



Roman Gardens, Manchester **Full Planning Application**

Design and Access Statement
July 2016



**CASTLEFIELD
FORUM**

www.ourcastlefield.co.uk

Prepared by BDP on behalf of the Castlefield Forum

BDP.

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Roman Gardens - View towards Liverpool Road

Section 1: Introduction

1.1 Project Background and Key Drivers

The Roman Gardens project started in November 2010 when the Castlefield Forum Committee took the decision to form an Action Group to work towards transforming the existing gardens into an inspiring new gateway to Castlefield.

Although the Gardens are not the only gateway to Castlefield, they are in the words of the Forum 'one of the most prominent (and) also one of the saddest and most unloved areas'. It is the aspiration of the Forum to create a significantly upgraded public space that serves as an inspiring space that welcomes and inspires both residents and visitors to Castlefield.

Through CityCo the Castlefield Forum were introduced to BDP who, under the umbrella of Manchester Garden City worked with the Forum to produce a masterplan for the Roman Gardens, which forms the basis of the current planning application.

1.2 The Application

This application is being submitted by BDP on behalf of The Castlefield Forum and seeks full planning permission for public realm improvements, landscaping and heritage improvement works to the Roman Gardens in the Castlefield area of Manchester City Centre.

1.3 The Applicant

The application is being submitted by BDP on behalf of the Castlefield Forum.

The Castlefield Forum is a voluntary, community group established in 2008 when it was known as the Castlefield Residents and Small Business Forum. It was renamed Castlefield Forum in 2009 and formally constituted in 2010. It has the key aim of making Castlefield a better place for local residents, businesses, workers and visitors.

Membership of the Forum is open to anyone who lives, works or has an interest in Castlefield. There are over 330 members who receive regular email updates on Forum activities and projects and are invited to meetings and events.

1.4 Pre-Application Consultation

Prior to the submission of this planning application, a number of meetings were held with Manchester City Council. These were undertaken on:

- 17th April 2012
- 28th June 2013
- 8th September 2015

The issues discussed at these meetings are detailed within Section 2 of the Statement of Community Involvement, which is submitted under separate cover as part of this planning application.

1.5 Consultation

The masterplan for the gardens was also subject to stakeholder and public consultation. This process is detailed within Section 3 of the Statement of

Community Involvement, which is submitted under separate cover as part of this planning application.

1.6 Statutory Purpose of Design and Access Statement

This Design and Access Statement has been prepared in accordance with the provisions of The National Planning Practice Guidance which states that a Design and Access Statement must:

- a) explain the design principles and concepts that have been applied to the proposed development; and*
- b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.*

The purpose of this statement is to communicate how good design has been an integral consideration from the outset of the development process. It is structured as follows:

- Section 2. Site Context - A description of the contextual elements that have shaped the proposed works package.
- Section 3. Development Proposals - A detailed description of the development proposals.
- Section 4. Access - A description of the access arrangements for the site.
- Section 5: Planning Context – A review of how the proposals accord with national and local planning policy.
- Section 6: Conclusion.

The scope of this document is based on the CABE advice document 'Design and Access Statements How to read, write and use them'. Accordingly sections 3 and 4 explain:

Development Proposals

- Use – This will explain the intended use of the gardens.
- Amount – This will explain how much of the site will be the focus of the works.
- Layout – This will explain how the gardens will be laid out.
- Scale
- Landscaping – This will explain how the spaces within the gardens will be treated in terms of the landscaping.
- Appearance – This will explain what the gardens will look like.

Access

- Pedestrian and vehicular links – This will explain how individuals will be able to access the gardens.
- Inclusive access – This will explain how everyone can get to and move through the gardens and the surrounding environment on equal terms.

1.7 Application Documentation

The planning application is supported by a number of other documents produced under separate cover which should be referred to in conjunction with this report, these include:

- Planning Application Form
- Statement of Community Involvement

Section 1: Introduction

- Management and Maintenance Strategy
- Desk-top Archaeological Assessment Report
- Archaeological Mitigation Strategy
- Crime Impact Statement
- Arboricultural Survey
- External Materials Matrix
- (SPC)L001 NBS Landscape Specification

The planning application drawings are an integral element of this submission and should be referred to when reading this document for further information and explanation of existing site conditions and proposed works.

Approval is being sought for the drawings listed in Table 1.1.

Table 1.1 Schedule of Planning Application Drawings

Drawing Reference	Revision	Drawing Title	Scale	Size
(9-)L001	B	Landscape General Arrangement Plan	1:250	A1
(9-)L002	B	Landscape Levels Plan	1:250	A1
(9-)L003	B	Detailed Planting Plan (Sheet 1 of 2)	1:250	A1
(9-)L004	B	Detailed Planting Plan (Sheet 2 of 2)	1:250	A1
(9-)L005	B	Tree Constraints Plan	1:500	A1
(9-)L006	B	Tree Pit Details in Hard and Soft	TBC	A1
(9-)L007	B	Proposed Landscape Works and Zones of Archaeological Potential	1:250	A1
(9-)L008	B	Landscape Masterplan	1:250	A1
(9-)L009	B	Landscape Works Grow Box Typical Details	1:50	A1
(9-)L010	B	Landscape Works Design Intent - Time-Line Feature	N/S	A3
(9-)L011	B	Landscape Works Design Intent - Timber Stage	N/S	A3
(9-)L012	B	Red Line Boundary Plan	1:250	A1
(9-)L013	B	Landscape Long Sections	1:50	A1
(9-)L014	-	Not issued	-	-
(9-)L015	-	Landscape Fencing Amendent Plan	1:250	A1
(9-)L016	-	Landscape Construction Details (Sheet 1 of 2)	1:20	A1
(9-)L017	-	Landscape Construction Details (Sheet 2 of 2)	1:20	A1
(SPC)L001	-	NBS Landscape Specification	-	A4

Section 2: Site Context

2.1 Site Location

The site lies to the south west corner of Manchester City Centre within the area referred to as Castlefield. As Figure 2.1 demonstrates, the site is bounded by Liverpool Road to the north, Collier Street to the east, Beaufort Street to the south and Stone Street to the west. Two public houses, The Oxnoble and The White Lion, are located on Liverpool Road, either side of the site.

The site is opposite the Air and Space Hall of the Museum of Science and Industry and close to the steps and lift up to Deansgate-Castlefield tram stop.

Deansgate, which has developed into a busy thoroughfare, passes close to the east and follows the general line of the Roman road to Ribchester (and Castlefield).

2.2 Site Description

The History of Mamucium and the Roman Gardens

The settlement of Manchester was established in and around the site of the Roman Gardens in Castlefield nearly 2,000 years ago, when a village grew up beside the Roman Fort of Mamucium. The heritage of this Roman Fort, which is essentially the birthplace of Manchester, provides the focus of this project.

Founded in AD 79, Mamucium was sited on a sandstone bluff near the confluence of the Rivers Medlock and Irwell in a naturally defensible position. The Fort

was garrisoned by a cohort of auxiliary soldiers and guarded the road running from Chester to York. The impact of Mamucium, was in its time, as great as the creation of the canals. Castlefield became, for the first time, a centre of commerce and communication. The Fort was on the main route between the major fortresses at Chester and York, and on the road to Carlisle and Hadrian's Wall from the south.

