



Former Stocktons Site, Manchester

Stage 2 Report
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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

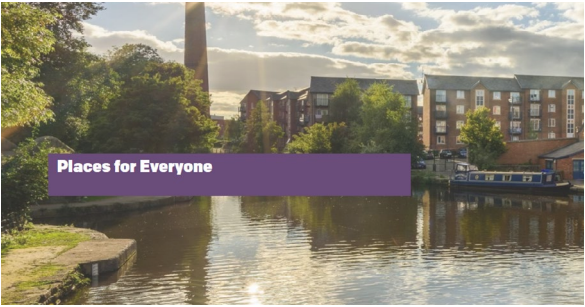
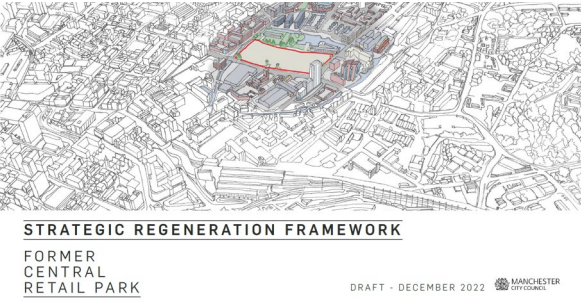
The application includes 758 apartments across two towers, 45,000 sq/ft of commercial space and new public realm. The public realm includes a new public space located between the towers and a series of routes through the site, creating connections to the wider area.

Landscape objectives

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

- Respond to the public realm aspirations of the East Village Central Development Framework.
- Respond to the emerging public realm proposals for the former Central Retail Park site.
- Create new walking routes through the site and facilitate connections to the wider area.
- Improve the site's engagement with Great Ancoats Street, Store Street and Ducie Street.
- Create safe attractive spaces for the public, residents and office workers to enjoy.
- Introduce new onsite green infrastructure and enhance biodiversity.

Policy & Guidance



East Village SRF

The site sits within the East Village SRF which aims to open up a large closed site for a range of uses and activities. A key aspiration of the SRF is to contribute to a new walking route from the city centre to Etihad Campus and Co-op Live through the creation of significant new public realm.

Central Retail Park SRF

The site sits adjacent to the Central Retail Park SRF area which aims to create a high quality sustainable office district with an attractive public realm. The SRF seeks to create new public routes through the site, connecting to East Village to the south and Cotton Field Park to the north.

Places for Everyone

The Places for Everyone Plan aims to improve the public realm, walking and cycling facilities, and GI to enhance the environment 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 the wider East Village SRF area and interface with the former Central Retail Park site.

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, both emerging and future, ensuring planned strategic active travel routes are safe guarded as development within the wider area comes forward.

The ability to improve and soften the visual amenity and character of Great Ancoats Street in this area, creating synergy with the planned new park on the former Central Park site is an important consideration of any new public realm proposals, along with creating safe, attractive spaces that are comfortable to spend time in and promote active travel.



East Village

Respond to the public realm aspirations of the East Village SRF, including contributing to a new walking route from the city centre to Etihad Campus.



Central Retail Park

Respond to the emerging public realm proposals for the former Central Retail Park site, including engagement with the proposed new park fronting Great Ancoats Street.



Active Travel

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



Edges

Improve the site engagement with Great Ancoats Street, Store Street and Ducie Street 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 workers alike can spend time in an enjoy.



Green Infrastructure

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

02 Site Analysis

Location & Wider Context

Location

The site sits within the area defined by the East Village Central Development Framework, part of the Manchester Piccadilly SRF area. It sits adjacent to the former Central Retail Park, separated by Great Ancoats Street, Manchester City Centres inner ring road and the highly trafficked route. It forms one of several developments either recently completed or under construction along the Great Ancoats Street corridor.

To the north Ducie Street forms the main site boundary, across from which sits existing low rise buildings. To the south is Store Street, across from which sits Oxygen, a 33 story residential tower.

Wider Context

Manchester Piccadilly is an approximately a 7min walk the southwest of the site, beyond which lies the City Centre. To the northeast, beyond Central Retail Park, lies New Islington and the Ashton Canal corridor, a key active travel route to Etihad Campus and Co-op Live. Ongoing development in these areas will improve active travel opportunities, improving off road connections to and from the city centre.

Key green infrastructure links to the north east include the planned park on the form Central Retail Park site, Cottonfield Park at New Islington, the Ashton Canal corridor and external spaces associated with Co-op Live and Etihad Campus.

Towards the city centre, connections with future spaces within the East Village and Manchester Piccadilly SRF are a key consideration, beyond which lies Mayfield Park.



Site Location and Context



View down Ducie Street along the site boundary.



View from across Great Ancoats Street from the former Central Retail Park site.



View down Store Street along the site boundary.

