



CORNBROOK

GREEN AND BLUE INFRASTRUCTURE STRATEGY

Contents

1 PROJECT CONTEXT + POLICY	3
2 RESPONSE TO OBJECTIVE 1	5
3 RESPONSE TO OBJECTIVE 2	7
4 RESPONSE TO OBJECTIVE 3	8
5 RESPONSE TO OBJECTIVE 4	9

1. PROJECT CONTEXT + POLICY

SITE CONTEXT:

This page presents the proposals in relation to the wider vision of erection of a 24-storey mixed use building incorporating 224 residential apartments (Use Class C3), 87 apart-hotel studios (Use Class C1), amenity space, flexible commercial space (Use Class E), and café (Use Class E(b)), together with infrastructure, landscaping, and other associated works. The site is in a pivotal location within the SRF helping to connect regeneration areas and improving connectivity/experience for the local community.

A set of important overarching design drivers have developed for the site. We have ensured we constantly refer back to these and have followed them throughout the design process.

When taken in the context of the proposed building together with the sustainable transport links, the external spaces will become both a destination and a stepping-stone to the existing residential and commercial areas within the locality.

Design quality and delivery is key in establishing the development proposals as a fundamental link in the wider emergence of Cornbrook. The use of quality, robust and appropriate materials will create a vibrant landmark development with a strong identity.



DESIGN DRIVERS



GREENING THE STREET



WATER MANAGEMENT



ACCESSIBLE FOR ALL

1. PROJECT CONTEXT + POLICY

LANDSCAPE GENERAL ARRANGEMENT:

The landscape scheme aims to deliver a series of high quality urban spaces and streets that wrap around and through the development. At the heart of the proposal are a series of linear rain gardens proposed along Cornbrook Road that will incorporate sustainable drainage, tree planting and an ecologically diverse, climate tolerant planting scheme.

The linear plantings culminates in a new pocket greenspace on Dinton Street, providing a green foreground to the proposed to parking space.

With reallocation of on-street cycle parking to maintain current parking numbers. Semi-mature tree planting is proposed along Cornbrook Road, Dinton Street and A56 improving the pedestrian experience.

Semi-mature trees will provide an instant setting for the development whilst contributing to the number of trees growing in the city.



