectural design amendments to the proposed redevelopment of the site subject to planning application reference 138805/FO/2023. A previous Blue and Green Infrastructure Statement was prepared by Macgregor Smith in November 2023 relating to the scheme which was considered by the City Council’s Planning Committee at its meeting of 30th May 2024.

This Blue and Green Infrastructure Statement replaces the previous version to reflect the design changes to the scheme as now proposed. These changes do not affect the approach to landscaping and public realm creation but there has been some minor amendments to the massing and volume of the tower component of the scheme necessitating an update to this document to ensure the plans provided within this document reflect these revisions. A description of the development, including of the changes to the design as proposed, is presented in an updated Design and Access Statement.

This statement demonstrates how the green and blue infrastructure proposed as part of the development responds to the objectives outlined in Manchester City Council’s Green and Blue Infrastructure Strategy - ‘Manchester’s Great Outdoors – A Green and Blue Infrastructure Strategy for Manchester 2015-2025’.

Reference the Design and Access Statement for more information on the description of development and architectural proposals.



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|--|--|---|---|---|
|  Site Boundary |  Existing Context trees (Indicative Locations Only) |  Existing Vegetation |  Watercourse |  Roads |
|  Existing Trees - Indicative Locations (subject to arboricultural survey) | |  Amenity Grass |  Buildings |  Footpaths |

Green and Blue Infrastructure Statement

Existing Condition

1.1

The Site currently comprises of the existing Hotspur Press building and its associated workshops which occupy the majority of the site area. A historic red brick railway bridge also borders the site to the north which further contributes to the industrial character of the site.

A pedestrian footpath runs along the eastern edge of the site along Cambridge Street which passes under the railway line to Whitworth Street West. There is public access to First Street to the west of the site however there is currently no public access or connection through the site.

The site is bound to the south and west by the River Medlock which currently remains in a state of neglect.

Green and Blue Infrastructure Statement

Proposals - Landscape Masterplan

2.1

KEY FEATURES

1. Proposed tree planting to new public space.
2. Flexible space adjacent to internal building uses.
3. External covered seating area.
4. Footpath surface improvements and drop-off bay to Cambridge Street
5. Level 4 roof garden
6. In-ground paving detailing/artwork
7. Palisade wall
8. Natural stone paving to public realm
9. Existing natural stone block paving to First Street
10. Aspirational public realm improvements to First Street (Proposals not included as part of application)
11. Level 3 terrace
12. Main building entrance
13. Aspirational marginal planting beds within the River Medlock (initiative not included as part of application)
14. Proposed substation enclosure.



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|--|---|---|---|---|
|  Site Boundary |  Proposed Trees |  Existing Amenity Lawn |  Watercourse |  Proposed Natural Stone Paving |
|  Existing Trees - Indicative Locations (subject to arboricultural survey) |  Existing Vegetation |  Proposed Planting |  Buildings |  Proposed Timber Seating |





- | | | | | | |
|---|---------------------------|---|------------------|---|------------|
|  | Site Boundary |  | Soft Landscaping |  | Bird Boxes |
|  | Semi Mature Tree Planting |  | Water Dishes |  | Log Piles |



Green and Blue Infrastructure Statement

Response to Objective 1

3.1

Objective: Improve the quality and function of existing green and blue infrastructure to maximise the benefits it delivers.

Relevant Action Points:

- ⑤ Trees and woodlands: effective and appropriate tree and woodland management and planting.
- ⑩ Health and wellbeing: deliver green infrastructure projects with a particular focus on improving health and wellbeing.

Response:

- ⑤ There is no existing green infrastructure due to the existing site area consisting of the old press building and its associated workshops. The proposals look to introduce new trees and areas of planting across the site which build on the riparian character of the River Medlock.

A Maintenance and Management Schedule for the soft landscape proposals has also been prepared which outlines the maintenance requirements to be undertaken by a private management company.

- ⑩ The creation of new public realm will provide a space for people to dwell and socialise. Access to nature is also created through the introduction of new tree and groundcover planting which have a strong impact on people's health and wellbeing.

Ecological features are also incorporated such as bird boxes and log piles to create new nesting and foraging habitats for birds and invertebrates. These initiatives will further enhance people's access to nature.

The development will also improve connections through the site which encourage access to neighbouring green spaces and areas of public realm.



