



Lord Street, Manchester

Landscape DAS Chapter

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01 Introduction

Project Brief

Overview

This report contains the Stage 2 information including relevant documents and drawings, as well as information on any ongoing design risks and any outstanding co-ordination items which need to be confirmed in future stages.

Summary of application

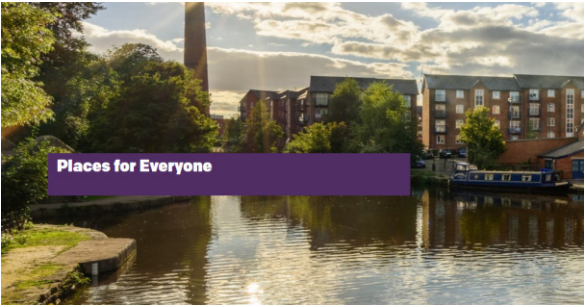
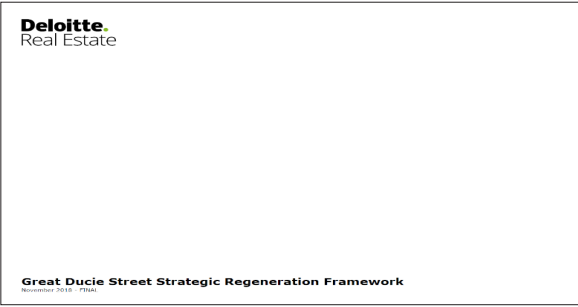
The application includes 221 apartments across 19 stories and new public realm. The public realm includes a new pedestrian route between Cheetham Hills Road and Fernie Street, creating enhanced connections to the wider area.

Landscape objectives

The following objectives have been set out to aid the development of the landscape and public realm design.

- Create new walking routes through the site and facilitate connections to the wider area, including the Green Quarter.
- Improve the sites engagement with Cheetham Hill Road, Lord Street and Fernie Street.
- Create safe attractive spaces for the public, residents and local community to use and enjoy.
- Respond to the public realm aspirations of the Great Ducie Street SRF and emerging Strangeways SRF.
- Introduce new onsite green infrastructure and enhance biodiversity.

Policy & Guidance



Strangeways SRF

The site on the end of the Strangeways SRF, which outlines a 20-30 development and investment plan for the Strangeways Area. The SRF envisages both Cheetham Hill Road and Lord Street as vibrant, accessible, and sustainable public realms that integrate active travel, green infrastructure, and community-focused spaces.

Ducie Street SRF

The site sits adjacent to the Great Ducie Street SRF area which aims to strengthen the Cheetham Hill Rd corridor by consolidating active frontages and transforming it into a vibrant street that complements the Warehouse District and surrounding emerging residential neighbourhoods.

Places for Everyone

The Places for Everyone Plan aims to improve the public realm, walking and cycling facilities, and GI to enhance the environmental of the City Centre so that it can rival cities across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists.



The application site within its context, including Cheetham Hill Road, Lord Street and Fernie Street. Alongside existing residential development in the Green Quarter.

01 Introduction

Project Objectives

Description

The project objectives are described in more detail opposite and set the framework from which the landscape and public realm proposals will be developed.

Key to the success of any new public realm proposal will be creating strong connections to neighbouring developments, existing, emerging and future and ensuring planned strategic routes are safe guarded as development within the wider area comes forward.

The ability to improve and soften the visual amenity and character of neighbouring streets, creating a benchmark for future development is a key consideration, along with creating attractive routes that feel safe and comfortable to use, promoting active travel.



Strangeways SRF

Respond to the public realm aspirations of the SRF including streetscape improvements and promoting active travel to Cheetham Hill Rd and Lord St.



Ducie Street SRF

Respond to aspirations of the SRF including improvements to Cheetham Hill Road such as widening footpaths, introducing Green Infrastructure and promoting active travel.



Active Travel

Create new safe and attractive walking and routes through the site and facilitate connections with existing and emerging neighbouring developments and routes.



Edges

Improve the site engagement with Cheetham Hill Rd, Lord St and Fernie St by encouraging active edges and green boundaries that improve visual amenity.



Safe and Inclusive

Create a safe, inclusive and attractive public realm that the public, residents and local community can use and enjoy.



Green Infrastructure

Introduce new climate adaptive and resilient green infrastructure to improve visual amenity, introduce nature to the city and improve air quality and local biodiversity.

