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WINNERS CHAPEL

Landscape Design Workbook

June 2024

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This document has been produced by Land Studio on behalf of World Mission Agency – Winners Chapel International. The contents of the document are intended for submission with a planning application related to the redevelopment proposals at Winners Chapel, Blackley. Land Studio has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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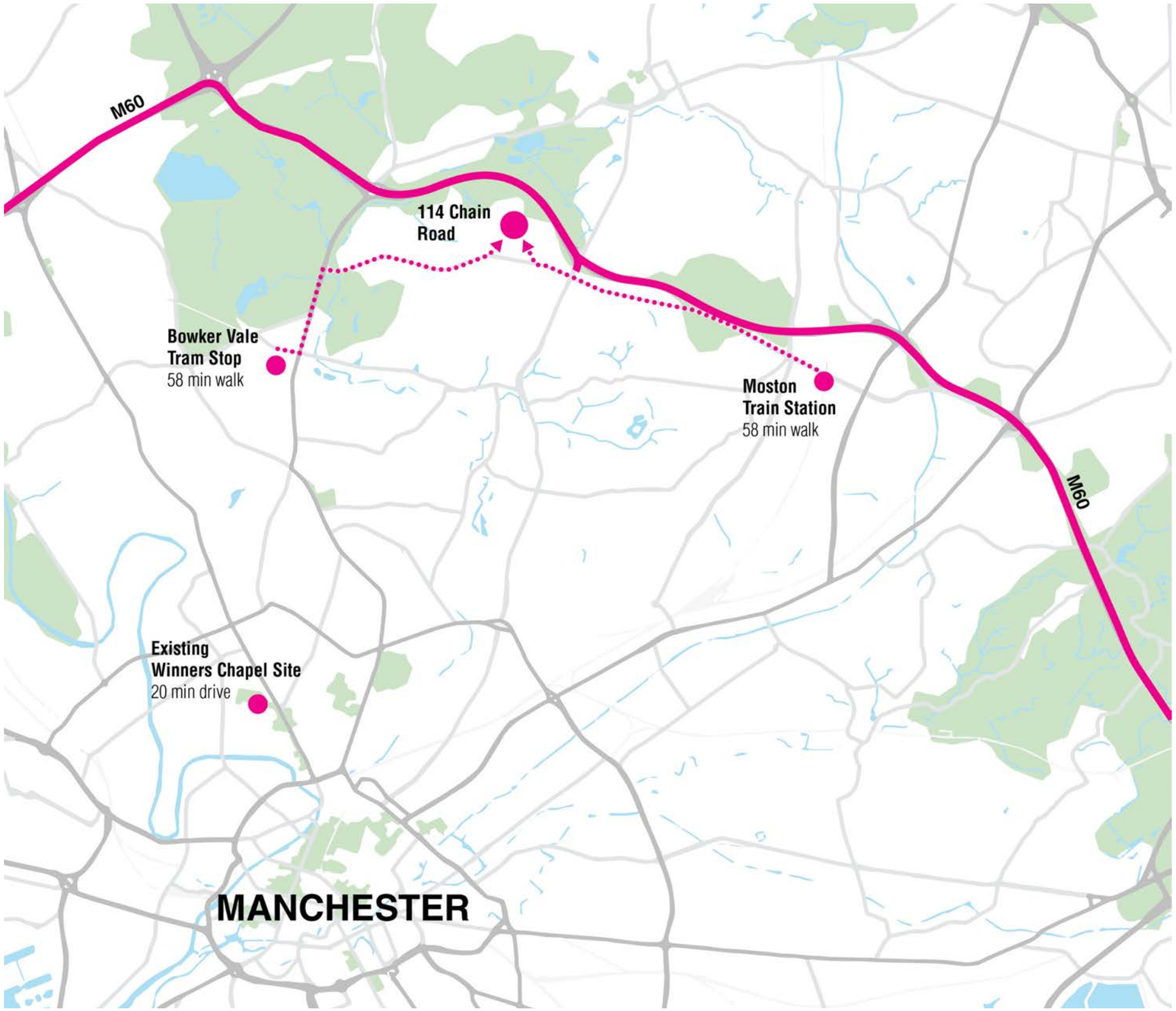
Winners Chapel: **INTRODUCTION**

01

WINNERS CHAPEL: SITE LOCATION

Based on Chain Road in Blackley, the site is within close proximity to the M60 and less than 30mins drive away from the existing Winners Chapel Site on Broughton Lane.

The nearest Metrolink Station is Bowker Vale 2.1 miles south west, and the nearest National Rail Station is Moston 2.4 miles to the east.



Site Location

WINNERS CHAPEL: INTRODUCTION

Winners Chapel International Manchester is a Christian Faith Charity registered in the UK as World Mission Agency – Winners Chapel International (WMA-WCI) with European Headquarters based in Dartford Kent. Their global headquarters is in Canaan Land Ota, Nigeria, West Africa while their Manchester operational base is on Broughton Lane in Salford. The current church in Salford was inaugurated in 2010 and ever since it has been growing steadily to serve it's members within Greater Manchester.

As part of their corporate social responsibility to the local community across Greater Manchester, they have invested significantly over the years in 5 core strategic areas: Food Bank and Poverty Alleviation; Tackling Homelessness; Promotion of Collaboration, Inclusion and Diversity; Enterprise and Employability and Improving Health, Safety, and the Environment. The church runs a food bank (Ark) which distributes food packages to over 200 struggling families across greater Manchester every fortnight.

The current church building is no longer fit for purpose and they have recently purchased the land at 114 Chain Road in Blackley to develop proposals to demolish the existing aged buildings on the site and construct an ultra-modern 1500 seater worship centre with community facilities.

The development will be a place of worship with ancillary uses, principally; a 1500 seater chapel, Multipurpose Community Hall for organisational and community use, a Training and Development Centre, Youths Development Centre, Day Nursery, Function Rooms and other uses for the organisation's offices including a Cafe / Restaurant.



Site Boundary

WINNERS CHAPEL: SITE CONTEXT



The site shares a boundary with St Euphrasias Care Home to the north, who have access rights through the site via the existing primary private road that runs south to north.

A cluster schools neighbour the site to the west and south termed the 'Higher Blackley Education Village'. North Ridge High School to the west is an SEN school, Our Lady's RC High School occupies the same building complex and also has it's own adjacent sports centre, and Meade Hill school is an SEN secondary school to the south of the site which shares a car park entrance via the existing private road that leads through the site.

The only vehicular access to the site is from Chain Road, with two routes leading from the main Victoria Road either directly or via Cooper Lane.

A potential additional pedestrian, cycle and emergency access point to the site has been identified from the public right of way to the west of the site. This option is to be explored as the design develops.

WINNERS CHAPEL: SITE PHOTOS

The existing site is home to an established gardens, although overgrown the gardens have many mature and high quality trees with meandering paths through the woodland.