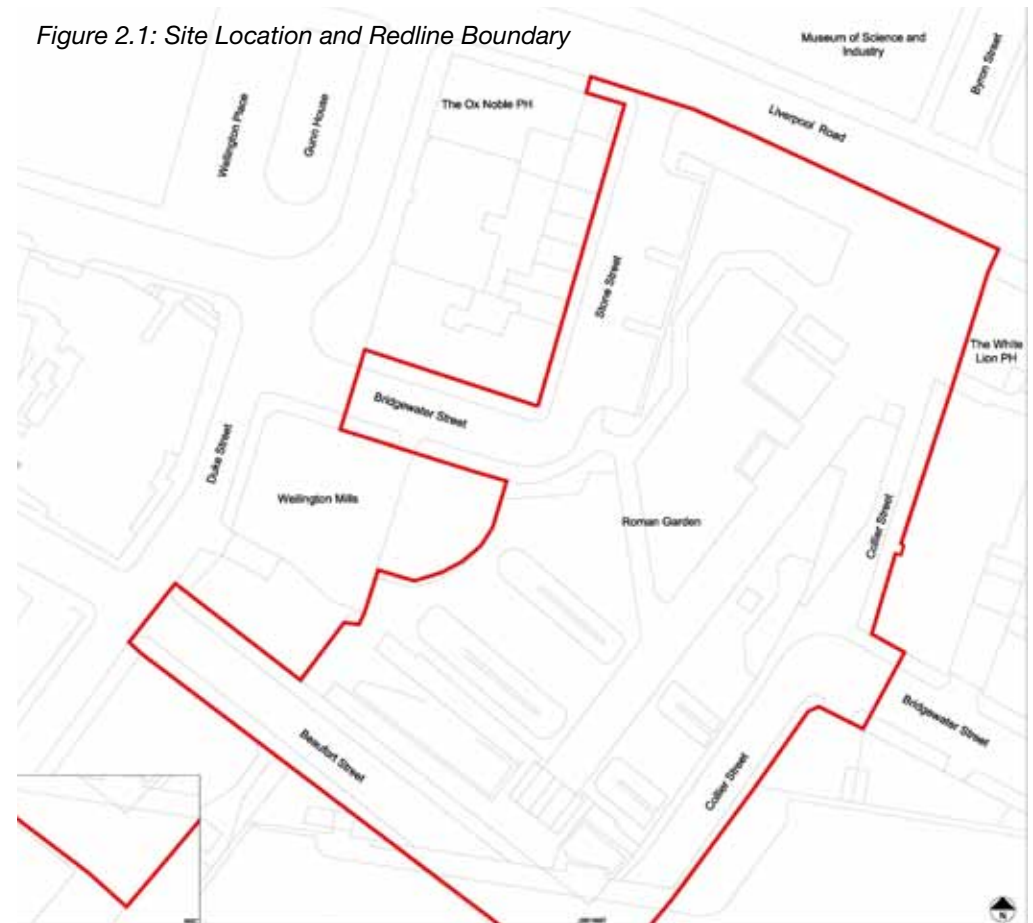
Supplying the fort generated new trade, and a thriving civilian settlement called a vicus grew up around the north and east sides of the Fort, alongside the Roman Road.

After the Roman withdrawal from Britain in around 410, the area of Mamucium was used for agricultural purposes, and laid derelict for centuries. The site lay in ruins until the Industrial Revolution when Manchester expanded and the fort was levelled to make way for new development, including the Rochdale Canal and the Great Northern Railway.

The Roman Gardens Today

The Roman Gardens site today features a reconstruction of the Mamucium's North Gate directly on the site of the original stone gateway of the fort, which was excavated by Greater Manchester Archaeological Unit during the early 1980s. A section of the original Roman stone work and a series of defensive ditches uncovered during the dig are also incorporated into the reconstruction, showing how the Roman defenses may have looked around AD 200. The alignment of the Roman Road, routed

Figure 2.1: Site Location and Redline Boundary



perpendicular to the North Gate, has also been retained in the current Roman Gardens site and forms a key north to south axial route through the site. A number of representative building foundations of three Roman buildings have also been reconstructed alongside the Roman Road. This includes a booth, a hotel (known as a mansio), and a house.

Section 2: Site Context



Figure 2.2: The current arrangement of the Roman Gardens



Figure 2.3: Limited car parking is available on Stone Street



Figure 2.4: Representative building foundations of three Roman buildings have been reconstructed alongside the Roman Road



Figure 2.5: Reconstruction of the Mamucium's North Gate on the site of the original stone gateway



Figure 2.6: The gardens front on to Liverpool Road

Section 3: Development Proposals

3.1 Introduction

This section sets out the development proposals.

The Forum's vision for the site is to create a significantly upgraded public greenspace, that's fit for both residents as well as the hundreds of thousands of visitors to Castlefield. The aim is to transform the site into an inspiring new gateway to Castlefield. This isn't the only gateway to Castlefield, but is one of the most prominent. The Gardens will become a place that welcomes and inspires; that entices users in, again and again.

3.2 Use

The existing function of the Roman Gardens, as a public green space, will be maintained. The local community resident and business, together with visitors to the area all currently use this space, and it is intended that they will continue to do so.

The intention is to deliver a high quality urban greenspace that ties together the 2,000-year-old Roman heritage of the site with the modern day city. The aim is to delight people who use the gardens, whatever their age, whatever month they visit and whatever time of day they happen to meander through. This will be a beautiful space to walk through, to relax in, to read a book, take in some sunshine, pick some growbox herbs, meet your friends for a drink in the dappled summer sun or walk your dog on a crisp winter morning. Being located at the entrance to the

Roman North Gate, the site is also of great historical importance, people would say 'The Birthplace of Manchester', and so the proposals aim to capture key elements of this social legacy in appealing to a rich cross section of users.

The proposals will make the most of this exciting space, that will encourage children, families, local residents, professionals and tourists to visit. A space that has seating and allows relaxation. A green lung. A space that has simple, well-presented trees, planting and foliage. It is important that the planting provides interest all year round, which will be through flowers, leaves, fruit and foliage. Trees and pathways will be lit at night, to give the Gardens some sense of excitement; the intention is that users will always feel safe whatever time it is.

Roman Gardens is a valuable heritage asset for telling the 'Castlefield Story', and the aim will be to enhance access for a diverse audience through conservation, display, and interpretation of important features, showing the immense impact of the Romans and the Victorians up to modern day. Proposals will seek to reveal the physical heritage and enhance the environmental value of the gardens, as well as extending opportunities for volunteer engagement. Working with Greater Manchester Archaeological Advisory Service, there are also plans to hold a series of community digs to uncover more about the Roman heritage of the Gardens and enhance the visitor participation and experience and promote formal and informal learning experiences.

3.3 Amount

The overall site area within the redline planning boundary is 8,165m².

3.4 Layout

- The site is located within the existing Roman Gardens site, on Liverpool Road, Castlefield. The site is broadly flat. All access paths within the site, both existing and proposed, are DDA compliant incorporating at least a 1:40 slope, with a 1:60 cross fall. There is no stepped access into the site.

The existing site layout includes the following features:

- Reconstructed Roman North gate and associated walls and defensive ditches - replica of the northern entrance to the Roman Fort that once occupied this site;
- Reconstructed Roman stone footings - constructed to show the plan of three of the vicus buildings found during archaeological site excavations;
- A 'Roman Road' routed in a north east to south west alignment though the site, broadly recreating the original alignment of the main route to the Fort;
- Municipal style shrub and tree planting around the borders;
- A line of mature Lime trees along the Liverpool Road entrance.

We established from the Greater Manchester County Archeologist the significance of the stone footings and moats in the existing gardens and

maintained their final positions on the plan. The North Gate itself is a replica of the northern entrance to the Roman Fort that once occupied this site and helps cement the true historical importance of Castlefield in the origin of Manchester.

With this in mind, the masterplan layout aims to:

- Welcome users in and across to Castlefield;
- Sit comfortably with both the Roman and Victorian heritage – as well as Castlefield's latest pull as a residential area and tourist destination;
- Be a simple, urban design with high-quality hard and soft landscaping;
- De-clutter the whole site, including removal of barriers to entry;
- Have a uniform approach to pathway design, lighting, furniture and a simple palette of plants and trees;
- Have appropriate borders to stop trampling;
- Incorporate well-designed seating areas for the White Lion and Oxenoble public houses (framing the park);
- Be easy and inexpensive to maintain.

The proposed masterplan layout as shown in Figure 3.1 was developed in collaboration and consultation with the Castlefield Forum, MCC officers from Corporate Property, Regeneration, Highways, and Neighbourhood Delivery, Manchester Museum of Science and Industry, and the the County Archaeologist.

The key elements of the masterplan include:

Section 3: Development Proposals

- The introduction of a new pathway routed along an east to west axis and the removal of some perimeter fencing to open up the site and improve pedestrian permeability.
- Replace the broken and muddy pathways with recycled Yorkstone from the site, to improve site accessibility;
- Resurface the Roman Road with a resin bound gravel surface which has more permanence and longevity.
- Introduce a 'time-line' feature alongside the Roman Road, raising awareness and educating visitors on both the Roman Gardens' and Manchester's heritage;
- Create a 'community area' which will be maintained by the Castlefield Forum, which will include grow boxes, a timber stage, and seating opportunities. This will help create a sense of ownership with the Forum.
- Light the area appropriately at night.
- Introduce new park furniture.
- Provide new interpretation information for the gardens and branding.
- Introduce a rain garden, trees, blulbs, Roman-garden inspired planting and wildflowers.
- Sculpting of some grassed areas to create raised mounds and gentle slopes, which will invite children to play
- Introduce larger and more formal relaxation spaces for the adjoining public houses
- Construction of an informal stage area for relaxing and starting point for tours of Castlefield.
- Removal of worn asphalt on Stone Street and renovation of cobbled road



Figure 3.1: Landscape Masterplan

Section 3: Development Proposals



Figure 3.2: Artist's interpretation of the view south-west, along the Roman Road

Section 3: Development Proposals



Figure 3.3: Artist's interpretation of the view north-west, across Park Square

Section 3: Development Proposals

surface.

