

PLANIT

CHANDOS HOUSE

GREEN AND BLUE INFRASTRUCTURE STRATEGY

CONTENTS

1 PROJECT CONTEXT 3

2 RESPONSE TO OBJECTIVE 1&2 4-5

3 RESPONSE TO OBJECTIVE 3 6

4 RESPONSE TO OBJECTIVE 4 7

DOCUMENT CONTROL

FILE NAME **PL1832-ID-000-11-02-GREEN-&-BLUE-INFRASTRUCTURE-STRATEGY**	
PREPARED BY (INITIALS) **YH**	PLANIT
CHECKED BY (INITIALS) **RM**	
LANDSCAPE ARCHITECT PLANIT-IE	
REVISION **03**	

1.PROJECT CONTEXT

LANDSCAPE GENERAL ARRANGEMENT:

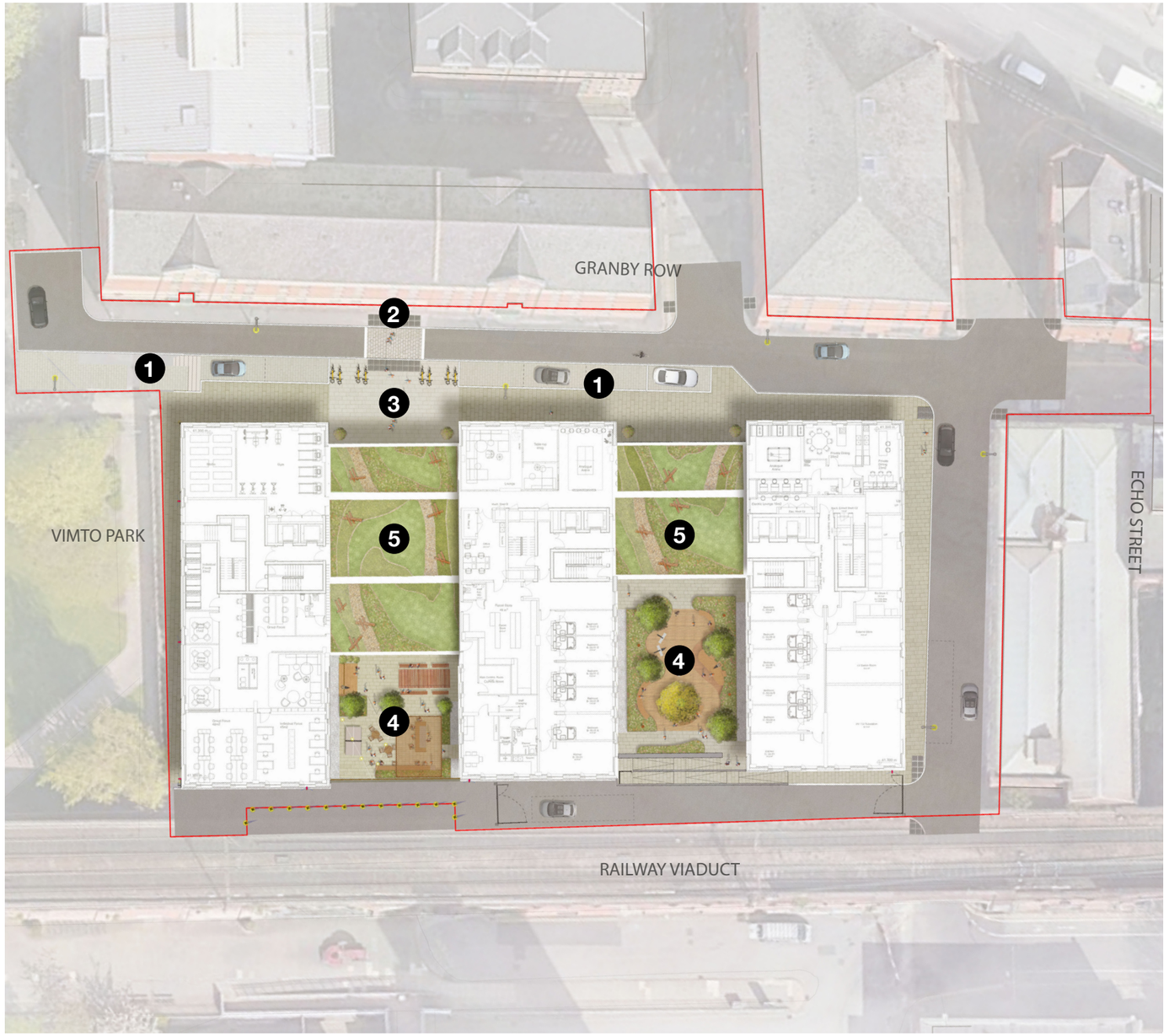
There are 3 key aspects to the landscape works proposed as part of the Chandos House development:

