

25/01/23

ISSUED

S4/P02

Ancoats Green, Jersey Green and Prussia Street Arm

Design and Access Statement



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Public Consultation

On 19th October 2022 we hosted two public consultation workshops at The Halle at St Michaels for the proposed public realm improvements at Ancoats Green, Prussia Street Greenway and Jersey Street Green. These workshops gave members of the local community a voice to input ideas regarding what they would like to see as part of the improvements. This was to ensure that the community is kept at the heart of this project and the development reflects the vision of local people. The workshops were structured around 4 key themes: Use, Sustainability, Habitats and Heritage, this helped guide discussion around a range of key areas that we felt would be valued locally.

We have summarised the comments received in relation to each of these themes below:

Use

The use of the space for play activity was important to those who attended the session with strong support for more formal play equipment, as well as open space to encourage informal play. This reflected opinions that Ancoats Green should encourage active usage from both adults and children.

The needs of dog walkers must also be considered to ensure all local people can freely use both Ancoats and Jersey green.

Other uses important to those who attended the session included a community growing space, allowing local people to be involved with the development of both Ancoats and Jersey Green.

Attendees reflected that the park is currently used for anti-social behaviour and questions were raised regarding how this will be managed. It was suggested that the park should be designed without secluded or hidden areas to improve natural surveillance and queried the possibility of CCTV cameras being implemented.

Sustainability

Sustainability and habitats were important to attendees with strong support for the re-use of materials such as permeable macadam, cobbles, and re-scoping stones from the canal.

The re-use of these materials must be done to a high standard to ensure a high-quality space is delivered.

Habitats

There was a positive response to the potential for a wildflower meadow to support biodiversity in the space.

It was felt trees should be shorter in nature to compliment those already present in the area and that a mix of seasonal trees were included to provide variety and colour to Ancoats Green.

Fruit trees were also a central focus of conversation and attendees were excited about this prospect, most notably cherry and apple trees. Discussions also extended to having the fruit trees in various locations across the proposed public realm.

Heritage

Attendees felt strongly that Ancoats Green should reflect the heritage of the area, for example the old Glassworks Factories and suggested various ways in which this could be done, including information boards, materials of play equipment, sculptures, and design of furniture such as seating.

It was discussed that it was important that references to heritage was well integrated into the fabric of the park to give the space a distinct character that reflects the rich history of the area.

Other Key Contributions:

- Park Maintenance – concerns were raised regarding who will manage the park and that it should be well maintained to enhance usability. Littering was raised as a key issue and it was suggested that a litter management policy would be desirable. Attendees also felt furniture should be designed with longevity in mind through the use of durable materials.
- Lighting – it was vital amongst attendees that the park was well lit to ensure the safety of those walking through at night
- Vehicles and Parking – questions were raised as to where cars will park and whether traffic calming measures will be in place

Introduction

What we are including?

This Design and Access statement has been prepared by Planit-IE with input from others on behalf of Manchester City Council.

The document supports a Planning Application for public realm improvements to the public realm improvement within the Poland Street zone and is a central part of a number of developments coming forward to the Poland street Zone. Connected to the work is the removal of the Jersey St Bridge which will play a key role in facilitating access from Ancoats Green and the Rochdale Canal

This document describes the proposals for Ancoats Green, Prussia Street Arm and Jersey Green public realm, and should be read in conjunction with associated application drawings and all other information submitted in support of the planning application.

Brief and Objectives

To create a public realm that supports life and celebrates place.

Ancoats Green, Prussia Street Arm and Jersey Green intend to be the beating green heart of the BOA with the capacity to support the existing and future communities whilst championing; and re-interpreting Ancoats heritage and character in the design solution.

The proposed public realm improvements will consist of a series of green open spaces which allow for various uses for the community, offer better connections to users from Oldham Road to New Islington, Miles Platting, to cutting Cutting Room Square and the City Centre. The public realm will also promote sustainable movement with the introduction of the Ancoats Mobility Hub connected to the site and new, green enhancements to existing footpaths.



Enhanced
footpaths and
lawn areas



Accessible formal
and informal
play provided



32%
Of surface
materials will
be reclaimed



2
New gateway
connections
to Poland St
and Prussia
Street Arm



4800m²
Wildflower
increase



600m²
Planting
increase



76%
Tree net
increase



784m²
Wetland planting
increase

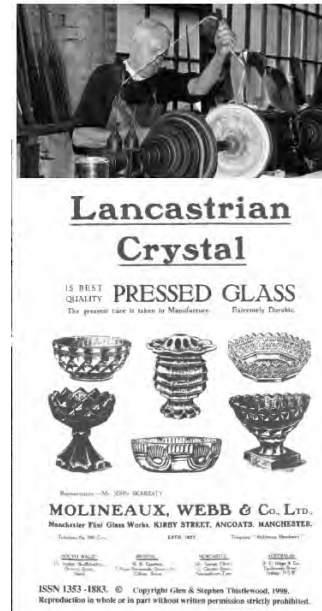
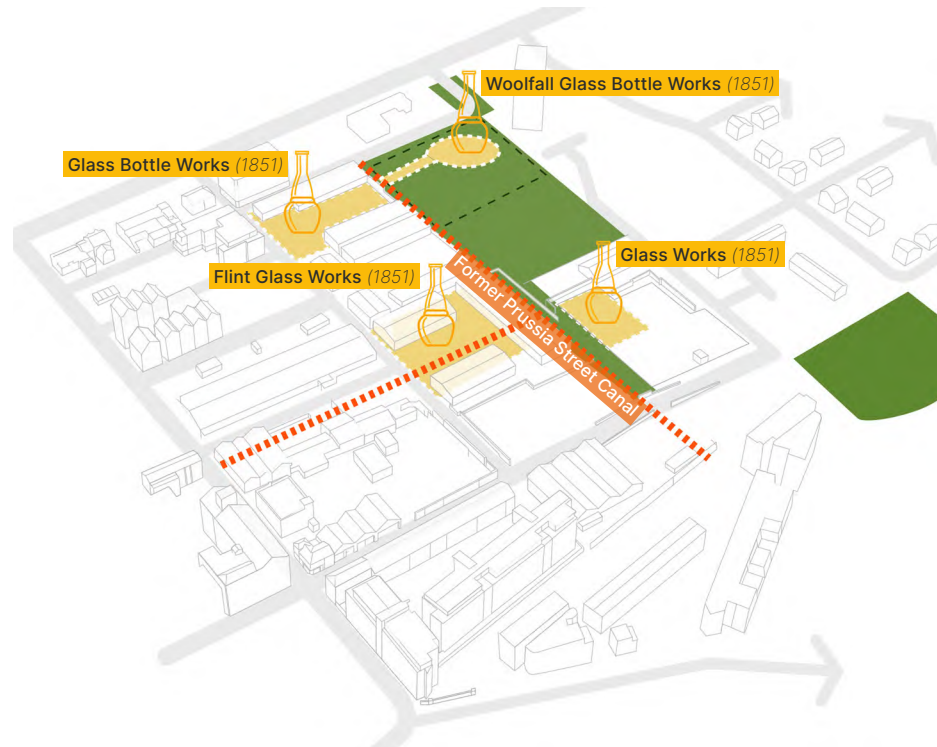


Historical Flint
glass concept
referenced into
play, gateway
features and
furniture



Prussia Canal
assets re-used
along new Prussia
Walkway

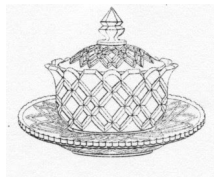
Historical Influence



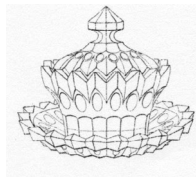
There are no visible existing heritage assets currently on site. However the Ancoats Area is internationally recognised as the engine of the industrial revolution. Ancoats is known for its wealth of historical assets from textile production to metalwork. Locations such as Murry's Mill have been preserved sensitively contributing to Ancoats unique character.

Desktop studies revealed the site falls within an area of Ancoats historically known for the glass and flint glass work production, for example, the Woolfalls Glass Bottle Works historically sat within the site boundary.

The buried Prussia Canal Arm is a fantastic historical asset which also falls within our site. The design team is keen to reinterpret these assets into the proposed design creating a space which celebrates the old in a new identity.



Molineux diamond pattern sugar bowl



Molineux diamond pattern butter bowl



Molineux pattern Plate



Molineux Greek key patterned plate

One of the oldest of Manchester's major glasswork, Molineux, Webb & Co. Ltd was famous for 19th century glass. One of the most famous pressed design was the Greek key pattern. The company's signature glass pattern was the diamond pattern. This as a design element will be brought through later stages.



Site Context and Analysis

Wider Context

Spaces that Serve Communities

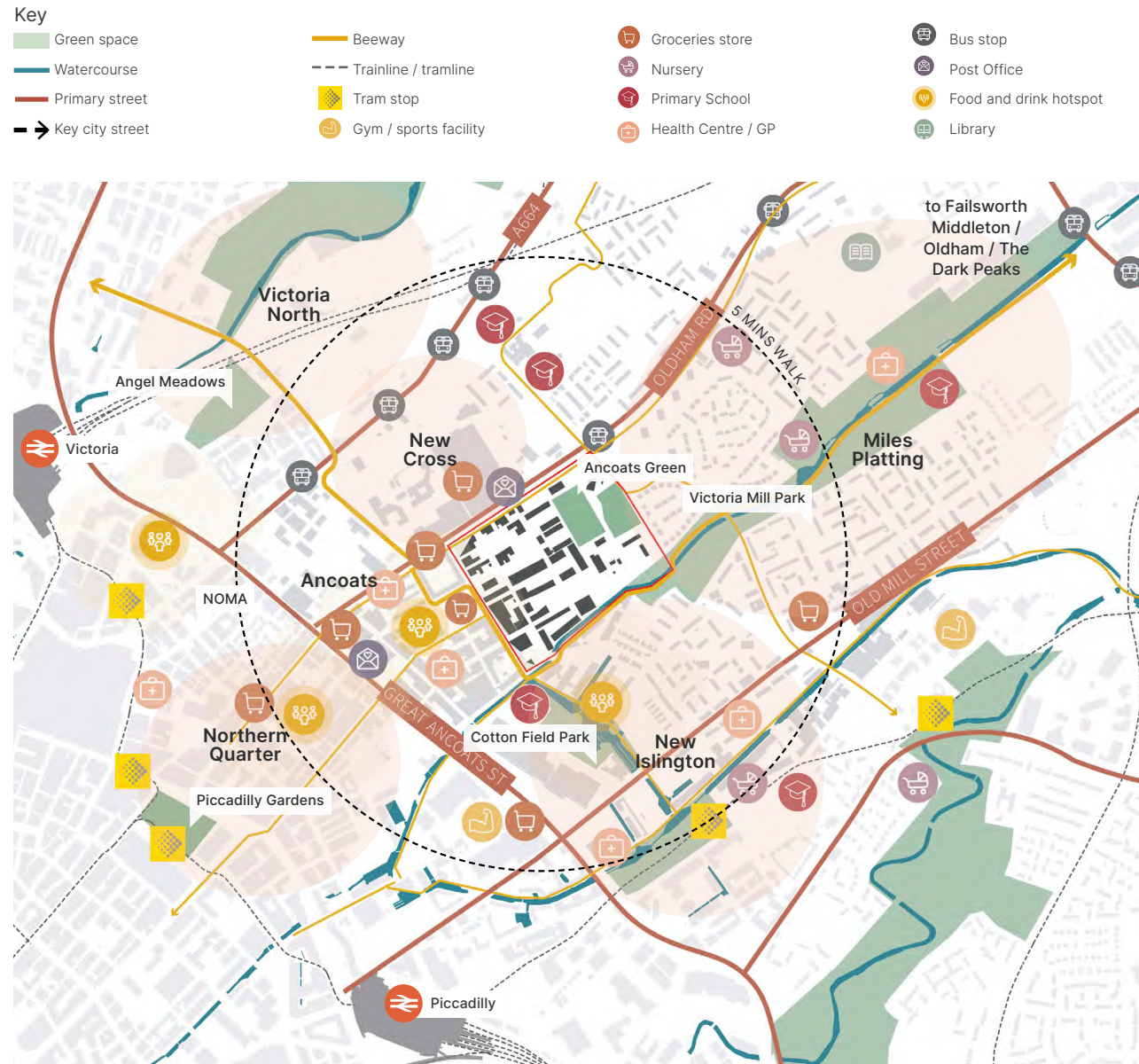
The neighbourhood abuts several existing communities, despite a range of barriers stifling connectivity between them. The streets and spaces created by this new public realm strategy should create new opportunities for existing communities to come together.