02 Site Analysis

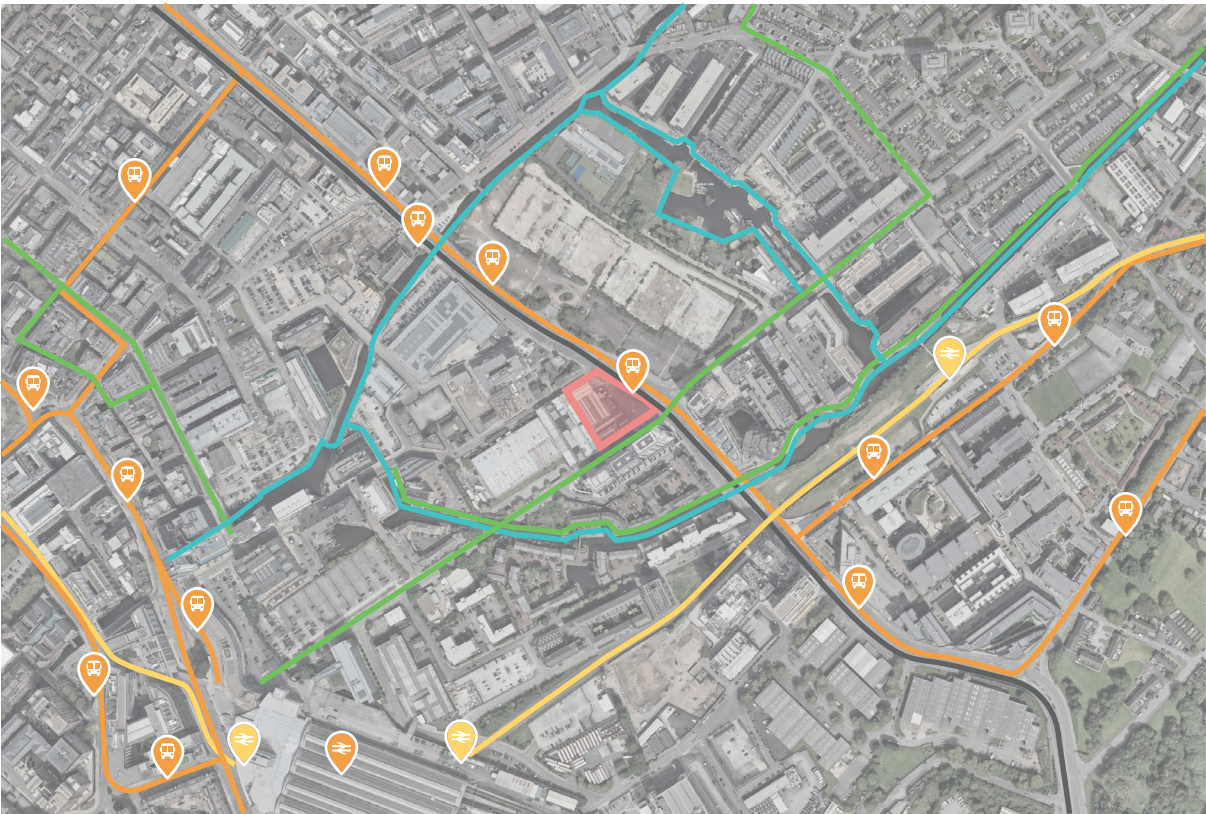
Local Context

Connections

The site is well situated for quick access to the pedestrian routes along the Ashton and Rochdale canals. These also provide a traffic free route in and out of the city centre for bicycles. National cycle route 66 starts at Piccadilly station and passes the site to the south along Store Street. Great Ancoats St is a central avenue for many bus routes and so there are several close by bus stops. The metrolink also starts at piccadilly with a stop at New Islington also close by to the site.

Piccadilly station is approximately 450m to the south west of the site.

- KEY
-  Pedestrian route
 -  Cycle route
 -  Bus route
 -  Metrolink
 -  Inner Ring Road
 -  Train station
 -  Bus stop / station
 -  Metrolink station



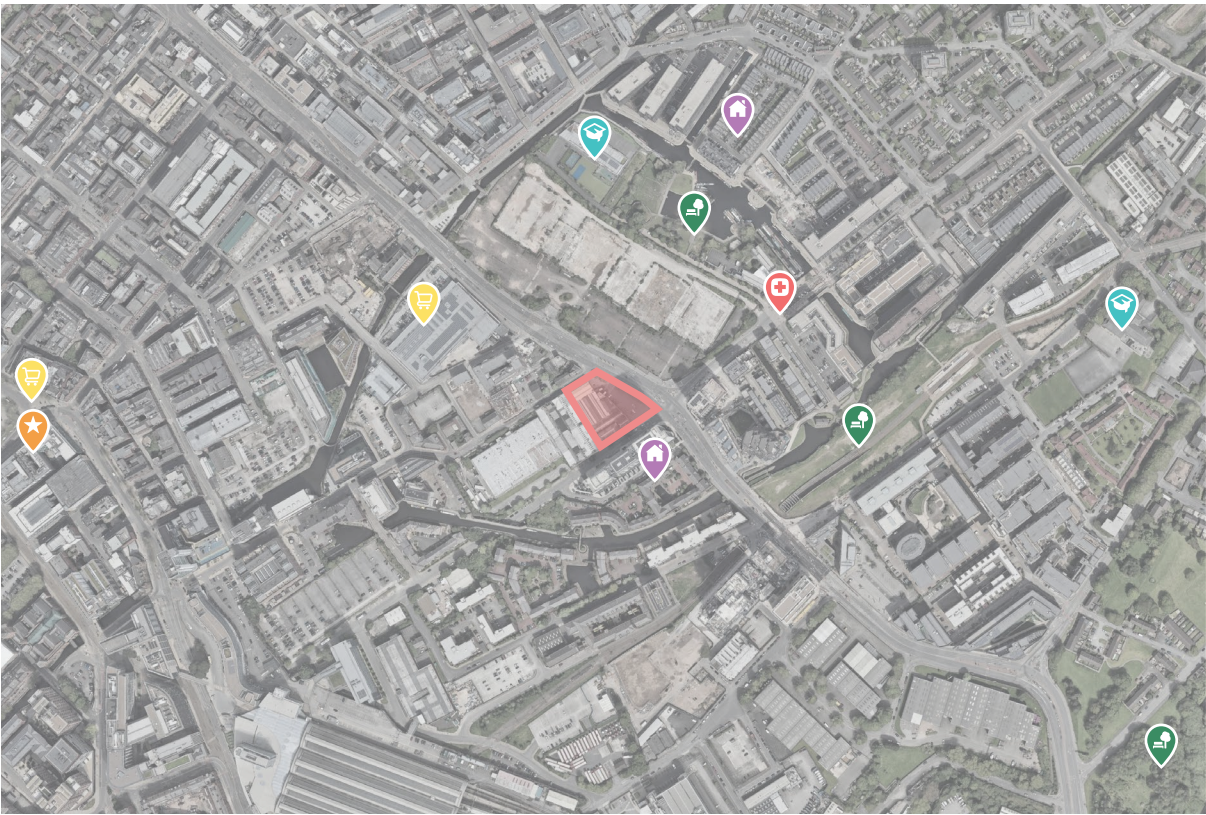
Local transport connections

Points of interest

Co-op Academy primary school sits 200m to the north of the site on New Islington Marina. Surrounding the western edges of the marina is Cotton Field Park, a large area of public realm and open space. Directly south east of this across the Ashton canal is New Islington Green. In between these two parks is New Islington medical practice and to the east of the marina is a large area of residential development associated with New Islington and the marina/ park.

The main hub of Manchester city centres shopping district begins approximately 450m west of the site. A small retail park comprising of a gym and supermarket amongst other outlets is 100m north west up Great Ancoats St.