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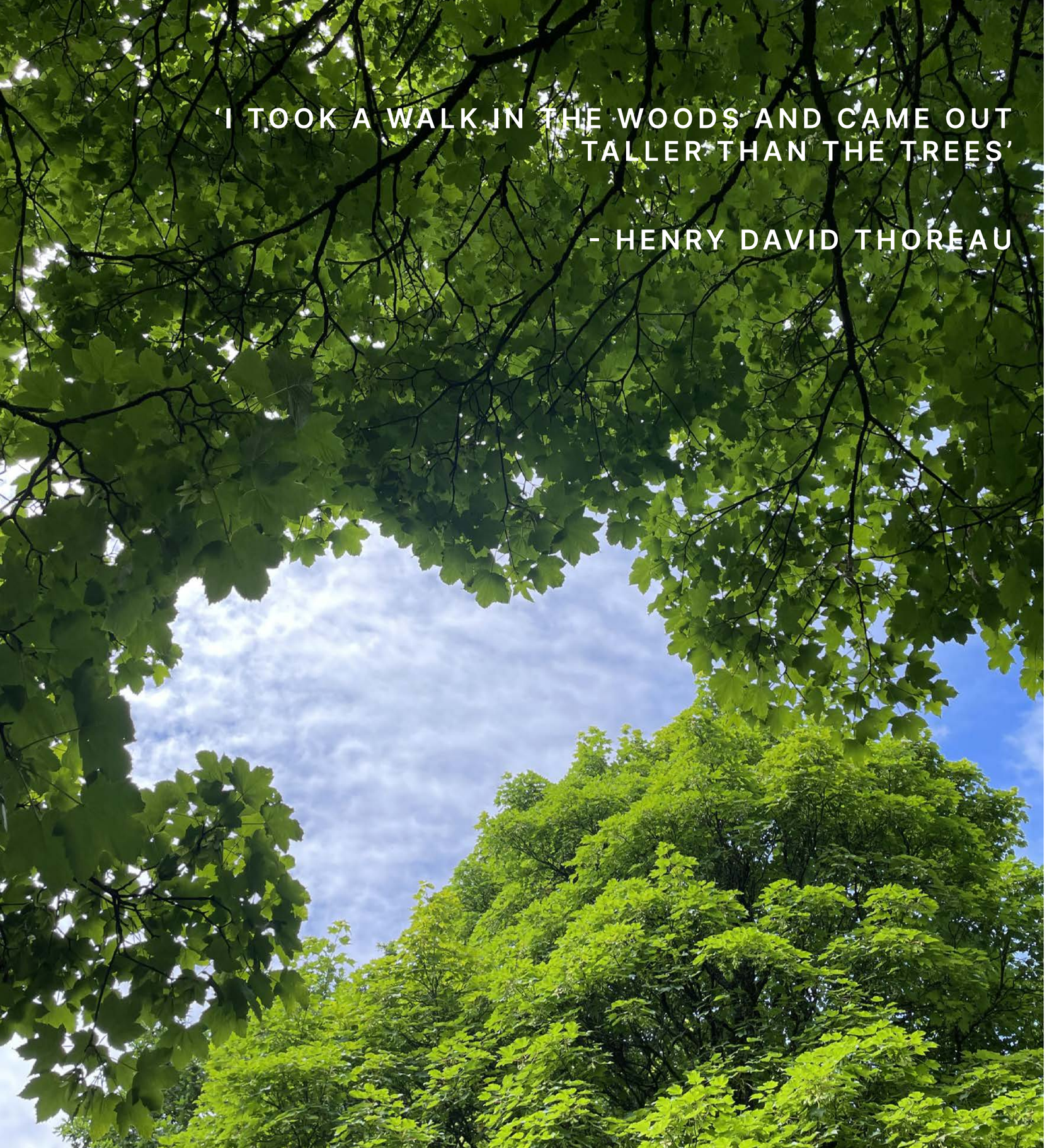


3



4

1. Glades amongst the mature trees
2. Steps which take up small level changes within the gardens
3. Trees frame views back to the existing building
4. The driveway to the site is lined by mature trees and privet hedgerows


‘I TOOK A WALK IN THE WOODS AND CAME OUT TALLER THAN THE TREES’
- HENRY DAVID THOREAU

Winners Chapel: **LANDSCAPE CONCEPT**

02

WINNERS CHAPEL: ZONING CONCEPT





Reflective



Processional



Playful



Productive



Naturalistic

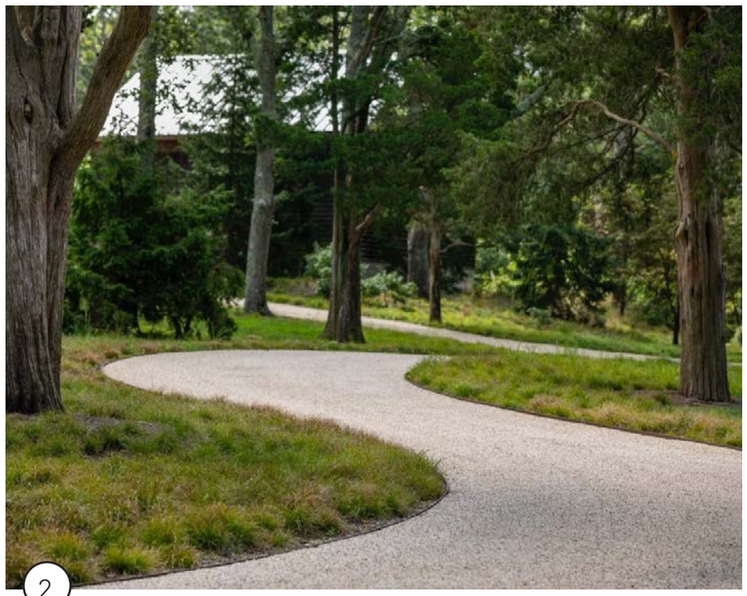
REFLECTIVE PROCESSIONS THROUGH NATURE

WINNERS CHAPEL: PROCESSIONAL

The main processional boulevard will form a welcoming route for worshipers to access the church, lined by tress and large aisles of seating to allow the communion to gather before services. Following the service, processional routes will meander through the gardens to allow the congregation a moment of contemplation.



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1. Processional arrival plaza at Breda Universityof Applied Science
2. Contemplative meandering route through the woodland at Cedar Crest
3. Processional paving patterns lined with trees and seating at Östra Drottninggatan

WINNERS CHAPEL: PLAYFUL

Natural play features will form incidental routes through the woodland for the children to enjoy and have fun following the service, musical and inclusive play will create interactive and educational experiences.



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1. Natural play for all ages
2. Timber play and communal areas for children and adults to gather
3. Musical and inclusive play

WINNERS CHAPEL: PRODUCTIVE

Productive gardens will encourage community cohesion both for church goers and local gardening groups forming a space where fruit and vegetables can be grown for the church and the local area. The outdoor communal dining area will provide space for events where the produce from the garden can be enjoyed by all.



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1. Woodland permaculture will provide a wide range of seasonal produce
2. The growing space encourages community cohesion
3. Large tables will allow for communal dining

WINNERS CHAPEL: REFLECTIVE

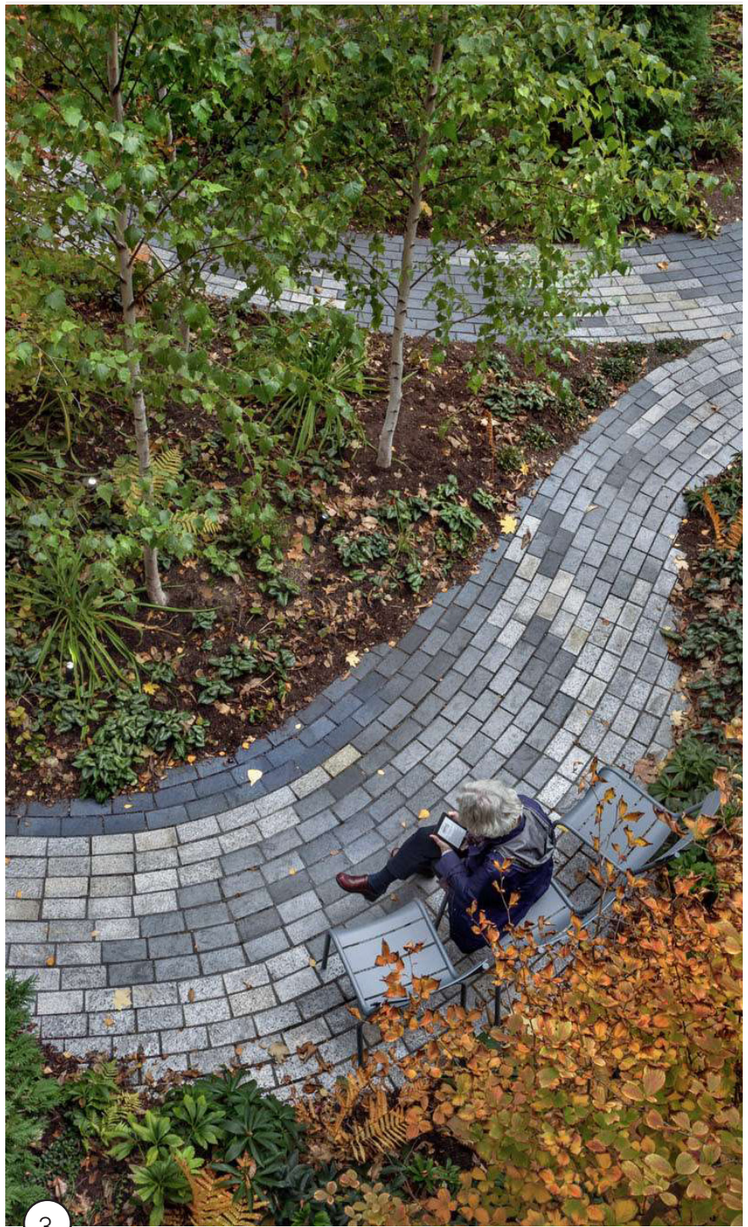
Spaces within the gardens will create pockets off the contemplative route through the garden, the pocket spaces will allow for moments of reflective thought whilst being immersed in nature.