02 Site Analysis

Location & Wider Context

Location

The site sits within the northern edge of the city centre boundary and on the fringes of both the Great Ducie Street SRF and Strangeways SRF. It sits adjacent to the Green Quarter, an established residential neighbourhood with generous amounts of open space, separate by Fernie Street.

Cheetham Hill Road, a busy trafficked route into the city centre, is located to the west of the site whilst Lord Street (a direct route to Red Bank and the wider Victoria North SRF area) sits to the north.

Wider Context

The site forms a key gateway into the city centre, marking the transition from a predominantly employment focused environment to high density residential development.

To the north and west is the boundary of Strangeways SRF area which aims to bring forward approx. 7,000 new homes and numerous new parks, public spaces and streets. Located to the east is Red Bank and the wider Victoria North SRF area where new residential development is already underway.

To the south, along Cheetham Hill Road, is the AO Arena and Victoria Station is approx. 10mins walk away. Beyond that is sits Manchester Cathedral and the cities retail core.

In the surrounding area, nearby green spaces include St Michael's Flags & Angel Meadow Park to the northeast, and Cathedral Gardens just near the Cathedral.



Site Location and Context



View down Fernie Street with Green Quarter.



View down Lord Street towards Red Bank and Victoria North.



View of the site from Cheetham Hill Rd with Green Quarter in the background.