- KEY
-  Education
 -  Retail area
 -  Key residential site
 -  Healthcare
 -  Public park
 -  Manchester city centre



Key locations & points of interest

02 Site Analysis

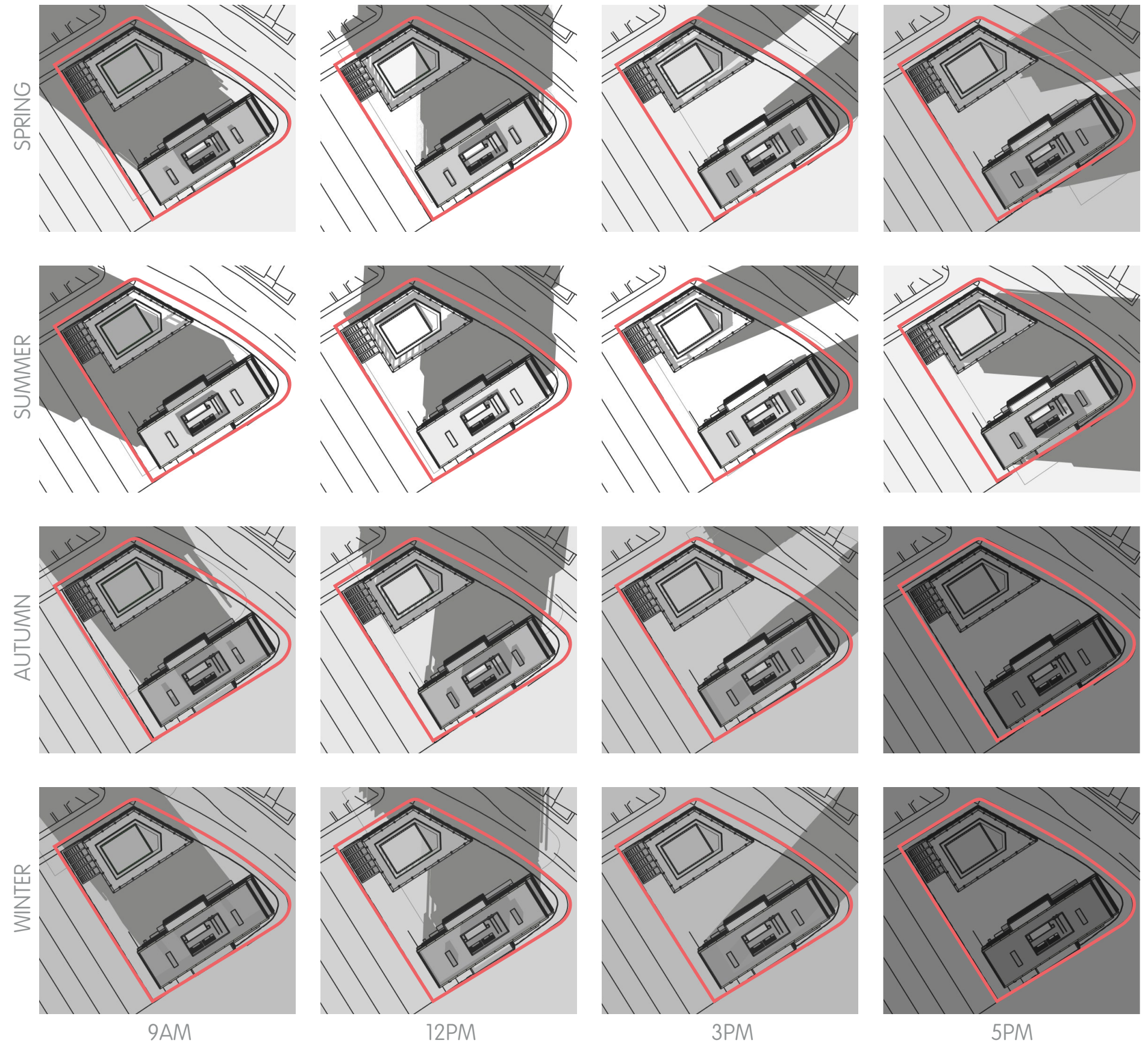
Sun / Shade Analysis

Key observations

- During the spring the western boundary and central space enjoy full sun mid-afternoon.
- Light levels remain high into the evening along the northern elevation of Block A during the spring.
- During the summer months the western boundary and central space enjoy full sun from lunchtime through to the evening.
- Outside of these periods, Block A acts to shade the central space, particularly during the morning and early afternoon.

Summary

The public realm enjoys a good level of sunlight during key periods, creating opportunities for external seating and dwell spaces within the central area. There will also be opportunities to introduce seasonal interest to any new planting proposals, responding to the changing light levels and access to sunlight throughout the year.



02 Site Analysis Constraints

Summary

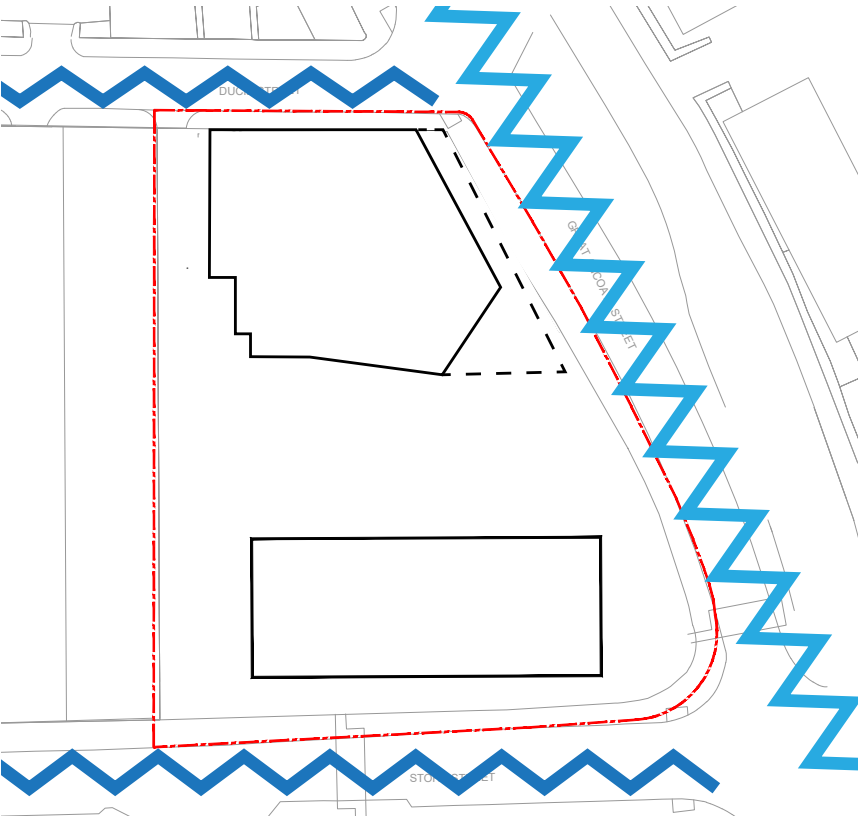
Strong winds from the west will impact any proposed external space and mitigation measure will need to be explored. It is likely the southern block will overshadow the central space at certain times of the day / year, and this will need to be considered in the design. Whilst there is an easement across the site associated with the diverted culvert, as this is in private ownership, it is not subject to similar restraints as a UU asset.

