

# Gartside Gardens Improvements



**Gartside Gardens is going to be transformed in 2015, in to a new park for the benefit of all residents. With new playgrounds for children under 5 and older children, new lighting in the park, new paths, new trees and plants. Plus a multi-use games area already installed.**

## 1. What are the final plans for Gartside Gardens?

Substantial investment is being made to landscape and improve the overall quality of Gartside Gardens.

We will be planting more trees and shrubs and there will also be a new high quality, safe play area.

A new multi-use games area – which was built in the park in August 2014 and this continues to be really popular with local residents and will remain open during other improvements.



## 2. What other 'open space' will S4B be making to improve the area?

As well as the new quality improvements to Gartside Gardens, the regeneration plans for Brunswick will also include:

- new green boulevard,
- new Orchard and
- new 25 city allotments for the community
- new play area in Gartside Gardens
- new play area with high quality play equipment located off Glenbarry Close
- over 721 trees planted.

## 3. What are the benefits of the new green boulevard?

The new road to the perimeter of Gartside Gardens will improve connectivity and access across the neighbourhood as a whole.

It will form part of the new green 'boulevard' which will provide a link from Gartside Gardens right up to Brunswick Street. The road will be designed for resident access only and will be a controlled 20mph zone.







#### 4. What are the plans for the green space between Brunswick and Grove village?

Manchester City Council are looking to improve the land between Brunswick and Grove Village. This will benefit both the Brunswick and Grove Village communities and will increase the amount of open space which is available for residents to use.

The Council is continuing to work on the design options for this new open space and there will be further consultation and information on timescales for residents over the coming months. The first stage has been to plant 250 trees additional here.

#### 5. What is the total amount of open space lost and gained as a result of the regeneration plans?

In the regeneration area alone there is currently 21,715m<sup>2</sup> amount of green open space in Gartside Gardens. After the regeneration the green open space will total 20,861m<sup>2</sup> including the new orchard, allotments and Green Boulevard. This will be higher quality green space. The new park area between Grove Village and Brunswick will also bring an additional 34,344m<sup>2</sup> of open space into use for local residents.

#### 6. How many trees will you be planting and how many will you be cutting down?

S4B will need to remove some trees in order to carry out the regeneration improvements across the area. We will be cutting down 471 trees and will replacing these with 721 trees. This means we will have 250 more trees across the area, in public spaces and in private gardens of new build properties.

#### 7. Why are new houses being built on the park?

S4B will be building 12 new high quality homes for sale on the eastern edge of the park which will overlook the new improved Gartside Gardens.

The new homes will improve natural surveillance and security in the area and enhance the use of the park.

#### 8. How will you make sure that the 12 new homes which will front the park are well managed?

S4B will also take a very strict stance to enforcing the lease conditions on these properties to ensure that they are well managed. Checks will be carried out to ensure that properties are not sold to investors and are sold to people who intend to live in them as their main home.

#### 9. Will you be improving the lighting to the park?

Yes. Manchester City Council will be delivering new mains lighting which will replace the solar lighting. It is expected that new lights will be installed when the rest of the works are carried out to the park.

#### 10. Will there be a new play area in the park?

There will be a new play area within Gartside Gardens which will include both formal and informal play areas for children aged 2-8 years and also an informal play areas for children 8 years and above. The play equipment schedule was submitted with the formal planning application during 2013. We will advise the community on the plans for the play areas including what equipment will be included. There will also be a new play area at Glenbarry Close.



### 11. Will I be able to still use the park during the works?

Most of the grassed space in the park will be closed for the works. Although the Multi Use Games Area will remain open throughout the works.

See the enclosed map of the closed area on the final page.



### 12. When will work start in the park?

The exact timing of works to the park will depend on the timescales for obtaining approvals to close some of the footpaths. In the areas where the new houses and road will go there will be a need to close some footpaths however the area will be well served with new improved footpaths once the works are complete.

The work will start in February 2015.

Work will only take place between 8am and 6pm Monday to Friday.

S4B will keep residents up to date with dates and further information about the works once these timescales are known.

### 13. What works will start first?

The sequence of the work will begin in February 2015. We will provide a full timetable when available:

- Ground condition investigations with trial holes- this will take up to 1 week.
- Removal of trees for new road/houses – this will take approximately 2 weeks.
- Validation works/digging works – this will take approximately 6 weeks.
- Construction of the road – this will take approximately 20 weeks.
- Playground Construction – this will take approximately 6 weeks.
- New Homes Construction – this will take approximately 44 weeks.
- Planting new Trees and plants will be carried out when the works are completed.

### 14. How will I be consulted on the work in the park?

We will be consulting with all user groups and residents in relation to all of the improvements and proposed work in the park. During November 2014-January 2015, S4B will be meeting with all user groups to deliver a presentation and explain what

the plans are for the park. There are regular liaison meetings set up with Friends of Gartside Gardens

This pack aims to involve all residents who live next to Gartside Gardens information on the improvements and explain what is happening.

### 15. It is well known that the area was a former cemetery. Are S4B able to build in the park?

S4B have carried out many detailed surveys in the area and there is no risk associated with the land being a former cemetery.

On the area where the new houses and road will go, we are carrying out some 'validation' works to check that the land is suitable for building.

There will be some extensive and sometimes noisy digging in this area for a period of 6 weeks. All of this will be carried out under the watch of an archaeologist. The whole area will be fenced off during this time.

We will make sure you are fully advised when these works are due to begin.

### 16. What is happening to the properties on Haymans Walk?

The original S4B masterplan did propose some further new build properties along the Haymans Walk edge of the park. Following detailed survey work, S4B discovered that the land in this area was not suitable for building.