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1. Reflective mirror pool at Rotunda
2. Nature bathing spaces for prayer and contemplation
3. Seating spaces to relax off the meandering paths

WINNERS CHAPEL: NATURALISTIC

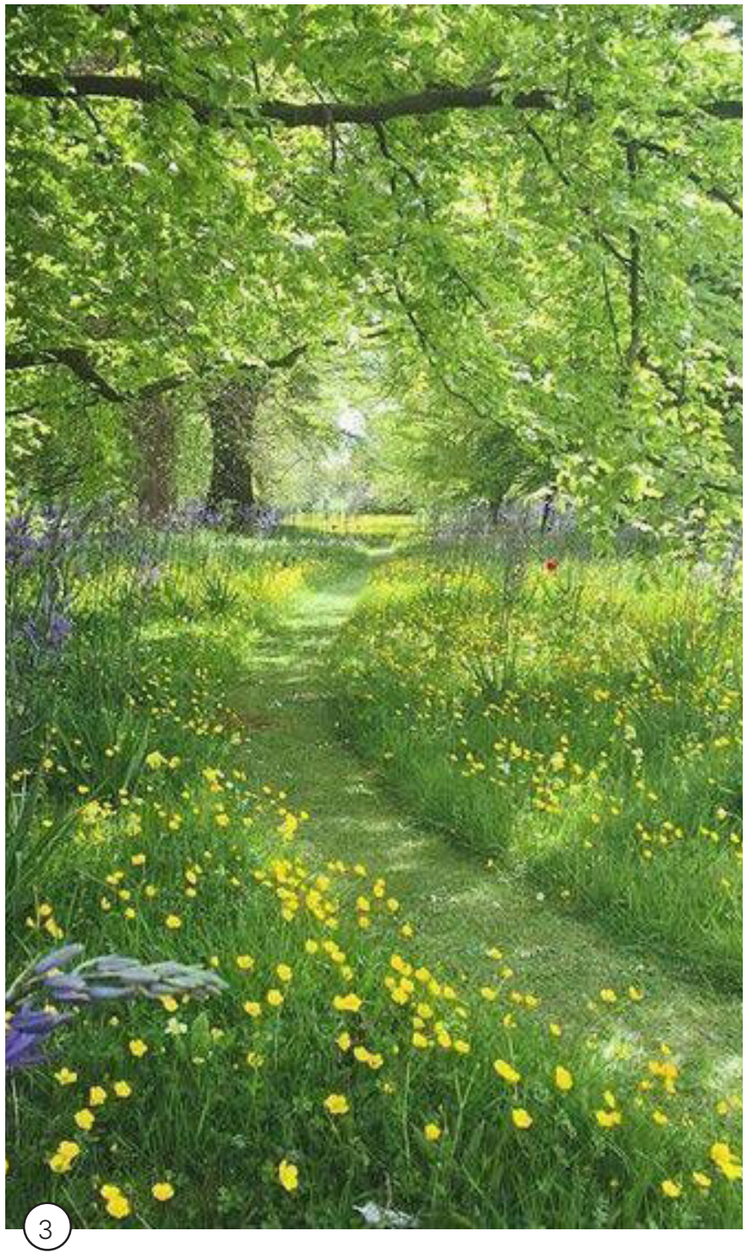
Spaces for biodiversity will sit within the more secluded areas of the garden which will allow for people and nature to live in harmony, enjoying the gardens in union.



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1. Biodiversity basins will allow for the attenuation of water during times of flooding
2. Diverse planting will encourage local fauna
3. Mown pathways will form routes through the meadows and woodland

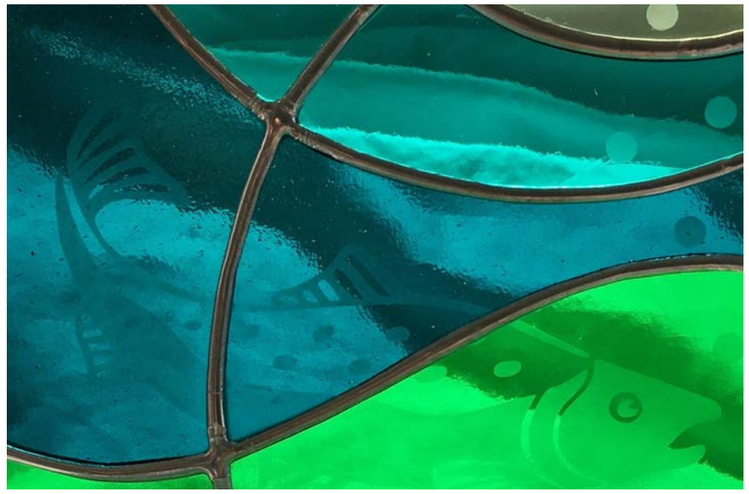
FAITH IS THE STRENGTH BY WHICH A SHATTERED WORLD SHALL EMERGE INTO THE LIGHT.

WINNERS CHAPEL: LANDSCAPE CONCEPT

The landscape concept takes contemporary inspiration from the stained glass windows often seen in traditional churches, this will be interpreted through the simplification of the existing pathways meandering between the roots of the existing trees, creating panes of colourful meadows.



Stained Glass Concept and Processional Routes







WINNERS CHAPEL: CONCEPT DEVELOPMENT



Concept development

1. Processional Boulevard
2. Contemplative garden procession
3. Woodland Play Area
4. Productive Panes
5. Community Cloister
6. Communal Eating Space
7. Staff parking
8. Parking area

Winners Chapel: **LANDSCAPE DEVELOPMENT**

03

WINNERS CHAPEL: CONCEPT MASTERPLAN



Concept masterplan

1. Processional Boulevard
2. Contemplative Garden Procession
3. Woodland Play Area
4. Productive Panes
5. Community Cloister
6. Communal Eating Space
7. Staff Parking
8. Parking Area

WINNERS CHAPEL: PROCESSIONAL BOULEVARD



Processional Boulevard

1. Processional Boulevard
2. Pedestrian Super Crossing
3. Boulevard of Trees & Benches
4. Community Cloister
5. Raingardens
6. Communal Eating Area
7. Parking Area Access
8. Green roof cycle shelter(40 Spaces)

WINNERS CHAPEL: CLOISTERS AND PICNICS

“I love cloisters, which are the architectural equivalent of a theological concept: perfect freedom withing set boundaries.” - Barbara Grizzuti Harrison



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cloister
ˈklɔɪstə

noun
a covered walk in a convent, monastery, college, or cathedral, typically with a colonnade open to a quadrangle on one side. The shadowed cloisters of the convent

Pleached trees will be planted in quadrants to form a canopy of foliage for people to sit in the shade of the trees and enjoy meeting as a community.

WINNERS CHAPEL: WOODLAND PLAY GLADE



Children's play area

1. Woodland Play Area
2. Outdoor Sports Area
3. Natural Seating
4. Incidental Play
5. Hard Standing Play Space
6. Sunken Raingardens and Seating
7. Post-service Gathering Space

WINNERS CHAPEL: WOODLAND PLAY AND GATHERING

Natural play areas will be situated in the woodland outside of the teen and youth churches. Gathering spaces will form a linear route along the southern facade of the church, with seating and raingardens.



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WINNERS CHAPEL: CONTEMPLATIVE PROCESSION & PRODUCTIVE GARDEN

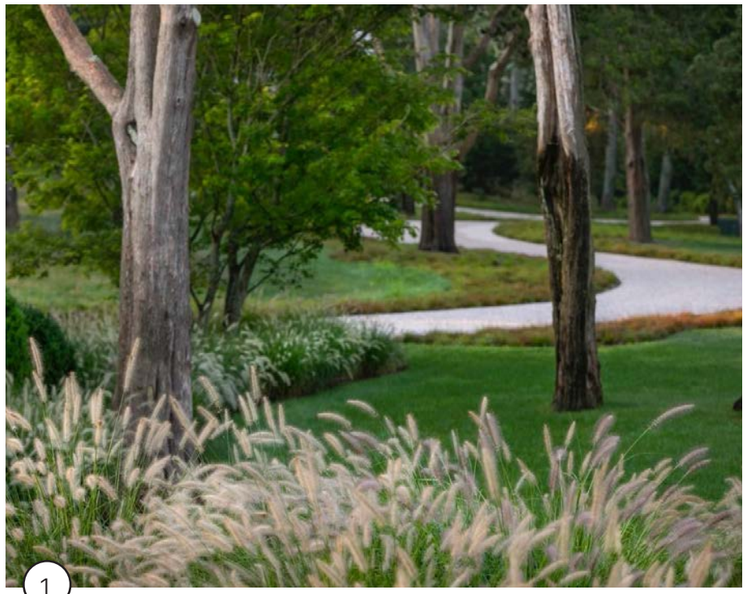


Contemplative Woodland

1. Contemplative Procession
2. Reflective Seating Spaces
3. Productive Gardens
4. Reflective Water Feature
5. Biodiversity Basin
6. Orchard Trees
7. Existing Woodland
8. Colourful Enhanced Meadows