Microclimate



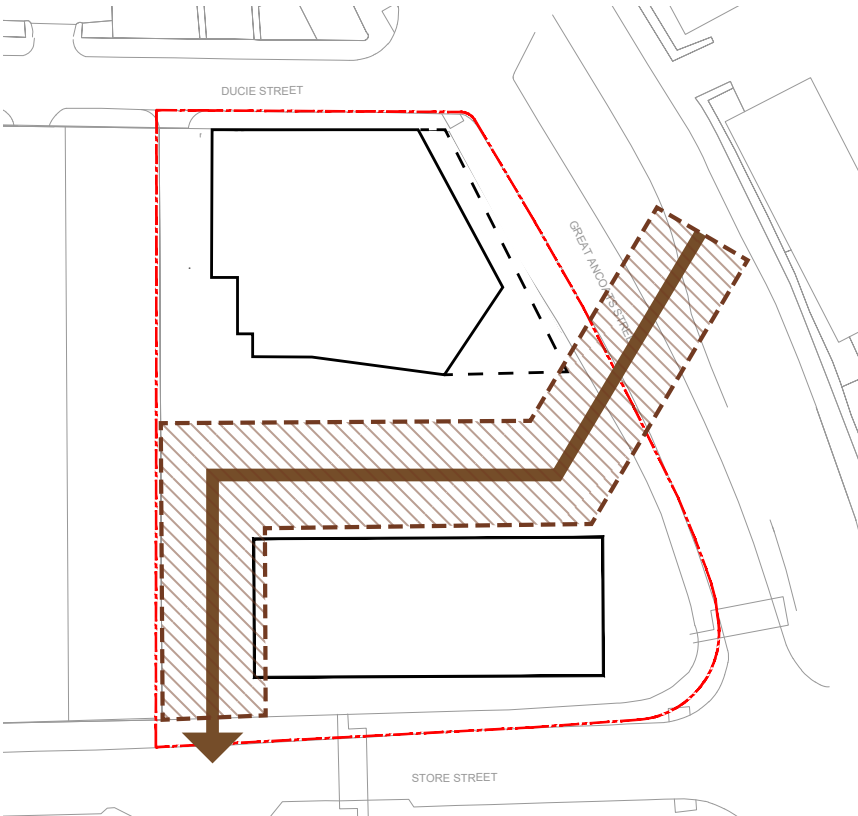
- KEY
- Wind direction an impact on external spaces.
 - Potential for the southern block to overshadow the central space

Noise



- KEY
- Traffic noise from Ducie Street + Store Street.
 - Significant traffic noise from Great Ancoats Street.

Easements



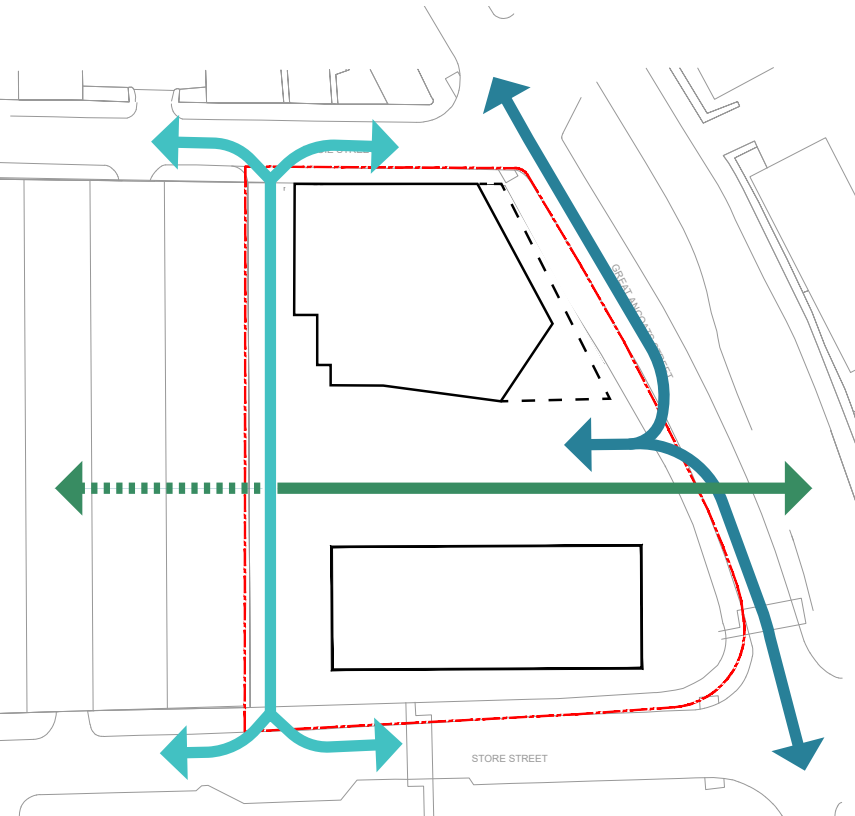
- KEY
- Easement associated with diverted culvert (not in UU ownership)

02 Site Analysis Opportunities

Summary

The site is well connected and benefits from several major city centre routes to its boundaries, creating opportunities to encourage people through the site. Active frontages help animate the streets and spaces in and around the development. There are numerous opportunities to introduce significant green infrastructure to help improve the setting of the development and defines spaces within it.

Connectivity



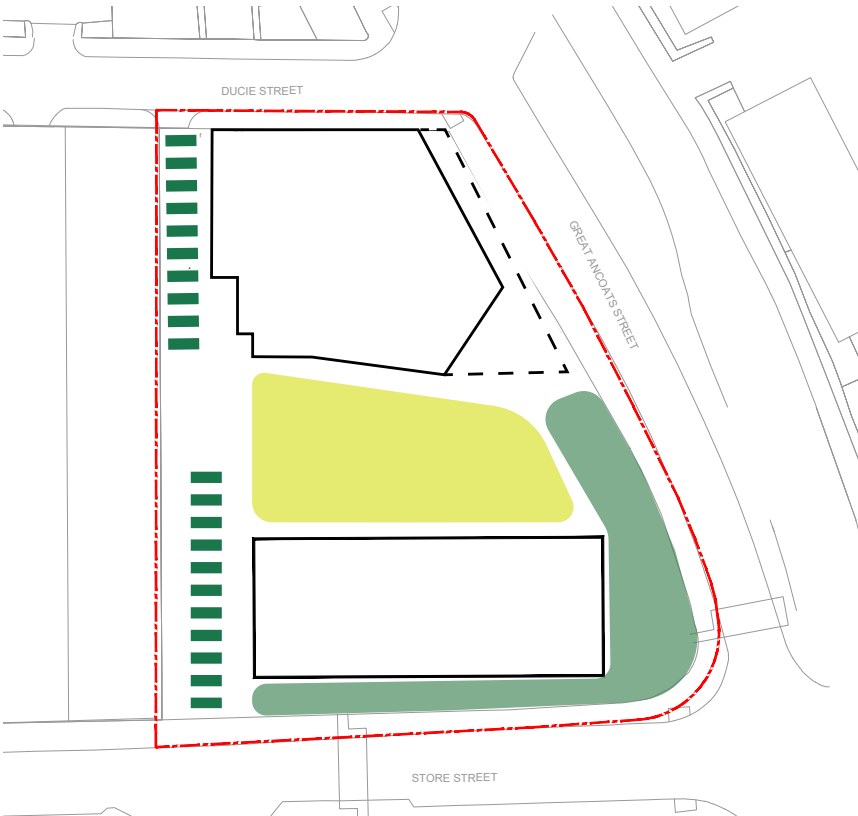
- KEY
- Connection with Great Ancoats Street.
 - Connection between Ducie Street + Store Street.
 - Connection with emerging proposals for Central Retail Park
 - Future connection towards the city centre and Piccadilly Train Station

