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FORMER CENTRAL RETAIL PARK SITE (FCRP)

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1 INTRODUCTION

Purpose and Structure of Report

This Design and Access Statement has been produced by Planit Landscape Architects with input from others on behalf of Manchester City Council.

The Former Central Retail Park (FCRP) Site name was defined by the previous use of the land. The area was previously a Central Retail Park since the 1980's which became disused and was demolished in 2019. The land was bought by MCC in 2017.

Alongside this report, a planning pack of drawings have been produced, accompanied by further relevant planning application documents that should be read in conjunction with this report.

The design and access statement describes the project brief, vision and design development process for the proposal of the park. Situated centrally between two adjacent development plots.

The document has 13 chapters.

Sections 1-3 provide an introduction to the site, it's context and relevant analysis.

Sections 4-5 set out the design vision and early stage development including the public consultation carried out to inform the design.

Sections 6-12 describe the design proposals and strategies for the site.

Sections 13 concludes the document with relevant appendices.

The Design Team

Manchester City Council - Client/Developer

Atkins Realis - Project Management, Cost Management, EIA, Ground Investigation, Transportation, Civil and structural engineering, Mechanical and Electrical Engineering

Planit - Landscape Architect

Euan Kellie Property solutions - Planning Consultants

Brief and Objectives

An attractive, engaging and accessible green space which provides opportunities to relax, play and promote well-being.

Owned by Manchester City council, the vacant site should provide new high quality, sustainable public realm at the heart centre of the wider development plots. The surrounding office district, alongside the park, builds upon the strong connections to wider neighbourhoods, the strategic location of the site in proximity to the city centre, and good public transport links.

The park should facilitate space for the diverse mix of users. From office workers to residents. Creating a more connected matrix of green spaces in Manchester by developing clear, accessible, public routes through the scheme. Establishing and strengthening a connection to Cotton Field Park, the New Islington Marina and Rochdale Canal.

The wider development plots will support the councils aim for economic growth through high-quality offices which in turn will attract new commercial, retail and leisure businesses. All of which will benefit from new green-space public realm at it's centre that connects the development.

This large public realm park will integrate attractive, safe and accessible landscapes for the wider community. Promoting well-being through varied facilitation of active and passive uses of the scheme.

Through the design, construction and implementation, provide a range of new employment opportunities such as apprenticeships for local residents.

Key Principles

Placemaking: The park will be a vibrant, integrated destination for employees, visitors and residents.

High Quality development: A new green space at the centre, that responds to the local context, while establishing its own distinct character. Providing inclusive open space for the local Ancoats and New Islington community, workers and visitors.

Connectivity: A Park that promotes new and improved green movement links making it easier, safer and more attractive to walk or cycle in the city.

Sustainability: The park will be an extension of the already established green network in Cotton Field Park, New Islington Marina and further afield. Achieving the highest standards of sustainable design and creating new biodiverse ecological habitats.

Use: The park will accommodate a variety of uses that will be distributed across the site. Responding to the adjacent plots intentions to accommodate retail and leisure at the ground level, by providing spill out zones to active frontages and ample seating and dwelling opportunities through the site.

The main aspects captured within this brief were developed through the Strategic Regeneration Framework (SRF) process for the site and captured in the document published in March 2023. This has developed over the last year and a half in response to further understanding of the site requirements and constraints, ongoing discussions with relevant parties and developing designs.

11 Development Principles As Set Out In The SRF



01. Create a world class commercial office district

An attractive, modern and sustainable district to address the demand for new Grade A offices.



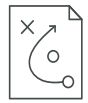
02. Highly sustainable development

Ensuring sustainability is at the forefront from design, to materiality to maintenance.



03. Generating meaningful social value

For local residents and workers.



04. Expanding and connecting to the green space and marina

To benefit building users, neighbouring communities and users of the site.



08. Resolving level changes

... across the site to improve connectivity.



07. Enhancing local biodiversity

... and the quantum and quality of public open space.



06. Building a neighbourhood

That people enjoy being part of.



05. Providing a safe office environment

To support government uses and encourage collaboration between buildings.



09. Facilitating links between the district and the city.

Highlighting the Former Central Retail Park as a key link in the wider green network.



10. Respecting the Heritage

Such as listed mill buildings, the canal setting and the other neighbours.



11. Augmenting local amenities for everyone.

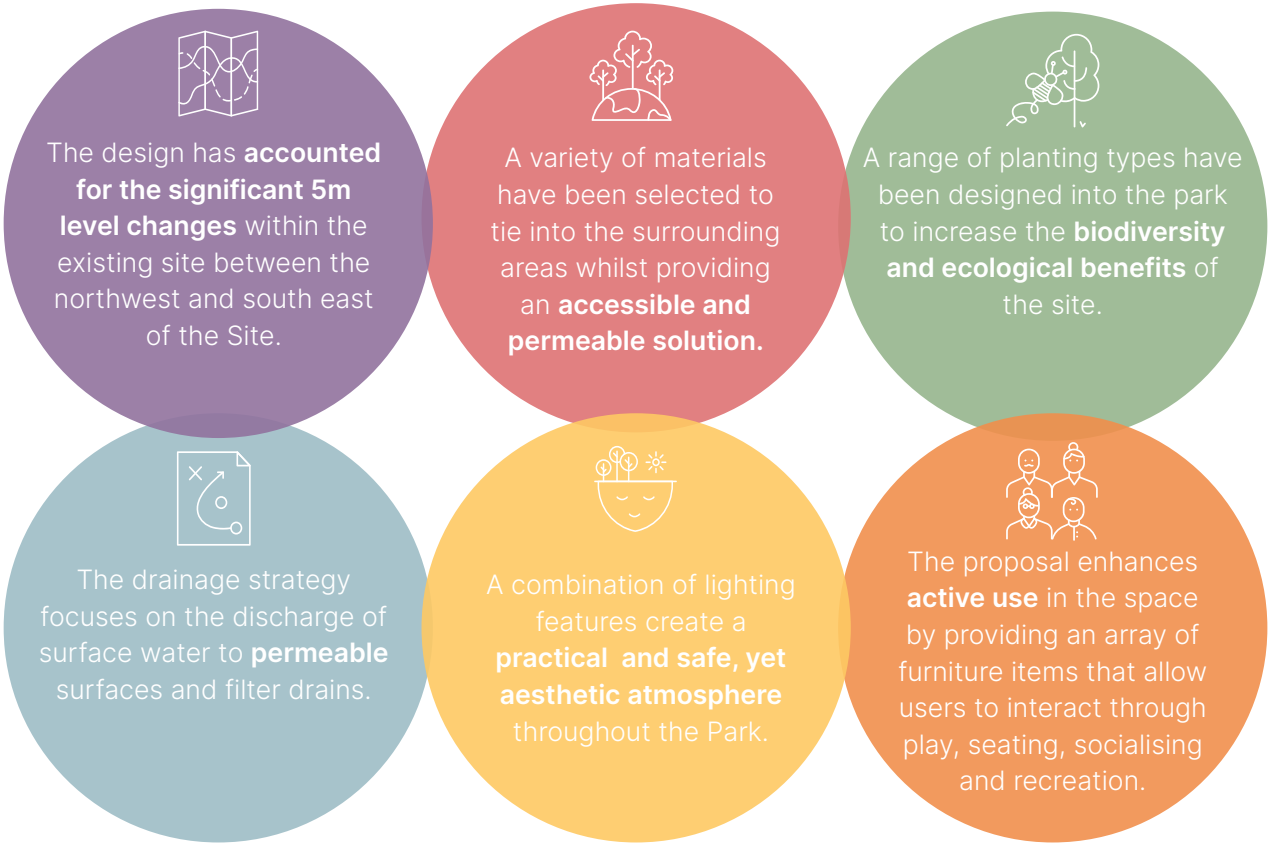
Providing a range of active uses throughout the park.

11 Development Principles as set out in the SRF (March 2023)

Summary of Proposals

The Park design creates an accessible, meandering journey through the space, that welcomes the user to dwell and spend time, actively amongst the landscape.

Key Benefits:



Levels

- Ten sets of natural stone steps at 150 mm min depth each will be located throughout the Site, finished with tactile paving at either end.
- The natural stone is proposed to be pennant sandstone with integrated high contrasting nosing with the tactile paving similarly comprising pennant sandstone.
- The sets of steps are designed with handrails that have a 50 mm diameter and integrated lighting.
- Eight of the ten sets of steps will be located within the south and southeast of the Site where the greatest level changes are located.
- The steps will each lead to terraced gardens, the approach taken to create usable level changes throughout the design.
- There will also be sloping ramps throughout the design to ensure it is accessible to all, in particular wheelchair users.
- Where necessary, level changes will be finished with gabion clad concrete retaining edges to ensure integrity.

Hardworks

- The North and South of the site will largely be composed of exposed aggregate concrete and the edges will be finished with rock faced natural stone paving (100 mm x 100 mm x depth TBC).
- There will be five areas of feature paving. These five areas will all be made of natural stone paving with a rubbed finish (100 mm x 100-250 mm x depth TBC).
- The pathways will be finished with a natural stone kerb edging using UK sourced sandstone with dimensions of approximately 150 mm x 900 mm x 250 mm per stone.
- To mark the interfaces between changing materials, natural stone channels will be used. These will be made up of UK sourced limestone and will be approximately 150 mm x 900 mm x 150 mm per stone.
- This connection of pedestrian footways will be broken up by other areas of hardworks with intended purposes.
- There will be three designated play areas underlain with Corkeen, a material composed of 100% natural cork.
- Two types of boardwalks have been incorporated within the design. Type one will be made of composite decking in a colour comparable to coppered oak and will be located within the north of the Proposed Development
- The second type will be located within Cotton Field Park and facilitate a seamless connection between the existing park and Proposed Development. This will be made of hardwood timber decking to match that which already exists within Cotton Field Park.
- The final element of hardworks within the Proposed Development is the area of loose gravel located adjacent to the type one boardwalk in the north of the Site and will be used as a ‘boardwalk planting area’.
- Three natural stone walls are proposed as part of the design. One is located in the northwest corner of the Site and two are located on the east edge of the northern central lawn and adjacent ornamental flowering. These will be made of UK sourced sandstone and will be 300 mm in width and 500 mm in height and length.
- A feature wall will be installed along the Phase 1 development boundary, with bespoke designs throughout. The dimensions will likely be 3,000 mm high. This provides visual interest and design to the Proposed Development, whilst also increasing distinction and privacy between the two developments.

Softworks

- Amenity turf is proposed to be laid in three locations. The proposed seed mix will include 15-30% of fine leaved rye grass and 15% smooth stalked meadow grass. These lawns will be finished with a natural stone kerb edging using UK sourced sandstone with approximate dimensions of 300 mm x 900 mm x 250 mm per stone.
- Twelve trees will be removed within the Site to allow for the construction of the Proposed Development. These trees have all been identified as low to moderate in quality. An additional 96 trees are proposed to be planted and are assumed to comprise an even split between native and non-native species. All trees located on hardstanding will be protected with a tree grille.
- Planting mix 1 is defined by ornamental flowering and will be used in the majority of designated planting areas within the Site.
- Planting mix 2 comprises wildflower grassland and will be used along the banks adjacent to Great Ancoats Street and also against the boundary of the Phase 1 development in the southwest corner of the Site.
- The third planting mix comprises native habitat and this will be used within one large area of planting which borders the Phase 1 development in the north of the Site.

Drainage

- Small areas of permeable surface are proposed throughout the Site, aligning with some of the proposed planting zones.
- Filter drains with perforated pipes will run around the edges of all softworks and areas of planting and turf. These will all be connected through surface water pipes that run underground.
- This network of pipes will ultimately connect to the existing manhole in the southeast of the Site and discharge surface water to the sewers at this point.
- A series of manholes and surface water inspection chambers will be incorporated into the design to allow for maintenance activities.



Lighting

- 40 lighting columns are scattered throughout to provide strategic lighting to the walkways throughout the design;
- 36 LED light strips to illuminate handrails and balustrades, further increasing accessibility for the park users during levels of low natural lighting;
- 19 lighting bollards predominantly positions to highlight the edge of walkways;
- Three lighting features to wayfinding signs;
- 58 uplighters to trees;
- 42 LED light strips to seating items; and
- Four gateway lighting features.



Street Furniture

- Where the Proposed Development connects with Cotton Field Park,two gates are proposed along Hugh Oldham Way. The existing fence line removed and replaced to the southern side of Hugh Oldham Way.
- The play and calesthenics equipment will be chosen to tie in with the historic interpretation theme of the Proposed Development. In the south of the Site play features include a stainless-steel slide, play stepping stones, a raised Corkeen path through planting and a 2 m climbing traversing wall.



- Sixteen bespoke timber slat benches will be located throughout the Site, edging areas of planting and providing seating along the footways. These will include arm rests and approximately 50% of each bench will include a backrest. They will be made of Forest Stewardship Council UK (FSC) certified hardwood timber, with a galvanised steel frame.
- There will similarly be five bespoke timber slat benches on stone plinths located within the Site. Two are in the northwest of the Site and the others in the south. All line the edges between hardstanding areas and those of planting and grassland.
- Timber seating cubes (500 mm x 500 mm x 500 mm) will be located in clusters throughout the Proposed Development, notably in the northeast corner, nearby the interface with the Phase 2 site, southwest corner and southeast corner. This will also be made of FSC certified hardwood timber.
- Four timber slat loungers made of FSC certified hardwood timber with galvanised steel frames will be located in the north of the Site, overlapping and connecting an area of ornamental flowering and a public footway.

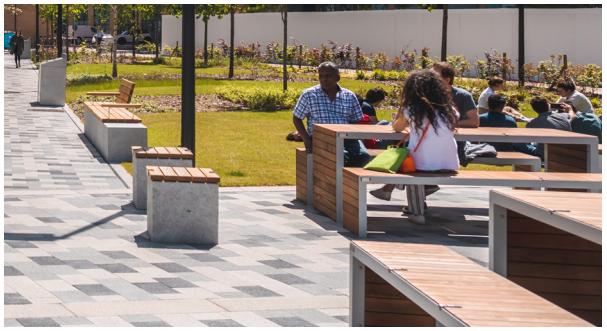






- Approximately 16 sets of timber picnic table and benches will also be incorporated throughout the Proposed Development
- Spill out seating is also proposed within the design. However, this is expected to be provided and decided upon by future developments within the vicinity to accommodate growing numbers of park users.
- A total of 54 cycle spaces have been proposed within the design and these will comprise stainless steel cycle stands which occupy two bikes each. The size of these will be approximately 750 mm x 750 mm.
- 30 bins will be located throughout the Proposed Development and will include 15 for general waste and 15 for recycling waste. This will be approximately 1000 mm high, 450 mm wide and 550 mm deep.
- 5 bee posts are proposed as part of the design. These will be cast of concrete and will be located in the south east and the north of the Site. Additionally, there will be two bird posts which will be located on a tall post to tie in with the design of those in Cotton Field Park already.
- For utilities, there will be two external water points. Similarly, there will be two pop up power points approximately located in the north and the centre of the Site.
- To support accessibility and usability of the Proposed Development, a variety of wayfinding structures are proposed. Including: two gateway markers located at both the north and south of the Site, two fingerposts located in the centre and south of the Site, and three interpretation posts located in the north, south and southeast of the Site.
- To manage access within the Proposed Development, bollards have been incorporated within the design. Static bollards will be located within footways throughout the Site, notably across the proposed interface with the Phase 1 development, and any key entrances along Great Ancoats Street. One protective manual telescopic bollard will be installed to manage and allow for maintenance access within the Proposed Development. This will be in the northeast corner of the Site in the centre of a footway.

Text provided by Atkins Realis







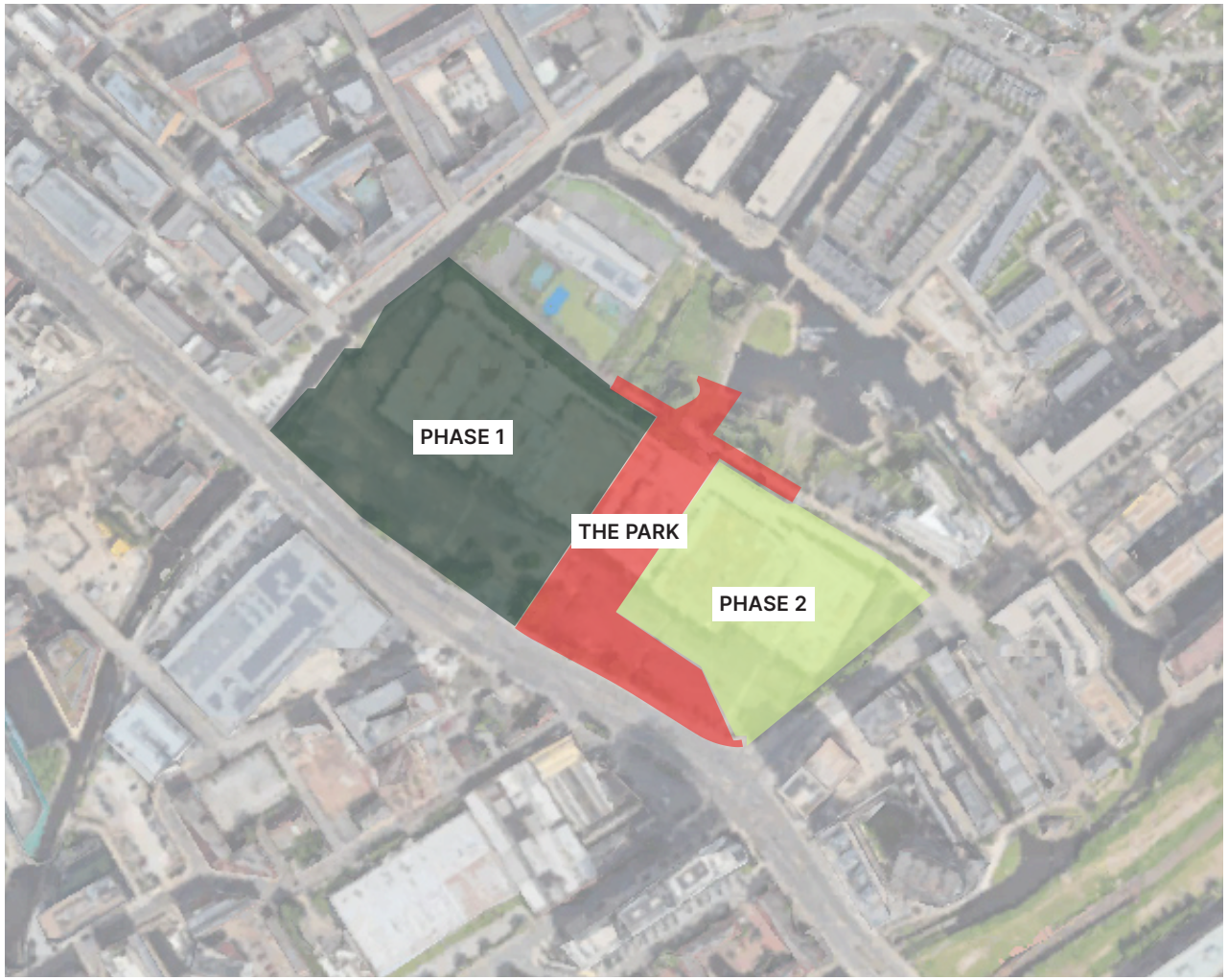
Project Phasing

The park will be delivered as part of a series of phases for a wider design strategy. The land is subdivided into three plots. Phase 1, Phase 2 and the Park. Prioritised and considered in the context of their impact on the area, costs, access and visitor experience.

The developers of Phase 1 have worked collaboratively with the Council to help unlock the wider masterplan opportunity, providing the needed catalyst to deliver the following phases and bring significant socio-economic benefits to the area. A separate planning application for Phase 1 is to be submitted concurrently.

Phase 2 completes the remainder of the building development on site, comprising of mixed-use commercial office, retail and leisure units.

The Park site, ties these two building development phases together with a green heart at the centre of this new campus. Providing much needed spill out space from the adjacent developments and space for community. As well as providing a link to Cotton Field Park.

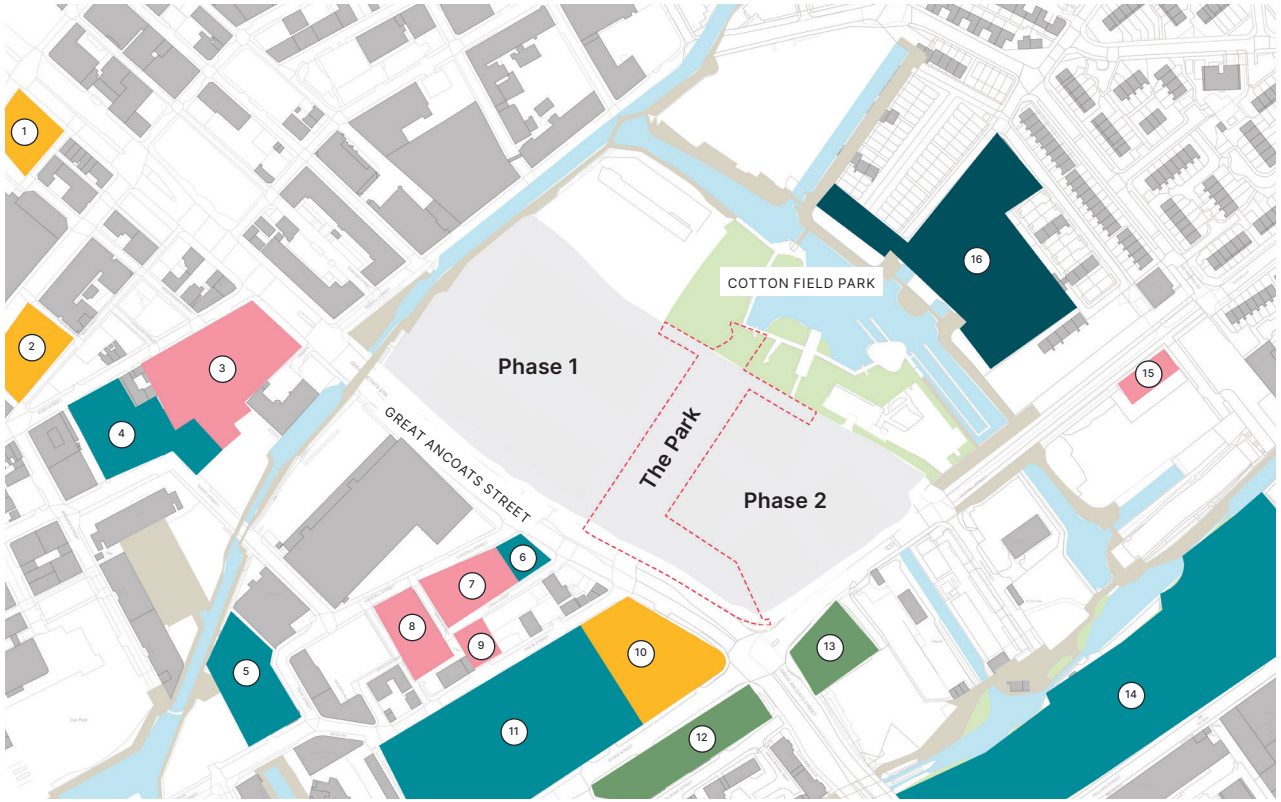


Phases of development for the former central retail park

2 CONTEXT

The Surrounding Site

The site lies on the North East edge of Manchester City Centre and was formerly a retail destination. Now the unused space is out of place amidst the on-going regeneration of the surrounding areas. It has the potential to become a world class commercial office district with a new public park at it's heart.



Key

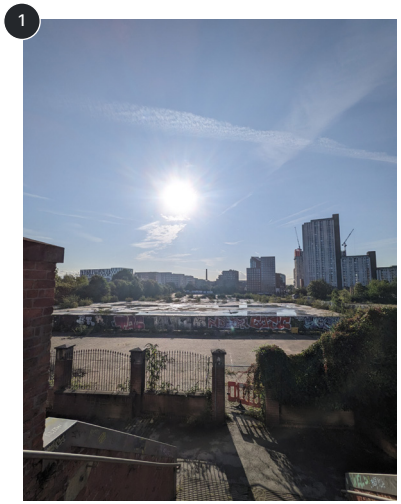
1. Lever Street *(15 storey office building)*
2. Postal Street *(100+ homes)*
3. One Port Street *(33/11 storey residential and commercial)*
4. 1NQ *(10/11 storey residential)*
5. Eider House *(8/9/10 storey residential)*
6. Hilton Motto Hotel *(20 storey)*
7. 40 Laystall Street *(6 storey apart-hotel and commercial units)*
8. 32-34 Laystall street *(9 storey apartments and office space)*
9. Lomax *(7/8 storey apartments)*
10. Stocktons Site *(600-850 residential units & office space)*
11. The foundry *(Night market and independent shops)*
12. Oxygen *(8/14/31 storey apartment, townhouses and commercial)*
13. New Islington Wharf *(Phase 4: 16 storey apartments)*
14. Electric Park *(5/8 storey office space)*
15. Ancoats Dispensary *(Residential conversion/ 39 homes)*
16. New Islington Phase 3 *(6/3 storey residential and commercial)*

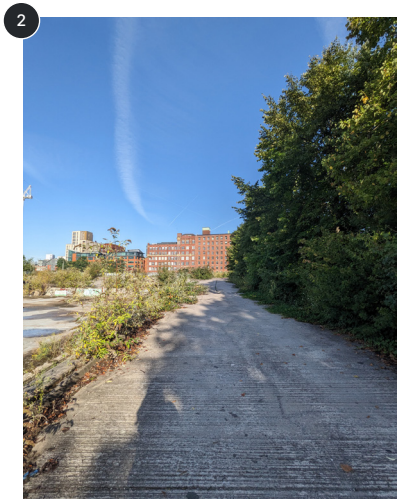
- Completed in last 2 years
- Under Construction
- Planning Approved/ Ground Works
- Proposed (Awaiting determination)
- On Hold
- Site Boundary

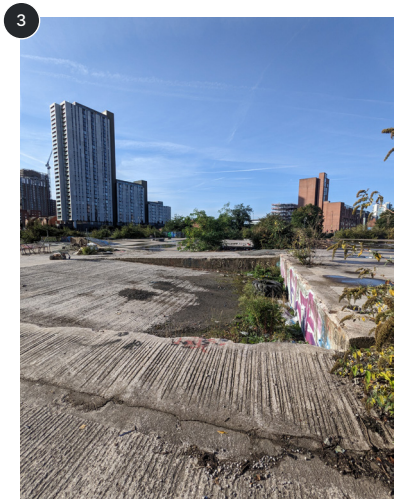
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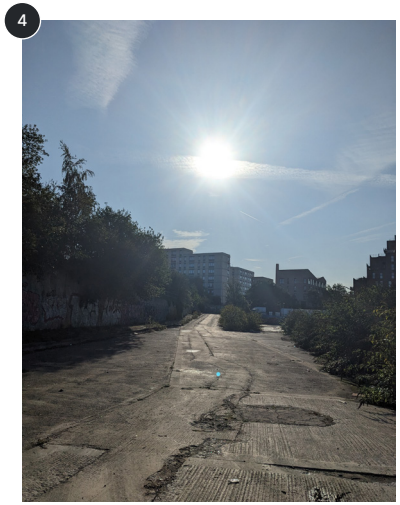
Wider FCRP Site Photos

The extent of the wider FCRP site is predominantly large concrete slabs. There is a 5m level change between the North West and South East end of the site with remnants of the old buildings seen throughout. Limited vegetation is present including buddleia and existing trees.

