OCTAGON HOUSE

Ardwick, Manchester

493-LYR-XX-XX-RPT-L-0004

Green & Blue Infrastructure Statement

14th July 2026

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Revision: 00

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Introduction





Relevant Manchester City Council Policy

Context

As part of their validation requirements, Manchester City Council require applicants to provide a Green and Blue Infrastructure Statement as per the following extract from their associated strategy:

"Blue and Green Infrastructure Statement – 'Manchester's Great Outdoors – A Green and Blue Infrastructure Strategy for Manchester 2015-2025' (G&BIS) sets out objectives for 13 environmental improvements within the City within the context of objectives for growth and development and there is a need to explore opportunities for such improvements as part of this proposal and how it seeks to the respond to the Vision and Objectives of the plan with reference in particular to pages 12, 16, 20, 31 and 39."

This document demonstrates how the proposal at Octagon House meets the objectives of the council's strategy.



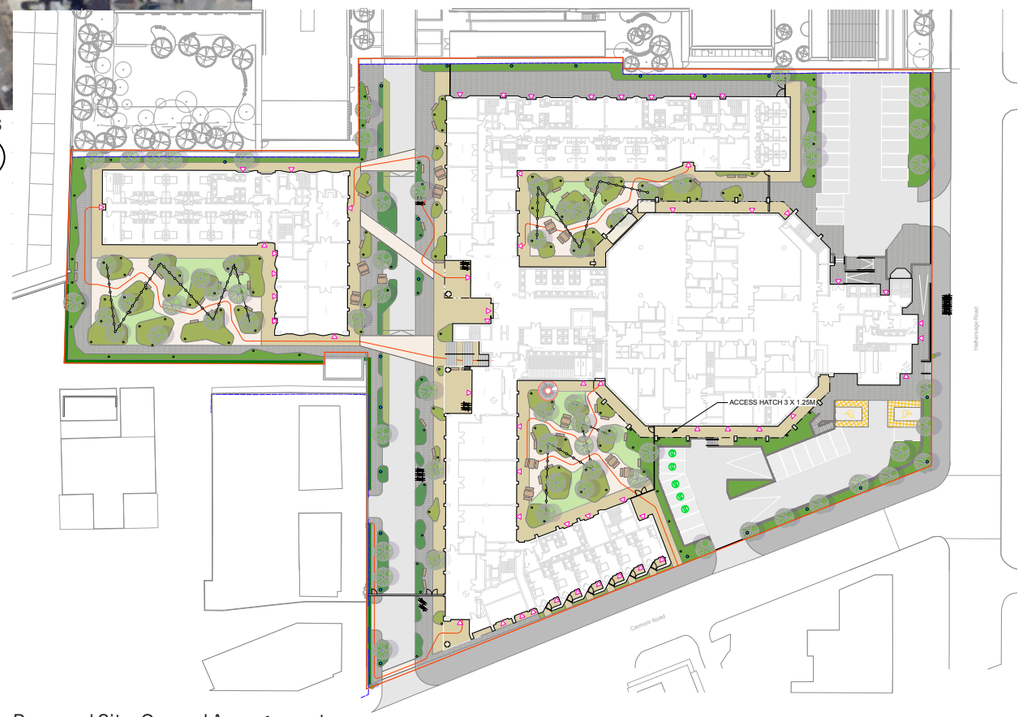
Existing Site: Aerial Photo

NTS





Existing Site: Typical Vegetation



Proposed Site: General Arrangement

Demonstrating Change

The site before development:

- Is predominantly hardstanding.
- Offers little green and blue infrastructure.
- Includes some mature trees, mainly on the western boundary.
- Deals with surface water below ground.

The site after development will:

- Significantly increase the amount of green and blue infrastructure.
- Offer a range of soft landscape typologies including trees, perennial plants, sedum and grass lawns.
- Result in 81 new trees (plus 13 in containers) across the site, to mitigate for the felling of 10 individual trees and 2 groups.
- Include rain gardens and bioretention, avoiding the need for attenuation tanks below ground.
- Create amenity space at ground floor and as part of new roof gardens.



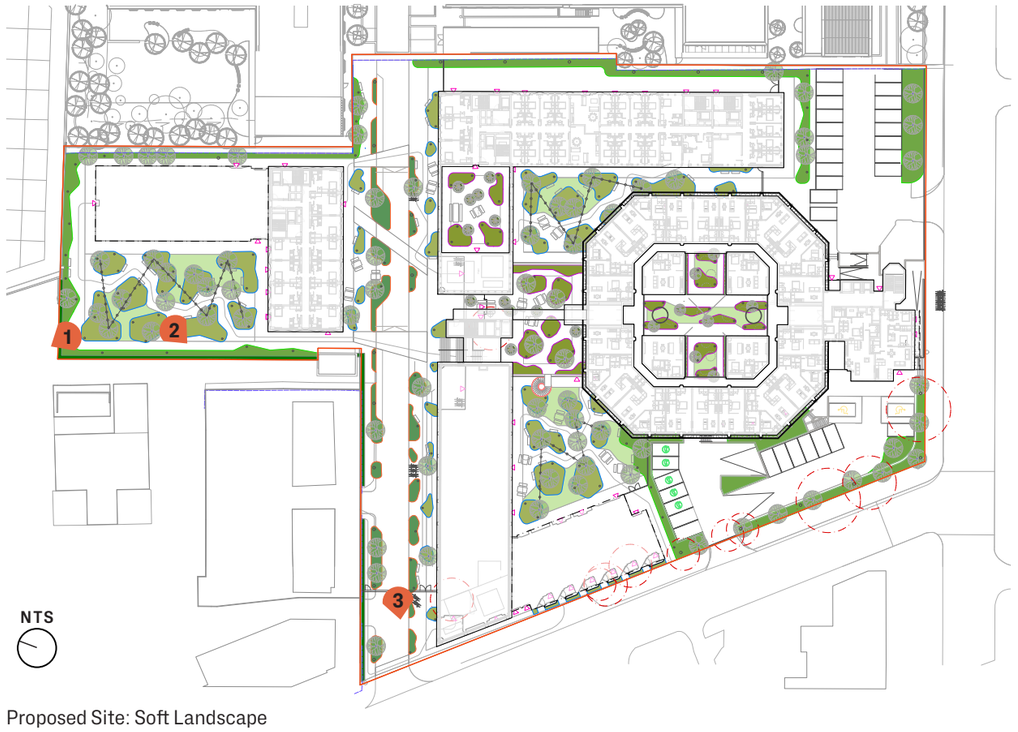
(1) Typical view of ground floor amenity