3.5 Scale

The proposed Roman Gardens masterplan is located within the existing Roman Gardens parcel of land. The scale of the proposed development responds to the current scaling, with new landscape features of a proportionate scale to the existing layout.

3.6 Appearance

The design rationale for the site is fully aligned to Manchester's adopted Green and Blue Infrastructure Strategy. The strategy places emphasis on getting more value from existing green spaces, creating connectivity between our network of green spaces, and the creation innovative partnerships, and models for the delivery and upkeep of our Green Spaces.

The proposed site design works with works with the existing site features to create a significantly upgraded public space, and therefore improving the value of this existing green space.

Regarding improved connectivity, the site has been designed as a new gateway for Castlefield, with increased pedestrian permeability. To achieve this, the site has been 'opened-up' with the removal of physical barriers from the site edges, and the introduction of new footpaths, with improved surfacing.

The design takes into account of the surroundings, taking reference from both

the existing Roman Gardens palette of materials and the surrounding Manchester landscape and townscape.

Figures 3.2 and 3.3 provide artist's impressions of how the space may look once the works are implemented.

3.7 Landscape Design

Working with the existing site features, the proposed landscape design has aspired to create a significantly upgraded public space, that forms a new gateway to Castlefield.

Existing Planting

Good quality shrubs, in good condition will be retained within the planted borders. Proposed planting will be planted around the retained vegetation in groups of the same species. Care will be taken when planting to ensure existing root systems are not disturbed.

Existing Trees

Mature trees, in particular the line of trees along Liverpool Road will be retained, the crowns lifted to create a lighter, open canopy at the entrance to the Gardens. A flexible, porous surfacing solution around the base of the tree trunks will accommodate the future growth of the trees and replace the displaced paving slabs caused by shallow roots.

Roman Inspired Shrub Planting

A whole range of flowers and plants were popular in Roman gardens. Herbs were essential for culinary and medicinal use. Thyme, mint, savoy, celery seed, basil, bay

and hyssop were some of the most popular. Favourite flowers include roses, narcissi, oleanders, violets, crocus, narcissus, lily, gladioli, iris, poppy, amaranth and wildflowers in general.

The crucial factor in deciding what appeared in the garden was size. Ivy, acanthus, myrtle, box and yew usually appeared in more complex gardens, as did plane and Cyprus trees.

Planting Strategy

The site is orientated on a NNE to SSW axis, and sheltered along the northern and western boundaries by existing buildings. Plants suitable for both full sun and partial shade will therefore be planted within the site. Roman garden design principles will underpin the planting strategy.

Shrub Planting

Evergreen plants will form the backbone of the planting beds, providing structure, all year interest, and being very easy to maintain, will be labour saving. Perennial plants will also be used for splashes of seasonal colour, for example the giant allium (*Allium giganteum*) and echinacea (*Echinacea purpurea*).

Sensory plants will also be incorporated into the planting beds, and species will be chosen to stimulate the senses through tactility and scent. This will create a pleasant and relaxing environment, as well as an important environment for butterflies and bees. Plants will include English lavender (*Lavandula angustifolia* 'Hidcote') and lambs ear (*Stachys byzantina*).

Proposed Trees

Trees of suitable species (to be agreed with the local authority) will be planted along Bridgewater Walk and along the boundaries of the site to enhance the soft landscaping scheme and supplement the existing tree numbers within the Gardens.

Park Square

Early Roman gardens began as practical features, and were sources for vegetables, herbs and fruit for the household. The 'Park Square' is a community area featuring grow boxes, fruit trees, tables and chairs.

This space will be planted and maintained by the Castlefield Forum, and therefore it is not considered necessary to produce a detailed plan for this area. As a guide we have recommended lists of species below for community grow boxes;

Herbs to include, but not be limited to: thyme, mint, sage, basil, bay, fennel, parsley, rosemary, marjoram, oregano, chive, tarragon, and dill.

Vegetables and fruits to include, but not be limited to: beetroot, broadbean, carrot, lettuce, peas, potatoes, spinach, courgette, nasturtium, chilli peppers, runner beans, chard, tomatoes, broccoli, cabbage, leek, pak choi, strawberry, apple, and pear.

Planting within the Open Grass

Bulbs, suited to sunny and shaded conditions, will be planted in swathes along the Beaufort Street frontage and within areas of open grass. They will illuminate the boundary, provide seasonal colour and interest, as well as an important

Section 3: Development Proposals

environment for butterflies and bees

Rain Garden planting

It is proposed that the Rain Garden is planted within a wide range of species in order to create a densely vegetated, stable and thriving bed with dense root systems which will thrive without frequent maintenance, and withstand occasional flooding.

Perennial shrubs will include Guelder rose (*Viburnum opulus*) and Dogwood (*Cornus sanguinea*).

Herbaceous and rhizomatous perennials will include Aster (*Aster* spp.), Lesser periwinkle (*Vinca minor*), Yellow flag (*Iris pseudocorus*), Black eyed susan (*Rudbeckia birta*), Siberian flag (*Iris siberica*), Columbine (*Aquilegia* spp.) and Montbretia (*Crocasmia* spp.).

Grasses will include Purple Moor Grass (*Molinia caerulea*), Eulalia grass (*Miscanthus sinensis*), and Deschampsia cespitosa (Tufted hair grass).

See Section 3.9 Surface Water Drainage for additional notes on the Rain Garden.

Meadow planting on lawns



Bulb planting on lawns



Sensory planting



Roman style herb garden planting



Roman style vegetable planting



Grass and perennial planting



Retained Lime trees along Liverpool Road



Proposed tree planting



Figure 3.4: Softworks precedent images

Section 3: Development Proposals

Hard Landscaping

For more detailed information regarding the use of materials for the Roman Gardens, please refer to the 'Materials Matrix - April 2016' report.

Surfacing

The hard landscaping materials respond to the existing palette of materials found within the Roman Gardens and the surrounding Castlefield area. The new areas of proposed paving will be Yorkstone, which is already found within the site and along the local footpaths. Existing Yorkstone pavers within the site, in particular 'Park Square' will be salvaged, cleaned-up, and re-used where possible, in combination with new Yorkstone.

Along Stone Street, Collier Street and Beaufort Street the proposal is to reveal and enhance the existing cobbles will by removing areas of tarmacadam and salvaging, cleaning up and relaying the old cobbled setts.

Within the Gardens the Roman Road will be resin bound gravel in a light buff colour. This will have improved durability in comparison to the current surfacing and provide a smarter appearance. The light buff colour will reflect the colour of what the original Roman Road was believed to have been.

Roman heritage is very important within the site, and therefore the introduction of the time-line feature and interpretation either side of the Roman Road will help embody this and raise understanding and educate visitors to the Gardens.

Bridgewater Walk will also be paved with resin bound gravel, to link with the Roman Road, but be enclosed by a white concrete retaining wall, of varying height. The retaining wall will provide informal seating opportunities and add a 'modern twist' to the Gardens.

The informal seating is also extended to the eastern edge of the Roman Road where it meets the Rain Garden. Concrete plinth seats and stone paving will define the edge of the planted area.

Street Furniture

The street furniture is intended to be high quality and robust requiring very little maintenance or upkeep. The materials will be warm and tactile to encourage people to pause and stay within the space; e.g. timber, natural stone and corten steel.

Following early consultation with MCC, BDP have researched the properties of corten steel with a view to alleviating concerns associated with leaching. To minimise 'washout' Corten Steel products can be thermos lacquered, pre-oxidised to stabilise the corten or a special 'anti-washout' treatment applied.

Heritage Enhancements

Improvements, masonry repairs and cleaning up the of fort's façade and utilising the 'room' for learning and heritage purposes will integrate the building and its uses back into Roman Gardens. The 'Roman Vicus' will be rejoined and made good to improve the visual appearance.

Figure 3.5: Hardworks precedent images

Diamond sawn Yorkstone paving



Riven Yorkstone paving



Diamond sawn Yorkstone paving



Timber seat with backrest



Bridgewater Walk - concrete feature wall



Corten steel grow box with seating



Section 3: Development Proposals

3.8 Lighting

The proposed lighting scheme will cover the areas of the existing Roman Road, two new pedestrian pathways and 'Park Square' seating area (Figure 3.9).

