



**Hulme Community Garden Centre**  
**SD03\_Design and Access Statement**

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This document has been produced by URBED on behalf of  
Hulme Community Garden Centre

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# 1.0 Introduction

## 1.1 This Document

This document accompanies the planning application in support of the expansion of Hulme Community Garden Centre (HCGC) onto the adjoining car park at the junction of Old Birley Street and Chichester Road in Hulme.

This document has been prepared in order to explain the the design and access thinking behind the proposal and highlight the design process and evolution. We aim to illustrate that the scheme is founded on a good understanding of the local character and has grown out of a close and meaningful dialogue with the staff and volenters of Hulme Community Garden Centre.

The report is broken down into 5 sections:

- 1.0 Introduction
- 2.0 HCGC: The Story so far
- 3.0 Masterplan Development
- 4.0 The Masterplan
- 5.0 Built Structures

### 1.1.2 The Site

Hulme Community Garden Centre is currently located on Old Birley Street opposite Homes for Change. The site currently spans from Old Birley Street through to Warwick Street and contains a number of different structures which include 4 poly tunnels, a shop, office, composting toilets and a recently completed Eco-classroom.

This application concerns the expansion of the garden centre onto the adjoining vacant carpark. See Figure 1.2 Redline plan



Figure 1.1 Location Plan



Photo of derelict carpark

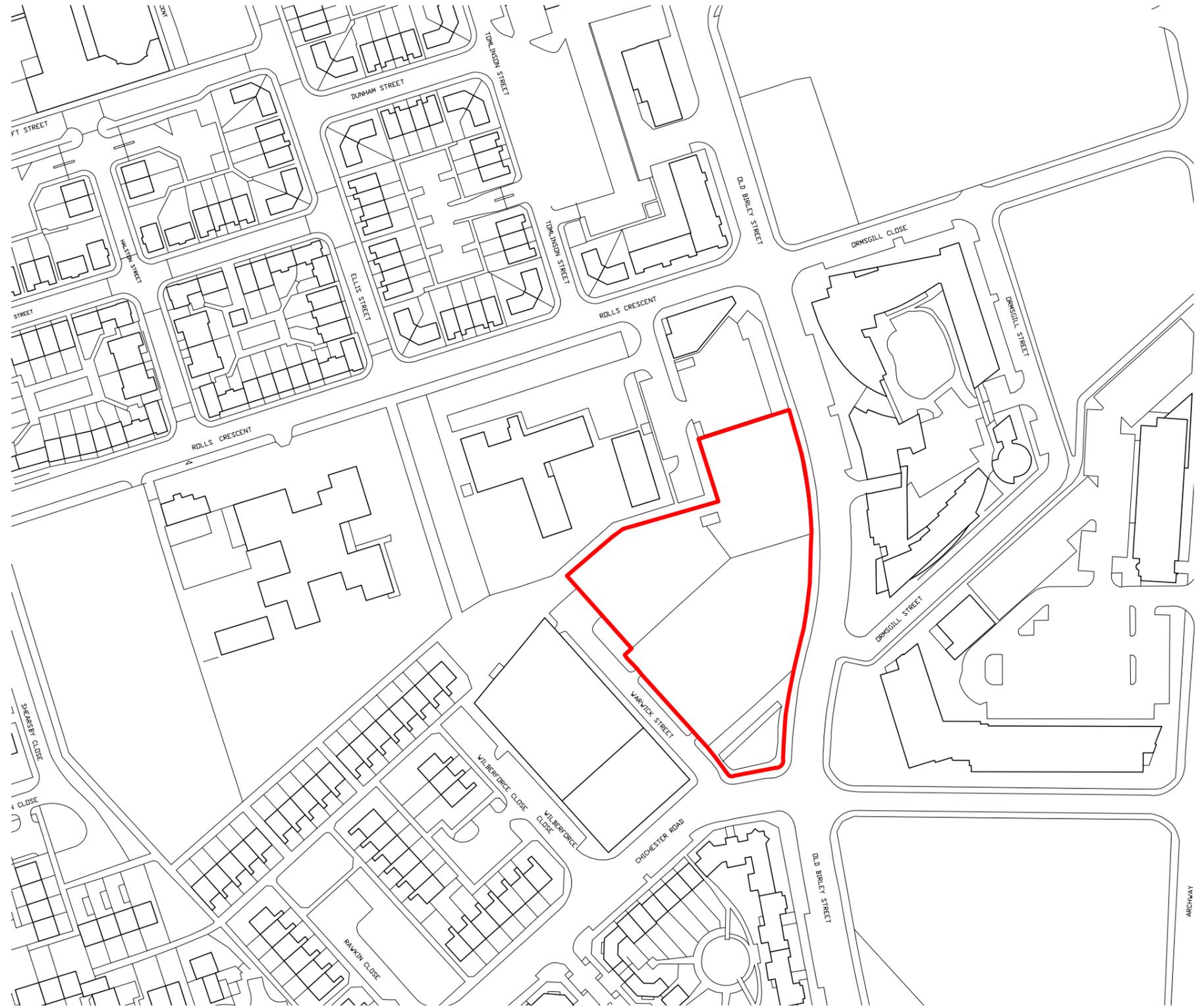


Figure 1.2 Redline Plan

## 2.0 HCGC: The Story so far

### 2.1 Background to HCGC

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Hulme Community Garden Centre (HCGC) is a unique community led inner-city horticultural project. As a social enterprise we are a not-for-profit organisation and our mission is to bring the community together through gardening.

We are a fully stocked nursery but we are also a volunteer, education and training hub working with socially excluded people across Greater Manchester.

HCGC is a community resource in two of Manchester's most deprived areas, Hulme and Moss Side, providing a community garden space for everyone. We provide support, education and training for people who, for whatever reason, have been marginalized by society. We work with schools, colleges, businesses and partner other voluntary organisations and community groups encouraging people to grow their own food, green their own communities and lead active and healthier lifestyles.

2010 - 2011 has seen Hulme Community Garden Centre continue to thrive and capitalise upon the success of previous years. The long term stability of the organisation continues to be our focus and revenue generation – either through funding, donations or self-generated income continues to increase. We continue to see substantial increases in visitor, volunteer and service user numbers, in the scope of the services we offer and in opportunities to develop the organisation physically and strategically. The following is a brief summation of some of our recent achievements in 2010-2011, we continue to build and develop many of the projects mentioned in our previous report and the list below, to avoid repetition, represents only some of the newer developments or where there has been notable

achievement in existing projects. All will be expanded upon later in this report. While some of these achievements may not relate directly to the Reaching Communities funding we would argue that they both support the activities pertaining to this specific funding and also have strong roots in the stability and platform for longer term development that this funding has given the Centre over the previous three years.

- Now welcome over 12000 visitors per year
- In 2010-11 provided 1327 volunteer opportunities (and increase of 30% on the previous year) and 731 training and informal learning opportunities (on site) and provided 1346 workshop and training places in horticulture and food growing (off site)
- Worked with 16 schools and 263 children or young people to create growing and / or green spaces within schools or run horticultural education projects
- Worked with over 200 organisations in the past year to promote horticulture, food growing, create new green spaces, healthier lifestyles and improve the life chances of people in Manchester.
- In April 2011 successfully signed and completed a lease to annex a 0.85 acre space adjacent to our existing site. This new lease covers the site overall which means that we now have 10 years security rather than the previous 5 year term. As a result of this HCGC is now the third largest Community garden in the North of England.
- Continued to increase turnover – now up from £63K in 2007 to £257K in 2010

- Developed the partnership with Debdale Eco-Centre to the extent that we are now merging to become one registered charity.
- HCGC is now opening a new project in Wythenshawe Park in partnership with Manchester City Council (specifically Adult Social Care and Manchester Parks and Leisure).
- HCGC gets mobile! HCGC is donated its first vehicle (converted to use LPG) by a corporate donor (who also donated funds to reskin our poytunnels and install our first micro-generation technology).
- In partnership with local recycling charity EMERGE have successfully delivered accredited work based ASDAN qualifications to 9 of our volunteers – all of whom have either learning difficulties or are considered furthest away from the job market. We are now becoming an independent delivery agent for this qualification.
- Have completed the building of our Eco-Classroom – the first straw bale building in Manchester – featuring a green roof and photo-voltaic array.
- Recently chosen by the Danish Government's Ministry of Social Affairs as a UK exemplar of best practice in developing a thriving urban community garden space. We advised on best practice and will be a flagship case study in a national government report on how to develop community gardens in the Danish context.
- Expanded our green roof portfolio to include other buildings in the Centre – we now have 5 retrofit green roofs at HCGC
- Influenced regional and national policy through input to influential high level research projects from CSV, Cardiff University, Keele University and Manchester City Council.

- Developed 33 off-site green space projects
- Developed innovative partnership and business models with local registered social landlords (RSLs) to regenerate or create new green spaces: The Aquarius Estate Herb Garden and the Green Zone Project
- Developed new projects based around older people including an innovative approach to improving the wellbeing of older people with dementia.
- Successfully delivered a partnership project (between HCGC, Manchester City Council Food Futures and the Kindling Trust) to promote food growing in Manchester and deliver training and support for community groups as part of the Growing Manchester Campaign – now set to run for a second year. This model has also been successfully rolled out to Salford City Council.
- Provided advice and capacity building support to start-up projects in Liverpool, Bolton and Trafford.
- Continued to develop new sources of revenue including contract work from local Councils, Housing Associations and Regeneration contractors.
- Undertook an organisation-wide Sustainability Audit which explored every aspect of our activity.
- Invited to and attended the START gala dinner organised by BITC and hosted by HRH Prince Charles to celebrate innovative environmental projects in the North West.
- In September 2010 hosted an edition of Radio 4 Gardener's Question Time and Project Manager, Jamie Dickinson, appeared as a guest on Radio 4 Woman's Hour to discuss improving access to horticulture.
- Have received further media coverage from BBC North West Tonight, BBC Radio Manchester and in the Manchester Evening News. .



## 2.0 HCGC: The Story so far

### Delivery: The benefits to Hulme and wider Manchester

HCGC is underpinned by organic principles and promotes sustainability, horticulture and the environment, civic engagement and voluntary activity, urban gardening and food production, independent living, health and well-being. We also provide back to work and skills training and placements for longer-term unemployed people. We have been established for 10 years and now welcome over 6500 visitors per annum, all of whom have access to free expert horticultural advice.

Hulme and, to a lesser degree, Moss Side have benefited over the last decade from major housing & infrastructural redevelopment. However, very little impact has been made on the levels of unemployment and other social problems in the area. Official unemployment figures show that Moss Side has the highest (7.7%) and Hulme has the eighth highest (5.0%) unemployment in the city. Long-term unemployment is entrenched in the area with levels at 12.5% in Hulme and 10.2% in Moss Side. Youth unemployment levels are at 16.4% in Hulme and 17.5% in Moss Side; some of the highest in the country. The impact of deprivation in these areas is characterised by deep-seated poverty, low aspiration and expectations, contributing to the cycle of unemployment. HCGC has the opportunity to work with local residents to build confidence, train them how to grow food in organic systems to support healthy diets and provide pathways to employment and further education through horticultural training and voluntary opportunities.

HCGC has a proven track record in addressing a broad spectrum of the inequalities faced by the communities of Hulme and Moss Side, and more recently, those of the wider Manchester area. Our proposal to regenerate the unused area of land adjacent to the existing Garden Centre site will enable us to increase our provision of all the above services, directly increase employment in the area, offer far more volunteer opportunities, establish a larger community garden, provide community allotment resources, provide a performance space, introduce a community composting project, provide after school activities and have better opportunities to establish strategic partnerships with organisations such as the Manchester

Metropolitan University, Primary Care Trusts and the wider Voluntary and Community sector.

What follows is a more comprehensive overview of what HCGC can achieve, given access to this additional land, what can be delivered to Hulme, Moss Side and Manchester as a whole and how and when these goals can be attained. We would ask that Council note how the manifold benefits described below address identified needs in the area, not least those priorities identified in the Hulme Ward Plan Summary, specifically: Increasing educational attainment, improving the environment and promoting the ward's arts and leisure venues and activities to local groups and residents. The development will also have a direct impact on Hulme's Community Engagement Priorities with projects, facilitated by our increased capacity, that focus on older and younger people and minority ethnic communities and support community cohesion in the area.

Having additional capacity will enable us to increase our service provision, better serve the local community and capitalize on our position as a hub for physical and socio-economic regeneration in Hulme and Moss Side.

**Green Space:** The development of the land adjacent to the existing HCGC site will mean that Hulme will boast the largest Community Garden in Manchester and the third largest in the whole of the North of England. This would be a huge coup for Hulme which will translate into a considerable increase in visitors to the area. We currently welcome around 15000 visitors per year to the Garden centre, many of whom travel from outside Manchester. Indeed, recent events and workshops have attracted people from as far afield as Cardiff, Liverpool, Birmingham and North Wales. Becoming the third largest Community Garden in the North would be a huge fillip to the area and greatly increase these numbers.