Frontages



- KEY
- Office entrance+flexible co-working and cafe space
 - Residential entrances + ground floor amenity
 - Potential F+B unit
 - Currently inactive - existing warehouse to western boundary. Subject to future development as part of SRF
 - Maintenance and service access

Green Infrastructure



- KEY
- Opportunity for significant GI within central space
 - Opportunity to introduce street tree planting to Great Ancoats Street
 - Limited opportunity for tree / shrub planting

03 Design Development Character Areas

Description

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 their use and design characteristics. The identified character areas include.

North / South Link

A new pedestrian priority link, away from Great Ancoats Street, that is vehicle enabled to accommodate servicing and provide an appropriate boundary with a neighbouring site.

Frontages

An opportunity to improve the character and visual amenity of Great Ancoats Street, Ducie Street and Store Street along the development boundaries.

Resi and F+B Terrace

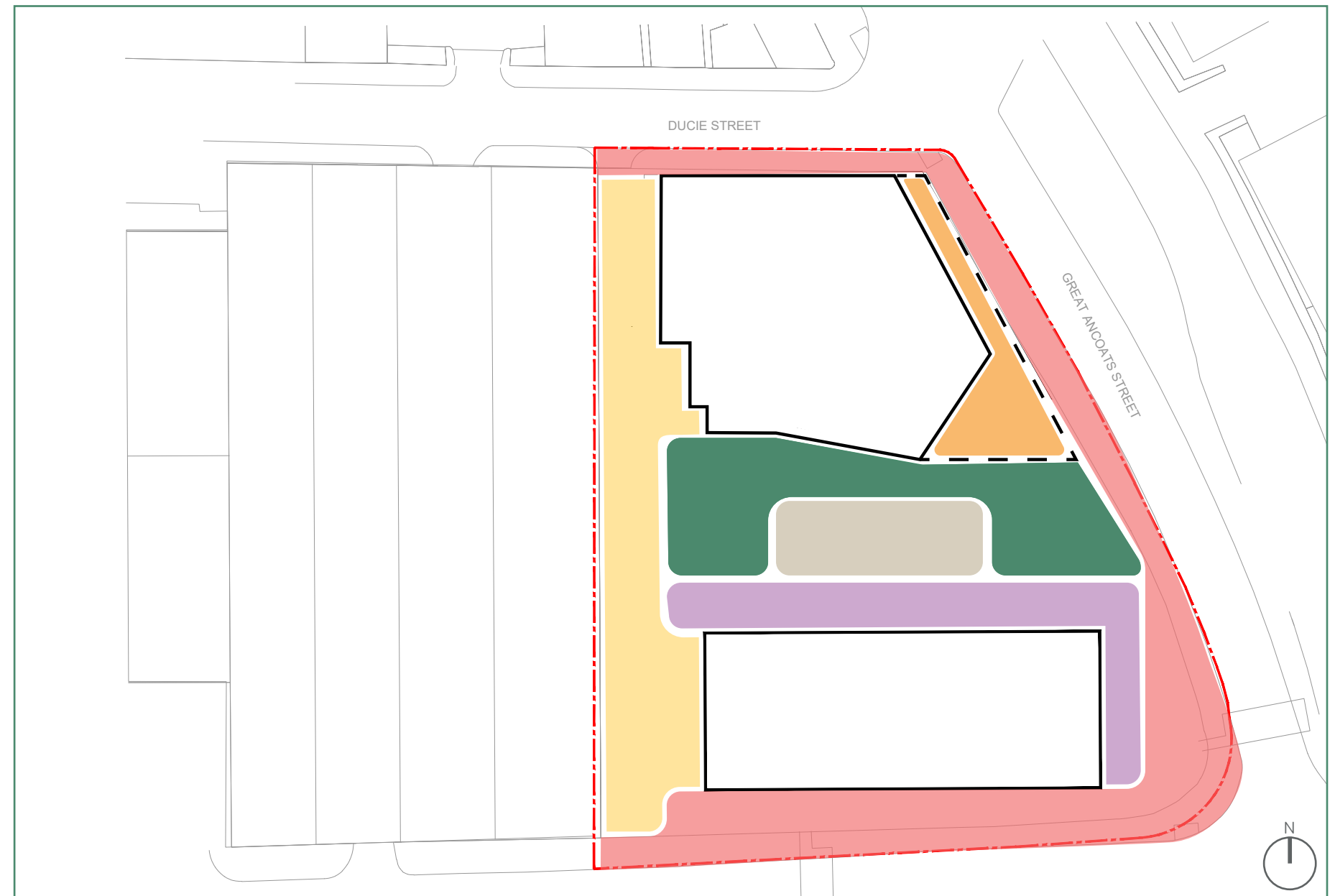
A raised area to the north and east elevations of Block A defined by plantings and changes in level. This space provides an opportunity for loose seating and resident specific activities.

Central Public Space

An intimate public space with integrated fix seating opportunities and defined by surrounding plantings.

Planted Areas

A series of large planting beds that help define routes and spaces within the development, support wind mitigation to enable a comfortable environment to spend time in, seamlessly transition changes in level and support a major improvement in BNG across the site.



KEY

- New north / south Link (vehicle enabled)
- Frontages - Great Ancoats Street, Ducie Street and Store Street
- Residential and F+B terrace
- Central public space
- Significant planted spaces to define public space.
- Residential spill out and entrance space

04 Landscape Proposals

Illustrative Masterplan

Description

The masterplan creates a new public space between the proposed towers and starts to establish pedestrian routes that will eventually extended across the wider East Village Masterplan, linking into a planned network that connects the town centre with the Etihad Campus and Co-op Live.

New planting to Great Ancoats Street and Store Street improve visual amenity and soften the development when viewed from its context. Large planting areas within the public space help transition changes in level, provide opportunities to introduce habitat and bio-diversity and define seating areas. This natural setting will create calm and attractive spaces within a busy urban context and provide separation to traffic noise and pollution from Great Ancoats Street.

