

RE: Victoria House, Great Ancoats Street, Manchester.

Programme for Submission of Final Detail of Public Realm and Highway Works

Application number: 122000/FO/2018

Introduction

This note has been prepared by re-form to support the discharge of Condition 11 of planning permission (LPA ref. 122000/FO/2018) for Victoria House, Great Ancoats Street, Manchester.

Condition 11 requires a programme for submission of final details of the public realm works and highway works as shown on drawings in dwgs numbered (a) 10122-A-B5D9-G200-P-00-003 Rev 00 to be submitted and approved in writing by the City Council as Local Planning Authority

Background

re-form have determined the basic material palette as part of the Portugal East SRF (endorsed by MCC Executive committed) and under the detail approved as part of the above planning permission. Key documents as part of the detailed submission include:

- Victoria House, Design & Access Statement, - Chapter 4.0 Landscape & Public Realm. 10122-SHP-RP-DA01
- Green and Blue Infrastructure Statement- RFM-XX-00-RP-L-0002-
- Level 00 General Arrangement - RFM-XX-02-DR-L-0001
- Ground Floor Sections - RFM-XX-02-DR-L-0002
- 2nd Floor Terrace General Arrangement - RFM-XX-02-DR-L-0003
- Planting Strategy - RFM-XX-00-DR-L-0004
- Tree Details - RFM-XX-00-DR-L-8001

This largely includes the following key elements:

- Concrete block paving - Kellen Breccia Magma by Hardscape
- Conservation kerb units - including pin edging, channels and kerbs by Marshalls
- Permeable resin bound gravel
- Tarmacadam with coloured chippings
- Lighting stacks to public square
- Catenary/ festoon lighting to the public square
- Tree planting
- Street furniture including seating and benches

During a collaboration meeting on 12 January 2021 these key elements were tabled with the adjacent stakeholders within the SRF which included Packaged Living (delivering The Castings) and Capital & Centric (delivering Leonardo Hotel). Each developer has confirmed that these are accepted as the palette to take forward for each of their schemes.

All of the separate applications within the SRF have included the same material palette as part of the DAS element of the submission.

Further to each developer's acceptance of the outlined palette, re-form are the appointed landscape architect on each of the individual schemes and will perform a custodian role ensure the public realm is delivered with a holistic landscape design. This will not only cover the approach to materiality but will also feed into; detailing, soft landscape elements, including shrub, rain garden and tree planting, and street furniture.

Programme

The construction of Victoria House commenced on site in Q4 2021 with completion due in Q2 2024. The following table sets out the programme for the submission of final detail of public realm and highway works, as required by Condition 11

No.	Requirement	Owner	Target submission Date
a)	Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);	re-form	Q1 2023
b)	Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;	re-form	Q1 2023
c)	Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;	re-form	Q1 2023
d)	Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;	Renaissance	Q1 2023
e)	Green roof (Roof level and level 3 (assumed level 2)	re-form with input from SH Architects	Q1 2023
f)	Location and design of all street furniture including seating, lighting, bins, handrails,	re-form	Q1 2023

g)	Street lighting around the site (which includes for consideration of older and disabled people);	re-form/ A&B	Q1 2023
h)	Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the PSE SRF Area with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);	Turleys to compile response alongside re-form	Q1 2023
i)	A management strategy for the external amenity areas including hours during which these areas would be open to residents;	re-form	Q1 2023
j)	A building cleaning schedule;	Input from Urban Bubble	Q1 2023
k)	Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; and The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook. and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.	re-form with Renaissance input	Q1 2023

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