

The Christie Neighbourhood Forum Meeting

Tuesday 18 June, 2019

Updates

- Extension of the Controlled Parking Zone
- Tree planting plan consultation
- Paterson Redevelopment Project
- Site developments

Update: Controlled Parking Zone (CPZ)

Where are we now?

- The Section 106 agreement has been signed
- MCC to confirm next steps

Tree Planting Strategy

Who are OPEN?

- A multidisciplinary design company
- Landscape architects
- Urban designers
- Architects
- Environmental planners

open

optimised environments



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Our Role

Build on the work undertaken to date and prepare tree planting feasibility study with the aim of:

- Mitigate the loss of trees associated with new development
- Create an attractive environment for the hospital and its neighbours
- Encourage wildlife and promote biodiversity

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Actions

Our work will involve:

- Reviewing the consultation responses to date
- Understanding the sites physical constraints, utilities, microclimate, access, movement and views (in and out)

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Work-in-progress: Constraints



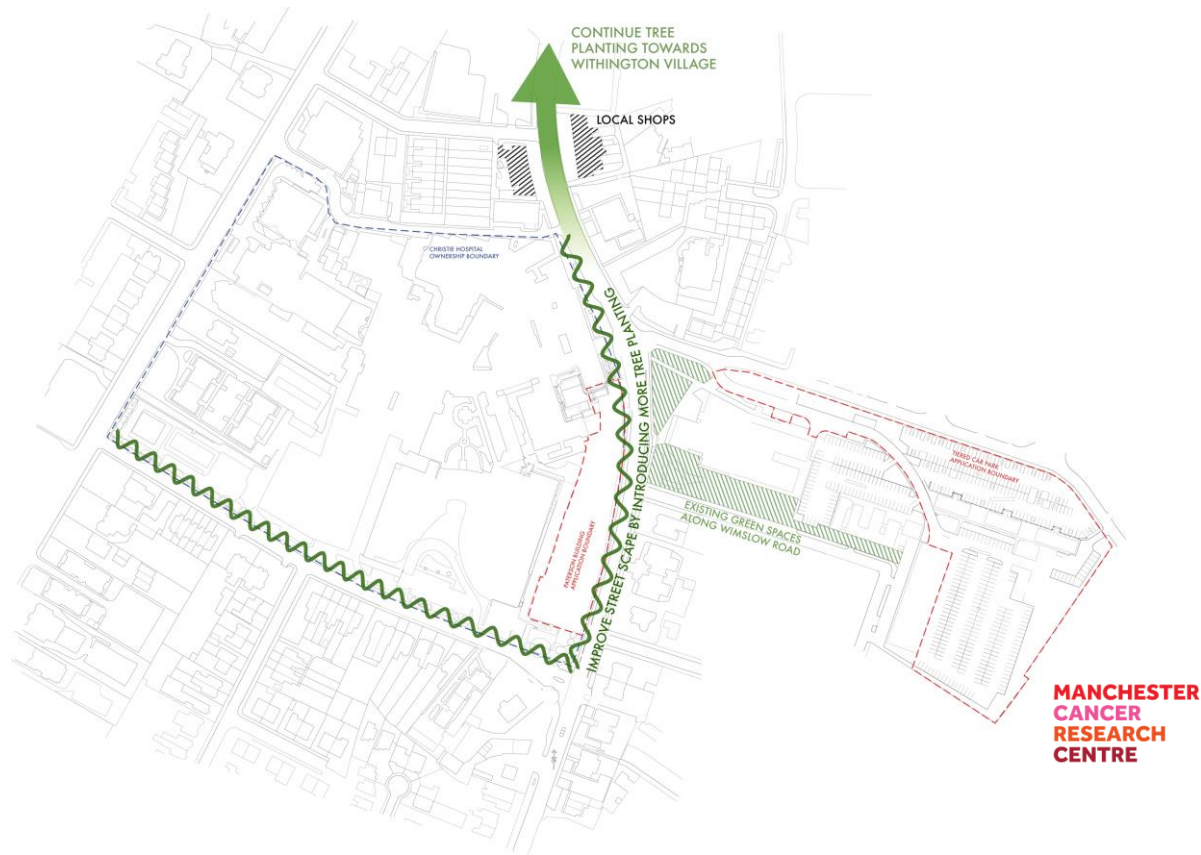
	Principle traffic route		Overgrown shrubs and narrow path
	Existing tree pit		Existing trees
	Existing brick planters with shrubs/trees/hedge		Tree subject to TPO
	Cycle path		Dead tree
	Bus stop		Raised planters
	Traffic light controlled pedestrian crossing		
	Pedestrian crossing with island		
	Vehicular entrances		
	Key views		