(2) Rain gardens alongside Curzon Street



(3) Rain gardens in proposed amenity spaces



Proposed Site: Soft Landscape

New green infrastructure

New soft landscape prioritises the use of bioretention through rain gardens, alongside the Curzon Street highway and in amenity spaces associated with new and refurbished buildings. The visualisations illustrate how these features will appear.

GENERAL INFORMATION

APPLICATION SITE BOUNDARY

SOFTWORKS

TREE TO BE REMOVED
Refer to Arboricultural Survey

PROPOSED TREE PLANTING
Refer to Planting Schedule

PROPOSED TREE PLANTING IN POT
Refer to Planting Schedule

PROPOSED SCREENING HEDGEROW
Refer to Planting Schedule

PROPOSED LAWN / SEDUM MATTING
Refer to Planting Schedule

ORNAMENTAL PLANTING (RAIN GARDEN)
Refer to Planting Schedule

ORNAMENTAL PLANTING (EASEMENT)
Rain garden planting to be low level with no tree planting within the easement. Refer to Planting Schedule & drawing number: 493-LYR-XX-00-SKE-L-0002

ORNAMENTAL PLANTING (ANTILITTER)
Refer to Planting Schedule

ORNAMENTAL PLANTING (ROOF GARDEN)
Refer to Planting Schedule

CLIMBER PLANTING TO FACADE
Refer to Planting Schedule

Manchester's Great Outdoors – A Green and Blue Infrastructure Strategy 2015-2025'

In order to guide policy making and the character of new development, this ten year implementation plan set out the City's vision for green and blue infrastructure. The strategy helped developers to understand the Council's expectation in regard to high quality, green and open space that is appropriate to its location, well designed and looked after. A set of headline actions were used to help the Council realise six objectives, with the most relevant noted below, along with a short explanation of the design response subject to this application.

Objective 2: New Development

Action 1: Embed green infrastructure as part of **residential** developments

Action 2: Embed green infrastructure as part of **city centre** developments

Action 3: Embed green infrastructure as part of major **employment** developments

Action 4: **Retrofit** new green infrastructure to **existing** buildings, particularly in the city centre

Action 5: Embed green infrastructure as part of **school** new build and major refurbishment

Action 6: Establish temporary '**meanwhile**' use on sites awaiting development

Design Response

Actions 1 - 4 are relevant because the proposal is located in the city centre, includes residential and employment use and also integrates the refurbishment of an existing building. More specifically, the design embeds G&BI throughout the development by:

- Significantly increases the quantity and variety of soft landscape across the site.
- Supporting biodiversity by introducing a selection of habitat types.
- Using rain gardens as a means to manage surface water and create greener streets.
- Providing residents with green amenity space and ground floor and at upper levels of new and refurbished buildings.
- Enhancing vegetation along site boundaries, thus improving the existing street scene.

Actions 5 and 6 are irrelevant to this development as it does not concern schools or meanwhile use.

Implementation Plan Refresh 2021-2025

After five years, it was decided to refresh and refine the Implementation Plan, meaning that the original 26 headline actions were streamlined to 18. Objective 2 remains the most relevant to this application and is noted below, along with commentary on the design response.

Objective 2: Embedding GI in developments of any scale across the city, including retrofit

Action 1: Embed G&BI into key plans and policies.

Action 2: Embed GI into citywide strategic regeneration and infrastructure schemes.

Action 3: Embed GI in developments of any scale across the city.

Action 4: Embed GI into city centre development and planning initiatives.

Design Response

Actions 1 & 4 are more geared towards policy makers, whereas actions 2 and 3 have greater relevance to developers. Fundamentally, the actions seek to **embed** green and blue infrastructure into the heart of new development and as noted opposite, this has been demonstrated by the design response.

MANCHESTER

+44 (0)1625 523 157
manchester@layer.studio

8b Grove Street
Wilmslow
Cheshire
SK9 1DR, UK

NEWCASTLE

+44 (0)1625 523 157
newcastle@layer.studio

Studio 29
39 High Bridge Works
Newcastle-upon-Tyne
NE1 1EW, UK

BRISTOL

+44 (0)1625 523 157
bristol@layer.studio

Generator Building
Counterslip
Bristol
BS1 6BX, UK

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