The original homes will now remain –the Council properties will be refurbished and homeowners will receive some external works. We will also be looking to develop some small front boundaries to these properties. We have now started initial design work for this area and will make sure that the residents in Haymans Walk are kept fully informed.

### 17. How can I get involved in Gartside Gardens after the improvements?

There are a large number and variety of green open spaces across the Ardwick area. This includes green spaces in our neighbourhood such as Gartside Gardens and outside the neighbourhood such as between Brunswick and Grove Village. Working in partnership Friends of Gartside Gardens, Manchester City Council, local Councillors, and S4B want to improve the neighbourhood for all. Please call 0300 555 0128 for more information

If you have question about the improvements please see all the plans at [www.S4Bmanchester.co.uk](http://www.S4Bmanchester.co.uk)





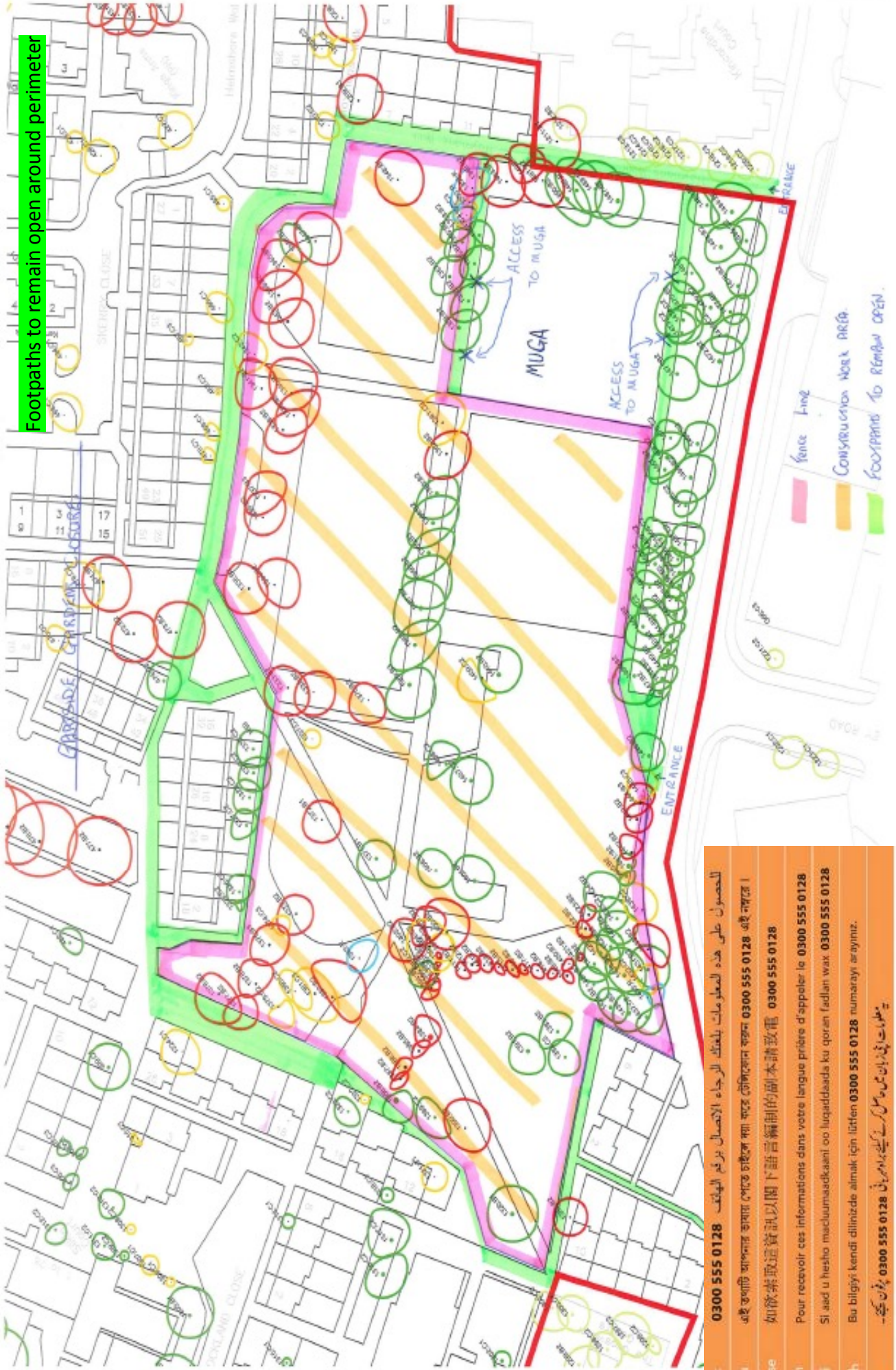
## Park area closed during improvement works

Construction Work Area

Fence Line

Tree retained

Tree removed



Footpaths to remain open around perimeter

Arabic	للحصول على هذه المعلومات بلغتك الرجاء الاتصال برقم الهاتف 0300 555 0128
Bangla	এই তথ্যটি আপনার ভাষায় চাওতে চাইলে যা যা করে জিজ্ঞাসা করুন 0300 555 0128 এই নম্বরে।
Chinese	如欲索取這資訊以閣下語言編制的副本請致電 0300 555 0128
French	Pour recevoir ces informations dans votre langue prière d'appeler le 0300 555 0128
Somali	Si aad u hesho macluumaadkaani oo luqaddaada ku qoran fadlan wax 0300 555 0128
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