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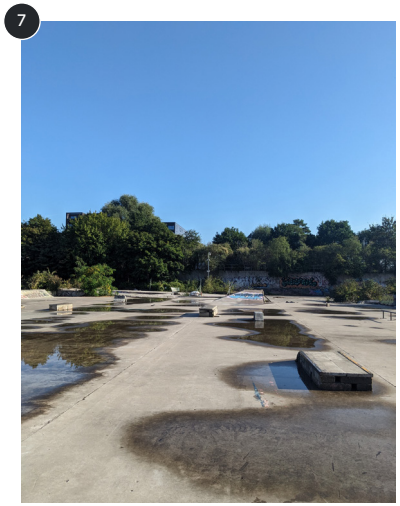
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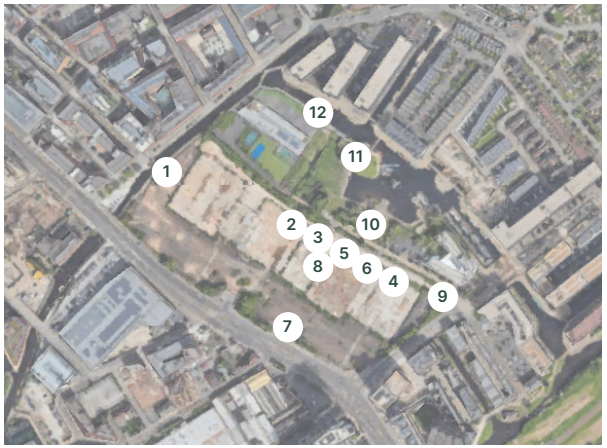


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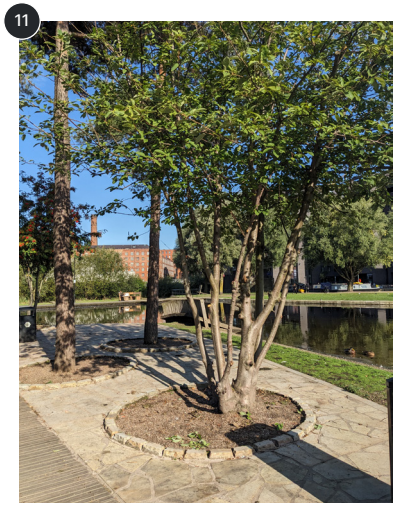


Location Plan

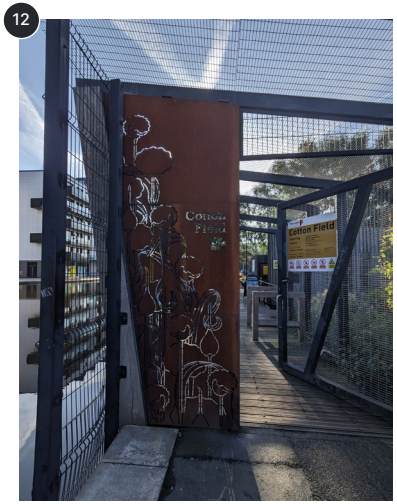
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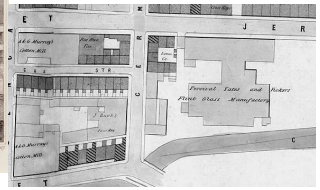


Ancoats Through the Ages



SIM, 2023

Ancoats became the centre for textile mills, machinery, glass and newspaper. **Old Mill, Part of Murrays Mill, dates back to 1789**. It employed over 1500 workers and is claimed to be the first to run spinning mules by steam power.



1851 Adshead Map of Flint Glass Factory and cotton Mill

1789

1804

Rochdale canal dates back to 1804

1850's

Shooters Brook use to be known for 'it's profusion of **hazel trees, growing on the banks... known as Nut Valley"** but was culverted by the 1850's. Manchester on the Edge, 2021

1889

The first single-class housing area was built to provide homes for mill workers. This was called Victoria square and still exists today.

1910

1930's

Present



Modern Mooch, 2018



Modern Mooch, 2018

Womans shoe discovered in the roof space of Murrays Mill. Many people thought this brought luck and protected the occupiers.

SIM, 2023



In the 20th Century there was a decline of industry with factories closing and communities leaving for the suburbs. the only new industry to establish itself in Ancoats was newspaper printing such as the Daily Express which opened in 1939

Royal Mill and Lock 82, Rochdale Canal



Manchester Evening news, 2015

Factory worker walking out, 1910



Manchester Evening news, 2015

First World War biplane, an Avro 504K. Its makers A.V. Roe & Co. set up the world's first aircraft factory in the basement of Brownsfield Mill on Great Ancoats Street in 1910.



SIM, 2023

Built in the 1980's, the Central Retail Park was demolished in 2019, the site now lies derelict with improvised use as an informal skate park

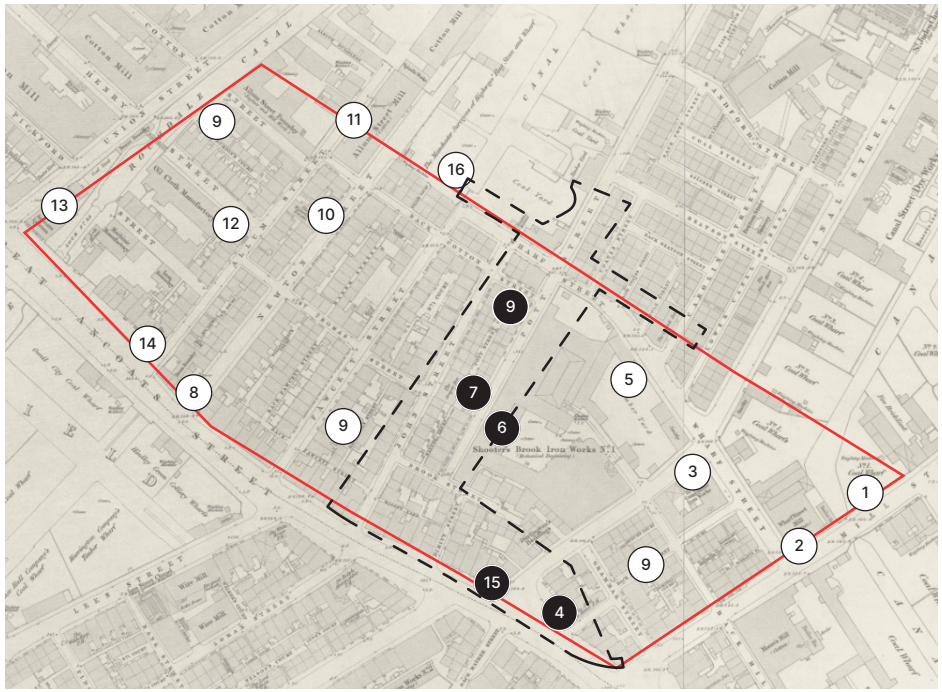


Modern Mooch, 2018

Historic Maps

1840's - 1860's

1. Coal Wharf
2. Wharf Street cotton mill
3. Canal Street iron works
4. The Bird in Hand P.H
5. Timber Yard
6. Shooters Brook Ironworks
7. The Grapes Inn
8. Brass Foundry
9. Residential
10. The Waterloo Tavern
11. Allum Street Cotton Mill
12. Oil Cloth Manufactory
13. Ancoats Lyceum (1835)
14. The Moulders Arms P.H
15. Scotch Heifer P.H
16. Manchester surveyors of highways flag store and wharf



1900's

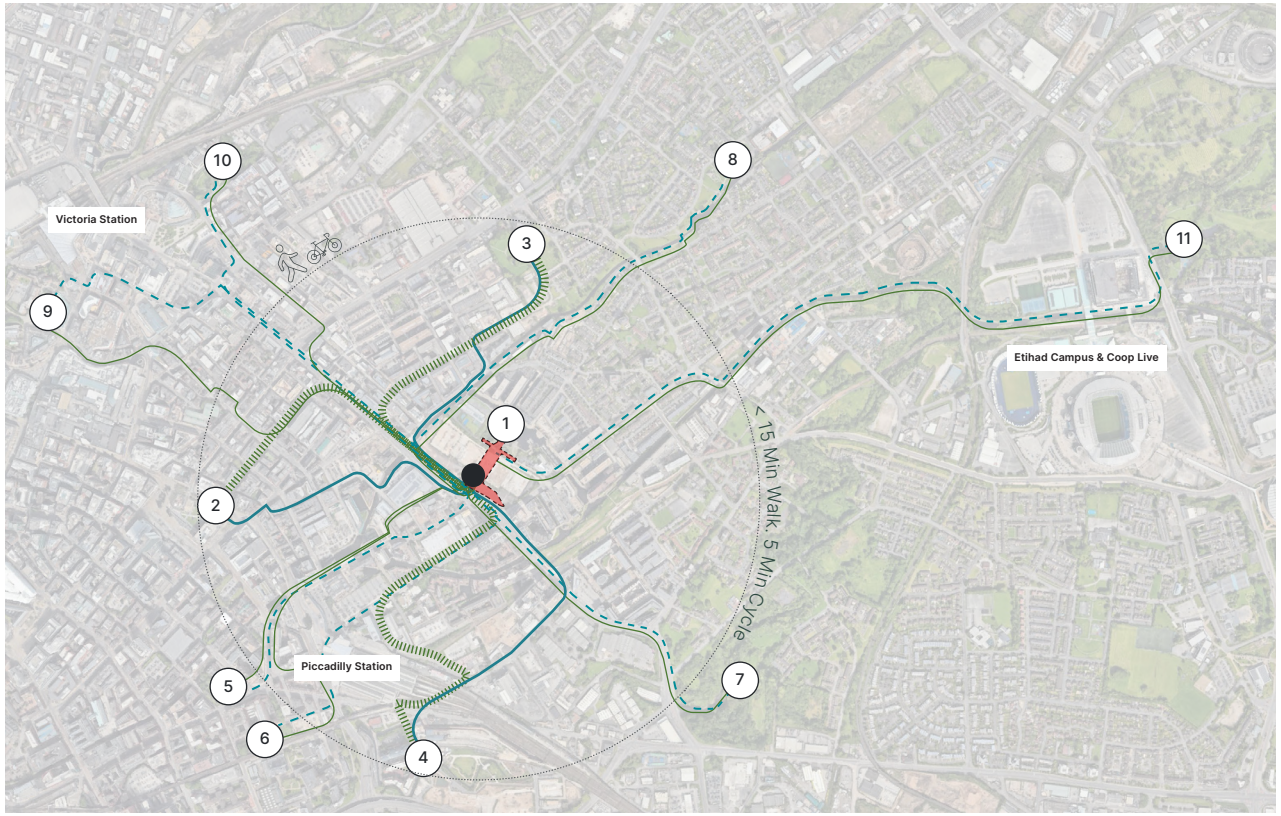
1. Wharf Street cotton mill now Sun Mills
2. The Bird in Hand P.H
3. Scotch Heifer P.H
4. Timber shed
5. Tin Works
6. St Albans church & St Albans School
7. Play Ground
8. St James Church & St James school
9. Recreation ground
10. Corporation Yard
11. Corporation Yard and Stone Wharf
12. Saw Mill
13. The Moulders Arms P.H
14. Residential



National Library of Scotland, Side by side maps, 2023

Accessible Green Space

The sites location is a central point between many key green spaces in Manchester. Cotton Field Park being adjacent to the site and Piccadilly Gardens, Ancoats Green and Mayfield Park all within a 15 min walking distance.



Key

1. Cotton Field Park *(<5 min walk, <2min cycle)*
2. Piccadilly Gardens *(12 min walk, 5min cycle)*
3. Ancoats Green *(15 min walk, 5min cycle)*
4. Mayfield Park *(15 min walk, 5min cycle)*
5. Sackville Garden *(16 min walk, 6min cycle)*
6. Vimto Park *(16 min walk, 9min cycle)*
7. Pin Mill Brow *(16 min walk, 6min cycle)*
8. Victoria Mill Park *(18 min walk, 6min cycle)*
9. Cathedral Gardens *(21 min walk, 9min cycle)*
10. St Michael's Flags & Angel Meadows *(19 min walk, 7min cycle)*
11. Phillips Park *(34 min walk, 10 min cycle)*

- Walking Route (15 Min Or Less)
- Cycle Route (5 Min or Less
- Walking Route (Over 15 Min)
- Cycle Route (Over 5 Min)
- Site boundary

N

1



2



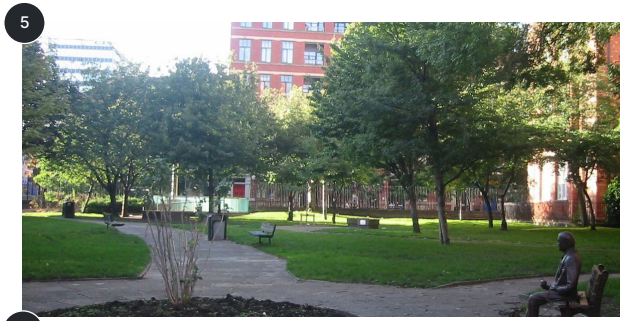
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8



9



10



11



1. Cotton Field Park
2. Piccadilly Gardens
3. Ancoats Green
4. Mayfield Park
5. Sackville Garden
6. Vimto Park
7. Pin Mill Brow
8. Victoria Mill Park
9. Cathedral Gardens
10. St Michael's Flags & Angel Meadows
11. Phillips Park

Green Space Amenities

		Cotton Field Park	Piccadilly Gardens	Ancoats Green	Mayfield Park	Sackville Garden	Vimto Park	Pin Mill Brow	Victoria Mill Park	Cathedral Gardens	Angel Meadow	Phillips Park
	Water Element	x	x		x			x	x			x
	Seating	x	x	x	x	x	x		x	x	x	x
	Food & Beverage	x	x		x							
	Play Features		x	x	x				x	x		x
	Cycle Track											x
	Toilets	x			x							
	Tree Planting	x	x	x	x	x	x	x	x	x	x	x
	Lawn	x	x	x	x	x	x	x	x	x	x	x
	Rain Gardens				x							
	Transport Stop		x	x	x	x	x	x		x		x

Existing Movement Routes

The site has a complex wider movement network that boarders it's perimeter.

- Great Ancoats Street to the South end of the site is a major car dominated road with few pedestrian crossings. There are two crossings close to the site. One located near the Rochdale Canal and the other towards Old Mill Street
- Old Mill Street runs to the East of the site. Also a car dominated road
- To the North of the site is Hugh Oldham way, a limited access road serving the School and medical practice.
- Buses run along Great Ancoats Street and Old Mill Street quite frequently and the site is located within a 10min walk from New Islington tram stop and Piccadilly train station.
- As Part of the Transport for Greater Manchester cycle network, existing cycle routes surround the site however, are all on-road routes or shared surfaces without a designated path.
- The complex mosaic of streets surrounding the site result in a wide range of pedestrian movement options.



Existing Movement Diagram

Planning Context

Development Plan

The relevant Development Plan is provided by MCC's adopted Core Strategy ('CS') (July 2012) coupled with the saved policies of the Manchester Unitary Development Plan ('UDP') (1995) and Places for Everyone (2024).

Manchester Core Strategy

The Site is identified to be within the defined Regional Centre (Site location indicated by a red line), and also within East Manchester but is not subject to a specific site allocation. East Manchester policies (EC5 Employment and H4 Housing) are therefore relevant to the proposals.

Places for Everyone

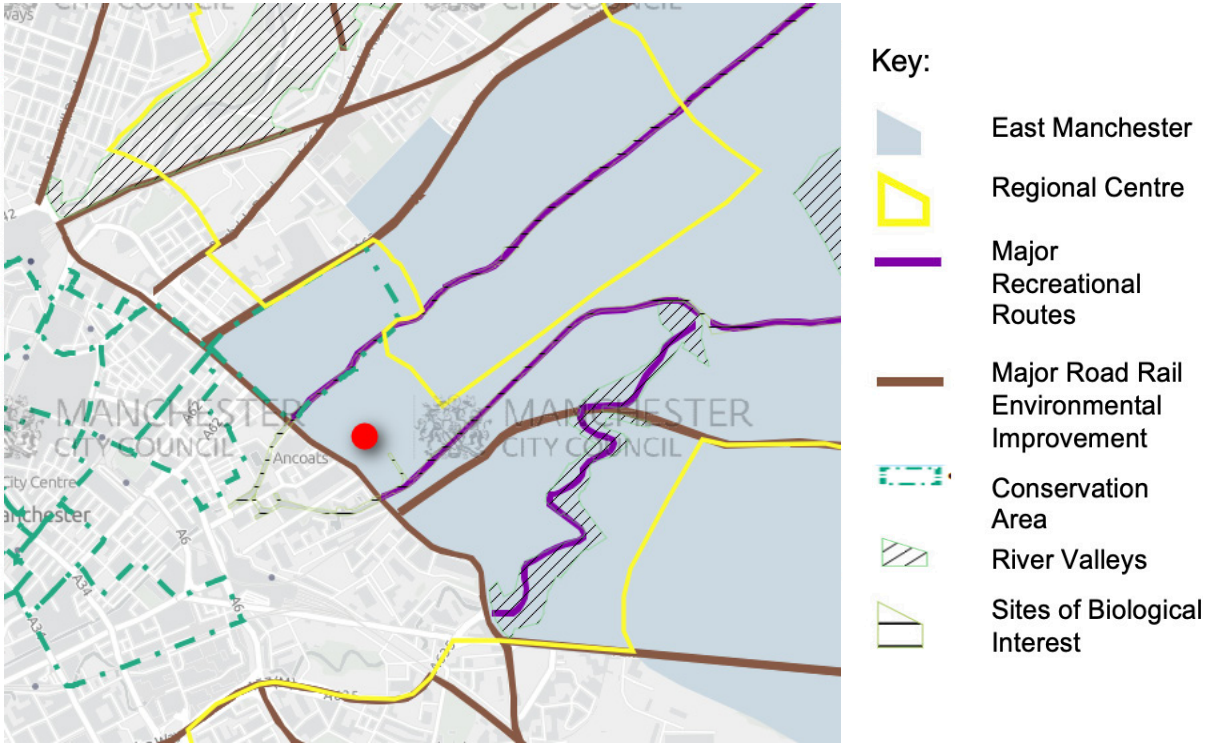
Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts, adopted on 21 March 2024.

The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development.

Central Retail Park Strategic Regeneration Framework 2023

The Strategic Regeneration Framework ("SRF") for the former Central Retail Park has been prepared by MCC with input from the Government Property Agency ("GPA") who it is understood has a need for commercial offices in Manchester.

The vision set out within the SRF is "to create a new high-quality, sustainable office district with attractive public realm at its centre. A new park will provide an appealing green space and recreational facility for the local residents, new office workers, employees, and visitors. The proposals build upon the strategic location of the site and its strong connections to the city centre and transport networks."



Core Strategy Allocations Plan

This vision aims to support MCC's aspirations to drive economic growth through the provision of new high-quality Grade A offices to attract new companies to Manchester. It is proposed the future redevelopment of the Site will include ancillary retail and leisure accommodation, providing attractive new facilities for local people who live and work in the area as well as the new working population which the Site will accommodate.

The redevelopment of the Former Central Retail Park is a long-standing strategic priority for MCC, and the SRF is a material consideration in the determination of planning applications within the SRF area.

The SRF identifies site opportunities and parameters for the Former Central Retail Park site, as follows:

- **Retention of the existing trees and integration of the culvert** – Existing trees present an opportunity to act as noise, air quality and visual buffers to the site, and should be retained where possible. The existing culvert (Shooters Brook) will also be surveyed.
- **Great Ancoats Street Environment** – The potential to improve the site's relationship and active frontage to Great Ancoats Street is encouraged. There needs to be a focus on providing a welcoming and attractive environment that offers a unique experience. Mitigation measures need to be considered to address traffic, access, air quality, and noise pollution of Great Ancoats Street.
- **Levels** – There is a significant change of level across the site with an approximate 5 metre difference between the southern and northern corners of the site (rising to the North). The level difference creates an opportunity to connect to the surrounding context and explore creation of a service and operation under croft for parking and servicing activities.
- **Extension of Cotton Field Park** – There is an opportunity to extend Cotton Field Park across the site, towards Great Ancoats Street, increasing connectivity and cohesion. The new public realm within the site will take influences from the character of Cotton Field Park but ultimately have its own distinct appeal and design.
- **Pedestrian Arrival Gateways** – The intention is to link new gateways to pedestrian and cycle connections to and from the site and limit vehicular access to the perimeter, creating a pedestrian friendly environment. The extension of the park creates the opportunity to increase permeability within the site which enhances connections to its surrounding context, creating more usable pedestrian environments. The intention is to prioritise pedestrian and cycle connections to and from the site and limit vehicular access to the perimeter.

In terms of place making, form and layout, the SRF states the following in respect of Development Parcels:

"A key driver for the development of the former Central Retail Park is to deliver a new green space at the centre of the site, which results in two distinct office developments at either end, linked by the new park."

It respect of form and layout, the SRF states:

"A small-scale leisure and retail building could occupy part of the green space and respond to the human scale of this space. The green space will be arranged with a series of hard and soft landscaped areas for use by local residents, workers and the wider public."

Regarding, public realm the SRF states (inter alia):

"The integration of uses, built environment, and place making will collectively facilitate a new high-quality district that will act as a catalyst for the site's regeneration.

Whilst it is important to consider the local context, it is equally important that the development creates its own distinct character. The site will focus on creating a place that is unique to the existing public offering as it builds upon the already successful districts making this part of east Manchester a go-to destination.

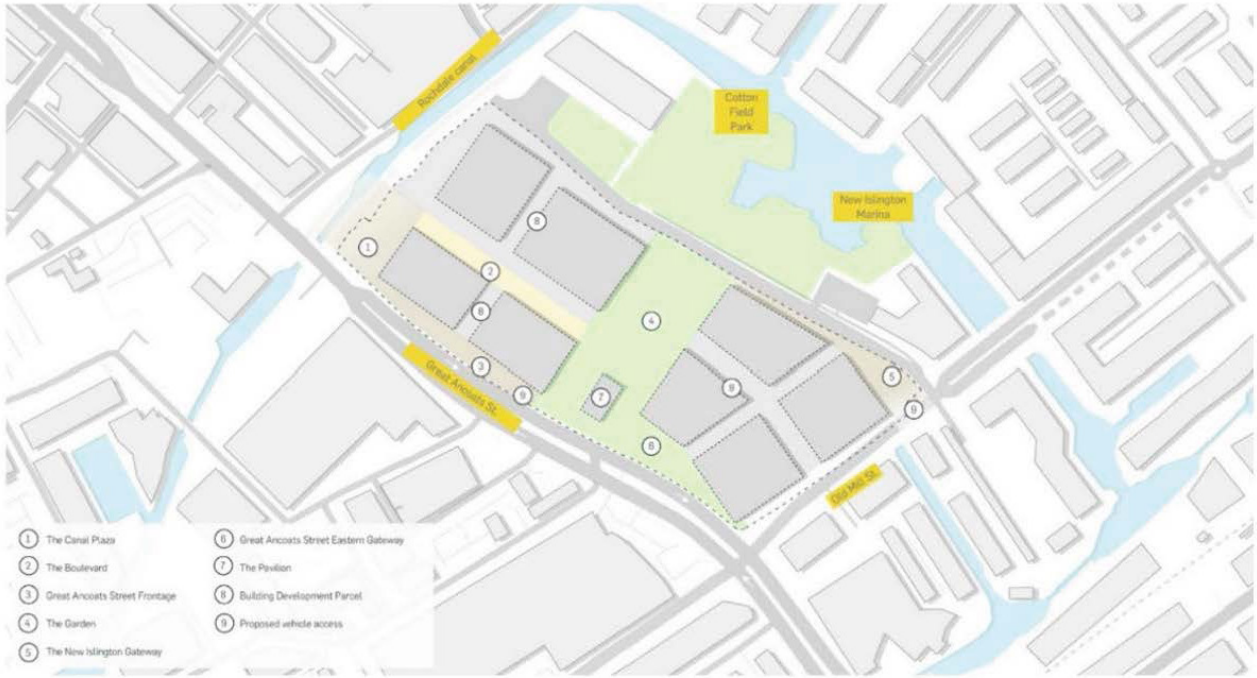
A significant new green space at the centre of the site will be known as "The Garden". This will help stitch the site into its local context and provide a connection between two development parcels."

The SRF includes an indicative parameters plan demonstrates how the individual design drivers and development principles could be realised.

The Garden - an inclusive space accessible to all users. The SRF describes this as the largest green space on the site which will sit at the centre of the masterplan, and will be very closely linked to Cotton Field Park through both strong physical connections and also extending the design language of the park through the materials palette of hard and soft landscape.

The SRF envisages it could provide a range of spaces from terraced lawns and informal seating to lush planting with seasonal interest – all punctuated with large specimen trees. The Park will provide important usable green space and represents the opportunity to enhance wellbeing for both the resident workforce and general public.

Great Ancoats Street – the masterplan seeks to ensure an improved, greener frontage to Great Ancoats Street. Street trees and rain gardens are encouraged along the development frontage to create a strong green edge and important buffer between the highway and the public realm.