WINNERS CHAPEL: CONTEMPLATIVE PROCESSION & PRODUCTIVE GARDEN

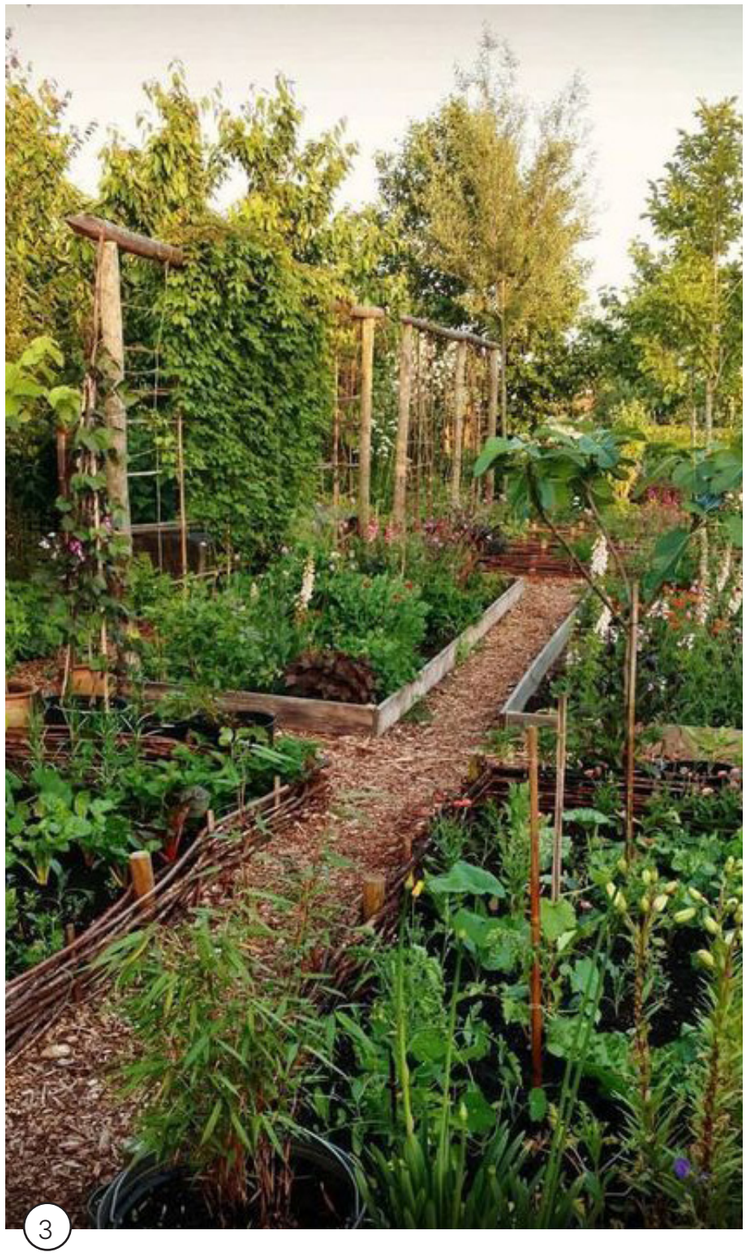
A wide paved path will form a processional route of contemplation through the gardens for worshipers to travel through nature after a service, small seating areas will allow for people to sit and reflect on the service with friends and family. Smaller gravel and mown pathways will weave through the meadows, under the existing trees and through the productive gardens.



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WINNERS CHAPEL: ARRIVAL AND PARKING AREAS



Carpark and Arrival





New gravel pathways will weave between the existing trees adjacent the carpark providing a new route for pedestrians from the parking areas, proposed bus drop off and local area.

The parking areas will utilise green paving to minimise the impact on existing trees and soften the carpark.

1. Bus Drop Off
2. Staff and Accessible Parking
3. Tree Lined Green Parking Bays
4. Motorcycle Parking
5. Overflow Parking
6. New Pedestrian Pathways
7. Widened Road & New Pedestrian Access
8. Acoustic Fence & Native Hedgerow

Winners Chapel: **LOOK AND FEEL**

04

WINNERS CHAPEL: HARD SURFACING

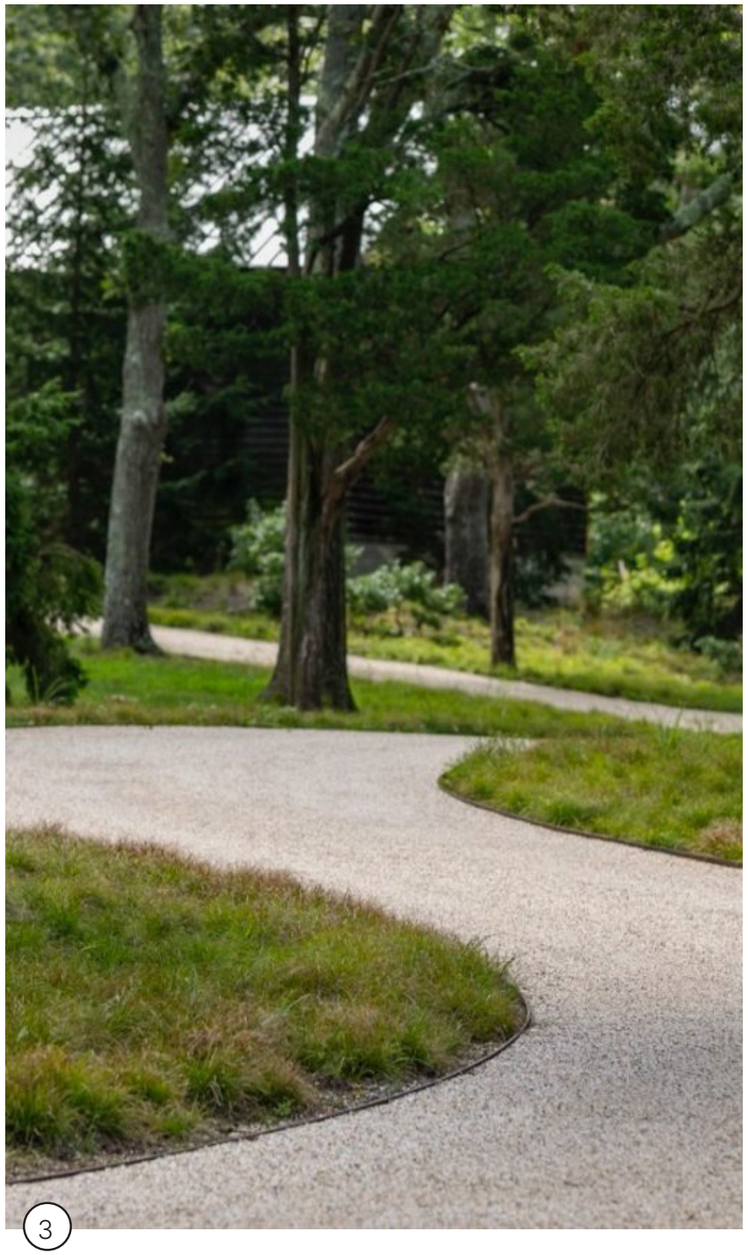
The hard surfacing will reflect the materiality of the building envelope, with warm tones of clay, natural stone and weathered steal detailed edging.



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Manufacturer: Weinerberger

Alfaton Alder UWF Tumbled

Plan Size: 200 × 50mm



Manufacturer: CED Stone

CEDEC Footpath Gravel - Red



Manufacturer: Addagrip

Terrabound Terracotta Resin Bound 6mm

1. Clay clinker and self binding gravel
2. Clinker detail etching
3. Bound gravel path

WINNERS CHAPEL: SEATING

There will be a coherent suit of seating which will provide a range of seating opportunities throughout the gardens and arrival boulevard, with back and arm rests for comfort. Picnic benches will provide spaces for outdoor dining and socialising.



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1. Street Life - Solid X Picnic Bench

   Tabletop: 234×93 cm

2. Street Life - Solid Skirt Top Seats

   Curved seating modules of 120 cm

3. Street Life - Solid Skirt Crosswise Benches

WINNERS CHAPEL: FURNITURE

Where possible furniture will be multifunctional, providing habitats and biodiversity opportunities.



