



ONE MEDLOCK STREET
GREEN AND BLUE INFRASTRUCTURE STRATEGY

CONTENTS

DOCUMENT CONTROL

FILE NAME

2072-ID-000-09-02-GREEN BLUE STRATEGY RESPONSE

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1	PROJECT CONTEXT + POLICY	3 - 4
2	RESPONSE TO OBJECTIVE 1	5 - 6
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 for One Medlock in relation to the wider vision as detailed in the Medlock Street Junction scheme, First St. SRF and One City Road Masterplan, identifying the key linkages and public realm spaces. 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.

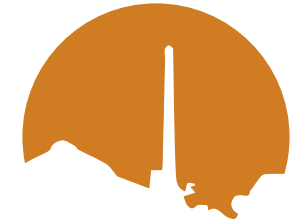
The concept for the public realm is to create a series of contemporary and distinctive spaces that draw upon the sites unique location within the city. Complementing the proposals within the wider First Street development and One City Road scheme.

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

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



DESIGN DRIVERS



MAKE IT MANCHESTER



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 River Street that will incorporate sustainable drainage, tree planting and an ecologically diverse, climate tolerant planting scheme.

The linear gardens culminates in a new pocket greenspace along River Street, providing a green foreground to the artwork facade proposed to the development.

These proposals are aided by the narrowing of River Street road from a 9m wide road to 3.7m width. With reallocation of on-street car parking to maintain current parking numbers.

Semi-mature tree planting is proposed along Medlock Street, River Street, Edge Street and to the southern interface with the Mancunian Way and Medlock Junction, 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.

All wind mitigation has been achieved through the introduction of tree planting across the scheme, supported by additional wind baffles to the South facing façade adjacent Medlock Street and Western facade adjacent the main entrance. Tree planting positions have been chosen as part of the street scene aspirations and fine tuned through wind studies to maximise there wind baffling abilities.

1. Pocket Greenspace
2. Rain Gardens
3. Narrowing of River Street and relocated parking
4. Narrowed junction to Edge Street
5. Edge Street greened with trees and planting
6. Servicing area with external substation
7. Existing grid pattern to adjacent scheme planting
8. Proposed continuation of grid tree planting on site
9. Relocating and rationalising tree planting to Medlock Junction to follow local precedent of trees planted on a grid format.
10. Widening of existing footpath to ensure safe pedestrian / cycle route from new Medlock Junction into the site and along Edge Street
11. Opportunity for street trees a to be introduced along Medlock Street.
12. Trees in planters forming part of the wind mitigation strategy.



Landscape General Arrangement (red line defines the extent of the proposals)

2. RESPONSE TO OBJECTIVE 1

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

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 appropriate and tolerant to the 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.



CHARACTER AREAS & KEY SPACES

Creating on clear definition of spaces as follows:

- | | |
|------------------------|-----------------------|
| > Gardens | > Medlock Street |
| > River Street Parking | > Medlock Landscaping |
| > Rain Gardens | |
| > Edge Street | |

2. RESPONSE TO OBJECTIVE 1

TREE PLANTING ON SITE:

The scheme in total has 72 trees to mitigate the loss of 29 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 native species and consider other 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.
- Play a crucial role in the wind mitigation strategy.



● = Climate Resilient ● = Water Tolerant ● = Evergreen to Semi-evergreen ● = Semi-mature

TREES	Abbreviations	Species	Common name	Girth/Spacing	Height/Spread	Pot	Quantity	Notes
Multi-Stem Trees	Bj(ms)	<i>Betula utilis jacquemontii</i>	White-barked himalayan birch	Multi-stem	4.5m	Rootballed	17	4x; branched; 5 breaks
Clear-Stem Street Trees	Bj	<i>Betula utilis jacquemontii</i>	White-barked himalayan birch	30-35cm	8-10m	Rootballed	15	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted
	Ls	<i>Liquidambar styraciflua</i>	Sweet gum	40-45cm	8-10m	Rootballed	10	5x; Semi-mature; clear stem minimum 200cm
	Qp	<i>Quercus palustris</i>	Pin oak	30-35cm	8-10m	Rootballed	6	4x; Semi-mature; clear stem minimum 200cm
	Tc	<i>Tilia cordata</i>	Small leaved lime	35-40cm	8-10m	Rootballed	13	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted
	Pxa	<i>Plantinus x acerfolia</i>	London Plane	35-40cm	8-10m	Rootballed	5	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted
Evergreen Trees	Pn	<i>Pinus Nigra</i>	Austrian Pine	30-35cm	8-10m	Rootballed	6	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted

3. RESPONSE TO OBJECTIVE 2

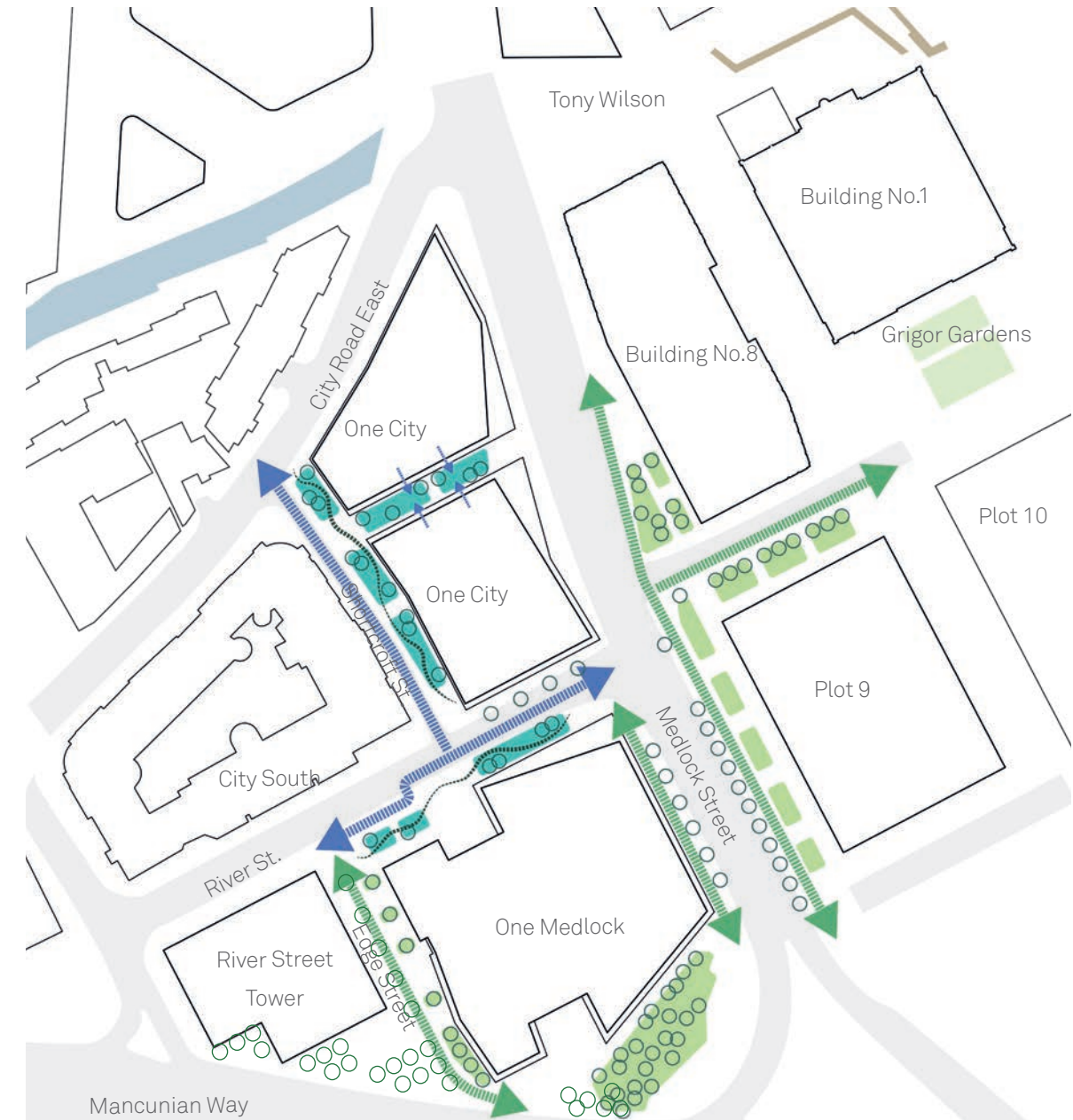
OBJECTIVE: Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

RELEVANT ACTION POINTS:

- 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 One Medlock Street development has a range of green infrastructure. Tree planting, rain gardens & woodland type planting 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 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 River Street that will incorporate sustainable drainage, tree planting and an ecologically diverse planting scheme. Semi-mature tree planting is proposed along Medlock Street, River Street, Edge Street and to the southern interface with the Mancunian Way and Medlock Junction to improve the pedestrian experience, provide an instant setting for the development and help increase the number of trees growing in the city.
- 6 This development has potential to be delivered in two phases and therefore provides opportunities for the space to be utilised for temporary 'meanwhile' purposes at various points.