- The public realm enhancement works, which reconfigures and upgrades the existing highway, footpaths, parking and streetscene.
- Communal courtyard gardens
- Bio-diverse green roofs

Streetscene Improvements
Granby Row will be re-configured to integrate dedicated parallel and accessible parking bays. Bays will be paved, to visually narrow the perceived carriageway whilst broadening the footway. Resurfacing works will enhance the pedestrian experience through the use of high quality stone finishes. A new pedestrian courtesy crossing is proposed across Granby Row, directly opposite the main entrance to the building, improving pedestrian permeability.

Gardens
Two residential garden spaces at ground level will create lush green pocket spaces for residents to relax and surround themselves with nature. Raised planters with container a climate tolerant and diverse range of plants and multi-stem trees. Surfaces will be permeable forming part of the developments attenuation strategy.

Bio-diverse Green Roofs
Species rich and biologically diverse planted roofs are proposed to link all 6 buildings at various levels across the development. These roofs will be designed to offer maximum ecological potential for flora and fauna. They will include areas of undulating substrates, piles of stone and dead wood.



1. High quality paved parking bays
2. Generous pedestrian courtesy crossing
3. Enhanced footway surfacing
4. Residential gardens
5. Bio-diverse rich roofs to link buildings

Landscape General Arrangement (Extract)

DESIGN DRIVERS



ADDING TREES

ENHANCE BIODIVERSITY



CLIMATE RESILIENT DESIGN



ACCESSIBLE HEALTHY STREETS

2. RESPONSE TO OBJECTIVE 1

OBJECTIVE 1: 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.

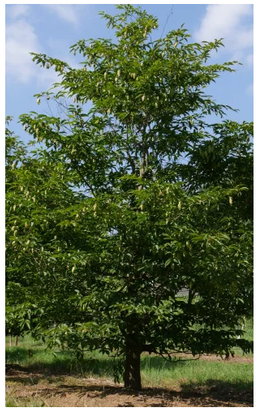
10 Health and well-being: deliver green infrastructure projects with a particular focus on improving health and well-being.

RESPONSE:

5 Existing green infrastructure is not present on site and so improving such features is not possible. We are however proposing new trees and planting areas that will be subject to a comprehensive maintenance and management strategy. The site will benfit from a high-quality, long-term management programme, either delivered through private management companies or, where applicable, by the city's own maintenance team for adopted areas.

10 The improvements to Granby Row in the form of widened footpaths will enhance the connection to the adjacent Vimto Park encouraging access to the existing greenspace.

GARDEN TREES



Carpinus japonica



Cornus mas



Cornus kousa



2. RESPONSE TO OBJECTIVE 1&2

OBJECTIVE 2: 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:

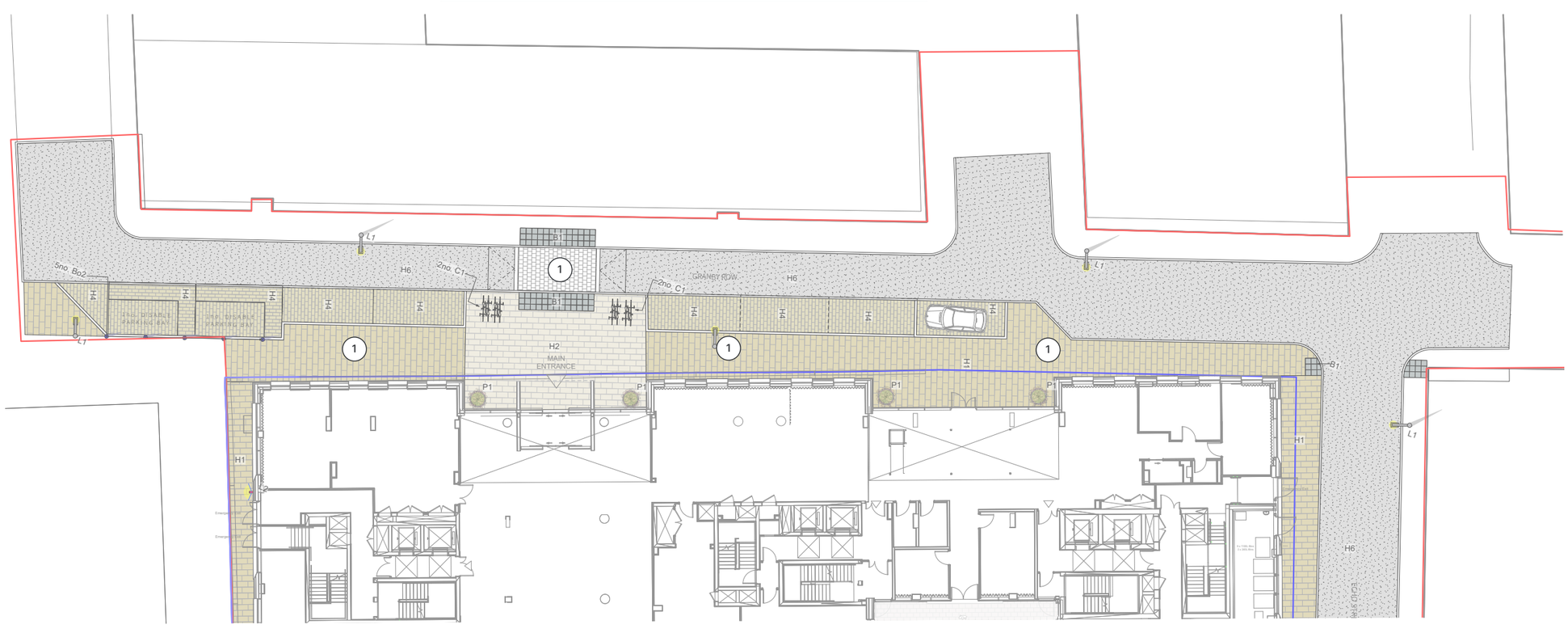
1. Embed green infrastructure as part of city centre developments.