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Work-in-progress: Opportunities

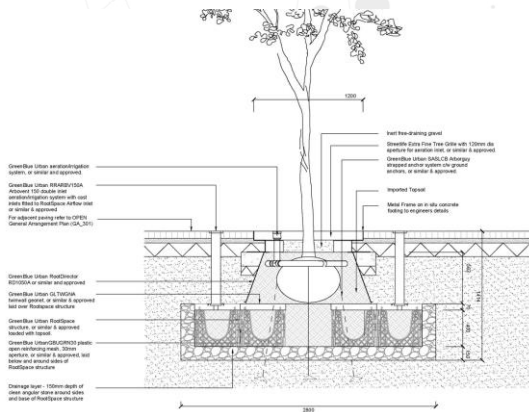


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- Providing advice on planting and after care during establishment to ensure the trees survive and thrive



Contact Details

Feel free to contact me with any queries or suggestions in relation to the tree planting strategy



andrew.watson@op-en.co.uk



0161 696 7550

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Paterson Redevelopment Project

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The story so far

March 2019 – Public consultation on detailed proposals

- 5,000 residents notified, plus staff, patients and visitors, elected members and other stakeholders
- Drop-in events and meetings with The Christie Neighbourhood Forum and Withington CS
- Approx. 135 visitors to the drop in-events / 1,000 web visitors
- 262 pieces of feedback received plus ongoing email correspondence.

Top 5 feedback themes

1. Size/scale of development
2. Parking
3. Traffic, congestion and air pollution
4. Location of development
5. Design detail (appearance and materials)

Consultation scheme



A computer generated image of the replacement building from the junction of Cotton Lane and Wilmslow Road

A computer generated image looking north along Wilmslow Road



A computer generated image looking south along Wilmslow Road

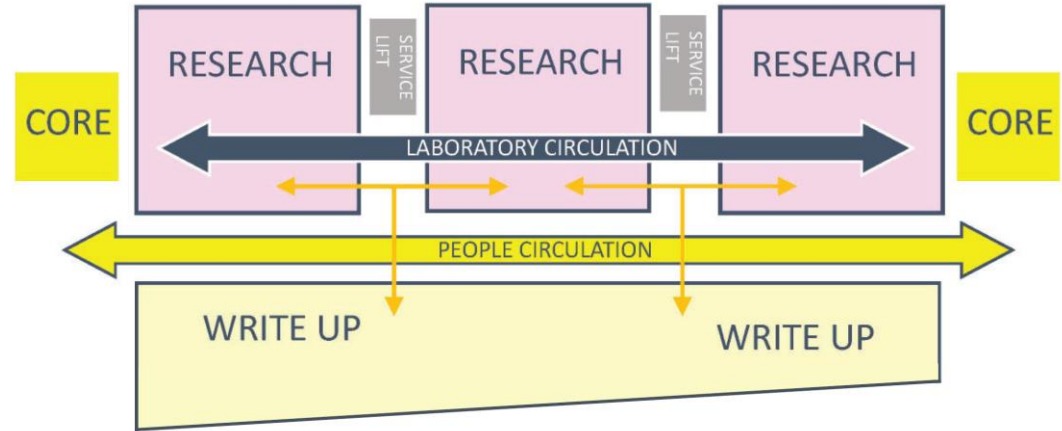
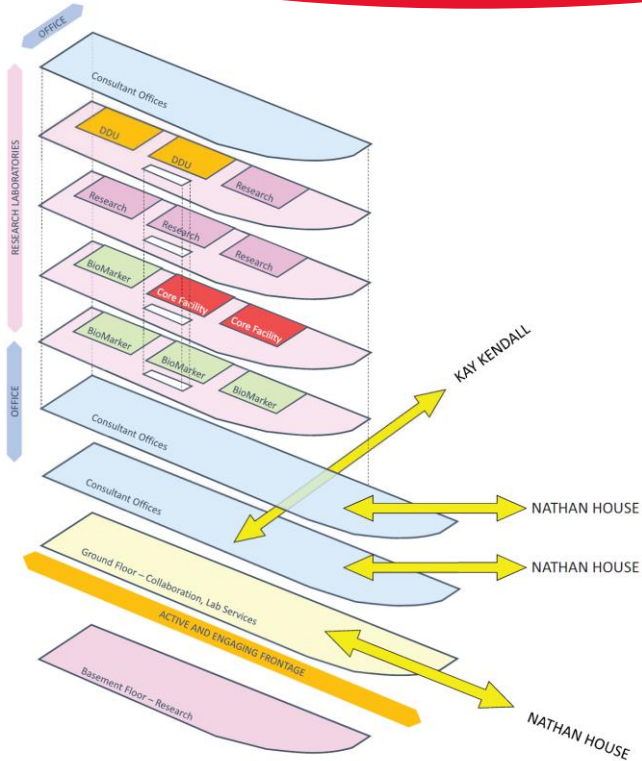