02 Site Analysis

Sun/ Shade Analysis

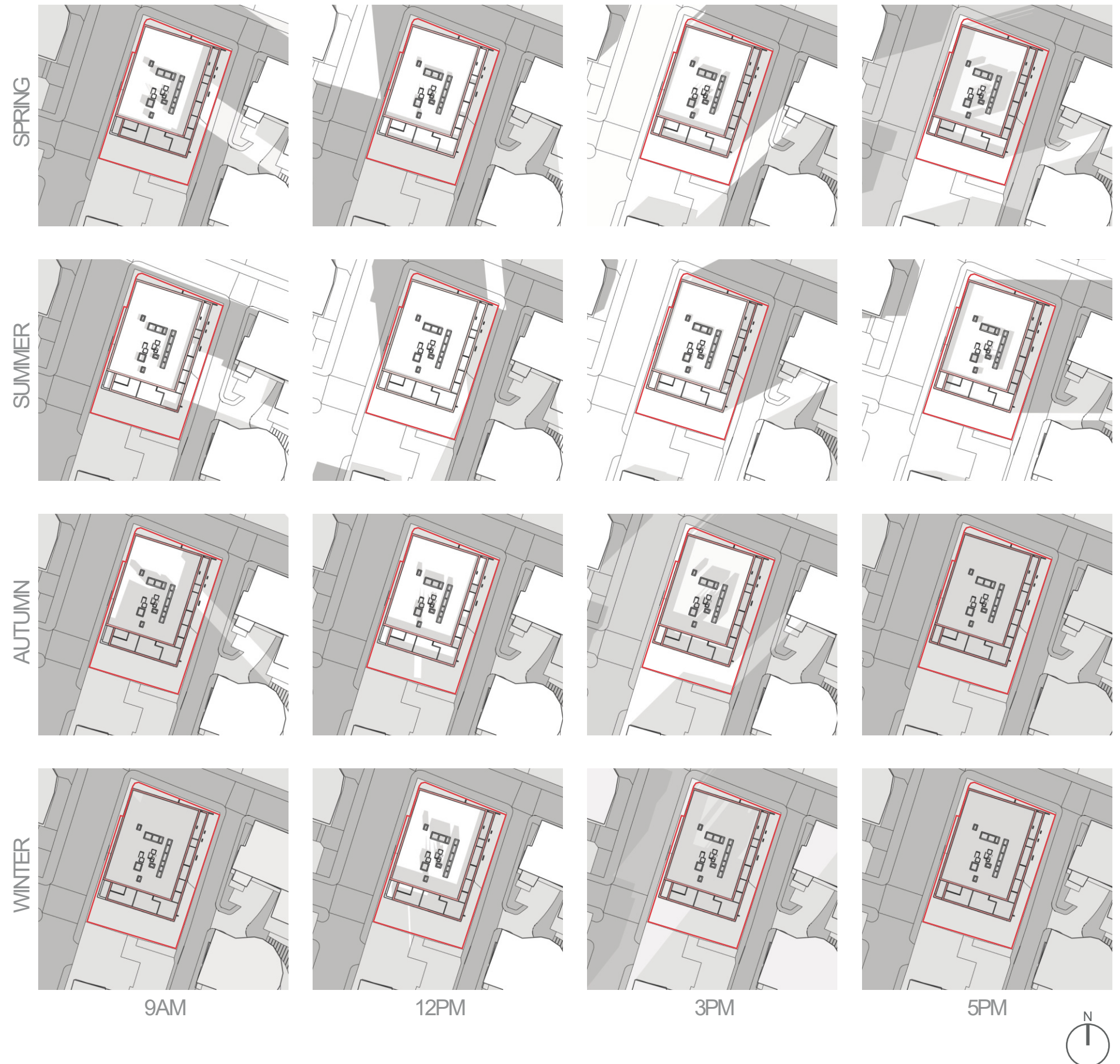
Key observations

- The rooftop terrace benefits from consistent sunlight throughout the spring, summer, and autumn months.
- Light levels are lowest along the northern and eastern edges of the site, due to aspect and the adjacent buildings along Fernie St.
- The western edge, along Cheetham Hill Road, receives ample sunlight during spring and summer, particularly from midday into the evening.
- Afternoon sun reaches the southern boundary consistently across the spring to autumn period.

Summary

The public spaces along the western and southern edges, as well as the rooftop terrace, benefit from good sunlight during key periods of the year, offering potential for outdoor seating and areas of pause.

There is also an opportunity to introduce seasonal interest into the planting design, in response to the changing light conditions throughout the year.