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

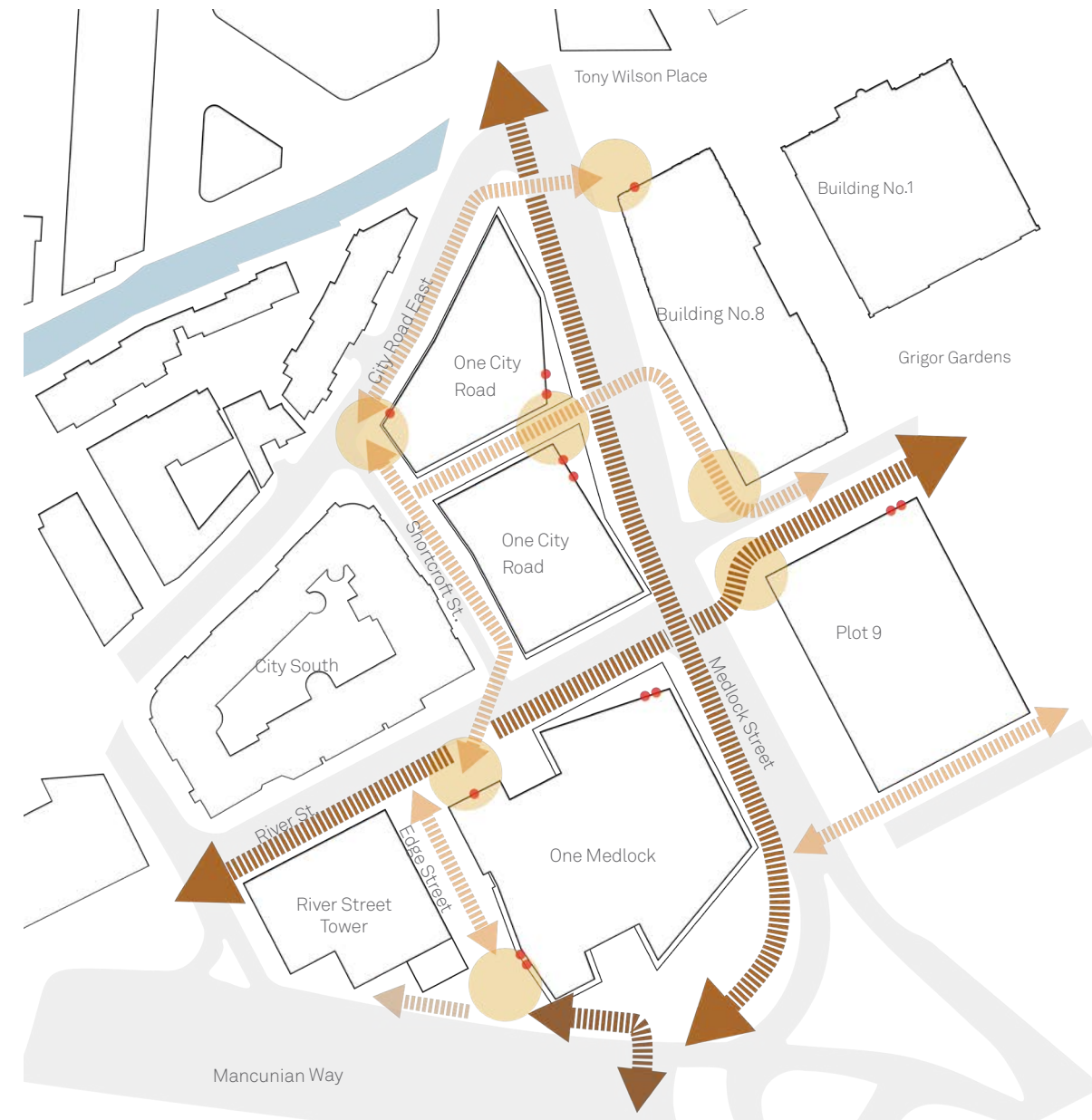
OBJECTIVE: Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.

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 day and night. When taken in the context of the proposed and emerging buildings together with the sustainable transport links, the external spaces will become both a destination and a stepping-stone to connect future commercial phases, leisure uses and existing residential 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 and an increase in the number of places where pedestrians can cross the road safely will be developed to connect the existing First Street and Medlock Street works.
- 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 the city centre and south towards Hulme. The site also looks to connect directly into the newly installed cycle routes close by on Medlock Street Junction 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 Edge Street in particular.



CONNECTIONS

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

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 (Medlock Junction) 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 First 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.





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