2. RESPONSE TO OBJECTIVE 1

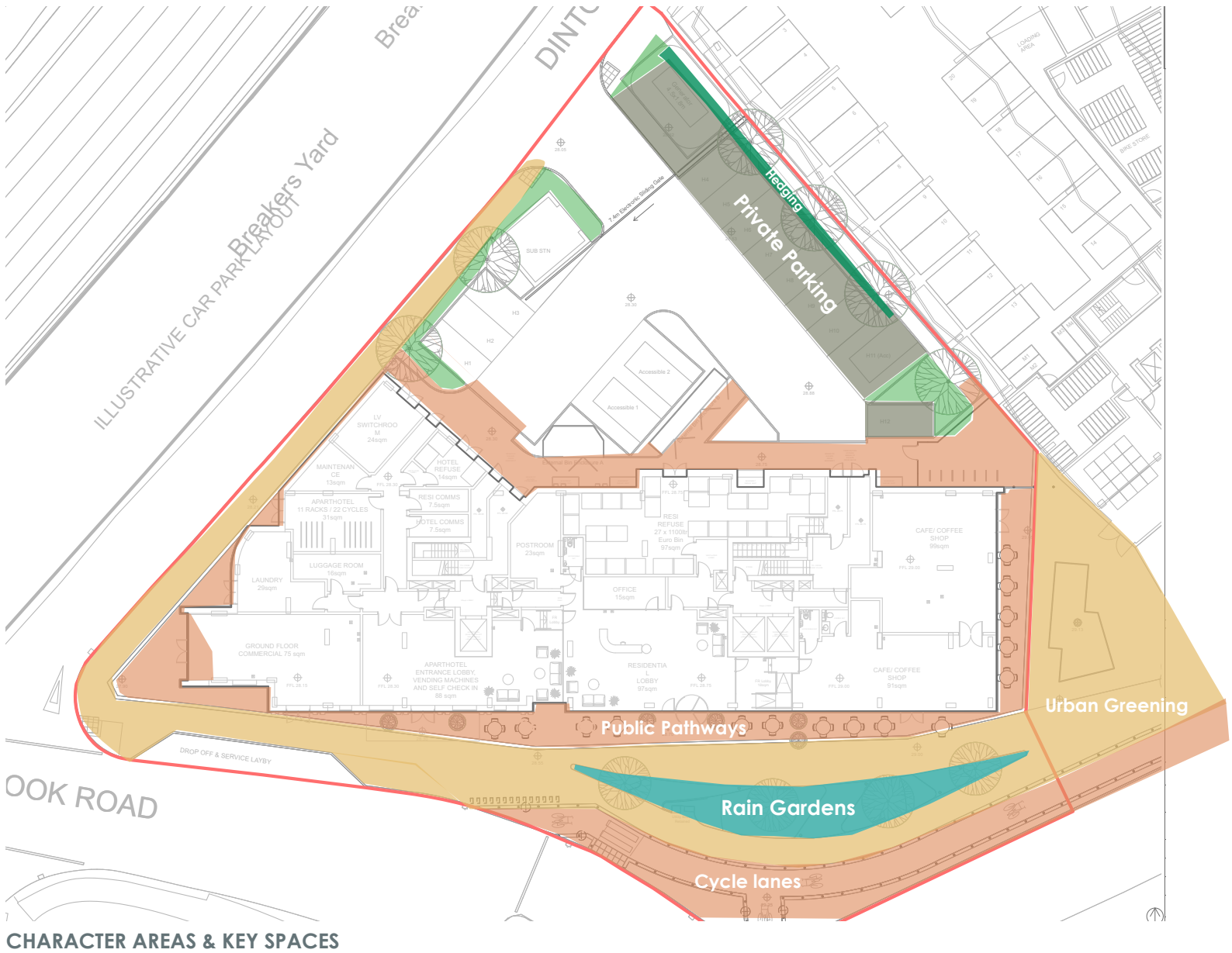
OBJECTIVE: Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

RELEVANT ACTION POINTS:

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

RESPONSE:

- 5 Tree species have been chosen which are tolerant to wet soil and local conditions (climate resilient) and will provide a range of aesthetic and biodiversity benefits. The site will also have a high quality management and maintenance program for the public realm.
- 10 The site offers opportunities to be submersed in green space with flexible areas to stop, rest and interact. All of these elements can have a strong impact on peoples' health and wellbeing and having access to these areas will be highly beneficial.



2. RESPONSE TO OBJECTIVE 1

TREE PLANTING ONSITE :

The scheme in total has 12 trees and 6 feature planting in pot during the demolition & construction process of the buildings and were chosen for their range of aesthetic and biodiversity benefits. Many of the species are climate resilient and/or water tolerant. The planting design has been a key consideration from the outset of the proposals, not only in the choice and size of species to reflect the planted trees within the adjacent schemes but to also ensure their successful establishment and long-term health and vigour.

The selection of the softworks and species is based around a number of design drivers:

- Semi-mature trees should demonstrate a range of form and seasonal interest, and be of an appropriate scale for the site.
- Planting species should include a high percentage of ecology benefits.
- Planting should include species that are safe to be included within a public environment.
- Planting species chosen should be easy to maintain.
- Planting should contribute to the ecological value of the proposals including pollinators, semi native varieties and those that attract insects or provide habitat.
- Shrub planting is to include high percentages of evergreen and semi evergreen species that will ensure structure and visual interest all year round.
- The soft landscape plays an important role in the management of surface water. These permeable areas reduce the amount of rainfall falling onto impermeable surfaces that would otherwise flow directly into the drains.



