LandStudio



1181 ROBERT STREET, MANCHESTER

Landscape Design Workbook

February 2026

YOU ARE HERE.

YOU ARE A HUMAN.

IN A LIVING WORLD.

- PLANT NOMA -

1181 ROBERT STREET: **INTRODUCTION**

01

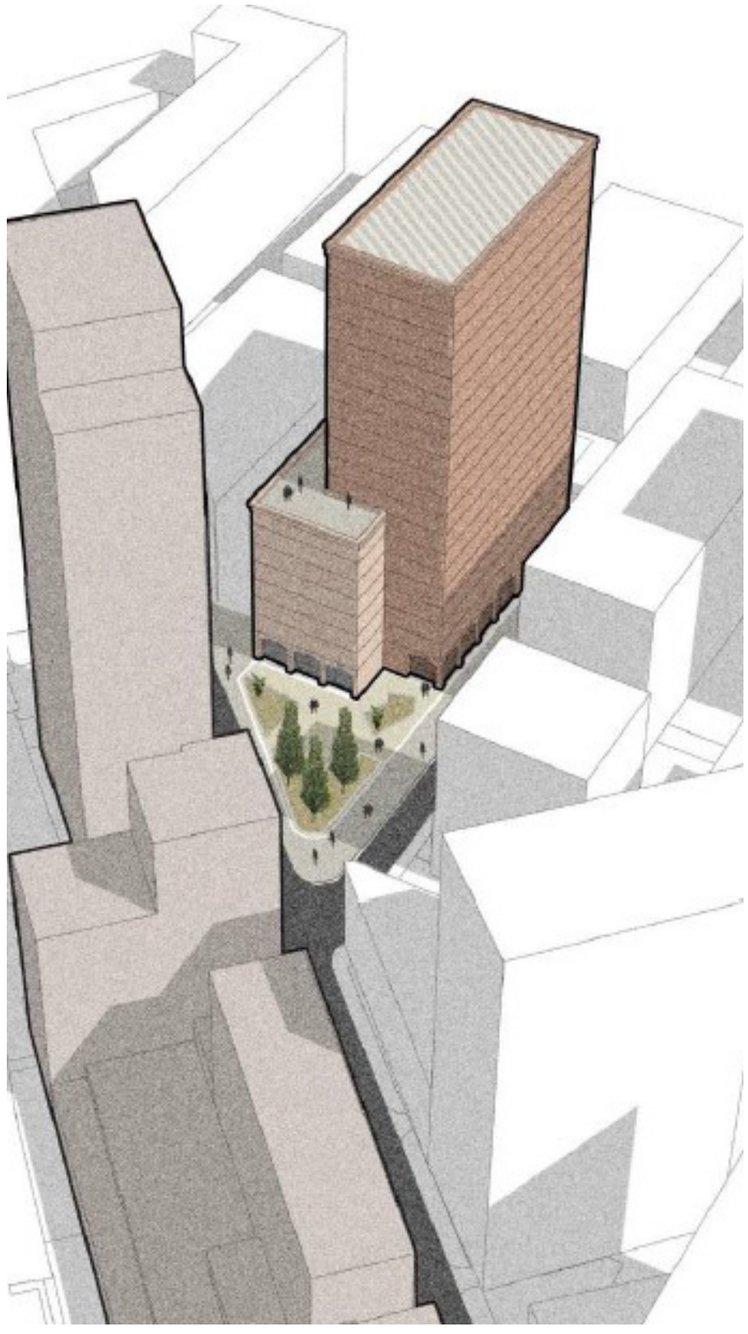
1181 ROBERT STREET: Introduction

Robert Street sits within the Great Ducie Street SRF and holds the junction of Robert, Dutton and Park Streets.

The proposed scheme looks to anchor its position in the wider masterplan through the delivery of a vibrant piece of Public Realm, as well as providing roof terraces for residents.



Proposed site



Illustrative proposed development

1181 ROBERT STREET: Wider Context





Manchester Jewish Museum



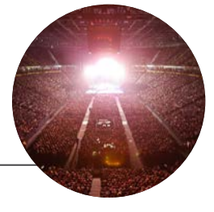
GRUB



Angel Meadows



Sadlers Yard



Manchester Arena

1181 ROBERT STREET: Site Photos

The site is in an industrial area of the the city with a number of prefabricated units and vacant plots with a smattering of historic buildings, with the streets following their historic alignments.









1. Proposed site between Robert and Dutton Street
2. View along Dutton Street North to Clarence Hat Works
3. Dutton Hotel former Public House
4. View North East along Robert Street

1181 ROBERT STREET: **FINDING THE THREAD**

02

1181 ROBERT STREET: Historic Development

Until the early 19th century, the area around Strangeways was described as being “green fields and pastures” and was considered to be the countryside outside of the town.

1850



By 1794 there were two printing works, three dyeworks, a brewery and a bowling green all located on Strangeways land. The smaller fish pond was also used for clay excavations and a small brick kiln was established there. By 1850 this had flourished into a “fancy brick manufactory” and was located just behind the hall.

1893



By 1893 the urban fabric had expanded significantly with a mixture of working tenements and industrial uses with a heavy focus on textile and fabric production for Clarence Hat Works which at this time occupied the buildings directly opposite the proposed site. With the site itself being occupied by R. Kerley Velvet & Co. The urban grain defined the enclosure of the space at the juncture of Dutton, Robert & Park Streets.

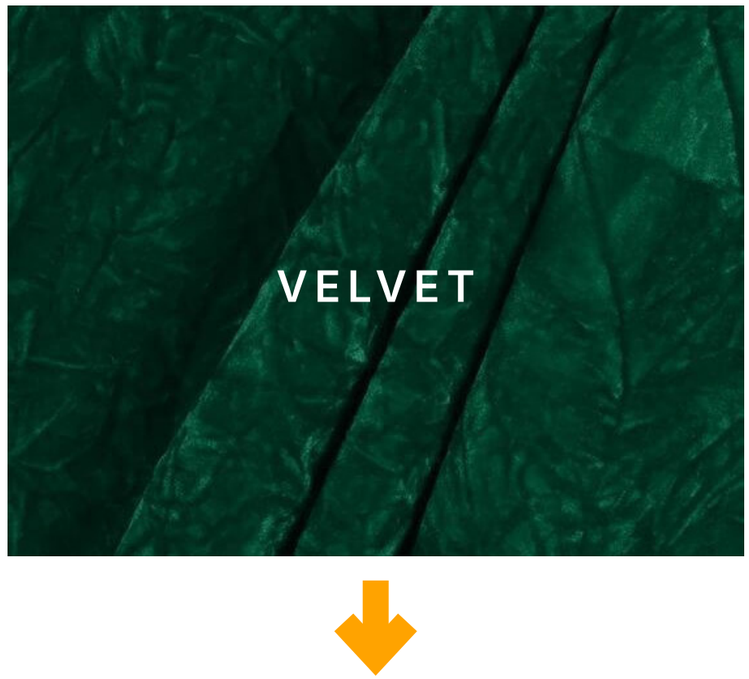
1915

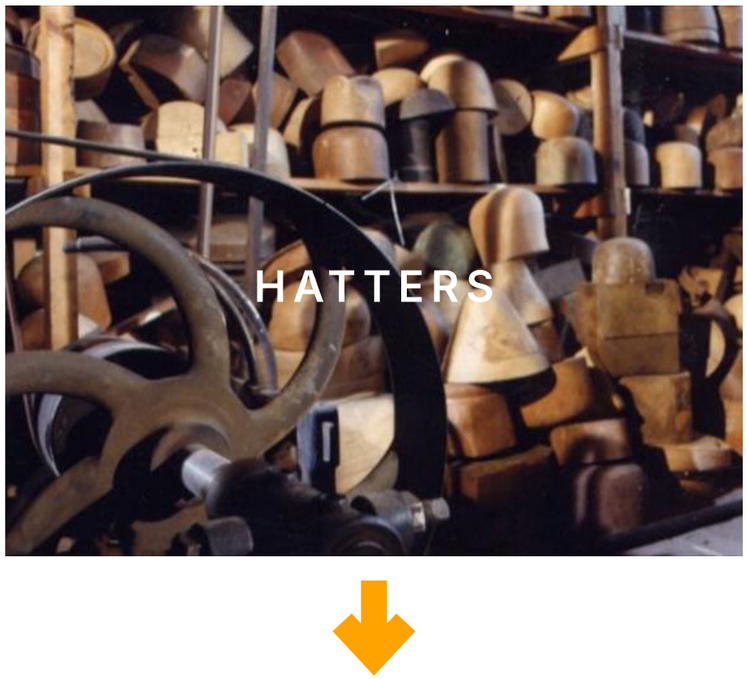


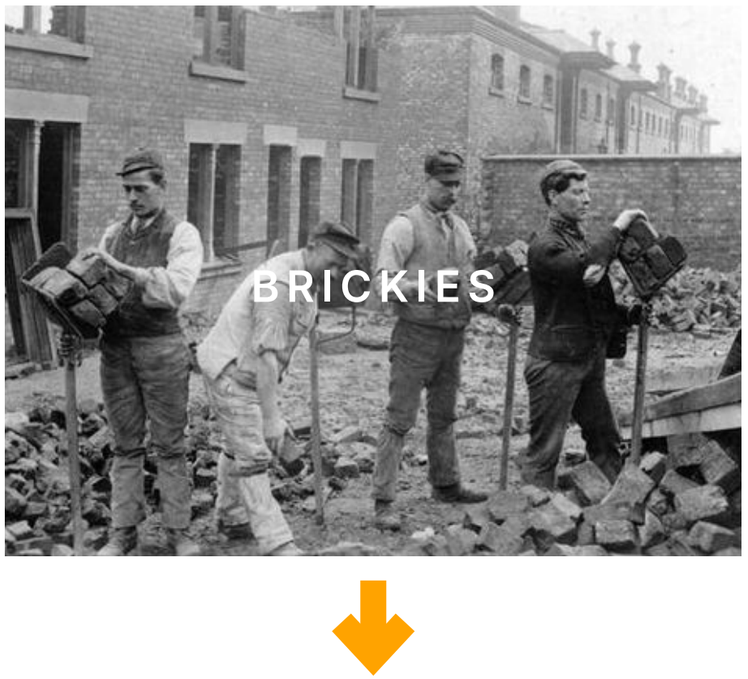
By 1915 the vacant plot at the end of Dutton Steet has been occuppied by the Clarence Hat Works which terminates the view North East. There is also evidence of a Public House on the corner of Dutton and Park Street. Two of the few historic buildings left in the area today.