RESPONSE:

1. Granby Row will be redesigned to introduce high quality natural materials, accessible parking bays and a new pedestrian courtesy crossing.



Low Kerbs, Quality paving materials & Crossing points



4. RESPONSE TO OBJECTIVE 3

OBJECTIVE 3: Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.

RELEVANT ACTION POINTS:

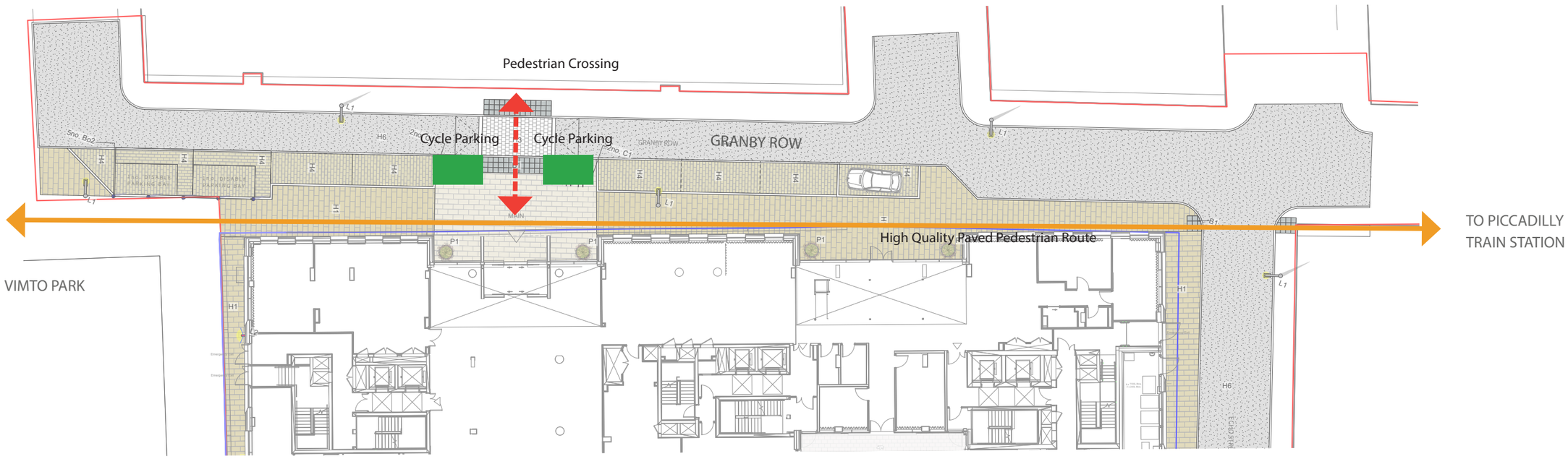
2. Green routes: greening transport routes (e.g. tramlines, footpaths, cycle routes, roads, rail corridors, disused railway lines) to encourage walking and cycling, reduce flood risk and provide attractive corridors for wildlife.
3. Work with neighbouring authorities to improve access and connectivity.
4. Use active and sustainable transport to access green infrastructure in the city and beyond.