3. RESPONSE TO OBJECTIVE 2

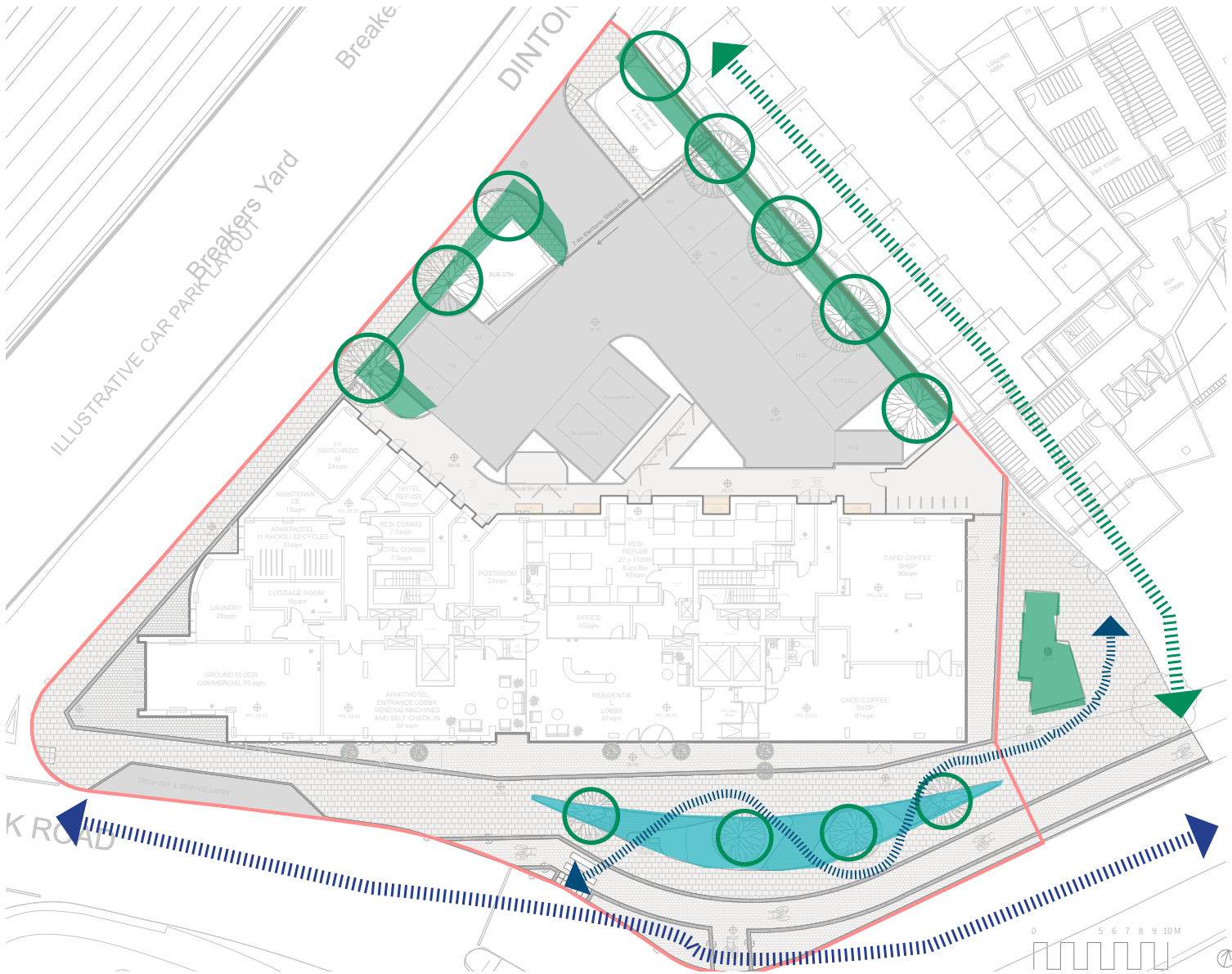
OBJECTIVE: Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers.