Green and Blue Infrastructure Statement

Response to Objective 2

4.1

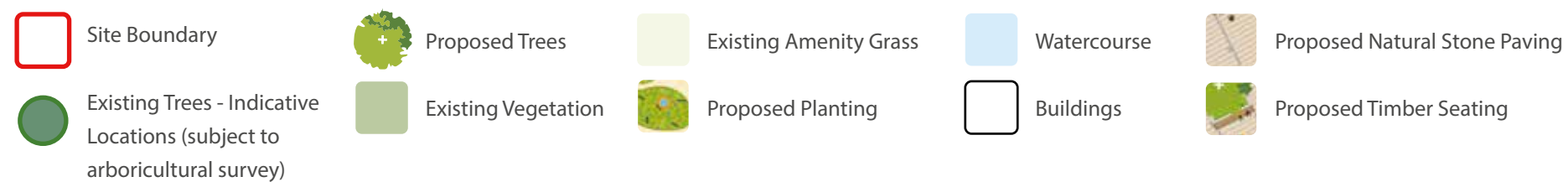
Objective: Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

Relevant Action Points:

- ① Embed green infrastructure as part of residential developments.
- ② Embed green infrastructure as part of city centre developments.

Response:

- ① Tree planting, groundcover planting, and roof gardens are all used to create distinctive character areas as part of the green infrastructure of the site. These typologies will create areas of accessible green infrastructure as well as provide green outlooks from the internal floors of the building.
- ② The development aims to deliver a high quality urban space which opens and connects the site to the adjacent public realm. High quality natural stone paving, semi mature tree planting and planting beds will enhance the user experience of the space for pedestrians. The proportion and locations of greening initiatives have been carefully considered to ensure the green infrastructure is maximised but also doesn't impede key pedestrian routes through the site.





Sesleria autumnalis



Polystichum setiferum



Carex divulsa



Astrantia 'Buckland'



Iris sibirica



Asplenium scholopendrium



Astrantia major



Allium 'Mount Everest'



Asarum europaeum

Green and Blue Infrastructure Statement

Response to Objective 2

4.2

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

The planting design within the public yard will comprise an ornamental mix of grasses and herbaceous perennial species. The mix will include a high proportion of evergreen species which will form year-round structure to the planting. Flowering highlight species will also provide seasonal interest.

Appropriate plant species have been selected which can tolerate the conditions within the rain gardens and partial shade of the new public realm.

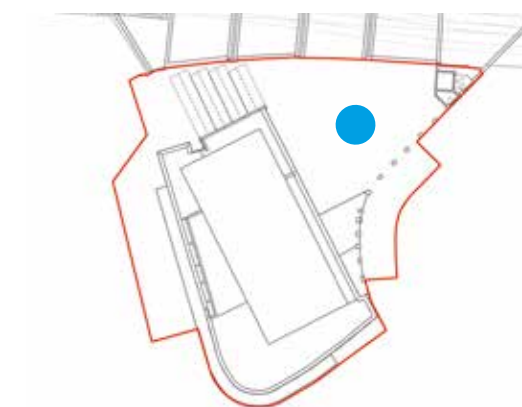
Indicative planting palette:

Groundcover Layer
Polystichum setiferum 10%
Sesleria autumnalis 35%
Carex divulsa 10%

Seasonal Change Layer
Astrantia 'Buckland' 5%
Astrantia major 5%
Asarum europaeum 5%
Asplenium scholopendrium 5%
Dryopteris affinis 10%
Iris sibirica 15%

Bulb Planting
Allium 'Mount Everest' 50%
Narcissus 'Thalia' 50%

Climbers (to substation enclosure)
Trachelospermum jasminoides





Achillea millefolium



Cruciata laevipes



Daucus carota



Galium album



Lotus corniculatus



Silene dioica



Sedum album



Sedum reflexum



Sedum rupestre 'Angelina'

Green and Blue Infrastructure Statement

Response to Objective 2

4.3

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

The planting to the terrace aims to replicate the habitat suited for the foraging and nesting of the Black Redstart birds. This will include areas of open ground that are interplanted with undulating mounds of native wildflowers and sedum plugs which will also create a seasonally changing outlook from the adjacent internal building spaces.

