BDP.

ANCOATS WORKS
DESIGN AND ACCESS STATEMENT

1596-BDP-XX-XX-RP-A-000015
Revision P02
March 2022

KAMANI
PROPERTY GROUP

CAPITAL&CENTRIC



Client:

KAMANI PROPERTY GROUP

CAPITAL&CENTRIC

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SK transport planning.

JDS

ARCHAEOLOGICAL RESEARCH SERVICES LTD
Digging with Purpose

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INTRODUCTION //


WORKS
ANCOATS

1.1 Purpose of this Document

This Design and Access Statement has been prepared by BDP on behalf of the Banidev (a joint venture between Kamani Property Group (KPG) and Capital and Centric (C&C) in support of a detailed planning application and application for listed building consent submitted to Manchester City Council (MCC) providing background context and detail to the design proposals for the redevelopment of the Ancoats Works site on Pollard Street, Manchester.

The Kamani Property Group in partnership with Capital and Centric have together led the design and delivery of a sustainable mixed-use development at Ancoats Works, Pollard Street ('the site'). They share a vision for the site, seeking to create a people centric community by seamlessly combining the rich historical character of the area with sustainable design, smart townhouses and quality private amenity space. Focusing on creating a new neighbourhood of outstanding quality and establishing the area as an accessible and attractive piece of the city, the site will act as a benchmark and catalyst, delivering an exemplar residential-led, mixed-use development for residents and visitors alike.

This application is being submitted by Banidev, a joint venture between Kamani Property Group (KPG) and Capital and Centric (C&C), which are referred to in all reports and supporting documents as 'The Applicant'.

This Design and Access Statement accompanies the Ancoats Works detailed planning application and application for listed building consent. It provides a summary of the constraints and opportunities of this site and an overview of the policy context, setting out the rationale for the redevelopment of the site and the design-led engagement which has taken place with the local authority and local stakeholders.

The site masterplan, which underpins this planning application has been developed through a series of consultation events and meetings with the various sub consultant teams and with Manchester City Council (MCC), Historic England, and the local community. Throughout this period the comments and views from these sessions have helped to refine and further develop the objectives of this Planning submission. Working in partnership with the team of consultants, the applicant has developed a deliverable and viable proposal for the regeneration of the Ancoats Works Site.

The masterplan provides a range of new homes together with amenity space, a network of accessible open spaces, and some non-residential floorspace. The masterplan has a very sustainable and forward looking approach where healthy lifestyles and sustainable modes of transport are encouraged through the provision of large amount of cycle parking and storage, vehicular charging points and club cars.

This report should be read in conjunction with drawings and supporting documents for which detailed planning approval is sought.



Ancoats Works - Pollard Street Facade


Hope Mill

1.2 Structure of this Document

The DAS describes the refurbishment and new build works across the site, including the development context, the layout, distribution of uses, size, scale and massing of proposals, along with a description of public realm improvements. It also contains a detailed access statement.

The document is part of a comprehensive package of information submitted with the application for full planning permission and application for listed building consent provides a detailed framework of approach and specification to guide and control elements of the development. It will explain the proposals in a concise and structured way to ensure that those considering the application will understand the rationale that underpins it.

The DAS is structured as follows:

Section 1.0 provides an introduction to the planning application and the scope of the project, the development team and Design and Access Statement.

Section 2.0 provides a detailed description of the site, its uses, buildings and spaces together with its historical setting and characteristics.

Section 3.0 presents the development context in which the application should be viewed. This includes a summary of the surrounding developments and Strategic Regeneration Framework by which the design of the proposed development has been informed.

Section 4.0 presents the vision and design principles of the Ancoats Works development, informed by the principles of the project team and wider vision for the wider Ancoats neighbourhood. Design development undertaken throughout the masterplan process and the evolution of the proposals is fully explained and demonstrated.

Section 5.0 presents the masterplan principles on which the design is based and presents the place-making strategy that is driven by the key character areas of Ancoats Works and the resulting improvements to the existing heritage

Section 6.0 explores the existing / retained elements associated with Ancoats Works in greater detail, explaining the concepts that informed the final design and material quality inherent in the proposals.

Section 7.0 explores the proposed new build elements, designed to respond to the principles set out in the Ancoats Works Masterplan.