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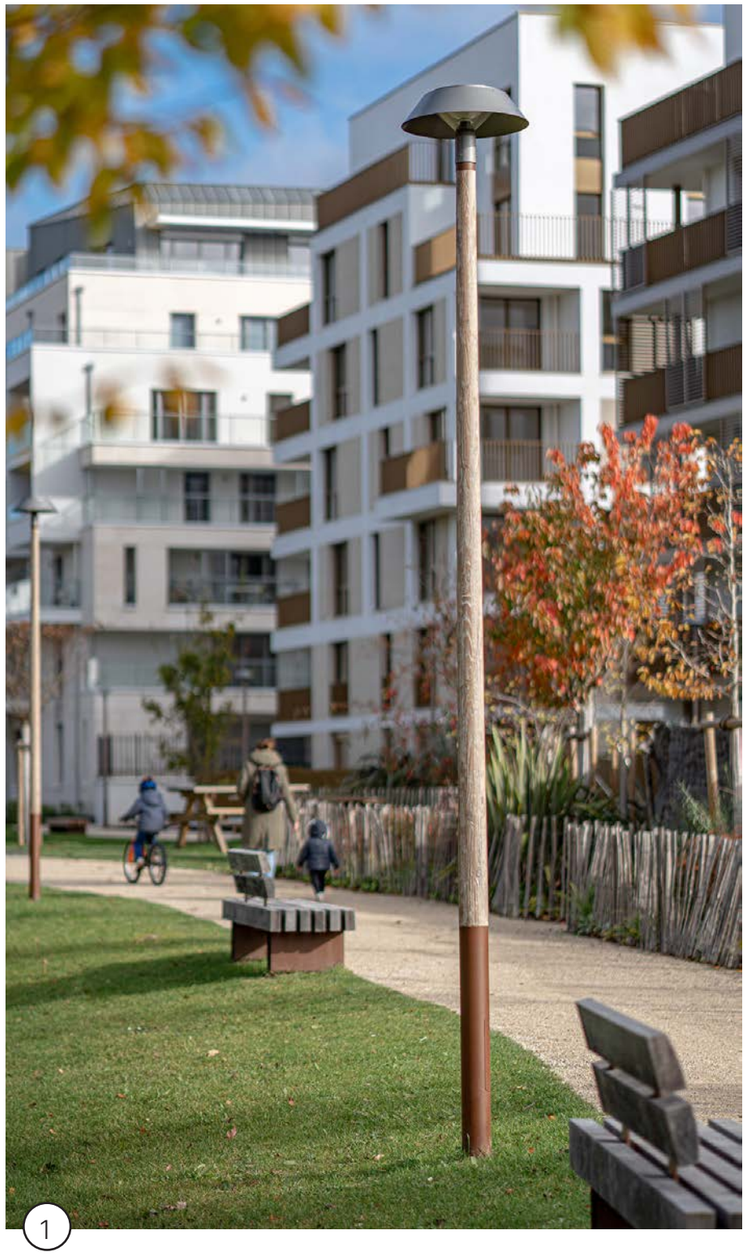


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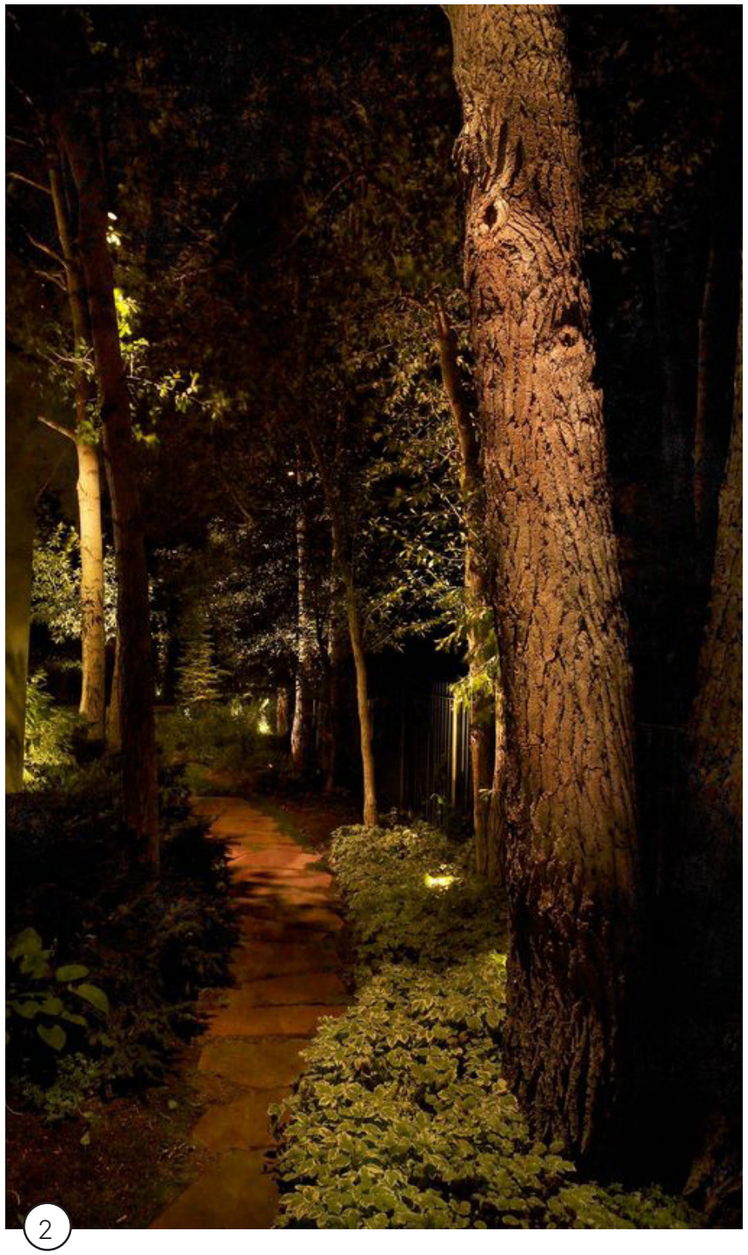
1. Green roof cycle shelters with hibernaculars provide habitats for insects
2. Simple contemporary bins will blend into the external realm
3. Bee posts and hibernacular provide homes for insects
4. Contemporary cafe furniture provides spill out opportunities (Palissade Cone Table- Central Living)

WINNERS CHAPEL: LIGHTING

Simple timber lighting columns will compliment the street furniture and not detract from the building architecture, while subtle ambient lighting will illuminate the processional route through the gardens, uplighting trees and pathways.



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1. Timber light columns
2. Subtle tree uplighters

WINNERS CHAPEL: PLAY EQUIPMENT

Play equipment will be of natural materials to compliment the woodland setting of the gardens, with climbing features, swings and musical play equipment.



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1. Timber musical play equipment
2. Timber frame swings
3. Timber climbing equipment

WINNERS CHAPEL: PLAZA TREES

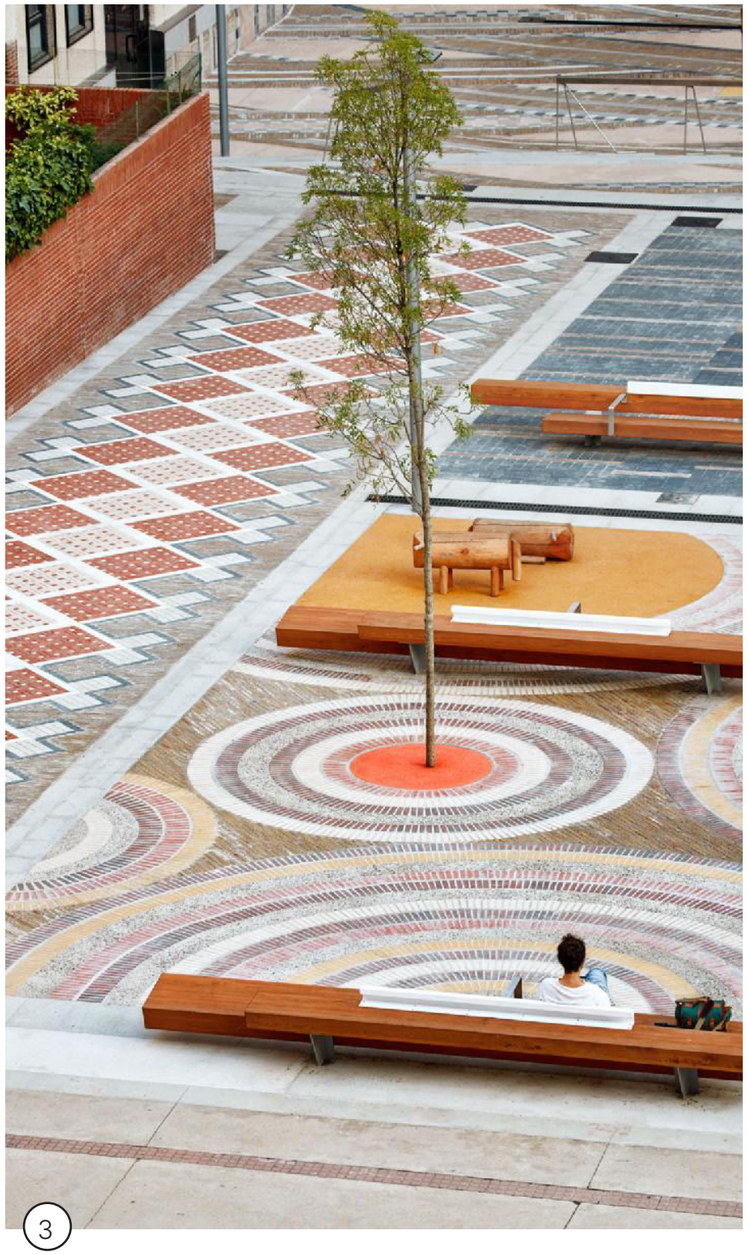
Trees will be strategically positioned in the plaza spaces to guide pedestrian movement, provide shade and greenery to the hard landscape spaces whilst complimenting the built form.