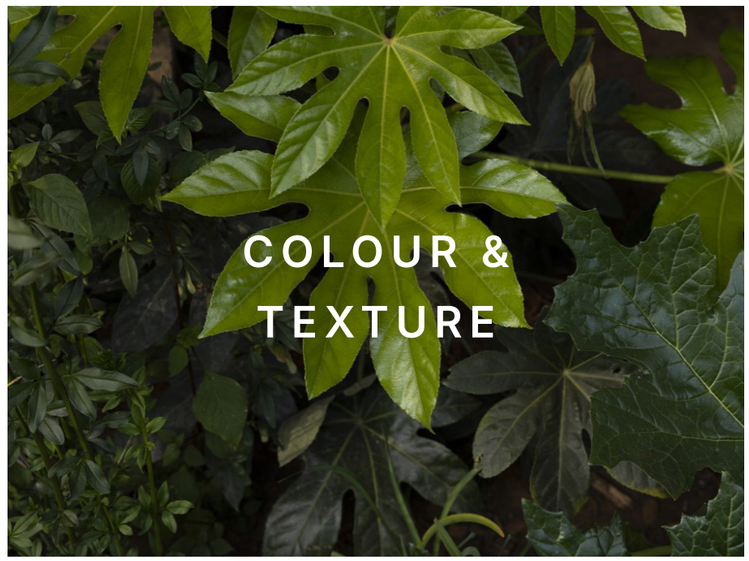
1181 ROBERT STREET: Velvet, hats & bricks

Historic references to the sites former industrial history can be referenced through subtle implementations in the public realm design.













COULD COMMUNITY GARDENING BECOME THE THREAD WHICH RE-STITCHES THE FABRIC OF COMMUNITY.











1181 ROBERT STREET: The fabric of the city

We believe the most important elements of our external urban fabric consist of people, place and planting; and that to empower the future of community within the city these elements should be stitched together to form a seamless sense of cohesion.

People



Place



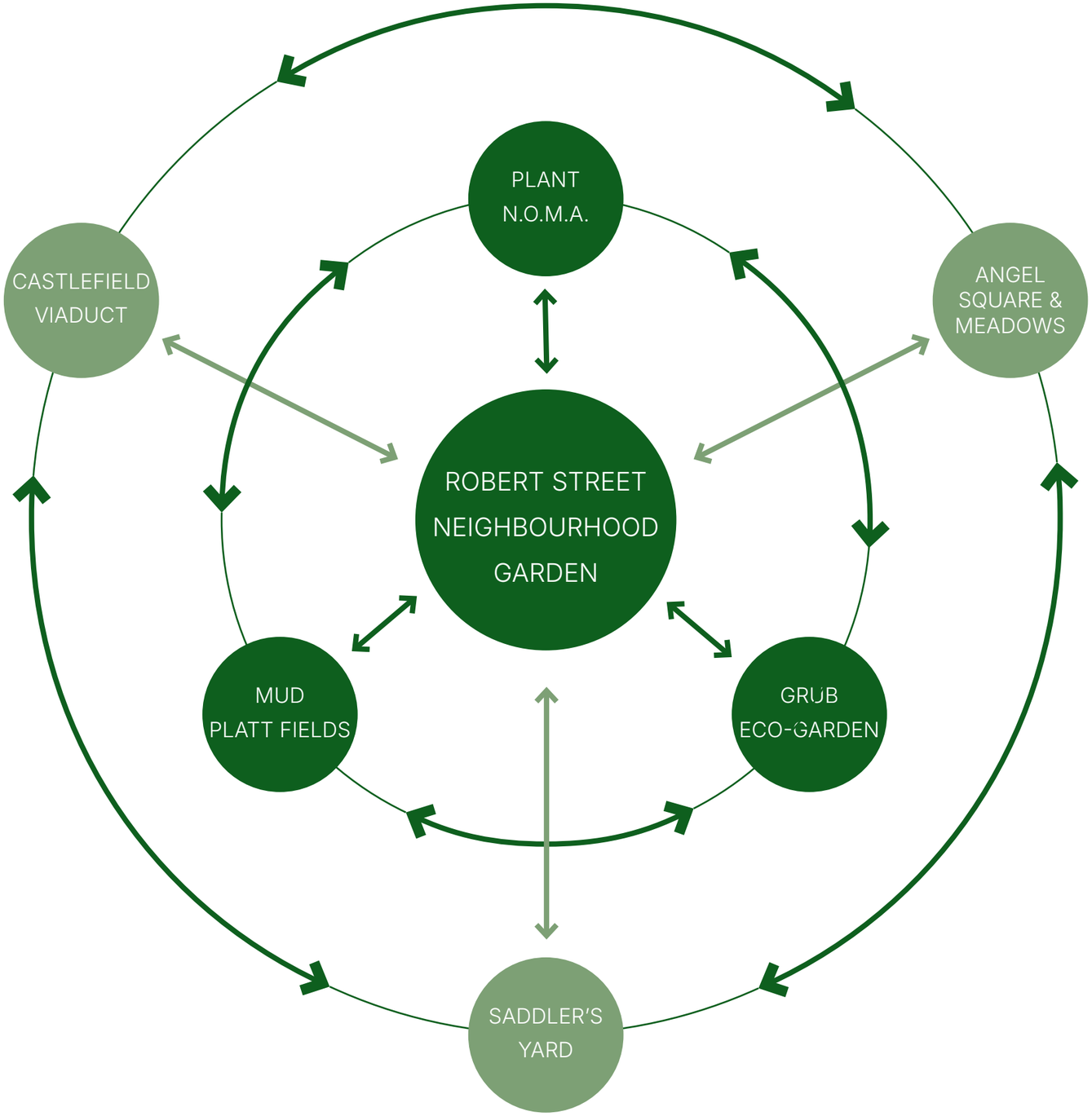
Planting

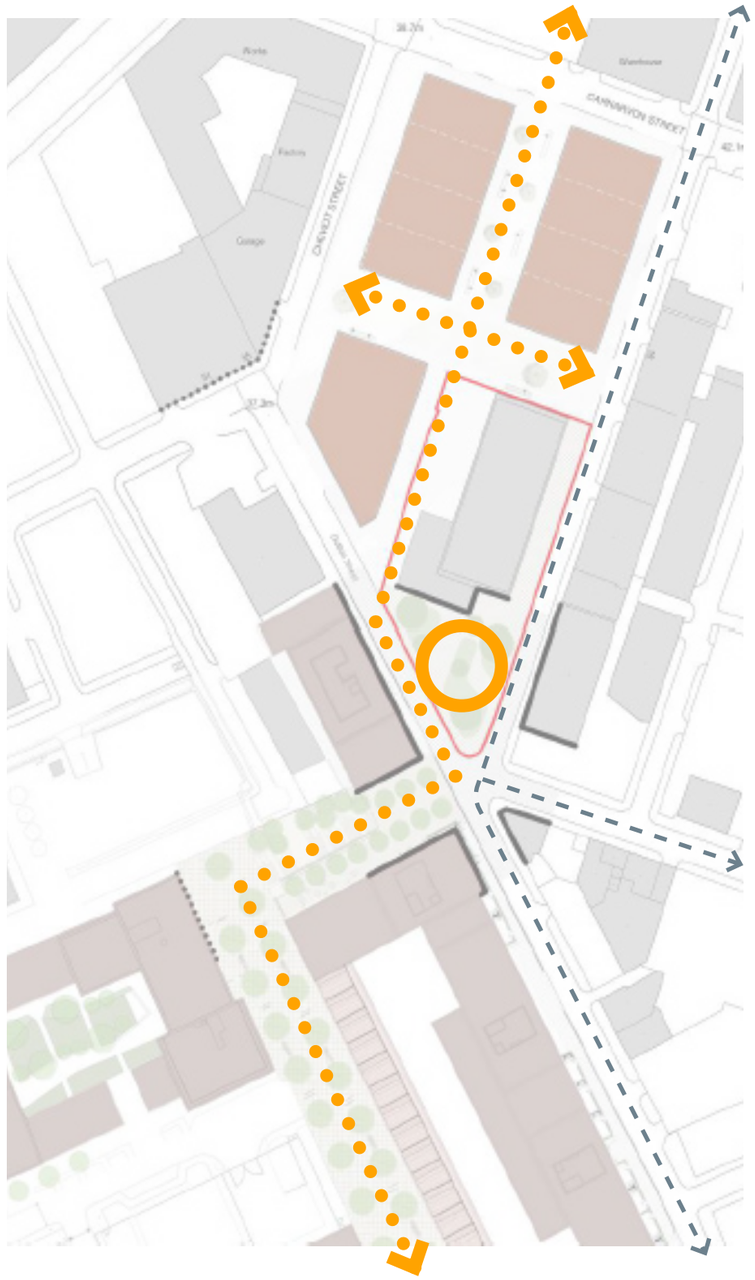


...connecting people with nature!