Ancoats Green is currently under-utilised, tucked away behind existing industrial buildings. Creating a strong community function at Ancoats Green to include a mix of uses including, active recreation, play and also quiet contemplative spaces is of prime importance, adding to the City's Green Space Network.

Linking to Existing Amenities

A number of key walking and cycling routes connect the neighbourhood to adjoining parts of the city. This excellent accessibility provides a baseline for Ancoats to be a walkable neighbourhood, with amenities located within a short walking distance, reducing the need to travel by car. The design of streets and spaces will encourage active travel, with the future location of the Ancoats Mobility Hub key in reducing the number of local vehicle movements.

The Rochdale Canal, in particular, provides not only a strategic green / blue connection between the countryside and the city, but also contributes to a rich industrial history.



Poland Street Zone NDF Ambition

"The vision for the Poland Street Zone is to bring forward an authentic evolution of Ancoats; a form of urban development and mix of uses, rooted in the area's past but driven by a sense of the future."

Poland Street Zone NDF, 2020

Evolution

The Public Realm Strategy is the next step in the evolution of the 2020 NDF and builds on the principles of that document by considering six elements in detail and how it is possible to:

Refine the street hierarchy as many of the streets proposed in the NDF shared similar characteristics. The strategy refines this to three street types, based on a common design language and philosophy.

1. Create a movement strategy which rebalances the streets, favouring active travel, exploiting the sustainable movement opportunities generated by the Mobility Hub.
2. Place a higher degree of emphasis on Naval Street as the direct connection linking Ancoats Green and Cutting Room Square.
3. Adjust the design of the Prussia Street Arm Greenway, creating a wider range of uses and heritage references. The removal of Jersey St Bridge is considered key in creating a level, pleasant and safe connection to the Rochdale Canal, integrating with development to ensure the neighbourhood reaches its potential.
4. Add design detail showing how the influence of Ancoats Green can be extended through the neighbourhood, along streets and beyond its current boundaries.
5. Explore how the benefits of extending Ancoats Green can be maximised, placing a strong emphasis on walking, cycling and healthy lifestyles.



NDF Principles

- Authentic evolution of form and use
- Communities and healthy lifestyles including support for families
- A green neighbourhood resilient to climate change
- Connecting and contributing

The Public Realm Strategy will:

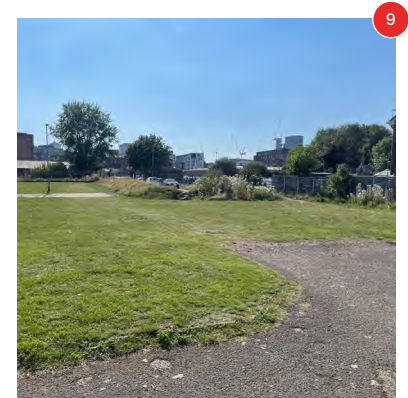
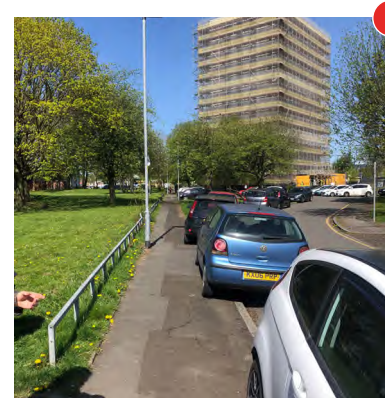
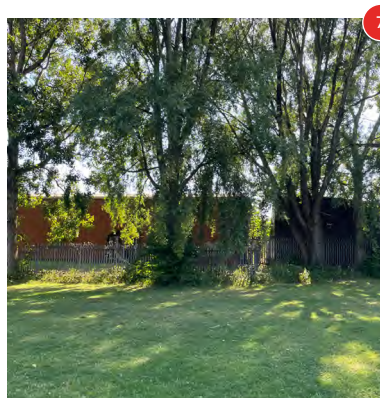
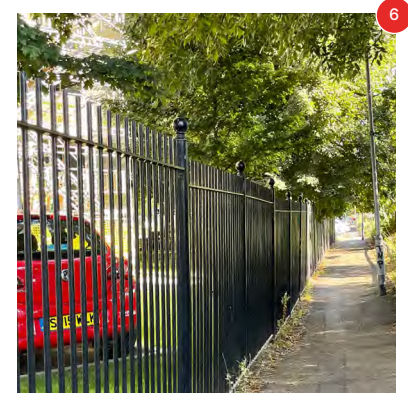
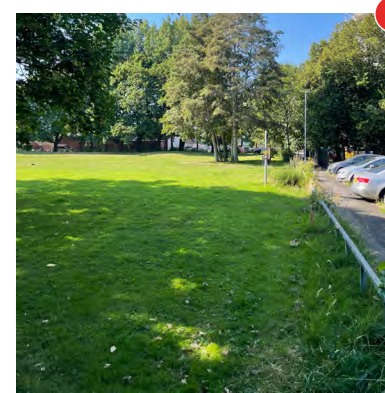
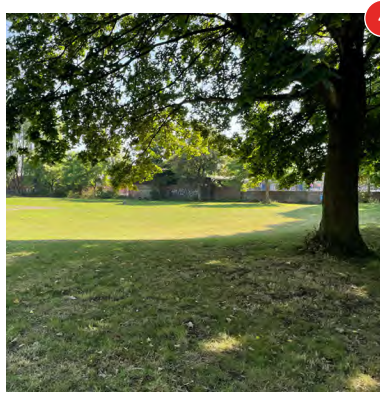
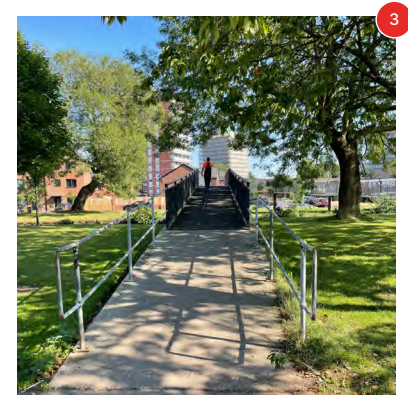
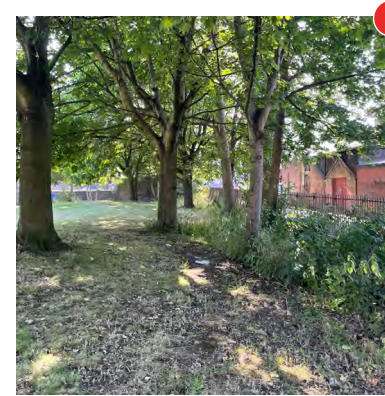
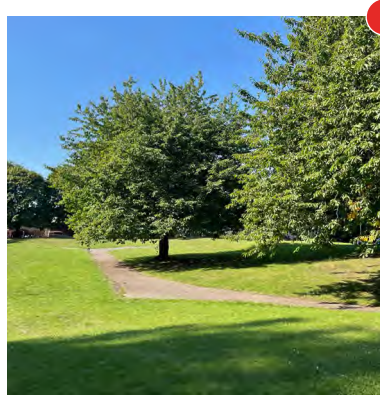
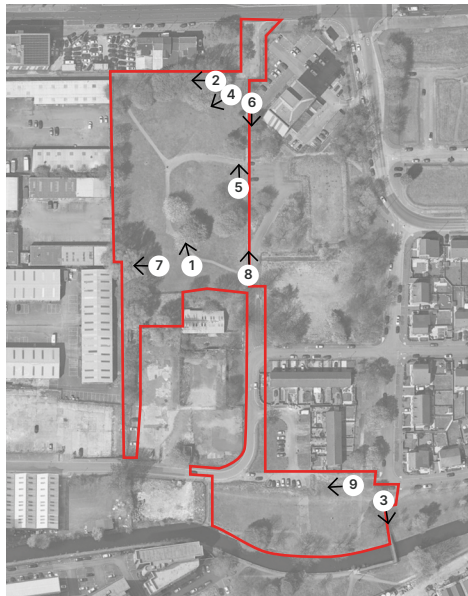
- **Build on the positive groundwork laid by the NDF**, providing a narrative and framework for how ambitions set out in the NDF can be realised through the detailed design of streets and spaces.
- **Create a public realm framework that supports the creation of a liveable neighbourhood** as envisioned.
- **Evolve the NDF illustrative masterplan** and public realm principles, to align with the changing spatial context of the neighbourhood, and the opportunities that have arisen since the NDF was endorsed.
- **Provide design detail** to guide the future design of key streets and spaces within the neighbourhood area.

Existing Site

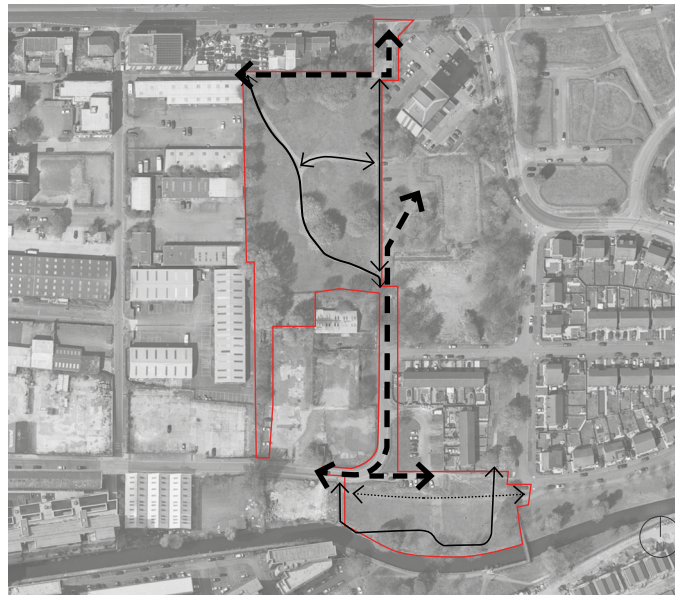
A selection of photos taken illustrating the site's current condition during various site visits between May and August 2022 with the aim to capture different aspects of the site.

The site area is 1.8136ha, comprised of 3 character areas; Ancoats Green, Prussia Street Armand Jersey Green. The current Ancoats Green portion of the site mainly consists of undulating lawn enclosed to the west and north by mature tree planting, the most common trees being Ash and Lime. The majority of boundaries are in poor condition, particularly the western and southern edge where a combination of brick facade with palisade fencing dominate the elevation

The open character continues to Jersey Green, with exposed lawn mature trees along the Rochdale Canal. Although currently inaccessible, Prussia Street Arm consists of overgrown vegetation.



Existing Site Analysis



Key
 ↔ Vehicle and pedestrian movement
 ↔ Pedestrian movement
 - - - - - Desire line

Existing movement

The existing movement within the site currently serves users moving to and from north to south. There is no current access to Tribe or general connections to Poland Street. Due to the existing levels associated with Jersey Street bridge and coping, there is no access into the site from Jersey Street. On street parking is an issue with cars park being situated along Wadeford Close and Jersey Green. Due to the narrow road and lack of surveillance along Portugal Street safety issues have been raised by residents.



Key
 ● Existing mature trees

Existing Mature Trees

The site has lots of mature trees which have root protection areas. The ambition to retain the majority of these and footpaths need to be carefully considered.

The Vision

Delivering an enhanced parkland at Ancoats Green was established as one of the four strategic objectives within the Public Realm Strategy, and is viewed as a space with the potential to deliver wide ranging community benefits.

The design of the green is therefore of prime importance to the long-term liveability of the neighbourhood, and the successful delivery of the strategy. As such, the following design principles have been formulated to underpin the design of the park, directly linking to the objectives set out in the public realm strategy to ensure detailed design not only delivers a high quality green space, but a space that meets the previously identified needs and requirements of local communities.



