



RIDGE

ROYAL BUILDINGS
RIDGE

GREEN / BLUE
INFRASTRUCTURE STATEMENT



ROYAL BUILDINGS, MANCHESTER RIDGE

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1. INTRODUCTION

This document outlines a Blue Green Statement for the Royal Buildings, Manchester within the context of Manchester's great outdoors – a green and blue infrastructure strategy and action plan for Manchester.

1.1. Manchester Green / Blue Infrastructure Strategy

The Manchester Green Blue Infrastructure Strategy was published in July 2015 and constituted a strategy document and an Action Plan with the aim of:

- Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.
- Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.
- Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
- 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.

The strategy is split into a number of areas, with each area containing a number of actions that are pertinent to that space. The below map is taken from the Manchester Green Blue Infrastructure Strategy and shows the Areas considered in the strategy.



Figure 1 - Action Areas showing Existing Green Infrastructure

The Royal Buildings fall into the City Centre Neighbourhood Area.

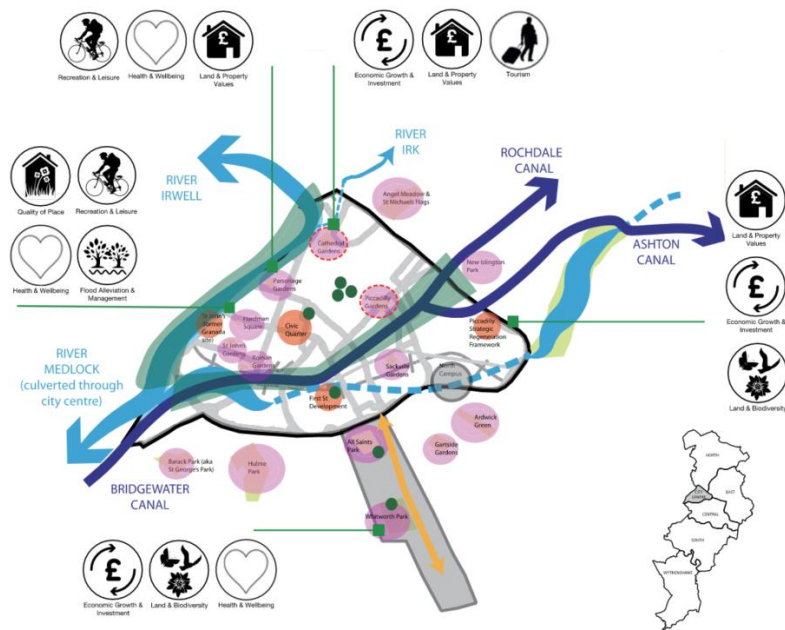


Figure 2 - City Centre 'Neighbourhood Area'

1.2. Development Context

The Royal Building is an existing building on the corner of Mosley Street and Fountain Street. The site is adjacent to public realm, the Tram line, Piccadilly Gardens Bus Station, and Piccadilly Gardens and is located in a commercial area of Manchester city centre.

With regards to Green Blue Infrastructure, the development site is adjacent to public realm and transport networks which include tree planting. The site is across the tram lines from Piccadilly Gardens., an existing piece of Green Infrastructure that has been recently improved.

The proposal is to redevelop the 1st, 2nd 3rd and 4th floors of the existing building into a hotel. The building is an existing 5 story building with a basement and has a pitched roof construction. The ground floor of the building is currently commercial use. The building is fronted by public open space / tram lines to the east and north, with adjacent buildings to the south and west.



Figure 3 - Royal Buildings Context to Green Blue Infrastructure

2. OBJECTIVES

The below paragraphs outline where the scheme contributes to the objectives of the Manchester Green Blue Infrastructure Strategy and takes account of relevant headline objectives from the associated action plan.

2.1. Objective 1

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

There is limited opportunity as part of the existing building to introduce retrofit green blue infrastructure. The existing southern and western facades are overshadowed by existing buildings and the eastern and northern facades currently have windows and existing features for retention. The pitched roof means that there is no opportunity to retrofit green roof technology.

Due to there being no outdoor, terrace or courtyard spaces available as part of the redevelopment of floors 1-4 there is limited opportunity to deliver further improvements to Green Blue infrastructure within the development footprint.

2.2. Objective 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.

There is limited opportunity as part of the existing building to introduce retrofit green blue infrastructure. The existing southern and western facades are overshadowed by existing buildings and the eastern and northern facades currently have windows and existing features for retention. The pitched roof means that there is no opportunity to retrofit green roof technology.

There are no outdoor or courtyard spaces within the existing building. This limits opportunity for green blue infrastructure delivery and SuDs at the site.

2.3. Objective 3

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

The location of the site is not close to corridors identified as part of the green blue infrastructure strategy.

The Royal Building is adjacent to existing transport routes (Tramlines and Public Realm), though these areas do not form part of the planning application boundary.

The conversion of the building into Hotel Accommodation will place visitors in very close proximity to Piccadilly gardens to enable a high level of accessibility to the local green infrastructure for the visitor's enjoyment.

The Royal Building is in a central location, which is in close proximity to tram and bus stations to allow Manchester visitors using the hotel to utilise existing public transport links to other green blue infrastructure in Manchester.

2.4. Objective 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.

The conversion of floors 1-4 of the existing building to a hotel use will provide visitors to the city with access to existing green infrastructure in Piccadilly Gardens helping to promote the benefits of green and blue infrastructure to visitors.



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