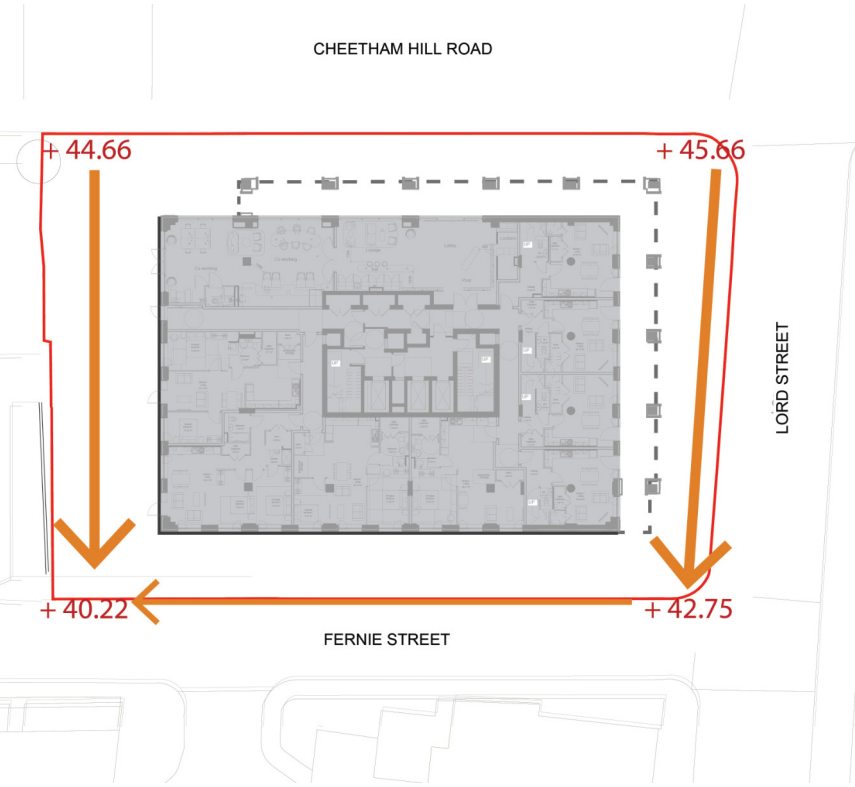


02 Site Analysis Constraints

Summary

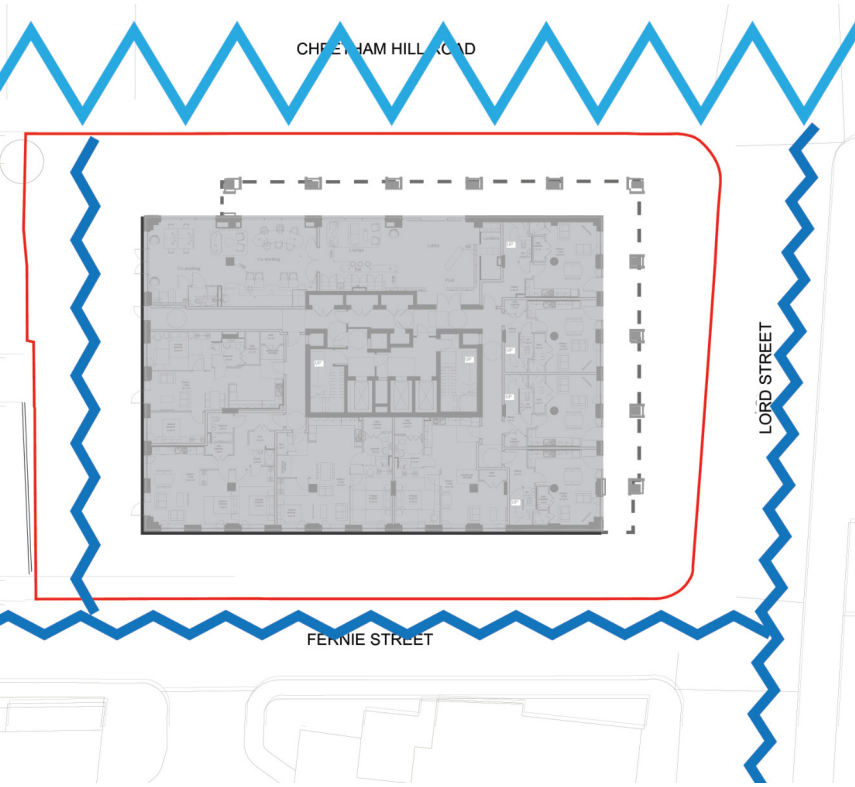
There is a significant level change (approx. 4.5m) across the site between Cheetham Hill Road and Fernie street resulting in challenges to accessibility and developing new accessible routes. The site is bounded on 3 sides by roads, Cheetham Hill Rd to the west is a heavily trafficked route into the city centre resulting in noise and air quality challenges. Inactive frontages and vacant land bound the site on all sides resulting in little passive surveillance or activity in the immediate area.

Levels



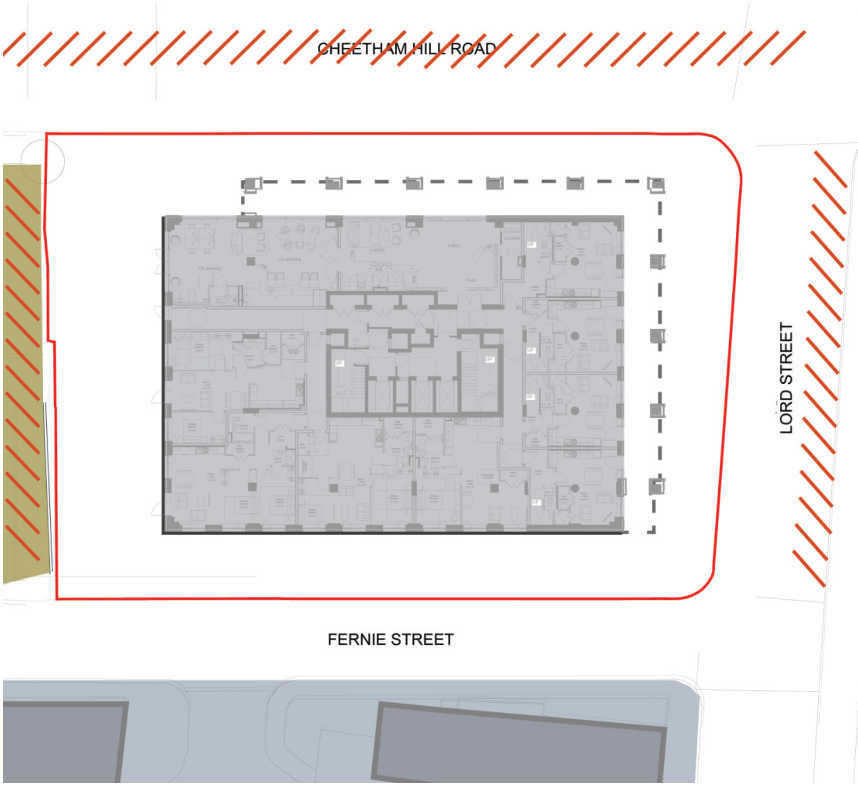
KEY
Challenging changes in level

Noise



KEY
Traffic noise from Lord Street, Fernie Street & the petrol station
Significant traffic noise from Cheetham Hill Road.