Retain and Enhance The Green

- Retaining existing trees and open site character
- Enhancing biodiversity the existing green infrastructure
- A green heart to the neighbourhood



Widening The Community Offer

- Increasing the usability of Ancoats Green for wider current and future community use
- A multi-functional space that fosters a sense of community



Heritage Assets

The design will celebrate key historical assets which are integral to the character of Ancoats in particular, The Green such as:

- Prussia Street Arm
- Glass Bottle Works use



Creating New Connections

- Active, healthy and walkable
- Rebalancing movement towards active travel
- Connection to canal infrastructure
- Connection to Ancoats Mobility Hub
- Connection to existing and new residential community (Rodney Street Development)



Sustainability

- Re-using materials
- Using permeable
- Sustainable Urban Drainage Systems (SUDS)



Landscape Design Proposals

General Arrangement

The Illustrative Masterplan shows Ancoats Green at the heart of the neighbourhood with a network of high quality and robust open spaces which provide a platform for active and recreational use. Inclusive formal and informal play provision has also been provided to offer exciting play opportunities for children aged 3+. The proposal celebrates the existing 3no.mature Cherry trees at the centre of the Ancoats Green by retaining and adding additional Cherry trees along the southern portion of Ancoats Green into the neighbouring Mobility Hub Development.

Prussia Street Arm is the new green spine of the development offering great future opportunities for future developments to feed into the green corridor. The proposal is a simple tree lined route consisting of trees that thrive in wetland in reference to water and historical canal Arm such as River Birch and Willow with seating opportunities along the Walkway, celebrating the historical use of the former Canal and reinstating the key connectivity route.

Jersey Green's main improvements relate to formalising the current desire line into a meandering route from Jersey Street to Miles Platting, creating a pink new avenue with additional Cherry trees.

Character Areas

- A. Ancoats Green
- B. Prussia Street Arm
- C. Jersey Green



Character Areas Ancoats Green

The vision is that Ancoats Green is an activated space creating a multifunctional green heart to the neighbourhood which fosters a sense of community.

The new Ancoats Green consists of:

1. Formal play provision partially enclosing around raised landform.
2. Wetland planting which collects water from run-off, creating a dynamic habitat for wild life.
3. Open lawn space with minimal design intervention.
4. Large existing trees retained and enhanced through maintenance.
5. Ancoats Place - a flexible hard open space for the community to dwell and connect through small events.
6. Cherry Avenue consisting of alternating Cherry trees.
7. Potential future Growing Area managed by the community.
8. Glass bottle shaped Entrance Gateways celebrating the sites heritage.



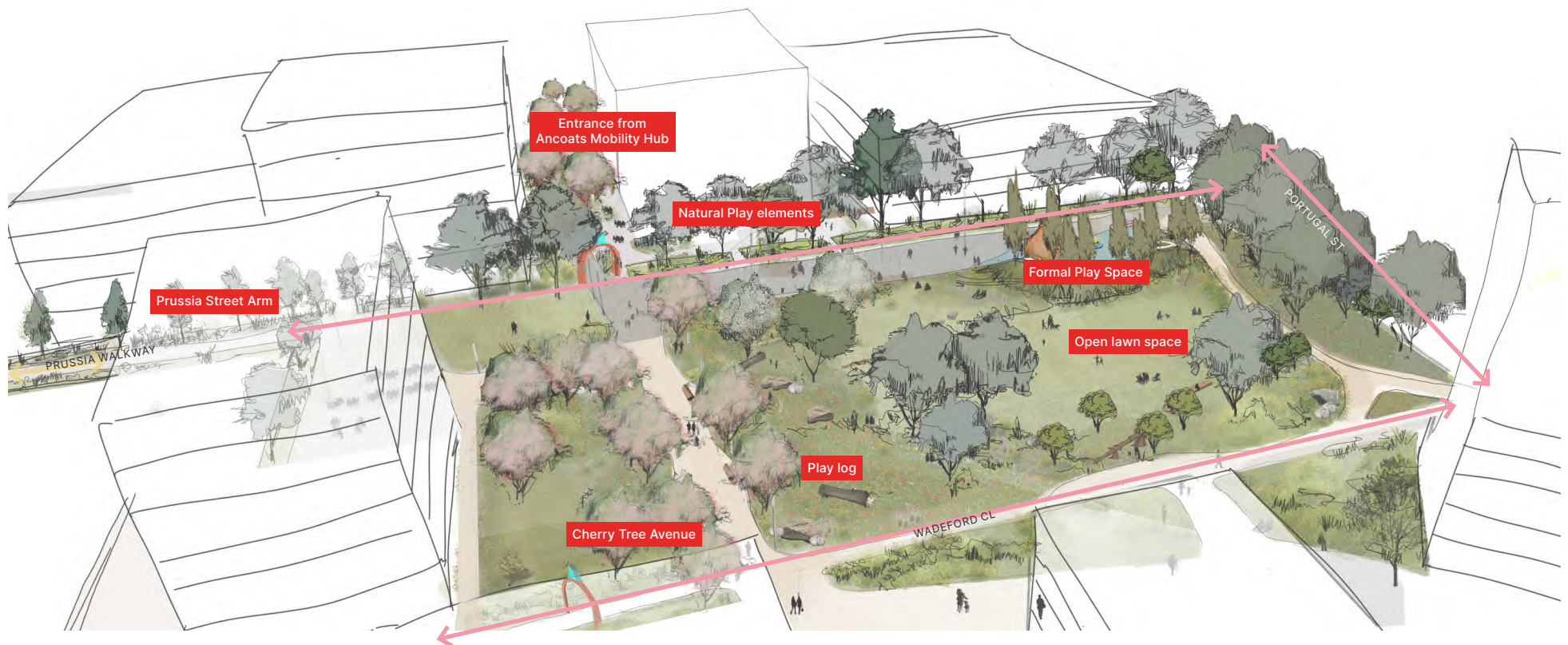
Precedent image: University of Manchester



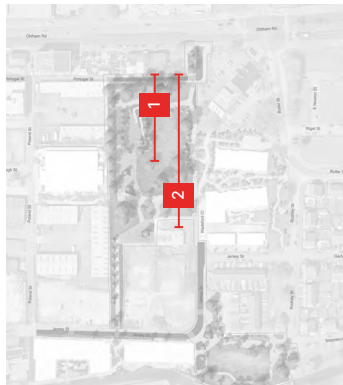
Precedent image: Cherry Avenue,

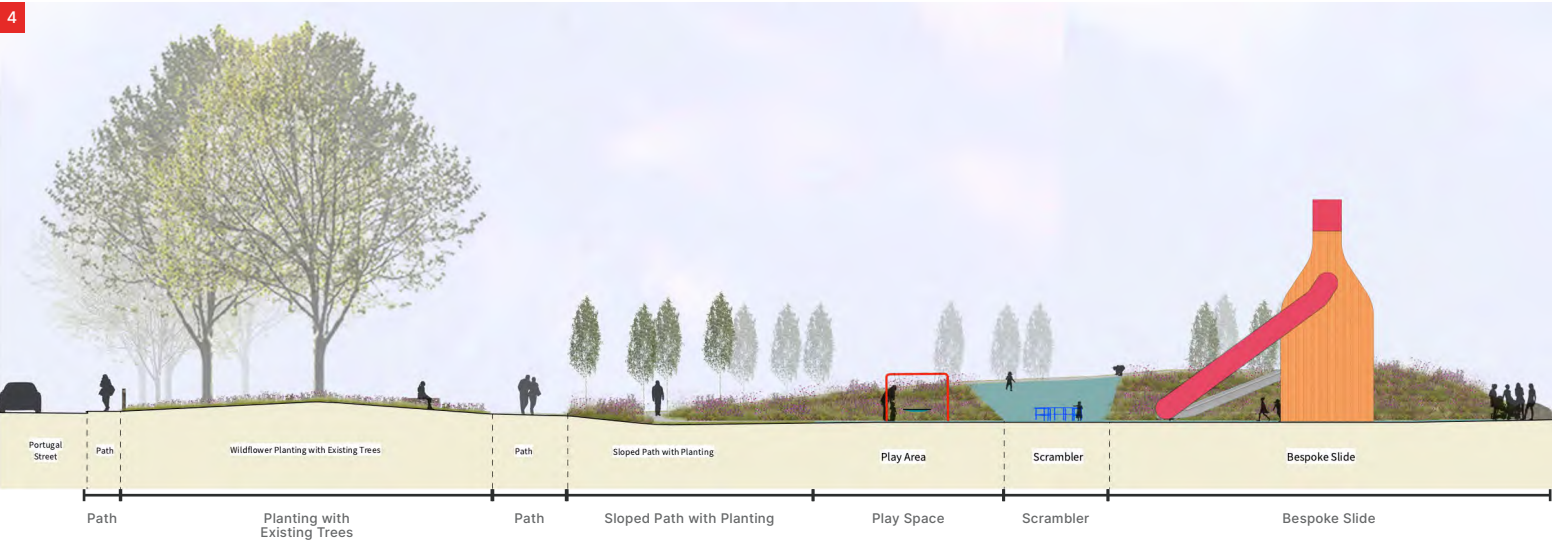
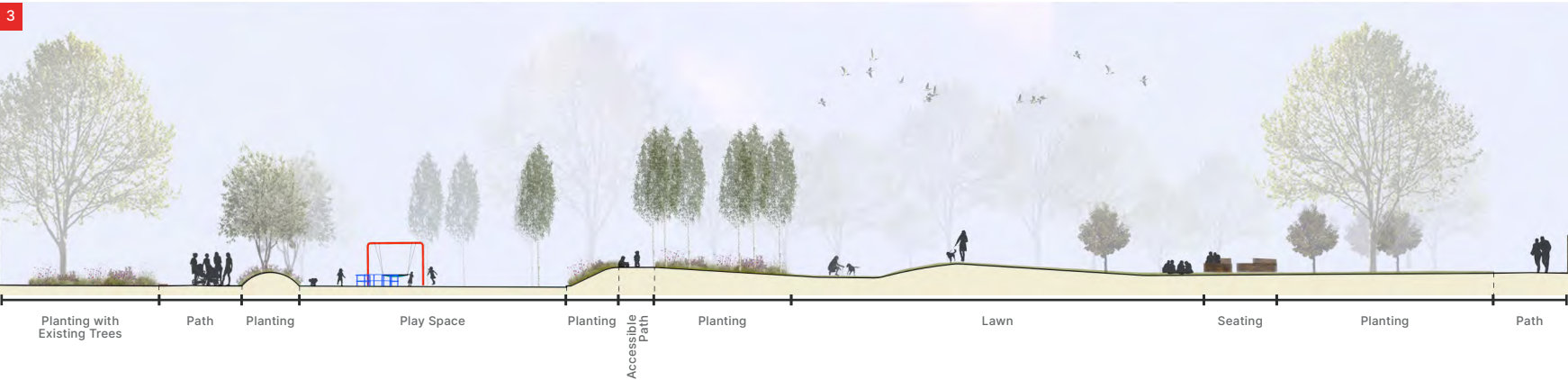


Illustrative Axonometric



Site Sections





Character Areas Prussia Street Arm

The principle for Prussia Walkway is a simple green linear corridor, creating a connection from Portugal Street to Rochdale Canal canal edge. The design celebrates the hidden alignment of the Prussia Street Canal Arm through drainage design and plant selection. Some key design aspects include:

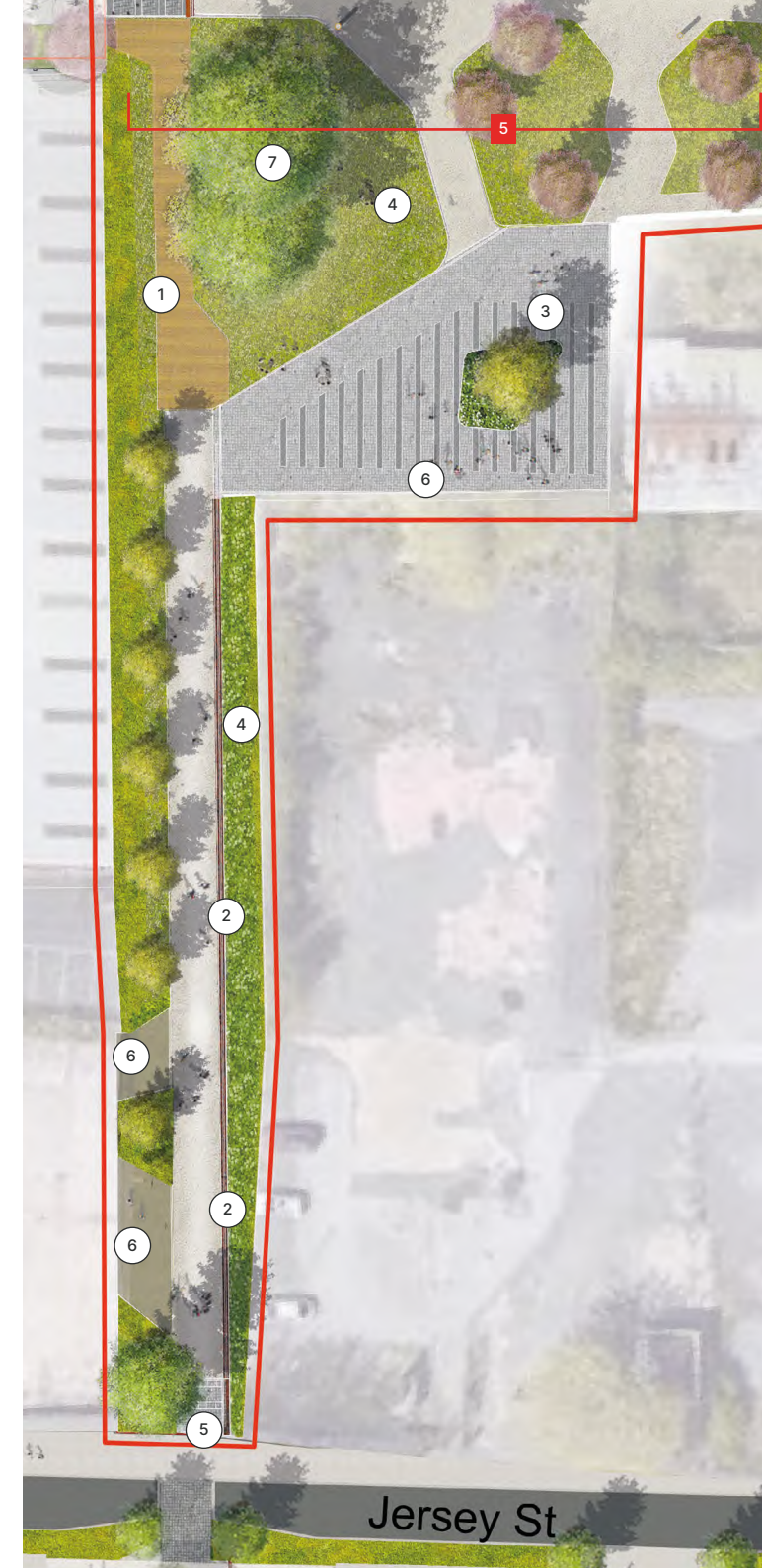
1. Raised composite decking walkway
2. Reclaimed coping stone seating from removed Jersey Bridge
3. Flexible space
4. Rain Gardens
5. Entrance Gateway
6. Access to Future Development Plots
7. Existing Trees retained



Precedent image: Mailmendes



Precedent image: Mailmendes



Character Areas Jersey Green

Due to the site's current popularity with the community, the intention with Jersey Green is to maintain its current layout with minimal yet impactful interventions to the Green. The design proposal is to:

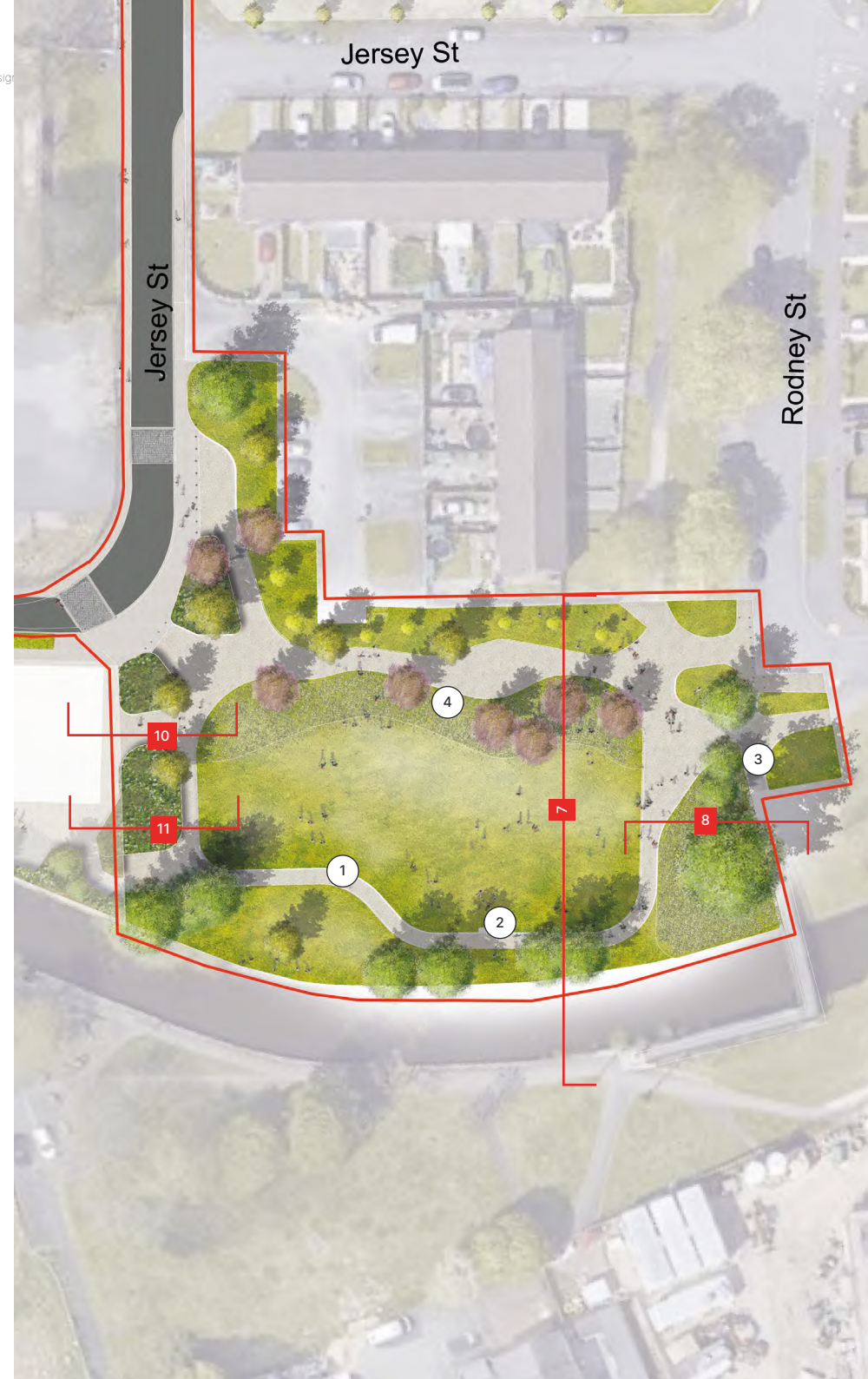
1. Improve footpaths
2. Additional seating opportunities
3. Improve connection across the Rochdale canal and New Islington and Miles Platting
4. Wildflower lawn