The new site itself would be, as per the pictorial design submitted to the Regeneration team earlier this year, a beautiful green space open to everyone. In 2000, HCGC took over the existing site and



Volunteering opportunity every week here with Greg, Joe and Heather.

transformed a brownfield site into an award winning garden space. The initial development has proved hugely popular with both local residents and communities and their organisations across the city and we are now asked regularly to provide advice and support in replicating our project in other areas. Between 2010/11 alone we have provided the inspiration and expertise to establish 33 green community spaces in the City, more are in the pipeline. We have a proven track record in developing unloved areas into urban oases and we can transform the adjacent land into another beautiful space for the benefit of the community.

With the proposed development of Birley Fields by Manchester Metropolitan University, green space in the area will be at a premium. Although the MMU proposal does include green spaces they will not promote biodiversity, local food production, community activity, therapeutic horticulture or public engagement through volunteering. The proposed development at HCGC will support all these functions.

**Volunteering:** In the previous year HCGC has provided over 3300 volunteering and training opportunities for people in Manchester. Voluntary work is, for many, an effective and proven pathway to paid work and the benefits of voluntary work to people with mental health problems, alcohol and drug issues, physical and learning disabilities and others facing social exclusion are well documented. There is a clear identifiable need to provide voluntary opportunities for the people of Manchester beset as it is by various social problems. Enabling HCGC to develop the new site would deliver huge ongoing benefits in terms of increasing provision for voluntary work opportunities. We would expect that our capacity to provide voluntary work would result in around a 50% increase in volunteer placements per year. There would also be an immediate increase in volunteer opportunities in the development of the land itself. This increase in provision would also present HCGC with a viable business case to expand our staff resources and take on further paid staff in volunteer co-ordination roles, we would hope to create at least 4 full time roles within 18 months.

**Employment:** In addition to the direct job creation mentioned immediately above, HCGC has previously been a member of the AGMA consortium, which was successful in a bid to deliver the Future Jobs Fund program on behalf of the Department of Works and Pensions, meaning that we were able to offer 6 month (minimum) paid job placements to longer-term unemployed people. It is expected that a similar model will be undertaken by the current administration and we hope to capitalise on the opportunity. As such, we anticipate that we will be able to offer between 6 to 9 formal 6 months job placements per year. There would therefore, be direct benefits to the community in terms of providing pathways to employment both directly through our own recruitment, whichever model replaces Future Jobs Fund and in terms of providing a ongoing community resource empowering the most marginalised, often long-term unemployed people back into work.

**Education:** In the financial year 2010/11 we provided over 2000 formal and informal training opportunities and we are now recognised as a quality service provider by the many organisations we work with. This figure is comprised of free workshop places, back to work training and accredited learning places on our ASDAN course. The new development will help to position HCGC as an independent accredited learning provider as well as strengthen our ability to provide informal training. We have in previous years delivered accredited training on-site in partnership with the Manchester College and currently deliver the ASDAN qualification. While this has been successful and we have delivered level one NCFE courses in horticulture for three years we would prefer the flexibility that being an independent learning provider will bring in terms of the type of courses we can deliver. After research, we now know that this is achievable and we soon intend to establish HCGC as an independent horticultural accredited training centre – another first for Hulme. The new land will help in providing the facilities required to become an approved education centre (along with our

new eco-classroom completed in August 2011) and hence we can widen the range of courses we can offer and tailor make them to suit the needs of the local community. Importantly, it will mean that we can provide a progression route for people who undertake informal training at the Centre and then want to move on to gain a recognised qualification (e.g. City & Guilds). Our ongoing program of informal training will also be enhanced: the additional growing space and poly-tunnels will increase our capacity to offer training (both informal and accredited) meaning we can better serve the community and explore new partnerships – an example of latter is illustrated in the Partnerships section below.

HCGC also has a proven record of working with local schools and the increase in capacity and subsequent development of the site will better serve local schools and colleges in terms of being an educational resource for children and young people. Although this will be discussed at more length below, the existing green roof, extended garden, proposed micro-generation (wind turbine and photo-voltaics), solar powered compost accelerator and widespread use of interpretation for each of these will provide a unique local educational resource which will be relevant across the school curriculum.



Friday Club - gardening with people with learning difficulties

## 2.0 HCGC: The Story so far



'Planting on Prescription' session

We are also exploring innovative new ways to work in partnership with Manchester Metropolitan University to support their higher education programs and extra-curricular activities for students. This will be illustrated in the Partnerships section below.

**Health:** HCGC has long been involved in promoting healthier and more active lifestyles. For the past eight years we have provided a therapeutic horticultural environment for people with a range of health problems (particularly mental health) and older people. The additional operational area will increase our capacity to deliver these services but also help us to build on partnerships with health agencies and become a much larger health resource for the area. It will also generate new, and expand on, existing revenue streams securing the longer term stability of the Centre. Currently, GPs find that 20% of their patients take up 80% of their time – most of these patients are those on long term sick (e.g. claiming Disability Living Allowance) and/or suffering from mental health conditions. Entrenched long term unemployment and mental health problems are disproportionately high in Hulme & Moss Side. Studies are now showing that therapeutic horticulture as part of a treatment program (the 'social prescription') can make massive improvements to patient's wellbeing. HCGC is currently undergoing an evidence building and evaluation phase with local health organisations (e.g. the Angel Healthy Living Centre in Salford) which will ultimately (within 6-12 months) position us within the service commissioning framework for delivery of these 'social prescriptions' in Manchester and Salford. This will see HCGC as a Specialist Service Provider (SSP) to General Practitioners and Primary Care Trusts for providing patients, (primarily, but not restricted to, people with mental health problems) with training, support and a therapeutic horticultural environment as part of a holistic approach to mental and physical wellbeing. Clearly, the larger site (and subsequent increase in staff resources) will provide greater capacity to provide this service and help many more people in the area, it will consequently generate additional revenue and secure the longer term future of the Centre as we attempt to move away from Grant dependence for core costs. Although at the pilot stage, the indications are that after local commissioning is approved next year that it can then be rolled out across the city and thus GPs in Hulme and Moss Side will be able to refer patients to HCGC as part of their treatment.

The increased growing space will also help local communities with growing food and learning about healthier diets as part of the new land is mooted as a 'square metre growing' community allotment space (currently there are only four allotment plots in Hulme). Training would also be provided for members of the local community wishing to take up one these plots - of which we hope to have about 20.

**Stronger Communities:** All of the work that HCGC undertakes is underpinned by the aim of bringing together, and consequently strengthening communities. Our volunteer and training hubs bring together people from different communities, cultures and age groups. We work with both mainstream and excluded groups ensuring, as far as is practicable, that user groups are brought together so that they can learn from each other and share experiences. Every aspect of the work that HCGC does: back to work training, education, health and wellbeing, environmental contributes to building better equipped communities.

**Partnership Working:** The new land will provide huge scope to develop existing partnerships and create new alliances with community and voluntary sector organisations, education institutions, health bodies and public service providers. Partnership working between community organisations is the bedrock of a thriving and sustainable Third Sector and increased space will provide greater opportunity to work with community and service user groups. In 2011 HCGC worked with over 200 community organisations but there are still alliances to be made with organisations who serve user groups currently underrepresented in the make-up of HCGC's user base. Primarily, we want to establish more services for older people and we are currently in discourse with the Valuing Older People Network as to how this can be achieved. Our current capacity means that it is becoming increasingly difficult to provide high quality services (we want to provide dedicated growing spaces to user groups and our current available area precludes this) to new service user groups. An increased growing area will enable us to deliver more projects for underrepresented groups.



As mentioned above our partnership work and commissioning readiness for health related activity would be greatly enhanced; by partnering more GP surgeries we could deliver more social prescription services for a greater number of patients and across a wider area of the City.

One particularly important partnership we envisage as having strategic importance for Hulme is the burgeoning relationship with Manchester Metropolitan University. The Universities proposed development of Birley Fields will have a huge impact on the area and a partnership with HCGC could bring additional benefits to Hulme and wider Manchester. Initial discussions are underway with the Public Engagement team as to what form partnership work will take. Already mooted is a joint project to establish a dedicated poly-tunnel for a University growing project (replicating the model of a ground breaking 'Garden House' project in the U.S.).

MMU recognises the value of the Centre and we are in initial discussions to help design some of the green spaces that will exist within the new campus. Both parties are in agreement that both the new and existing sites offer a number of areas for collaboration, not



least in terms of the benefits to students on a range of courses (e.g. in the fields of environmental study, regeneration, sciences, social work, landscaping and architecture) that engagement with the Centre would provide and we are now exploring how this would work in practical terms and we have already accepted an offer to collaborate with postgraduate students on design of any new buildings on the new site.

**Biodiversity & Sustainability:** The new site will offer a wonderful opportunity for Hulme in being able to benefit from the introduction of new wildlife habitats, sustainable energy production and community environmental projects. The new site will see an expansion of our existing forest garden: an area which will support existing fauna & flora and introduce new biodiversity into the area. The forest garden will also feature a large proportion of edible varieties which will support our local food promotion and be a key plank in education projects for schools, the university and other user groups. A priority for the new site will be the installation of a helix wind turbine. This will not only be a striking visual signpost for the area and local landmark but will power the Centre and produce



Plotting the Future - 8 weeks horticulture course

enough power to supply local residents. It will also form a lynchpin of our environmental education projects along with other sustainability focused projects such as our intention to establish a community composting project whereby local residents and schools will be able to bring food waste to the Centre for conversion into high quality compost. This compost could then (using a 'loyalty card' scheme) be redistributed to local community and school growing projects to reduce their costs.

## 2.0 HCGC: The Story so far

**Future Developments:** HCGC has a vision of establishing Hulme as a beacon site for inner city urban sustainable, horticultural and environmental best practice: a 'Green Quarter' for the City and wider North West. With the aspiration to establish the UK's greenest campus within such close proximity to the north of England's third largest Community Garden there is an additional opportunity to capitalise on this and create a truly green neighbourhood. Although the development of the new site by HCGC will be a wonderful benefit to Hulme and its communities in itself we recognise the potential for the development to be part of a grander design to continue expanding and develop further innovative resources for the area. The annexing of the new land will provide us with the springboard to look towards establishing an environmental, sustainability, educational and community hub relevant not just to Hulme but for the whole of Greater Manchester and we would welcome discussion with the Council as to the possibility of looking at the longer-term development other vacant/unfit for purpose or derelict sites in the immediate area such as the Hulme Hippodrome, NIA Centre and Claremont Resource Centre.

### Resourcing the Development

HCGC has accrued considerable reserves in recent years and the Trustees of HCGC have agreed that a percentage could be made available for the regeneration project if required. Primarily, however, the development will be funded through a number of revenue streams with the initial phase of the development requiring a significant capital sum realised, in the main, by a proactive fundraising campaign targeting the following identified grant giving trusts (please note this is not an exhaustive list):

<http://www.community-spaces.org.uk/default.aspx?page=23>

<http://foundation.climatefund.org.uk/>

<http://www.biffaward.org/>

[http://www.abbeynational.com/cs/gs/Satellite?c=GSInformacion&cid=1157700344218&pagename=AboutAbbey/GSInformacion/PAAI\\_generic](http://www.abbeynational.com/cs/gs/Satellite?c=GSInformacion&cid=1157700344218&pagename=AboutAbbey/GSInformacion/PAAI_generic)

<http://www.hlf.org.uk/English/HowToApply/OurGrantGivingProgrammes/YourHeritage/>

We would also be applying for a CASH grant in addition to the above. All of the above fit our criteria for funding and as such we expect a high success rate. It should also be noted that HCGC has a proven track record in attracting substantial funding (by way of example, in the past 12 months we have been successful in securing £160,000 in new grant funding and expect to receive a further £36K through the Targeted Support Fund in September) and that we expect to raise around £100,000 to develop the new site within twelve months of acquiring the site. This sum would include the installation of a helix wind turbine and the building of a small office/shop structure as well as significant progress towards the redevelopment as detailed in our previously submitted drawings.

While the regeneration project requires a considerable (but achievable) initial capital investment the development will utilise extensive volunteer support and then essentially fund itself going forward and allow HCGC develop new funding streams and secure the long term future of the Centre as a whole. We would, of course, hope to discuss with the Council the possibility of accessing some Council funding to expedite the raising of the initial capital investment.

The costs of the wider development would be kept to a minimum (although a rolling fundraising program is and will continue to be undertaken as an integral component of our core functions) due to intensive involvement of volunteers in the project. Volunteers will come from a number of areas. Firstly, HCGC has an established, and steadily growing, regular volunteer base. Secondly, we offer therapeutic horticultural activities for a number of groups of socially excluded people (e.g. adults with learning difficulties, young people with emotional and behavioural problems, asylum seekers and refugees etc.). Thirdly, we provide medium and long term placements for unemployed people and for young people undertaking taster sessions. Fourthly, we work with a number of agencies (CSV, BITC, BTCV etc.) in providing corporate challenge days for businesses and will be hosting more Orange RockCorps events in the coming year (who provide between 50-150 volunteers for one off projects). Finally, our existing accredited training and our new education projects (starting in September) will all have a practical element which will focus on continually developing the existing and new sites. All of



Parent and Toddler Group

the aforementioned volunteer resources will be involved in the regeneration of the new land.