Adjacent Frontages



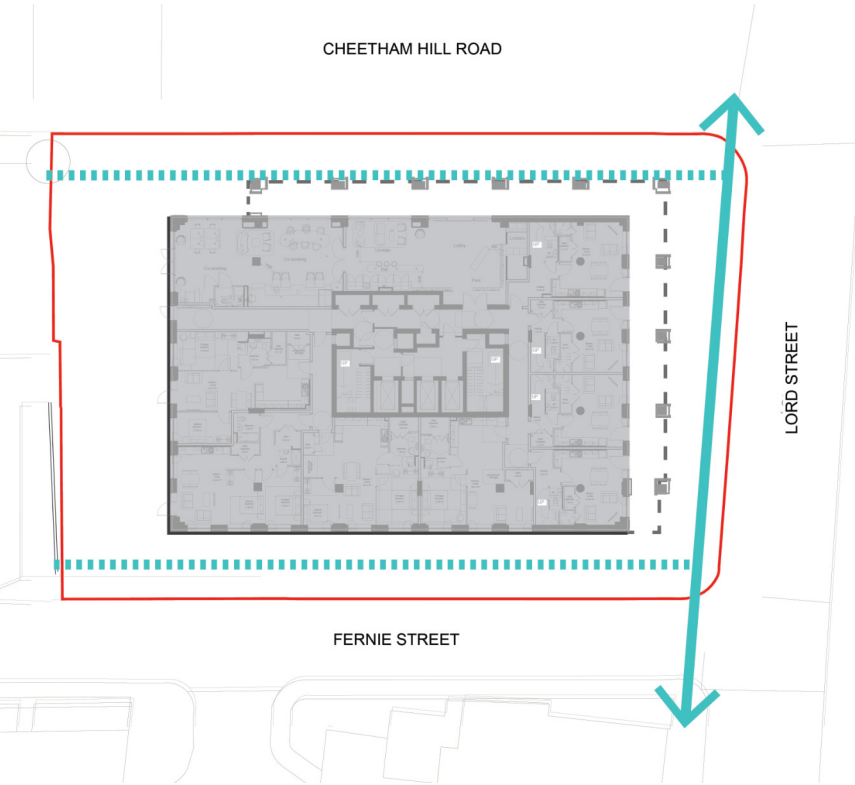
Poor frontage on all sides - back of house commercial unit on Lord street, wide road on Cheetham Hill Road and the back of the petrol station along the eastern boundary. The gateway into the green quarter offers one positive edge.

02 Site Analysis Opportunities

Summary

There is a unique opportunity to create a new, safe and attractive pedestrian route between Cheetham Hill Rd and Fernie Street, connecting into the Green Quarter and wider residential neighbourhood. Significant improvements can be made to the character of Cheetham Hill Rd, Fernie Street and Lord street, local to the site. As part of these works, new street tree and shrub planting will further enhance the local street scene, improving local biodiversity and air quality.