A service route is integrated into the public realm along the western boundary, providing access to each of the towers as required. This route will become a key north south link within the wider East Village masterplan as further development comes forward.

- KEY
- ① Planting to Great Ancoats Street
 - ② Entrance space off Great Ancoats Street
 - ③ Large areas of planting to define routes and spaces
 - ④ Central space with seating opportunities
 - ⑤ Terrace overlooking central space
 - ⑥ Entrance space for Block A residential
 - ⑦ Entrance to Block B residential
 - ⑧ Entrance to Block B commercial
 - ⑨ Planting to Store Street
 - ⑩ Service route integrated into public realm
 - ⑪ Accessible routes through public realm
 - ⑫ New vehicle entrances off Store Street and Ducie Street
 - ⑬ Informal routes through planted areas.



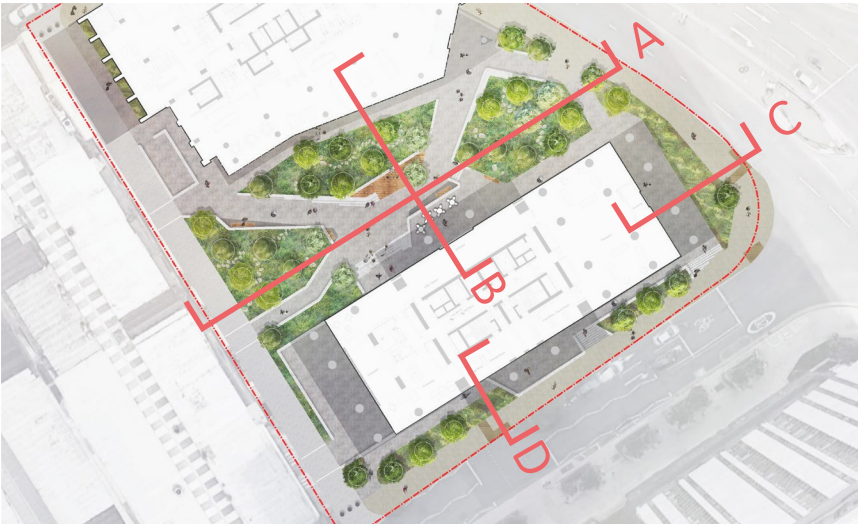
Illustrative Masterplan

04 Landscape proposals Illustrative site sections

The public realm is designed to mitigate significant changes in levels across the site, particularly north to south between Ducie Street and Store Street where the existing change in level is approximately 3m. A series of accessible ramps and steps to Great Ancoats Street help define the office entrance and creates opportunities for new tree and shrub planting. The central space is slightly sunken within the wider site, helping to define this area and enhance the feeling of shelter and separate created by the planting that surrounds it. Accessible ramps and steps help transition changes in level from the edges of the site to the central space. Seating is integrated into the space, again taking advantage in changes in levels and raised planter edges.

KEY

- ① Planting to Great Ancoats Street
- ② Entrance space off Great Ancoats Street
- ③ Large areas of planting to define routes and spaces
- ④ Central space with seating opportunities
- ⑤ Terrace overlooking central space
- ⑥ Entrance space for Block A residential
- ⑦ Planting to Store Street
- ⑧ Service route integrated into public realm
- ⑨ Accessible routes through public realm



Illustrative Masterplan



Section A



Section B



Section C



Section D



04 Landscape Proposals

Masterplan key areas

Great Ancoats Street Gateway

The main office entrance to Block B fronts Great Ancoats Street providing an opportunity to create an attractive and welcoming space forming a gateway into the wider development.

Areas of planting direct views and define routes into the development whilst helping to managed changes in level, resulting in both stepped and ramped access. The panting beds include both existing retained trees and new trees, enhancing the character of Great Ancoats Street and providing synergy with the emerging proposals to the former Central Retail Park site directly opposite.

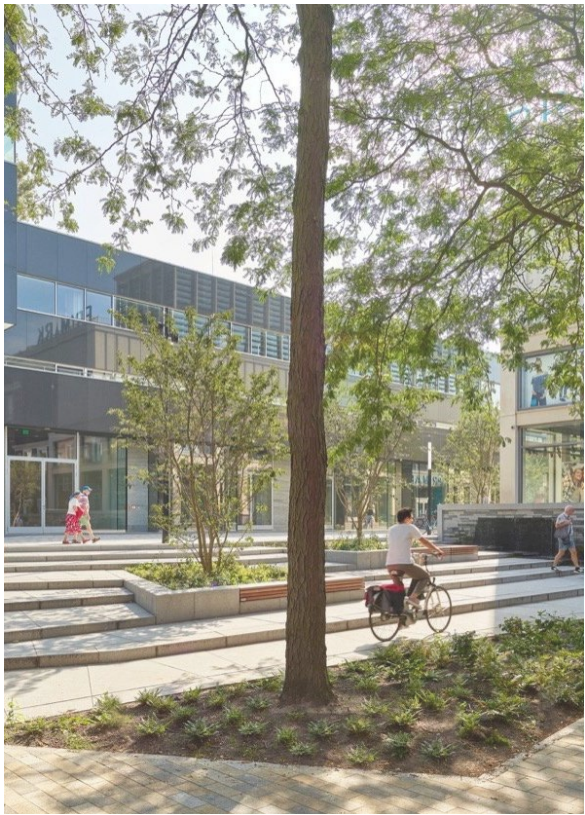
Integrated seating provides rest points and opportunities to gather outside the office entrance, seating will be accessible and design for all abilities. Enhanced materials to the Great Ancoats Street footpath will further improve the character of the area local to the development and help signify this space in the wider corridor.



Illustrative masterplan - Great Ancoats Street Gateway

KEY

- ① Stepped access off Great Ancoats Street.
- ② Ramped / accessible route off Great Ancoats Street.
- ③ Integrated seating to edge of planting bed.
- ④ Block B overhang and commercial main entrance.
- ⑤ Raised planting bed to transition changes in level.
- ⑥ Improvements to footpath surface on Great Ancoats Street
- ⑦ Accessible route to Block A residential main entrance.
- ⑧ Accessible route leading to new public space.



Significant street tree planting



Intergrated seating



Opportunity for loose seating



Level transition

04 Landscape Proposals

Masterplan key areas

Great Ancoats Street and Resi Entrance

The raised terrace along the eastern boundary of Block A is separated from Great Ancoats Street by a change in level and bounded by new tree and shrub planting. The terrace is covered by the residential floors above which overhand the space and are supported by a series of columns.