The design objectives of the lighting strategy are to:

- Identify and illuminate the main pedestrian routes within the site, to secure the health and safety of the visitors throughout the hours of darkness. Sufficient lighting will be provided for a safe environment whilst limiting light pollution and ingress to neighbours to a minimum.
- Feature lighting will be selectively employed to enhance the visual appearance of specific elements of landscape and architecture. Elements will be selected and lit according to their inherent form and material, and their relationship to the scheme as a whole.
- Provide effective lighting control to ensure: illuminance levels are suitable for the activities taking place while also maximising light source life and minimising energy consumption and maintenance.
- Provide a cost effective, sustainable and energy efficient system, in terms of capital costs and continuing operational use. Select light source types for their efficacy, colour rendition and longevity to provide an efficient lighting solution with a predictable maintenance regime.

Design Parameters

The following mandatory, legislative and regulatory requirements, British Standards, Codes of Practice and Best Practice professional guidance publications will form the parameters of the lighting installation:

- BS EN 5489-1:2013 Code of Practice for the Design of Road Lighting – Part 1: Lighting of roads and public amenity areas BSI, 2003
- BS EN 13201-2:2003 Road Lighting – Part 2: Performance Requirements BSI, 2003
- Guidance Notes for the Reduction of Obtrusive Light GN01:2011, ILP 2011
- Code of Lighting 2012, SLL

Illuminance Criteria

Exterior illuminance criteria as set out in BS EN 5489-1:2013 is dependent upon the district brightness where the lighting is to be deployed. The district brightness is determined according to criteria set out in ILP publication Guidance Notes for the Reduction of Obtrusive Light and requires knowledge of the local area.

This area has been classified as **E4**:

E4 represents areas of high district brightness: Generally urban areas having mixed recreational and commercial land use with night-time activity.

Environmental Zone	Sky Glow ULR [Max %] ⁽¹⁾	Light Intrusion (into Windows) E _v [lux] ⁽²⁾		Luminaire Intensity I [candelas] ⁽³⁾		Building Luminance Pre-curfew ⁽⁴⁾
		Pre-curfew	Post-curfew	Pre-curfew	Post-curfew	Average, L [cd/m ²]
E0	0	0	0	0	0	0
E1	0	2	0 (1*)	2,500	0	0
E2	2.5	5	1	7,500	500	5
E3	5.0	10	2	10,000	1,000	10
E4	15	25	5	25,000	2,500	25

ULR = Upward Light Ratio of the Installation is the maximum permitted percentage of luminaire flux that goes directly into the sky.

E_v = Vertical Illuminance in Lux - measured flat on the glazing at the centre of the window.

I = Light Intensity in Candelas (cd)

L = Luminance in Candelas per Square Metre (cd/m²)

Curfew = the time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied by the local planning authority. If not otherwise stated - 23.00hrs is suggested.

Figure 3.6: Obtrusive Light Limitations for Exterior Lighting Installations – General Observers

Section 3: Development Proposals

Light Pollution

Light pollution, or obtrusive light, can create serious physiological and ecological problems. It takes various forms:

Sky glow: the brightening of the night sky above our towns and cities.

Glare: the uncomfortable brightness of a light source in contrast to the background.

Light Trespass: the spilling of light beyond the boundary of the property on which the light source is located.

Light Ingress: the passage of light into buildings from an external source(s). Obtrusive light is a nuisance to both humans and wildlife; it is a waste of energy and contributes to greenhouse gas emissions. The problems of unnecessary, obtrusive light can and should be reduced or eliminated at the design stage.

During the design phase of a lighting installation, consideration of the following measures to reduce the occurrence of obtrusive light is taken.

Over-lighting: This is avoided by conducting thorough calculations and carefully selecting the most appropriate lighting equipment and lamp types. Lighting Control to ensure luminaires are only switched on when necessary, a lighting control performance specification is produced.

Luminaire Technology: When specifying luminaires, careful consideration is given

to minimising upward light and the use of optical units with precise light intensity distribution: thus ensuring that spill and glare are minimised.

The lighting scheme has been designed to have minimal impact on the surrounding environment. Lighting is only installed where a visual task requires it for safety, comfort and wellbeing. Light levels are kept to the minimum levels needed to meet the requirements. Luminaires with a controlled light distribution will be specified in order to ensure that light falls only where it is required. A combination of lighting controls and precise optics will help minimise any impact on the surrounding environment.

Luminaire positioning and direction except in specific locations, where it is desired that elements of the design are uplit for aesthetic reasons, all general lighting luminaires are positioned to avoid uplighting where possible.

Where practical, directional luminaires are utilised to enable the precise projection of light. Proper commissioning will ensure directional luminaires perform as intended.

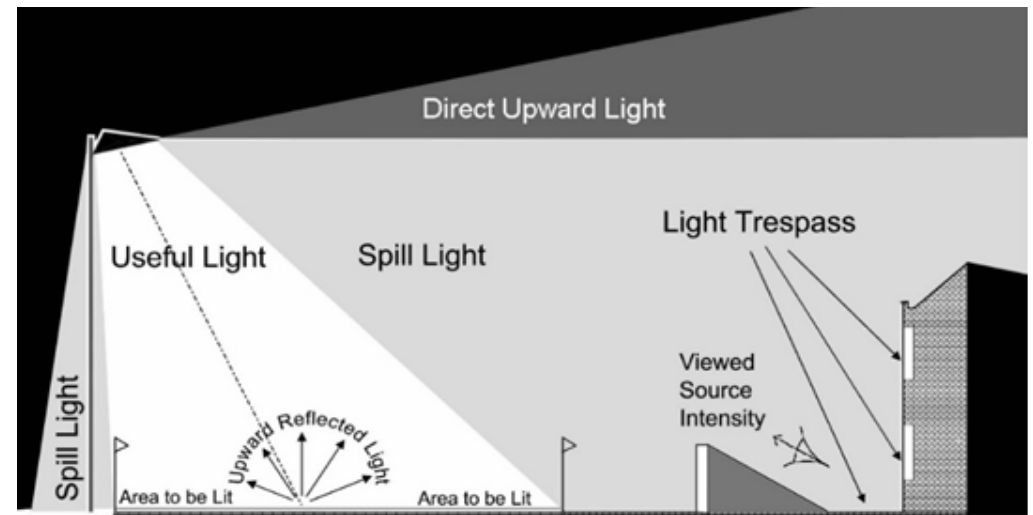


Figure 3.7: Light Trespass and Spill Light on the surrounding environment

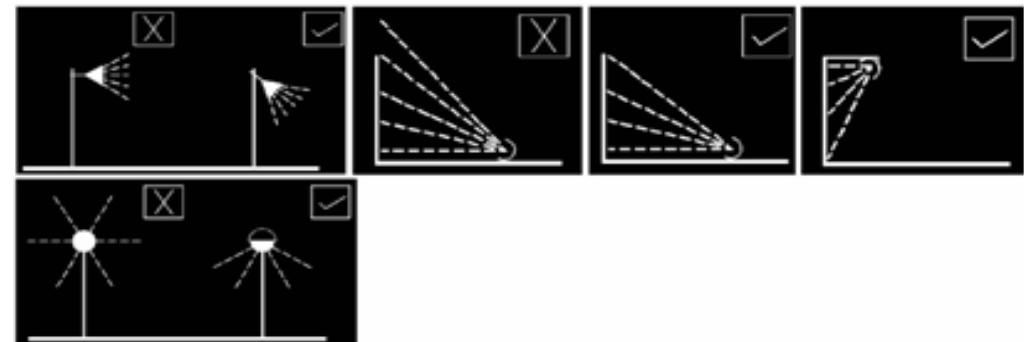


Figure 3.8: Luminaire positioning

Section 3: Development Proposals

Lighting philosophy

The site is currently completely unlit aside from floodlight luminaires which are intended to wash the fort walls. The only other illumination received by the site is incidental spill light from the surrounding roads. The design concept is cognisant of the historic value as well as the unlit status of the site.

The aspiration for this historic site is to create an intimate, diverse and visually interesting lit external environment which sets itself apart from a typical public realm lighting solution whilst minimising unconcealed lighting equipment. To realise this visually interesting approach, with character of space being the priority, light levels and uniformity will be reduced as necessary.

The lighting design will follow the below strategy:

- Light sources are to be integrated within landscape details where possible to minimise luminaire 'clutter'.
- Feature lighting to trees and planting will provide the backdrop to the routes and functional lighting.
- The unique character of the individual areas shall be enhanced with a variety of lighting approaches.
- Low illuminance levels and nonuniformity are desirable, the scheme is designed with contrast in mind to permit focal highlights and areas of darkness.
- Soft landscape areas will be left unlit to preserve the soft landscape feel.