As mentioned above, we are also part of the consortium assembled by the Association of Greater Manchester Authorities (AGMA) which has recently been successful in a bid to deliver the Future Jobs Fund on behalf of the Department of Work and Pensions. As a member of this consortium HCGC will provide 6 month work placements for unemployed local people. The development of the land will offer us greater opportunity to provide these valuable job placements while both expediting the regeneration project and reducing labour costs.

On a longer term basis the initial development will enable HCGC to increase our own revenue generation to both fund additional developments and further secure the longer term financial security of the Centre. Part of the proposed new site will be ring-fenced as an additional sales area allowing us to offer a wider range of plants and trees which will consequently increase our capacity to generate sales revenue. The additional covered growing areas will also enable us to produce more stock in-house which reduces our stock costs, further aiding our revenue generating potential.



The famous Bugs Hotel

The additional operational area will build our capacity to generate new, or expand on, existing revenue streams. HCGC is currently undergoing an evidence building and evaluation phase with local health organisations which will ultimately (within 6-12 months) position us within the service commissioning framework for delivery of 'social prescriptions' in Manchester and Salford. This will see HCGC as a Specialist Service Provider (SSP) to General Practitioners and Primary Care Trusts for providing patients, (primarily, but not restricted to, people with mental health problems) with training, support and a therapeutic horticultural environment as part of a holistic approach to mental and physical wellbeing. Clearly, the larger site (and subsequent increase in staff resources) will provide greater capacity to provide this service and generate additional revenue.

We are also exploring other areas of service commissioning to complement the above, particularly in the fields of older people.

As mentioned in the delivery section of this document the additional space will promote and support our current undertaking to be an independent accredited education provider which itself will help to generate revenue for the Centre.



### Timescales

We have already started investigating costs to develop the site and the initial outlay would be to secure the perimeter – this is estimated at around £28,000. Greater Manchester Police are already looking at helping us fund this through the High Sherriff's Fund (accessible only to the Police) and in conjunction with our own fundraising we would hope to have raised these funds within 6 months of signing a lease. Unfortunately we cannot embark on a fundraising campaign until we have official notification that we can annexe the new site otherwise this timescale would be considerably shorter.

As mentioned above we would then anticipate that around £100,000 would be raised within twelve months with development occurring on an ongoing basis as funds came in.

The overall development would be phased but we anticipate that the main 'structural' development of the site would be completed within around 18 months with the vast majority of the development completed within three years.

As soon as the site perimeter is secured, i.e. within six months of agreeing the lease, we would commence work on the site and allow volunteers and staff access to the site to begin the project. We forecast that the new site would be suitably developed, safe and attractive enough to allow access from the existing site and open to the general public after 18 months.



6 events a year around seasonal produce - Apple and Pumpkin Day 2011

## 3.0 Masterplan Development

### 3.1 Initial sketch design

Following an initial conversation with staff from the garden centre an initial masterplan was drawn up. The main purpose was to use this drawing as a starting point to talk to the wider staff and volunteers that use the centre.



Figure 3.1 Initial Plan



Photos from workshop

### 3.2 HCGC Consultation

As part of the development of proposals for the Hulme Community Garden Centre extension URBED has worked with staff, volunteers, customers and service users to develop a shared vision for the centre. The focus for this was a workshop held in the Claremont Centre on Sunday 10th May 2011. This was organised using URBED's Design for Change format and involved just over 40 people.

The attendance list for the workshop is attached. They involve representative from the centre's staff and trustees, people who use the garden centre and members of the wider community. The aim of the afternoon was to develop a shared vision for the garden centre and in particular to draw up proposals for the extension of the centre into the adjacent car park.

The people at the workshop were split into three tables and the session included four parts:

1. **Vision:** The people at each table were asked to introduce themselves and to say what the garden centre means to them. The group were then asked to workshop the responses into a 20 word vision for the garden centre in the future.
2. **Ingredients:** The groups were then given sheets with hundreds of images of things that could be included in the garden, different types of planting, buildings activities, wildlife etc... They were asked to individually circle the images that reflected what they would like to see and then as a group they cut out these images and made a collage of them. This produced, what designers call a style sheet that gives a visual impression of what they wanted. These were pinned up and people were invited to look at the sheets of the other groups and to comment with post it notes and tick things they agreed with.
3. **Design:** The groups were then asked to list the things they wanted in the garden centre and to identify the new elements that needed to be incorporated into the extension. They were then given modelling material, plasticine, felt, pipe cleaners etc... and asked to model the centre and the extension. This is a very collaborative form of plan making in which everyone can participate rather than just the person holding the pencil.
4. **Feedback:** Each of the three tables were asked to spend five minutes preparing a presentation of their model. The participants then gathered around each table in turn to listen to the presentations that were filmed and are available on the Garden Centre web site.

# 3.0 Masterplan Development

## 3.3 Consultation Results

**Vision:** Overall the workshop demonstrated a broad level of support and affection for the Garden Centre. People felt a strong sense of ownership and connection with the centre and also shared a strong vision for how it should develop. The vision statements were as follows:

'A green community space where people can relax and express themselves as well as learn about plans and wildlife.'

'A relaxing, inclusive community oasis that promotes sustainability and biodiversity'.

'An Oasis of community allotments focusing on sustainable food and medicine production, education, biodiversity and health.

'An oasis in the city to connect with nature, to be inspired, learn to grow with others, relax and enjoy life'.

**Ingredients:** These visions were developed into the style sheets that are pictured on this page and subsequently into the following set of ingredients:

- Retail area with a shop, outdoors plant sales area plus a covered greenhouse
- Expanded plant nursery
- Low impact buildings
- An orchard / fruit growing area
- A woodland area / forest garden
- Educational area
- Wildlife areas
- Bee hives
- A café and bar
- Workshops for small craft businesses such as pottery
- Allotments, training plot, sq meter plots
- Public art
- Renewable energy
- A performance area, covered
- Space for composting and material recycling
- A large pond
- Green grocers
- Medical plants area
- Community notice board
- Plant Nursery
- Play areas
- Cycle parking



The Friday Club discussing the expansion



Photo from the consultation workshop



The 3 models from the consultation workshop

**Plans:** The workshop produced three plans for the site modelled in Plasticine and other materials. Each of these included most of the ingredients above and there were some strong common threads to emerge. These have subsequently been discussed in two workshops with staff and the following conclusions have emerged:

1. Two of the three groups retained and expanded the plant nursery in the northern part of the site. This is considered by the staff to be necessary.
2. All of the groups included a much larger shop and outdoor retail area. All three placed this on the Old Birley Street frontage of the car park.
3. Linked to this all three groups moved the main entrance – one to the far southern tip of the site, one next to the bus stop and one just south of the current entrance. This entrance was linked to the shop and a stronger street presence. The planning application plan takes up the latter of these.
4. All three groups substantially expanded the community garden onto the majority of the car park to include many of the elements described above including raised beds, a larger pond and woodland garden.
5. The plans included 'back-of-house' facilities on Warwick Street for loading, deliveries, composting etc...
6. The plans all included craft workshops and small retail outlets/cafes. In discussion with staff it has been agreed to include workshop space but not at this stage space that can be let to other businesses. The centre has regular events which include a craft market. The café is also not included in plans at present because the centre is not set up to run this and there is a well-established café directly opposite.
7. All of the plans included allotments. However in discussion with staff it has been decided that it is not possible to include in the plans because it would require most of the site. Instead the plans include a 1m sq. community garden in which people are given a small patch to cultivate based on a model developed in Paris. The centre is also exploring a single model allotment plot that can be used to demonstrate allotment gardening.
8. Performance/events space was part of all of the plans. It is agreed that seasonal events are an important part of the centre's activities and should be included in the proposals.

# 3.0 Masterplan Development

## 3.3 Defining a brief

Following the workshop we developed a series of diagrams that tried to capture all of the relationships and requirements of the re-designed garden centre. The drawing opposite illustrates the spatial relationships required with the centre. The key requirements identified were:

### A new entrance

Once the garden centre expands onto the carpark the existing entrance will no longer be at the centre of the site. A new public entrance is therefore required closer to the centre of the expanded site.

### Zones

3 main zones with the garden centre were identified with different needs.

- Sales
- Community Garden
- Nursery

### Sales Area

- Expand the sales area to maximise economic sustainability
- Link the office and shop to reduce the number of volunteers needed to run the garden centre
- Provide an green house space to display house plants

### Community Garden Area

- Expand the community garden
- Expand the forest garden and plant new orchard
- Install Bee hives
- A new pond
- A demonstration allotment to show what can be grown
- An area of Square meter allotments (French model)
- Provide a fire pit

### Nursery area

- Needs expanding
- Provide an additional hot tunnel and cold tunnel

### Linked space

- A central space is needed for public events and performances.
- Linked to Pergola.



Over 50s Gardening Club

Table 3.1: Proposed New facilities

Sales	Community Garden	Nursery	Linking activities
Office	Orchard	Cold Tunnel	Volunteer area
Shop	Bee Hives	Hot Tunnel	Pergola
Sales Tunnel	Pond		Toilets
Green House	2 Toilets		Perimeter Fence
	Square Meter Growing		Storage
	Demonstration Allotments		
	Composting area		
	Workshop		
	Storage		
	Forest Garden		
	Fire Pit		
	Mandela Garden		