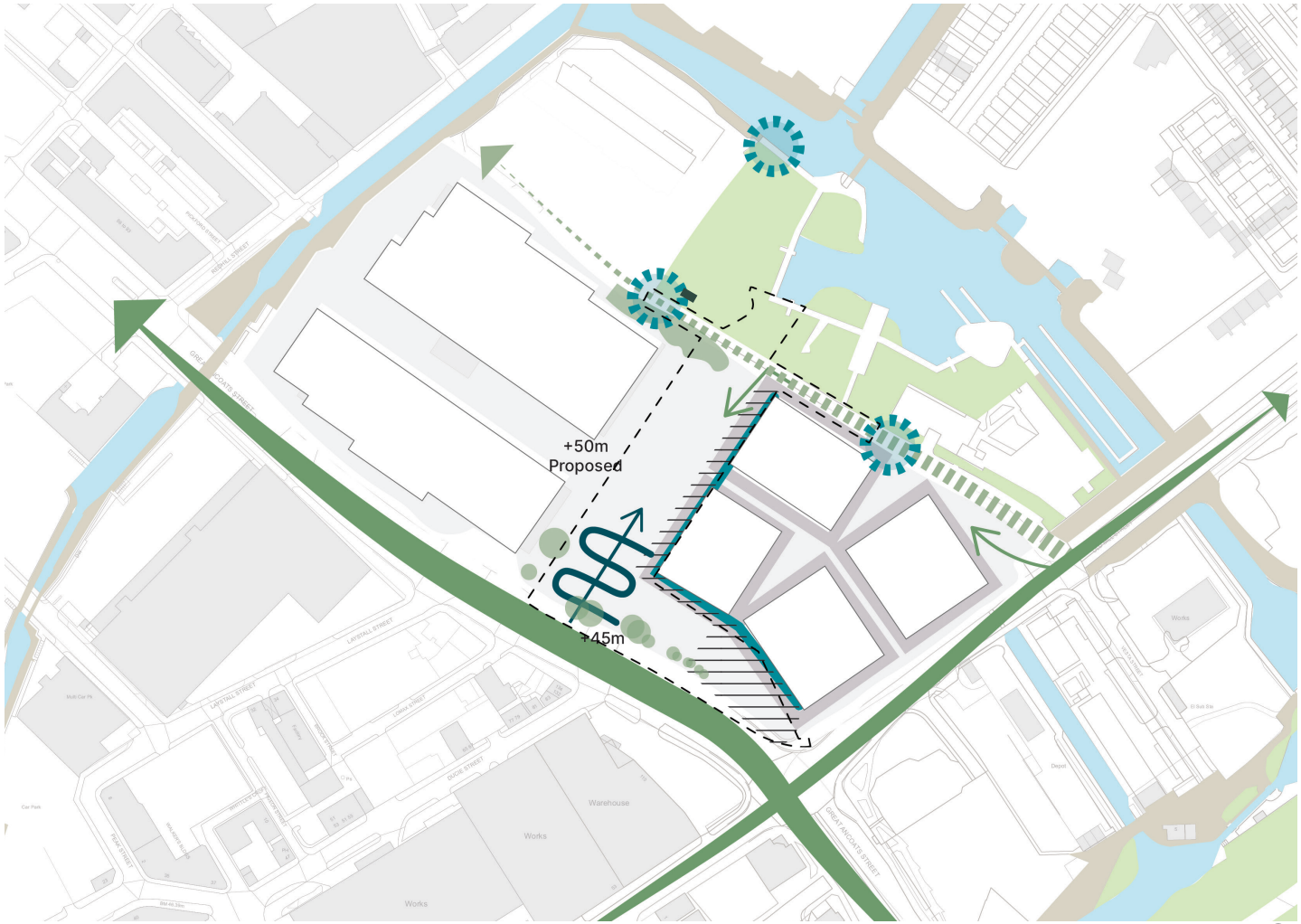


^ Figure 4.1 Indicative Parameter Plan (taken from the SRF)

3 ANALYSIS

General Site Constraints

The FCRP site is bounded by Great Ancoats Street to the South and Old Mill Street to the East. Phase 1 and 2 create new boundaries to the East/ West and the Northern boundary remains as a restricted access road to serve the school and medical practice. This creates a complex movement network around the site that is further constrained by the level change required to provide inclusive, accessible movement. Existing vegetation also creates a visual disconnection from Great Ancoats Street.



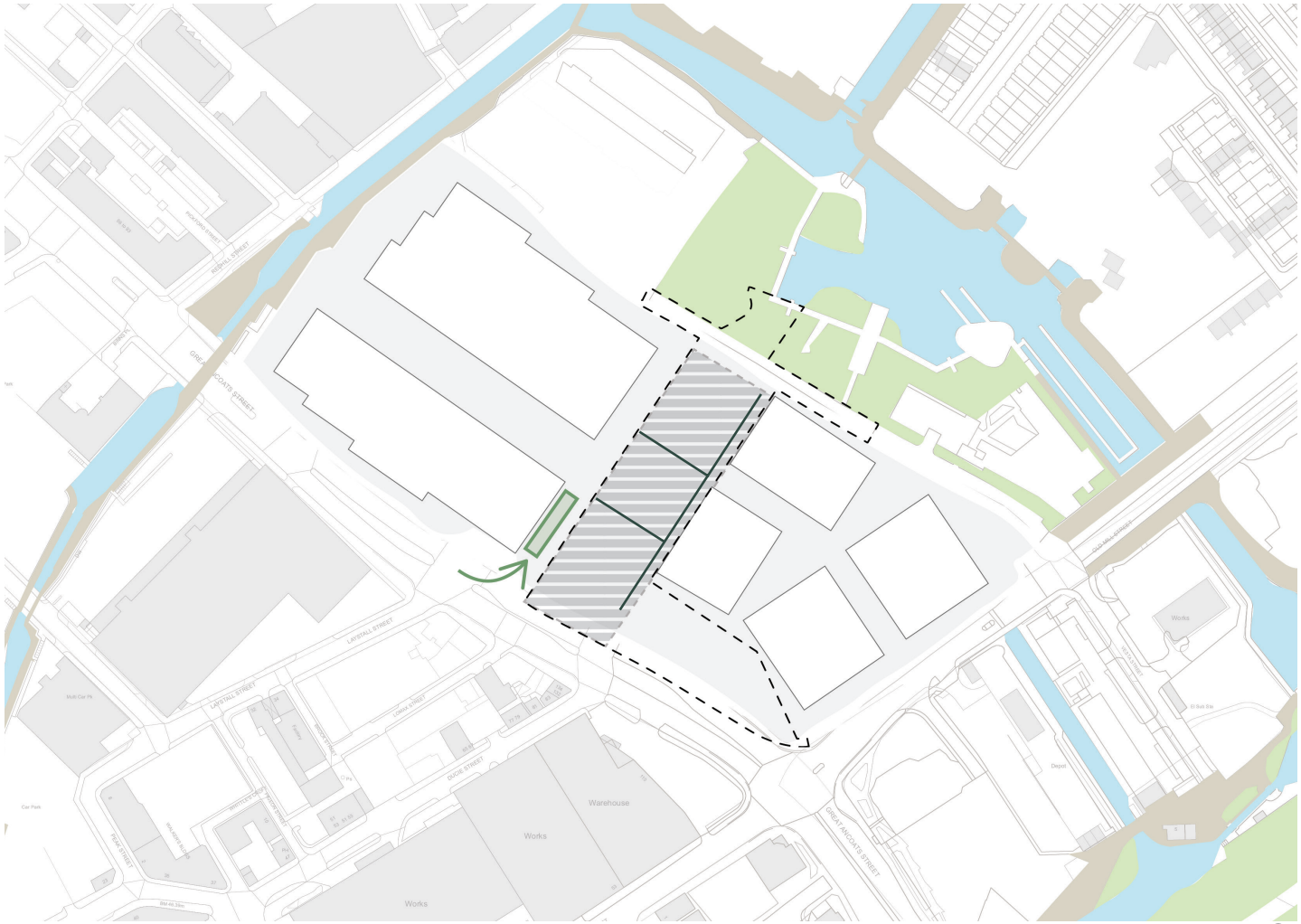
Key

- Site Boundary
- Busy Great Ancoats Street (4 lane traffic)
- Old Mill Street (2 lane traffic)
- School and Medical Centre Restricted Access Road
- Vehicle access required to site
- Building Facade Maintenance may be required
- Unknown Building Interface
- Temporary landscape scheme may be required for Phase 2 unknown interfaces
- 5m Level change
- Gated Access restricts users after hours
- Existing Sub-station
- Existing site trees

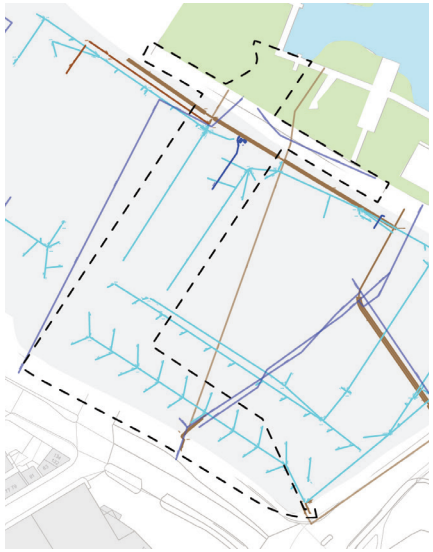
Phase 1 Site Constraints

Known constraints of the Phase 1 works include the 5-15m vehicle and pedestrian zone buffers from the boundary as well as the undercroft car port that will require vehicle access.

A separate planning application is being submitted for Phase 1, however there has been ongoing coordination between the design teams in developing the proposals.



Existing Services Analysis



Water & Sewer Services

There are a variety of water and sewer lines that cross through the site including the culverted Shooters brook. The water mains to the left and right of the site boundary are now abandoned.

- Water mains
- Surface water
- Foul water
- Sewer



Gas and Electric Services

The electricity lines running mainly around the site perimiter are low voltage to 6.6kv. The Gas line also runs around the perimiter of the site boundary.

- Gas
- Electric



BT & communication Services

The majority of these services are on the perimiter of the site boundary. However, the one purple line running through the center of the site is a BT cable with live boxes in the Phase 1 and Phase 2 areas.

- BT and Comms



Unknown Services

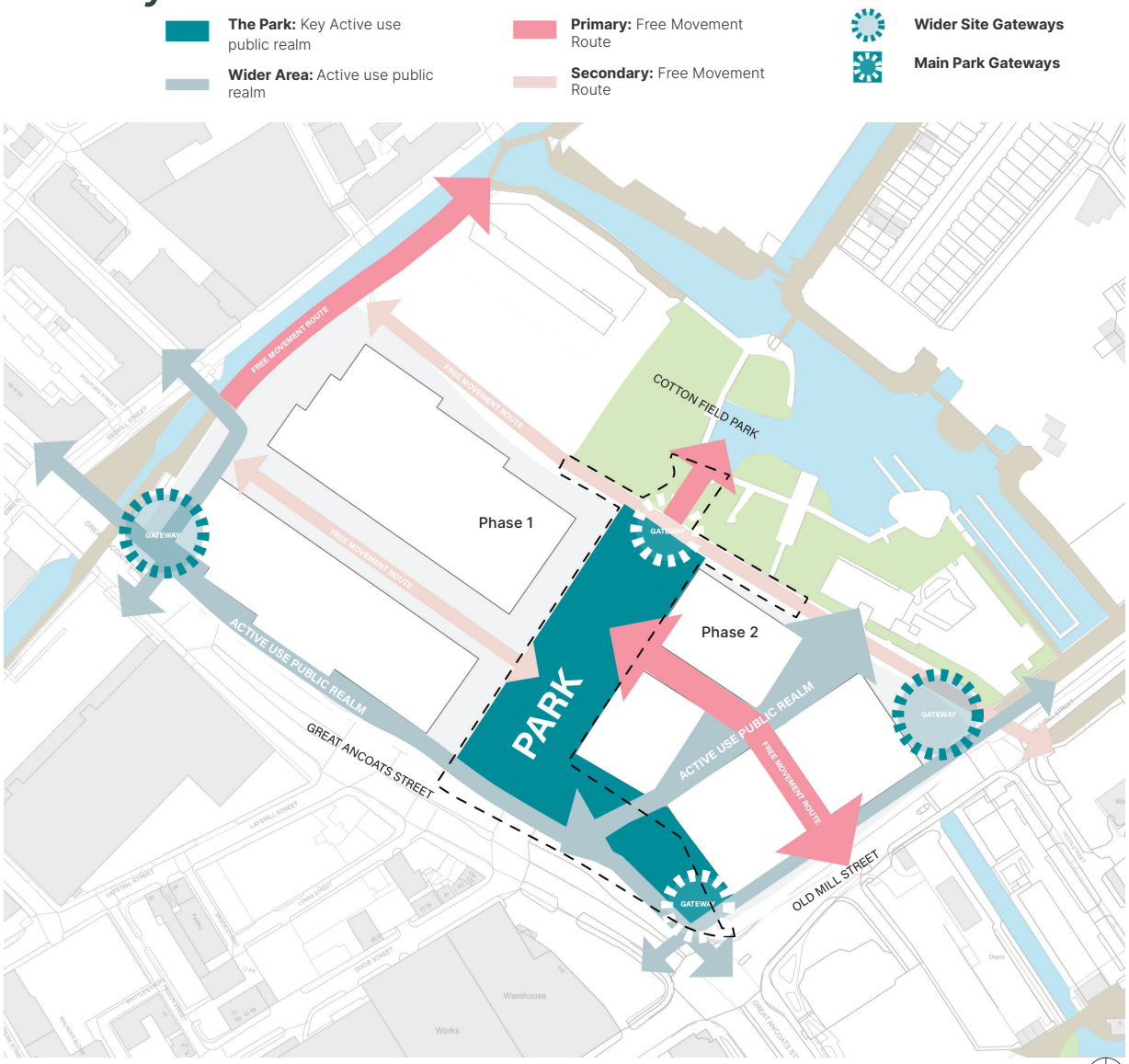
These services were marked as unknown. Further site investigation is required to understand their impact on the project.

- Unknown

Wider FCRP Site - Spatial Hierarchy

The site spatial hierarchy creates a matrix of interconnected, active use, public realm spaces. Woven together with a network of free movement corridors.

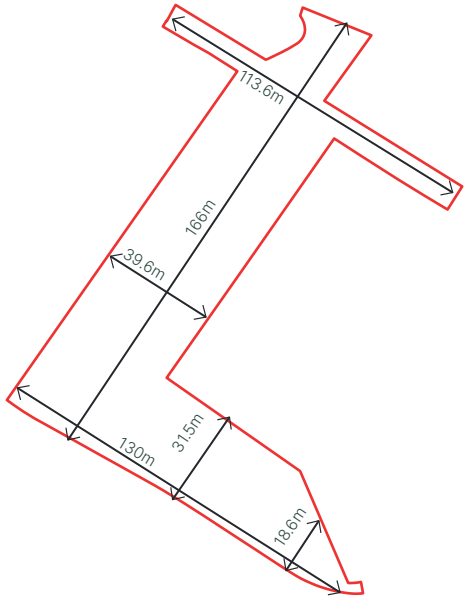
- Although the site is split into three development parcels, each with their own unique objectives. They come together to achieve a broader set of design principles, set out in the SRF.
- The Park is at the centre of these developments. Creating a green, usable, heart space that accomodates the needs of the wider site users. From children to office workers, the park provides active and engaging public realm that gives back to the community.
- The adjacent public realm extends this offer, developing through Phase 1 and 2.



Spatial Hierarchy

Scale Comparison

The park provides a large greenspace at the heart of the FCRP development. Comparable to that of Ancoats Green and just under half the size of Mayfield Park. Providing ample space for active use by local residents, workers and visitors.



Central Retail Park Site Area: **9145 sqm**

Proposed Ancoats Green

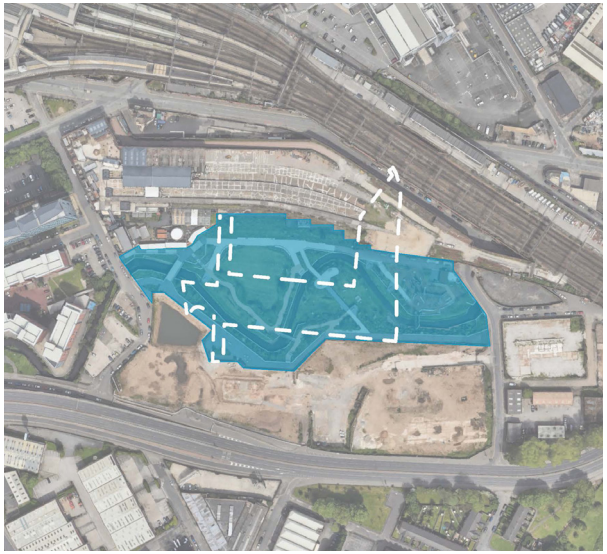
Area: **10633 sqm**





Mayfield Park

Area: **21524 sqm**





N

User Profiles

The site has multi-functional uses including office space, retail and leisure therefore the user profiles will vary from day to day.

'The Park' will provide recreational facilities for the local residents, new office workers, employees, and visitors with different needs.

It is the intention that throughout the project, different user/ accessibility groups are involved in engagement workshops and have the ability to input into the detailed design.



Office Workers

Requirements:

Space to dwell during lunch breaks and a positive green view from office buildings during work hours.

- Seating opportunities and places to dwell
- Green space to enjoy



Local Residents

Requirements:

Recreational, leisure space to dwell and relax.

- Seating opportunities and places to dwell
- Green space to enjoy
- Potential for work out equipment/ exercise routes/ signage



Commuters

Requirements:

Easily accessible green routes that connect to the wider public realm

- Clear and direct movement routes
- Seating opportunities for rest



People with unique accessibility requirements

Requirements:

An inclusive, legible space for all.

- Easily navigable landscape with a clear wayfinding strategy and good lighting
- Alternate routes for different requirements (Including level access, ramps and steps)
- Simple materiality strategy with contrasting colours and level surfaces
- Sensory planting



Children and Families

Requirements:

Engaging recreation and leisure space.

- Playful features woven throughout the landscape
- Educational opportunities integrated into scheme
- Seating opportunities and places to dwell
- Sensory planting



Retail owners

Requirements:

Space to create active and engaging facades

- Flexible spill out space
- Clear and direct routes to retail units
- Positive green surroundings



Shoppers

Requirements:

Accessable and engaging retail offer set within positive surrounds

- Clear and direct routes to retail units
- Positive green surroundings
- Seating opportunities and places to dwell

4 DESIGN DRIVERS AND EVOLUTION

Key Design drivers

Placemaking: Building a Neighbourhood



- Vibrant destination
- Own distinct character
- Meaningful social value
- Unique public offering
- Enhance well-being
- Incorporate existing urban grain
- Augmenting local amenities

Connectivity and Accessibility for all



- Easier, safer, more attractive
- Pedestrian gateways
- Resolving level change
- Strengthening links between the site and the city centre
- Utilise public transport locations

Nature at the Centre



- New ecological habitats
- Sustainable approaches to design
- Improve local biodiversity
- Considers air quality
- A pleasant micro-climate

Respecting the Heritage



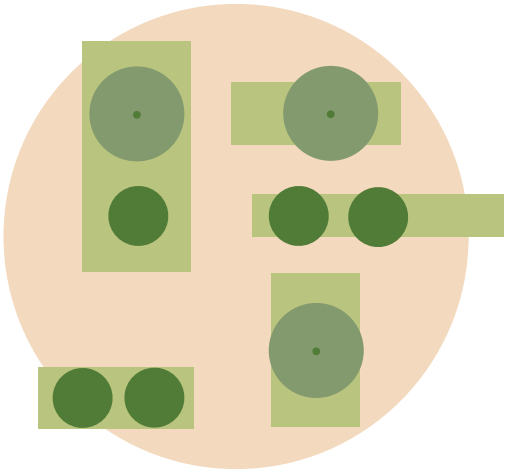
- Responds to local context
- Respecting the listed mill building and canal setting
- Historically home to textile mills and was the centre of manufacturing of machinery, glass, and newspapers

Transitional Edges

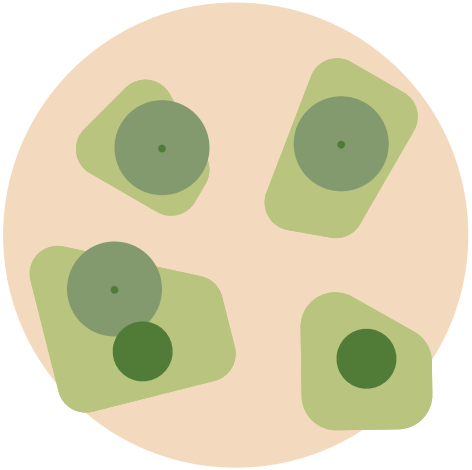


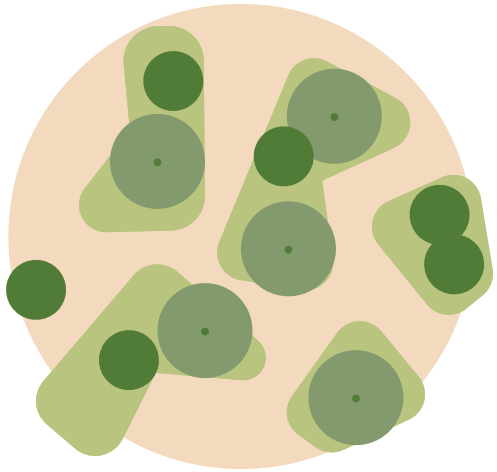
- Active frontage to buildings with leisure and retail uses
- Spill out space potential in the public realm
- Reactivation of Great Ancoats Street
- Transition to Cotton Field Park

Exploring Spatial Arrangement



Green Formal





Greenest Informal

Pros

- Creates clear routes and a legible public realm

Cons

- Creates faster movement through the scheme with less opportunity for dwelling

Pros: Finding a balance between green and hard materials

- Allows for ample usable space
- Creates an environment that feels lush and green
- Avoids over cluttering the space and creating pinch points.

Pros

- Maximum greenspace provided

Cons

- Creates pinch points in the landscape
- Can become less legible as people move through the space



Optioneering

preferred option

Option 1: Green



Developing the concept in the early stages led us to explore the options of green, greener and greenest. We began with an option that was the least green and most formal. This felt too rigid as a design and didn't provide enough greenery to make the space feel like a public park.

Option 2: Greener



Moving onto the greener option, a more informal approach was taken. This led to more meandering paths and less geometrical shapes. The atmosphere created here felt more appropriate for the space. Encouraging slower movement and dwelling amongst the planting.

Option 3: Greenest

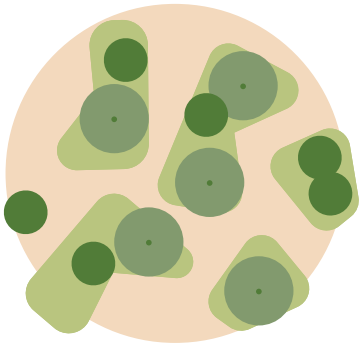


The last option explored the greenest and most informal design. Although the amount of planting here was appealing, the overall legibility of the park felt too complicated and didn't provide the user with enough direction. As a result of this optioneering exercise, it was confirmed that the second approach was most suitable. Finding a balance between formal and informal, with a strong overall green impact.

Design Development



Spatial diagram - Stage 1 Design Development



The developing design continues to explore the greener and balance between formal and informal. Meandering routes have been created that encourage exploration and a slower pace whilst site legibility had remained a focus for accessibility requirements.

Key

1. Green buffer to Great Ancoats Street
2. Tiered space with sloping path and steps
3. Central connecting space between Phase 1 site and future development plots
4. Informal greenspace linking into Cotton Field Park
5. Large central lawn space with undulating topography





Illustrative images - small pockets of lawn and lush garden spaces

Usable Public Realm Development

Usable public realm is space that provides a function for the user. Good design must consider who the users are? And how they might wish to use the site?

This can come in a variety of forms. From benches and other types of seating, to softer lawn space for picnics, games and relaxation. In addition to this, hard materials provide flexible use public realm that can host events, play, ping pong and so on.

Having this variety woven throughout the scheme allows the site to appeal to it's variety of users Providing a green setting to relax, socialise and play.



Hard Surfacing

Usability potential:

- Formal and informal play.
- Spill out opportunities from adjacent development
- Temporary/permanent sport opportunities (Eg. Ping Pong tables)
- Informal seating



Soft Surfacing

Usability potential:

- Formal and informal play
- Picnics
- Informal sport (frisbee, ball games)
- Informal seating



Furniture Items

Usability potential:

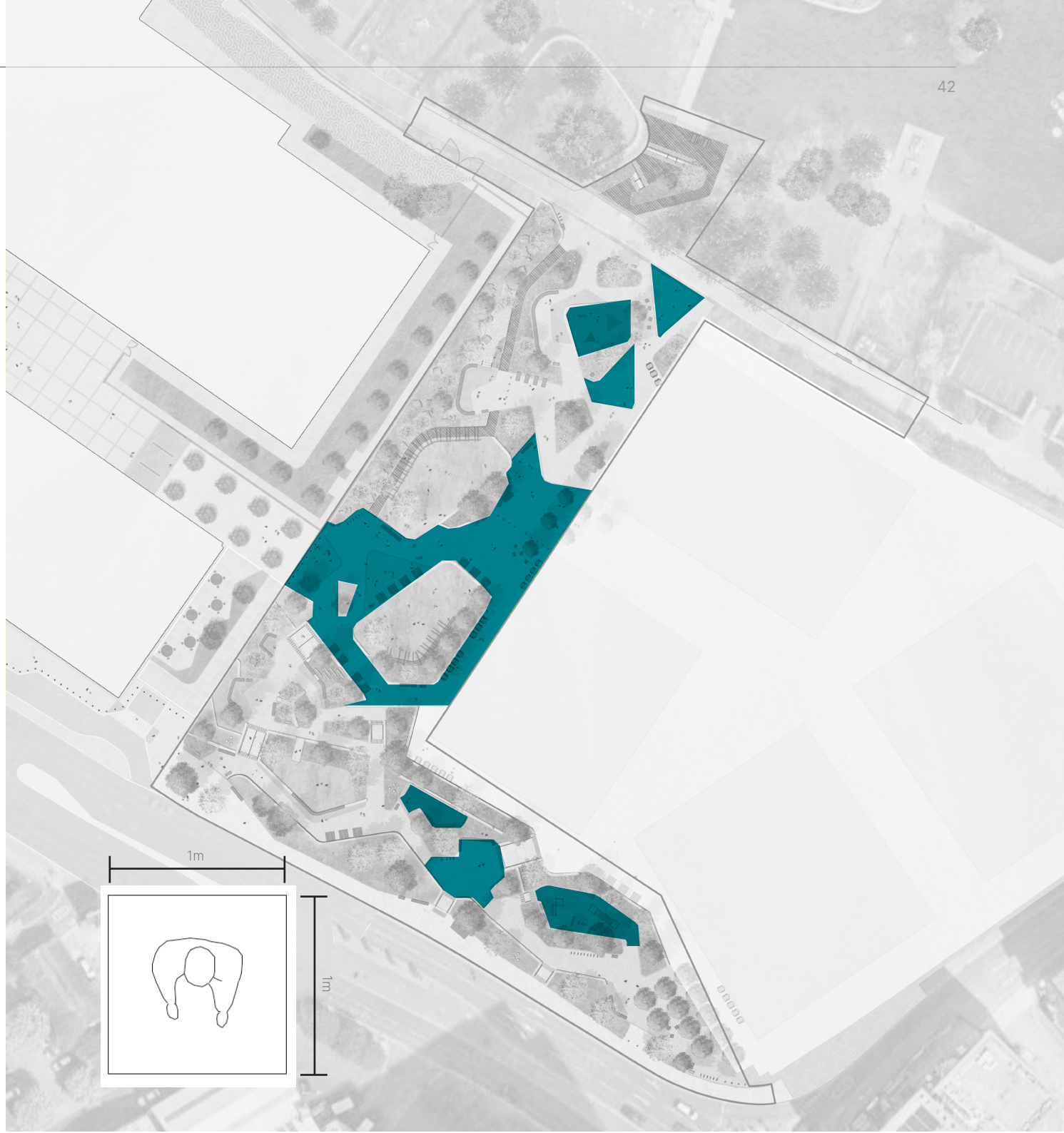
- Seating for rest, relaxation or socialisation
- Informal playful features woven throughout the landscape
- Formal Play features
- Spectating

Hardstanding Capacity Study

The site provides a well balanced combination of hard and soft landscape. The main hardstanding areas providing fully accessible and multifunctional spaces that allow the user to efficiently move through and dwell in the site.