Pedestrian Pathway

(Class S3, Average: 7.5lx, Minimum: 1.5lx)

To light pedestrian routes, bollard luminaires of 1000mm high shall be utilised to provide vertical illumination and ensure good facial recognition between pedestrians. Trees between the Roman Road and the pathway will be illuminated by in-ground uplights to provide sufficient vertical illumination and enhance the feeling of security.

Bridgewater Walk

(Class S4, Average: 5lx, Minimum: 1lx)

General lighting to the pathway will be provided by low level and continuous lighting integrated into the concrete walls. Feature elements shall consist of in-ground uplighting to selected trees. All feature lighting shall be independently switched to enable a separate curfew time, determined by the council.

Park Square and Stages

(Average: 10lx, Minimum: 3lx)

General lighting to the square and activities area will be provided by medium beam projectors mounted on 3500mm high columns. Integrated low level and continuous lighting at the perimeter of the Stage will provide both functional lighting around the Stages and will also consist a feature element. Additional in-ground tree uplight luminaires will provide a visual interest and attract visitor's pedestrian from Liverpool Road.

Roman Road

(Minimum: 1lx)

Roman road will be illuminated by in ground round luminaires (walk-over) that will cast a beam of light perpendicularly across the historic route. Illuminance levels have been kept deliberately low to ensure the ambience and historic value of this element is respected.

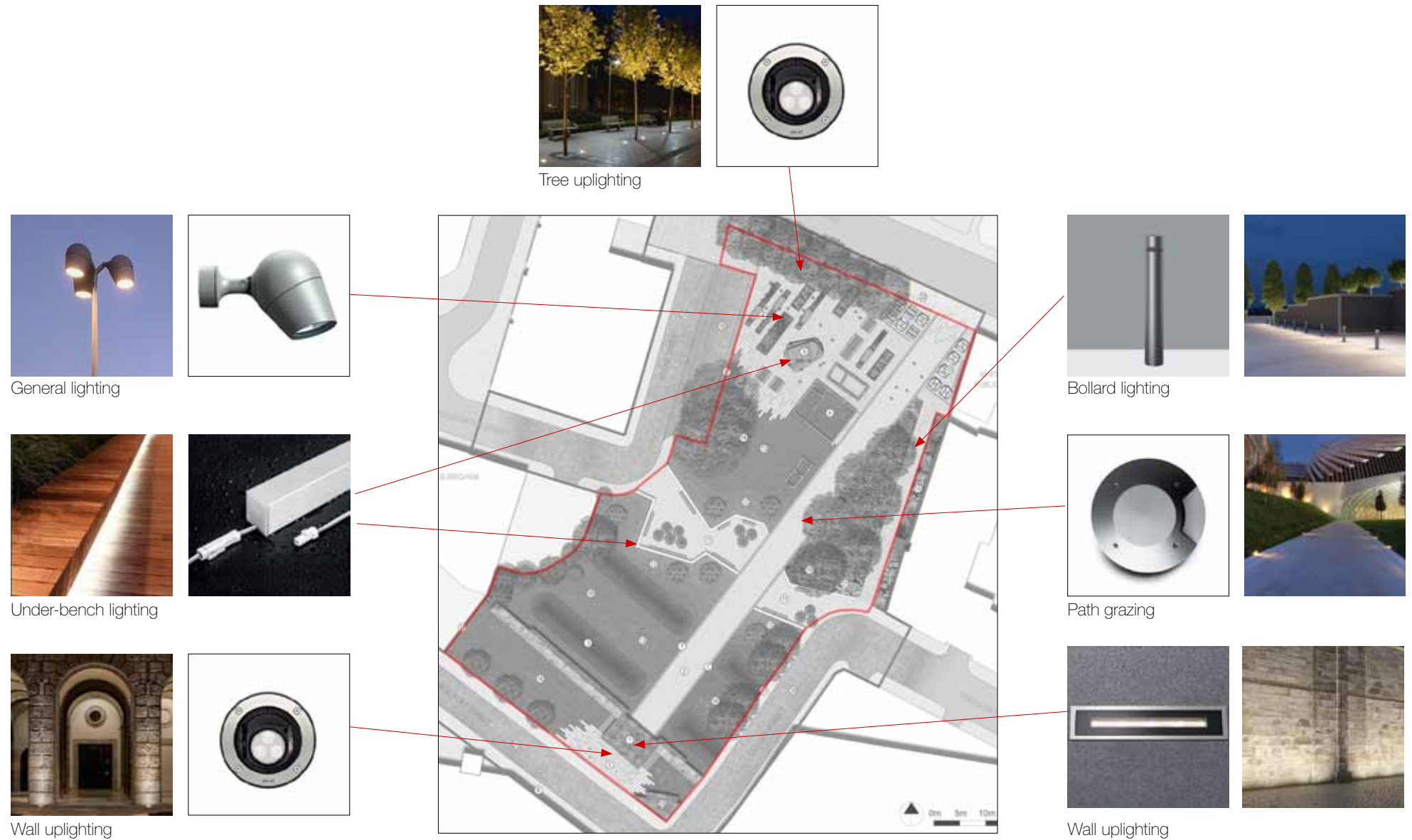
Roman Wall and North Gate

(Average: 50lx, Minimum: 20lx)

General lighting inside the North Gate shall be provided by in-ground linear uplight luminaires that will wash the walls and reflected light will provide the required horizontal illumination at ground level. Additional narrow beam in-ground luminaires at the entrance will highlight the architectural form and will add visual interest. All feature lighting shall be independently switched to enable a separate curfew time, determined by the council.

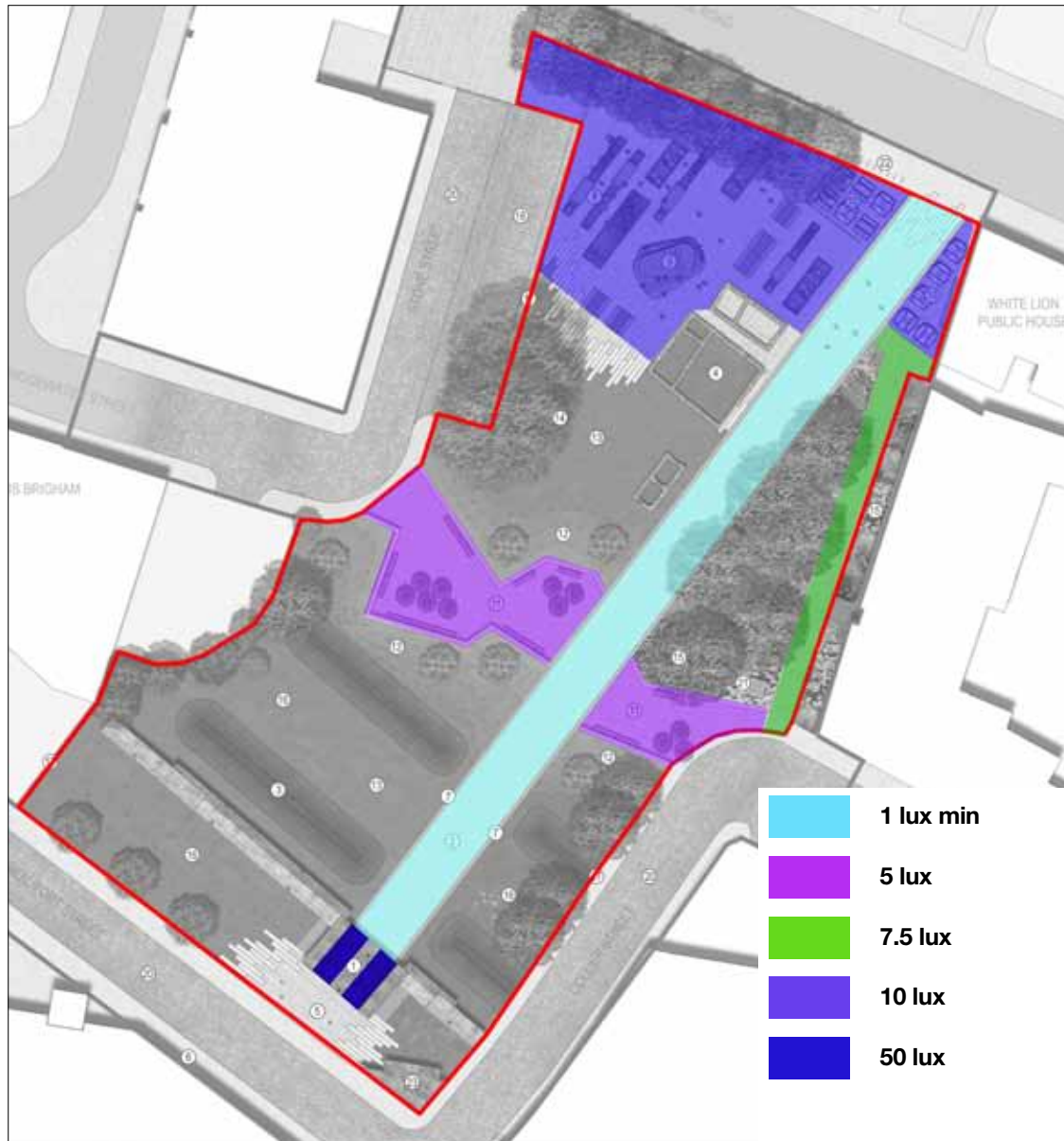
Section 3: Development Proposals

Figure 3.9: Lighting Strategy Masterplan



Section 3: Development Proposals

Figure 3.10: Illuminance Plan



Section 3: Development Proposals

3.9 Surface Water Drainage

Introduction

The National Planning Policy Framework (NPPF) and accompanying Technical Guidance and The Environment Agency recommend that “surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management.