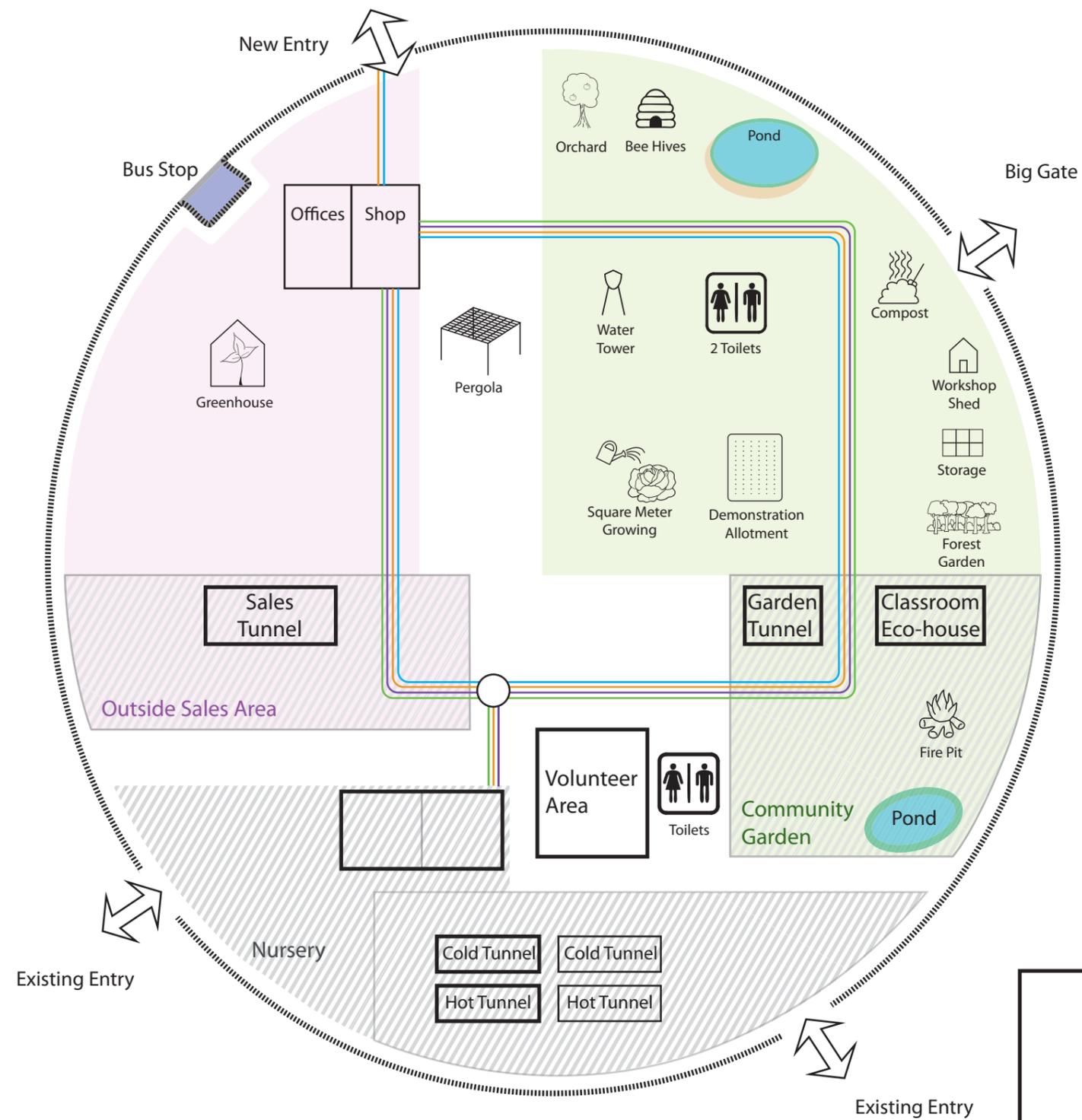


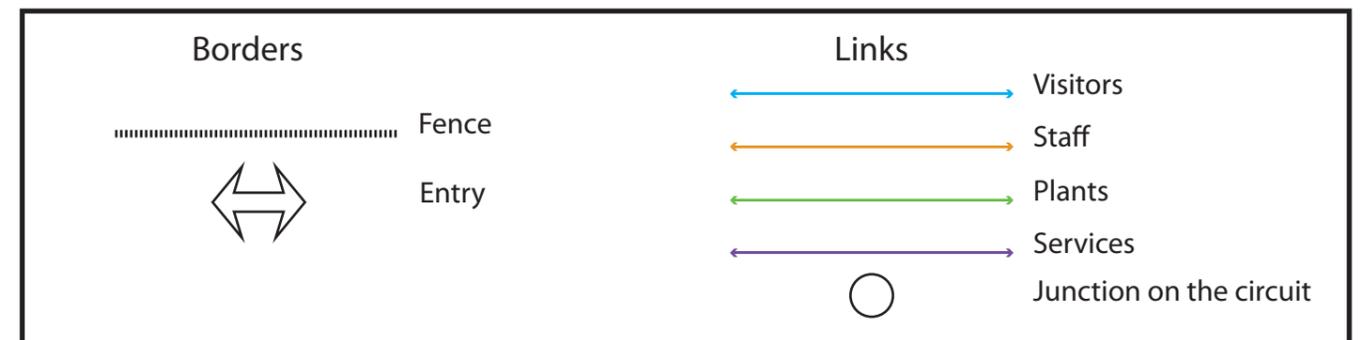
Figure 3.1 Brief diagram



Existing shop



Growing tunnel



## 3.0 Masterplan Development

### 3.4 Developing Options

Based on the community workshop and the brief development work 2 options were drawn up to take back to the staff and volunteers at the garden centre.

#### 3.4.1 Option 1

This option takes the first drawing and adapts the plan to take into account the comments from the workshop. The key moves are:

##### New entrance

A new public entrance is created at the southern end of the site.

##### The IKEA route

The option is designed around an 'IKEA' style route that guides through the garden centre. This is to try to encourage visitors to explore more of the site.

##### New Shop

A new shop is located at the beginning / end of the 'IKEA' route to control and monitor who is entering the garden centre. The shop is surrounded by a green house selling house plants,

##### Nursery

The nursery is expanded to include the existing entrance / sales area. 2 new poly tunnels are provided within the expanded site.

##### Pergola / Performance space

A central space is provided for performances linked to a pergola.

##### Service access

A new service access to be provided off Warwick Street. Composting facilities located close by.

##### Pond

A new pond in the centre of the site

##### Orchard

A new Orchard to be planted at the southern end of the site



Figure 3.2 Option 1

### 3.4.1 Option 2

The second option looked at different way of organising the uses on the site. The key moves in this option are:

#### New entrance

The entrance on this option is located in the centre of the site.

#### Nursery

As in option 1 the nursey is expanded and 2 additional poly tunnels are proposed on the existing entrance area.

#### 'IKEA' path

The notion of the 'IKEA' is also included in this option to draw people into more of the site.

#### Shop / Office

The shop and office are positioned close to the new entrance. The form of the buildings is more rectangular picking up the form of the existing poly tunnels.

#### Pond

The pond is moved to the south of the site in a more private area closer to the new orchard

#### Pergo la / Performance Space

This is smaller and more intimate on this option

#### Forest Garden

The forest garden is expanded into the centre of the site



Figure 3.3 Option 2

## 3.0 Masterplan Development

### 3.5 Staff consultation

We then took these options back to the staff at the garden centre to discuss the relative merits of each option. Following this workshop a final masterplan was drawn up. This is described in detail in the next section.



Photos of staff workshop

### 3.6 Option 3

Following the staff consultation a 3rd option was drawn up based on the comments from the session. This option was presented back to the staff on the 19th October. The comments from this session were then fed into the final design which is presented over the following pages.



# 4.0 The Masterplan

## 4.0 The Masterplan

---

The following section sets out the design rationale for the masterplan. The masterplan has developed through iteration and has been developed in close collaboration with the staff and volunteers at the garden centre.

### 4.1 Layout

---

The existing HCGC occupies 0.26ha. By expanding on the adjacent carpark the garden centre will expand by 0.28ha. The total area of the garden centre will therefore occupy 0.54ha.

The masterplan is designed around 4 main areas each with their own specific requirements. These areas are positioned around a central open space and are linked by a circular route. The 4 main areas are:

#### Sales Area

A new larger sales area will be created on the extended area on the eastern side of the site adjacent to Old Birley Street. The sales area will consist of:

- a sales tunnel [max 147 m<sup>2</sup> Max height 4m]
- raised plant racks
- Outline application - a shop / office [max GEA 162.5m<sup>2</sup>]  
[See section 5.0]

The sales area is a public area and will be open to visitors, staff and volunteers.

#### Nursery

The nursery will be expanded to occupy part of the existing sales area and entrance space. An additional hot poly tunnel will be added to the space:

- hot poly tunnel [max GEA 98m<sup>2</sup>]

The nursery is a private area and will only be open to staff and volunteers only

#### Community Garden

The existing community garden at the western end of the garden centre will be expanded to the south into the extension. Alongside the existing facilities which include an eco classroom, raised beds, a small pond and a poly tunnel the following facilities will be added:

- New larger pond
- Expanded woodland
- Fire pit
- Square Meter gardens
- Demonstration allotment
- An Orchard
- Bee Hives
- Raised beds
- Covered info hub
- Performance space
- Pergola
- Outline - Cob Office  
[max GEA 15m<sup>2</sup>] [See section 5.0]

#### Storage / Service Area

This area was added to the plan following the last consultation event with the staff of who identified the need for more storage space. A separate area has therefore been created at the Warwick Street entrance. This area will be closed off to the public and will contain the following:

- Drop off zone
- Covered storage and composting area [max GEA 35 m<sup>2</sup>]
- Secure lockup [single 9m shipping container GEA 22.5m<sup>2</sup>]
- Outline - Workshop / office / meeting room / composting toilet.  
[max GEA 155m<sup>2</sup>] [See section 5.0]

#### The 'route'

The masterplan is designed around a loop (the 'IKEA' loop) that takes you through the shop and around the community garden ending in the sales area.

#### Pond

The pond has been moved closer to the existing hedge and ECO classroom. In the previous options it was felt that the pond was to be exposed on all sides. The existing hedge will provide shelter to the pond and allow different types of habitats to form. A 'beach' will be built on one side providing a play space and a safe access point to the pond for young children.

#### Firepit

A fire pit will be installed within the existing community garden centre to provide a focal point for evening events.

#### Woodland / Orchard

The extended woodland and orchard are positioned at the edge of the site to provide additional security to the site.



Figure 4.1 The masterplan

Title  
**Layout Plan**  
 Project  
 HCGC Extension  
 Drawing No. 804 / SK004  
 Rev. -  
 Scale 1:2500A1  
 Date -  
 11/01/2020

---


  
 5th Floor  
 10, Little Lovers Street  
 Singapore 1101  
 T +65 65 101 3000/000  
 W www.urbed.com.sg

## 4.0 The Masterplan

### 4.2 Access

There are 3 main points of access into the garden centre. [See Figure 4.2 Access points]

#### A - Old Birley Street

Public access to the garden centre will be off a new entrance off Old Birley Street. The existing entrance will be closed off. Access into the site will be through the shop. This provides a way of controlling who is entering and exiting the facility. A minimum of 6 bike storage spaces will be located at this entrance.

#### B -Rolls Crescent

The existing service access on Rolls Crescent will be retained. This entrance provides direct access into the nursery. Any deliveries for the will come through

#### C -Warwick Street

A second service access will be provided off Warwick Street. This access point will be used as a collection point for materials and compost donated to the garden centre.

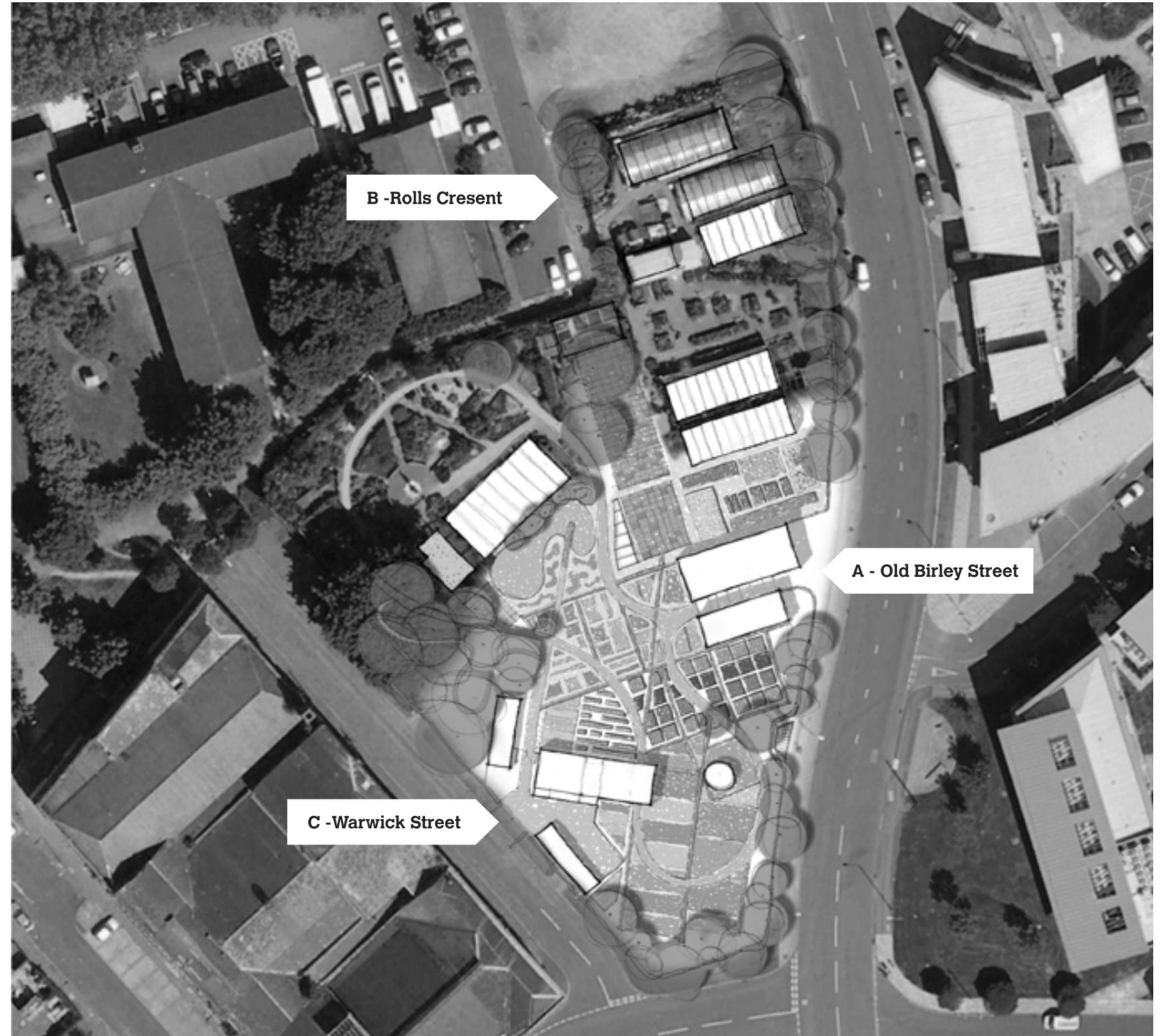


Figure 4.2 Access points

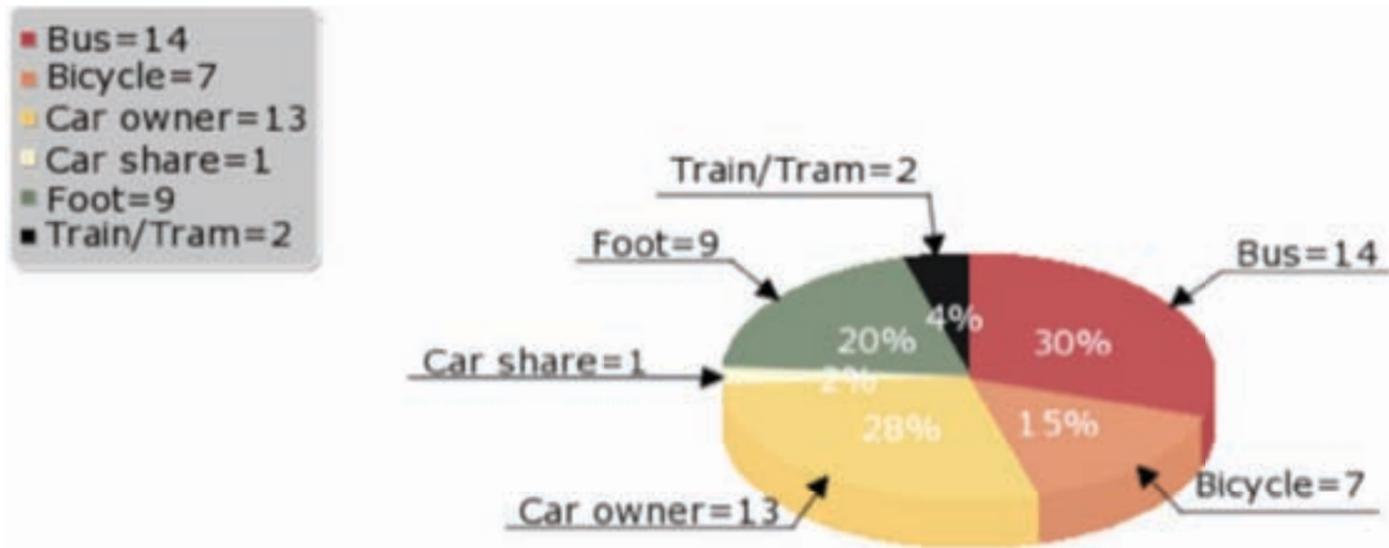


Figure 4.3 Staff /users /visitors form of transport



Green bus stop in Sheffield

### 4.3 Green travel plan

HCGC has always been committed to promote sustainable travel choices and more so now that we have an opportunity to expand and help reduce reliance on the car, promote the use of alternative means travel which are more sustainable and environmentally friendly. We recently purchased an energy efficient vehicle (an LPG van) promoting and encouraging other organization with whom we work and cooperate to choose alternative environmentally friendly mode

of transport.

