
The Christie Neighbourhood Forum

Car Parking Project Update



April 2017



The Christie **NHS**
NHS Foundation Trust

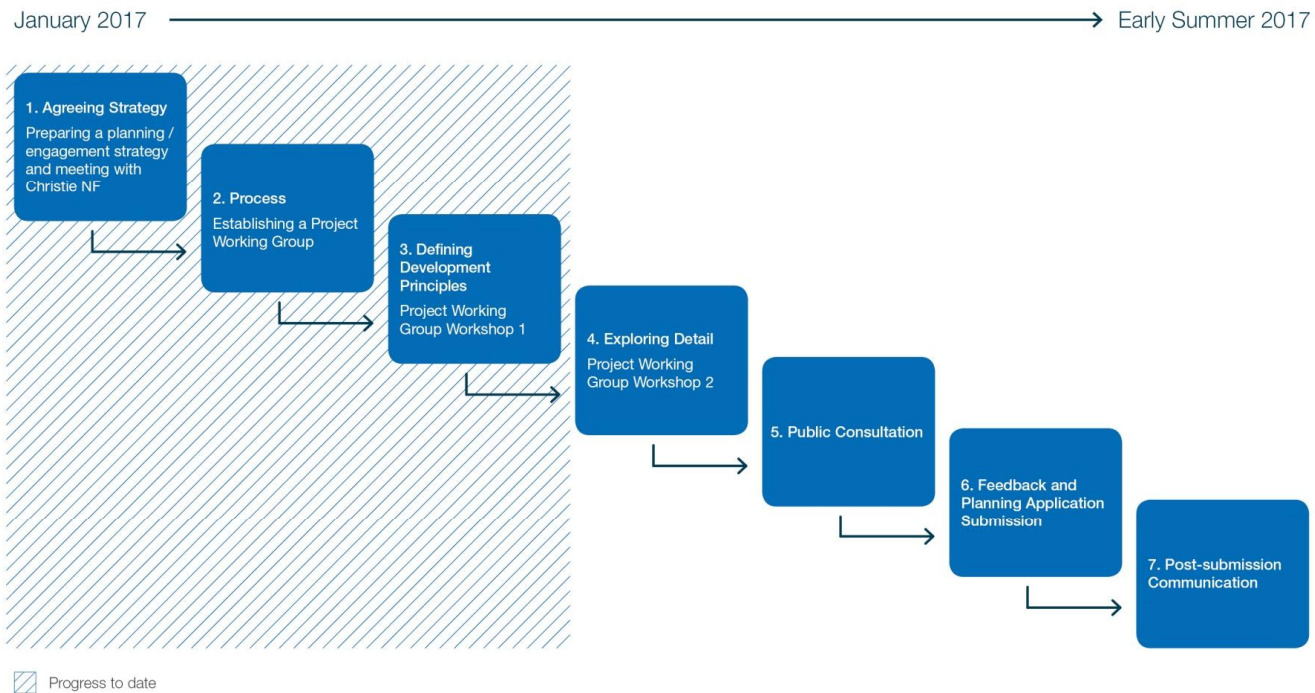


AFL Turley
architects

What will we cover?

- Progress to Date
- Project / Neighbourhood Working Group – Workshop One
(Findings and Actions)
- HS2 Update
- Project / Neighbourhood Working Group - Workshop Two
(Proposed Agenda)
- Next Steps

Progress to Date



Neighbourhood Working Group 1



Summary of Comments – Arup Presentation

Comment	
Do/have the numbers provided take into account the number of in blue badge (disabled) spaces? Demand? Accessibility?	Needs to consider range of scenarios – best to worst case
Is there a significant demand in the area for blue badge spaces?	How to factor in changes in staff patterns – 7 day weeks?
What is the accessibility to blue badge spaces?	Location of backroom staff?
How does staff no. of spaces translate to the demand for car parking?	Impact of car parking charges?
What can be done to make figures more reliable / representative of the wider Christie site – IPSOS / MORI polls?	Analysis of patient parking patterns (above the current 30%)
Have the trends of the GTP being plotted? If so what does this tell us about the practicality of the plan?	Location of backroom staff?
Plot trends of GTP? vs assumptions to demonstrate performance and therefore need?	How to factor in changes in staff patterns – 7 day weeks?
What would demand be with 60% modal shift achieved?	How to factor in surveys in light of contractors currently working in the area?