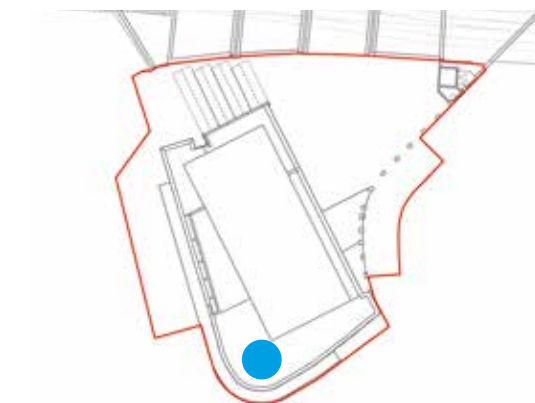
Indicative planting palette:

Wildflowers 60%

Achillea millefolium – Yarrow
 Agrimonia eupatoria – Agrimony
 Arctium minus – Lesser Burdock
 Centaurea nigra – Common Knapweed
 Centaurea scabiosa – Greater Knapweed
 Chaerophyllum temulum – Rough Chervil
 Cruciata laevipes – Crosswort
 Daucus carota – Wild Carrot
 Dipsacus fullonum – Wild Teasel
 Galium album – Hedge Bedstraw
 Knautia arvensis – Field Scabious
 Lathyrus pratensis – Meadow Vetchling
 Lotus corniculatus – Birdsfoot Trefoil
 Malva moschata – Musk Mallow
 Plantago lanceolata – Ribwort Plantain
 Poterium sanguisorba – Salad Burnet
 Silene dioica – Red Campion
 Vicia Cracca – Tufted Vetch

Sedum Species 40%

Sedum album - White stonecrop
 Sedum acre - Biting Stonecrop
 Sedum ellacombianum - Japanese Stonecrop
 Sedum reflexum - Blue Stonecrop
 Sedum rupestre 'Angelina' - Stonecrop 'Angelina'
 Sedum spurium - Two-row stonecrop





Common Alder
Alnus glutinosa



Downy Birch
Betula pubescens



Common Alder
Alnus glutinosa



Downy Birch
Betula pubescens

Green and Blue Infrastructure Statement

Response to Objective 2

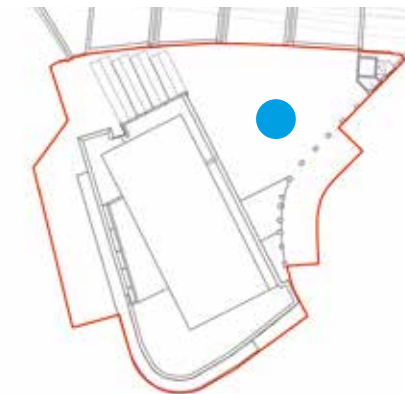
3.2

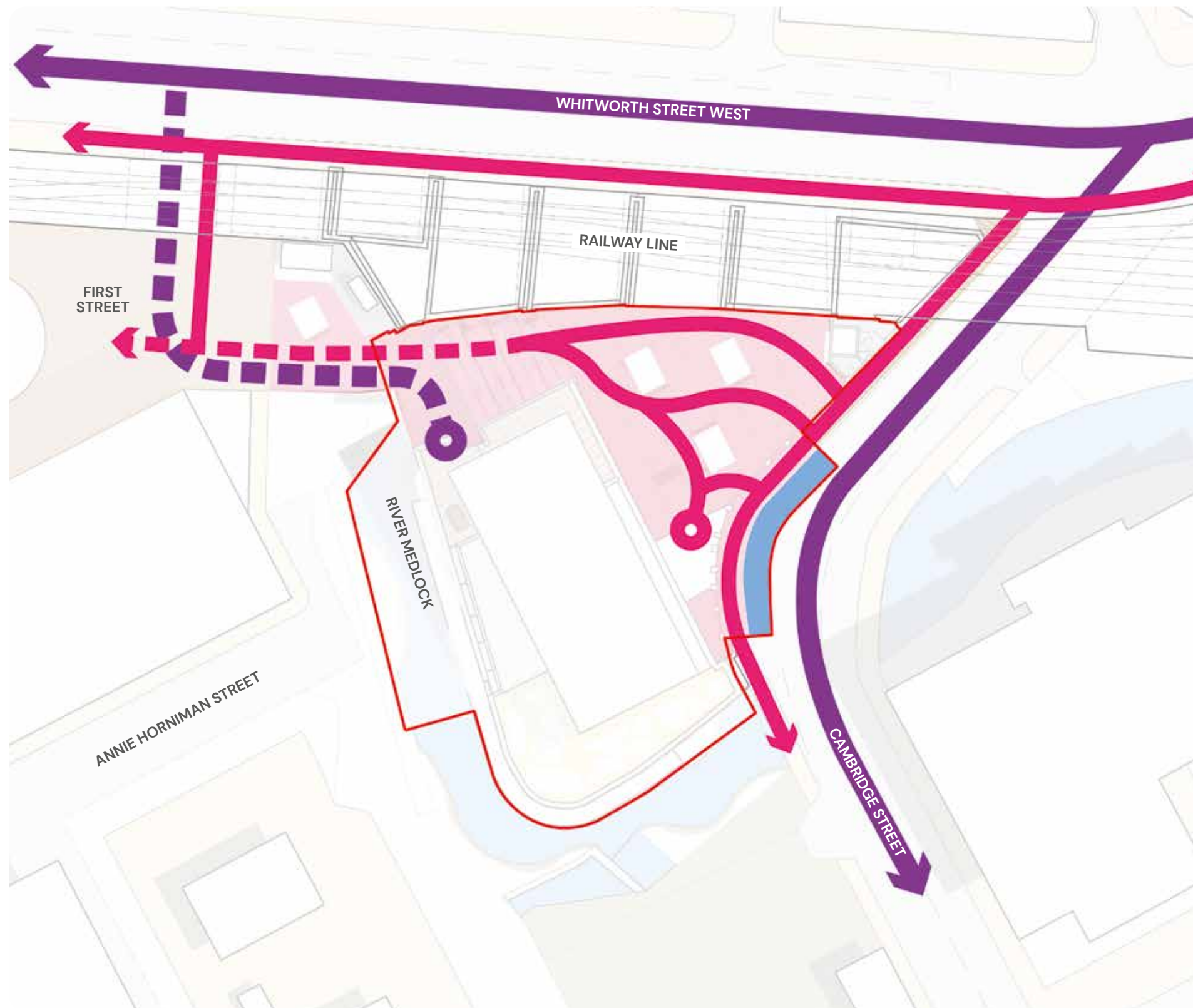
Objective: Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