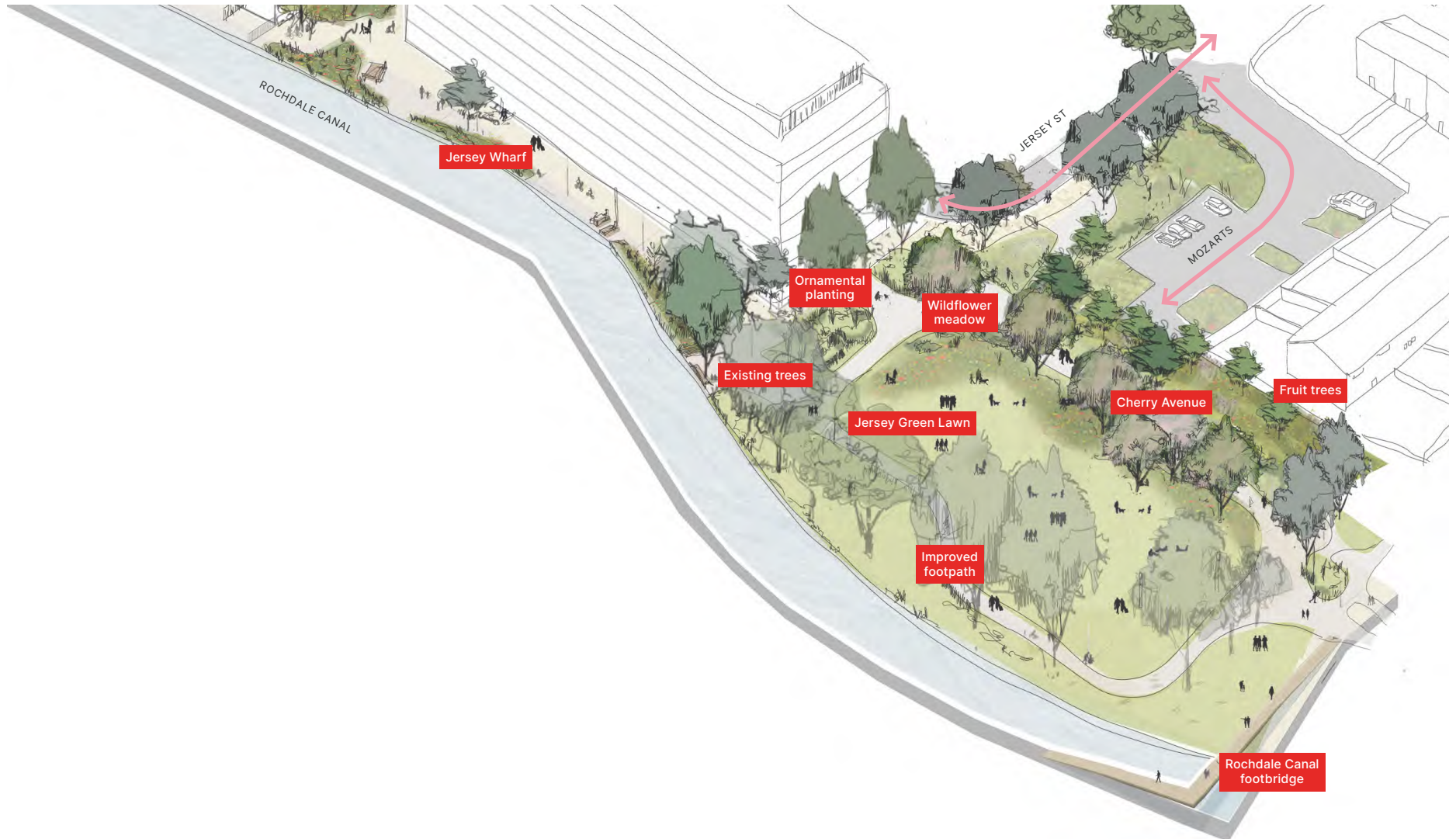
Precedent image: Rchdale Town Centre



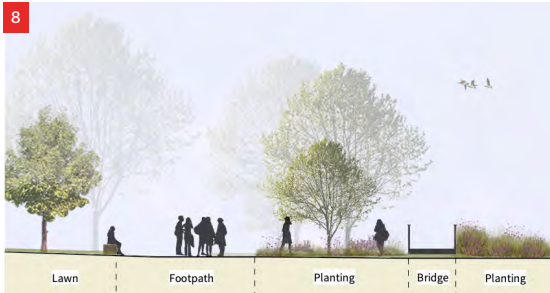
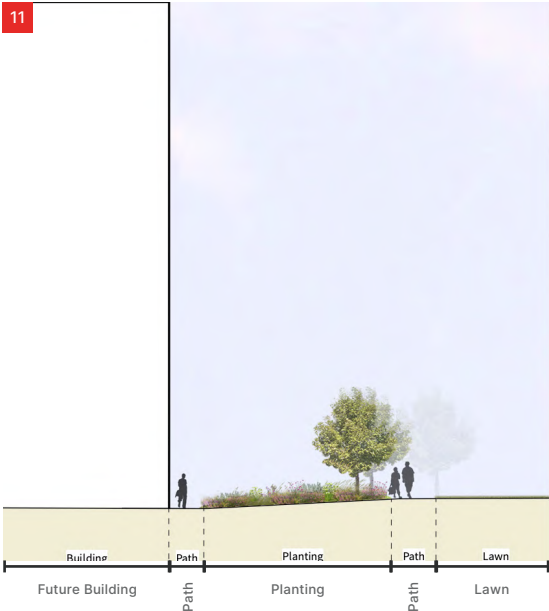
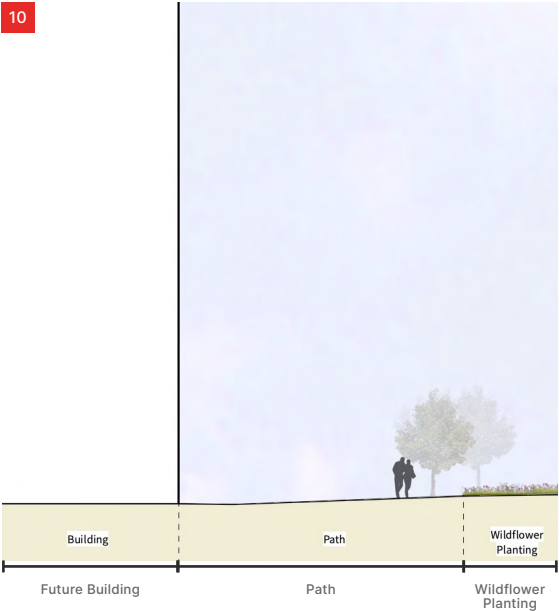
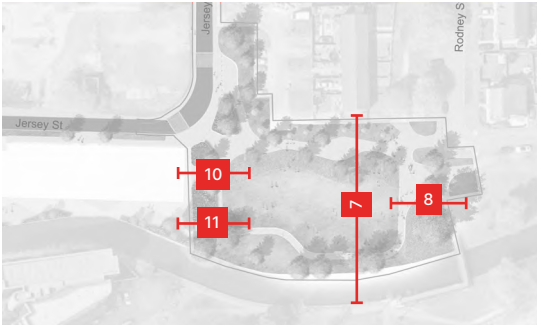
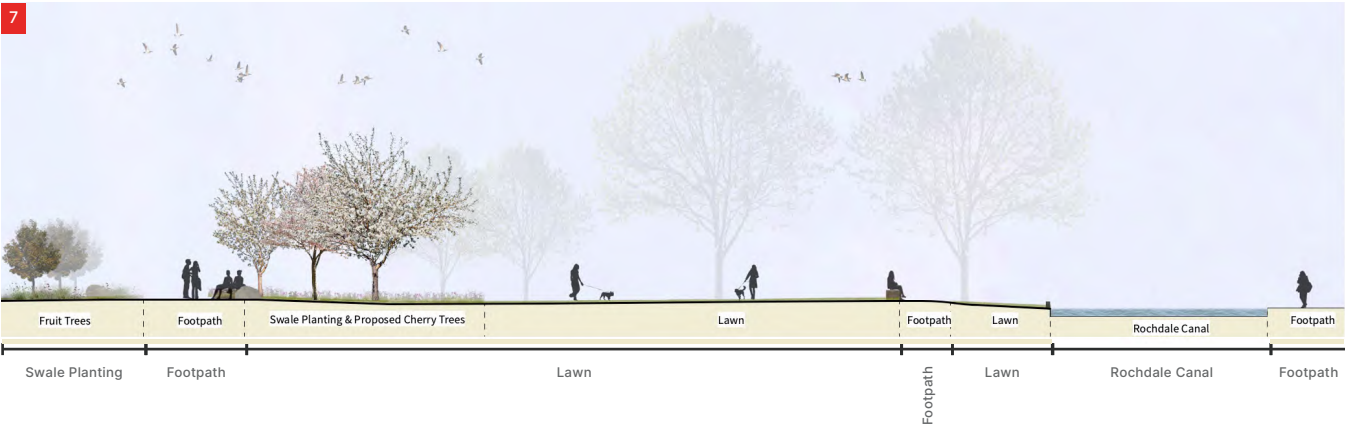
Precedent image: Canal edge, Liverpool



Illustrative Axonometric



Site Sections

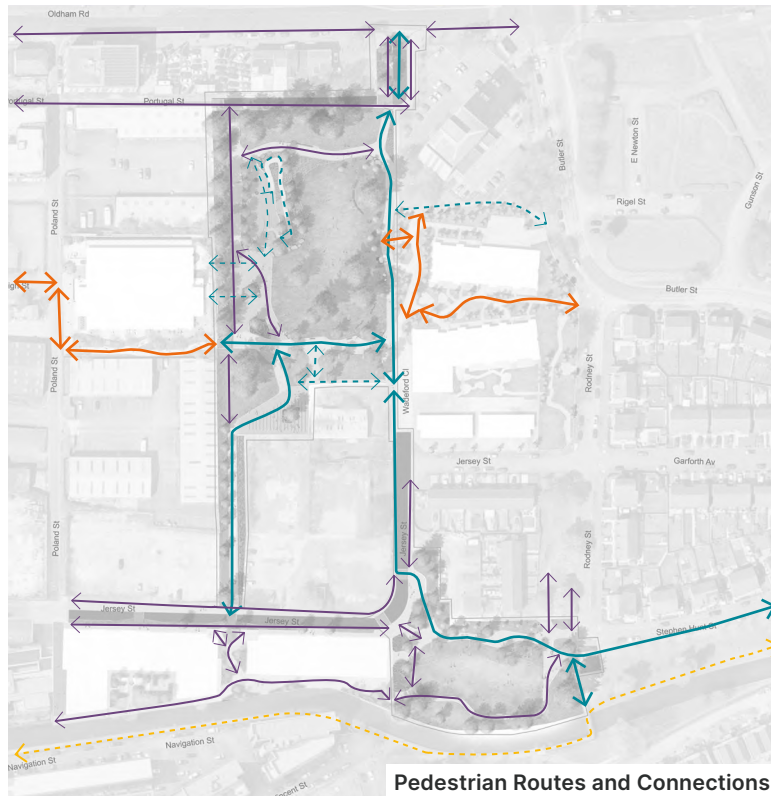




Green
Strategies

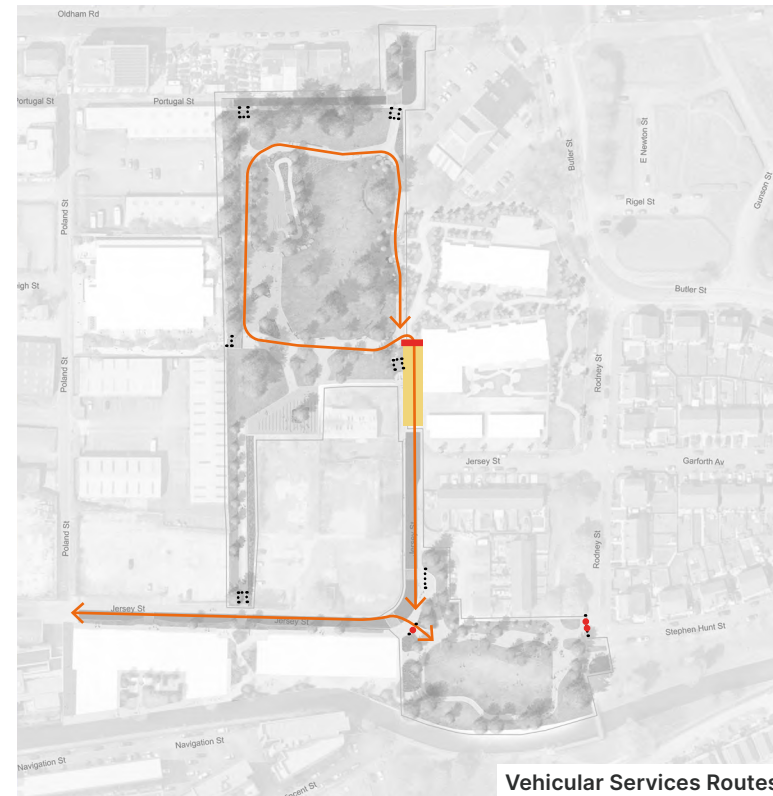
Movement Strategy

A Place For People



The proposed movement looks to create a better connection between Anocats Mobility Hub, Jersey Wharf and The Rodney Street; with Ancoats Green at the heart of the public realm improvement within the Poland Street Zone

- Key**
- Cycle and Pedestrian Route
 - Pedestrian Route
 - - - Secondary Pedestrian Route Connections
 - - - Bee Network Cycle Route
 - Future routes



Generous footpaths within Ancoats Green allow for service access around the site for maintenance. Service Vehicles will gain access into the site through removable bollards. Access has been allowed for within Jersey Green as well as the main entrance.

- Key**
- Service Route
 - Restricted Access Route - For Residential Blue Badge Parking and Service Access Only to be confirmed by Rodney Street management
 - Removable Access Control
 - Fixed Bollards
 - Drop bollards

Uses Strategy

A Place For
People



Passive Uses

Influenced by public consultation, the three greenspaces offer a number of potential passive uses for people to come and escape the hustle and bustle of their hectic lives. People can observe and feel connected with nature, enjoy some peaceful alone time and relax.



Sunbathing in open grassland areas



Small quiet pockets of seating over the canal



Elevated areas with slopes and views across the green.



Enjoying the view



Opportunity to relax and observe nature

Active Uses

The public consultation offered a number of opportunities to engage in activities within the site, to get fit and have fun. There are significant health and wellbeing benefits from engaging in activities and there are numerous spaces within the Green to cater for all interests. From outdoor fitness, and running loops.



Exploration play



Nature play within the green



Children's Play equipment



Space for formal classes such as Yoga and fit / cross fit groups



Team games like rounders



A clear Internal Running / Cycling Loop - 100m

A Place For People



Community Uses

The Ancoats Green will become the community centre and a real social hub for the whole of Ancoats. A place where people can come to socialise, take part in community activities and engage with friends and family. We hope, with support from Manchester City Council, the local community take ownership of the Green and we envisage the space evolving over time to meet the needs of the local community.



Future
Community
Growing
Garden: Outdoor
classroom



Orchards for
locals to grow
their own food



Space for the
Community uses
to spill out into
Ancoats Green



Heritage
Interpretation



Info about the
plants and
wildlife

Environmental Uses

A key design principle and strategy for the Green is to have engrained biodiversity that runs through the whole ethos of the Greens. People can enjoy and interact with environmental uses of the Park, from observing nature and wildlife habitats, to learning about the biodiversity within the Park through signage.



SUDs Swale
stream
collecting
surface water
from ground
level



Rich diversity
of planting
typologies and
trees



Signage to
educate people



Bug Hotels and
habitats, bird
and bat boxes



Wildflower
Planting

Hardworks Strategy

**Thoughtful
Materials**



Porous Coloured Asphalt

This coloured tarmac has been proposed along the main footpaths. The porous nature of this material allows water to percolate through and reduce the need for excessive drainage channels and gulleys.



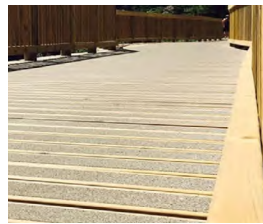
Precedent image



Precedent image

Composite Decking

Along Prussia Street Arm, a raised composite decking is proposed to achieve a linear connection from Jersey to Portugal St whilst allowing planting to establish beneath the platform.



Precedent image



Precedent image

Metal Walkway Platform

Metal grating platforms have been proposed at the thresholds to the formal play space as a dog deterrent tactic.



Precedent image



Precedent image

Reclaimed Granite

The intention is to utilise and re-use the reclaimed granite setts from Albert Square championing sustainable use of materials. The reclaimed setts will be planed to create a more flat surface for users.