1181 ROBERT STREET: Weaving the fabric

Proposed developments in the wider SPF masterplan will bring forward new pedestrian links moving north and south through the public realm which will form a verdant oasis for passers by and local residents, forming a key space in the cities growing green network, weaving the fabric of the ‘city garden’.





the city is a garden

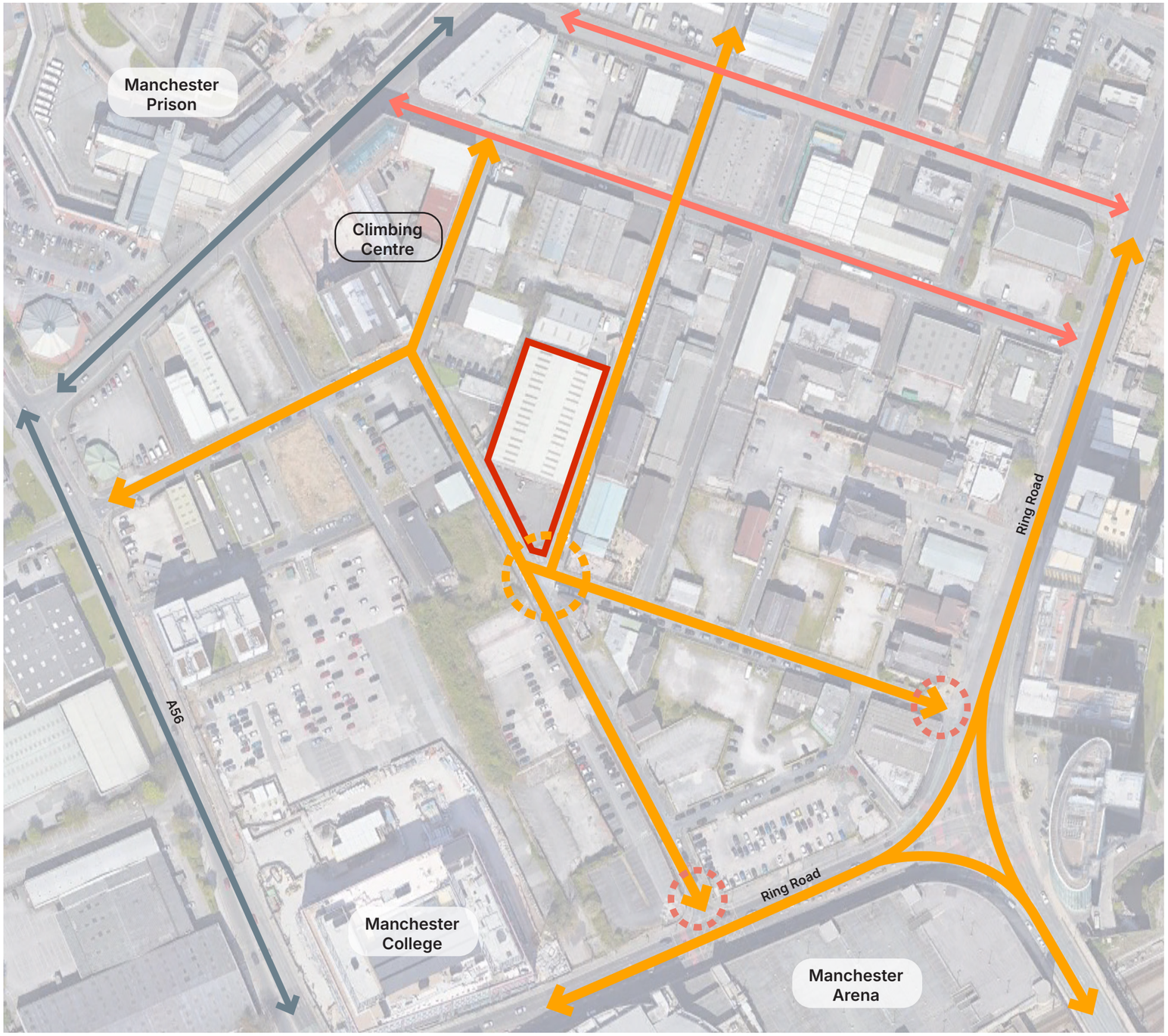
PUSH THE EXISTING BOUNDARIES OF
'CITY GARDENING' AND ENCOURAGE
HUMAN AND NON-HUMAN ENCOUNTERS,
EXPLORE WAYS TO RE-SEE THE WORLD
AROUND US AND FEEL FULLY ALIVE
IN THE CITY WE LIVE IN.

- PLANT NOMA

1181 ROBERT STREET: **UNDERSTANDING THE SITE**

03

1181 ROBERT STREET: Pedestrian Circulation



Legend

- Primary
- Secondary
- Tertiary
- Site Boundary
- Node
- Gateway

1181 ROBERT STREET: Vehicular Circulation



Legend

- Primary
- Secondary
- Tertiary
- Site Boundary
- Node
- Gateway

1181 ROBERT STREET: Sunpath analysis



Mid-summers day

The site aspect is south facing meaning that it will likely receive sun throughout the day during the summer months. Planting in this location will need to be tolerant of the sun.

Although the massing of surrounding proposals may cast shade on the area, the Dutton hotel is being retained at its lower level meaning that the site will receive morning and evening sun.

1181 ROBERT STREET: **ARCHITECTURAL PROPOSALS**

04

1181 ROBERT STREET: Wider Vision - Red Bank



Red Bank Visualisation

The Red Bank Regeneration Masterplan is situated within a 10 minute walk from Robert Street development and will be a great asset to the city and its residents

This sustainable led development has the design ethos of ‘Wild Urbanism’, the blurring of the natural and built form.

Robert Streets landscape design will tie into this concept, seeing the city as a garden and apart of the landscape.

1181 ROBERT STREET: Proposed Architecture

Architecturally the block is designed to address the corner being set back from the surrounding verticality creating a ‘square’ to which holds the juncture between Robert Street and Dutton Street. Providing a welcoming space for dwell and helping people to orientate themselves within the neighbourhood.



Tim Groom Architects - Trafford Bar Precedent



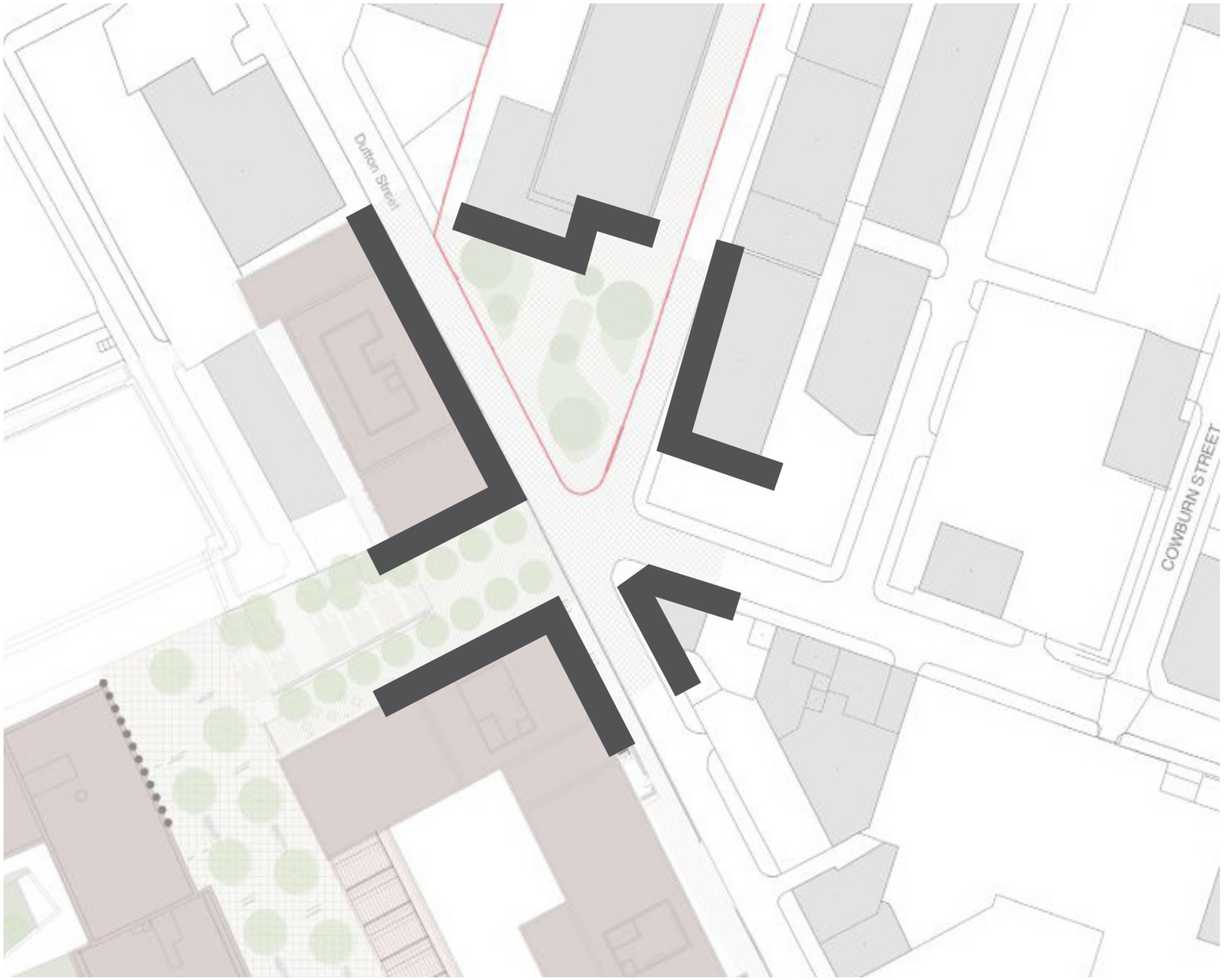
Tim Groom Architects - Trafford Bar Precedent