RELEVANT ACTION POINTS:

- 1 Embed green infrastructure as part of residential developments.
- 2 Embed green infrastructure as part of city centre developments.
- 6 Establish temporary 'meanwhile' use on sites awaiting development.

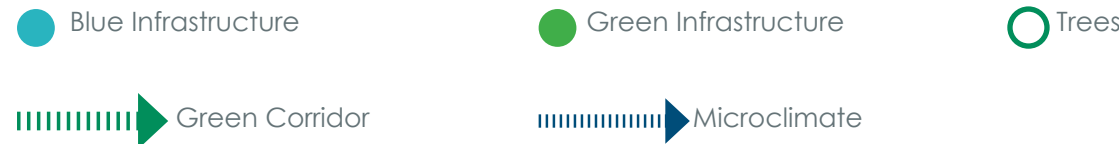
RESPONSE:

- 1 The Cornbrook development has a range of green infrastructure. Urban tree plantings, rain gardens & hedging as planting which are woven throughout the design creating strong connections to wider green spaces. This creates green corridors that connect the development back into the city and wider neighbourhood providing a key space for local residents and users of the city centre.
- 2 The landscape scheme aims to deliver a high quality urban space that wrap around and through the development. At the heart of the proposal are the rain gardens proposed along Cornbrook Street that will incorporate sustainable drainage, tree planting and an ecologically diverse planting scheme. Semi-mature tree planting is proposed along Cornbrook Road and Dinton Street to improve the pedestrian experience, provide an instant setting for the development and help increase the number of trees growing in the city.



BLUE/GREEN INFRASTRUCTURE

- › Continuing the SUDs schemes from One City Road scheme
- › Actively draining surface water run off into the landscaping similar to Plot 9 and One City Road



4. RESPONSE TO OBJECTIVE 3

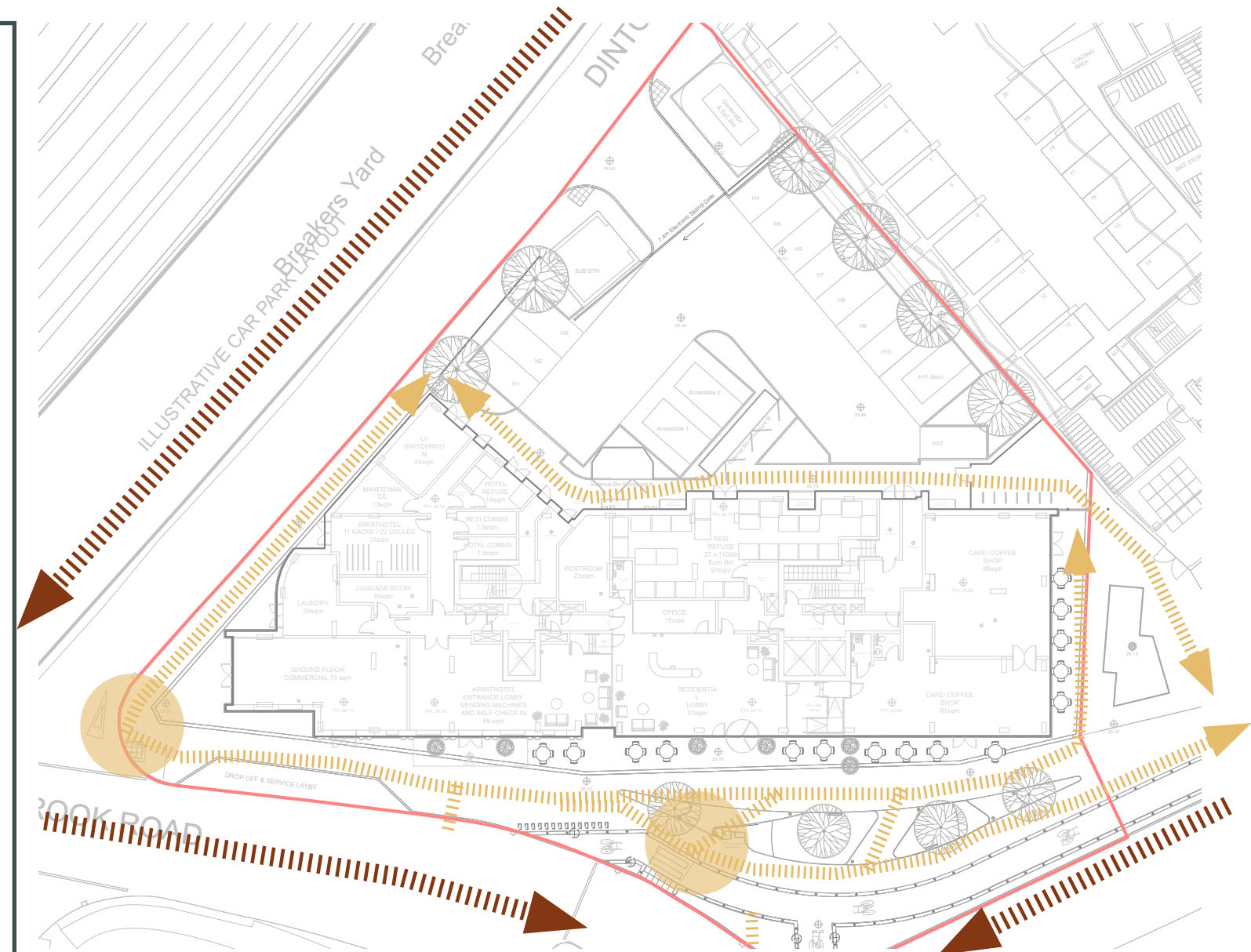
OBJECTIVE: Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.