The proposed building

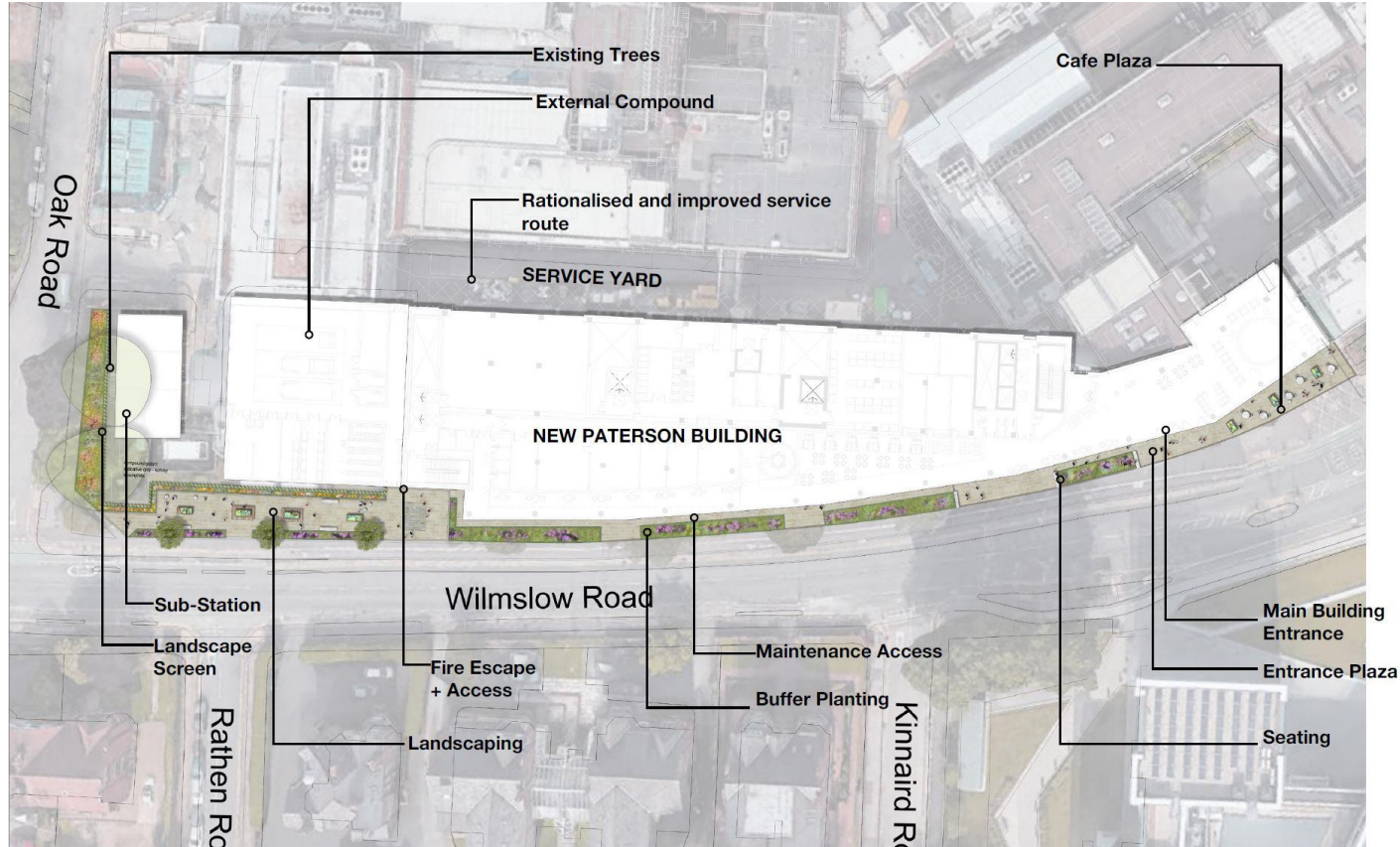
A computer generated image
of the replacement building
from Cotton Lane