Precedent image



Precedent image

Yorkstone

In keeping with Manchester's heritage palette, paving along the southern section of Portugal Street will be Yorkstone. Aspects of this material will also extend into parts of the gateway thresholds.



Precedent image



Precedent image

Sandfilled Carpet

Within Ancoats Green the formal play space, this material has been proposed for not only aesthetic purposes but, due its ease of maintenance and overall robustness under various conditions.



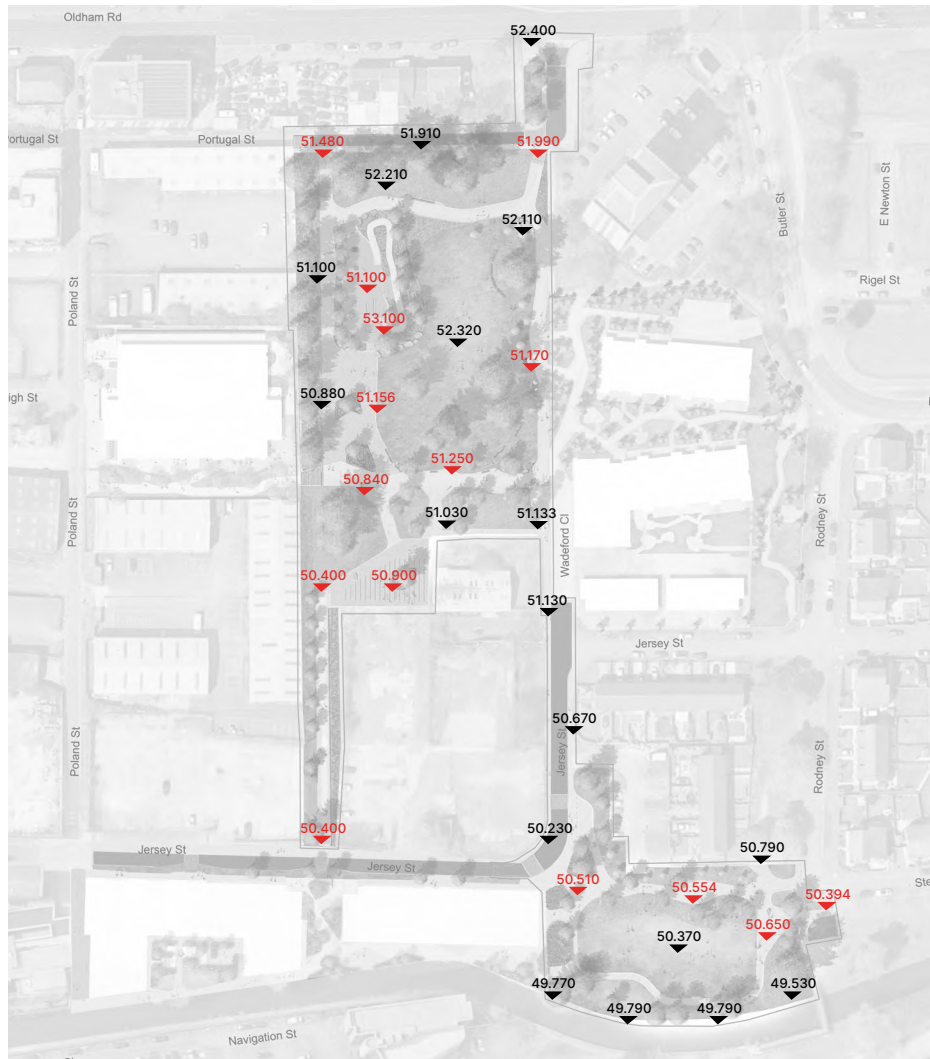
Precedent image



Precedent image

Levels

A Place For
People



The levels strategy across the site has been greatly influenced by the intention to retain the open character of Ancoats Green and mature trees within the Green. The ambition to retain as many trees as possible governed the level strategy a great deal, requiring many areas to stay as existing, calling for minimal intervention. A mound has been created in and around the play space in order to facilitate compliant access for wheelchair users to the double slide.

The current levels strategy shown gives access from Prussia Street Arm to Jersey Green which currently isn't possible until the bridge is removed.

A level coordination has also been carried out with the adjacent plots to ensure level access from Ancoats Green to Ancoats Mobility Hub, This City Development, Jersey Wharf and Eliza Yard.

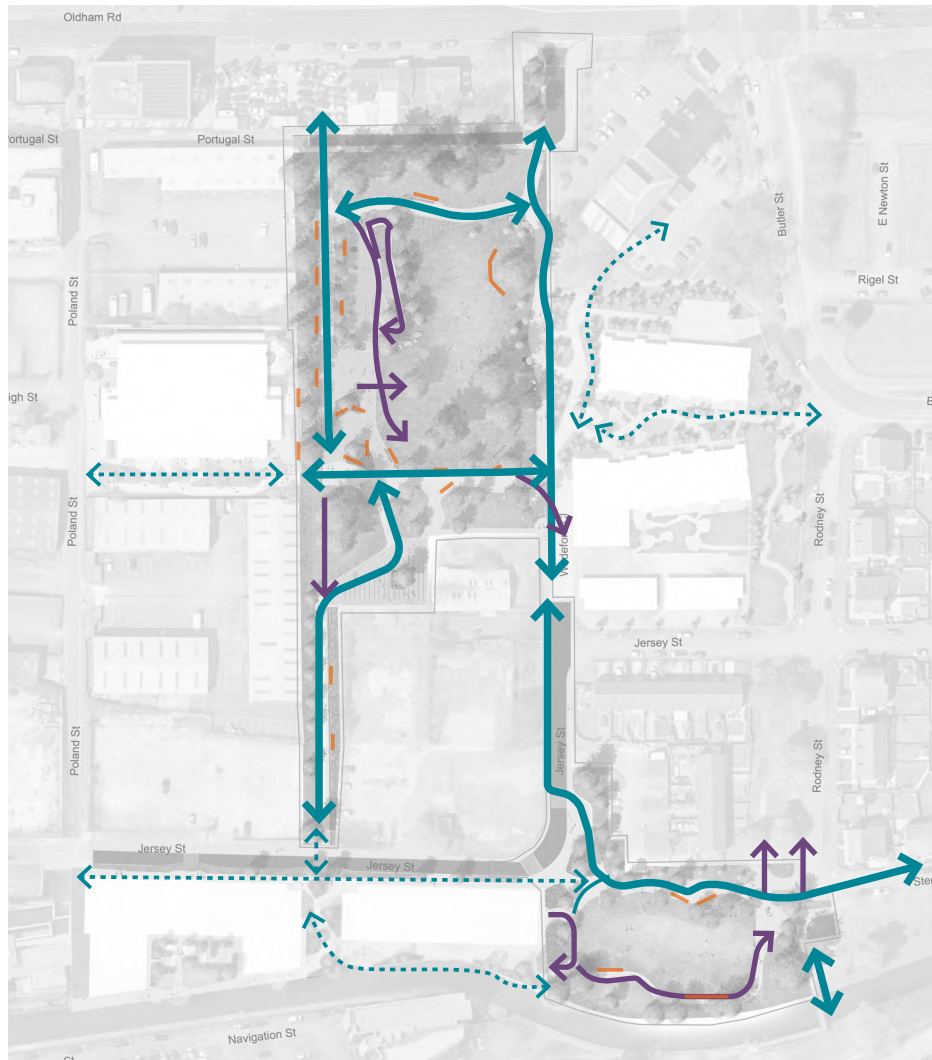
Key

51.480 Proposed Levels

52.210 Existing Levels

A Place For All

A Place For
People



In line with the Equality Act (2010). The design ensures DDA- compliant access in line with BS8300 inclusive within the design into the site for all, through level access and generous footpath where possible in accordance with The Building Regulations 2010. Adequate accessible seating for all has also been a priority by ensuring seating offer plenty of resting opportunities and is not located under trees for the visually impaired. Tactile paving is also proposed at road crossing in line with Manchester City Council's Design for Access 2.

The smooth texture of the porous tarmac offers ease of movement for wheelchair and pram users around the site.

The play mound has been designed in a way which allows wheelchair users to participate on the slide located at the top of a complaint ramp.

The above design access proposal are the result of consultation with the access officer.

Key

-  Accessible routes
minimum 3.8m at Ancoats Green
and 2.0 at Jersey Green
-  Level access into the Greens
Prussia Street Arm
-  Accessible routes
-  Accessible Seating

Furniture and Lighting Strategy

Thoughtful
Materials



Street furniture within the site will reflect Ancoats industrial character by utilising and incorporating existing industrial assets such as the Jersey Bridge coping stones from the demolished bridge along Prussia Walkway.

Seating / resting areas will have a choice of seat height and back rest with additional room for wheelchairs, prams and scooter users, In line with Manchester City Council's Design for Access 2 and the Equality Act (2010)

- Key**
- Lighting - Hinged Columns
 - Lighting - Existing
 - Benches with and without backrest
 - Litter Bins
 - Reclaimed coping stone seating
 - Bollards



Ascot Litter Bin



Piramidal Bollards



Bench



Lighting Column



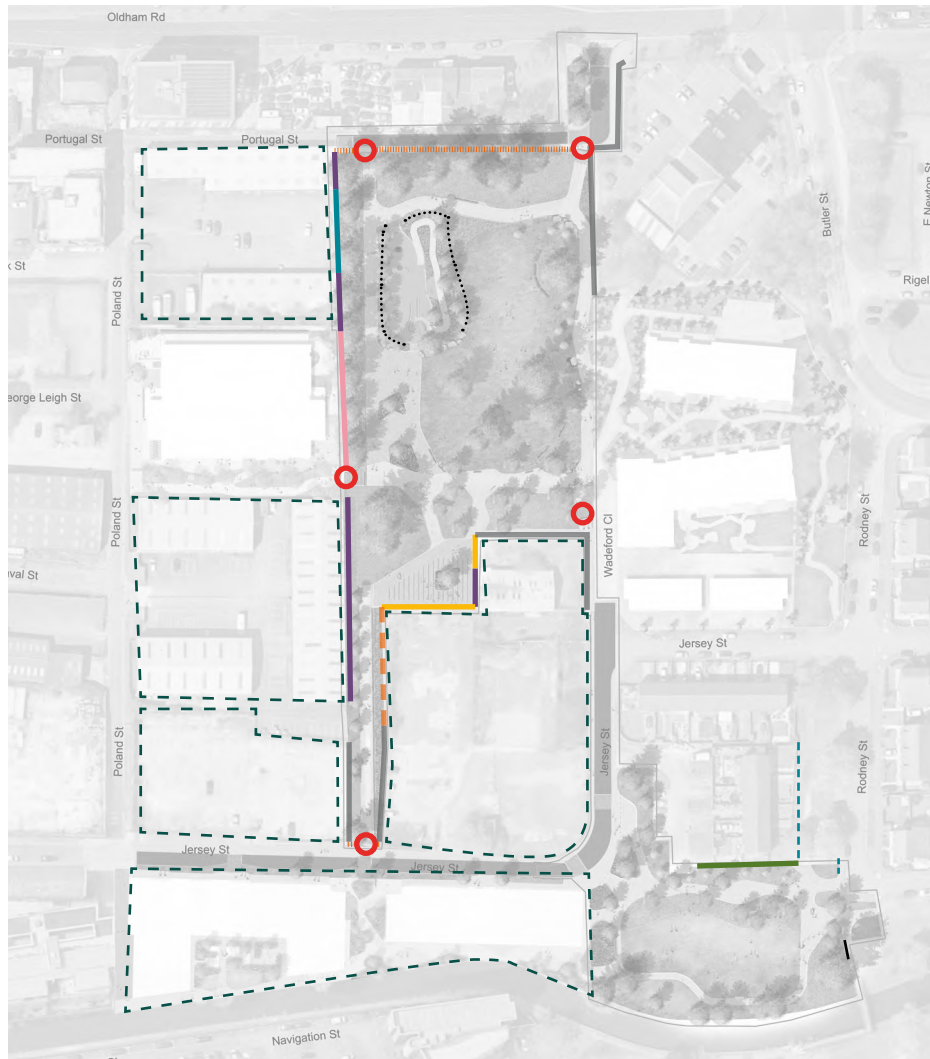
Reclaimed coping stone



Bench with backrest

Boundary Treatments

A Place For People



Precedent image: Informal Post



Precedent image: Fencing



Precedent image: Gabion Wall which forms part of Mobility Hub development

↑ Key Proposed Boundary Treatment

Key

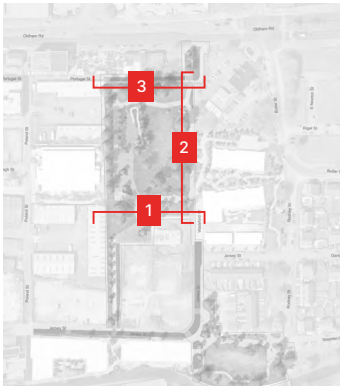
- Arch gateways
- Proposed steel fencing 1.1m
- Proposed steel Informal post 1.1m
- Gabion to (Mobility Hub)
- Existing brick warehouse facade 3-2.2m
- Existing Palisade fence topped wall - 2.2m
- Existing palisade steel fencing 1.8-2.4m
- Existing brick wall 2m
- Existing timber fence 2m
- Steel railing 1.2-0.6m
- Proposed steel balustrade 1.1m
- Welded metal fence 2m
- Emerging developments

The site boundary to the North will include new proposed steel fencing along Portugal Street. The west and south consists of a combination of existing brick wall associated with the warehouse façades and palisade fencing. These boundaries are kept as existing in the anticipation of future plot development and ownership matters.