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1. Boulevard trees providing shade
2. Pleached trees to the cloister seating area
3. Street trees will punctuate paving patterns

WINNERS CHAPEL: RAINGARDENS

Verdant raingardens will provide sustainable drainage solutions allowing surface water from the hard surfaces to be collected and stored before infiltrating back into the earth below or being slowly released back into water drainage systems.



1

1. Seating edge to verdant raingarden shade tolerant planting

WINNERS CHAPEL: WILDFLOWERS & MEADOWS

Shade tolerant wildflower meadows will provide structure and colour to garden with swathes of colour below the trees with each panel of meadow being representative of a pain of stained glass. To achieve this wildflower species for each segment will be selected for the colour of their flowers and foliage.



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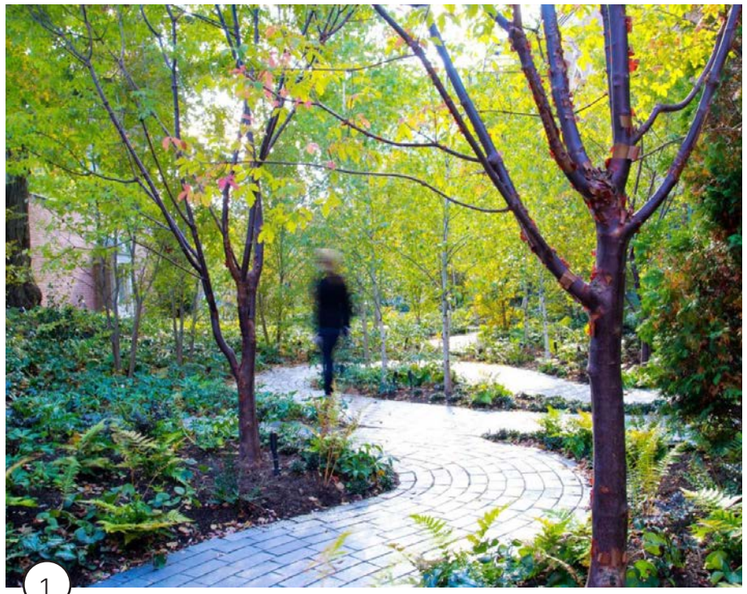


3

1. Shade tolerant wildflower meadow
2. Woodland bulb planting
3. Mown paths through meadows

WINNERS CHAPEL: WOODLAND TREES & HEDGEROWS

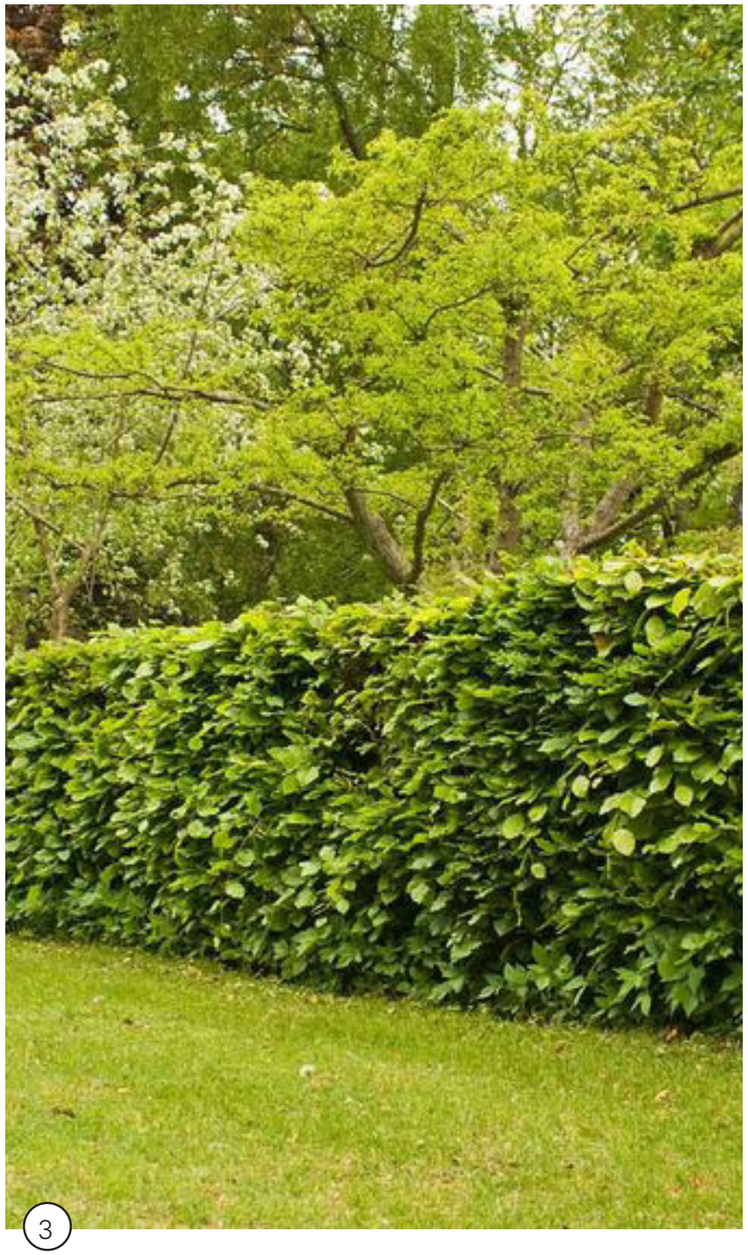
New tree species will help to provide year round interest, with native hedgerows screening boundaries, orchard trees providing fruit and pollen for invertebrates and food for birds.



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1. Birch trees providing year round interest with red bark
2. Mown paths through woodland glades
3. Verdant native hedgerows for screening