Section 8.0 explains the material palette for the Ancoats Works development and the unification of the different components to create a legible neighbourhood that allows for individual variety, texture and richness.

Section 9.0 this section of the document describes the residential accommodation in detail from how entrances are configured through to detailed flat layouts.

Section 10 presents and appraises the inclusive design provisions of the development, including its external approaches, setting out the general arrangements for approaches to the development, routes surrounding the development, parking and entrances, circulation within the buildings and within the residential and commercial accommodation and access for maintenance requirements.

Section 11 outlines our strategy for the Ancoats Works site to create a new community that meets or exceeds the sustainable and local environment strategy standards for new housing in Manchester.

Section 12 summarises the proposals and forms a conclusion.



Ancoats Works - Carruthers / Pollard Street Junction

1.3 The Application Site

The site is located to the east of the city centre on the corner of Pollard Street and Carruthers Street. Pollard Street is a main arterial route into Manchester City Centre linking up with Great Ancoats Street. The proximity of the Ashton Canal forms the northern boundary of the site, bounded to the south and west by Carruthers Street and Pollard Street. The former 'Bank of England' Public House occupies the corner of the two streets and stands inside the site boundary. The site is bounded to the east by the Hope Mill building (Grade II* listed).

The site area extends to approximately 0.577 hectares.



Site Location



1.4 The Applicant + Team

KAMANI PROPERTY GROUP

The **KAMANI PROPERTY GROUP** has been established for over 30 years & is a global leader in the ownership of commercial, residential and industrial buildings with assets spanning some major cities in the world including London, Mumbai, Dubai and New York City. From office and retail buildings in Manchester's vibrant Northern Quarter, to residential and industrial projects further afield, the group is known for its long-tenured and well respected senior management team and professional approach, where business ethics, transparency and long term relationships are the cornerstone of their success.

The group's core beliefs, which are centred on togetherness, team spirit, transparency, appreciation and reward, enable them to attract industry experts and establishing a portfolio which includes assets of national and international renown – proven assets that are in key locations.

Development is a major part of the business with the group currently working on some exciting projects in Manchester City Centre. Current developments include renovating a commercial building in Manchester City Centre into apartments and the construction of a 5 storey office block with over 25,000 sq ft of lettable space in the vibrant 'Northern Quarter' area of the city.



Swan Street, New Cross - Manchester




Gramercy House, Chorlton Street - Manchester

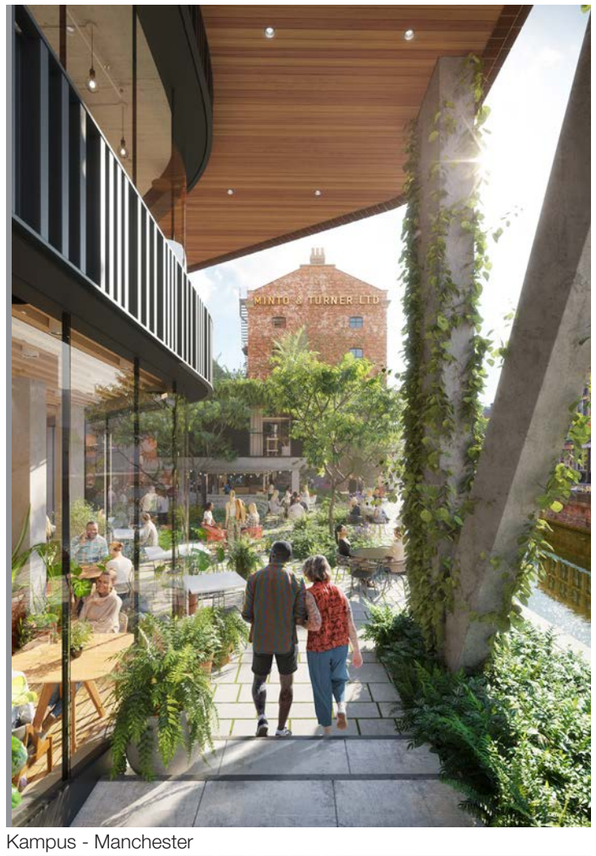

Tribeca House, Dale Street - Manchester

CAPITAL & CENTRIC

CAPITAL & CENTRIC is a Manchester-based property development and regeneration specialist. They have completed over 500,000 sqft. of development in the last 5 years and are currently busy with over £450m of development projects across the commercial, residential, hotel and leisure sectors in a number of regional UK cities.