Activity within the residential entrance and internal amenity can spill out into this space, extending their function into the public realm. Direct access to the terrace is achieved via an accessible ramp from Great Ancoats Street and a series of steps leading to the central public square.

Great Ancoats Street in this area benefits from significant new tree and shrub planting, helping to improve visual amenity and soft the appearance of the development.

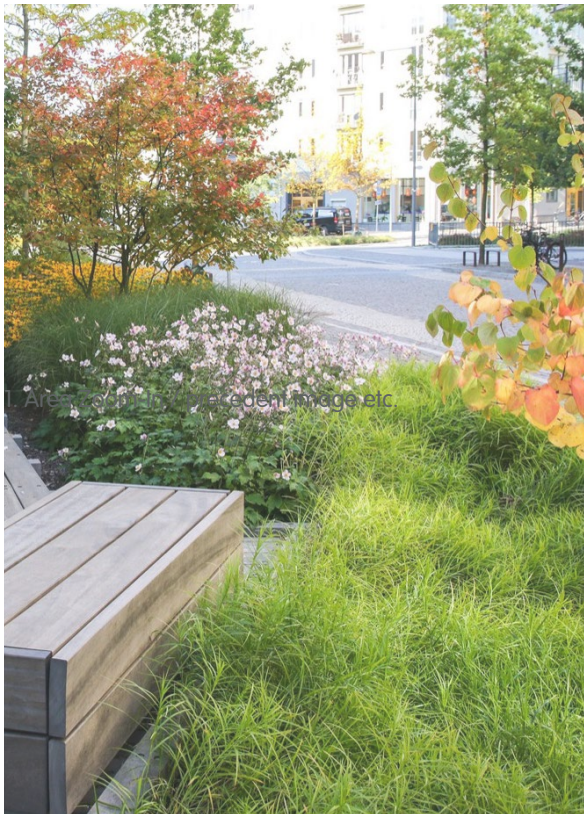
This corner of the development is identified in the East Village Development Framework as a key space, connecting the city centre to New Islington and beyond.



Illustrative masterplan - Great Ancoats Street and Residential Entrance

KEY

- ① External terrace associated with Block A entrance.
- ② Planting to provide separation to Great Ancoats Street.
- ③ Accessible route to Block A main entrance.
- ④ Streetscape improvements to Great Ancoats Street.
- ⑤ Stepped access from Store Street.
- ⑥ Route to central public space.



Planting to enhance character of Great Ancoats



Planting to define routes and seating areas.



Activation to Block A main entrance



Planting to transition levels and provide separation

04 Landscape Proposals

Masterplan key areas

Central Public Space

This is the main new public realm space created as part of the redevelopment of the Stockton site and forms a key link in the development of a wider series of spaces and routes that connect the city centre to Co-op Live and Etihad Campus.

The space is defined by proposed built form to the north and south, Great Ancoats Street to the east and an existing warehouse to the west.

A series of large, planted islands help define routes through the space that connect the site to its surroundings and encourage people to walk through the space. The planting also helps transition changes in level, facilitating the creation of a central harder space with integrated seating.

This area is designed to encourage people to spend time in the new public realm, in an environment with a natural character and sheltered from the busy urban environment that surrounds it.

Overlooking the space to the south is a raised terrace which provides external seating opportunities for a proposed F+B unit. Steps and accessible ramps provide access to the terrace from the lower area of public realm.



Illustrative masterplan - central public space

KEY

- ① Planting to define routes and spaces and transition changes in level.
- ② Feature integrated platform seating or a variety of users.
- ③ Steps providing access to upper levels and Block A.
- ④ Raised terrace with loose seating.
- ⑤ Seating steps integrated into planting beds.
- ⑥ Open space for larger groups and events.
- ⑦ Fixed benches and tables defined by a change in material.
- ⑧ Informal routes through planting



Significant areas of planting and integrated SUD's



Space for local wildlife



Terraces with loose seating



Routes defined by planting and integrated seating

04 Landscape Proposals

Masterplan key areas

Store Street

The character of Store Street is significantly improved through the introduction of new tree and shrub planting along the southern site boundary. New areas of planting are situated at street level and include fixed seating opportunities, providing rest points along this busy walking route.

Stepped access is provided directly off Store Street to the Block A residential entrance, whilst a series of accessible ramps ensure easy access for all.

A new link is provided along the western boundary that connects Store Street with Ducie Street, providing a walking and cycling route that is away from Great Ancoats Street. In addition, a cycle ramp leading to the Block A basement cycle store is accessed off Store Street.

The existing controlled crossing is retained and hard materials to the adopted highway are enhanced as part of the proposals.



Illustrative masterplan

KEY

- ① Tree and shrub planting to back of footpath.
- ② Stepped access off Store Street.
- ③ Accessible route off Store Street.
- ④ Cycle ramp leading to basement cycle parking.
- ⑤ Raised terrace.
- ⑥ Improvement to footpath.
- ⑦ Existing controlled crossing retained.



Stepped access off Store Street.



Cycle ramp off Store Street to basement parking.



Planting to back of footpath.



Integrated seating to planting edge.



Loose seating to terrace.