WINNERS CHAPEL: VEGETABLE GARDENS AND ORCHARD

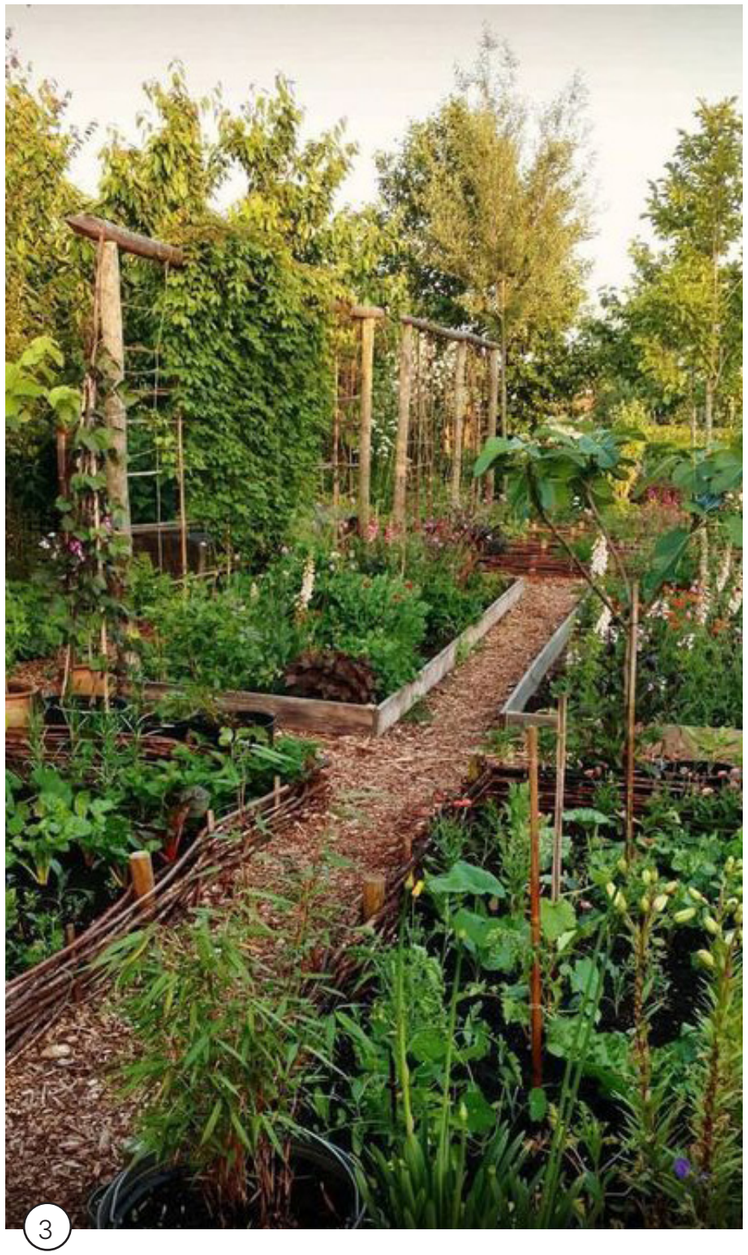
Productive gardens will provide opportunities for the church and local community to engage and interact with the landscape and nature, improving wellbeing, whilst providing fresh edible produce which can be used at community food events held at the church and in the gardens.



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1. Permaculture gardening and greenhouse
2. Mown paths through orchard
3. Productive vegetable beds and climber frames

Winners Chapel: **LANDSCAPE STRATEGIES**

05

WINNERS CHAPEL: KEY PEDESTRIAN MOVEMENTS

A new pedestrian connection will allow people to move safely along a traffic free route from the site entrance to the Church entrance boulevard. The processional route through the gardens allows worshipers to reflect as they make their way back to the coach drop off and main carpark. Incidental routes will break of the processional route through the meadows and productive garden.



WINNERS CHAPEL: VEHICULAR MOVEMENTS

Improvements to the entrance road are being proposed to reduce pinch points and improve vehicular flow through some localised widening and realignment of the pedestrian footway at the site entrance. Coaches will drop off a large number of the congregation off at the entrance plaza. It has been agreed with the care home that the Church can maintain service access to the north.



General vehicular access and parking



Refuse and Fire Tender



Coach Drop Off

WINNERS CHAPEL: PARKING STRATEGY

The main parking area will be accessed from the southern entrance, a one way route around the carpark will allow it to fill sequentially. Staff and accessible parking is separate from the main parking area and is situated near to the church entrance. During busy periods overflow parking is located near the main entrance.

- Main parking area (133 Spaces)
- Accessible parking (12 Spaces)
- Staff parking (20 Spaces)
- Overflow parking (24 Spaces)
- Motorcycle parking (10 Spaces)

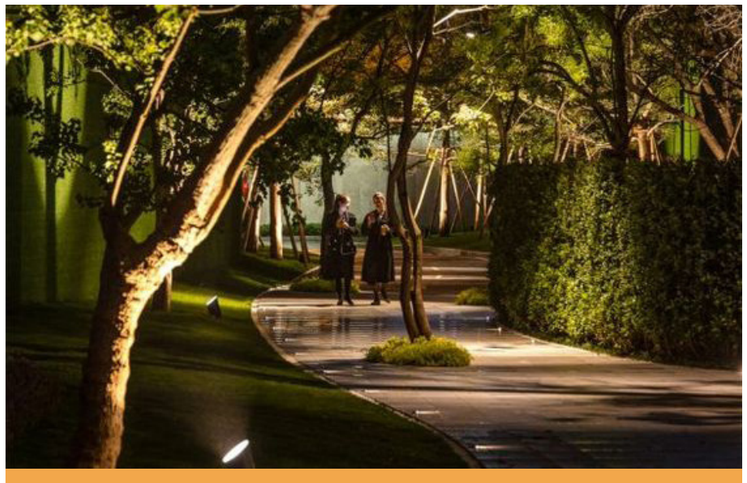


WINNERS CHAPEL: LIGHTING STRATEGY

The lighting strategy will compliment the architecture and landscape, with subtle uplighting along the processional routes through the trees and gardens.



Contemporary lighting scheme



Subtle lighting scheme



WINNERS CHAPEL: TREE RETENTION AND REMOVAL

Principally the aim is to retain and work with as much of the existing tree stock as possible there are a number of trees which have been identified for removal due to site works and others which have been identified by the arboroculturist for removal due to their condition.

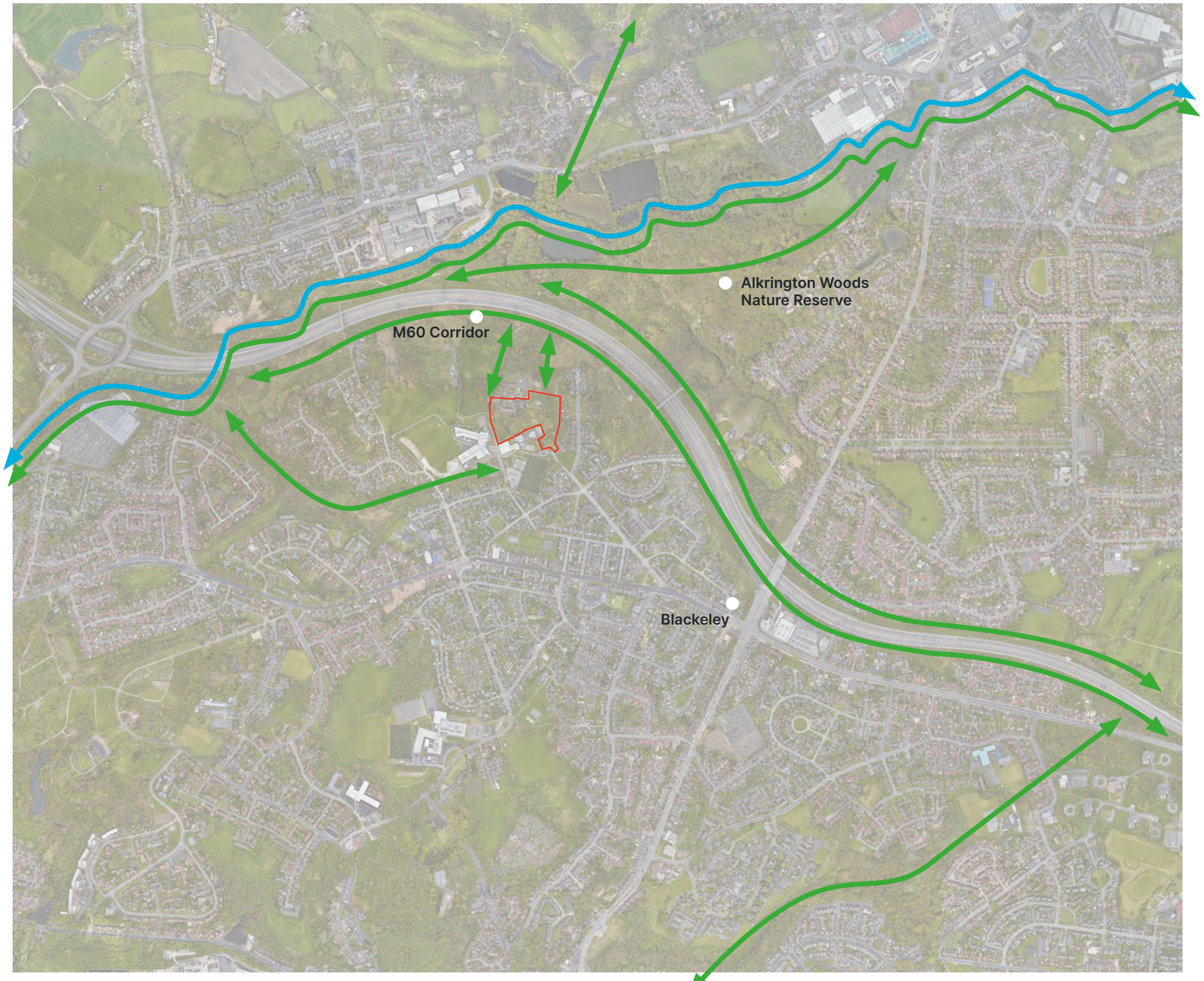


Winners Chapel: **GREEN & BLUE INFRASTRUCTURE**

06

WINNERS CHAPEL: WIDER GREEN INFRASTRUCTURE

The site is well connected to local and wider green infrastructure via connections with the M60 corridor and the River Irk which connects with the wider Greater Manchester Area.