In order to take this to the next stage and to identify the travel patterns of current staff, customers, service users and visitors, HCGC conducted a questionnaire survey in September/October 2011. This will form the basis for the Garden Centre's travel plan and will help identify actions that can be put in to effect immediately. The Centre will repeat the survey to monitor the success of the Green Transport Plan and identify hurdles to its implementation.

Questionnaires were distributed to 50 people who use the Garden Centre as staff, customers, service users and volunteers. Of these 46 questionnaires were returned, the following breakdown of respondents was as follows:

9 staff, 24 volunteers, 8 customers and 5 service users.

Of these groups the break down of travel mode was as follows:

#### Public Transport ...

The introduction of a Green Transport Plan can make local communities less congested and more accessible and it is clear from the above chart that our service users and volunteers tend to arrive by public transport rather than the car. The Centre has started to discuss with Manchester City Council's Green City Team to 'green' the current bus shelter outside HCGC, bus route 86, and create a green roof above the shelter. This idea has been very popular in Sheffield and has promoted green roofs throughout the city and beyond. Bus routes from Manchester City Centre to Chorlton are publicised on our

## 4.0 The Masterplan



website, encouraging people to use public transport.

### **Cycling ...**

HCGC's green ethos runs throughout every choices that we make, from purchasing food and drink, costs, locality of source, packaging, fair-trade practices, organic status and transport distance. Enabling deliveries and essential journeys more freely within the community is something HCGC has targeted as a priority and providing equal opportunities by offering travel incentives to all and supporting everyone without access to a car. We aim for our community to be healthier, fitter and more productive.

We will encourage more people to cycle by introducing a safer and larger bicycle shelter for all HCGC users. Currently we provide a small area at the front of our shop and anticipate expanding this facility via the creation of a couple of bike shelters and put up a cycling notice board for routes, bike repairers and organisations. The questionnaire survey shows that the Centre is well served by cycling route and public transport routes and we will encourage promoting both uses.

### **Walking ...**

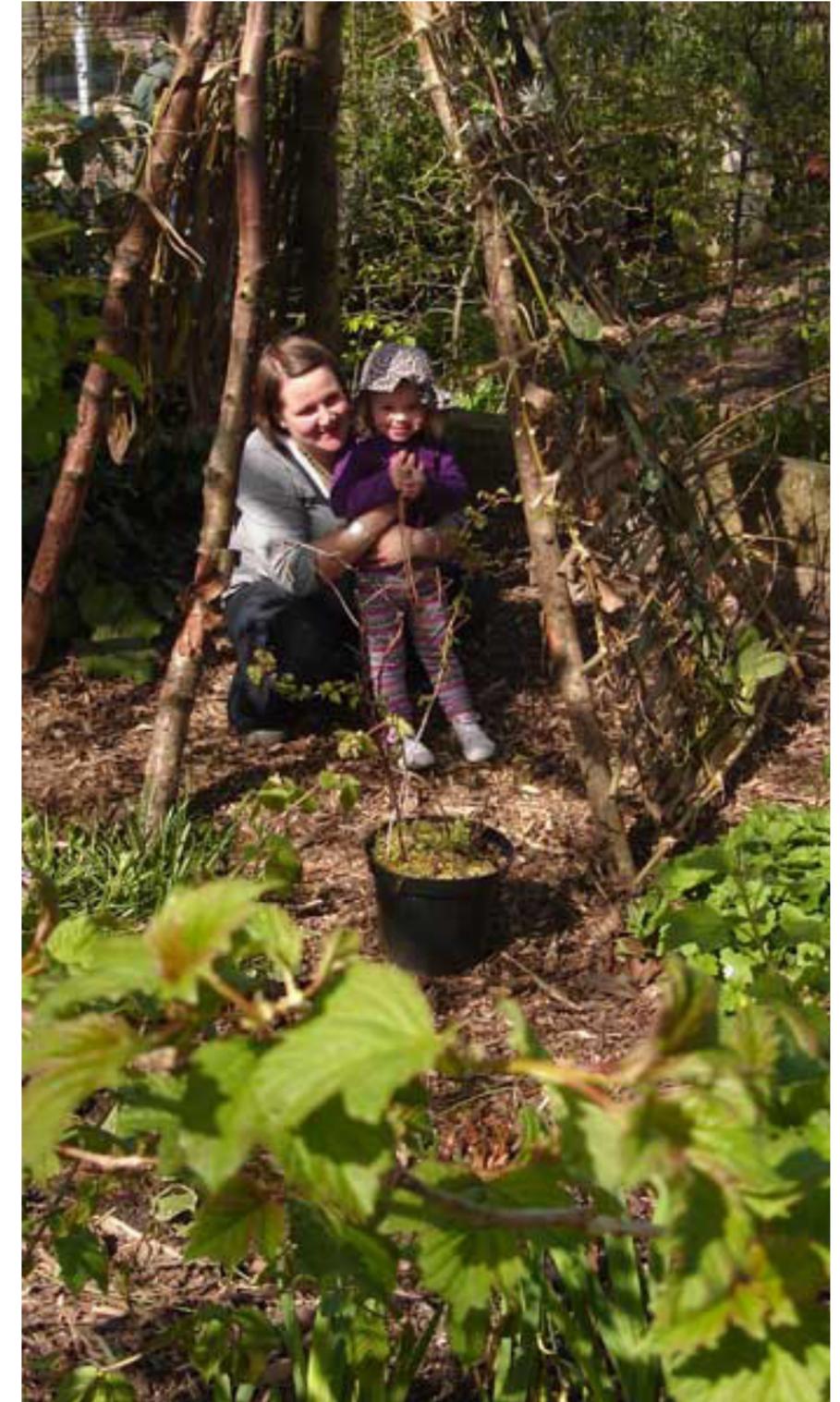
HCGC central location with its boundaries to the City Centre, Moss Side, University precinct and academic buildings, Whalley Range, Old Trafford and St Georges promote the benefits of walking to work for those who travel short distances by car. The questionnaire survey shows that those travelling by car are coming from over 5 miles away whereas those walking are coming from the above districts. HCGC endeavor to help its customers to purchase heavy items, for example compost, by providing smaller packages which can be carried on the

bus or in a bike pannier.

### **Car ...**

As shown from the pie above, 28% of our customers and service users come to the Centre in a car and 29% use public transport. According to the postcodes from our survey, all car, tram and train users are travelling between 5 to 10 miles such as Blackley, Prestwich, West Didsbury and Stockport.

What can you do to reduce car use? Possibly by offering a home delivery service to customers, using the van at a charge for bulky and heavy items. Currently customers park on the road outside the Centre, which is unrestricted. There is also the possibility of parking on Warwick Road, Old Birley Street and Rolls Crescent. The garden centre feels that providing a car park will send out the wrong signals and encourage more car use.



#### 4.4 Landscaping and Appearance

The garden centre currently provides a space of escape and refuge from the urban environment. The expansion of the garden centre will be carried out in the same character of the existing centre. Recycled and reclaimed materials will be used where possible along with a vast variety of different types of planting to create a variety of different space and habitats on the site. For further information on the materials of the built structures see section 5.

A variety of different growing and landscape areas are proposed as part of the application these include:

- Raised growing beds
- Demonstrator Allotment
- Square Meter gardens
- Woodland
- Orchard
- Pond

The existing mature hedge on the southern edge of the existing boundary of the garden centre is to be retained. A hole will be punched through to connect through to the performance space and pergula.



Photos of existing growing beds

## 4.0 The Masterplan

### 4.5 Hybrid Application

This is a hybrid application. The different elements of the application are set out in table 4.1 and on the drawing opposite.

Table 4.1 Hybrid Application

	Item	GEA
Change of Use	Existing Site	0.26ha
	Derelict Car Park	0.28ha
	<b>Total</b>	<b>0.54ha</b>
Full planning permission for buildings	Hot Poly Tunnel	98m <sup>2</sup>
	Cold Poly Tunnel	147m <sup>2</sup>
	Covered Storage	30m <sup>2</sup>
	Secure Lock Up	22.5m <sup>2</sup>
	<b>Total</b>	<b>297.5m<sup>2</sup></b>
Outline permission for buildings	Shop / Office	156m <sup>2</sup>
	Workshop / Office / Meeting Room / Toilet	155m <sup>2</sup>
	Cob Office	15m <sup>2</sup>
	<b>Total</b>	<b>326m<sup>2</sup></b>



- Redline Boundary
- Change of Use
- Full Planning Application
- Outline Application

Table 4.4 Hybrid Application Layout

Title:  
**Hybrid Application**

Project:  
HCGC Extension

Drawing No:  
804 / SD004a

Rev:  
-

Scale:  
1:2508A1



20th Floor  
101 Water Lane Street  
Manchester, UT 84201  
t +44 (0) 161 900000  
e info@urbed.com

## 5.0 Built Structures



Existing fence softened with planting

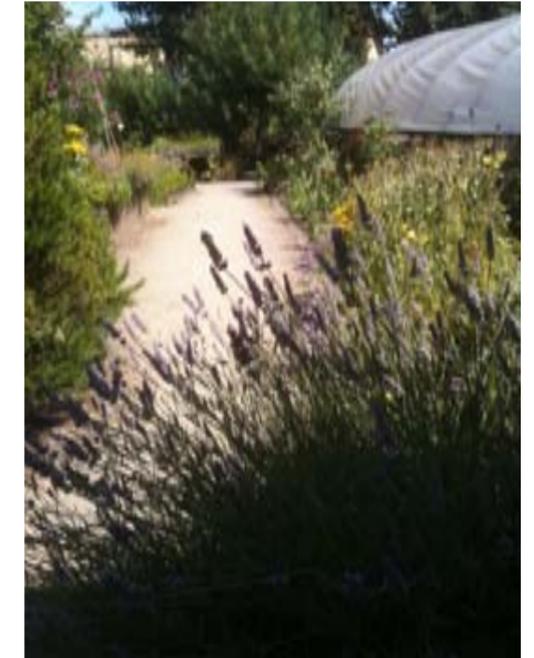


Photo of existing poly tunnel

### 5.1 Detail Application

Within the detailed part of the application we are looking for permission to erect the following structures:

- 8ft Security fence [See Appendix 1: Fence Specification]
- Hot & Cold Poly tunnels
- Secure Lock up
- Covered Store

#### 5.1.1 Security Fence

The first phase of the redevelopment will be the installation of an 8ft palladin fence around the boundary to secure the site. This will be planted over time to soften the appearance as has been achieved around the existing site.