Tim Groom Architects Illustration

1181 ROBERT STREET: Defining the edges

Proposed and existing buildings will form the edges to the public realm and help to define and activate the space, with spill out into the space.



Tim Groom Architects Illustrative Plan

1181 ROBERT STREET: **STAGE 2 PUBLIC REALM**

05

1181 ROBERT STREET: The city is a garden



1



2



3



4

1. Urban Orchard, Wayfair
2. Physic Garden, Wayfair
3. Fruit trees
4. Herb gardens

a garden in the sky

“AT THE NATIONAL TRUST WE WANT EVERYONE TO HAVE ACCESS TO NATURE AND GREEN SPACES, INCLUDING IN CITIES. WE KNOW HOW IMPORTANT URBAN GREEN SPACE IS FOR PEOPLE’S WELLBEING”

- ELEANOR UNDERHILL,

NATIONAL TRUST URBAN LEAD FOR THE NORTH

1181 ROBERT STREET: Condense the energy

The small contained scale offers a unique opportunity to create something which is imaginative, vibrant and packed with energy, an energy which often dissipates from larger spaces.


1


2


3


4

1. Small scale events, Saddler's Yard
2. Soft lighting at Kampus, Capital & Centric
3. Multiple dwell opportunities, Lincoln Road
4. Densely planted, UNIT City

1181 ROBERT STREET: Populate and activate

Activate the space, through providing a coffee / plant kiosk for local residents and passers by to encourage dwell whilst providing space for local volunteer groups to enjoy the gardens.



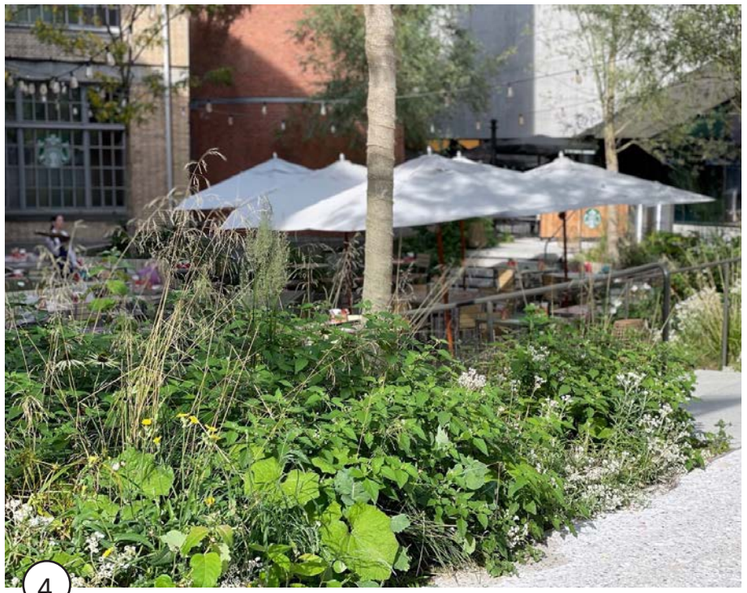
1



2



3



4

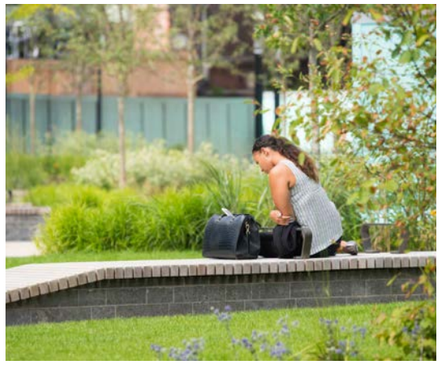
1. Pilcrow Pub, Saddler’s Yard
2. Interpretive seating square, Iron Street Park
3. PLANT city gardeners, Saddler’s Yard
4. Spill out space, Neuland Ruesterei



a canal side garden

1181 ROBERT STREET: The human scale

1 Person



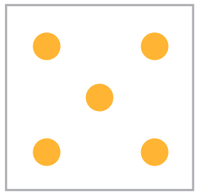


2.5 x 2.5 m

Area = 6.25 m2

5 People



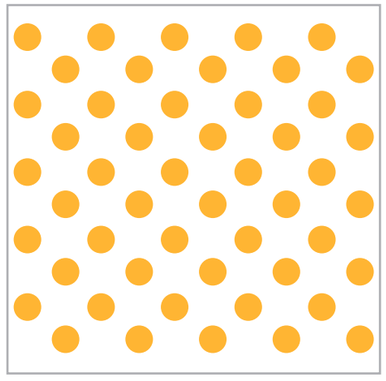


5 x 5 m

Area = 25m2

50 People



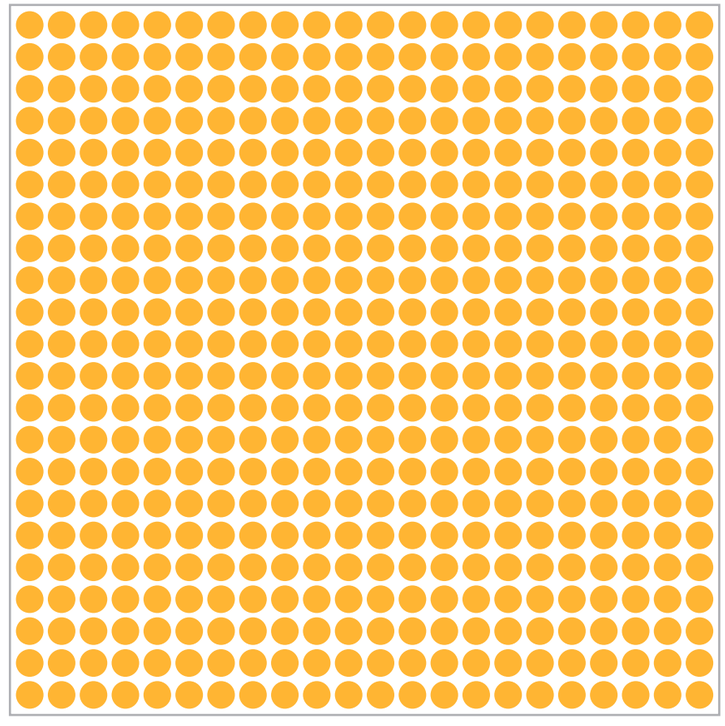


15 x 15 m

Area = 25m2

500 People





30 x 30 m

Area = 900m2

The intimate scale of the public realm generates the opportunity to create a hub for activity in the space with an intensity of activity around the proposed kiosk, yet we can create a variety of spaces or zones across the masterplan which allow for small gatherings to a programme of small events.

A people focused approach to design is necessary to create places that people will want to relax and congregate in and ultimately enjoy together. Addressing the human scale means that the space will feel in context with individual people rather than purely providing an attractive heart to the development.