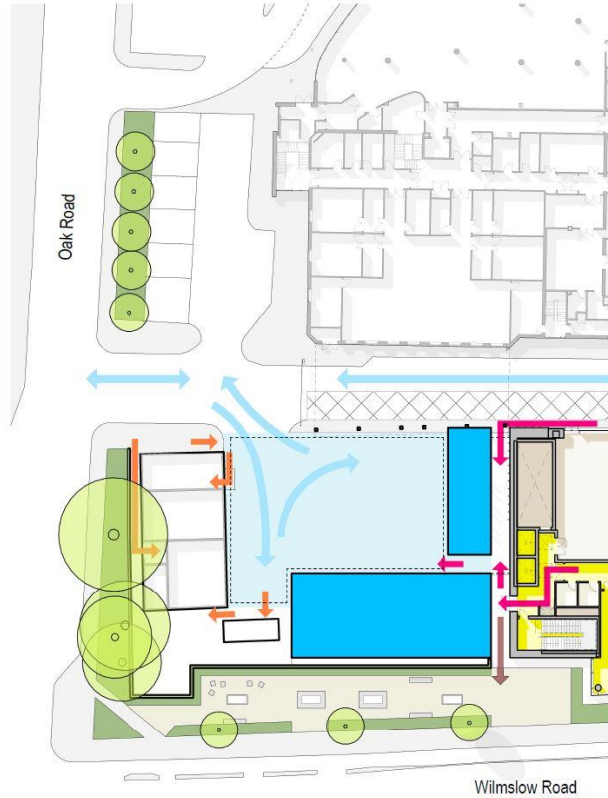
Building scale / height



Current landscape proposals

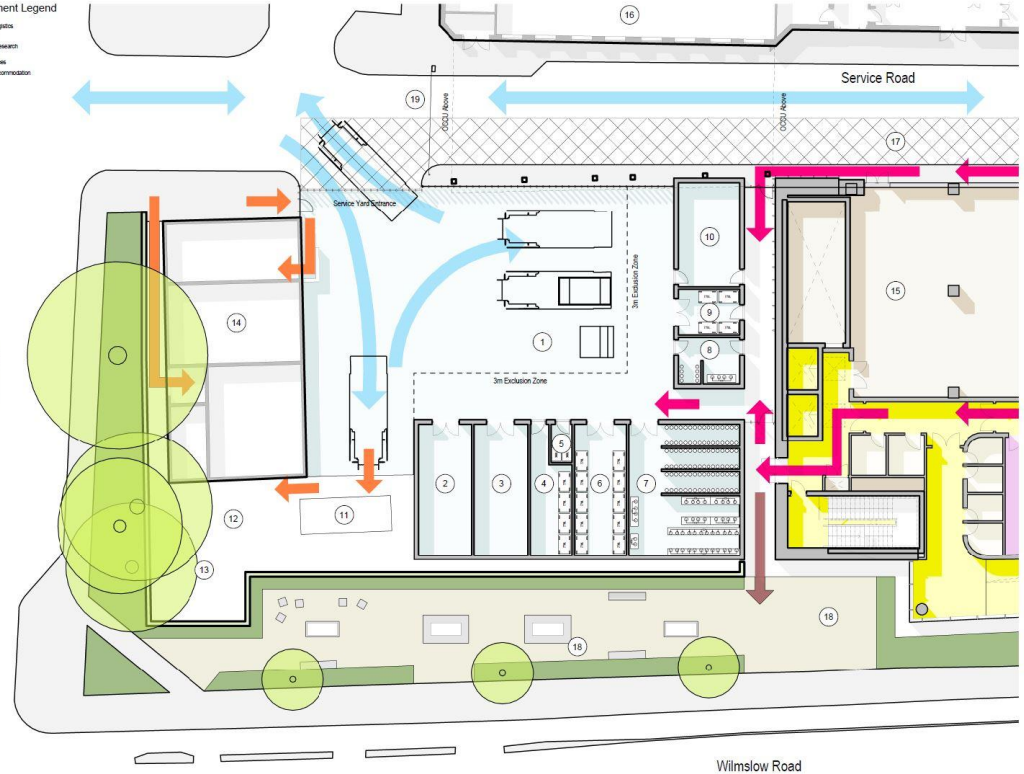


Current landscape proposals



Department Legend

- Building Logistics
- Construction
- Finance Research Laboratory
- Part Services
- Support Accommodation



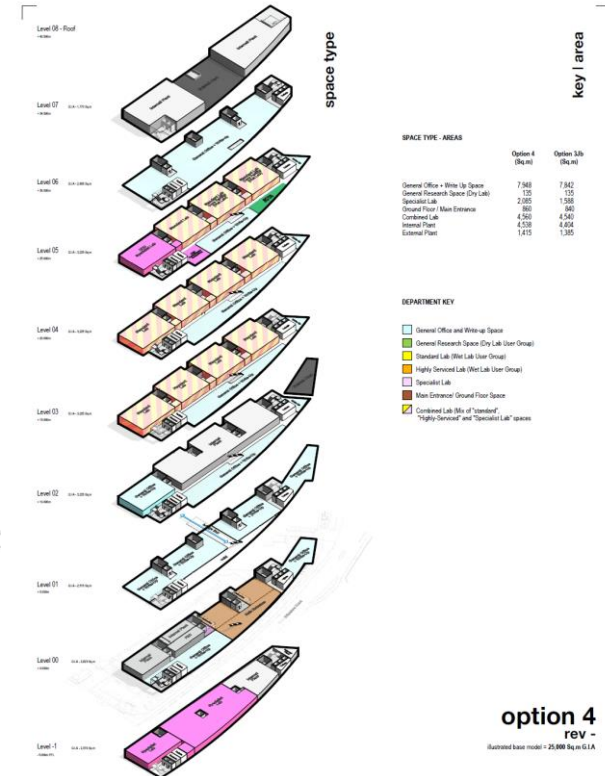
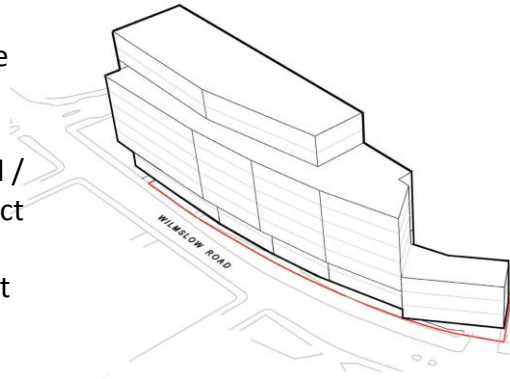
Building over retained estate

- Construction activity not possible as critical care and operating theatres will be affected by noise, dust and vibration
- Excessive cantilever will reduce the scientific effectiveness of the space due to vibration
- Expensive construction methodology
- Atrium link space creates barrier between research and office space
- Difficult to maintain the service road connection which serves the east side of the Christie Estate