Specification:

Location = Perimeter of existing carpark

Area = N/A

Height = 8ft maximum

Materials = See Specification Opposite

#### 5.1.2 Poly Tunnels

As part of the detail application we are looking to receive planning permission for the erection of 2 additional poly tunnels:

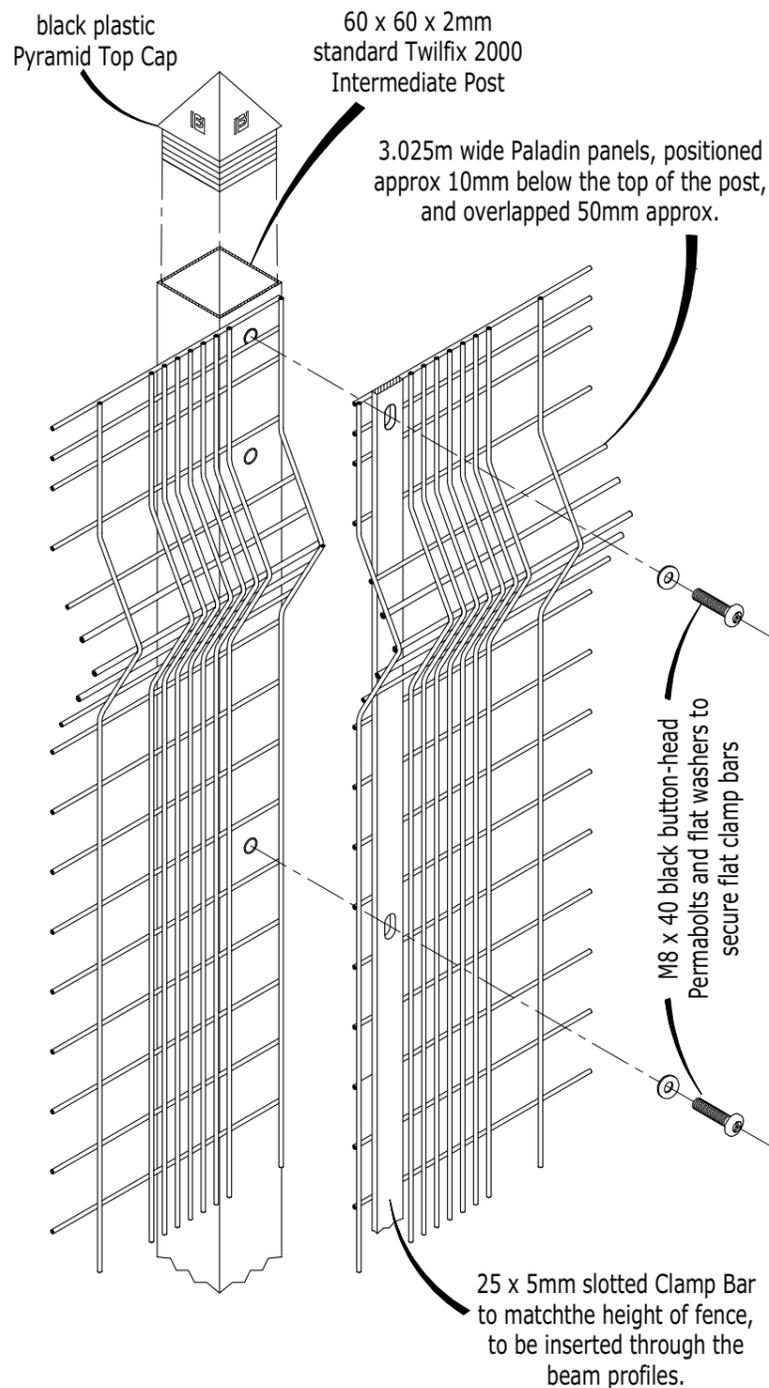
Specification:

**- Cold Poly tunnel:**

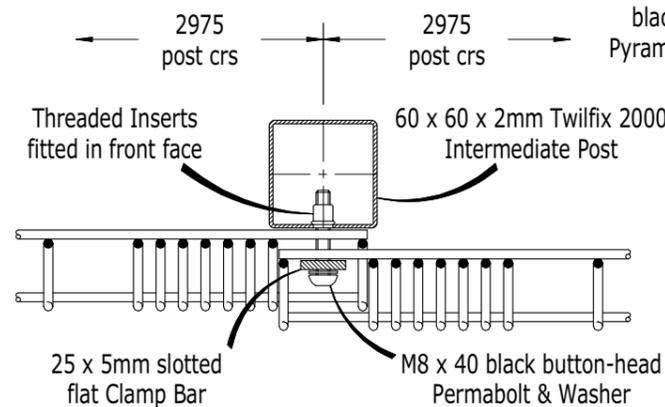
- Location: Nursury area
- Area = 147m<sup>2</sup>
- Height = 4m
- Materials = Polythene / Steel

**- Hot Tunnel:**

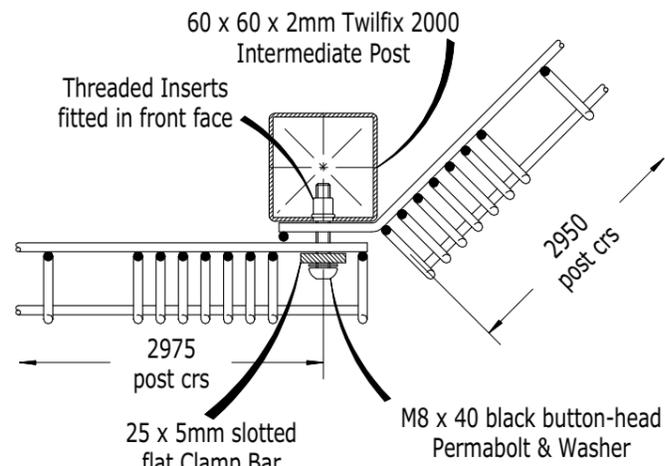
- Location: Sales area
- Area = 98m<sup>2</sup>
- Height = 4m
- Materials = Polythene / Steel



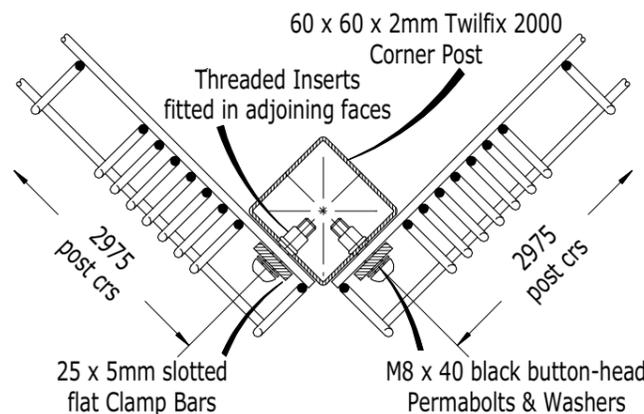
**TYPICAL POST AND PANEL FIXING DETAIL**



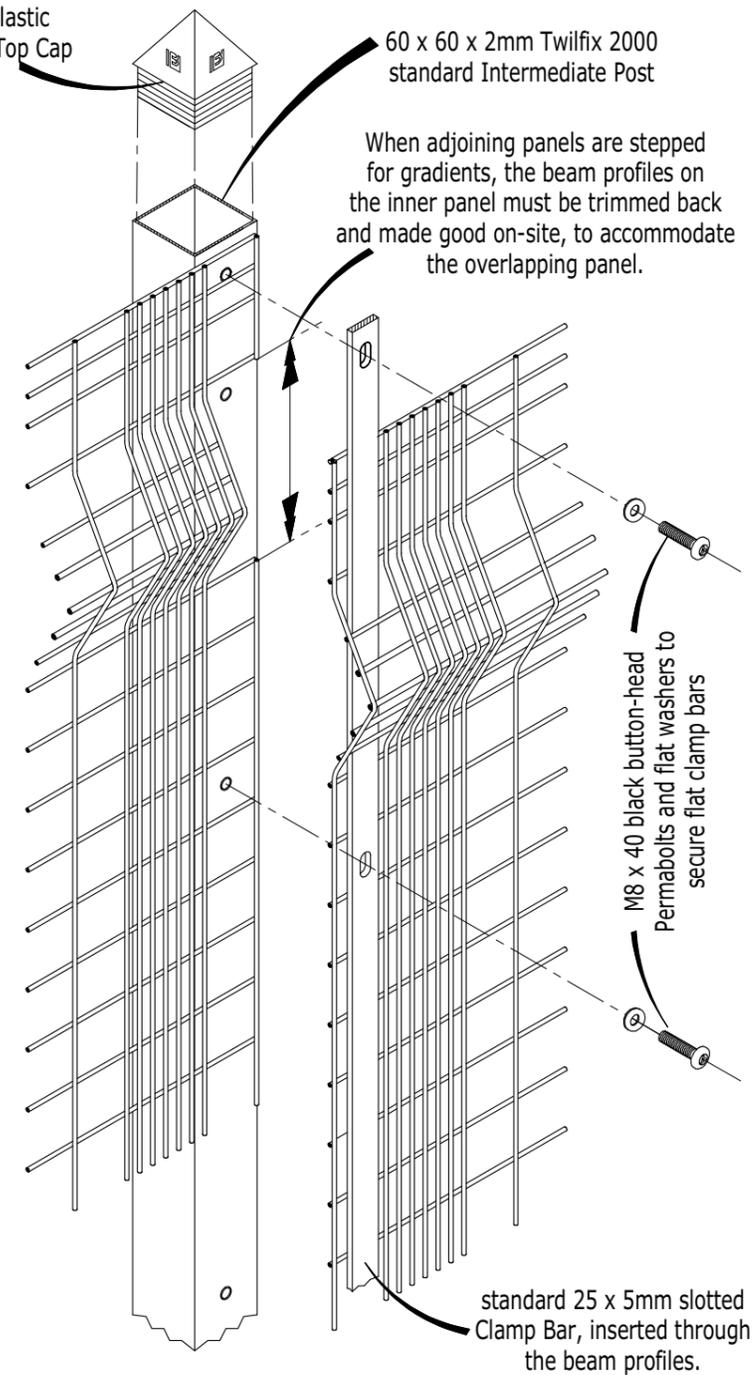
**PLAN VIEW ON INTERMEDIATE POST**



**PLAN VIEW ON OBTUSE CORNER POST**



**PLAN VIEW ON 90° CORNER POST**



**STEPPING DETAIL FOR SLOPING GROUND**

**BETA FENCE**

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**PALADIN CLASSIC**

Drawn

Date

Drawing No :

MJH

05.08.05

**PP-03-B**

REV  
**A**

## 5.0 Built Structures

### 5.1.3 Covered Area

A covered area for the storage of materials and compost will be constructed within the storage area. The structure will be constructed from reclaimed materials donated to the garden centre and will be open on at least 1 side. A roof will provide partial protection from the elements.

Specification:

- **Covered Storage:**

- Location: Storage area
- Area = 30m<sup>2</sup>
- Height = Max 3m
- Materials = Reclaimed timber