Sustainable Drainage Systems (SuDS)

Current policy and best practice encourages the use of Sustainable Drainage Systems (SUDS) and in particular, infiltration systems.

Consideration should therefore firstly be given to using sustainable urban drainage (SUDS) techniques including soakaways, infiltration trenches, permeable pavements, grassed swales to reduce flood risk by attenuating the rate and quantity of surface water run-off from the site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved document Part H of the Building Regulations (2000) sets out a hierarchy for the disposal of surface water which encourages a SUDS approach.

Assessment of the technical feasibility of infiltration SUDS and the extent of their application should occur at the detailed design stage once site investigation data is available.

It is recommended that permeability testing is undertaken to confirm the feasibility of these methods. A review of

any leachable contaminants in the made ground should be undertaken prior to site permeability tests. If it is confirmed that ground conditions limit the use of infiltration techniques then non-infiltration SUDS components should be incorporated.

Non-infiltration techniques such as the use of swales, filter drains and permeable pavements can be used as first stage treatment prior to discharge into an attenuation storage facility.

Subject to the detailed design and layout of the site, attenuation storage beneath hard landscaped areas should be considered.

The design of the SUDS features would be undertaken at the detailed design stage in conjunction with the design of any piped drainage systems.

Methods of Surface Water Management

At present the site is predominantly soft landscape however, areas within the masterplan will change post-development with the introduction of additional hard paved areas.

There are three methods that have been reviewed for the management and discharge of surface water for the proposed development which are detailed below; these may be applied individually or collectively to form a complete strategy. They should be applied in the order of priority as listed.

- Discharge via infiltration;
- Discharge to watercourse;
- Discharge to public sewerage system.

Discharge via infiltration

Any impermeable areas that can drain to a soakaway or an alternative method of infiltration would significantly improve the sustainability of any surface water systems. No intrusive investigation has been carried out for the site to date and therefore it is unknown at this stage if infiltration techniques are feasible. Soakaway testing should therefore be carried out in accordance with BRE365 to determine whether any infiltration solution can be applied as a feasible method of surface water management.

If favourable infiltration rates are returned from the site investigation, surface water arising from the proposed development will be discharged via one or more infiltration solutions such as soakaways or permeable pavements, the design standard will be no surface flooding for storm events up to and including the 30 year return period in accordance with the SuDS Manual and local authority requirements. The resultant storage volume depends on the infiltration rate and contributing impermeable area for each soakaway/ area of permeable paving; this will be determined at detailed design stage.

It is the intention that the rain garden area will be designed so that the edges to the planting area have openings to allow the surface water to flow into the beds. Further investigations will determine the technical solutions as to how water collection will be dispersed in these areas.

Discharge to a Watercourse

There are no watercourses within the

vicinity of the site and therefore this option has not been considered further.

Discharge to a Public Sewer

Based on available information it is not fully understood how the existing hard paved surface within the site are drained but it is considered that surface water runoff generally sheds into the adjacent soft landscaping where it is allowed to infiltrate naturally. A number of gullies are thought to be present fronting the Roman Fort to the south of the site which are understood to capture runoff from the structure. It is not known where these gully's discharge to. Highway drainage in the form of road gullies are evident in the carriageways surrounding the site along with a number of manholes which may form part of the existing public sewer or highway drainage network.

If it is ultimately determined that it is not feasible to discharge surface water runoff via full infiltration then it will be necessary to dispose of surface water by connecting into either the existing on-site surface water system (if present) or the drainage in the surrounding road network. A connection to any existing local drainage would be subject to confirmation of invert levels, capacity and condition. Should this prove not to be feasible then a new off-site surface water drainage connection would need to be constructed to a suitable outfall point, sized to accommodate the total restricted discharge from the development.

Discharge rates would need to be agreed with the relevant statutory authorities. Any discharge rate would need to comply with

Section 3: Development Proposals

local planning authority and it is likely that a betterment on existing calculated runoff rates would be required.

Climate Change

There are indications that the climate in the UK is changing significantly and it is widely believed that the nature of climate change will vary greatly by region. Current expert opinion indicates the likelihood that future climate change would produce more frequent short duration and high intensity rainfall events with the addition of more frequent periods of long duration rainfall.

The NPPF Technical Guidance Table 5 states that the recommended national precautionary sensitivity ranges for increase of peak rainfall intensity is 30% until 2115. It is widely believed that the impact of climate change means there is likely to be long term increase in the average sea levels, with an expectation that sea levels will rise gradually.

The proposed development drainage system will need to make allowance for climate change within the design.

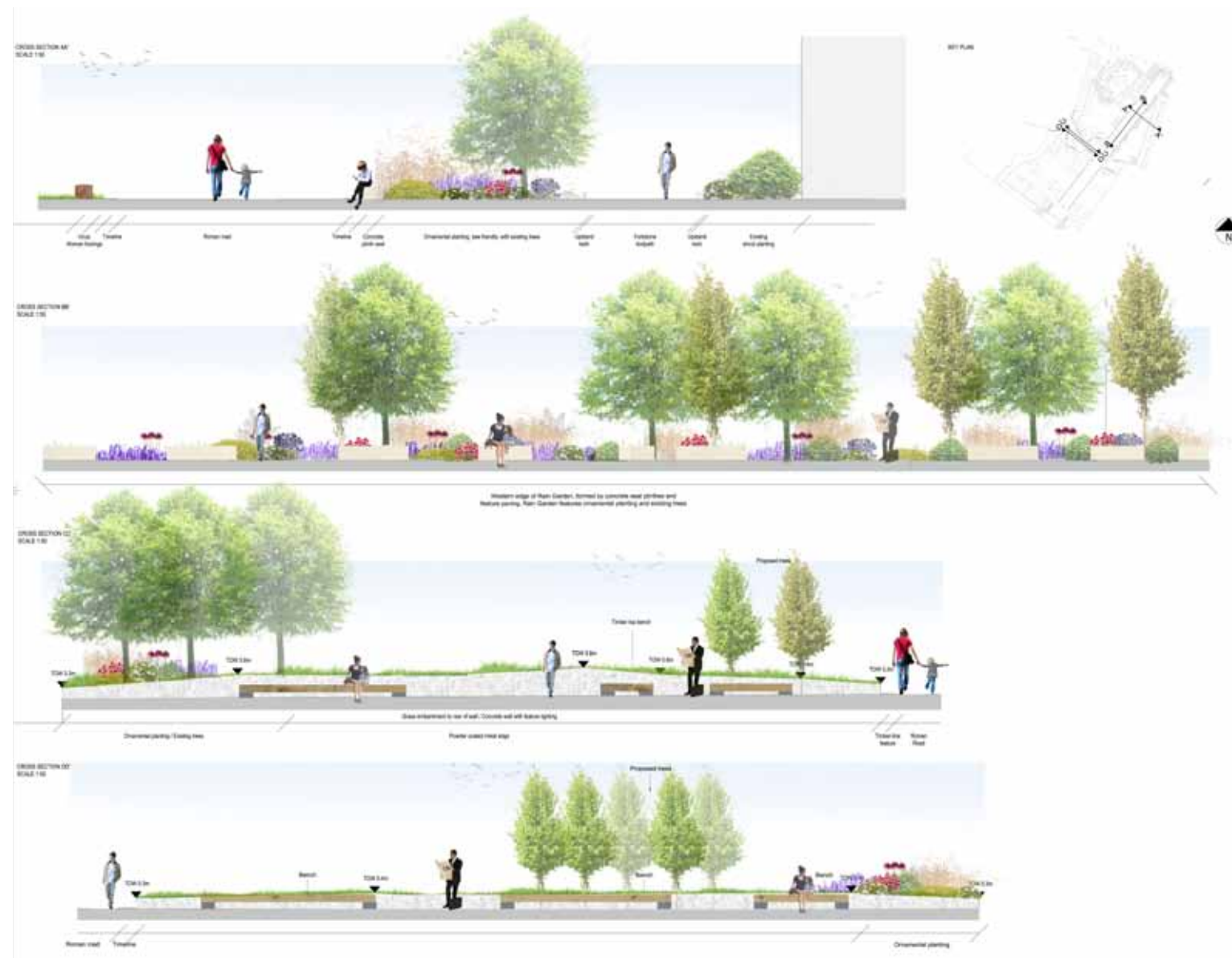


Figure 3.11: Illustrative sections along Bridgewater Walk and Roman Road

Section 3: Development Proposals

3.10 Sequencing of Works

Due to the nature of this project, the Roman Gardens will be implemented in discrete phases as funding becomes available. There is no current timeframe for delivery.

