

Proposals for Plot D, Great Jackson Street (GJS) Response to the Manchester Green and Blue Infrastructure Strategy June 2023

This table below outlines how the Proposed Development responds to the Manchester Green and Blue Infrastructure Strategy 2015 visions and objectives:

Vision:	Response:
By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	A number of green infrastructure elements have been incorporated into the design of the Proposed Development, in line with the Green and Blue Infrastructure Strategy, namely the area of public realm proposed at the podium level of the residential tower. A post-development planting scheme of well-structured trees will add to the quality of the area and help to integrate the Proposed Development into the surrounding landscape. The Proposed Development incorporates 1,779 sq. m. of public realm, that will be enhanced for use by future occupiers of the building, the local community and visitors to the area. There are three roof terrace levels as part of the development. A communal terrace is located at first floor level of the residential tower at the western elevation. At second floor level, a visual amenity terrace is proposed which is accessed only for maintenance. The office block incorporates a roof terrace to the northern elevation at first floor level providing a useable space for staff members. Principles established within the Great Jackson Street Development Framework and the Public Realm Guidance document will be followed for the landscape treatment surrounding the Proposed Development. A Landscape Design Statement has been submitted in support of this application, prepared by TPM Landscape, which expands on the details set out in this strategy.
Objectives established to enable the vision to be achieved:	Response

1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.	✓ The development includes new public realm which will improve the quality of the green and blue infrastructure, and the streetscape; therefore, improving the routes and connectivity to the green infrastructure offer within the wider City Centre and adjoining neighbourhoods in Hulme. ✓ A number of measures incorporated into the proposals will enhance the quality and function of existing green and blue infrastructure, including: ○ 21 trees at ground floor level to complement the design of the public realm. Of the 21 trees proposed at ground floor, 10 are set in ground 11 located in raised planters. ○ Two street trees are proposed along Great Jackson Street and further trees are proposed within the soft ground and raised planters along the other site boundaries. The proposed trees will provide structure, whilst also adding to the visual amenity of the Proposed Development. ○ A further 18 trees are proposed at roof terrace levels, 17 located within the communal roof terrace at level 01 and 1 located at roof terrace for the office block.
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 Proposed Development contains new elements of landscaped space and public realm, which will support the successful delivery of the wider GJS Development Framework vision and high-quality creation of place. ✓ The design and appearance of the public realm has been informed by its position adjacent to other areas of public realm within the GJS Development Framework area and Hulme, in order to create successful, meaningful and well-connected green infrastructure. ✓ The design of the private gardens have been through a series of options to test for the position, scale and layout of the external amenity spaces, in addition to the form of treatment surrounding this and how it activates the surrounding public space. ✓ There are three roof terrace levels as part of the development: ○ A communal terrace is located at first floor level and is located to the western elevation of the residents' tower. A large open lawn is proposed at the heart of the space, enclosed by trees, raised planters and seating. The northern pocket of the terrace creates a more intimate space creating a human scale area framed by the planters and tree planting.

	○ At second floor level, the roof terrace is designed in the style of a zen garden with a simple palette of materials that are low maintenance and provide an attractive visual setting for the residents. ○ The office block incorporates a roof terrace to the northern elevation at first floor level providing a useable space for staff members. The design will incorporate high quality surface materials along with large specimens/ small trees set within raised planters to create pocket spaces, soften the development edge and offer seasonal interest to the space ✓ The surface water drainage network has been designed to accommodate the 1 in 100 year storm event, plus 45% for climate change. An above ground cellular attenuation tank is proposed at the basement B1 level which will store water generated from both the buildings and the external paved areas. A vortex flow control will be included within the surface water network to ensure surface water is discharged at agreed rates to the UU public combined sewers.
3. Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.	✓ The Site's pedestrian permeability has also been carefully considered to allow for greater connectivity and linkages through to Manchester City Centre from Hulme. ✓ The proposed entrances have been a key consideration of the scheme, with various iterations tested to ensure that the Proposed Development is effectively grounded and that the proposed entrances are legible and address each other and the surrounding public realm.
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.	✓ By enhancing the green and blue infrastructure on-site and improving the quality of pedestrian and cycling routes to other areas of open space in the City, local communities will benefit from activated streets, thereby enhancing the vitality of the local area. ✓ The enhancement of public realm and design of the proposals seek to increase passive surveillance, making a positive contribution to reducing localised crime and increasing safety. Furthermore, by improving and enhancing the safety and provision of the public realm, members of the community will be more attracted to these spaces and to undertaking sustainable modes of travel, such as walking and cycling, to access other areas of the City. This has the potential to reduce reliance on private car journeys and generate health benefits associated with walking and cycling.

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