Hardstanding capacity for main usable public realm calculated on a 1m squared per person basis.
Total capacity = **1551** people.





Lawn Capacity Study

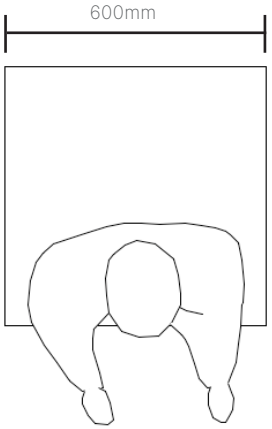
The lawn area provides a different but equally important active use space within the park. Here, more informal play, seating and socialising can take place in the relaxed setting of greenery. Surrounded by planting and set back from the main hardstanding routes through the site.

Seating capacity for the lawn area calculated on a 1m squared per person basis. Total capacity =**659** people.





Seating Capacity Study



Seating capacity calculated on a 600mm linear metre per person basis. Total seating capacity = **435** people.

The seating strategy aims to provide an array of inclusive opportunities to rest and socialise in the space. Whilst maintaining clear sightlines across the Park.

1





Seat Type 1: Straight Timber Bench

Benches integrated with back and arm rests for accessibility along main routes. Height variations will also be considered moving forward to ensure inclusive design.

Capacity to seat **56** people across the site.

2



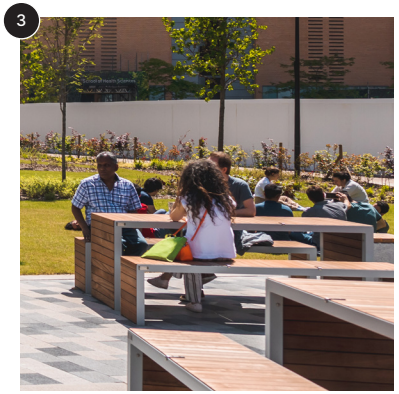


Seat Type 2: Curved Timber Bench

Designed into pocket spaces that provide a more enclosed feel, Immersed within the planting beds. This type should have the same design language as Seat Type 1 to create a cohesive furniture strategy.

Capacity to seat **135** people across the site.

3



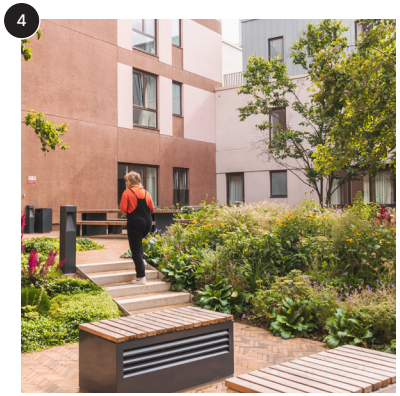


Seat Type 3: Timber Picnic Tables

Providing a more social opportunity to dwell in groups and accomodate a variety of uses. From dining, to working.

Capacity to seat **120** people across the site.

4



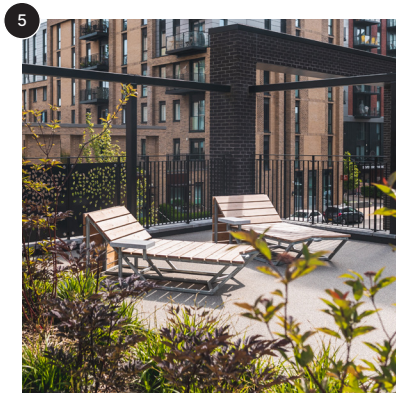


Seat Type 4: Informal Timber topped cubes

Scattered throughout the landscape, the cube seating allows more informal resting opportunities as individuals or in small groups.

Capacity to seat **24** people across the site.

5





Seat Type 5: Timber loungers

Creating a more relaxed atmosphere, the timber loungers allow more of a recline for people to dwell in the landscape for longer.

Capacity to seat **4** people across the site.

6





Seat Type 6: Timber Tables and chairs

To create more active edges, tables and chairs near the phase 2 building facades will help to create ample spill out and seating opportunities for people engaging with the units.

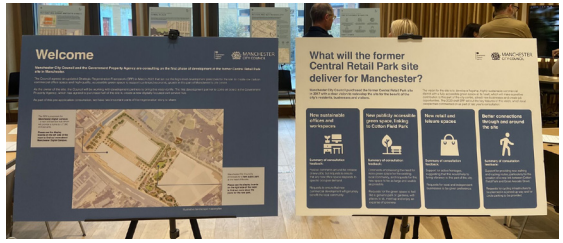
Capacity to seat **96** people across the site.

5 CONSULTATION

Summary

A coordinated public consultation between the Phase 1 scheme and the Park was held on September 11th at Halle St Peter's.

Prior to the in-person event, a series of online and in person marketing was developed in order to ensure all relevant stakeholders were aware of the consultation event and had adequate time to respond and make arrangements for attendence.



This included a joint consultation website, with seperate downloadable links to the documents and feedback questionnaires. A postcard drop to the surrounding affected areas. A press release to promote the in person consulation event. Emails issued to local community groups and social media promotion.

The coordinated event approach between the Phase 1 team and the Park team was to ensure that the development came across as a cohesive and integrated strategy. The consultation included shared introductory boards describing the overall project context and brief as set out in the SRF and combined wider masterplan development.

The room was then divided into two halves to direct consultees to the relevant scheme and members who would be able to advise on any questions or feedback.

The Park consultation boards were as follows:

The Site - An introductory board that provided site context. Making the consultee aware of the site location, key site access and constrains alongside the main design drivers of the scheme.

The Vision - The second board focused on the developed design masterplan and vision for the site. Highlighting key green amenity statistics that would be of significance to the viewer.

Size and Scale - The following board set the site in the context of existing local greenspaces. Allowing the consultees to imagine the new park scale based off their own potential experiences/knowledge of other local greenspace.

Axonometric Visual - In order to further visualise the scheme, a 3d visual was produced from Great Ancoats street. This highlighted how the design proposals deal with the 5m level change, how green the site would be and how the routes create a meandering journey through the park, integrated with ample dwell space.

Character Areas - The last two boards then highlighted the main components of the scheme. The Southern Gateway and Northern Upper Plaza. Highlighting the design in more detail, supported by relevant precedent images.

To ensure for a more interactive consultation, supplementary boards were also developed that allowed the consultees to add stickers to precedent images they preferred and felt were most relevant for the scheme. This was in addition to the feedback questionnaires and gave a more visual representation of the views of the stakeholders.

In order to fully consider the provided feedback, a review period was allowed for after the consultation. This ensured time to gather feedback, review and implement appropriate considerations moving forward in the design development.

(For consultation feedback, see the following pages)

Consultation Feedback

The consultation received 534 responses through online feedback, email and in person forms. A total of 134 people attended the consultation drop in sessions and the website reached 3989 unique users.

From those who responded, the majority were local residents from the Ancoats and New Islington area, with some from further afield.

Response to closed questions:

Overall, the response was positive. When asked about their support of the current plans for a new public park in this location, the most common response was yes, with reservations.

When asked how they wished to use the park, the most popular use was a place to sit and relax. Followed by a place to socialise and meet friends and a safe and pleasant route to pass through.

In regards to features they would like to see within the park the most supported, included informal planting/rain gardens and informal seating. Closely followed by wildflower meadows. The least supported feature was bespoke wayfinding.

The interactive boards reflected the most popular potential features to be included within the site such as natural play, informal seating and lawn space.

Open Text Questions:

This allowed the participants to expand on their responses. Of which, many highlighted the benefits and reasons for support. The key benefits discussed were:

- Provides much needed greenspace to the city centre that is well balanced between greenspace and other uses. A space in the local area for the community with different uses such as a space to sit, socialise, exercise and relax. Including facilities such as formal and informal play for children.
- Shows improvement from previous plans. Will improve and bring life to the existing site.
- Provides new routes and connections across the site, including the link to Cotton Field Park
- Enhances biodiversity and will provide benefits for wildlife
- Will support the physical and mental wellbeing of the residents

Some of the open text responses also raised their concerns. The most prominent of these being the overall size of the park and amount of greenspace. In addition to this the feedback highlighted:

- The park should occupy a larger proportion of the wider site. The park feels too narrow. Many referred to it as a walkway or corridor between buildings. The park appears to be too formal and doesn't stand out. Some fear that the greenspace may not be delivered as proposed, referring to other examples where they felt this had been the case.
- Adjoining to this concern was that the buildings would overshadow the park because of their height. While others suggested raising the height of the buildings in order to allow for a larger area for the park. The plans for commercial development on other parts of the site do not respond to the needs of the surrounding communities. New offices are not needed in this location and the park will not be large enough to accommodate the residents and additional civil servant who will work in the proposed development.

- Many desired more usable greenspace such as lawn to consider the growing community of families and dog owners in the area who would make use of this space. Some suggest that the park should reflect the successful components of Cotton Field Park. Including how that is currently used with heavy emphasis on the lawn space. Suggesting the lawn within the new park design appears too 'bitty'.
- There should be more areas for sports and activities specifically highlighting no provision for skateboarding, when the site has become an informal temporary space for this community.
- Airpollution, in relation to the park being so close to Great Ancoats Street and having play and gym equipment in close proximity to this.
- Management and maintenance with concerns around the service charge paid by adjacent residents and the extent to which the new park will be controlled. Thinking about the existing Cotton Field Park being closed off at certain times of day.
- Accessibility concerns related to the shown steps within the design. Raising the point of importance around a graded route from the New Islington Marina to Great Ancoats Street.
- Queries raised around drainage and how flooding and attenuation has been considered.

Suggestions:

- Cycle routes and a proposed crossing to Great Ancoats Street directly into the site.
- Further recreation space including tennis courts, table tennis etc. Include more natural play features and comfortable seating such as terraced lawns or hammock style. Anti-homeless architecture should be avoided.
- More trees/planting and provision of bug hotels. Involving local VCFSE organisations such as Sow the City.
- Safety including sufficient lighting and active ground floor uses. Ensuring the space is safe from antisocial behaviour through protecting areas of planting and not leaving surfaces open to graffiti.
- Weather proofing ensuring there is adequate shade or a canopy
- Many suggest water features such as flowing waterways, ponds, wetlands, a lido and making use of the connection to the canal
- Some suggest the park be reoriented to become a greater extension of Cotton Field Park and push the proposed building development towards Great Ancoats Street and Old Mill Street.
- Mixed views on dogs. Some suggesting closed off areas for dog exercise and others wanting dogs banned for safety reasons
- Additional Features such as sculptures or interpretive features highlighting Manchester history. Making use of the old town hall colonnade as an entrance (currently in Heaton Park). Space to accommodate pop up events

Response to Feedback

The updated, draft SRF includes a larger area of public green space compared to the 2020 Framework.

The delivery of this high-quality green public space, which will be owned by Manchester City Council, will be made possible through the development of a sustainable office district on the remainder of the site.

While there is a clear commitment to provide a substantial amount of new green space and public realm within the SRF, the Council are also cognisant of the importance of the site in helping to continue the city's economic growth and respond to the current economic climate, and the opportunity it provides to bring vital jobs and businesses to the city.

It is, therefore, felt that a balance is needed to maximise the benefits of the regeneration of the site to include both local well-being and jobs impacts.

The proposed park aims to provide a cohesive public realm creating attractive, green and accessible new public space in Manchester city centre. This new space will be a destination for local communities.

The park design has been shaped by several key constraints and design must meet the needs of a durable city-centre park. The most significant of these is a 5-meter level change across the site. To ensure accessibility, a network of gently graded pathways is required, integrating with retained planting features which can come across as formal in design. In the next phase, the planting scheme will evolve, introducing a more informal natural character over this. Alongside this, the interpretation strategy will add a unique layer of historic significance, reflecting the rich heritage of the area.

Additionally, large lawn areas are often inaccessible for many users and unusable during significant parts of the year. To maximise year-round usability, the design strikes a balance between lawn provision and other features such as seating, biodiverse planting, play areas, and outdoor gym zones. The lawn spaces that has been included is big enough to accommodate approximately 600 people seated.

A diverse array of planting and trees is proposed throughout the park. This includes 96 new trees, comprising a mix of native and non-native species for both biodiversity and climate adaptation purposes. Species that are particularly effective at mitigating pollution will be concentrated in the green buffer along Great Ancoats Street. With a focus on wildflower meadows (630m^2) for their contribution to pollinator habitats and low maintenance needs, natural shrub planting (450m^2) for its biodiversity value, and more ornamental/diverse mixes (1,200m^2) that add seasonal variety and visual appeal.

Due to the sloping nature of the site, SuDS systems have focused on permeable paving to manage runoff at the source. The potential for rain gardens will be explored further in the next phase, once more detailed level designs can be considered.

The park also responds to the need to provide safe and attractive walking and cycling routes through the site – another key aim of the SRF.

Highway improvements and other interventions beyond the site boundary will be considered as part of a coordinated approach to access and connectivity, working alongside partners such as Transport for Greater Manchester (TfGM).

The Council understands the desire for users of the temporary skating facility on the site for further spaces for skating within the city. The Council have been working with Skate Manchester on potential provision across the city. The SRF doesn't envisage a permanent skateboarding use on the site, but the Council is keen to continue to engage with the skateboarding community around alternative provision in the city.

A maintenance and management strategy is being developed and whilst no space is zero maintenance, the park will be developed to be as low maintenance as possible in order to work with MCC's ongoing maintenance regimes.

Text extracted from the summary of feedback and considerations of pre-application feedback reports.





6 DESIGN PROPOSALS

Illustrative Masterplan

Key features of the Park Include:

- Stepped and ramped access. *Dealing with the 5m level change on site (Key Benefit)*
- Accessible materiality strategy. *Providing key benefits to the area in terms of access*
- 96 new of trees and 659sqm of new lawn space
- Ecology and wildlife promotion. *All of which link to the biodiversity and ecological enhancement key benefit of the site.*
- Permeable drainage solutions alongside a drainage strategy. *Providing a key benefit in terms of water management for the site.*
- Lighting columns, furniture lighting and tree uplighters. *Creating a comprehensive lighting strategy to ensure safety and a warm atmosphere*
- A mix of seating with total capacity at approximately 435 people
- Opportunity for formal and informal play space
- Cycle storage
- Timber Boardwalk connecting through to Cotton Field Park
- Wayfinding strategy including totems and fingerposts. *All of which ensuring a successful active use furniture strategy for the park.*



Character Areas

The Park

1. Great Ancoats Street Gateway
2. The Tiered Gardens
3. The Central Lawns
4. Cotton Field Park Connection



Great Ancoats Street Gateway

The frontage of Great Ancoats Street is of key importance within the Park. Establishing a positive, green and accessible arrival space.

Multiple access points consider the variety of routes a user may take. Creating a fully compliant accessible route from the intersection of Great Ancoats Street and Old Mill Street. As well as alternate access points via steps further up Great Ancoats Street. This successfully develops a green buffer to the busier road and sets the user back into a more enclosed green landscape.

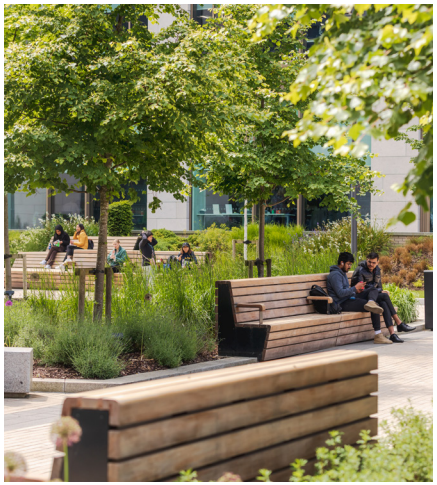
1. Flush entrance plaza
2. Calisthenics/work out equipment
3. Flush route into park
4. Building podium/spill out area
5. Climbing/traversing wall
6. Picnic space
7. Cycle parking
8. Seating areas
9. Arrival Gateway Grove
10. Yorkstone paving to Great Ancoats Street Frontage



Precedents



City Dune, Copenhagen



Wellington Place, Leeds



Granary Square, London



Grey to Green scheme, Sheffield



Visual 1 depicting the arrival into the Park via the stepped access on Great Ancoats Street



Visual 2: Formal grove of trees creating a green arrival space into the park.


Play Route
Lawn Space
Ramped Access
Traversing wall
Stepped Access
Great Ancoats Street

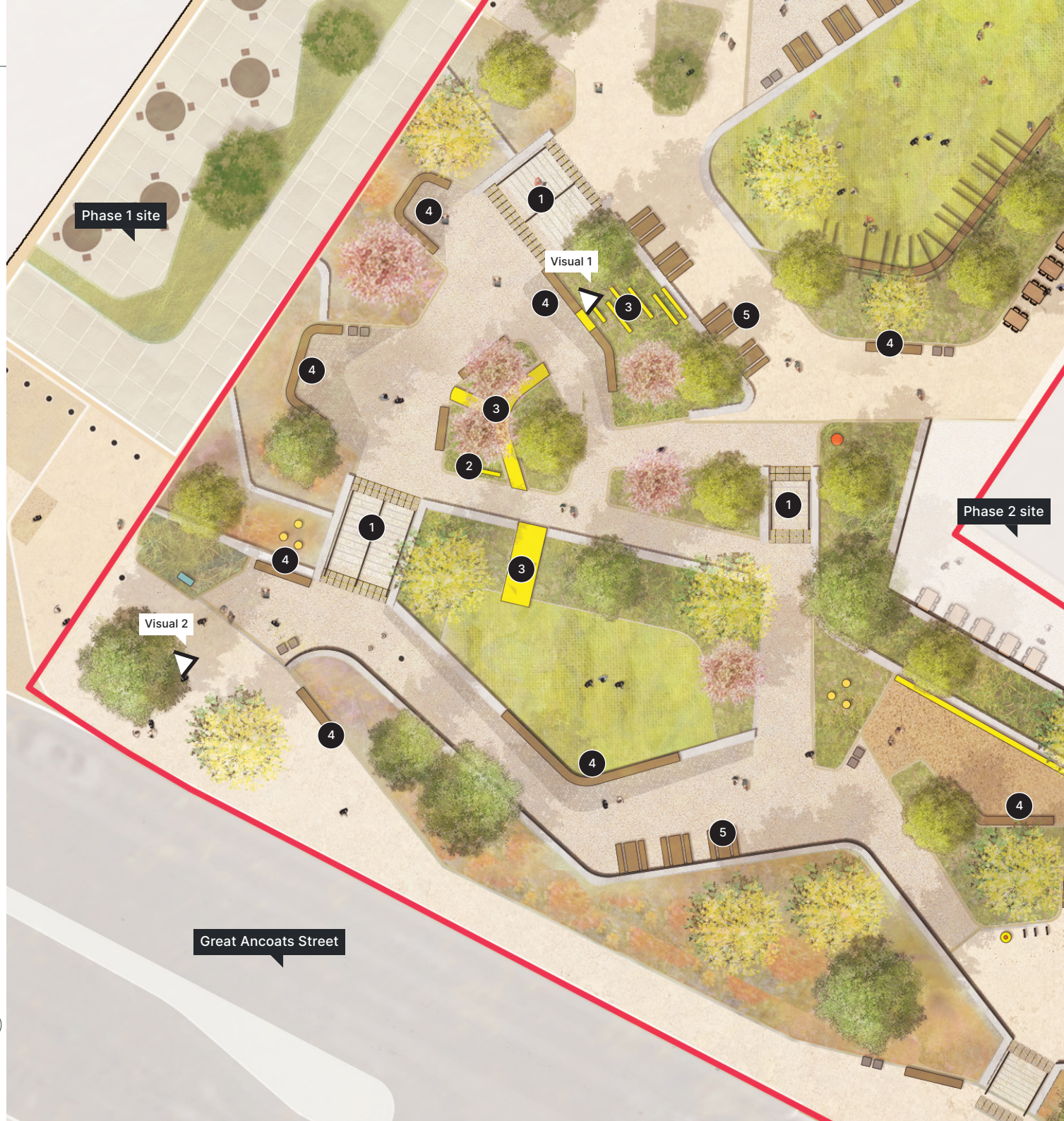

Phase 2 indicative future plots
Calisthenics Equipment
Stepped Access
Ramped Access
Gateway Grove
Visual Location Plan
Great Ancoats Street

Terraced Gardens

At the opposite end of Great Ancoats Street, another accessible arrival point to the park has been developed.

This entrance meanders the user up through a series of terraced gardens, dealing with the challenging levels of the site in a compliant and subtle way. This allows all users to access dwell spaces throughout the journey as they move through the park. Integrated within this character area are more direct stepped routes for quicker movement options as well as a more playful route through the planting. The integration of play items and planting help to create a lively and active atmosphere within this space.

1. Stepped access route
2. Interpretation elements
3. Play route
4. Seating areas
5. Picnic seating



Precedents



Angel Meadow, Manchester



Angel Meadow, Manchester



Battersea Power Station, London



Planting terraces in Smithfield,Stoke



Visual 1 of the informal play route through planting on the terraced gardens



Visual 2: Accessible ramped access from Great Ancoats Street

Central Lawns - The Heart Space

This Character Area is the arrival point into the centre of the Park, where large lawn spaces have been provided to create a central heart space.

Larger areas of hardstanding have been designed to accommodate the flow of users from the intersections of the wider FCRP developments. Ensuring there is ample room for movement in this area. The lawn space then acts as an extension of this. Providing opportunities for the user to dwell within greenspace.

1. Clear and legible links between phases
2. Large flat lawn space
3. Raised board-walk
4. Inaccessible planting areas
5. Seating areas
6. Picnic seating
7. Loungers
8. Cycle Parking
9. The Heart Space Gateway Feature



Precedents



Wellington Place, Leeds



Wellington Place, Leeds



The Factory Festival Square, Manchester



St Pancras Square, London



Visual 1: Central Lawns providing space for users to relax, socialise and play



Visual 2 of the arrival point from the Phase 1 development

Cotton Field Park Connection

To ensure cohesion with the existing Cotton Field Park, this character area blends the existing design language with the new design language established within the scheme.

Hugh Oldham Way is retained for access to the medical centre and school. Whilst hardstanding arrival space, with informal seating, invites users into the space. The planting continues with the same rationale as the rest of the Park, with the addition of a native planting mix to the left hand edge of the scheme. A timber boardwalk extends the language from Cotton Field Park and ties the two greenspaces together in a unified way.

1. Proposed works to tie into Cotton Field Park
2. Formal play elements
3. Raised board walk
4. Inaccessible planting areas
5. Seating areas
6. Clear links into Cotton Field Park
7. Loungers
8. Gravel Informal Play Zone



Precedents



Pounds Park, Sheffield



Liverpool, Festival Gardens, Boardwalk bridge



Elephant Park, London



Broadgate, Exchange Square, London



Visual 1: Central Lawns view from the Boardwalk across the park towards the terraced gardens



Visual 2 of the play area in the North of the park

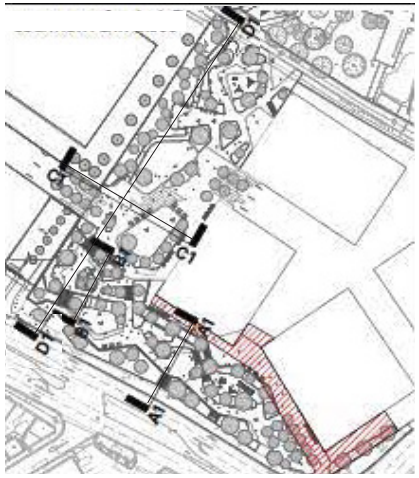



Phase 2 indicative future plots
Stepped access
Meadow planting
Ramped access
Calisthenics Equipment
Gateway Grove
Great Ancoats Street

Site Sections

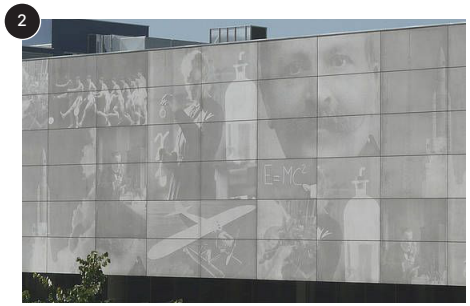
Section C1 looks at the site from the phase 1 boulevard across to the phase 2 development. This area is predominantly flat to allow easy access across the site. This area hosts larger lawn spaces to accomodate the transition from the lively terraced gardens through to Cotton Field Park. The wider D1 section traverses the whole length of the site to get a better understanding of the level change between Great Ancoats street and Cotton Field Park. This has been dealt with through well designed steps, ramps and planting that create accessible and engaging routes through the site.