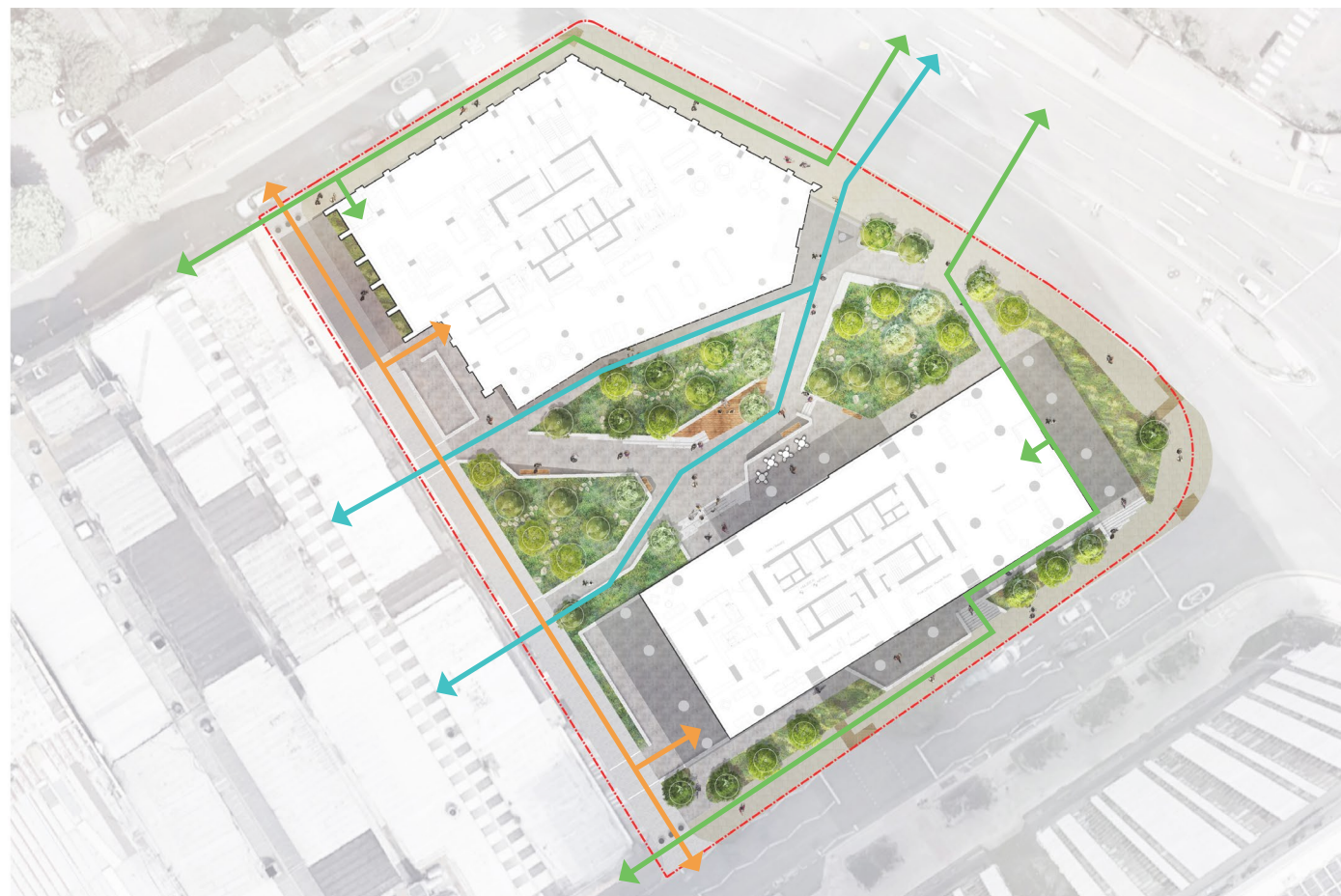
04 Landscape Proposals

Site-wide strategies

Strategies

These include existing routes and spaces throughout the landscape but also future routes enabled by and required for adjacent developments. These include the rest of central east village connected directly to the west boundary of this site and the connection across Great Ancoats St to the future public park on the former Central Retail Park land.

Movement & Access



KEY

- Connections through site linking future central east village and future public park across Great Ancoats St
- Links to Piccadilly station/ city centre and future public park via residential entrances on both blocks.
- Servicing route

Spaces



KEY

- Service Area
- Relaxation/ Spill out Space
- Transitional Space
- Active movement space

04 Landscape Proposals

Materiality

Surface Materials and Furniture

A high-quality surface treatment is proposed across the public realm. It aims to appropriately integrate the development into the local urban context and neighbouring developments by referencing local vernacular and materials.

Sandstone paving will be most widely used across the scheme, comprising a mix of reds, greys and light browns - the textures and colours will reflect the surrounding context, heritage setting, and proposed façade materials.

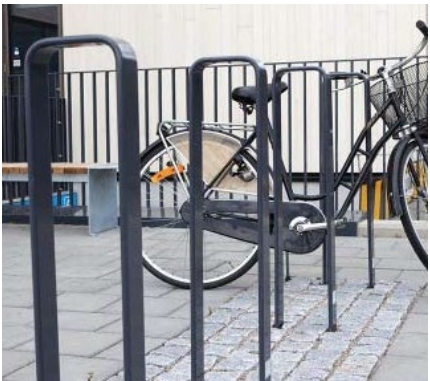
Granite cobbles will be utilised on secondary footpaths through the development and in seating spaces - this will provide a softer, more residential feel. Along the western boundary, where maintenance access is required a combination of sawn and textures sandstone setts will be use to ensure a high quality pedestrian first environment is maintained.

A family of street furniture and integrated play elements will be contemporary, but industrial in feel, with deep section timber seats and powder coated metal elements complementing the overall aesthetic of the public realm setting.

Lighting, which is subject to detailed design, will be selected that is discreet but which provides and safe and welcoming environment after dark. Accent lighting to key features including specimen trees will also be provided to add a layer of additional visual interest and animation to the public realm.



Integrated and accessible furniture to raised planters.



Visitor cycle parking.



Integrated play opportunities.



Free standing fixed benches.



Bins



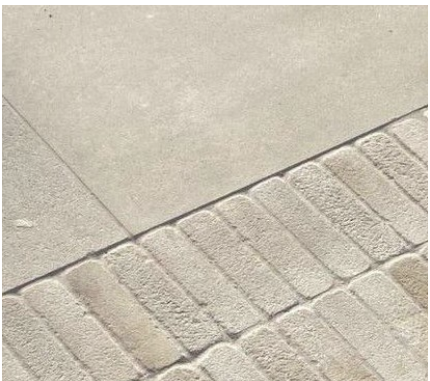
High quality active travel routes that are vehicle enabled.



Sandstone paving to main routes



Granite cobbles to define spaces



Changes in texture to define routes



Changes in plan size to add interest

04 Landscape Proposals

Planting Strategy

Trees and Shrub Planting

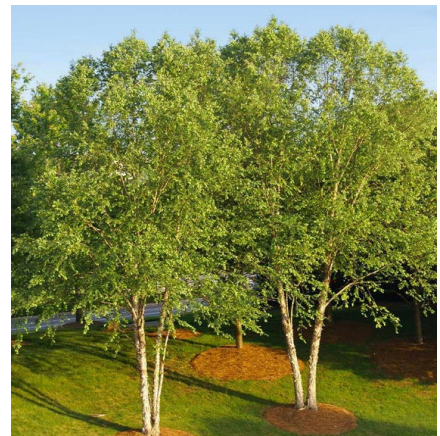
New tree planting will introduce significantly beneficial qualities to the public realm. Trees will provide structure, visual interest and biodiversity as well as contributing to the tree canopy cover of the city and providing shade and comfort within the spaces they frame.

A mix of native and ornamental, and evergreen species have been selected, which are robust and tolerant to drought, air pollution and windier conditions. In order to ensure design continuity the tree selection will feature species specified in the adjacent developments.

New scrub, shrub and SUD's planting will be robust and able to withstand challenging urban conditions, whilst also offering seasonal variety and an attractive aesthetic.

New planting to the scheme will create a softening characteristic and vertical interest to the public realm to support the use of lawns and trees. A focus on ornamental grasses aims to introduce attractive sensory characteristics through movement.

All planting mixes will include a percentage of native species to improve the biodiversity and habitat opportunities for local wildlife.



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