RESPONSE:

2. The re-designs along Granby Row which prioritise pedestrians over vehicle uses implements a number of landscape elements. Currently Granby Row is dominated by macadam footways and carriageway. The proposed scheme introduces high quality stone pavements, crossing points and cycle parking creating an attractive corridor for both pedestrians and cyclists.
3. The scheme proposes a new courtesy crossing for pedestrians to safely cross Granby Row. This link creates a positive route between development to the north and the Vimto Park greenspace to the south.
4. The improved streetscene along Granby Row will encourage walking and cycling through the re-apportioning of the street. Cycle parking is proposed along the street and although a dedicated cycle lane does not form part of the proposals the narrowing of the carriageway shifts priority from vehicles to cyclists and pedestrians.



Existing low quality street scene - Granby Row



5. RESPONSE TO OBJECTIVE 4

OBJECTIVE 4: 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.

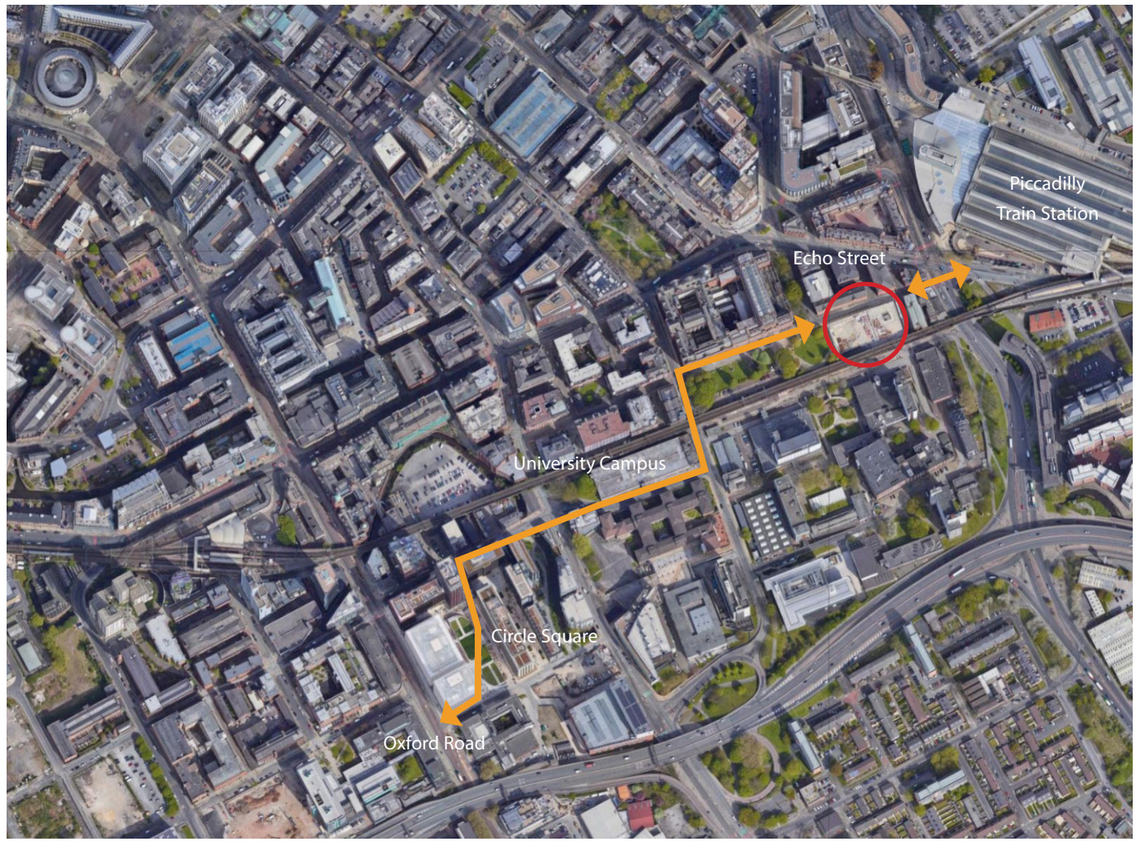
RELEVANT ACTION POINTS:

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 close to Piccadilly Train Station and is often a route taken by visitors heading towards the Oxford Road Innovation Corridor and newly completed Circle Square development, it will therefore contribute to a visitors first impressions when entering the city centre from this point.

The use of high quality and appropriate materials will create a vibrant development with a strong identity helping to promote Manchester as an attractive place to live.



PLANIT

MANCHESTER

2 Back Grafton Street
Altrincham,
WA14 1DY
+44 (0)161 928 9281