1181 ROBERT STREET: Concept Development







Concept 1

1. Commercial kiosk
2. Large lawn
3. Arrival space
4. Rain-garden ‘forest’ planing
5. Seating to define spaces

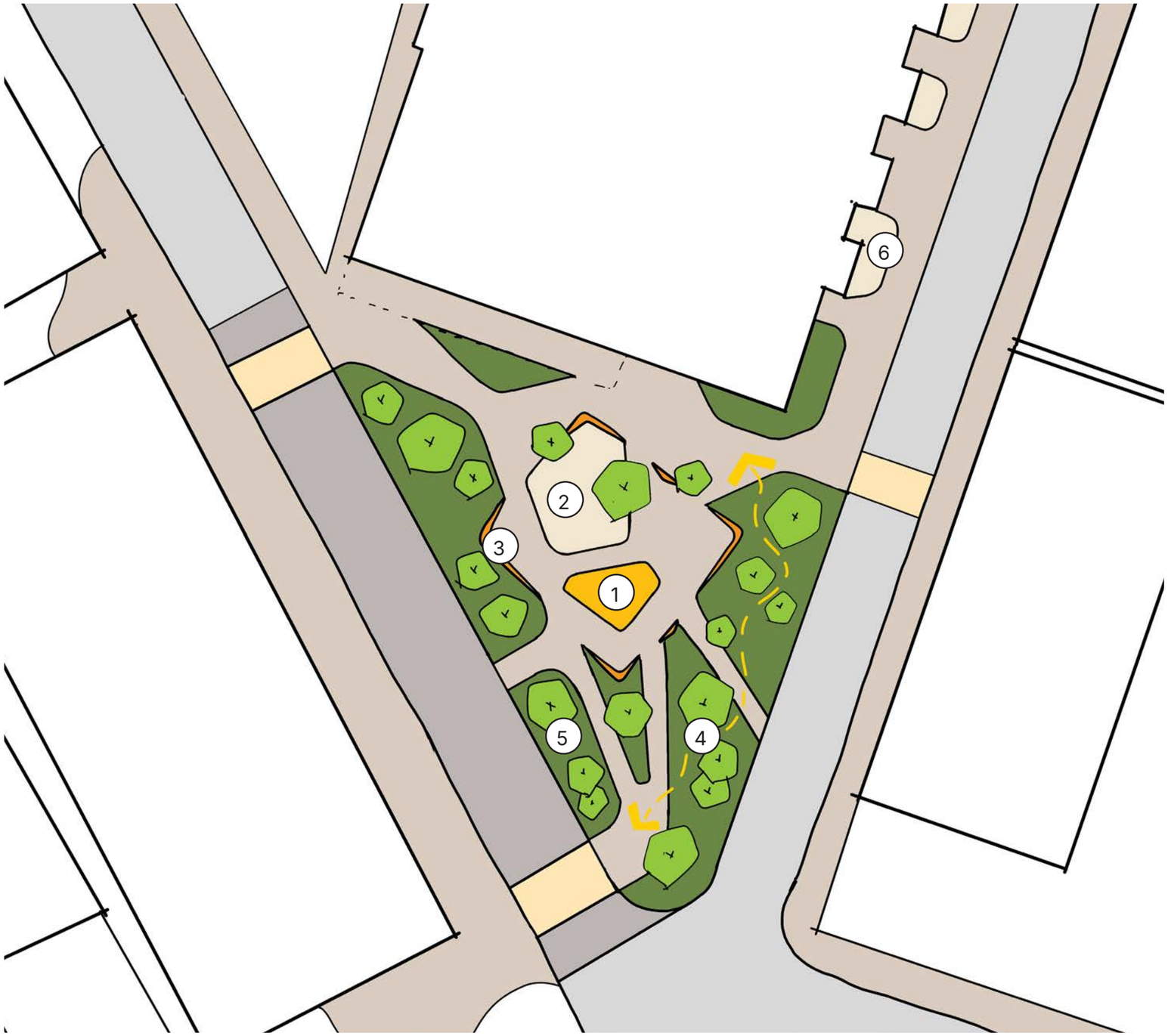
Concept 2

1. Commercial kiosk
2. Cafe spill-out
3. Central lawn space
4. Nature trail
5. Pedestrian street
6. SuD’s Bed

Concept 3

1. Commercial kiosk
2. Central lawn space
3. Nature trail
4. Rain garden forest planting
5. SuD’s Bed

1181 ROBERT STREET: Preferred Concept





Precedent Image: Kampus, Manchester's garden neighbourhood.

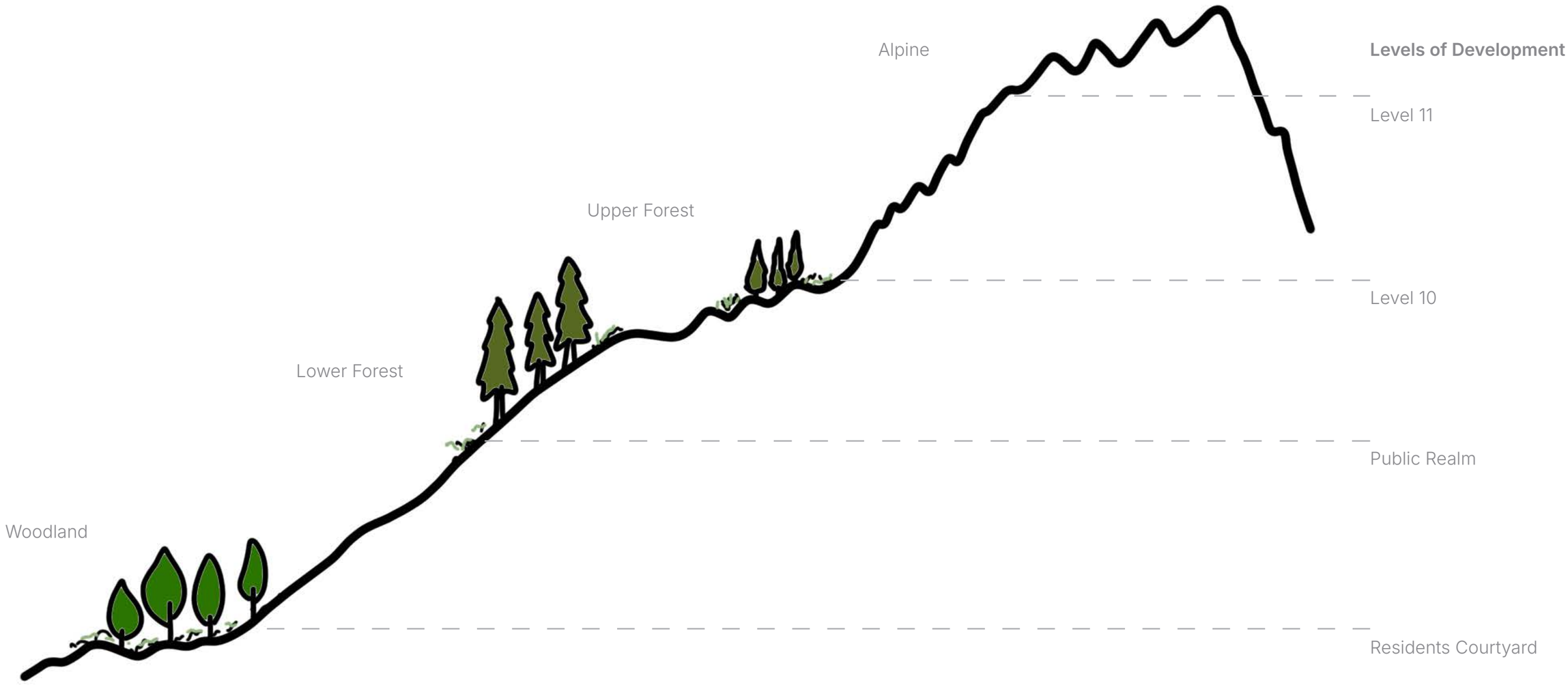
1. Commercial kiosk
2. Cafe spill-out
3. Seating to defining square
4. Playful nature trail through 'woodland garden'
5. Rain garden forest planting / SuD's Bed
6. Defensible spaces

1181 ROBERT STREET: **STAGE 2 ROOFTOP CONCEPT**

06

1181 ROBERT STREET: The urban range

Buildings form the hills, mountains and valleys of the urban landscape. This natural structure will inform the planting concept across the different levels of the development mimicking the natural mountain biomes. With deciduous woodland, evergreen coniferous, pioneer, successional and alpine inspired planting.



1181 ROBERT STREET: Roof Top Gardens

Activate the space, through providing a coffee / plant kiosk for local residents and passers by to encourage dwell whilst providing space for local volunteer groups to enjoy the gardens.


1


2


3


4

1. Shelter structure & communal benches
2. Flexible communal spaces
3. Successional planting and stepping stones
4. Winter interest planting

playful roof top

1181 ROBERT STREET: Productive Rooftops

Rooftops provide an excellent opportunity for landscape services to mimic natural processes in an urban context, whether that be through productive growing spaces, rainwater harvesting, providing shade, renewable energy production or supporting local wildlife such as bees and nesting birds.


