

Wayfinding and Street Trees - Kampus

Summary

This submission addresses planning conditions 16(h) and 16(i) of application number 1120034/FO/2016/C2 the Former Manchester Metropolitan University Aytoun Campus, Aytoun Street, otherwise referred to in this document as “Kampus”.

Planning Condition 16 (h) – Wayfinding within the development

Details of a signage strategy in relation to wayfinding within the development and associated public realm.

From the outset, and in consultation with both the design team and the estate operator, no wayfinding was proposed within the Kampus public realm for the following reasons:

- The small scale of the public realm and clear connections to existing streets means it is easy to navigate to the surrounding area, even for visitors unfamiliar with the Kampus estate.
- The open view of the garden and retention of the “bungalow” building adjacent to the Rochdale Canal acts as a strong and unique visual marker.
- There is an estate-wide building signage scheme for residents and visitors.
- Each of the commercial units includes individual signage to their own identity, designed in accordance with the approved signage strategy.
- The estate is managed 24/7 by a site-based team.

Kampus is now occupied and operational and feedback from the operator, Native, is that no additional wayfinding is needed. Residents are familiar with the buildings and estate, and are directed by designed building signage; the Kampus estate is an established destination for visitors who seek out specific venues within the estate (who are also signed), or attend events that are managed and / or promoted by the Kampus estate team.

It is also considered that an additional scheme of wayfinding measures would add unnecessary visual clutter and detract from the successful design relationship between the buildings and the public realm.

Therefore, no wayfinding is proposed within Kampus and the associated public realm. It is requested that condition 16(h) is discharged on this basis.

Planning Condition 16 (i) – Street trees

A strategy for the planting of street trees within the pavements on Whitworth Street and Princess Street, including detail of overall numbers, size, special and planting specification, constraints to further planting and details of ongoing maintenance.

Extensive Investigations, both desktop and intrusive, have clearly demonstrated that it is not possible to install street trees around Kampus due to physical constraints and the presence of buried services, or because of the negative impact on the highway.

Copies of the relevant ground investigation surveys are appended to this submission.

Having established that the constrained width of the pavement and / or the presence of buried services precluded street trees around the development boundary, an area of pavement at the junction of Chorlton Street and Aytoun Street was identified as a *potential* location for 3 new street trees. This proposal was agreed in principle with Manchester City Council as Planning Authority, subject to 3rd part approvals.

The design proposals were developed for the 3 street trees, including robust root protection measures. However, United Utilities refused to accept this proposal because trees would be within 2m of their apparatus. The Highways Authority rejected the proposal on the grounds that the trees would cause a visual obstruction of traffic sightlines around the corner.

Please refer to the attached correspondence from both United Utilities and the Highways authority confirming the above.

Therefore, it has been agreed with Manchester City Council as Planning Authority that a financial contribution towards the provision of off-site trees will be made in lieu of the 3 new street trees that were proposed for the Chorlton Street / Aytoun Street corner, but could not be installed. The agreed contribution is £7,000 (seven thousand pounds) per tree, totalling £21,000 (twenty one thousand pounds).

This contribution is made in relation to both condition 16 (i) of application 1120034/FO/2016/C2 and condition 5 (i) of application 115570/FO/2017 (the street trees condition relating to the listed buildings in the Kampus development).

It is also noted that Kampus has delivered extensive on-site landscaping, including 22 new in-ground trees and 3 existing trees were retained as part of the development.