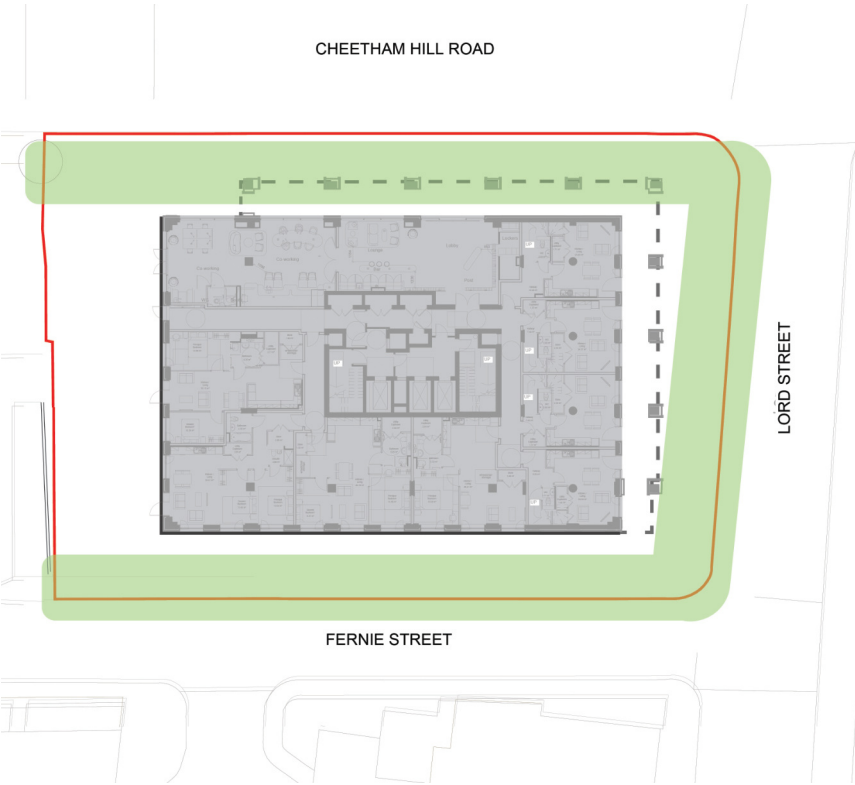
Enhanced Connectivity



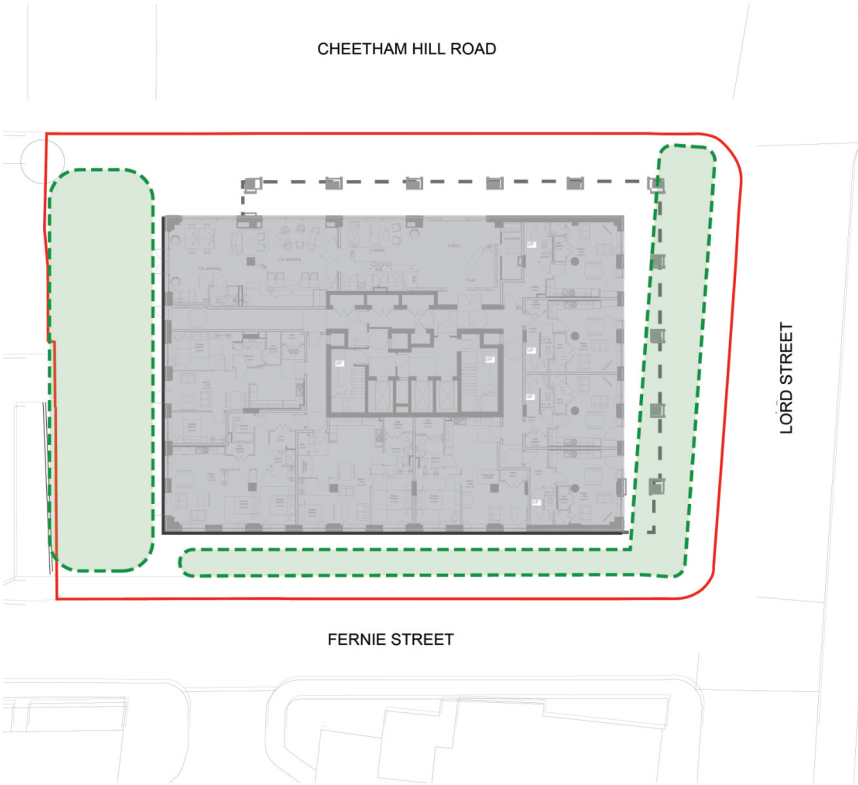
KEY

- Connection between Cheetham Hill Street and Fernie Street.
- Connection between the surrounding area

Improve Street Character



New Green Infrastructure



03 Design Development

Character Areas

There are several separate but connected character areas within the external spaces associated with the proposals as detailed on the diagram opposite. These areas will have different functions and edge conditions which will influence there use and design characteristics. The identified character areas include.

Cheetham Hill Road / Arrival

Enhanced street scene and create an attractive arrival sequence to the main residential entrance and amenity space. Clever integration of changes in level to create defensible space.

Lord Street / Resi Frontages

Clever integration of level changes to create defensible space for private town house frontages and entrances. Integration of planting to soften changes of level to footpath boundary.

Fernie Street

Street trees and shrub planting to enhance street scene and respond to existing green infrastructure to the corresponding Green Quarter frontage.

Central Public Space

New residents only garden area, providing private and semi private amenity spaces within a green, verdant setting, increasing green infrastructure and providing respite from the surrounding roads and hard areas

Communal Terrace

Located on the 17th floor, a communal residential terrace linked to an adjacent internal amenity space. The terrace includes a series small defensible space creating privacy for 17th floor apartments.