Location plan

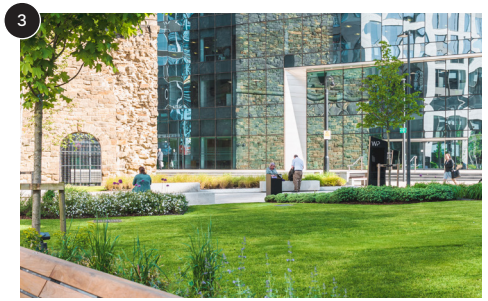




1 Angel Meadows, NOMA, Manchester



2 Paul Sabatier University, Toulouse, France, 2024

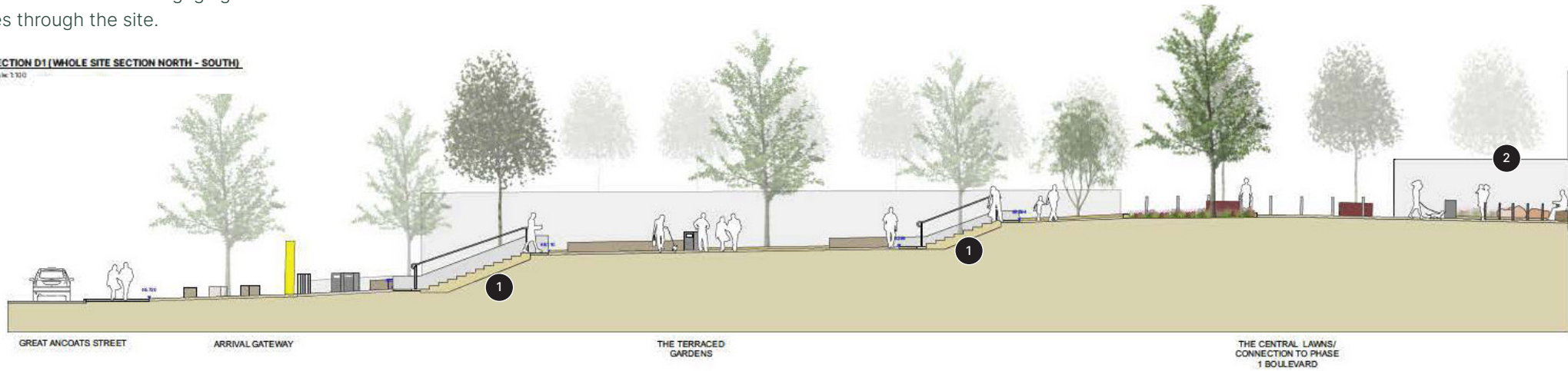


3 Wellington Place, Leeds



4 Liverpool Festival Gardens

4 SECTION D1 (WHOLE SITE SECTION NORTH - SOUTH)





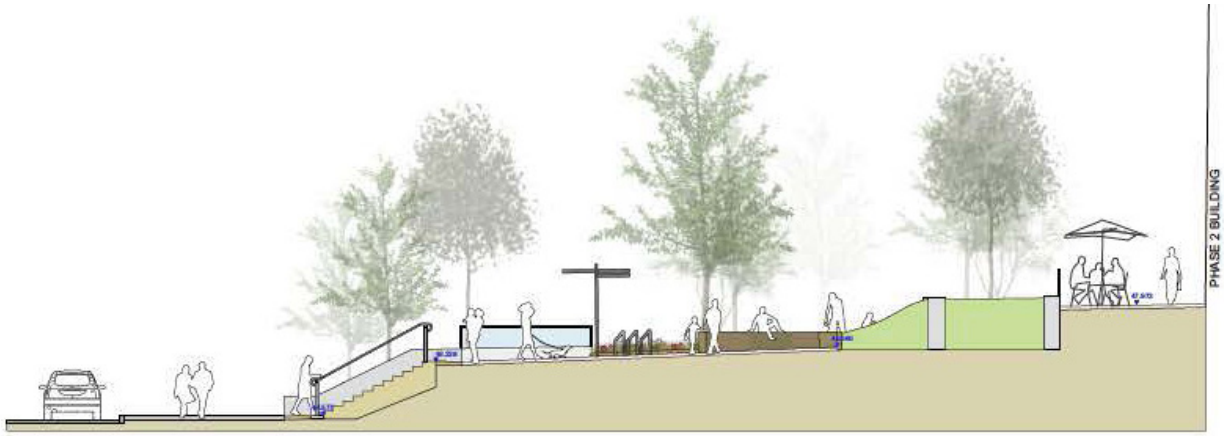
3 SECTION C1 (CENTRAL LAWNS)
Scale 1:100



Sections A1 and B1 look at the Great Ancoats Street Gateway and Terraced Gardens. They express how the park is screened from the road through sloped planting that encloses and raises the space away from the street level. This helps to establish a more park-like atmosphere where users can meander through to the wider site. There is a provision for active spill out space from the phase 2 buildings and interwoven play features that help to engage users with the space. Thus, creating a more lively and useable environment.

Location plan





1 SECTION A1 (GREAT ANCOATS STREET GATEWAY)



2 SECTION B1 (PLAYFUL TERRACE GARDEN ROUTE)

7 DESIGN STRATEGIES

Historic Interpretation Strategy - Layering the Landscape

An Industrial Past. A Social Story. A Restorative and Innovative Future.

The site location has a rich history from the cotton mills to residential properties. It is important that the proposal respects this narrative through interpretation so the historic importance of the area is remembered.

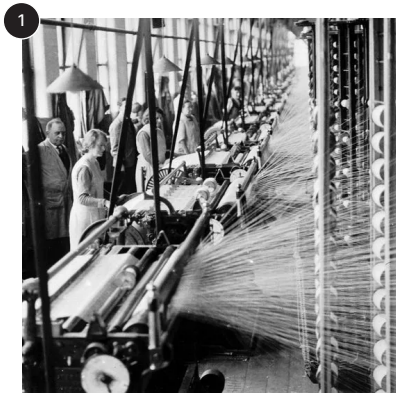
The Cotton Metropolis: Shooters Brook was home to many water-powered textile mills. Innovations such as the spinning mule, Hargreaves spinning jenny and Arkwrights water-frame allowed the cotton industry to take off.

Ancoats, Cradle of Industrialisation., (English Heritage, 2011)

Glass making was another main industry in Ancoats. Mainly using the press-moulded glass technique.

Ancoats, Cradle of Industrialisation., (English Heritage, 2011)

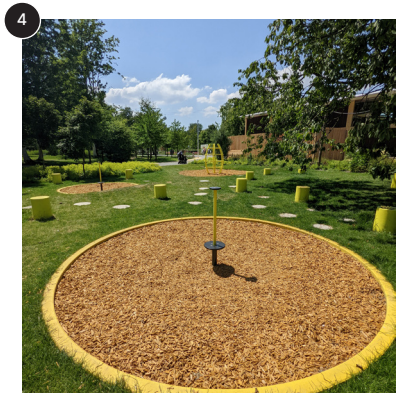
1. Cotton spinning Factory showing the machines in action
2. Detailing on Cotton Field Park Gate
3. Play features representing historic artefacts
4. Rocker feature looks like cotton spool
5. Playful glass and timber structure, creating unique reflections in the landscape
6. Furniture items and play could look like parts of the machinery



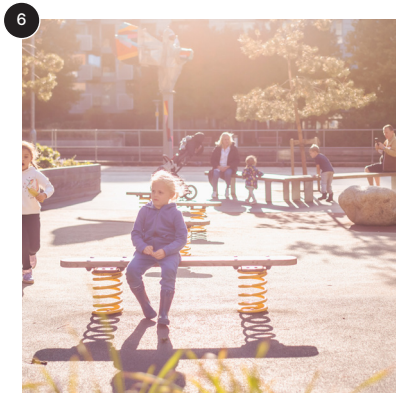
Manchester Evening News, 2013











Timber/stone yards and Iron/brass foundries followed these industrial revolutions, supporting their production.

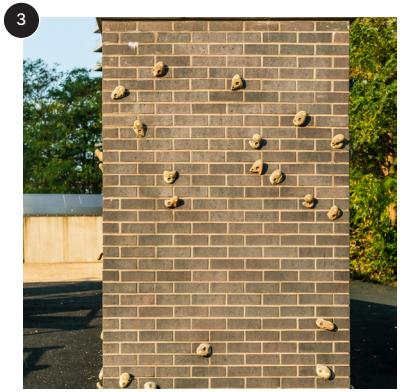
Ancoats, Cradle of Industrialisation., (English Heritage, 2011)

1. Timber climbing stack providing verticality to the landscape
2. Timber seating to reflect the historic timber yards
3. Stone climbing wall
4. Informal play opportunities
5. Inset metal detailing. Increasing wayfinding legibility and creating a destination space. Opportunity for further historic references.
6. Angel Gardens wayfinding totem with integrated viewing goggles. Adding an additional layer of wayfinding to the site, telling stories of the sites past.

1



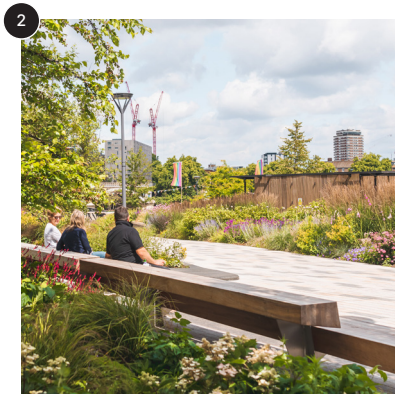
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5



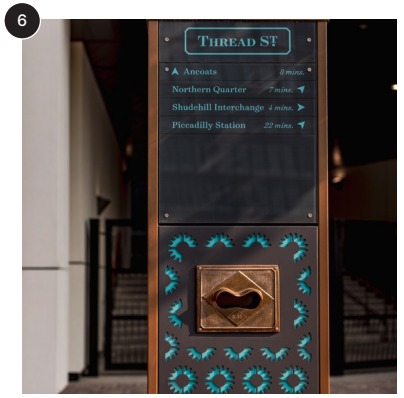
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4



6



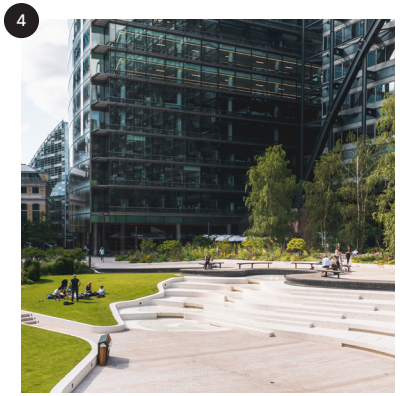
The culverted Shooters Brook runs through the site and use to be known for the Hazel trees that grew along the banks. Reference to this historic brook can be depicted through the materiality, play and vegetation. Hazel trees paying homage to the stories of past and interpretation of water abstracted through materiality.

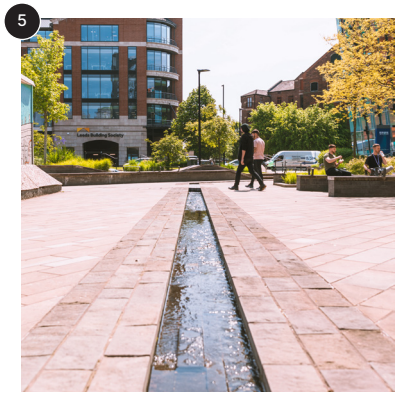
1. Multistem- Corylus avellana
2. London Riverside, interpretation
3. Liverpool Waters, interpretation in paving
4. Exchange Square London. Curved detailing
5. Sovereign Square, Leeds. Depiction of water
6. Curved landscape design in Olympic Village,London













Hardworks Strategy - Considering the Context

When developing the new hardworks strategy for the site it is important to consider what is present currently in the wider surrounding areas.

Ancoats and New Islington is a complex matrix of old and new and the materials present have been carefully considered to form part of the new materiality palette for the park.

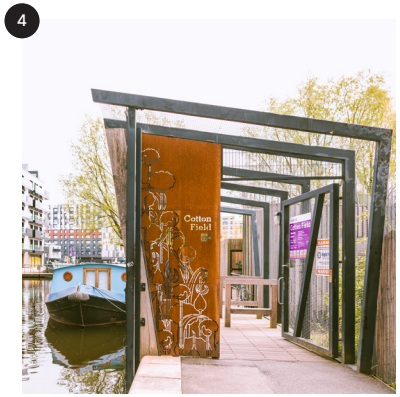
Refer to planning drawings within Chapter 13 Appendix.

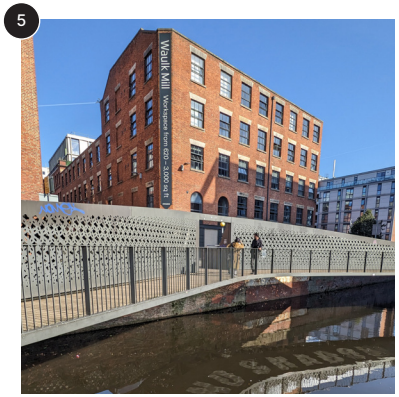
1. Murrays Mill metal work detailng and manhole cover detail
2. Natural Stone Crazy Paving, Cotton Field Park
3. Timber Boardwalk and seating, Cotton Field Park
4. Corten and Powder coated steel, Cotton Field Park
5. Steel and Redbrick materiality, Ancoats Conservation Area
6. Sandstone flags, Timber Boardwalk and Gravel, New Islington Marina

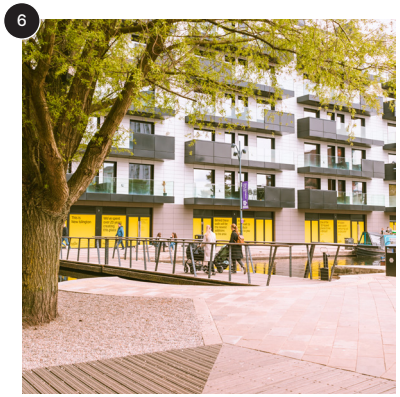












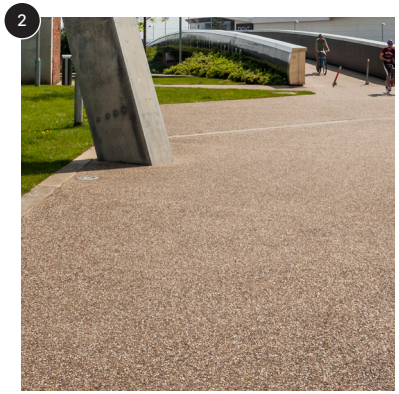
Hardworks Strategy - Proposed

1



Natural Stone Paving (Making up approx. 30% of site hard surfacing

2



Exposed Aggregate Concretel (Making up approx. 70% of site hard surfacing)

3



Blackened Steel Detailing

The Materiality Strategy aims to bring together a palette of materials found in the surrounding site context of Ancoats, Cotton Field Park and New Islington. Making the space feel like a continuation of the surrounding landscape whilst having its own distinct character.

Refer to planning drawing 3363-PLA-XX-XX-DR-L-1000 within Chapter 13 Appendix.

4



Cobbled detailing

5



Corten Steel Detailing

6



Timber Furniture and Decking

Hardworks Strategy - Boardwalk

The boardwalk creates a feature that users can explore and interact with the landscape in new ways.

The timber boardwalk style ties into the existing Cotton Field Park whilst also acting as a security measure within the park. Through sloping the planting, similarly to that at Mayfield Park: Manchester, we are able to direct users away from this area. Instead, users maintain a sense of journey and adventure, meandering through the boardwalk into an immersive planting experience.

Suggested Materials: Corten Steel, timber and wire mesh fencing creating a permeable safe solution at the edge.



Mayfield Park, Manchester



Mayfield Park, Manchester



Auteuil Race Course Park, Paris



Martin Luther King Park, Paris



Hardworks Strategy - Boundary Wall

The wall interface between the Phase 1 development and the park is an opportunity to integrate some of the historical interpretation expressed through artwork to the facade.

The design concept has been developed with the Phase 1 design team however, these works will form part of the Phase 1 application.

1. Feature wall depicting historical site timeline. Corten steel
2. The Anzac Centenary walk, South Australia. Expressing historic scenes for reflection
3. Perforated metal panels to incorporate rich historic imagery
4. Photo engraving into concrete, creating a collage of imagery

1



The Rail Park, 2024

2



Anzac Centenary Walk, Architecture and Design, 2024

3



Gilmore Garage. Moz Designs, 2024

4



University Paul Sabatier, Reckli, 2024

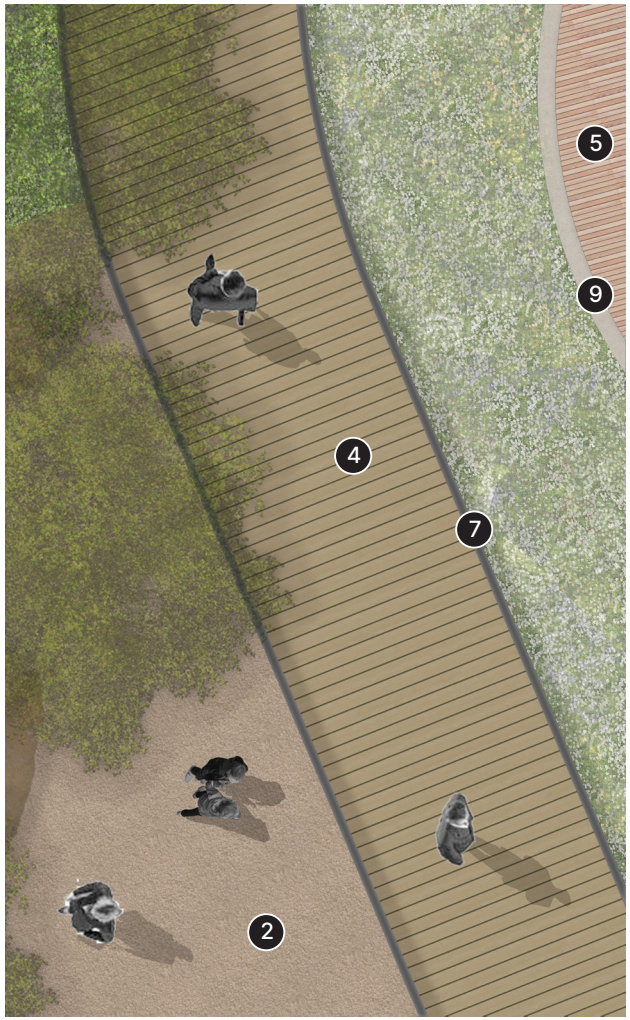
Hardworks Strategy - Materiality Maquettes

To gain a deeper understanding of site materiality, detailed swatches have been produced that show the interface of materials across the site.

Maquette 01 explores the timber boardwalk and interface with the planting and gravel area.

Maquette 02 highlights the setts to seating areas that create more of a defined space. Contrasting from the resin bound gravel to the rest of the site that feels more typical of a park setting.

1. Resin Bound Gravel
2. Self Binding Gravel
3. Natural Stone Paving 100 x 100
4. Composite Timber Boardwalk
5. Timber Bench
6. Retaining Wall
7. Corduruoy Tactile Paving
8. Natural Stone Steps
9. Natural Stone Kerb Edge



Maquette 01 - Boardwalk



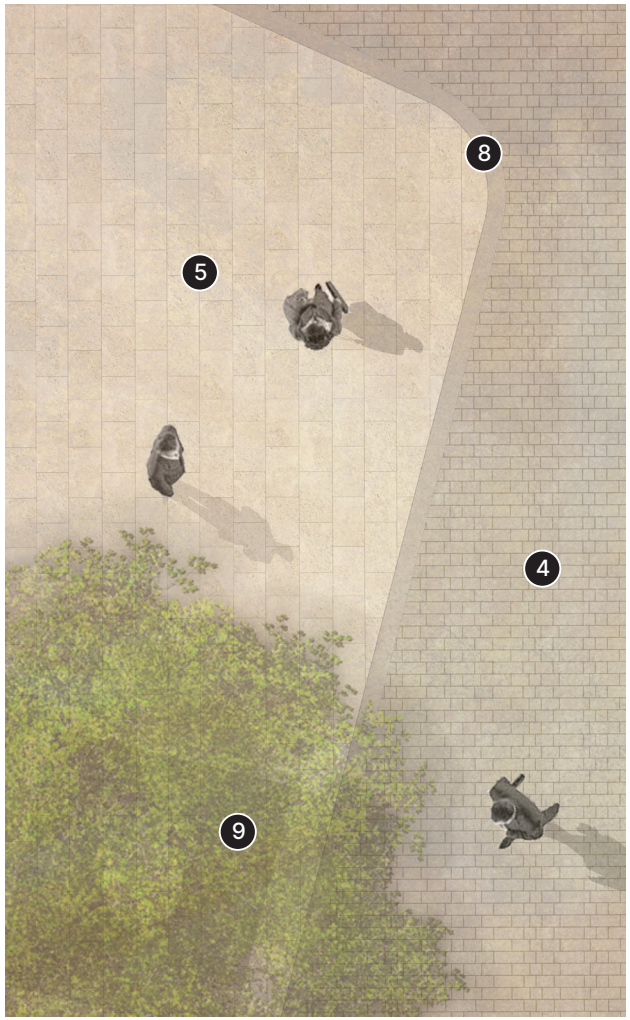
Maquette 02 - Steps

Hardworks Strategy - Materiality Maquettes

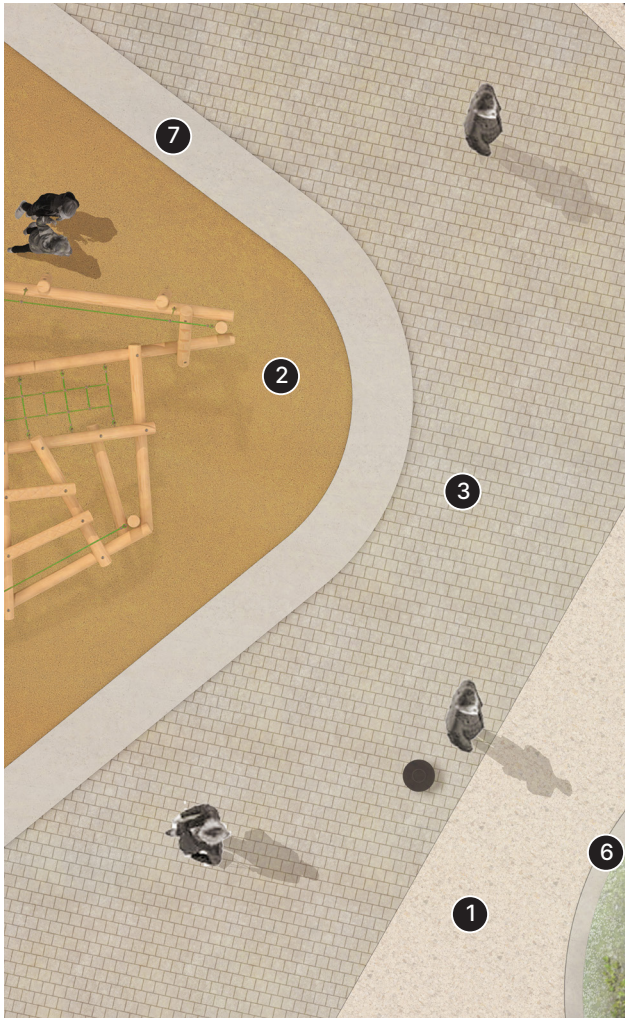
Maquette 03 shows the interface between the Phase 1 materiality and the parks main hardstanding areas. This contrast in paving size helps to denote to the user that they have entered a new space. Whilst creating a subtle transition from one area to the next.

Maquette 04 depicts the Corkeen play surface and interface to the adjacent materials. This play surface provides compliant characteristics required to play areas.

1. Resin Bound Gravel
2. Corkeen Play Surfacing
3. Natural Stone Paving 100 x 100
4. Natural Stone Paving 100 x 100-250
5. Natural Stone Paving 300 x 200
6. Natural Stone Kerb Edge Type 1
7. Natural Stone Kerb Edge Type 2
8. Natural Stone Flush Channel
9. Tree Grill



Maquette 03 - Paving Interaction



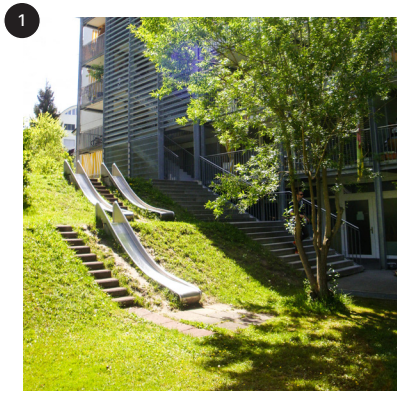
Maquette 04 - Play Area

Furniture Strategy - Play

Integrating play into the scheme will create an engaging journey through the park. Choosing pieces that double as sculptural features, playful elements and exercise equipment allows for a range of users to benefit from the interventions.

Refer to planning drawing 3363-PLA-XX-XX-DR-L-4000 within Chapter 13 Appendix.

1



Slide working with site topography and sloped planting

2



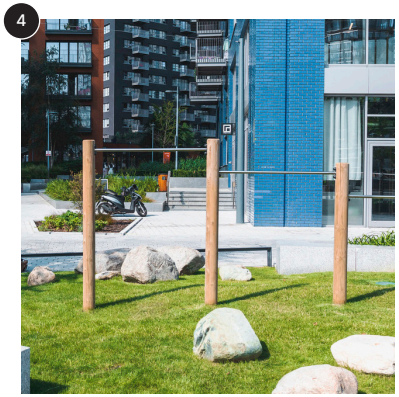
Boulders becoming playful features

3



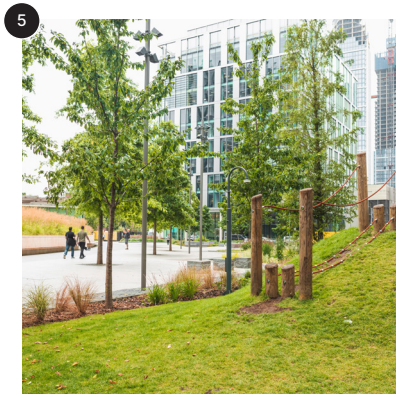
Formal play structures

4



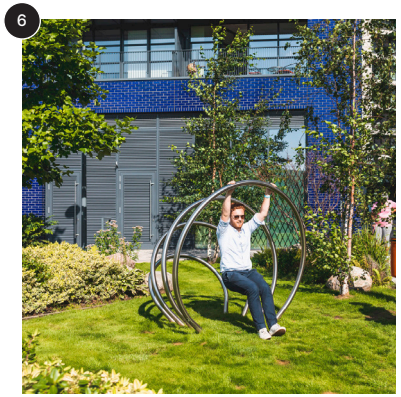
Informal exercise equipment

5



Alternative playful routes

6



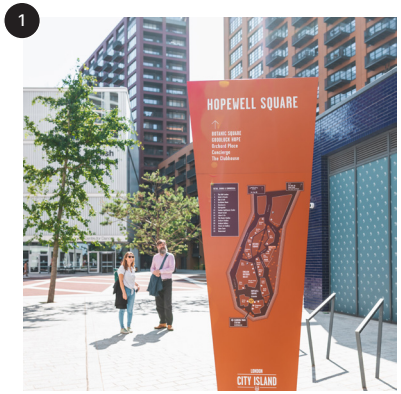
Sculptural features creating opportunities for informal play

Furniture Strategy - Wayfinding

The wayfinding strategy isn't just about one feature but the sequence of designed elements that support placemaking. A continued journey through the park that establishes a legible space for all.