1


2

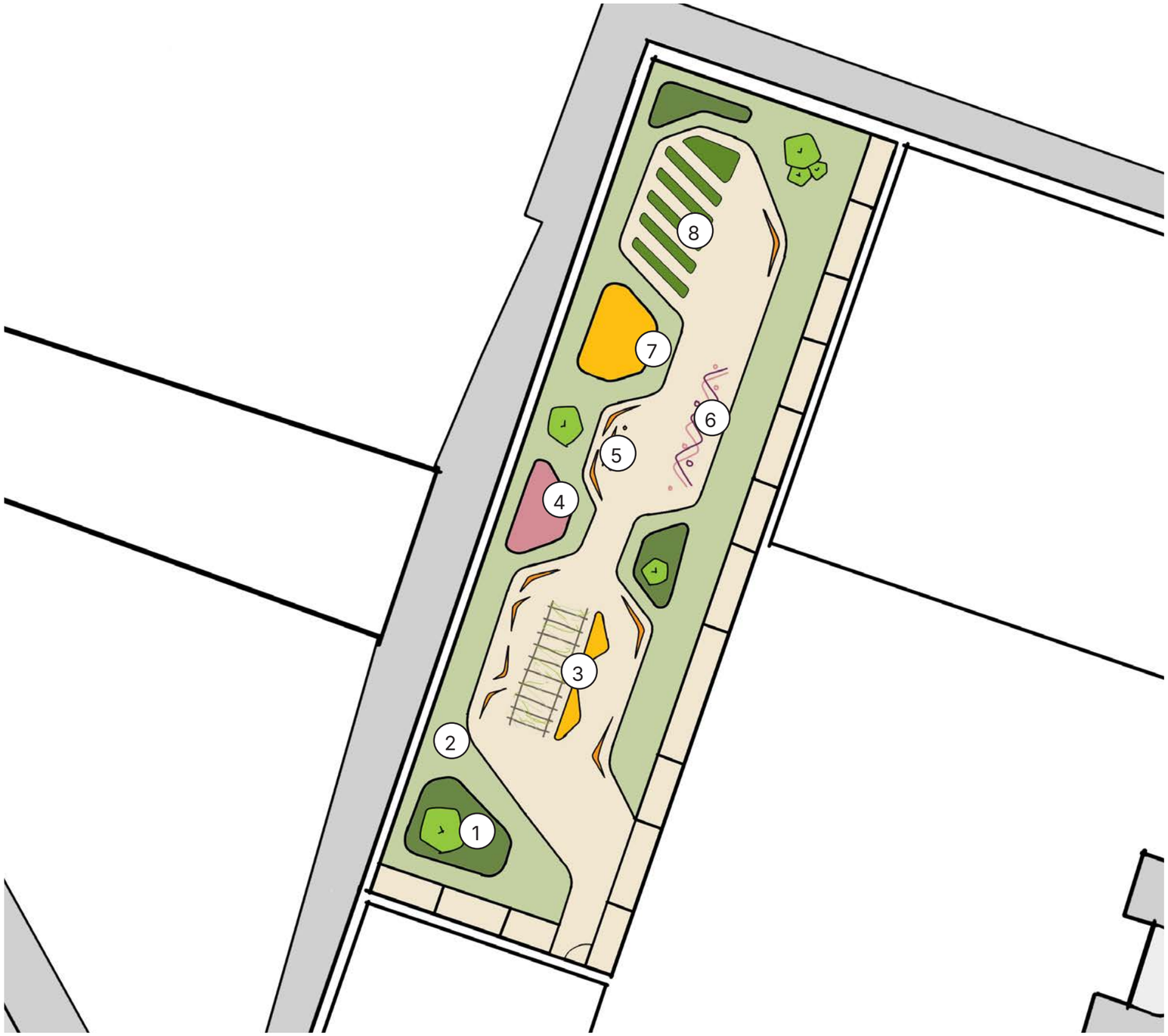

3


4


5

1. Raised planting beds
2. Year round gardening space
3. Communal kitchen garden
4. Roof top bee hives
5. Trailing vine shelters

1181 ROBERT STREET: Level 1 Roof Terrace





Precedent Image: Roof top communal dinning

1. Pioneer pockets
2. Successional rooftop
3. Communal dining
4. Roof top play space
5. Seating areas
6. Informal play
7. Green house/ potting shed
8. Productive beds

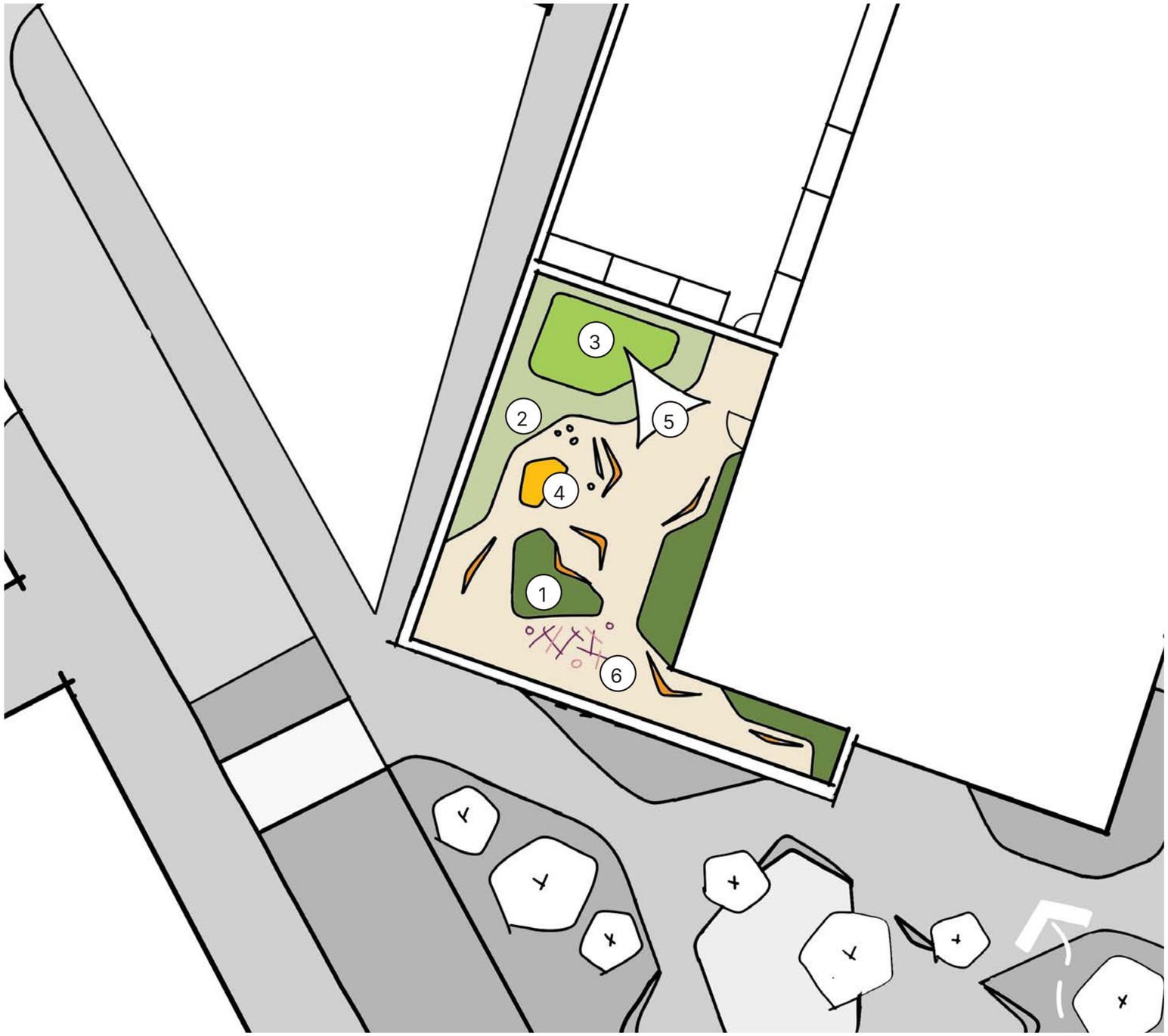
roof top garden



Winter interest

Planting selection will create a year round interest through its form, structure and colour, attracting both people and wildlife. Lighting will enhance the landscape and ensure that it is accessible and usable throughout the seasons and into the evenings.

1181 ROBERT STREET: Level 10 Roof Terrace





Precedent Image: Loungers with a view

1. Pioneer pockets
2. Successional rooftop
3. Lawn space
4. Communal kitchen hub
5. Canopy shelter
6. Informal play

productive roof top

1181 ROBERT STREET: Level 11 Roof Terrace





Precedent Image: Roof top photo-voltaic

1. Successional pockets
2. Alpine groundcover
3. PV Units
4. Rooftop bee hives

1181 ROBERT STREET: **CONCEPT PLAN**

07

1181 ROBERT STREET: Concept landscape masterplan



1. Neighbourhood garden
2. Level 1 communal roof terrace
3. Level 10 communal roof terrace
4. Level 11 productive roof terrace

1181 ROBERT STREET: Sketch Visualisation



1181 ROBERT STREET: **DETAILED DESIGN DEVELOPMENT**

08

1181 ROBERT STREET: Landscape masterplan



Following updates to the architectural design, the first floor podium residents roof garden is now at the ground floor level and will act as residents woodland courtyard, providing an ecologically focused space which will optimise the Biodiversity Net Gain of the proposed development.