Place making is at the heart of their development philosophy, whether it's creating public spaces that encourage interaction, holding rooftop yoga classes, curating art exhibitions or throwing parties for our residents. They value great architecture and offbeat design, and delivering build is super energy developments.

They are community and regeneration experts and see Ancoats Works as an exciting opportunity – focusing on place-making and creating a sense of place to ensure that the proposal is Manchester specific and celebrates the site's heritage. They believe this is the future of our town centres. Dynamic and progressive cities like Manchester will be full of residents rather than just shops, with projects like this taking the pressure off the green belt and creating places people want to live.



Kampus - Manchester


Phoenix - Manchester


Crusader - Manchester



Weir Mill - Stockport



Phoenix + Crusader - Manchester

BDP

BDP is one of the UK's largest Architectural practices and residential design is at the heart of many of our commissions often working in close partnerships with local authorities, private developers and national house builders. Founded in 1961 BDP were the UK's first multi-disciplined practice, with a vision that by working together we can deliver something better. This is an ethos that still holds strong and collaboration is at the heart of our approach both with our teams and our clients.

Our insight into the residential sector is brought through working with a wide range of clients and project types, but also through the cross pollination of our work within other relevant sectors; e.g. healthcare with sheltered housing or office we-work space with private rented housing. We are working on numerous residential projects across the North West, Salford and Manchester with projects at various stages of completion. BDP have been appointed by the Kamani Property Group and Capital & Centric to deliver architectural and landscape design services on the Ancoats Works Project.

CHROMA

CHROMA offers a unique approach to project delivery. As its core offer, Chroma provides project management and contract administrator services, throughout the project lifecycle, working for clients from the private and public sectors.

Chroma is founded upon the principles of providing an intelligent, value driven service and employing a tenacious approach to meet client's needs. In doing so, long-term relationships are fostered, and a thorough understanding of the clients business is developed to ensure effective project delivery.

WML

WML Consulting is a professional practice of Chartered Engineers based in Cheshire and undertakes work throughout the UK. The practice has experience all sectors of Civil and Structural Engineering, offering specialist expertise in the areas of refurbishment, repair and development of historic buildings, structural surveys, ballistic protection, modern methods of construction and repair techniques. Their range of work includes education, health, commercial and industrial developments, pharmaceutical, retail and residential.

Their approach is to provide a high standard of service, focused on their client's requirements to deliver cost effective, high quality, innovative, safe and efficient design solutions.

WATT ENERGY & CONSULTING

Watt Energy & Consulting Engineers is an award winning multi-disciplinary MEP building services and low carbon sustainable design consultancy, having an excellent reputation for delivering efficient and cost-effective low carbon mechanical and electrical design packages across a broad range of public and private sectors.

With a proven track record across the North West and throughout the UK, Watt's friendly and committed team take great pride in providing a service which carries out all aspects of Mechanical and Electrical design engineering from conception to completion.



Weir Mill - Stockport



Ferrous,Piccadilly East - Manchester



Victoria Mill - Stockport


Whitelock Street - Leeds


Alliance Manchester Business School


Store Street - Manchester



Identity - Manchester



Farnworth - Bolton

ARS LTD

Archaeological Research Services Ltd is an experienced commercial practice providing a full range of archaeological and heritage services. Having accumulated a wide variety of sector specialisms and a wealth of expertise in the use of geographical information systems AHS LTD assist in developing clear and robust evidence in support of planning applications.

From preliminary advice and assessments to high level consultancy, fieldwork, post-excavation analysis and dissemination, AHS Ltd provide services for all types and scales of development, routinely identifying how the historic environment can be used to add value to a development, add to its sustainability and provide tailor-made solutions for proposed developments.

AVISON YOUNG

Active throughout the UK, working across the residential, industrial, logistics, hotel, retail, office, education, and institutional sectors, **Avison Young** provide specialist planning services on the preparation/negotiation of planning applications, alongside undertaking planning appraisals; providing planning strategy advice; promoting sites through the development plan system; and acting as expert witness.