A 'Clean and Green' grant of £40,000 was awarded to the Roman Gardens from the City Council in 2015. It is the intention that this grant will cover the first phase of capital works, which will incorporate the following:

- The construction of community grow boxes to be located within the Park Square area, as a precursor to later improvement works to Park Square
- Lifting of the tree crowns facing onto Liverpool Road to 'open up' the existing gardens, improving visual connectivity and accessibility to passers-by.
- Introducing bird boxes, butterfly houses and bug hotels into the gardens to improve biodiversity.
- Introduce an area of 'bee friendly' planting to provide a source of pollen and foraging habitat to the city's growing bee population.
- Inclusion of 5 cycle stands at the entrance of Liverpool Road.

As funding becomes available, the following works will be implemented in discrete phases:

- Resurfacing and alignment of the Roman Road, with the implementation of the associated interpretation time-line feature and lighting;
- Creation of the Bridgewater Walk,

with associated concrete wall feature, lighting, seating, tree planting and grass mounding;

- Supplementation of the existing shrub borders with shrubs, grasses and perennials. This will include the boundary planting treatments, enhancement of the grass ditches, and introduction of wildflower areas;
- Retrofitting the tree pits surrounding the mature Lime trees along Liverpool Road;
- General cleaning, repair and re-pointing of the existing Roman North Gate and Roman vicus building footings;
- Re-surfacing, using existing and proposed yorkstone flags as part of the creation of the community area/ Park Square. This will include the formation of the central seating stage;
- Creation of the rain garden, including the addition of new planting, kerb edge details, and seating/ paving details along the edge of the Roman Road;
- Supply and implementation of all proposed street furniture, including seating, will be applied alongside the development of key phased areas;
- The supply and implementation of proposed lighting will be applied in conjunction with the development of key areas;
- Repair and repaint existing, retained boundary edge railings;
- Street surface enhancements to Stone Street, Beaufort Street and Collier Street;
- The incremental phased approach to the Gardens will be aligned with planned archaeology investigations
- As part of the implementation of

intrusive works to Roman Gardens, the design of surface water management solutions and SUDs features would be undertaken at the detailed design stage in conjunction with the requirement of any piped drainage systems.

- Soakaway testing at the detailed stages should be carried out in accordance with BRE365 to determine whether any infiltration solution can be applied as a feasible method of surface water management.

Section 4: Access and Circulation

4.1 Pedestrian Access

The principal pedestrian routes are from Liverpool Road to Beaufort Street and Bridgewater Street (East) to Bridgewater Street (West) / Stone Street.

Key pedestrian movement will be north / south along the 'Roman Road', a primary route connecting Castlefield Fort and Basin with Liverpool Road and the city centre. The other introduced pedestrian route is the east/west connection along Bridgewater Street which opens up the Roman Gardens to further pedestrian footfall. These routes are directional and allow for clear easy movement.

Secondary pedestrian routes are through informal routes and allow the user to access adjacent properties and to meander and enjoy the beautiful setting of the Roman Gardens.

4.2 Cycle Access

Cycle parking will be offered at the Liverpool Road Entrance. The design proposals accommodate 5 cycle stands.

4.3 Vehicular Access

The proposals will retain the existing road infrastructure to the curtilage of the site, with the exception of a raised table at the entrance to Stone Street from Liverpool Road, and including the current 14 allocated carpark spaces on Stone Street.



Figure 4.1: Pedestrian access into the site from Liverpool Road



Figure 4.2: Pedestrian access into the site from Stone Street



Figure 4.3: Existing road infrastructure and car parking spaces on Stone Street will be retained

4.4 Inclusive Access

Inclusive design must be considered in all aspects of the public realm to enable people with disabilities, both visually and physically impaired, to use the streets and spaces easily. Reference has been made to the 'Manchester City Centre Public Realm Design Guide' as the masterplan has been developed.

For the visually impaired, the detailed design will ensure that the key routes within the development are easily navigable. Guidance suggests that consideration should be given to:

- Providing consistent layouts at road crossings through appropriate means i.e. tactile paving, drop kerbs;
- Street furniture positioned within recognisable zones to avoid creating hazards to users;
- Designing a clutter free streetscape, with visible clear walking zones within the footways.

All access routes to principal, or alternative accessible entrances, should be surfaced so that people are able to travel along them easily, without excessive effort and without the risk of tripping or falling as outlined within Building Regulation guidance Approved Document Part M and BS 8300: Design of Buildings to meet the needs of disabled people - code of practice.

The design should be in accordance with DDA regulations regarding level access, ramp gradients, dropped kerbs etc where possible to cater for the physically impaired. All paved surfaces will be slip resistant and of even gradient of approximately 1:60 and with undulations not exceeding 3mm.

Section 5: Planning Context

5.1 Introduction

This section of the Design and Access Statement seeks to demonstrate that this full planning application accords with the relevant national and adopted local planning policy, as well as emerging policy, which could be considered material in the determination of the planning application.

The following policy documents are relevant to the Roman Gardens proposals and have been considered throughout the design evolution of the project:

- Relevant National Planning Policy Guidance, including NPPF and NPPG
- Manchester Core Strategy 2012

5.2 Policy Context

National Planning Policy Framework

The NPPF, adopted in 2012 is the overarching national planning framework. The NPPF establishes a presumption in favour of sustainable development which runs as a golden thread throughout the document and as the approach which should be taken by Local Planning Authorities in decision making.

The NPPF sets out three clear dimensions to sustainable development, one being a social role, together with economic and environmental roles. The document identifies the social role of sustainability within planning as supporting strong, vibrant and healthy communities, by creating a high quality built environment, with accessible local services that reflect

the community's needs and support its health, social and cultural well-being.

Local Policy

Manchester Core Strategy was adopted in 2012 and sets the council's development aspirations up to 2026. The following policies are of relevance to proposed works within the Roman Gardens:

- Policy DM 1 Development Management
- Policy CC10 A Place for Everyone
- Policy EN 1 Design Principles and Strategic Character Areas
- Policy EN 3 Heritage
- Policy EN 9 Green Infrastructure
- Policy EN 10 Safeguarding Open Space, Sport and Recreation Facilities
- Policy EN 12 Area priorities for Open Space, Sport and Recreation
- **Policy DM 1 Development Management**
All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
 - Appropriate siting, layout, scale, form, massing, materials and detail.
 - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
 - Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
 - Community safety and crime

prevention.

- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/ gardens within development schemes.
- Flood risk and drainage.
- **Policy CC10 A Place for Everyone**
The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through:
 - Uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity; and,
 - High standards of accessibility to buildings and across spaces in the City Centre.
- **Policy EN 1 Design Principles and Strategic Character Areas**
Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.
- **Policy EN 3 Heritage**
 - Throughout the City, the Council will encourage development that

complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

- New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- **Policy EN 9 Green Infrastructure**
New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure
- **Policy EN 10 Safeguarding Open Space, Sport and Recreation Facilities**
The Council will seek to retain and

Section 5: Planning Context

improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area.
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity.
- improve access to open space for disabled people.
- **Policy EN 12 Area priorities for Open Space, Sport and Recreation**
The priorities for open space, sport and recreation in the City set out in Manchester's Strategic Open Space, Sport and Recreation Study and within the regeneration areas include the following:-
 - City Centre: enhance quality of existing areas and integrate new facilities within the character of the area.