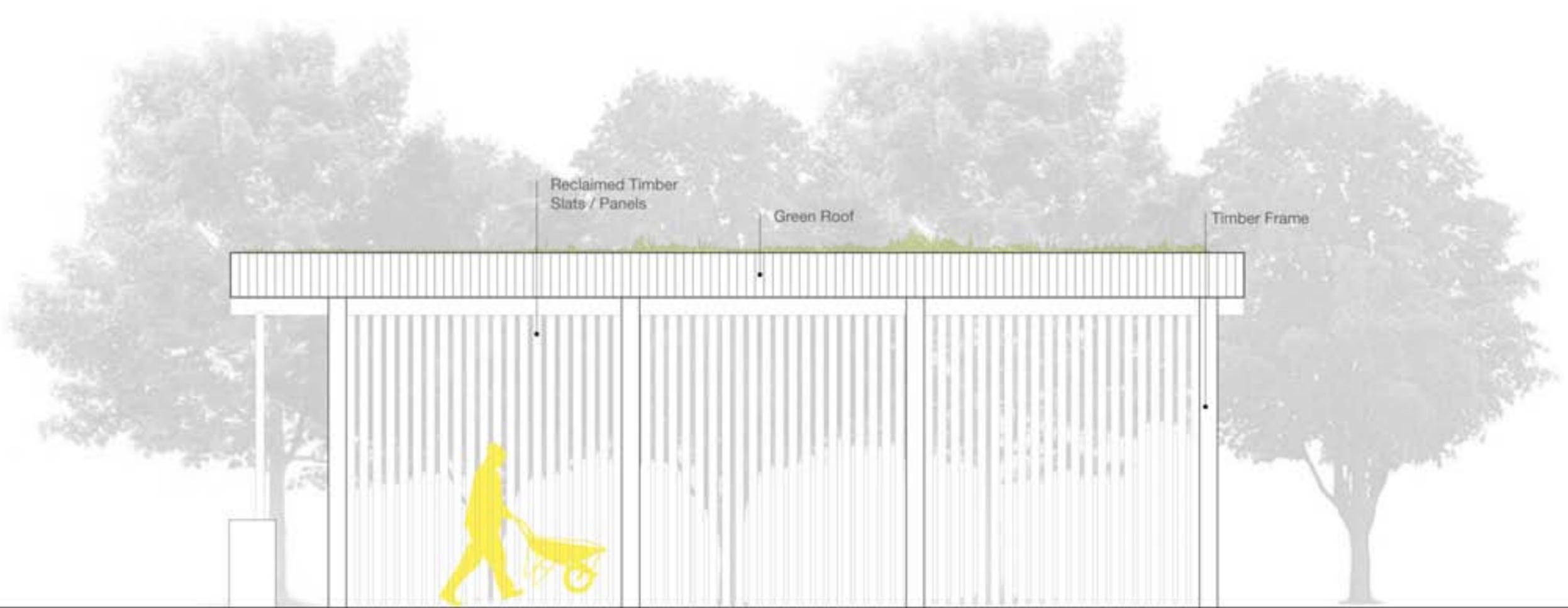
See SD05: Covered Storage Layout



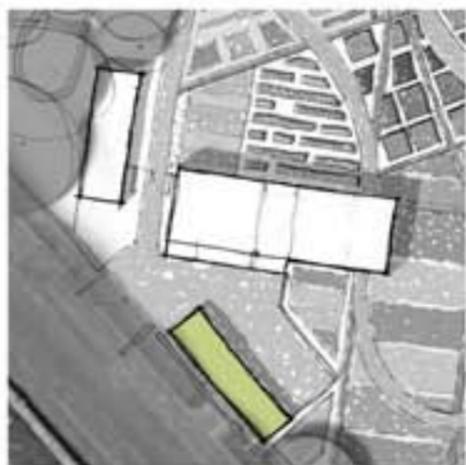
A covered area - Rural Studio, USA



Composting Toilet - SSOA



**Elevation looking SW**  
1:50



**Location Plan**  
Scale: 1:500

Title  
**Covered Storage**

Project:  
HCGC Extension

Drawing No  
804 / SD006

Rev  
-

Scale  
Various  
@ A2



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## 5.0 Built Structures



A green roof - Nigel Dunnett



Green Roof Office - Nigel Dunnett



Timber clad shipping container - SSOA, Live Project 2011

### 5.1.3 Secure Lock up

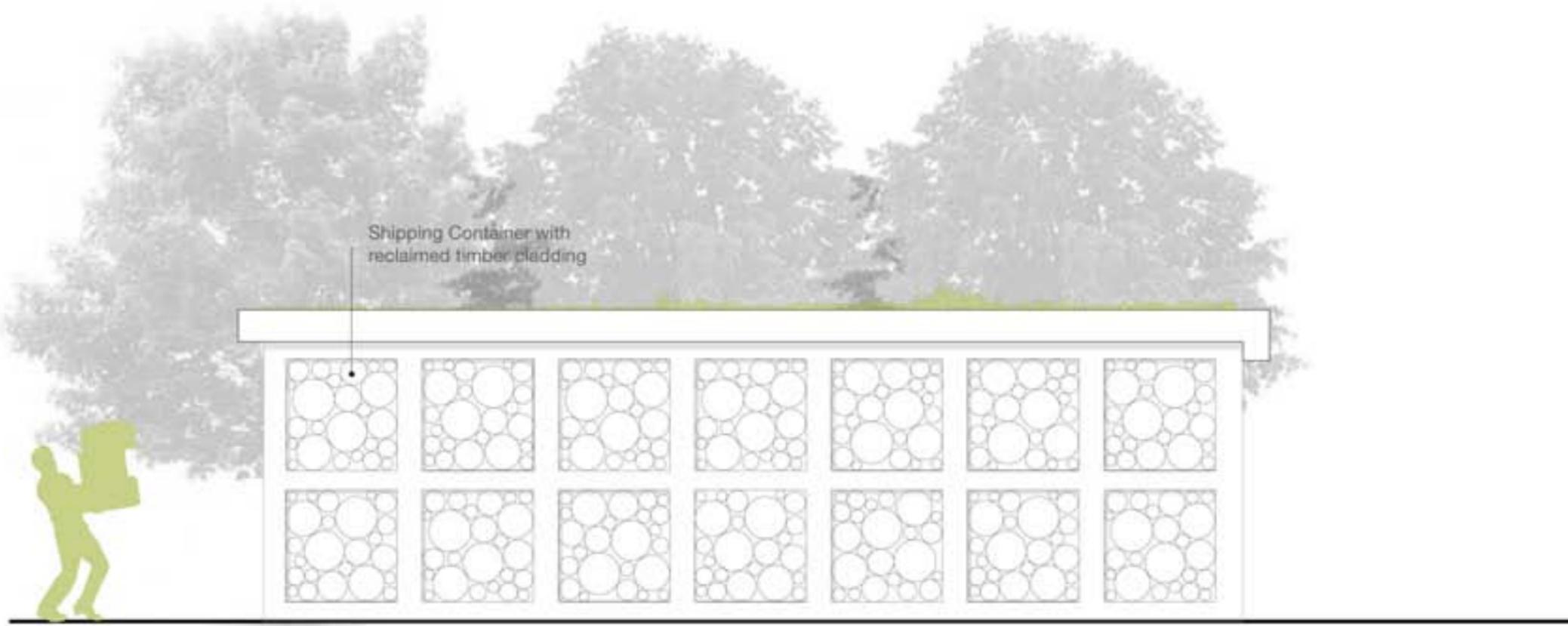
A shipping container will be installed in the storage area to store valuable materials and tools. This will be clad in timber and a green roof will be installed on the roof.

Specification:

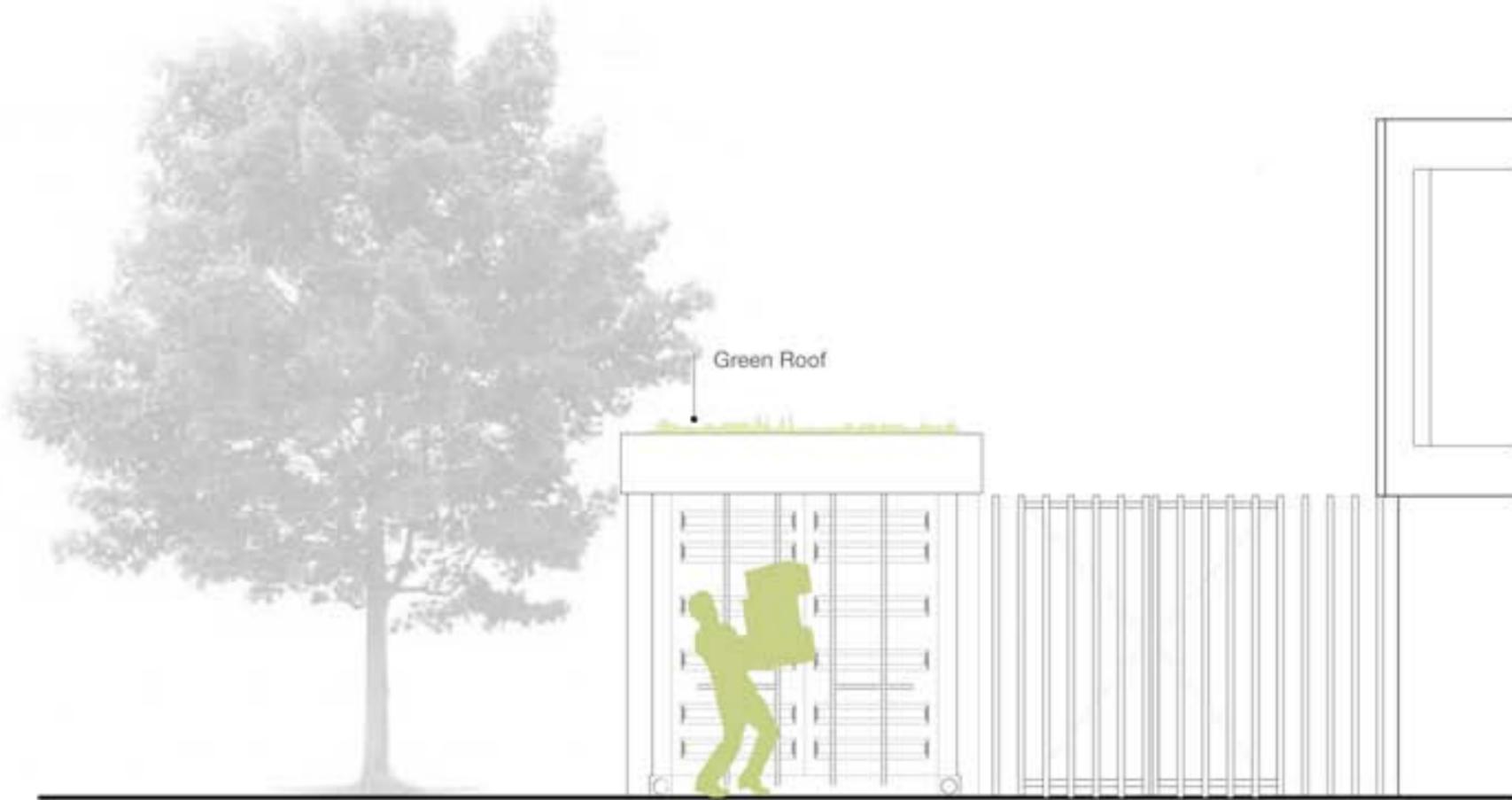
**- Secure Lock up:**

- Location: Storage area
- Area = 22.5m<sup>2</sup>
- Height = Max 3m [including balustrade]
- Materials = Shipping Container / Timber / Green Roof

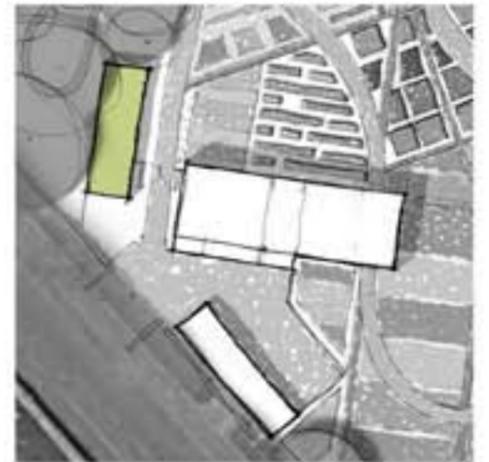
See SD06: Secure Lock Up Layout



**Elevation Looking South**  
Scale: 1:50



**Elevation Looking East**  
Scale: 1:50



**Location Plan**  
Not to scale

Title:  
**Secure Lockup**

Project:  
HCGC Extension

Drawing No  
804 / SD005

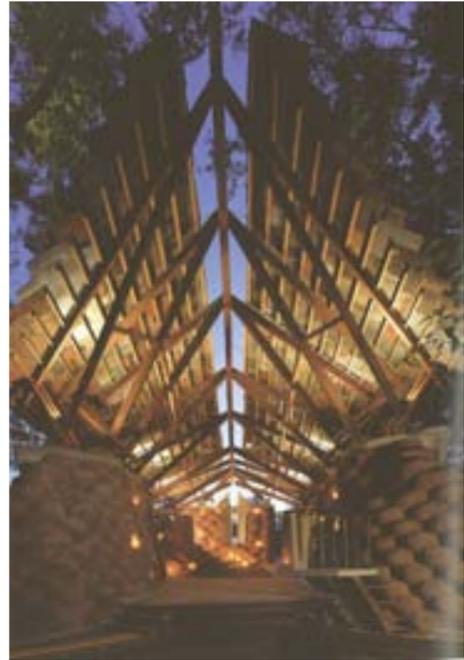
Rev  
01

Scale  
1:50  
@ A3



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## 5.0 Built Structures



Rural Studio: Examples of construction using reclaimed materials

### 5.2 Outline Application

As part of the outline application we are looking for permission for 2 additional buildings:

- Shop / Office
- Workshop / Office / Meeting Room / Toilets

We are currently working up proposals for these 2 buildings and intend to submit a detailed planning application at a later date once funding has been secured.

HCGC are committed to sustainable forms of construction as is demonstrated by their recently completed Eco-classroom which is the first straw bale building in Manchester. Their aspiration is to become a show case in the North West for sustainable forms of construction. As such these buildings provide an opportunity to demonstrate low carbon forms of construction.

#### 5.2.1 Shop / Office

A new shop and office will be located at the new entrance. This will mark the entrance to the garden centre. All visitors to the centre will be required to pass through the shop, to ensure supervision over who is entering the facility. A new office space will be located next to the shop so that staff and volunteers in the office are able to overlook the entrance.

Specification:

Location = Sales Area

Area = Max GEA 156m<sup>2</sup>

Height = Max height 4.5m

Materials = to be confirmed

[See SD08: Shop / Office Layout](#)



## Elevation Looking West

Scale: 1:50

## Location Plan

Not to scale

Title

## Shop / Office

Project:  
HCGC Extension

Drawing No  
804 / SD008

Rev  
01

Scale  
1:50  
@ A3



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## 5.0 Built Structures



Figure 5.1 Illustrative Perspective View looking west

### 5.2.2 Workshop / Office / Meeting Room / Toilets

A second structure will be constructed at the western edge of the site. This will form the hub for a new social enterprise run by the garden centre. The building is located close adjacent to the covered storage area and secure lock up to allow easy access. The entrance to the building will be off a small square within the community garden. The ground floor will contain of a workshop on the ground floor and toilet on the ground floor and a office and meeting space on the upper floor. In line with the HCGC accessibility strategy full DDA access to the first floor will be via a platform stair lift. The roof will be fitted with solar PV.