Longer lower alternative

- Essential goods in and service yard cannot be delivered efficiently
- Fourth laboratory module in the plan length is non standard creating inefficiencies
- Sufficient write up space is required opposite each laboratory module which cannot be delivered in this arrangement
- The gable elevation is closer to the Oak Road / Wilmslow Road junction increasing the impact of the building.
- This strategy only reduces the building height by one storey



Staff numbers

**2017
Pre-fire**



350 employees, of which, 330 were displaced to lab space at Alderley Park

**2022
Opening
of the new
building**



725 existing employees relocating from Alderley Park, the Oglesby Building and Withington site.

Plus, 55 new researchers at the Biomarker Centre

**2030+
Long term
operation**



Capacity for 965 employees over the long term

Therefore the PRP will generate 240 additional jobs over the long term



= existing employees



= new employees

Parking numbers

Day 1



On Day 1, 55 staff will increase parking demand by about 30 spaces

How will future parking demand be managed?



Additional measures to support and encourage sustainable travel



Provision of 170 secure cycle parking spaces + showers and changing facilities



Increase on-site parking capacity by opening the approved Tiered Car Park



Work with MCC to implement the extended Controlled Parking Zone to restrict on-street staff parking

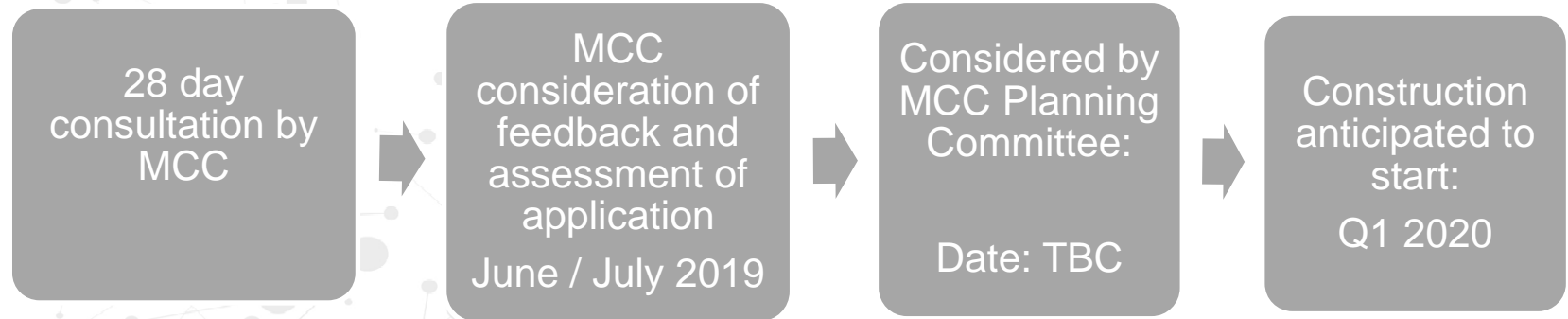


Regular staff travel surveys and review the Green Travel Plan



Adapt and implement new green travel initiatives to address identified issues

Next steps



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SPF Addendum

- Endorsed by MCC for further consultation in March 2019
- Awaiting feedback from MCC on their own consultation process
- Our 'Support our Plans' campaign resulted in 2000 expressions of support
 - 191 supporters were identified across the 4 local ward areas (Withington, East Didsbury, West Didsbury and Old Moat)
 - 154 of those within the M20 postcode area (Withington and Didsbury) which represents positive support within the closest wards to the site.
- Next steps – Consideration at future meeting of the Council Executive – July 2019 (tbc)

Site developments - update

- Tiered Car Park
 - Enabling works have commenced on site to prepare the site for demolition work
 - Demolition of the nurses blocks are due to take place in Autumn 2019
 - 12 month programme for Tiered Car Park construction
 - Start date for main works to be confirmed
- Park and Ride
 - Withington and Burnage staff Park and ride sites are fully operational
 - Third site at Houghend is currently being negotiated