Summary of Comments – Round Table Discussion 1

Comments	
Blue badge holders + impacts	Impacts of HS2 on capacity of Golden Lion site
School + safety issues associated with traffic movements	Potential Underground parking?
Pressures on areas outside of s.106 – displacement of vehicles/area review	More labelling of staff cars?
Impact on pollution/air quality	More emphasis on park + ride
3 hour restrictions/s.106 applicability	Need to consider impacts on Maggies Centre
Other local growth + pressures	Disaggregate support for improvements to parking from need for structures
Issue with house types + lack of off-street parking	What forms 'necessary' staff parking?
Poor enforcement of parking restrictions	Roads could be made 'smarter' to improve capacity

Summary of Comments – Round Table Discussion 2

Comment	
Design of car parks to be soft in the landscape	Desire to stay within Strategic Planning Framework parameters
Use of timber/green walls as a material where appropriate	Respect former building line on Golden Lion site
Surface treatment to soften impact	Need to fully consider access/egress + bottlenecks/mitigation
Golden Lion: Brick over tier, with lighter facades on upper levels	Functioning of road system – Cotton Lane Jct. not working, exacerbated by Blue Badge Parking
Green neighbourhood = natural materials	Concern over light intrusion
Impact on Maggie's Centre – Amenity, Views, Proximity	Need to retain Withington Green
Provide key worker accommodation/ Garden Space to front/top of car parks	Need to offset carbon emissions. Concern over air quality
Preference for basement car parking to reduce massing	Golden Lion Site and access holding back
Require buffer zone to adjacent properties	Priority to electric car users. Charging points?
Potential to extend closer to nurses residences	Step building back with height

Neighbourhood Working Group 1 – Outcomes / Actions

Theme	Action
Justification for the tiered car park	The Project Team to review and present its detailed justification at NWG2.
Environmental impacts (air quality, transportation, light intrusion, noise etc).	The Project Team have commissioned a suite of environmental surveys to assess the impacts of the scheme and identify any appropriate mitigation to avoid adverse impacts.
Detailed design considerations	AFL to review and present detailed design that will be presented at NWG2

HS2 Update

- Met HS2 in March 2016
- Joint working arrangement agreed

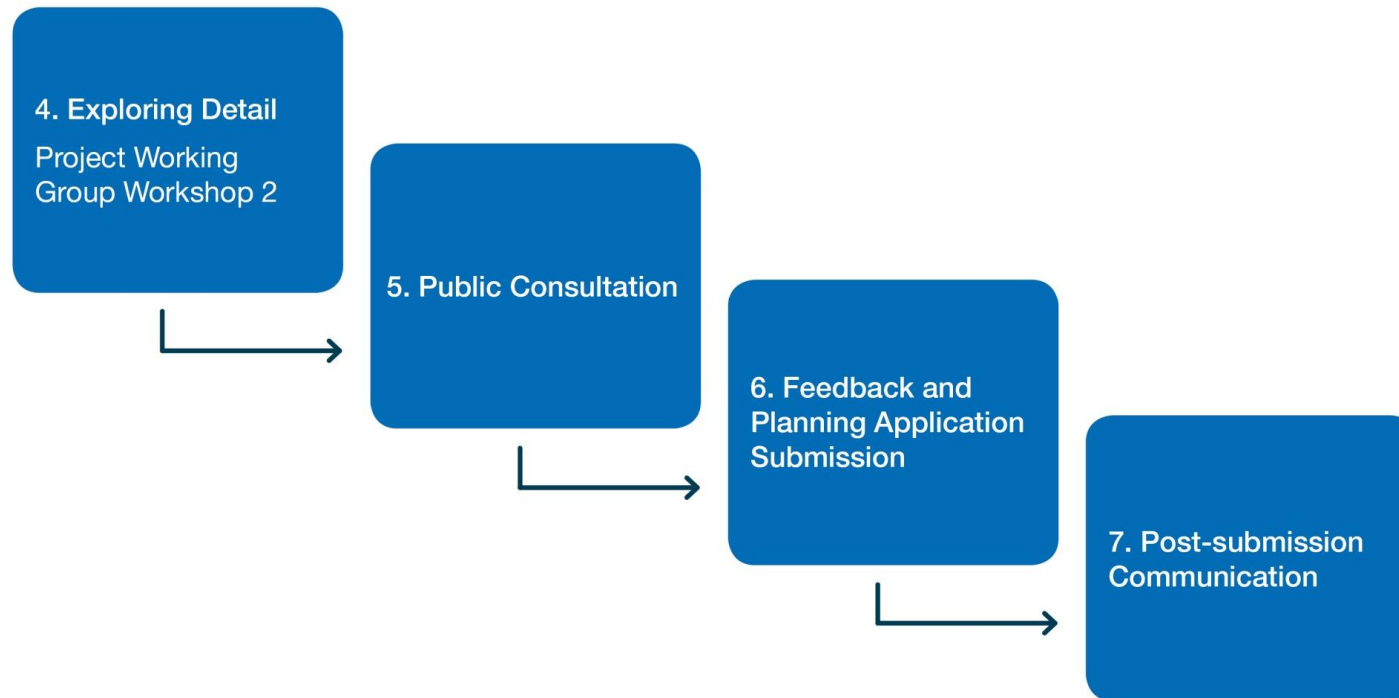


Project / Neighbourhood Working Group 2

- To take place in May 2017
- Session Agenda
 - Presentation on draft Car Parking Justification
 - Explore detailed design principles
 - Identify Public Consultation methods
 - Question and Answer Session



Next Steps



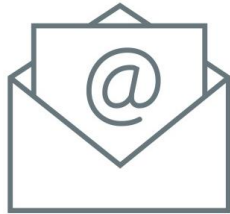
Questions?



Turley

Contact us

Pete Rowe, Turley Planning



ChristieCPproject@turley.co.uk



0808 168 8296

Turley