1. Neighbourhood forest garden
2. Residents woodland garden
3. Level 10 communal roof terrace
4. Level 11 productive roof terrace

Pockets of space

1181 ROBERT STREET: Neighbourhood forest garden





Precedent Image: SUND Nature Park

1. Commercial kiosk
2. Cafe spill-out
3. Seating to defining square
4. Playful nature trail through ‘forest terraces’
5. Rain garden forest planting / SuD’s Bed
6. Terraced forest garden / seating edge
7. Defensible spaces
8. Vehicular loading & accessible parking

Terraced landscapes

1181 ROBERT STREET: Residents Woodland Courtyard



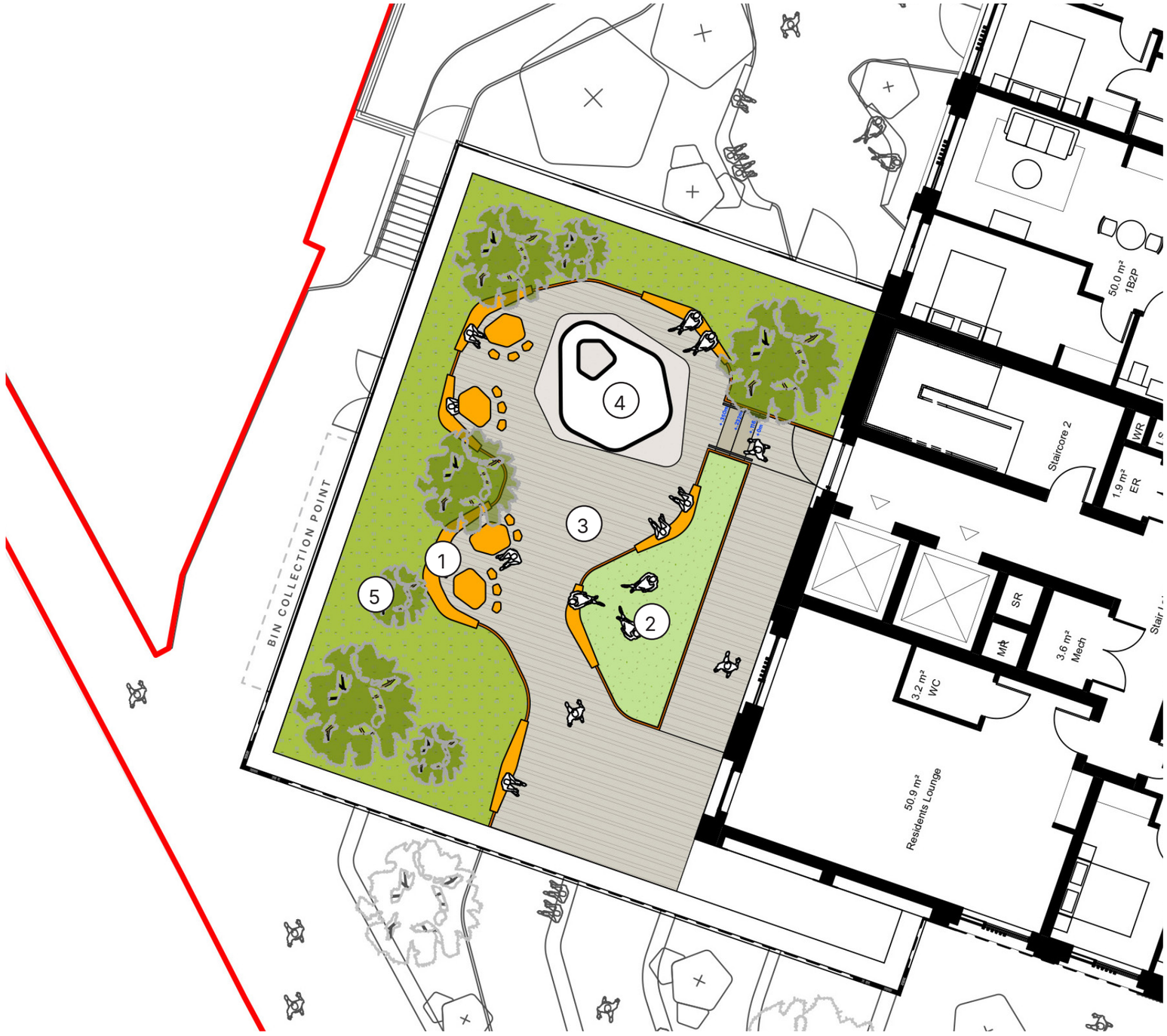


Precedent Image: Woodland Courtyard

1. Communal shelter
2. Woodland planting
3. Feature seating
4. Playful timber stepping logs
5. Reflective water pools
6. Tranquil woodland glade
7. 1 in 26 access ramp

Tranquillity in the city

1181 ROBERT STREET: Level 10 Roof Terrace



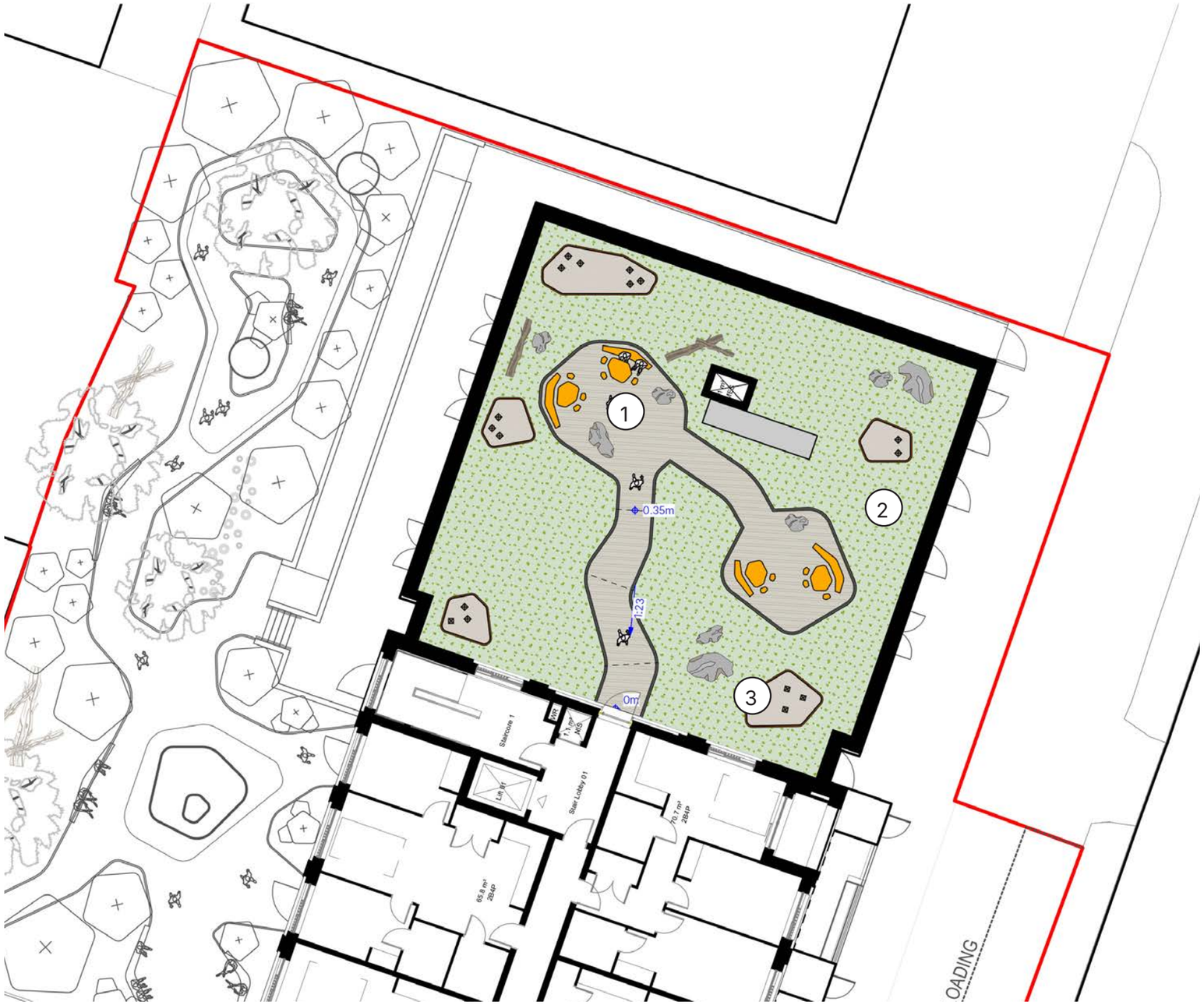


Precedent Image: Integrated seating and upper forest planting

1. Communal seating areas
2. Wellbeing lawn
3. Roof decking
4. Communal kitchen hub
5. Upper forest planting

Nature and energy

1181 ROBERT STREET: Level 11 Roof Terrace





Precedent Image: Naturalistic rooftop

1. Roof Deck
2. Alpine groundcover
3. Rooftop habitat features

1181 ROBERT STREET: **GREEN BLUE INFRASTRUCTURE STATEMENT**

08

1181 ROBERT STREET: Green Blue Infrastructure Statement

1. Purpose of Statement

This Green and Blue Infrastructure (GBI) Statement accompanies the Landscape Design Workbook – 1181 Robert Street, Manchester (June 2023) and summarises how green and blue infrastructure has been embedded as a core component of the development.

The statement draws on the findings of:

- ERAP (Consultant Ecologists) Ltd – "Environmental Impact Assessment Scoping Input for Land at Robert Street, Cheetham, Manchester M3 1EY" (29th January 2024)
- 1181 Robert Street, Manchester M3 1EY. Ecological Survey and Assessment (ERAP (Consultant Ecologists) Ltd, March 2026)

It demonstrates how the scheme responds positively to national planning policy, local objectives, and biodiversity enhancement principles.