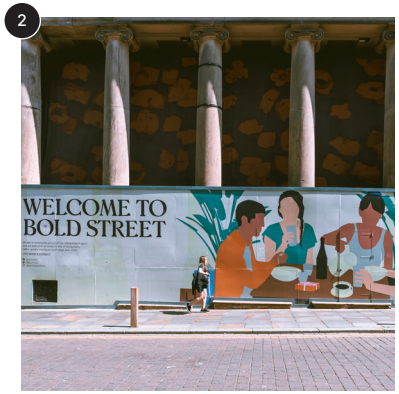
Refer to planning drawing 3363-PLA-XX-XX-DR-L-4000 within Chapter 13 Appendix.

1



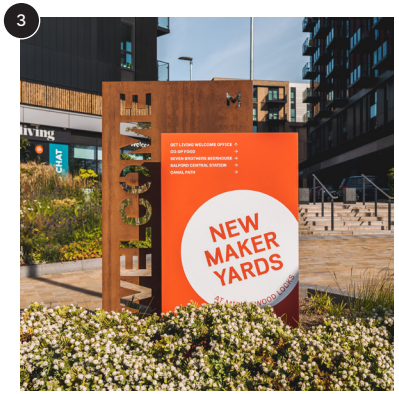
Wayfinding Totems for ease of navigation through the park

2



Public Realm Marketing, supporting wayfinding and placemaking

3



Key Arrival Gateway Totems to establish a sense of place

4



Educational Signage

5



Wayfinding woven into all aspects of the design, with a consistent materiality strategy to support

6



Creating an accessible and inclusive wayfinding strategy

Furniture Strategy - Other

All elements of the furniture strategy should have a bespoke feel, including heritage interpretation where appropriate, that integrates the surrounding character of blackened steel, corten steel and timber.

Refer to planning drawing 3363-PLA-XX-XX-DR-L-4000 within Chapter 13 Appendix.

1



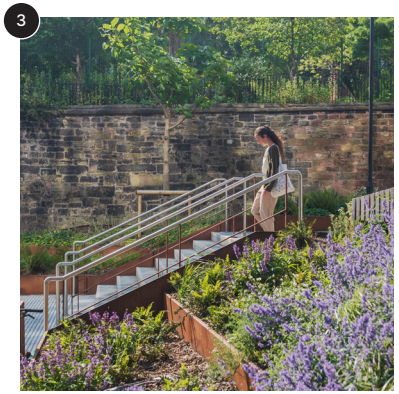
Ample bin provision including recycling

2



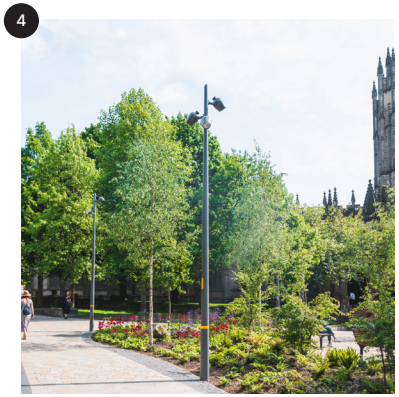
Fixed and drop bollard strategy

3



Bespoke handrails at appropriate intervals

4



Feature lighting creating a warm atmosphere

5



Bespoke cycle stands with opportunity for heirtage interpretation

6



Bespoke tree grilles with opportunity for heirtage interpretation

Softworks Strategy - Tree Planting

The selected trees were chosen for their suitability to the conditions of the site. Some are suitable for the hardstanding whilst others thrive within the planted areas. Many of the chosen species are native, evergreen or have potential uses as part of the SUDs strategy for the scheme.

Refer to planning drawing 3363-PLA-XX-XX-DR-L-2000 within Chapter 13 Appendix.

- *Metasequoia glyptostrobodies*
- *Corylus avellana*
- *Alnus x spaethii 'Spaeth'*
- *Acer saccharinum 'Pyramidale'*
- *Tilia cordata*
- *Fagus sylvatica*
- *Pinus nigra*
- *Prunus lusitanica 'Augustifolia'*
- *Magnolia grandiflora* 'Galissonière



Acer saccharinum 'Pyramidale'
Flowers: March



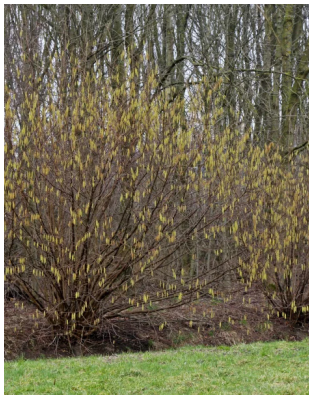
Pinus nigra
Flowers: May



Tilia cordata
Flowers: June-July



Corylus avellana
Flowers: Feb-March



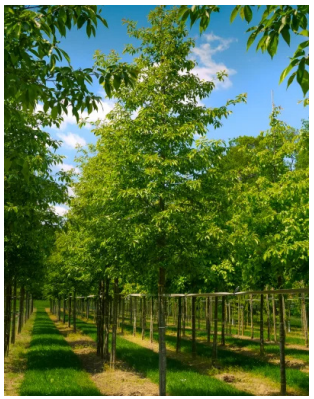
Magnolia grandiflora 'Galissonière'
Flowers: June-July



Fagus sylvatica
Flowers: May - June



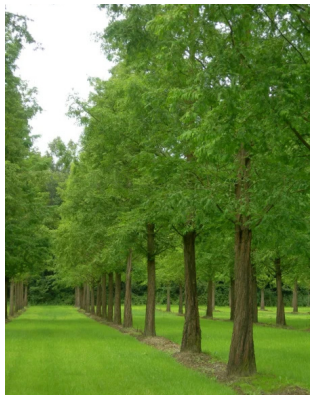
Alnus x spaethii 'Spaeth'
Flowers: Feb-March



Prunus lusitanica 'Augustifolia'
Flowers: June-July



Metasequoia glyptostrobodies
Flowers: May



- Evergreen
- Semi Evergreen
- Native
- Rain Garden/ SUD Use potential
- Shade Tolerant
- Suitable for paving
- Suitable for partial paving

Tree images from Van den Berk nurseries, 2024

This palette shows a selection of plants to be used across the Park. Focusing on a mix of native and non-native species for biodiversity, plants for pollinators, evergreen species for all year round interest and those that are more climate resilient.

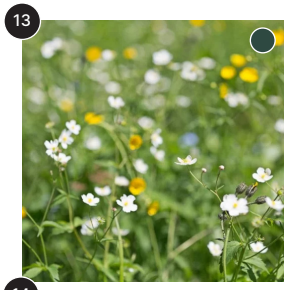
- Evergreen
- Semi Evergreen
- Native
- Rain Garden/ SUD Use potential
- Shade Tolerant
- Suitable for paving
- Suitable for partial paving

Low/Medium 10cm-60cm

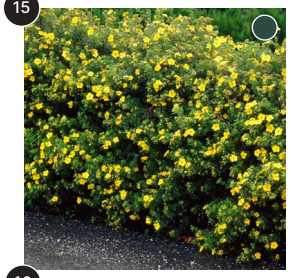


Plant images google, 2024

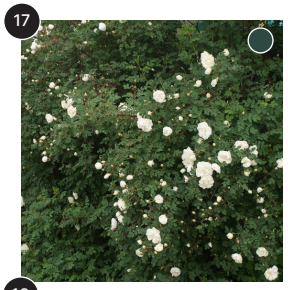
Medium/High 60cm-120cm

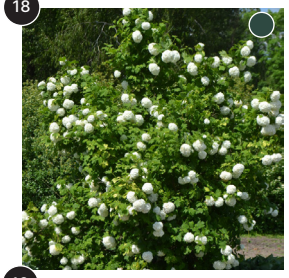


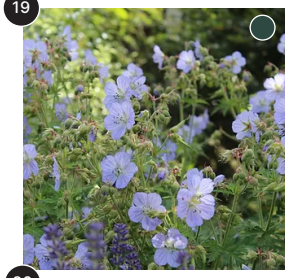


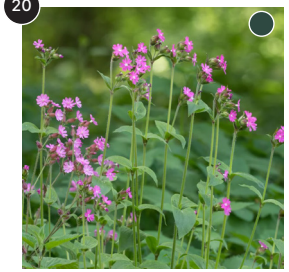


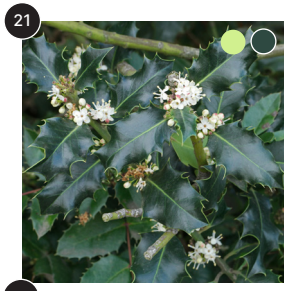


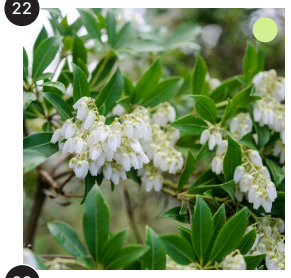










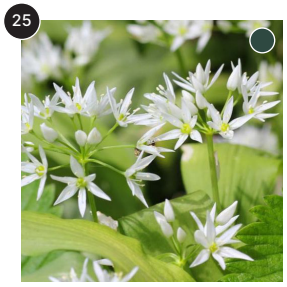


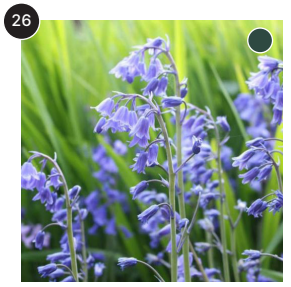


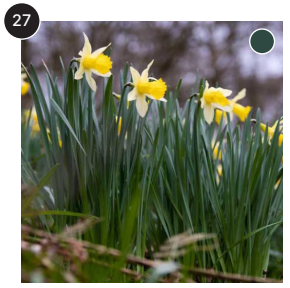


Plant images google, 2024

Native Bulb Mix







1. *Asarum europaeum*
2. *Carex pensylvanica*
3. *Polypodium vulgare*
4. *Luzula sylvatica*
5. *Galium odoratum*
6. *Aquilegia vulgaris*
7. *Myosotis sylvatica*
8. *Geranium sanguineum*
9. *Potentilla erecta*
10. *Lamium galeobdolon*
11. *Primula veris*
12. *Tiarella cordifolia*
13. *Ranunculus aconitifolius*
14. *Fothergilla gardenii*
15. *Potentilla fruticosa*
16. *Dryopteris affinis*
17. *Rosa spinosissima*
18. *Viburnum opulus*
19. *Geranium pratense* 'Mrs Kendall Clark'
20. *Silene dioica*
21. *Ilex aquifolium*
22. *Pieris japonica*
23. *Hebe* 'great orme'
24. sarcococca confusa
25. Allium ursinum
26. Hyacinthoides non-scripta
27. Narcissus pseudonarcissus

8 GREEN AND BLUE INFRASTRUCTURE STATEMENT

Green and Blue Infrastructure Contributions

Manchester's Great Outdoors: A Green and Blue Infrastructure Strategy, outlines the importance of Green and Blue Infrastructure in creating successful, liveable Cities. The strategy has been produced to set out how this will be achieved in the future through 4 main objectives and below summarises how the scheme contributes to the objectives within the strategy.

Objectives

1. **Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers**

- The scheme will enhance the existing Cotton Field Park through establishing a connection to the wider Former Central Retail Park. Creating a stronger green network of pedestrian connections using materials that tie into the existing park.
- Improving the accessibility of green routes to encourage active use of greenspaces to benefit health and wellbeing.

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**

- The park site is embeded between new city centre development, becoming the green heart of the wider scheme. Contributing to the creation of attractive neighbourhoods and supporting residents, workers and visitors in gaining access to local greenspace, thus increasing motivation and improved health.
- The site design has been tailored to accomodate a wide array of users. Providing ample greenspace near employment developments for workers to take time to relax, use the space for leisure and recreation as well as consider wallking/cycling to work.

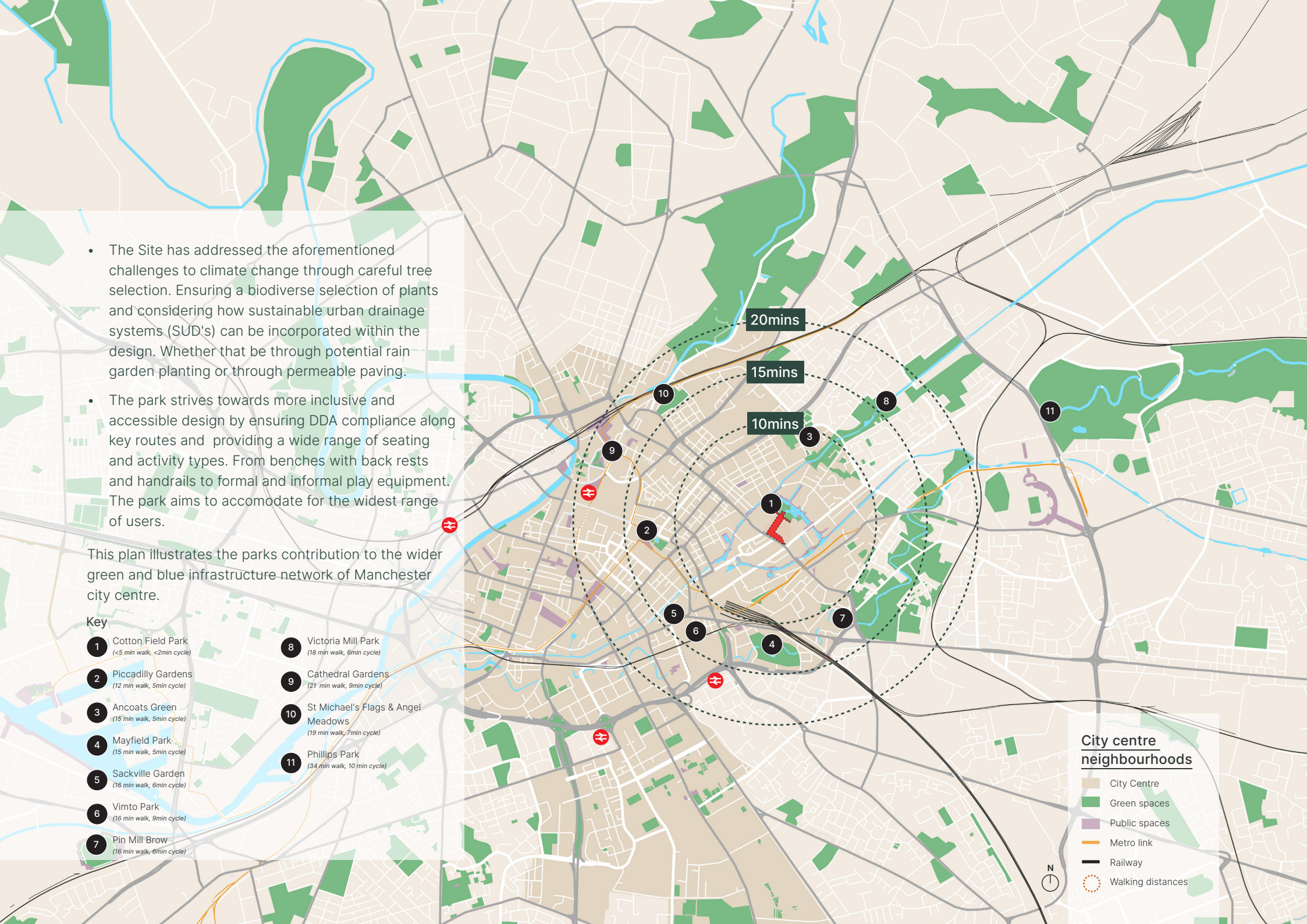
3. **Improve connectivity and accessibility to green and blue infrastructure within the city and beyond**

- The scheme establishes accessible green transport routes connecting Great Ancoats Street to Cotton Field Park and beyond.

4. **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**

- As part of the planning application a biodiversity net gain assessment was carried out to ensure the scheme met the 10% requirement contribution. The proposed scheme obtained 207% contribution which was a measurable way to highlight the gain of green infrastructure obtained within the park.
- As previously discussed, the site also went through a public consultation process. Raising the awareness of the benefits of green infrastructure, how this might be implemented within the scheme and allowed opportunitiy for the public to have a say regarding what they thought about it.
- Lastly, the scheme raises the profile of Manchester as an attractive place to live that has accessible connected green infrastructure throughout the city.

The implementation plan refresh for 2021-2025 states key challenges to be deepening health and employment inequalities alongside the climate emergency. This highlights the requirement to focus on climate resiliance and managing flood risk alongside the importance of greenspace to peoples mental health and wellbeing, addressing the environmental inequalities faced by different groups within the wider population.



- The Site has addressed the aforementioned challenges to climate change through careful tree selection. Ensuring a biodiverse selection of plants and considering how sustainable urban drainage systems (SUD's) can be incorporated within the design. Whether that be through potential rain garden planting or through permeable paving.
- The park strives towards more inclusive and accessible design by ensuring DDA compliance along key routes and providing a wide range of seating and activity types. From benches with back rests and handrails to formal and informal play equipment. The park aims to accomodate for the widest range of users.

This plan illustrates the parks contribution to the wider green and blue infrastructure network of Manchester city centre.

Key

1. Cotton Field Park *(<5 min walk, <2min cycle)*
2. Piccadilly Gardens *(12 min walk, 5min cycle)*
3. Ancoats Green *(15 min walk, 5min cycle)*
4. Mayfield Park *(15 min walk, 5min cycle)*
5. Sackville Garden *(16 min walk, 6min cycle)*
6. Vimto Park *(16 min walk, 9min cycle)*
7. Pin Mill Brow *(16 min walk, 6min cycle)*
8. Victoria Mill Park *(18 min walk, 6min cycle)*
9. Cathedral Gardens *(21 min walk, 9min cycle)*
10. St Michael's Flags & Angel Meadows *(19 min walk, 7min cycle)*
11. Phillips Park *(34 min walk, 10 min cycle)*

9 ECOLOGICAL ENHANCEMENTS

Summary of Typologies and Benefits

To ensure maximum biodiversity across the scheme a series of different planting typologies have been produced that create a habitat mosaic across the park and provide many ecological benefits.

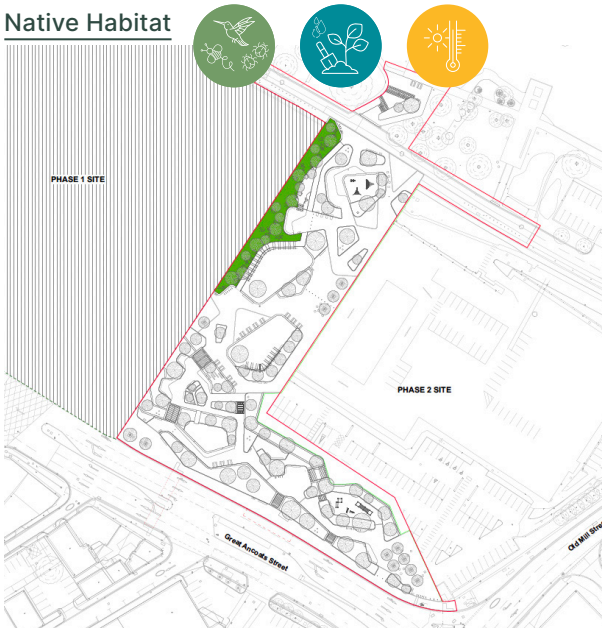
The typologies include Tree Planting, Native habitat, Wildflower grassland, Ornamental flowering and Amenity turf. The following sets out the ecological benefits gained by each type of habitat.

Tree Planting



- Improve air quality by absorbing CO2 and other pollutants in the atmosphere.
- Provide shade and improve the microclimate, reducing the urban heat island effect.
- Provides habitat for wildlife such as insects, birds and small mammals (Eg. Squirrels and bats) that use the trees for nesting, food and shelter.
- Tree leaves slow down water run off and tree roots help with water infiltration. A form of water management mitigating flooding.

Native Habitat



- Provide food and habitat for local wildlife. Many native plants produce berries and seeds that birds rely on. Are also attractive to native bees and butterflies.
- Species are adapted to local conditions and are likely to thrive, contributing to soil and water management.
- Likely to be more resilient to local pests, diseases and climate conditions.

Wildflower Grassland



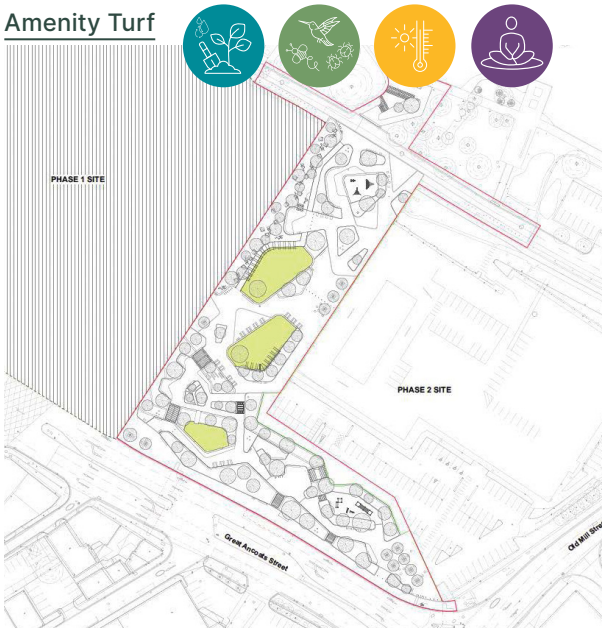
- Attract pollinators such as bees, butterflies and other beneficial insects that thrive in wildflower meadows.
- Diverse plant roots enhance soil structure and improve soil health.
- Small mammals such as field mice can find food and shelter amongst the wildflowers. Birds are attracted to the seeds, insects and small mammals that live within this type of habitat.

Ornamental Flowering



- Attracts pollinators such as bees, butterflies, hoverflies and moths.
- Can contribute towards microclimate regulation and improve local humidity levels.
- Provides beauty and colour to urban spaces, improving mental well being for city inhabitants.

Amenity Turf



- Grass roots help prevent soil erosion and stabalise the ground.
- Ground beetles and earthworms thrive in this habitat and improve soil health. Whilst Insectivorous birds can use turfed areas for foraging. Other species such as rabbits may graze on grass.
- It can cool the surrounding air and reduce the urban heat island effect.
- Provides recreational space for relaxation, promoting physical and mental well being.

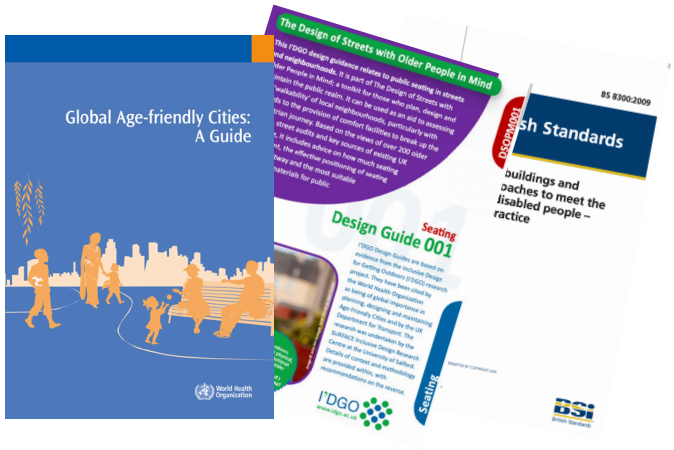
10 ACCESS STRATEGY

Inclusion Considerations Summary

The British standards state that we should be "designing to address and integrate the access requirements of all people, irrespective of their personal circumstances, as part of mainstream design"

This is "always preferable to designating separate or specific features. Designing in this way doesn't isolate or "socially separate" but accommodates a wide array of user requirements.

The park adheres to the guidelines and standards set within the Disability and Discrimination Act (DDA) and Manchester's Design for Access 2. Going above and beyond where applicable to create a public realm greenspace that is inclusive and equitable.





AGE-FRIENDLY OUTDOOR SPACES CHECKLIST:

Pleasant and clean environment

Importance of green spaces

There are well maintained and safe green spaces, with adequate shelter, toilet facilities and seating that can be easily accessed.

Somewhere to rest

Spaced at regular intervals: the seating is well maintained and patrolled to ensure safe access by all

Age-friendly pavements

- A smooth, level, non-slip surface;
- Sufficient width to accommodate wheelchairs;
- Priority of access for pedestrians.

Accessibility

- Remove physical barriers where possible

A secure environment

Features such as good lighting

Global age-friendly cities : a guide. World Health Organization 2007
(Information taken from BS8300, Inclusive design for going outdoors, Design for access for all, Part M)

Key Design Considerations

Access Routes:

- The **minimum surface width of an access route should be at least 1 800 mm** for general routes, although a width of **2000 mm is preferable**.
- A good hierarchy of paths would have a main boulevard 5-8 m wide, with smaller paths of between 2-5 m width *(Inclusive design for going outdoors)*

Paving:

- Paving should be **firm and remain firm during use**. The surface should not be slippery either in dry and wet conditions; paving flags should be laid with firm joints; there should be very little or no loose material on the surface. *(Inclusive design for going outdoors)*

Ramps and Stepped access:

- For stairs used by the general public**, a second handrail should be installed 600 mm from the stair landing or pitch line.**

Drainage channels:

- Drainage channels should be **slip-resistant** with similar frictional characteristics to the surrounding ground surface, in both wet and dry weather conditions.
- If feasible, drainage gratings should be positioned beyond the boundaries of the access route.