From complex city-centre schemes to strategic greenfield development, Avison Young's broader real estate transactional, management and consultancy services are tailored to support occupiers and owners/investors across all stages of the property lifecycle throughout the UK and onto a global platform

ABACUS

Based in the heart of Manchester **Abacus** aim to be proactive as well as professional and responsive; delivering value for money projects on time, within budget, and building long term relationships in the process.

Designing their approach to a project around the needs of their clients Abacus aim to facilitate solutions at every stage, focusing on the issues that matter and ensuring the quality of service on projects in-both the UK and overseas.

BB7

BB7 are a trusted independent advisory firm focused on fire, security risk and resilience, offering strategic advice, innovative design, and construction oversight and risk management services. Working with investors, designers, developers and end users to de-risk projects and ensure life safety, property protection and business continuity, BB7 use science, engineering and risk management principles to deliver operationally efficient and cost effective solutions.

In establishing engineering safety for efficient and effective management when buildings are in use, traceability of decision making and a golden thread of information are ensured, all the way from concept to, through design, construction and handover, to occupation.



Portland Square - Bakewell

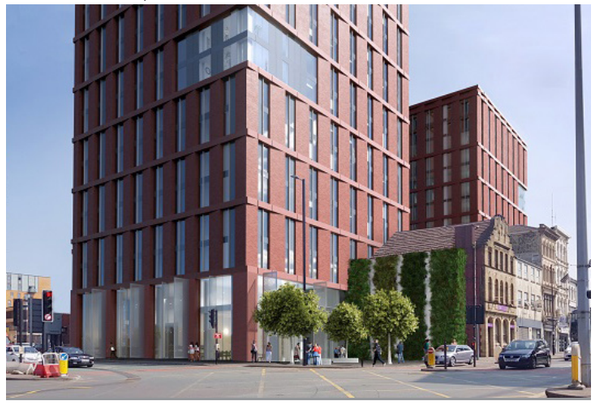

Weir Mill - Stockport


Ancoats Gardens - Manchester


Infinity - Liverpool



Eco Centre - Tyneside


Swan House - Manchester


Well Meadow - Sheffield


Charter Quay - Gillingham

1.5 Overview of the Scheme

This application for the site seeks detailed planning consent for the redevelopment of a 0.58 Ha site that lies east of Manchester City Centre.

The Application comprises of 4 buildings numbered 1 through to 4 delivering 193 new homes across the site, arranged to create a varied, central courtyard based development from 4 to 8 storeys, in response to the adjacent built form and the nearby Ashton Canal.