RELEVANT ACTION POINTS:

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

RESPONSE:

- ② Our proposals look to give greater priority to pedestrians, making the streets more accessible for people of all ages and levels of mobility. Improving navigation and increasing place-making opportunities through green spaces & streets will also create a better, safer & healthier environment for pedestrians at day and night. When taken in the context of the proposed and emerging building together with the sustainable transport links, the external spaces will become both a destination and a stepping-stone to the existing residential and commercial areas within the locality.
- ③ The site is in a pivotal location within the SRF helping to connect regeneration areas and improving connectivity/experience for the local community. New pedestrian connections where pedestrians can cross the road safely will be developed to connect the existing Cornbrook Street.
- ④ Accessible routes have driven the design and are integrated into the landscape fabric. The site provides opportunities to extend the pedestrian links further into Manchester city centre and south towards Old Trafford. The site also looks to connect directly into the newly installed cycle routes close by on Cornbrook Metrolink and links to nearby transport hubs. These attractive and accessible routes encourage walking and cycling throughout the site. Pedestrian orientated streetscapes will provide an improved environment for the local community, increasing permeability through the Plot via the opening up of Cornbrook Street in particular.



CONNECTIONS

- › Establishing clear physical connections
- › Strengthening East - West movement
- › Reinforcing North - South route
- › Catering for desire lines

Main vehicular connections

Main pedestrian connections

Junctions as landscape fabric

5. RESPONSE TO OBJECTIVE 4

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

RELEVANT ACTION POINTS:

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

RESPONSE:

- ⑥ The site is located on one of the major gateways into the city centre and therefore will form part of a visitors first impressions when entering the city centre from this point who might be considering relocating to Manchester. Design quality and delivery is key in establishing the development proposals as a fundamental link in the wider emergence of Cornbrook Street. The use of quality, robust and appropriate materials will create a vibrant landmark development with a strong identity helping to promote Manchester as an attractive place to live.





 WRIGHT
LANDSCAPES

Pickmere Lane, Pickmere, Knutsford
WA16 0JL

01244 541959

www.wrightlandscapes.co.uk

info@wrightlandscapes.co.uk