Seating:

- Seats should be provided at **intervals of not more than 50 m**.
- **Seat heights of 380 mm, 480 mm and 580 mm from ground level should be provided**. (*380 mm is suitable for people of short stature; 480 mm allows for lateral transfer onto the seat by wheelchair users; and 580 mm is suitable for people who require a higher seat.)*
- For wheelchair transfer laterally onto a bench seat, **a level transfer space 1200 mm wide should be located at one end, with an arm rest set in 500 mm to 750 mm from the transfer space.** Where there is more than one bench seat, a choice of left and right transfer should be provided.
- Arm rests should be provided at a **height of 200mm** from the surface of the seat, and should **extend from the back support forwards to cover at least 80% of the depth of the seat**. Back support should be provided at a height of at **least 300 mm from seat level**.
- Arm rests should **contrast visually** and **there should be a space between arm rests of at least 500 mm**. (“seats placed in a row either should all have armrests or no armrests; a mixture can cause difficulties for visually impaired people”)
- "The provision of seating near planting is a preference for older people"

Hazards:

- To assist people who are blind or partially sighted, the **siting of hazards should be easily detected during the sweep of a cane and there should be a good visual contrast with the background against which they will be seen**.
- To reduce the risk of collision along access routes. **Upstands should be a minimum of 150 mm in height**, which can then act as a tapping rail for long cane users as well as a safeguard for wheelchair users. There should also be no projections or overhangs that could pose a hazard

(Information extracted from BS8300, Inclusive design for going outdoors, Design for access for all, Part M)

Accessibility Summary

The park adheres to the guidelines and standards set within the Disability and Discrimination Act (DDA) and Manchester's Design for Access 2. Going above and beyond where applicable to create a public realm greenspace that is inclusive and equitable.

The landscape prioritises inclusivity to create an environment that is accessible to all. Specifically focusing on requirements for those individuals with disabilities, neurodiversity, the elderly and children.

The Terraced Gardens and Ancoats Street Gateway develop coherent and legible access routes. This includes compliant ramps that meander through the landscape and ensure the user is integrated within the main routes of the park. Avoiding harsh separation of ramped vs. stepped access and creating a welcoming arrival point from Great Ancoats Street. Pathways are designed to be wide, smooth, and non-slip, with gentle gradients to ensure ease of movement.

Stepped access, in line with Part M of the building regulations 2010, is also provided for an alternative, more direct route. Appropriate handrail provision and contrasting nosing ensures accessible compliance and safety.

Alongside contrasting nosing on the stepped access routes, materiality has been a key consideration throughout the scheme. The use of contrasting colours and textures act as an aid for visually impaired users. Appropriate tactile paving has also been included to direct users and make them aware of key level changes in the landscape.

The main 5m level change between the South and North of the site has been dealt with predominantly in the southern part of the scheme. This then ramps up to the central lawns and cotton field connection that remains mainly level across the remainder on the site. The boardwalk in this area is fully accessible and has appropriate balustrading to ensure safety to the sloped planting below.

Seating amenity has been a key consideration alongside ramped access and materiality. A wide array of seating typologies has been provided to ensure a range of seating options and opportunities. Some of these will include arm and backrests, while others will be at different heights to allow those of shorter stature or those who prefer to perch have seating options available. These have been placed along main routes as rest stops throughout the journey of the park.

Lighting also plays an important role within the landscape. Furniture lighting, columns and tree uplighters have all been included to ensure the site has a warm and welcoming atmosphere and creates a safe environment for users at all times of the day.

A final accessibility consideration has been site wayfinding. Clear signage is provided through the scheme. Wayfinding totems to all main arrival points and fingerposts between these totems create a network of signage that ensure site legibility for all.

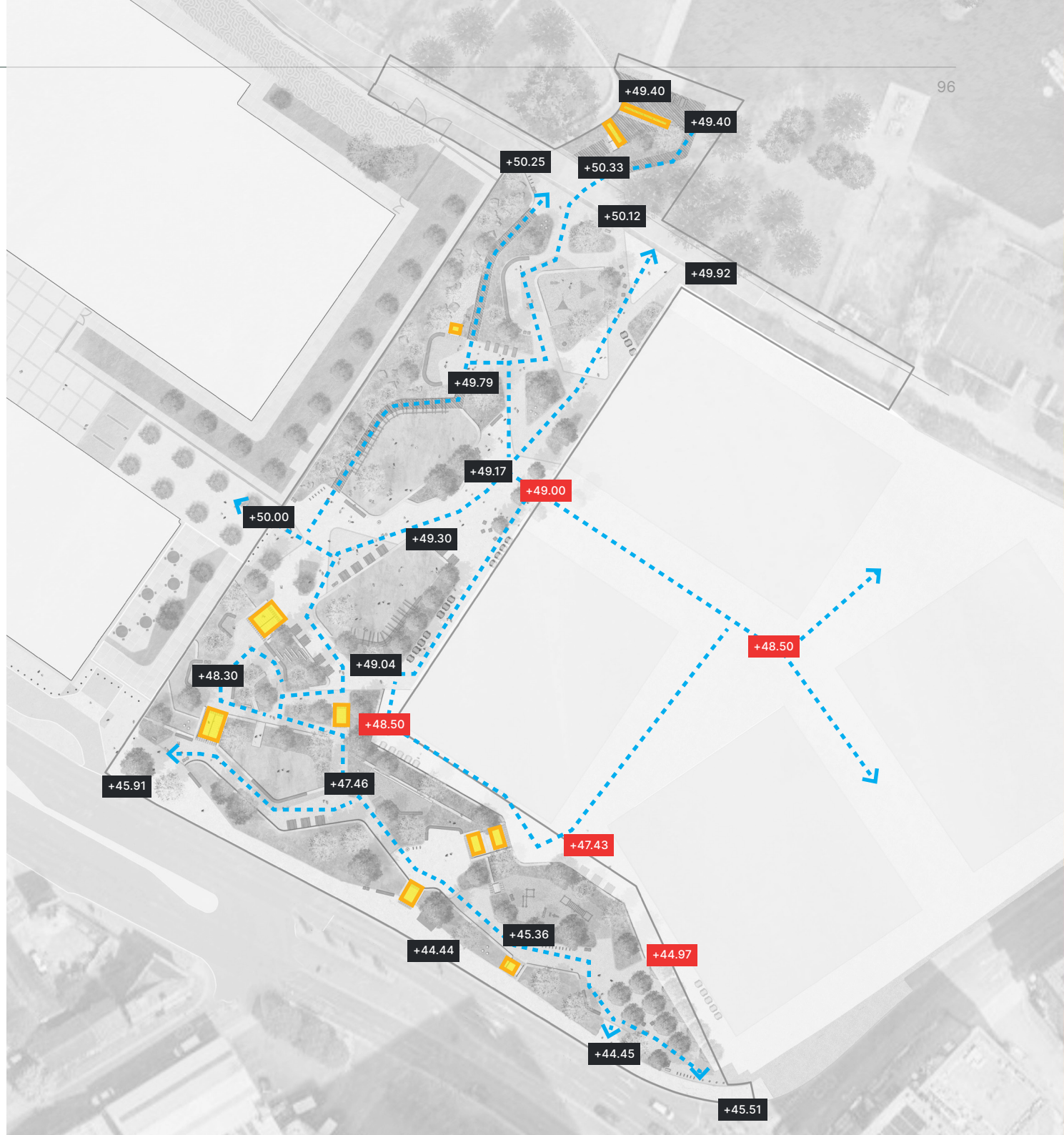
To ensure the future accessibility of the site, regular maintenance should be carried out that ensures materials remain none slip and compliant, furniture items remain useable and any other repairs are carried out to ensure maximum accessibility in line with the design and accessibility guidelines at all times.



Levels, Access and Circulation

The levels on site work around key constraints that surround all edges of the park boundary. These include:

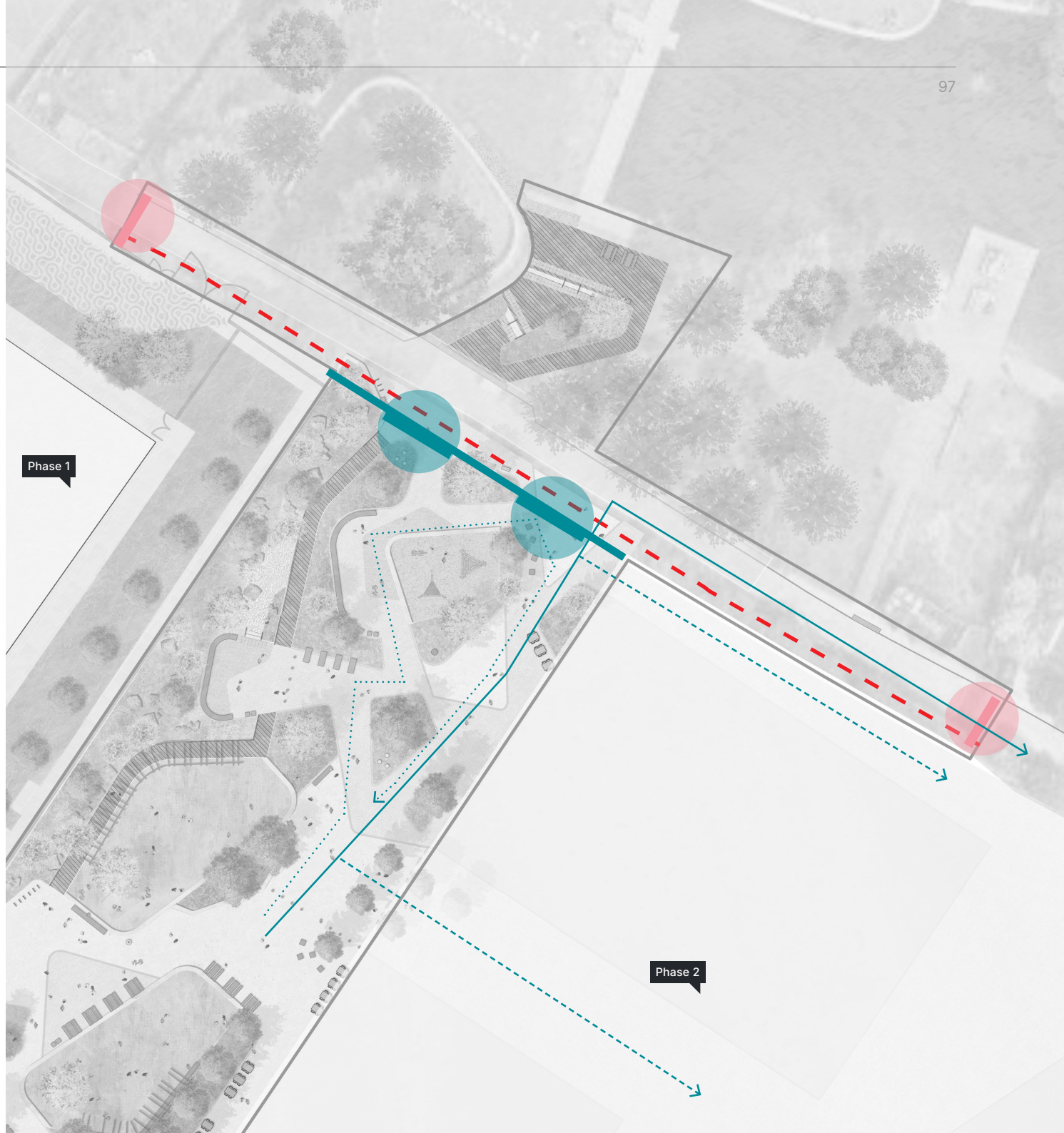
- The existing levels of Great Ancoats Street
- The existing levels at the Cotton Field Park interface
- Levels set by the Phase 1 site at the western boundary
- An assumption guiding the approach to address the Phase 2 building elevations
- The requirement to have an accessible route to all areas of the park



Access Management

The park establishes a connection to the existing Cotton Field Park with the design of a new gateway and boardwalk providing stepped and ramped access.

A secure fence line will be provided on the southern side of Hugh Oldham Way, with access controls consistent with those elsewhere in Cottonfield Park. During nighttime closure of Cottonfield Park, pedestrians will be able to enter or exit the northern end (area which adjoins Cottonfield Park) through the phase two development to Old Mill Street. In the event of the phase two development not being ready in advance of the opening of the park, a temporary arrangement will be put in place to ensure that entry and exit of the new park is possible at both Great Ancoats Street and at the north of the site.



Cottonfield Park/New Islington Estate Access Statement

Cottonfield Park is a private park within a wider unadopted private estate, which allows public access on a controlled basis.

The freehold for Cottonfield Park is held by Manchester City Council. The funding responsibility for management and maintenance of this private park sits with a number of headlease holders associated with residential and commercial developments within the New Islington Estate boundary.

Management and maintenance costs for this private park area and other communal spaces within the estate boundary are solely met through an estate charge to headlease holders. Management and maintenance of the park is undertaken by a third-party Management Company.

The New Islington Marina, which is operated within the New Islington Estate and adjacent to Cottonfield Park is subject to a 30-year lease expiring in 2050, this lease includes the requirement for the payment of a service charge with the services including the opening and closing of the park in accordance with agreed procedures, which is carried out by the Management Company.

The design of the new park is intended to improve pedestrian connectivity between Great Ancoats Street and the wider Ancoats and New Islington area, this includes linkages through Cottonfield Park, during daylight hours, when it is open to the public.

Due to this objective and the 24-hour operation of the proposed adjacent Manchester Digital Campus, the new park will be open to the public 24-hours a day. Access and egress to the northern end of the new park will be maintained to Old Mill Street when Cottonfield Park is closed, as part of the development of the Phase 2 site, or in the event of that development not being brought forward in advance of the completion of the park, via a dedicated access route between the new park and Old Mill Street.

Text Provided by Manchester City Council

11 SAFETY AND SECURITY

Safety and Security Summary

Safety and Security within public realm spaces, such as the park, is vital to ensure all users feel comfortable accessing greenspace. It helps to prevent crime and enhance the quality of life through effective management and Secure by Design considerations that foster a safe and welcoming environment.

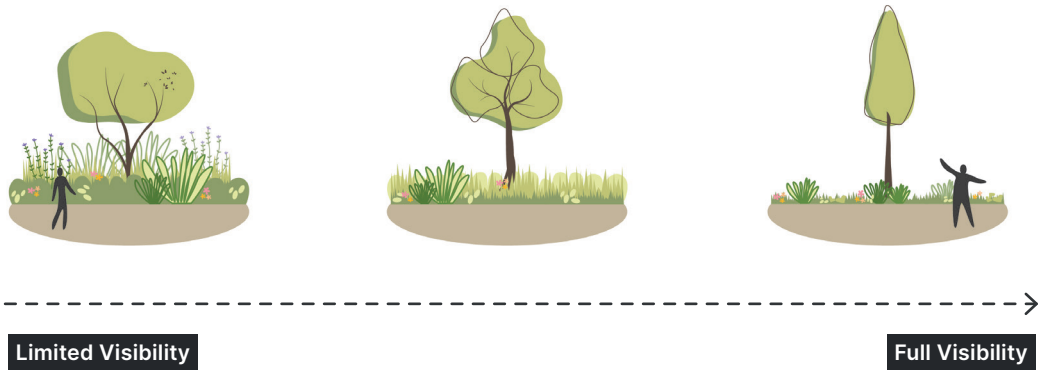
Many Secure by Design considerations have been reviewed for the security and safety strategy for the park. A large part of this is ensuring inclusive design as summarised in the previous chapter. Ensuring all users including those with disabilities feel safe accessing and using the space.

Alongside this, the design ensures natural surveillance to allow clear sightlines across the park, reducing hidden areas where anti-social behaviours may occur. The diagram on this page represents how this can be achieved through planting. Where appropriate and required, planting can be kept lower with more single stem tree species that allow for visual sightlines across the landscape.

Hostile vehicle mitigation (HVM) measures have also been considered. Whilst allowing maintenance and emergency vehicle access when required, the site is predominantly pedestrianised. To further strengthen this approach, and provide mitigation for the 'worst case scenario', the design language considered site movement as the first step to ensure security and mitigation in this regard. Creating paths too narrow for vehicles where possible and strategically placing furniture items and retaining walls as a first step mitigation approach.

In addition to this, other physical barriers were included in the scheme to develop a comprehensive approach to HVM. This included bollards, boulders and large trees. (Discussed in more detail on the following page.)

To further aid these design measures, management of the park is also vital for ensuring site safety. Consistent cleaning, routine checks and repairs ensure infrastructure like site furniture, paving and planting remain safe for the users all year round.



Sight Lines Diagram to represent how this can be controlled through planting. Secure by design principles to be considered throughout.

Secure by Design

A multifaceted approach to developing the safety and security of the park allows the pedestrian to experience the landscape as a seemless transition from one space to the next without harsh boundaries.

After feedback from the security consultant it was clear that bollards would be required to certain areas of the park but there was an opportunity to explore alternatives such as retaining walls, large boulders and trees. As well as the matrix of furniture items integrated within the scheme. This creates a more subtle boundary to the user and maintains a positive atmosphere within the park.

1. Large Boulders at 1.2m max intervals within the planting offset from the Phase 1 boundary wall
2. HVM Bollards where other features are not appropriate
3. Retaining walls, steps and handrails creating a matrix of descreet, design led barriers
4. Large trees used at 1.2m intervals

1


2


3


4


Greater Manchester Police Feedback

The Crime Impact Statement has been produced for the site. The development has been assessed against the principles of Crime Prevention Through Environmental Design (CPTED).

The improvement of the environment in the local area will generate additional use which will improve passive surveillance and informal policing of the area.

Main Recommendations:

There are a number of recommendations within the report to reduce the opportunities for crime and antisocial behaviour, which can be prevalent in parks in the area, and reducing the fear of crime which will allow the park to be well-used.

General

- Footpaths/ viewing areas should be as wide as possible so that unsupervised pedestrians do not have to pass too closely by others which could leave them vulnerable to thieves.
- A protective coating should be applied to any areas that may be vulnerable to graffiti .
- Street furniture should be designed to withstand casual acts of vandalism.
- Entrances should be designed so that it is difficult for those on dirt bikes or mini-motorbikes to enter whilst still allowing access for wheelchairs and mobility scooters.
- Bicycle and scooter parking should be provided for users of the park and surrounding public realm. ...Located in highly visible locations where they can be easily seen by users.
- In vulnerable locations such as entrances, seating areas, and footpaths, low planting should not exceed 1000mm in height , and tree canopies should fall no lower than 2m from the ground. This is in order to allow people to see their surroundings better,...and eliminate hiding places.
- Consideration should be given to the waste collection, storage and disposal arrangements as part of the management strategy. It is not acceptable for bins to be left full for extended periods where they can breed a sense of miss-management and encourage further littering.
- Maintenance of newly installed features... should be incorporated into the management and maintenance procedures. Public open space areas should be subject to an effective maintenance contract.
- Fencing/boundary treatments separating the public realm from private space should not include any potential climbing aids. Seating areas, street furniture, and trees, should not be located next to boundaries as they could provide a climbing aid.
- Use of loose surface materials in the publicly accessible areas of the scheme should be avoided.

Lighting and CCTV

- The entrance to the facility and approaches should be illuminated to a high standard and CCTV should be provided.
- External lighting should be provided in accordance with BS 5489
- Fittings should produce ‘white’ light, as apposed to yellow/orange light.
- A comprehensive CCTV system should be installed which covers the entrances, seating areas, bicycle stands and main circulation areas in the park.

Signage

- Footpaths should be clearly signed so that pedestrians can easily navigate the park and public realm areas without getting disoriented which could leave them vulnerable.
- Signage should be provided advising people of the opening and closing times of the gates, what to do if they get into difficulties or simply to report faults or offensive graffiti.
- Signage should be consistent throughout the area.

Text Extracted form the Crime Impact Statement

12 WASTE MANAGEMENT STRATEGY

Waste Management Summary

To ensure adequate waste bin provision, a strategy has been developed to distribute waste bins across the site. These bins will provide separate general waste and recycling compartments for ease of waste disposal.

The new park will benefit from a tenant service charge (levied to Manchester Digital Campus and the tenants of the phase two development), which will be used to meet the cost of both day-to-day management of the new park and the long-term maintenance of structures, furniture, features and planting.

The delivery mechanism for maintenance and management of the new park is to be confirmed, but the existing operation model adopted for Cottonfield Park is being used as a template.

The new park will have restricted vehicle access from Hugh Oldham Way, to support maintenance activity and the clearance of waste.

The new park will contain 30 bins (15 general waste and 15 recycling), with the capacity to hold 2250 litres of general waste and 2250 litres of recycling.

Bins will be emptied on a daily basis, with flexibility built in to accommodate additional collection due to increased demand, either generally or at peak periods.

Text provided by Manchester City Council



Ample bin provision including recycling waste

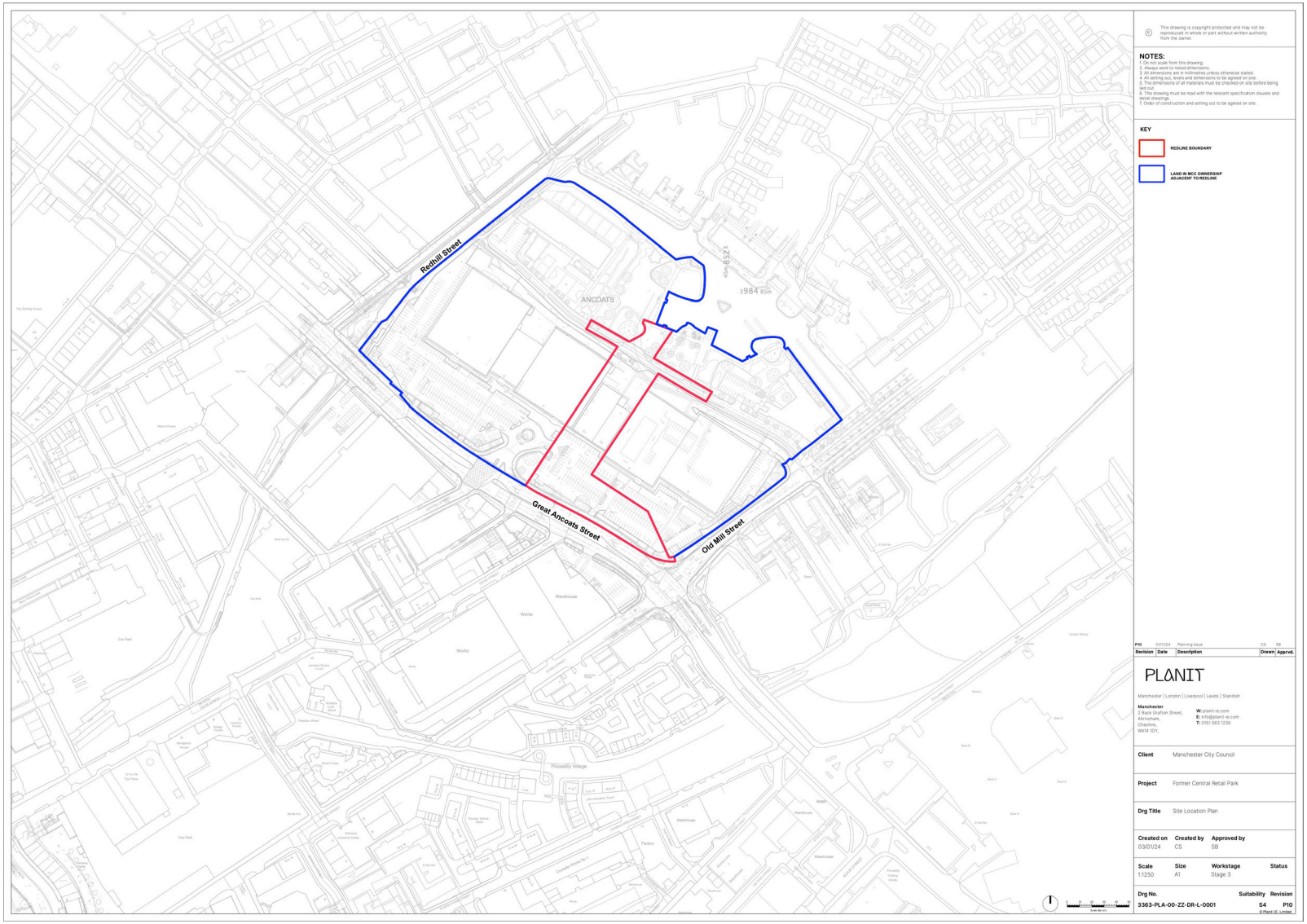


Key

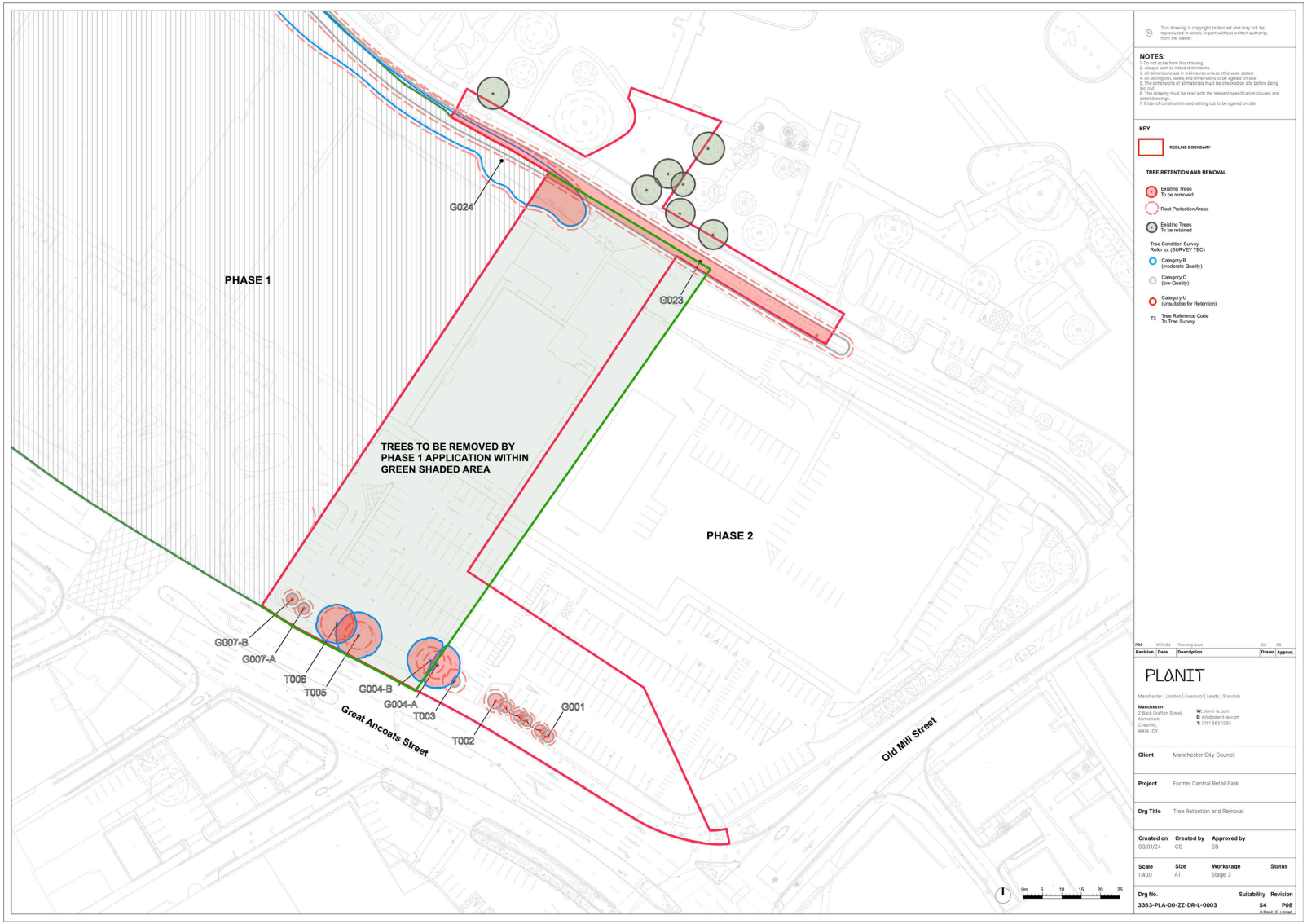
Proposed Bin locations across the scheme