There is no current boundary treatment between Ancoats Green and the Rodney Street Development to the east, emphasising the perception of both spaces as one larger public realm.

The current proposed boundary treatment includes bollards and landscape mounds located carefully in required locations to allow pedestrians, bicycles, wheelchairs, and prams to enter the site whilst obstructing quad bikes and cars.

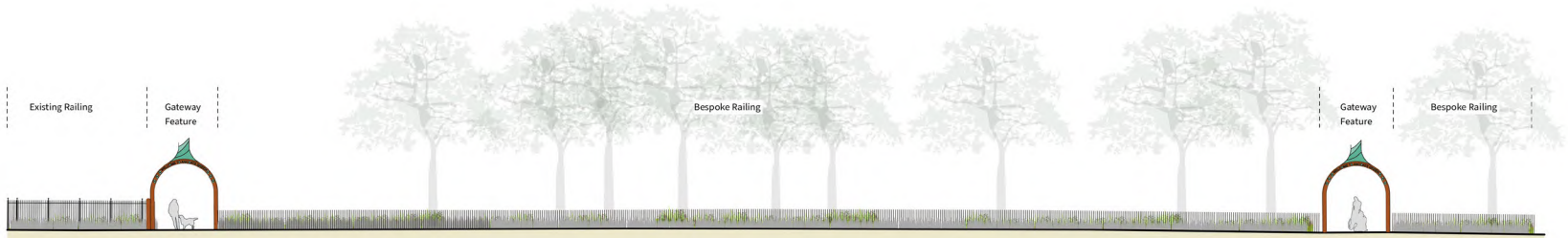
Elevation 1



Elevation 2

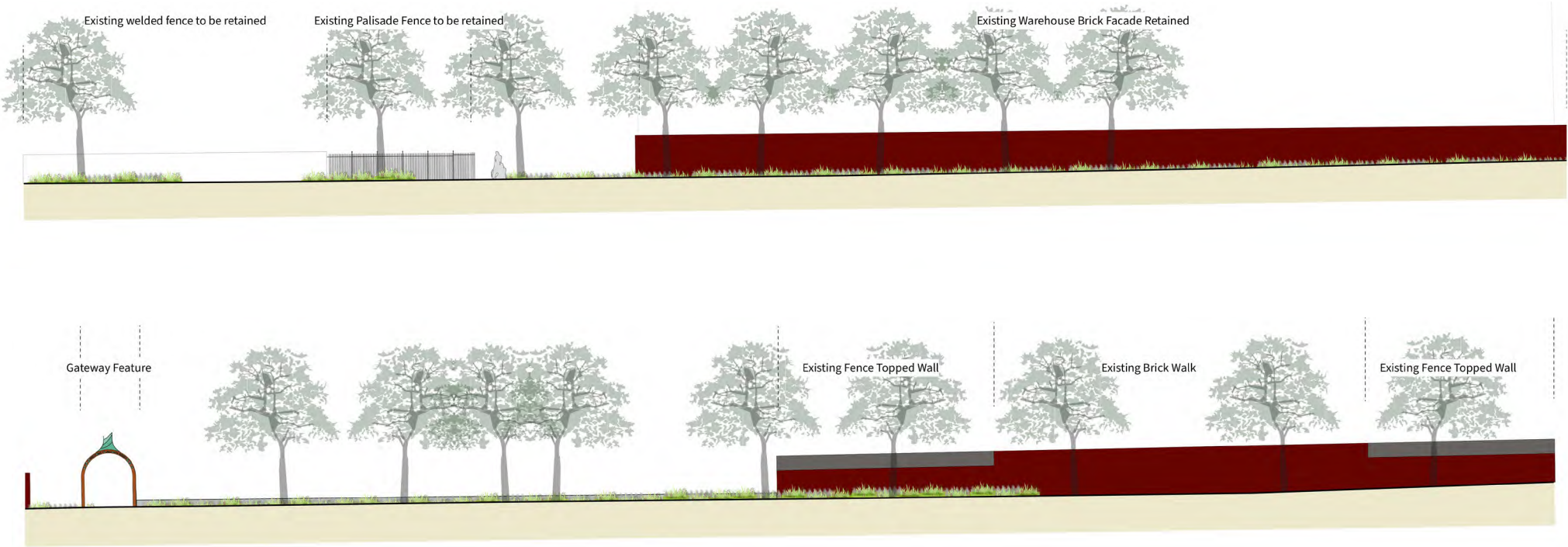


Elevation 3





Elevation 4

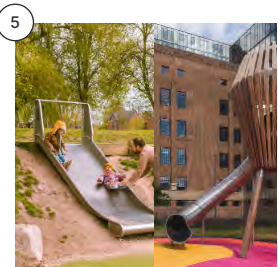
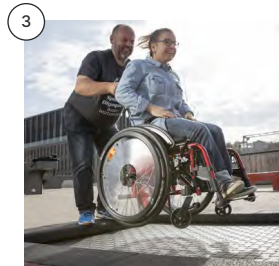
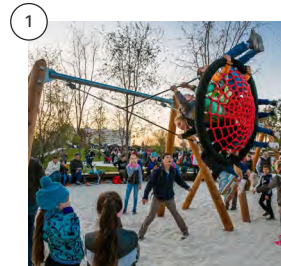


Formal Play Strategy

The formal play items are a result of collaborations between the design team and the Ancoats community during the public consultation workshops. Inclusive and accessibility have been one of the main drivers in the design of this space with key items such as the double accessible slide integrated within the landscape creating a natural enclosure for play.

Key

1. Double bay wave and 2 flat swings
2. Accessible round about
3. Accessible trampoline
4. Climbing rope and pole
5. Accessible slide and tube slide
6. Tactile topiary
7. Microsphere (Sensory play)

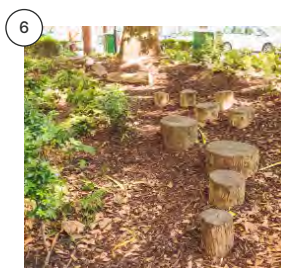
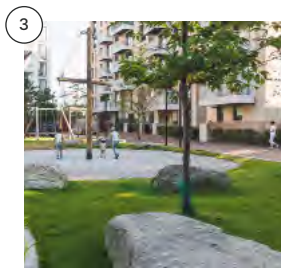
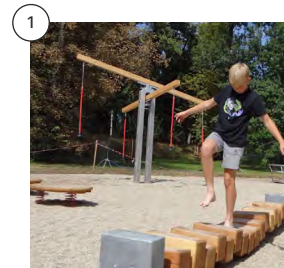


Informal Play Strategy

The thinking for informal play within the wider Ancoats green was deemed suitable as the natural play items complement the open character of the space . This natural aspect of play allows for more imaginative play which helps to build skills.

Key

1. Balance block
2. Play logs
3. Play boulders
4. Jumping disc
5. Stilts
6. Stepping logs
7. Totter beam



Wayfinding

A Place to Learn



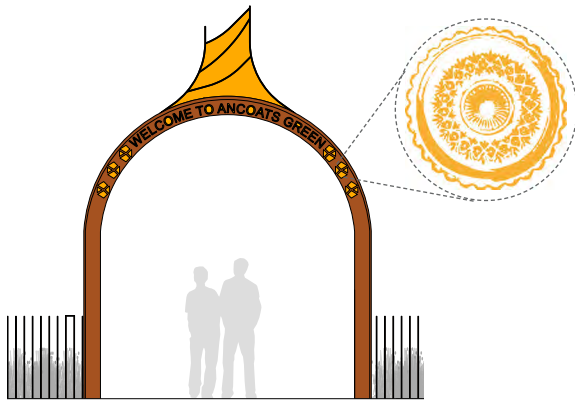
Wayfinding which celebrates the heritage of the site is proposed to key gateways, nodal points and junctions within the site, directing users to key destinations such as the Ancoats Mobility Hub, wider Ancoats and beyond.

The images illustrate examples of wayfinding information integrated with historical features. Ancoats Green's heritage elements such as flint glass bottles and canal coping stones will be celebrated and interpreted through a detailed wayfinding strategy at later stages of the design.

To achieve consistency with the public realm improvement within the Poland Street Zone, the choice of font, size and colour will be consistent.

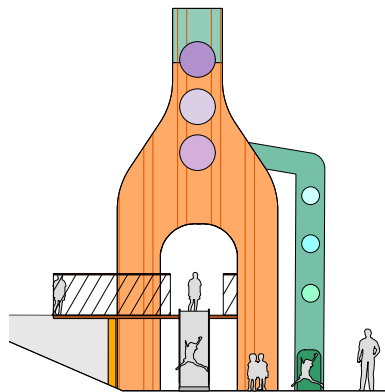


A Place to Learn



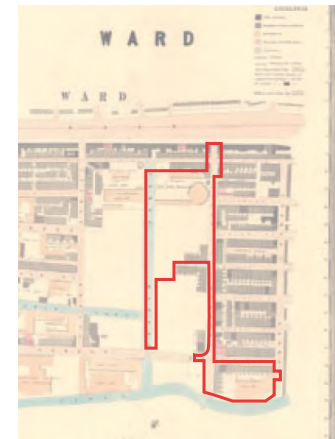
Heritage in: Gateways

The 5 arch entry points intend to create 5 key gateways with a glass bottle profile and patterns which celebrate the Molineaux diamond pattern. Each gateway will have its individual colour contributing to the wayfinding strategy.



Heritage in: Play

Glass bottles are interpreted through the profile of a double slide play feature with glass reinterpreted through coloured resin-type material, creating an exciting colourful experience for children.



Heritage in: Materials

The old coping stones associated with the buried canal re-used along the new Prussia Walkway character area. Artwork relating to flint glass work patterns will also be interpreted on the ground plain.

Tree Retention and Removal Strategy

The tree survey shows an indication of good quality trees with great value to offer the existing open space. The design will be sensitive to the existing trees through careful design and surfacing approach.

A tree survey of all of the trees has been undertaken to assess the quality of the trees (Amenity Trees - Tree Survey and Constraints Report identified several trees in poor or damaged condition to be removed).