The building will be constructed from 6 shipping containers stacked on two levels. These will be wrapped in a thermal blanket of low impact insulation such as sheeps wool. This will then be clad in a timber rainscreen using reclaimed timber. The final visual appearance will depend on the material that can be sourced by the garden centre. The garden centre are in the process of creating a harvest map to identify where materials can be located. For the purpose of the illustration a horizontal batton has been shown.

Specification:

Location = Community Garden / Storage Area

Area = Max GEA 155m<sup>2</sup> [2 Storey]

Height = 5.5m maximum

Materials = to be confirmed

See [SD07:Workshop / Office Layout](#)



Timber slats - Sean Godsell



Reclaimed timber cladding - 2012 Architects

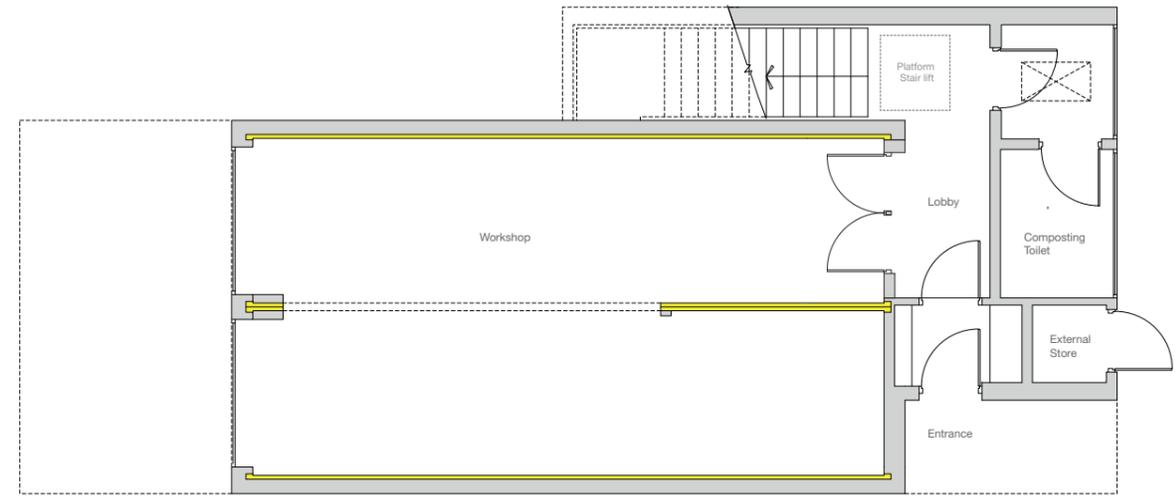


Figure 5.3 Illustrative ground floor layout of layout of Workshop / Office / Meeting Room / Toilet block

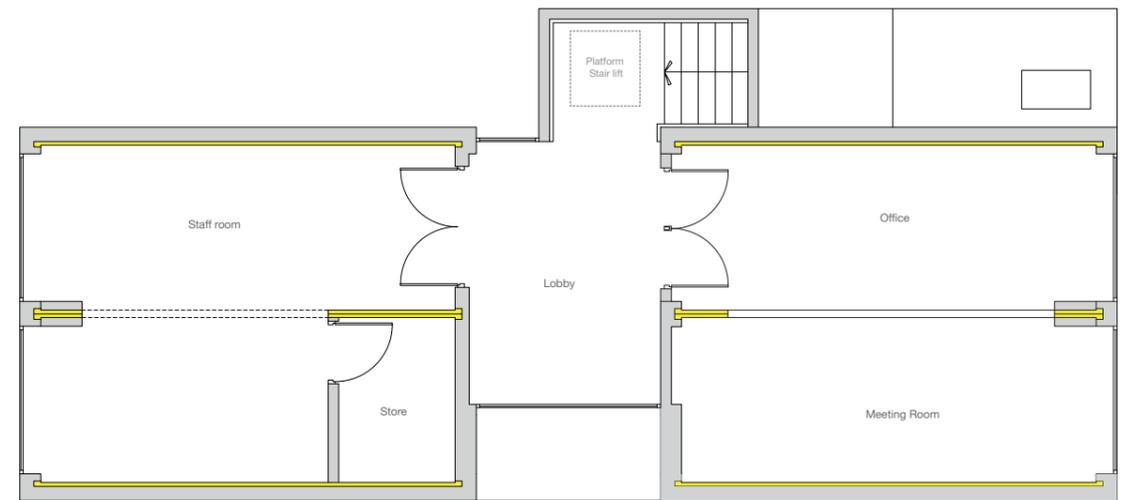
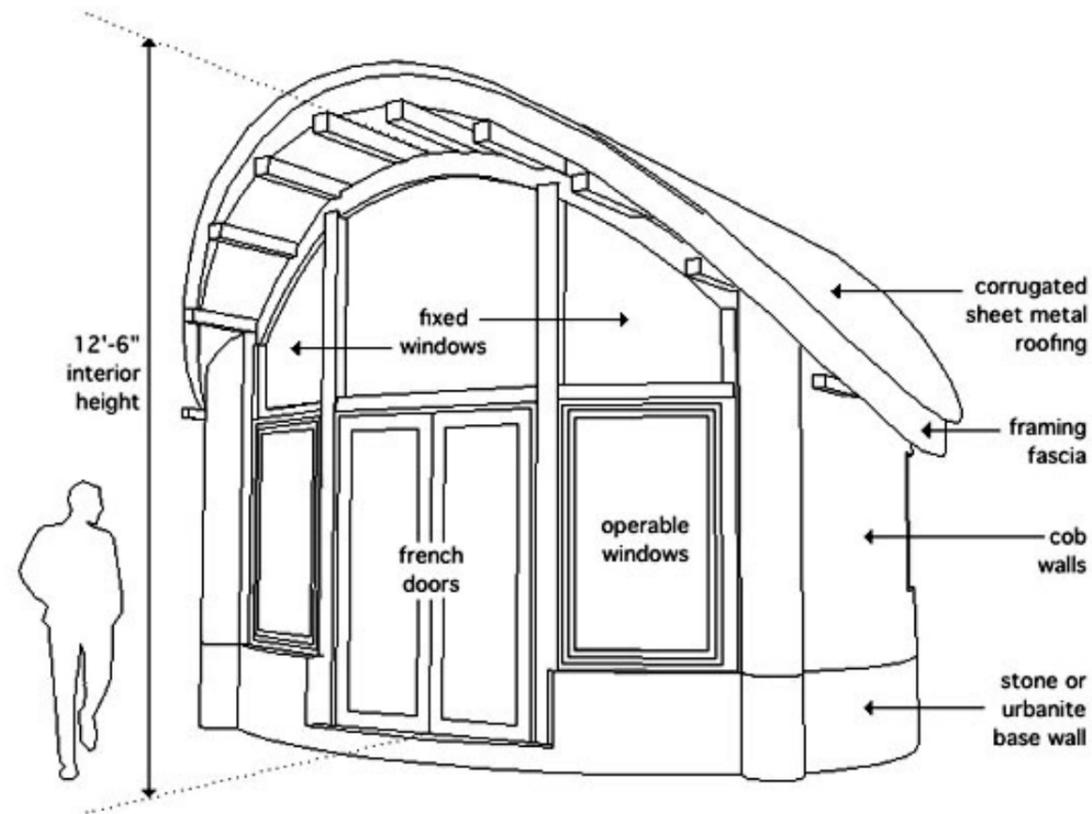


Figure 5.4 Illustrative first floor layout of layout of Workshop / Office / Meeting Room / Toilet block

## 5.0 Built Structures



Example Cob Office from the USA -Solar Oval One - John Fordice, Architect



City Farmer Cob Shed with Green Roof

### 5.2.3 Cob Office

To demonstrate different types of building technologies we would like to construct a Cob Office within the Community Garden. The office will be used by the Garden Centre Manager on a day to day basis.

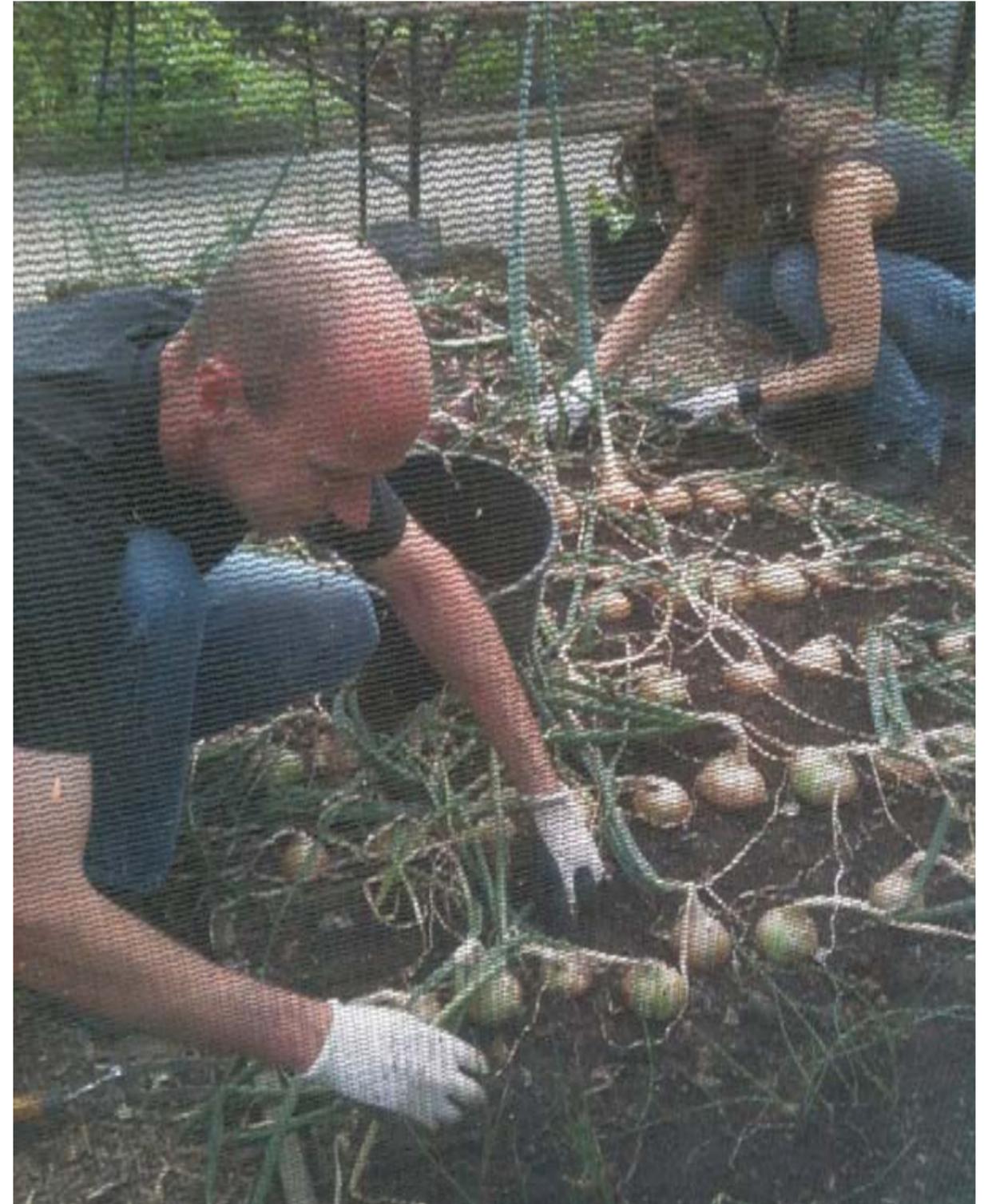
Specification:

Location = Community Garden  
Area = Max GEA 15m<sup>2</sup> [1 Storey]  
Height = 3.8m maximum  
Materials = Cob Wall

### Summary

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This proposed development would be a huge benefit to Hulme and wider Manchester. The proposed site is currently an eyesore, of no benefit to the local community and currently a focus for vandalism, theft and antisocial behaviour. Our proposal not only eradicates these problems but provides additional benefits and addresses identified needs in the area. Complementary to the ongoing regeneration of the area, the development will provide not only a much needed green space but will also benefit the local economy, directly create local jobs, provide training opportunities and pathways to work for long term unemployed people, create hundreds of additional volunteer opportunities, increase biodiversity, provide additional capacity to deliver services to a wide range of excluded communities and allow us to work with more previously unengaged hard to reach groups. It will facilitate the introduction of alternative energy generation technologies, reduce carbon use, initiate a community composting scheme, lay the foundations for further developments (e.g. the NIA Centre/Hippodrome), establish a visitor attraction in being the third largest community garden in the North of England and support many of the key planks of the South Manchester Regeneration team's Ward Plan. We hope that the contents of this document present a compelling case for allowing HCGC to regenerate disused site into a valuable community resource delivering manifold benefits to the local area and beyond.



Vounteering opportunity here with Dan and Kate



This document has been produced by URBED on behalf of  
Hulme Community Garden Centre

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