13 APPENDIX

Planning Drawings




PHASE 1 SITE
PHASE 2 SITE
Great Ancoats Street
Old Mill Street
0m 5 10 15 20 25
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NOTES:
1. Do not scale from this drawing.
2. Refer to Architect's drawings.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.
KEY
REDLINE BOUNDARY
NOTE: Refer to the below in conjunction with this drawing:
3363-PLA-XX-XX-DR-L-0003 - Tree Retention and Removal
3363-PLA-XX-XX-DR-L-1000 - Hardworks
3363-PLA-XX-XX-DR-L-1001 - Kerbs and Edgings
3363-PLA-XX-XX-DR-L-2000 - Softworks
3363-PLA-XX-XX-DR-L-3000 - Levels
3363-PLA-XX-XX-DR-L-4000 - Furniture and Wayfinding
3363-PLA-XX-XX-DR-L-4001 - Lighting and CCTV Strategy
P10 03/01/24 Planning issue CS SB
Revision Date Description Drawn Apprvd.
PLANIT
Manchester | London | Liverpool | Leeds | Standish
Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,
W: planit-ie.com
E: info@planit-ie.com
T: 0151 343 1230
Client Manchester City Council
Project Former Central Retail Park
Drg Title Landscape Masterplan
Created on 03/01/24
Created by CS
Approved by SB
Scale 1:400
Size A1
Workstage Stage 3
Status
Drg No. 3363-PLA-00-ZZ-DR-L-0002
Suitability S4
Revision P10
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PHASE 1
PHASE 2
TREES TO BE REMOVED BY PHASE 1 APPLICATION WITHIN GREEN SHADED AREA
G024
G023
G007-B
G007-A
T006
T005
G004-B
G004-A
T003
T002
G001
Great Ancoats Street
Old Mill Street
NOTES:
KEY
REDLINE BOUNDARY
TREE RETENTION AND REMOVAL
Existing Trees To be removed
Root Protection Areas
Existing Trees To be retained
Tree Condition Survey. Refer to: (SURVEY TBC)
Category B (moderate Quality)
Category C (low Quality)
Category U (unsuitable for Retention)
T3 Tree Reference Code To Tree Survey
PLANIT
Client Manchester City Council
Project Former Central Retail Park
Drg Title Tree Retention and Removal
Created on 03/01/24
Created by CS
Approved by SB
Scale 1:400
Size A1
Workstage Stage 3
Status
Drg No. 3363-PLA-00-ZZ-DR-L-0003
Suitability S4
Revision P08


PHASE 1 SITE
PHASE 2 SITE
Great Ancoats Street
Old Mill Street
SURFACING BEHIND HOARDING LINE TEMPORARY SURFACING BEHIND HOARDING TO TIE INTO PHASE 2 SITE. SUBJECT TO PHASING TIMESCALES OF PHASE 2
NEW BUS STOP LOCATION SUBJECT TO DISCUSSIONS WITH TFGM AND PLANNING
0m 5 10 15 20 25
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7. Order of construction and setting out to be agreed on site.
KEY
REDLINE BOUNDARY
HARDWORKS
P1 NATURAL STONE PAVING - TYPE 1
To feature pond/ grass
Material: UK sourced sandstone
Finish: Rubbed
Size: 100mm(W)x100-250mm(L)x depth TBC by engineer
P2 NATURAL STONE PAVING - TYPE 2
To edges of footways
Material: UK sourced sandstone
Finish: rock faced
Size: 100mm(W)x100(L)x depth TBC by engineer
P5 PERMEABLE RESIN BOUND GRAVEL
To pedestrian footways
Product: 'Natural aggregate paving'
Colour: Refer to Engineer's details for depth
Supplier: SureSet Or acceptable equivalent.
P4 CORKEEN PLAY SURFACING
To areas of play or gym equipment
Product: Corkeen
Colour: As supplied
Supplier: Corkeen or acceptable equivalent.
P5 TIMBER BOARDWALK - TYPE 1
To northern park walkway
Material: Composite decking
Product:Lasta-Grip®
Colour: Refer to Engineer's
Supplier: Millboard or similar approved
P6 TIMBER BOARDWALK - TYPE 2
To match existing Cotton Field Park
Material: Hardwood timber decking
Finish: Castle topped
ST2 NATURAL STONE STEPS
To terraced gardens.
Material: Pennant Sandstone with integrated lighting to risers.
Size: 400mm(W) x1100mm(L) x 150mm(D) modules.
Supplier: Hardscape or similar approved
P7 SELF BINDING GRAVEL
Product: CEDEC - footpath gravel
Colour: TBC
Dimensions: 40mm compacted to 60mm depth
Supplier: CED or other equal and approved
Install: Geotextile membrane below the sub-base to prevent weeds
P8 NATURAL STONE PAVING - TYPE 3
Natural stone paving to match specification of phase 1 works along pedestrian boulevard.
P9 NATURAL STONE PAVING - TYPE 4
Yorkstone flag paving to edge/ed footways along Great Ancoats Streets.
Size: (MCC specification)
600mm width x random lengths
Finish: Riven
- Laid: Stretcher bond
P16 WHITE LINING WORKS
To Hugh Oldham Way
Allowance for white lining works for crossing point to new gateway of Cotton Field Park.
T1 TACTILE PAVING TYPE 1
Corduroy hazard warning to top and bottom of steps
Material: Pennant Sandstone
Finish: Corduroy
Size:400mm(W)x400mm(L)x50mm(D)
T2 TACTILE PAVING TYPE 2
Cycle hazard paving to end of cycle lane in S278 works. Subject to S278 details
T3 TACTILE PAVING TYPE 3
Blister hazard paving to pedestrian crossing. Subject to S278 details
P09 03/01/24 Planning Issue CS SB
Revision Date Description Drawn Apprvd.
PLANIT
Manchester | London | Liverpool | Leeds | Standish
Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,
W: planit-ie.com
E: info@planit-ie.com
T: 0151 343 1230
Client Manchester City Council
Project Former Central Retail Park
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Scale 1:400
Size A1
Workstage Stage 3
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Drg No. 3363-PLA-00-ZZ-DR-L-1000
Suitability S4
Revision P09
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PHASE 1 SITE
PHASE 2 SITE
EXISTING GATE TO HUGH OLDHAM WAY RETAINED
BOUNDARY DEFINED BY PHASE 1 SITE
PARK PLANTERS RETAINED BY PHASE 1 WALL
EXISTING FENCELINE TO PHASE 2 SITE RETAINED
EXISTING GATE TO HUGH OLDHAM WAY RETAINED
BOUNDARY TO BE SECURED WITH HOARDING LINE SUBJECT TO PHASE 2 TIMINGS. TEMPORARY INTERFACE TO EXISTING LEVELS TO BE COORDINATED WITH PHASE 1 TEAMS WORKS TO LEVEL THE SITE.
PHASE 2 ACCESS POINT
BOUNDARY TO BE SECURED WITH HOARDING LINE SUBJECT TO PHASE 2 TIMINGS. TEMPORARY INTERFACE TO EXISTING LEVELS TO BE COORDINATED WITH PHASE 1 TEAMS WORKS TO LEVEL THE SITE.
Great Ancoats Street
Old Mill Street
0m 5 10 15 20 25
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7. Order of construction and setting out to be agreed on site.
KEY
REDLINE BOUNDARY
EDGINGS
E1 NATURAL STONE KERB EDGE - TYPE 1
To pathway edges.
Material:UK sourced sandstone
Finish: honed
Size:150mm(W)x300mm(L)x250mm(D) (depth TBC by engineer)
Laid: 100mm upstand - Allow for radii specials where required.
E2 NATURAL STONE KERB EDGE - TYPE 2
To areas of lawn
Material: UK sourced sandstone
Finish: honed
Size:150mm(W)x900mm(L)x250mm(D) (depth TBC by engineer)
Laid: 100mm upstand - Allow for radii specials where required.
E3 NATURAL STONE CHANNEL
To interfaces between materials
Material:UK sourced sandstone
Finish: honed
Size:150mm(W)x900mm(L)x150mm(D) (depth TBC by engineer)
Laid: Flush - Allow for radii specials where required.
E4 GABION CLAD CONCRETE RETAINING EDGE
To areas of level change
In-situ concrete retaining wall clad with gabion baskets.
300mm thick Stone filled gabion baskets with 50mm apertures. 6mm wire. Secured to wall with clamp bars.
Fill:75mm-150mm angular sandstone suitable for stacking in Gabion Baskets.
E5 NATURAL STONE WALL
To raised planter edges in central plaza
Material:UK sourced sandstone
Finish: honed
Size: 300mm(W)x500mm(L)x600mm(H)
E6 MCC CONSERVATION KERB
To Great Ancoats Street footway. MCC spec concrete conservation kerb. Subject to S278 details.
D1 PROPOSED SLOT DRAINAGE CHANNEL
Refer to civil engineer's information for further details on drainage strategy
F1 NEW FENCELINE TO NORTH OF PARK
Design to tie into existing height and aesthetic of park fenceline on other boundaries of the site.
F2 NEW GATEWAYS TO NORTH OF PARK
To Great Ancoats Street footway. To allow controlled access to park. Design subject to further detail. To tie into existing aesthetic of other gateways within the park.
P09 03/01/24 Planning Issue CS SB
Revision Date Description Drawn Apprvd.
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Manchester | London | Liverpool | Leeds | Standish
Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,
W: planit-ie.com
E: info@planit-ie.com
T: 0161 343 1230
Client Manchester City Council
Project Former Central Retail Park
Drg Title Edgings & Boundaries
Created on 03/01/24
Created by CS
Approved by SB
Scale 1:400
Size A1
Workstage Stage 3
Status
Drg No. 3363-PLA-00-ZZ-DR-L-1001
Suitability S4
Revision P09
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Trees

Abbrev.	Botanical Name	Common Name	Girth/ Dia. cm	Height cm	Root Zone	Specification	Number
Ac'P'	*Acer saccharinum 'Pyramidale'*	Pyramid Silver Maple	25-30	500-700	RB	5x, Specimen trees; clear stem min. 200cm	8
Ax'S'	*Alnus x spaethii 'Spaethi'*	Spaeth Alder	25-30	500-700	RB	5x, Specimen trees; clear stem min. 200cm	8
Ca	*Corylus avellana*	Common Hazel		300-350	RB	5x, multistem, Min. 3 bnks	14
Fa'A'	*Fagus sylvatica 'Atropunicea'*	Common Beech	25-30	500-700	RB	5x, Semi-mature, extra wide spacing,clear stem min. 200cm	14
Mg'G'	*Magnolia grandiflora 'Gallissonière'*	Gallissonnière Southern Magnolia	25-30	700-900	RB	5x, Semi-mature, extra wide spacing,clear stem min. 200cm	17
Mg	*Metasequoia glyptostroboides*	Dawn Redwood	50-60		RB	5x, Specimen trees, extra wide spacing,clear stem min. 200cm	2
Pn	*Pinus nigra*	Black Pine	40-45		RB	5x, Specimen trees, extra wide spacing,clear stem min. 200cm	12
PY'A'	*Prunus lusitanica 'Angustifolia'*	Narrow-leaf Portuguese Laurel	20-25	300-350	RB	5x, Specimen trees,clear stem min. 200cm	16
To'G'	*Tilia cordata 'Greenspire'*	Small Leaved Lime	25-30	400-500	RB	5x, specimen tree, extra wide spacing, clear stem min 200cm	5
						TOTALS	96


PHASE 1 SITE
PHASE 2 SITE
Great Ancoats Street
Great Ancoats Street
Old Mill Street
SURFACING BEHIND HOARDING LINE
TEMPORARY SURFACING BEHIND HOARDING TO TIE INTO PHASE 2 SITE. SUBJECT TO PHASING TIMESCALES OF PHASE 2
0m 5 10 15 20 25
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7. Order of construction and setting out to be agreed on site.
KEY
REDLINE BOUNDARY
LEVELS
38.01 Existing Level from topographic survey retained
38.22 Proposed Level
38.22 Assumed levels Phase 2 site: Subject to future development
1:50 Proposed Gradient and Fall Direction
Proposed retaining walls
Areas of permable paving (resin bound gravel, play surfacing and decking)
Proposed drainage channel
P08 03/12/24 Planning Issue CS SB
Revision Date Description Drawn Apprvd.
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Manchester | London | Liverpool | Leeds | Standish
Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,
W: planit-ie.com
E: info@planit-ie.com
T: 0151 343 1230
Client Manchester City Council
Project Former Central Retail Park
Drg Title Levels
Created on 03/01/24
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Approved by SB
Scale 1:400
Size A1
Workstage Stage 3
Status S3
Drg No. 3363-PLA-00-ZZ-DR-L-3000
Suitability S3
Revision P08
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1 SECTION A1 (GREAT ANCOATS STREET GATEWAY)
Scale: 1:100



2 SECTION B1 (PLAYFUL TERRACE GARDEN ROUTE)
Scale: 1:100



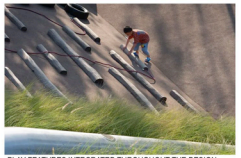
3 SECTION C1 (CENTRAL LAWNS)
Scale: 1:100


SPILL OUT SEATING, SUND NATURE PARK, DENMARK


SLOPED TERRACED PLANTING, XANTEN: A PARK OF ENCOUNTER, GERMANY


LAYERED PLANTING, GUTHRIE GREEN, TULSA, USA


PLAYFUL WEAVING PATHS, PLACE DE LA BRECHE, NIORT, FRANCE


PLAY FEATURES INTEGRATED THROUGHOUT THE DESIGN, SHENZHEN

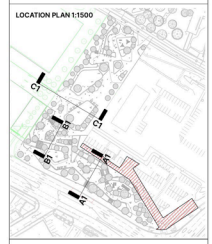

A VARIETY OF SEATING OPTIONS, CANAL CORRIDOR, KING'S CROSS LONDON.

0 1 2 3 4 5 10
Scale Bar (m)

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7. Order of construction and setting out to be agreed on site.

LOCATION PLAN 1:1500



Revision	Date	Description	Drawn	Apprvd.
P04	03/12/24	Planning issue	CS	SB

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0151 343 1230

Client	Manchester City Council
Project	Former Central Retail Park
Drg Title	Illustrative Sections - Sheet 1

Created on	Created by	Approved by
03/01/24	CS	SB

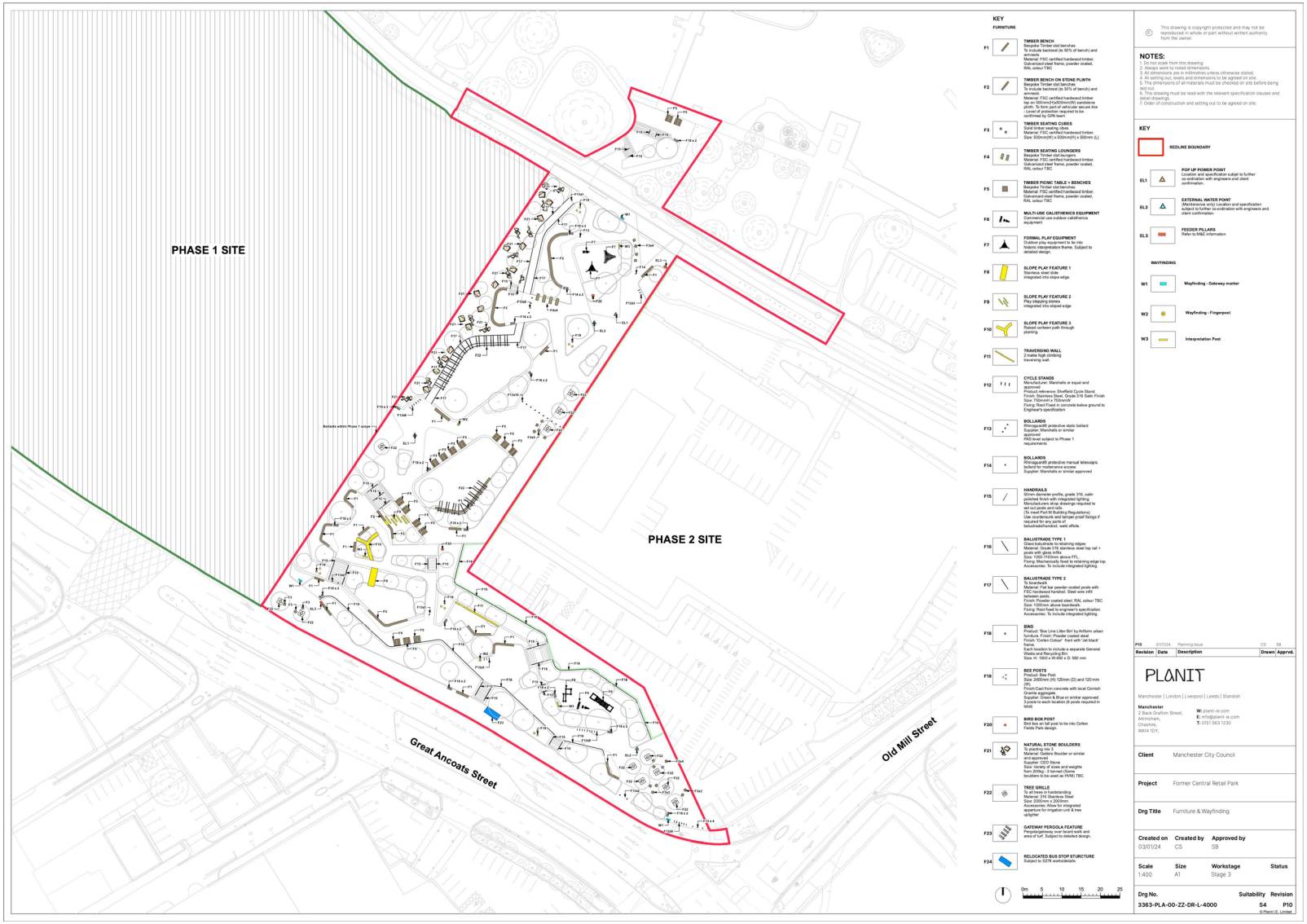
Scale	Size	Workstage	Status
1:100	A1	Stage 3	S3

Drg No.	Suitability	Revision
3363-PLA-00-ZZ-DR-L-3001	S3	P04

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4 SECTION D1 (WHOLE SITE SECTION NORTH - SOUTH)
Scale: 1:100


PHASE 1 SITE
PHASE 2 SITE
Great Ancoats Street
Old Mill Street
Bollards within Phase 1 scope
KEY
FURNITURE
F1 TIMBER BENCH
To include: timber slat benches
To include: backrest (to 50% of bench) and arm rests
Material: FSC certified hardwood timber. Galvanized steel frame, powder coated, RAL colour TBC
F2 TIMBER BENCH ON STONE PLINTH
Bespoke Timber slat benches
To include backrest (to 50% of bench) and armrests
Material: FSC certified hardwood timber
Stone plinth: Granite setts or sandstone plinth. To form part of vehicular line
- Level of protection required to be confirmed by GPA team
F3 TIMBER SEATING CUBES
Solid timber seating cubes
Material: FSC certified hardwood timber.
Size: 300mm(W) x 300mm(H) x 300mm (L)
F4 TIMBER SEATING LOUNGERS
Bespoke Timber slat loungers
Material: FSC certified hardwood timber. Galvanized steel frame, powder coated, RAL colour TBC
F5 TIMBER PICNIC TABLE + BENCHES
Bespoke Timber slat benches
Material: FSC certified hardwood timber. Galvanized steel frame, powder coated, RAL colour TBC
F6 MULTI-USE CALISTHENICS EQUIPMENT
Commercial-use outdoor calisthenics equipment
F7 FORMAL PLAY EQUIPMENT
Outdoor play equipment to tie into historic interpretation theme. Subject to detailed design.
F8 SLOPE PLAY FEATURE 1
Stainless steel slide
integrated into slope edge.
F9 SLOPE PLAY FEATURE 2
Play stepping stones
integrated into stepped edge
F10 SLOPE PLAY FEATURE 3
Raised corrteen path through planting
F11 TRAVERSING WALL
2 metre high climbing traversing wall.
F12 CYCLE STANDS
Manufacturer: Marshalls or equal and approved
Product reference: Sheffield Cycle Stand
Finish: Stainless Steel, Grade 316 Satin Finish
Size: 730mmH x 750mmW
Fixing: Rect Fixed in concrete below ground to Engineer's specification
F13 BOLLARDS
Rhinoguard® protective static bollard
Supplier: Marshalls or similar approved
PAS level subject to Phase 1 requirements
F14 BOLLARDS
Rhinoguard® protective manual telescopic bollard for maintenance access
Supplier: Marshalls or similar approved
F15 HANDRAILS
50mm diameter profile, grade 316, satin-polished finish with integrated lighting. Manufacturers shop drawings required to set out posts and rails.
Rail height: 1100mm (Building Regulations)
Use countersunk and tamper proof fixings if required for any parts of balustrade/handrail, weld offsite.
F16 BALUSTRADE TYPE 1
Glass balustrade to retaining edges
Material: Grade 316 stainless steel top rail + posts with glass infill
Size: 1100mm (min) above FFL
Fixing: Mechanically fixed to retaining edge top
Accessories: To include integrated lighting.
F17 BALUSTRADE TYPE 2
To boardwalk
Material: Flat bar powder coated posts with 316 stainless handrail. Steel wire infill between posts.
Finish: Powder coated steel, RAL colour TBC
Size: 1100mm above boardwalk.
Fixing: Rect fixed to engineer's specification
Accessories: To include integrated lighting.
F18 BINS
Product: 'Box Line Litter Bin' by Artform urban furniture. Finish: Powder coated steel
Finish 'Corten Colour' front with 'Jet black' frame
Note: Location to include a separate General Waste and Recycling Bin
Size: H. 1000 x W.490 x D. 590 mm
F19 BEE POSTS
Product: Bee Post
Size: 2400mm (H) 120mm (D) and 120 mm (W)
Finish:Cast from concrete with local Cornish Granite aggregate.
Supplier: Green & Blue or similar approved
3 posts to each location (6 posts required in total)
F20 BIRD BOX POST
Bird box on tall post to tie into Cotton Fields Park design.
F21 NATURAL STONE BOULDERS
To planting mix 3
Material: Gabbro Boulder or similar and approved
Finish: Natural CD Stone
Size: Variety of sizes and weights from 200kg - 3 tonned (Some boulders to be used as HVM) TBC
F22 TREE GRILLE
To all trees in hardstanding
Material: 316 Stainless Steel
Size: 2000mm x 2000mm
Accessories: Allow for integrated aperture for irrigation unit & tree uplighter
F23 GATEWAY PERGOLA FEATURE
Precast concrete base, tinted hunk, and area of turf. Subject to detailed design.
F24 RELOCATED BUS STOP STURCTURE
Subject to S278 works/details
0m 5 10 15 20 25
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NOTES:
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5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.
KEY
REDLINE BOUNDARY
EL1 POP UP POWER POINT
Location and specification subjet to further co-ordination with engineers and client confirmation.
EL2 EXTERNAL WATER POINT
(Maintenance only) Location and specification subject to further co-ordination with engineers and client confirmation.
EL3 FEEDER PILLARS
Refer to M&E information
WAYFINDING
W1 Wayfinding - Gateway marker
W2 Wayfinding - Fingerpost
W3 Integretation Post
P13 03/01/24 Planning issue CS SB
Revision Date Description Drawn Apprvd.
PLANIT
Manchester | London | Liverpool | Leeds | Standish
Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,
W: planit-ie.com
E: info@planit-ie.com
T: 0151 343 1230
Client Manchester City Council
Project Former Central Retail Park
Drg Title Furniture & Wayfinding
Created on 03/01/24
Created by CS
Approved by SB
Scale 1:400
Size A1
Workstage Stage 3
Status
Drg No. 3363-PLA-00-ZZ-DR-L-4000
Suitability S4
Revision P10
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PHASE 1 SITE
PHASE 2 SITE
Great Ancoats Street
Old Mill Street
0m 5 10 15 20 25
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KEY
REDLINE BOUNDARY
LIGHTING
L1 Lighting Column
L3 LED Light strips to handrails/balustrade
L4 Lighting bollards
L5 Lighting to wayfinding sign
L6 Uplighter to trees
L7 Integrated LED Light strips to seating items
L8 LED Light strips to pergola
L9 Uplighters to Phase 1 feature wall
L10 Existing light columns retained in adopted footway
P11 03/01/24 Planning issue CS SB
Revision Date Description Drawn Apprvd.
PLANIT
Manchester | London | Liverpool | Leeds | Standish
Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,
W: planit-ie.com
E: info@planit-ie.com
T: 0151 343 1230
Client Manchester City Council
Project Former Central Retail Park
Drg Title Lighting Strategy
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Leeds
+44 (0)113 824 6413

Liverpool
+44 (0)151 363 1230

London
+44 (0)207 253 5678

Manchester
+44 (0)161 928 9281

Gloucestershire
+44 (0)1453 607080

PLANIT

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Manchester | Leeds | Liverpool | London | Gloucestershire