SEMI MATURE TREES

Downy Birch - *Betula pubescens*
35-40cm girth, clear stemmed

Common Alder - *Alnus glutinosa*
35-40cm girth, clear stemmed





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|--|---|--|--|
|  Site Boundary |  Vehicle Drop Off/ Loading Bay |  Main Building Entrance |  Aspirational Vehicular Access
(not to be delivered as part of application) |
|  Vehicular Access |  Pedestrian Access |  Pedestrian Surfaces |  Aspirational Pedestrian Connection
(not to be delivered as part of application) |

Landscape & Public Realm Design

Response to Objective 3

5.1

Objective: Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.

Relevant Action Points:

- ② Green routes: greening transport routes (e.g. tramlines, footpaths, cycle routes, roads, rail corridors, disused railway lines) to encourage walking and cycling, reduce flood risk and provide attractive corridors for wildlife.
- ③ Work with neighbouring authorities to improve access and connectivity.
- ④ Use active and sustainable transport to access green infrastructure in the city and beyond.

Response:

- ② The proposals look to create improved connections for pedestrians by providing clear routes through the new area of public realm to Cambridge Street. The use of appropriate lighting and wayfinding will also create routes that are suitably lit and safe to use at all times of day.
- ③ There is an aspiration for the site to be opened up to the west to create a new pedestrian connection to First Street. (First Street connection proposals shown are for illustrative purposes only and are not to be delivered as part of the application).
- ④ The improved streetscene will encourage walking and cycling to access green infrastructure within the city centre. Cycle parking for residents is proposed within the basement of the building. Short stay cycle parking will also be provided within the public realm.

No vehicular parking is proposed as part of the redevelopment however, a proposed drop off/ loading bay is located on Cambridge Street, near the main building entrance, shifting the focus towards sustainable transport.



Green and Blue Infrastructure Statement

Response to Objective 4

6.1

Objective: Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Relevant Action Points:

- ⑥ Raise the profile of Manchester as an attractive place to live with access to high quality green infrastructure within and beyond the city.

Response:

- ⑥ The site is located between the Oxford Road Corridor development to the east and the First Street Estate development to the west. These neighbouring developments form part of the Manchester Creative Ribbon which is also proposed to flow through the site. As a result the site forms an important connector along the ribbon of public realm.

The development will use appropriate materials such as natural stone paving, weathered steel and bespoke timber furniture to create a high quality and welcoming space. The proposals will also celebrate the site's industrial past through its use of materials and artwork which further enhance the identity of the space.

Integrating high quality green and blue infrastructure features throughout the public realm will also promote the development as an attractive place to stay.