Primary Green Infrastructure Links

River Irk Corridor

WINNERS CHAPEL: GREEN & BLUE INFRASTRUCTURE POLICY

"We want Greater Manchester to be a place where everyone can live a good life, growing up, getting on and growing old in a greener, fairer more prosperous city region. In Greater Manchester we are determined to act decisively, rapidly and effectively in response to the climate emergency, and for us to be ahead of the curve; not left behind."

The proposed Winners Chapel development at Chain Road in Blackley provides a regenerated semi-public community garden which will contribute towards the green infrastructure within local area of Blackley and Greater Manchester, aiming to follow as many of the principles established in the Guidance for Greater Manchester – embedding green infrastructure principles October 2019, so far as are reasonably practicable and achievable within the constraints of the site and the proposed development.

Relevant policies and documents:

- ***Great Manchester spatial framework - strategic options background paper 4 infrastructure and environment November 2015***
- ***Guidance for Greater Manchester – embedding green infrastructure principles October 2019***
- ***NP01: Engagement and multifunctionality (GM-G 6)***
- *Partnership working and stakeholder engagement (including local authorities, developers, communities and others) to co-plan and deliver good multifunctional GI as essential infrastructure that is integrated with environmental, social, health and environment policy as part of place making.*
- ***NP02: Managed, maintained and funded (GM-G 2, GM-Strat 13)***
- *Governed, managed, monitored, maintained and funded for the long term involving stakeholders and local communities to meet local needs.*
- ***NP03: Strategically planned (GM-G 2, GM-G 8, GM-Strat 13)***
- *Strategically planned to function and connect as a living network at local and landscape scale.*
- ***NP04: Well designed (GM-G 1, GM-G 2)***
- *Well-designed from the outset, responding to and enhancing local character and sense of place.*
- ***NP05: Multiple benefits (GM-G 2, GM-S 4, GM-E 1)***
- *Delivers multiple benefits for people and nature through a joined-up approach that is underpinned by quality, condition and location of GI assets.*
- ***NP06: Meets people's needs (GM-G 6)***
- *Meets peoples' needs (for ecosystem services) and addresses inequalities in provision of GI.*
- ***NP07: Health and wellbeing (GM-G 2, GM-C 3, GM-E 6, GM-S 6)***
- *Delivers essential services integral to health and wellbeing.*
- ***NP08: Biodiversity and nature recovery (GM-G 2, GM-G 10)***
- *Delivers biodiversity net gain and wider environmental net gains and forms an important component of nature recovery networks.*
- ***NP09: Resilience to climate change (GM-G 2, GM-S 4, GM-E 1)***
- *Makes places more resilient to climate change, flooding and helps meet zero carbon targets.*
- ***NP10: Drives value (GM-G 2, GM-Strat 2, GM-Strat 5)***
- *Drives regeneration and creates value.*

WINNERS CHAPEL: GREEN & BLUE INFRASTRUCTURE STATEMENT

"We want Greater Manchester to be a place where everyone can live a good life, growing up, getting on and growing old in a greener, fairer more prosperous city region. In Greater Manchester we are determined to act decisively, rapidly and effectively in response to the climate emergency, and for us to be ahead of the curve; not left behind."

Winners Chapel

Within the context of Winners Chapel there a number of opportunities to form direct connections to the wider Green Infrastructure network and the site should therefore be considered be considered an extension of a green infrastructure corridor which is connected to the local and wider network of green infrastructure.

The existing site is largely covered by semi-mature and mature trees which form the former convent gardens, the existing site contains good quality woodland, native hedgerows, modified grassland and ornamental planting as identified in the ecology report (Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech, May 2024)). This demonstrates that the proposals will enhance the quality of the green and blue infrastructure whilst providing space for the church community and the public to enjoy.

There are a number of constraints which have been considered throughout the landscape design to ensure that the appropriate green and blue infrastructure has been considered and applied, including shade and drought tolerant planting to respond to the spaces enclosure and aspect to deliver a climate resilient planting strategy. The use of smaller street trees to respond to the scale of the space, trees which also provide fruit for local fauna such as birds, trees also provide shade. Species rich grasslands will provide pollen for a wide range of pollinators. Whilst productive planting beds will provide fresh produce and create community interest.

The gardens and the exiting woodland within the site will be retained and enhanced to ensure that connections to larger scale pieces of green infrastructure and public landscapes within the local and wider area are retained. The gardens form green infrastructure links from Blackley, White Moss and White Gate in the East, Charlestown Park in the south. Connecting to the M60 corridor which dissects the Alkrington Woods Nature Reserve and provides a link to the River Irk, providing links to the wider Greater Manchester area.

The development of the gardens will create physical and visual connections to green infrastructure promoting peoples connection to nature.

Proportionate to the scale of development the proposals bring forward:

- a semi-private gardens (circa. 10,850m^2) and;
- a green roof (circa. 400m^2)

The semi-private garden consists of;

- 3995 sqm of species rich meadow
- 2830 sqm of retained and enhanced scrub
- 2340 sqm of enhanced existing modified grassland
- 1685 sqm of enhanced existing neutral grassland
- 64 sqm of raingarden planting
- 31no. medium trees
- 30no. small trees
- 4no. multi-stem trees
- seating areas
- greenroof cycle shelters
- lighting
- hard surfacing

The landscaped gardens has been designed to provide a space for worshipers and community visitors to reflect and contemplate, with communal areas and playful spaces for children. Productive planting beds will provide opportunities for people to interact with the landscape, provide a source of education and the benefit of fresh produce, with fruit, vegetables and orchard trees. A number of seating opportunities are provided to offer a range of opportunities from quiet contemplation in nature to communal dining outdoors.

Car parking spaces will utilise a green paving option which will allow infiltration of water and provide a natural finish breaking up the hard paving. Self-binding gravel and mown paths will create informal pathways around the gardens providing routes and structure to the design.

A minimal dig approach has been taken to reduce the impact on existing trees, ensuring that root zones are protected and allow for the retention of as many trees as is possible.

The planting will accommodate a range of planting from species rich meadow to shade tolerant mixed planting and hedges. Single and multi-stem trees will attract birds and pollinators whilst providing shade for people using the space. Retaining the existing scrub and enhancing the planting will help to support the existing wildlife and attract new inhabitants such as; hegehogs, badgers and invertebrates.

Tree species will be selected based on being the appropriate scale, being tolerant of shaded conditions and providing interest for birds and pollinators. Native species will be selected to compliment and enhance the existing tree stock on site, such as; Acer campestre, Crataegus monogyna Alboplena, Ilex aquifolium, Sorbus aucuparia and Quercus petraea. Planting will be shade and drought tolerant to ensure climate resilience and provide year round interest through seasonal colour and structure. Both planting and trees permeate throughout the design proposals connecting up Green Infrastructure routes around the site boundaries, predominantly to the North, South and East.

A subtle lighting strategy will reinforce natural surveillance and create a sense of security in the gardens. Providing safe and attractive green routes.

Surface water will be managed through a combination of planting, permeable surfaces and an underground attenuation tank which will be located under hard paved areas.

The green roof consists of;

400m² Biodiverse greenroof designed to create a wide range of different habitats. This includes undulating substrates, stone and dead wood piles, bare sandy areas and dew ponds. This matrix of different habitats allows the broadest range of flora and fauna to thrive.

WINNERS CHAPEL: GREEN & BLUE INFRASTRUCTURE STRATEGY

One of the main principles of the concept and design is to retain as many of the existing trees and enhance the existing planting across the site. Raingardens are being introduced to remove, attenuate and slow the flow of surface water run off. Tree cells and a green roof will also help to slow the flow of water.



- Species rich meadow (3995m²)
- Scrub enhanced (2830m²)
- Enhanced existing modified grassland (2340m²)
- Enhanced existing neutral grassland (1685m²)
- Yellow meadow flower mix
- Orange meadow flower mix
- Blue meadow flower mix
- Pink meadow flower mix
- Productive planting beds (586m²)
- Raingarden planting (64m²)
- Mown meadow path
- Proposed Tree (31 medium, 30 small)
- Proposed Multi-stem (4 no.)
- Pleached Tree (8no.)

- Green Infrastructure Connections
- Run off conveyance route
- Attenuation
- Permeable parking bays