5.3 Policy Appraisal

As this document explains, the application seeks planning approval for public realm improvements, landscaping and heritage improvement works to the Roman Gardens, which were originally created by the City Council in the 1980s. The gardens form part of the existing network of open spaces within the city centre, covered by Core Strategy Policy EN12. The landscaping and public realm

improvements which are proposed within this space as detailed within section 3, will all seek to enhance the functionality of the space, the visual amenity, and will enhance the area's role as a key gateway to the Castlefield area of the city centre. These improvement works would in principle be strongly supported by policy, as Core Strategy Policy EN1 states that wherever possible the opportunity should be realised to enhance existing areas of open space within the city. Policy EN 9 also states that where the opportunity arises, the council will encourage the quality and functionality of existing green infrastructure to be improved.

The gardens have been designed to appeal to people of all ages, the resident and business community, as well as visitors to the area. It is intended that the space will provide a variety of functions and as a result, meet the objectives of Core Strategy Policy CC10, which seeks to encourage the creation of spaces which appeal to a wide range of residents and visitors.

Inclusive design has also been considered in all aspects of the public realm to enable people with disabilities, both the visually and physically impaired, to use the streets and spaces easily. The specific measures which have been introduced in to the masterplan are discussed in section 4.4 of this report. These measures accord with the objectives of Core Strategy Policy EN 10 which states that access to open space should be improved for disabled people. Maintaining accessibility for all is also a key consideration of Policy DM 1.

In designing the gardens, careful consideration has been given to the choice of planting to ensure that the gardens continue to provide interest all year round.

Core Strategy Policy EN 3 encourages development that takes advantage of the distinct historic and heritage features of its neighbourhood and where possible enhances the character and setting of conservation areas and archaeological remains. As detailed within the Statement of Community Involvement (provided under separate cover as part of this planning application), the masterplan has been developed with the direct involvement of the Greater Manchester Archaeological Advisory Unit (GMAAS). This has informed many features of the masterplan layout, including: the Roman Road alignment; the use of Roman inspired planting; the incorporation of Roman artefacts into the site; and, the information included within the time-line feature. All of these measures are considered to support the objectives of Policy EN 3.

The safety and security of users of the Gardens is of utmost importance and has been a key consideration through the design process, in line with the requirements of Core Strategy Policy DM1, which states that proposals should have due consideration to community safety and crime prevention. As a result, a Crime Impact Statement has been prepared by Greater Manchester Police's Design for Security department and is submitted under separate cover as part of this planning application. In designing the gardens to appeal to a range of users,

it is hoped it will result in greater activity and increased levels of surveillance. As a result, this will hopefully discourage any anti-social activity. The introduction of lighting within the gardens along the pathways will also assist in increasing the perception of safety. All these measures collectively demonstrate that the design has taken account of safety and security.

Core Strategy Policy DM 1 states that development should design for health. It is known that early Roman gardens began as practical features, and were sources or vegetables, herbs and fruit for the household. As a result, a community area has been included within the proposals featuring grow boxes and fruit trees referred to as 'Park Square'. This will therefore support the objectives of Policy DM 1.

5.4 Planning Issues

Ecology

It was confirmed during pre-application discussions that an Ecological Survey would not be required for the application site.

Trees

A Tree Survey was undertaken on site in June 2015. The results are presented in the form of a Tree Data Schedule appended to an Arboricultural Report which has been submitted under separate cover in support of this planning application.

The survey identifies a total of 10 individual

Section 5: Planning Context

trees and 5 tree groups within the application site.

Whilst the site is within a conservation area, there are no TPOs affecting trees within the site.

Archaeology

An Archaeological Desk Based Assessment was undertaken for the site in January 2016 and is submitted under separate cover in support of this planning application.

The report details how Roman Gardens include the site of the north gate and defences of the Roman fort of Manchester, the adjacent part of the vicus or settlement which developed outside the fort, and the associated road system. The fort was established in the late 1st century AD and seems to have continued in use into the 4th century but with a much reduced level of occupation from the 3rd. The vicus appears to have been largely abandoned by the early to mid-3rd century.

Within the area of the Roman Gardens, excavations were carried out at White Lion Street in 1972 and at the north gate in 1979-81.

The Roman remains within Roman Gardens can be considered to be archaeological heritage assets of regional significance. Remains of the workers' housing are of a local significance. There is the potential for these heritage assets to be damaged or destroyed by landscaping works, and it is recommended that an appropriate level of archaeological recording should be first

undertaken.

The precise form of this recording should be determined through consultation with Norman Redhead, Greater Manchester Archaeological Advisory Service, but is likely to include archaeological evaluation by trial trenching, followed by excavation should this confirm that works will affect significant remains.

There is the potential for an excavation stage of investigations within Roman Gardens to include direct community involvement, in particular in the case of shallower remains. Community involvement could also include further historical research into the workers' houses.

There is also the potential for community engagement through site visits and interpretation during excavation.

Safety & Security

A Crime Impact Statement was undertaken for the site in December 2015 by Greater Manchester Police. This report initially provides an analysis of crime statistics for the area, before assessing the masterplan using the principles of 'Crime Prevention Through Environmental Design' in order to reveal any potential opportunities for crime and the fear of crime. The report concludes that major design changes are not required. Some of the proposed features of the masterplan which were cited as having the ability to make a positive contribution to the prevention of crime and fear of crime include:

- The proposed layout includes a high-quality landscape treatment which is designed to create an attractive space that would draw in legitimate activity.
- The layout is generally free of obstacles to vision allowing people to see and be seen within the area and maintains sight lines across the site.
- Planting and street furniture has been designed to avoid creating potential hiding places, and avoids blocking sight lines. Existing vegetation will be thinned out or removed.
- Areas of external seating for public houses well defined / enclosed.
- Retention of the planting along eastern perimeter of the site provides some protection for the ground floor apartment windows.

The report also identified some points for further consideration, these included:

- Cycle parking should be located where it does not obstruct circulation, but is well overlooked.
- The layout should effectively cater for pedestrian movements and integrate into the surrounding circulation routes.
- Principal pedestrian routes through the site should benefit from lighting.
- Street furniture should be judiciously included within the layout to remove opportunities for vehicles to gain access to the pedestrian routes across the space.
- The proposal should incorporate adequate litter bins, accompanied by frequent litter removal patrols and refuse collection.

Flood Risk

As the site falls below the 1 hectare threshold, a Flood Risk Assessment has not been included as part of the planning application. This was confirmed during pre-application discussions.

Section 6: Conclusion

This report provides a comprehensive assessment of the Roman Gardens proposal in relation to a wide range of design and planning considerations. It concludes that the proposals will deliver social, environmental, cultural and economic benefits and should therefore be approved by the Local Planning Authority.

The proposal forms the initial phase of a wider, longer term improvement strategy that the Castlefield Forum have envisioned for the Castlefield area.

The masterplan strategy is supported by Manchester's recently adopted Green and Blue Infrastructure Strategy. The GI strategy places emphasis on getting more value from our existing green spaces, creating connectivity between our network of green spaces (something Roman Garden masterplan addresses), and the creation innovative partnerships, and models for the delivery and upkeep of our Green Spaces. In his leaders forward to the strategy Sir Richard Leese states; *'I look forward to seeing the city's communities, businesses and the City Council all coming together over the next 10 years to realise this vision'*.

The existing Roman Gardens are in a totally unique location, representing one of the most important heritage areas in the City Region today. Victorian railway arches and viaducts, Roman fort and road, Victorian market halls, The Museum of Science and Industry, all bound the site. The Roman Gardens masterplan will create a significantly upgraded public space, that's fit both for residents as well

as the hundreds of thousands of visitors to Castlefield. It will transform this site into an inspiring new gateway to Castlefield. This isn't the only gateway to Castlefield, but is one of the most prominent. A place that will welcome and inspire and a place that will entice you in, again and again.

The Castlefield Forum has a track record in the delivery of projects that bring benefit to the locality and to those who live, work and visit Castlefield. In addition to improving interpretation in the area, they have an active group that works hard to complement the work carried out by the gardeners from MCC Neighbourhood Delivery Team. Taking part in the Royal Horticultural Society (RHS) In Bloom 'It's Your Neighbourhood' section, Castlefield was awarded Level 5, Outstanding on 3 successive years. Through their unwavering commitment they have recently established a 'Friends Of' Group and have led a successful Crowdfunding campaign to support the planning application process with the support of Manchester City Council and the Lord Mayor's Charity, Make Manchester. They have also secured an initial £40,000 from the City Council's Clean and Green funding to commence the first phase capital works, and begin the ongoing regeneration of the Gardens.

As has demonstrated within Section 5 of this report, there is an excellent fit between the proposals and policy at national, regional and city region level. The project merits the support of the Local Planning Authority and as a result, it is respectfully requested that full planning consent for these proposals is supported.





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