2. Ecological Baseline and Context

An Extended Phase 1 Habitat Survey and licensed daytime bat walkover survey were undertaken in January 2024, as detailed in ERAP Ltd – "1181 Robert Street, Manchester M3 1EY. Ecological Survey and Assessment (ERAP (Consultant Ecologists) Ltd, March 2026).

The approximately 0.245ha site comprised:

- Hardstanding and sealed surfaces
- Areas of sparse ruderal / ephemeral vegetation
- No trees

The ecological assessment confirmed:

- No Priority Habitats
- No semi-natural or irreplaceable habitats
- No invasive plant species listed under Schedule 9
- No bat roost suitability
- No evidence of nesting birds
- No significant ecological constraints

The habitats present were assessed as holding negligible ecological value in a geographical context.

The site lies within the Rochdale Canal SSSI Impact Risk Zone, as identified in the March 2026. However, the proposed development does not fall within development categories requiring consultation with Natural England and has no hydrological or ecological connectivity with the SSSI.

The baseline condition therefore presents a clear opportunity for meaningful ecological uplift within a dense city centre setting.

3. Wider Ecological Context

The desktop data search presented within 1181 Robert Street, Manchester M3 1EY. Ecological Survey and Assessment (ERAP (Consultant Ecologists) Ltd, March 2026)

Common pipistrelle (including a record approximately 60m from the site)

- Peregrine
- Black redstart
- House sparrow (Priority Species under Section 41 of the NERC Act)
- Other notable bird species

Although the site itself currently provides negligible suitability for protected species, the presence of species within the wider urban area has informed the biodiversity enhancement strategy embedded within the landscape design.

3.1 Strategic Blue-Green Infrastructure Context

The site lies within the wider urban catchment of the River Irwell corridor, which forms part of Greater Manchester's strategic CyanLines Network. The CyanLines Network identifies the River Irwell and associated watercourses as key components of the city region's blue-green infrastructure framework, supporting ecological connectivity, climate resilience and active travel.

While the site has no direct hydrological or ecological connectivity to the River Irwell and will have no adverse effect on statutory designated sites (as confirmed within the1181 Robert Street, Manchester M3 1EY. Ecological Survey and Assessment (ERAP (Consultant Ecologists) Ltd, March 2026), its proximity to this strategic blue corridor reinforces the importance of integrating high-quality green and blue infrastructure within the redevelopment.

Through the introduction of rain gardens, increased tree canopy and rooftop planting, the scheme contributes positively to the wider urban green network and supports Greater Manchester's ambition to strengthen connections between neighbourhoods and strategic river corridors.

4. Green Infrastructure Strategy

4.1 Neighbourhood Forest Garden (Public Realm)

The scheme introduces a ground-level Neighbourhood Forest Garden which:

- Establishes tree canopy and layered woodland planting
- Provides shade and urban cooling
- Enhances foraging opportunities for birds and invertebrates
- Softens the built environment at a prominent urban junction

This represents a substantial increase in vegetated cover compared to the existing sealed-surface baseline described in the ecological reports.

4.2 Residents' Woodland Courtyard

A semi-private Residents' Woodland Courtyard provides a calm and restorative environment for residents, supporting daily interaction with nature.

The courtyard:

- Offers a quieter counterpoint to the public realm
- Uses layered woodland planting to create shade and enclosure
- Supports wellbeing, relaxation and informal social use

4.3 Rooftop Green Infrastructure and Nesting Opportunities

Green infrastructure is extended vertically through:

- Level 1 communal terrace
- Level 10 communal roof garden
- Level 11 productive / ecological roof

Rooftop measures align with ecological enhancement recommendations set out in 1181 Robert Street, Manchester M3 1EY. Ecological Survey and Assessment (ERAP (Consultant Ecologists) Ltd, March 2026) and include:

Nectar-rich and pollinator-supporting planting

- Alpine and drought-tolerant species
- Productive growing spaces
- Successional gravel pockets
- Structural planting to provide shelter and microhabitats

In addition, the scheme incorporates:

Installation of bird boxes within suitable trees at ground level, including provision suitable for house sparrow and other small urban bird species; and

Integration of nesting opportunities at roof level, including the provision of bird boxes and sheltered niches positioned within planted zones to support use by urban bird species such as house sparrow and potentially black redstart where appropriate.

The distribution and positioning of boxes will avoid conflict with primary amenity areas while ensuring appropriate orientation and shelter.

These measures respond directly to the wider species records identified within 1km of the site and enhance nesting and foraging opportunities within the city centre environment.

1181 ROBERT STREET: Green Blue Infrastructure Statement

5. Blue Infrastructure and Sustainable Drainage

Blue infrastructure is fully integrated into the landscape design using SuDS principles, ensuring surface water is managed sustainably and visibly.

Measures include:

- Rain gardens and SuDS beds within the forest garden
- Use of planting suited to variable moisture conditions
- Attenuation and treatment of surface water within planted landscapes

This approach reduces pressure on the existing drainage network while enhancing ecological value and visual interest.

6. Biodiversity Net Gain Position

The March 2026 Ecological Survey confirms that the development qualifies for the statutory *de minimis* exemption from mandatory 10% Biodiversity Net Gain due to the minimal extent of on-site habitat affected.

Notwithstanding this exemption, the scheme voluntarily delivers biodiversity enhancement through:

- Significant increase in planting cover
- Tree canopy establishment
- Habitat niches within public realm and rooftop landscapes
- Provision of bird boxes on trees and rooftop nesting features to support urban Priority Species
- Pollinator-supporting planting strategy

The development therefore aligns with:

- National Planning Policy Framework (Paragraph 186(d))
- Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2016)
- Greater Manchester Biodiversity Action Plan

The proposals represent a clear uplift from a baseline of negligible biodiversity value.

7. Lighting Strategy

The ecological survey assessed the site as offering negligible suitability for commuting and foraging bats due to its urban context and lack of vegetation.However, external lighting will be designed to:

- Minimise light spill onto planted areas
- Avoid unnecessary illumination of rooftop habitats
- Accord with Guidance Note 08/23: Bats and Artificial Lighting at Night
- Lighting design will also ensure that nesting features and bird boxes are not subject to excessive artificial illumination.

This ensures biodiversity enhancements remain functional following completion.

8. Health, Wellbeing and Social Value

The green and blue infrastructure strategy supports health and wellbeing by:

- Providing everyday access to nature
- Creating spaces for social interaction and community activity
- Offering both active and tranquil environments
- Designing spaces at a human scale

The proposals encourage regular use, stewardship and long-term social value.

9. Climate Resilience and Environmental Performance

The scheme contributes to climate resilience through:

- Tree canopy and planting that mitigate urban heat island effects
- Improved air quality
- Sustainable surface water management
- Shaded and sheltered outdoor environments

Green infrastructure is treated as functional environmental infrastructure, not solely visual enhancement.

10. Construction Environmental Controls

In accordance with the recommendations of ERAP Ltd – "1181 Robert Street, Manchester M3 1EY. Ecological Survey and Assessment (ERAP (Consultant Ecologists) Ltd, March 2026), a Construction Environment Management Plan (CEMP) for Biodiversity will be prepared.

This will include:

- Nesting bird protection measures
- Bat discovery protocol
- Dust suppression measures
- Biosecurity controls to prevent invasive species introduction

11. Long-Term Management

The landscape proposals are designed to be:

- Robust and adaptable
- Capable of evolving through successional planting
- Manageable within long-term maintenance regimes

Productive landscapes and communal spaces encourage ongoing engagement and care.

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12. Policy Compliance Table

Policy / Guidance	Requirement	Scheme Response
Manchester Core Strategy EN1 / EN2	Protect and enhance green infrastructure and biodiversity	Delivery of forest garden, woodland courtyard and rooftop habitats enhances GI and ecological value
Manchester Core Strategy CC1 / CC2	Climate change mitigation and adaptation	Tree planting, SuDS, green roofs and shading improve climate resilience
Places for Everyone / GMSF	Multifunctional green infrastructure and SuDS	Integrated green and blue infrastructure delivering drainage, biodiversity and amenity
NPPF (Section 15)	Conserving and enhancing the natural environment	Net increase in planting, habitat creation and urban greening
Conservation of Habitats & Species Regulations	Protect European Protected Species	No bat roost suitability identified; no further surveys required
Wildlife & Countryside Act 1981	Protect nesting birds and bats	CEMP and precautionary measures secured
Building with Nature – Green Infrastructure	High-quality, accessible green spaces	Public forest garden, communal rooftops and residents' courtyard
Building with Nature – Blue Infrastructure	Integrated SuDS and water management	Rain gardens and planted SuDS integrated into landscape
Building with Nature – Health & Wellbeing	Access to nature and social value	Landscapes designed for everyday use, interaction and wellbeing

13. Conclusion

The ecological assessments confirm that the site currently holds negligible ecological value and presents no significant ecological constraints to redevelopment.

The proposed development transforms a sealed, low-value urban site into a layered green and blue infrastructure network comprising:

- Public forest garden
- Residents' woodland courtyard
- Productive and ecological roof terraces
- Integrated SuDS

The scheme delivers biodiversity enhancement beyond statutory requirements and demonstrates how high-density urban development can meaningfully embed nature within the city fabric while ensuring full compliance with ecological legislation and best practice guidance.