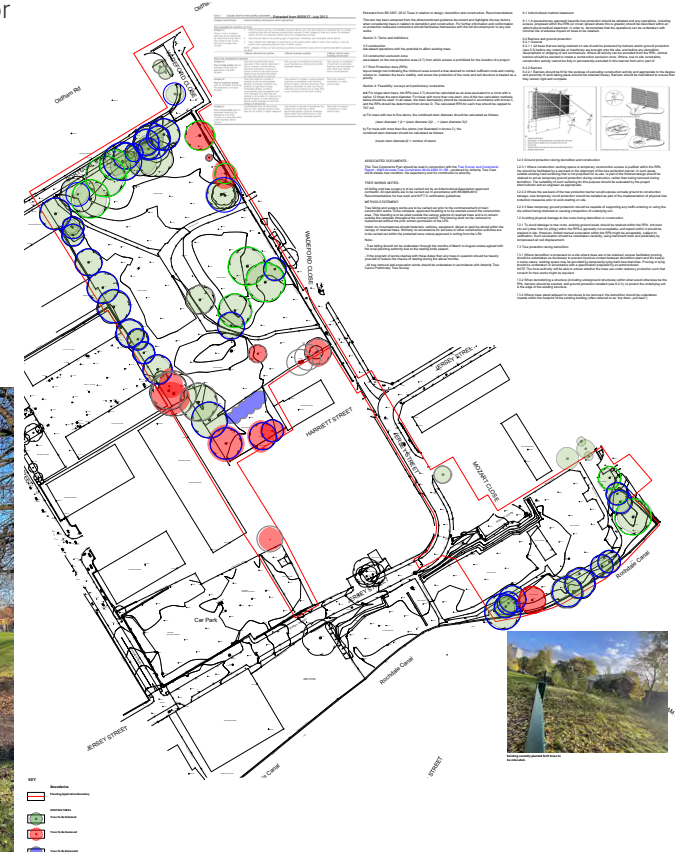
Whilst most of the existing trees are to be retained, a very small number of category C trees have been identified for removal. These are trees with limited life spans, according to MCC's Parks Department, from experience, 80% of Ash trees have a limited life span and are susceptible to disease. T90 along Jersey Green has already been identified for removal due to evidence of Ash dieback. These trees will be removed to improve access, connectivity and the long-term success of Ancoats Green, Prussia Walkway and Jersey Green. Any trees removed will be replaced by semi-mature trees at a ratio of 2:1.

There are 12 no. trees proposed for removal within the site (T3 Salix Caprea, T30- Fraxinus excelsior / Ash, T31- Sorbus aria / Whitebeam, T50- Prunus padus / Bird Cherry; T51 - Populus serotina / Hybrid Black Poplar, T52- Salix, Salix fragilis / Crack Willow; T55 frigilis / Crack Willow, T56 frigilis / Crack Willow, T57 Fraxinus excelsior / Ash; T58 -Acer

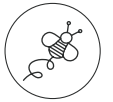
pseudoplatanus Sycamore and T90 Fraxinus excelsior / Ash)

The 2:1 replacement approach means a minimum of 24 semi mature trees will replace the 12 trees removed within the site.

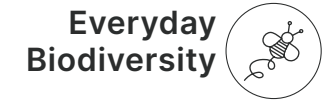
In addition to tree removal self-seeded shrubs will also be removed, particularly within the northern boundary of Jersey Green and then along the canal edge to avoid damage to the canal coping.



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Tree Planting Strategy



Prunus 'Accolade'



Cercis siliquastrum



Alnus glutinosa 'Laciniata'



Salix alba 'Liempde'

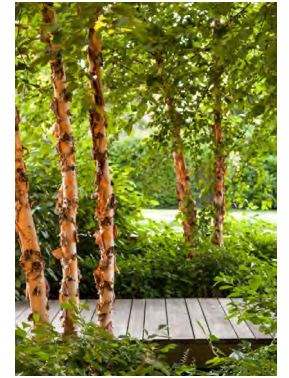
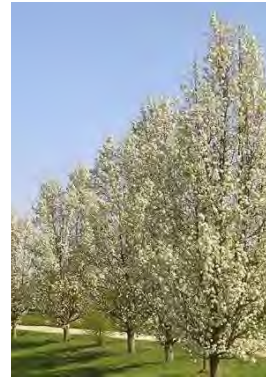
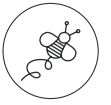


Salix babylonica

Tree Planting

The site has 52no. semi-mature single and multi-stem trees which were chosen for their aesthetic and biodiversity benefits. The majority of species have been selected for their climate resilient, native character or water tolerance quality.

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Acer x freemanii 'Autumn
Blaze'

Acer campestre 'Elsrijk'

Liquidamber styraciflua

Pyrus calleryana
'Chanticleer'

Betula pubescens

Betula nigra



Pyrus communis Benita
'Benita Rafaz'



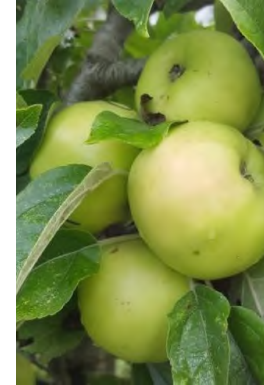
Pyrus communis 'Concorde'



Prunus domestica 'Opal'



Prunus Cerasus 'Morello'



Malus domestica

Fruit Tree Planting

The presence of fruiting trees on site, particularly the existing Morello Cherry is a concept the design team have wanted to retain and enhance within the site. As a result of community engagement, additional fruit trees are proposed across Ancoats and Jersey Green, creating a foraging trail for the community.



Acer campestre 'Elsrijk'



Prunus amerianca 'Goldcot'



Prunus persica 'Rochester'



Prunus domestica
'Greengage'



Pyrus communis 'Durondeau'

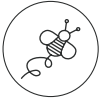
Planting Strategy

Planting Character

A range of different planting typologies have been selected for use across the scheme and each will play a specific role in the success of the park. Within the Park new trees, planting and wildflower areas will expand the diversity of species, contributing to the Park's biodiversity.

Planting and lawns also play 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.

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Sustainable Urban Drainage System UD's / rain garden planting



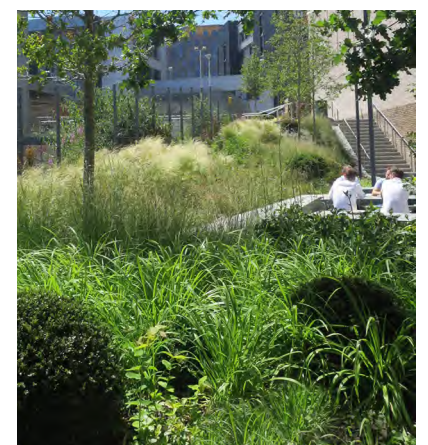
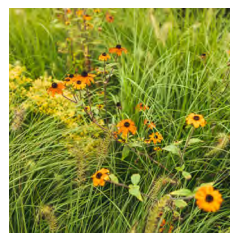
Wildflower planting



Amenity grass



Herbaceous ornamental planting



Shrub planting

Key Plants

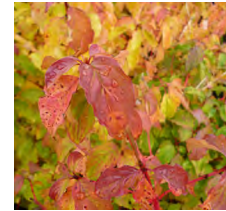
These images illustrate a diverse range of planting proposed on-site. These comprise of low maintenance, under-storey, sunny and rain garden planting mix along with varied bulb planting. The aim is to create high-quality, verdant, yet robust planting mixes which not only meet site conditions requirements but thrive and support wildlife.



Asplenium scolopendrium
'Crispum'



Digitalis purpurea



Cornus sanguinea
'midwinter fire'



Hebe 'Mrs Winder'



Hakonechloa macra



Photinia x fraseri 'Little Red Robin'



Alchemilla mollis



Galanthus nivalis



Tulipa bulbs



Cyclamen

Key Wetland Planting

The wetland planting will be characterised by structural grasses which can tolerate dry and wet conditions as well as supporting biodiversity notably through the creation of shelter for invertebrates.



Eupatorium perfoliatum



Calamagrostis brachytrich



Deschampsia cespitosa



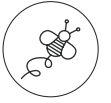
Festuca amethystina



Luzula Snow rush

Habitat Strategy

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Biodiversity



Habitat Strategy

Biodiversity will be encouraged and celebrated throughout the site through not only a series of habitat typologies but through wildlife supporting natural structures such as tree log piles and bird boxes. Further interventions will be implemented as part of community engagement post-completion.

- Key**
- Proposed trees
 - Orchard trees
 - Planting
 - Wetlands
 - Wildflower
 - Existing trees
 - Bat boxes
 - Tree log

Shade mix under trees



Sun wildflower mix



Wetland planting

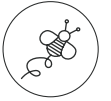


Ornamental planting



Biodiversity Net Gain Strategy

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This assessment was requested by the client for the purpose of supporting a planning application for the site's development specifically in reference to comments made at pre-application stage in relation to demonstrating biodiversity net gains in accordance with National Planning Policy Framework

Habitat have been assessed to determine whether they meet those described in the UK Biodiversity Action Plan - Priority Habitat descriptions which are used to form Section 41 of Natural Environment and Rural Communities (NERC) Act 2006.



In accordance with the habitats present within the site and the proposals for the site's redevelopment the BNG Assessment predicts a change of +73.35% and increase of 3.98 habitat units. Trading rules are satisfied because the grassland is retained and enhanced.

- Key**
- Proposed trees
 - Orchard trees
 - Planting
 - Wetlands
 - Wildflower
 - Existing trees
 - Bat boxes
 - Tree log

Water Strategy

Living with Water



The proposed surface water drainage strategy seeks to utilise SuDS, aiming to reduce flood and pollution risk through techniques such as capturing, slowing and filtering surface water run-off.



Capture

Surface run-off water will be captured through permeable surface



Flow

Captured water will permeate or run-off into SUDS systems along the porous material



Filtrate

Water will be directed to the lowest level in the Park and filtered through rain gardens

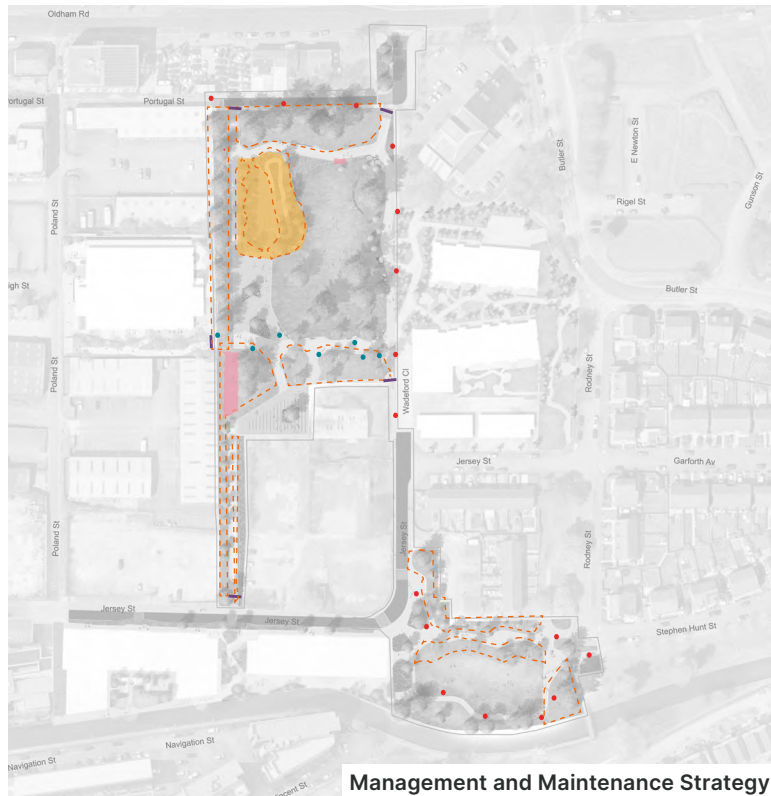


Key

-  Raingardens
-  Water direction through channel feature
-  Water run-off captured through permeable surface
-  Water run-off direction
-  Discharge to public sewer

Management and Maintenance

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Key

- Wildflower Under Existing Trees
- Lighting - Hinged Columns
- Lighting - Existing
- Formal Play Equipment
- Gateways - Resin rather than Glass in out of reach locations
- Composite Decking

Management and Maintenance Strategy

The site will be maintained predominantly by Manchester City Council this includes items such as existing and proposed lighting, play equipment, softwork and gateway items. Ease of site care has been ensured through collaboration with MCC's Park Department. Collaboration with other stakeholders such as the Friends Of Ancoats Group will also influence the site care strategy for the site in the future in collaboration with the wider community.

Phasing Strategy



Leeds

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