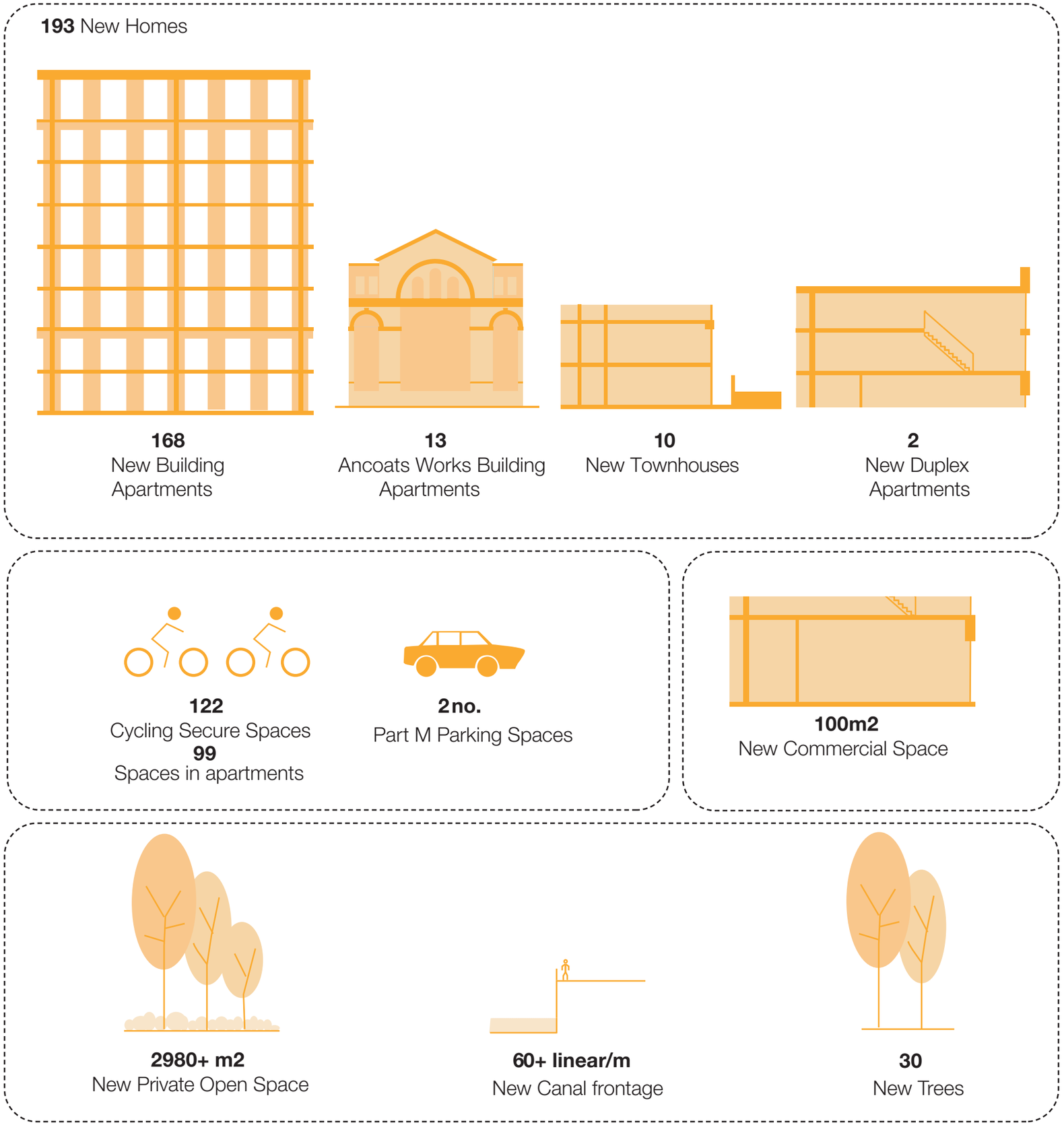
The various components of the site masterplan have been identified as follows:

Building 01 - **The Hope Building**
Building 02 - **The Carruthers Building**
Building 03 - **The Bank**
Building 04 - **The Works**

The AWS offers a wide range of housing types to offer choice, variety and to create a sustainable community. The dwellings sizes range from 1 bedroom flats through to a 3 bedroom duplex to provide starter homes through to larger units for extended families.

The scheme also provides both residential and non-residential uses at ground floor (100 sqm of commercial accommodation with 40sqm of back of house) creating an engaging and activated public realm around the site. The scheme has been designed to accommodate only the car parking needed for the disabled due to the site having suitable accessibility characteristics for low-car living and cycle storage for residents (including secure storage and in apartments) above a 1:1 provision. A car share scheme, and visitor cycle parking spaces are also provided. The scheme proposes a new edge to Carruthers St and an enhanced retained Ancoats Works building creating an improved relationship between the site and its urban surroundings.

Fundamental to the application proposals is the centralised private amenity space that connects the individual buildings to one another, improving permeability across the immediate site. This mixture of both a courtyard and street based approach will ensure that the development knits in seamlessly with the surrounding city, creating a place that is recognisably as part of the Holt Town masterplan and Manchester.



Scheme Overview


ANCOATS WORKS
BANK

ASSESSMENT: CONTEXT + ANALYSIS //

2


Text
Site

2.1 Site Location

The site is located on the eastern edge of the city centre, in the New Islington residential area. The site sits in the Holt Town Central area of Manchester in MCC's Eastlands SRF. The SRF identifies the area as suitable for high density development, similar to that in Ancoats. Access to the site is currently provided from Carruthers Street and Pollard Street.

Carruthers Street routes roughly east-west on the southern boundary of the site, between Pollard Street and Old Mill Street. Pollard Street routes roughly north-south on the eastern boundary of the site, between Beswick Street and the A662 Merrill Street. The section of Pollard Street adjacent to Ancoats Works is closed at its southern end at the road junction. South of the junction Pollard Street continues as part of the A662 connecting with Great Ancoats Street.

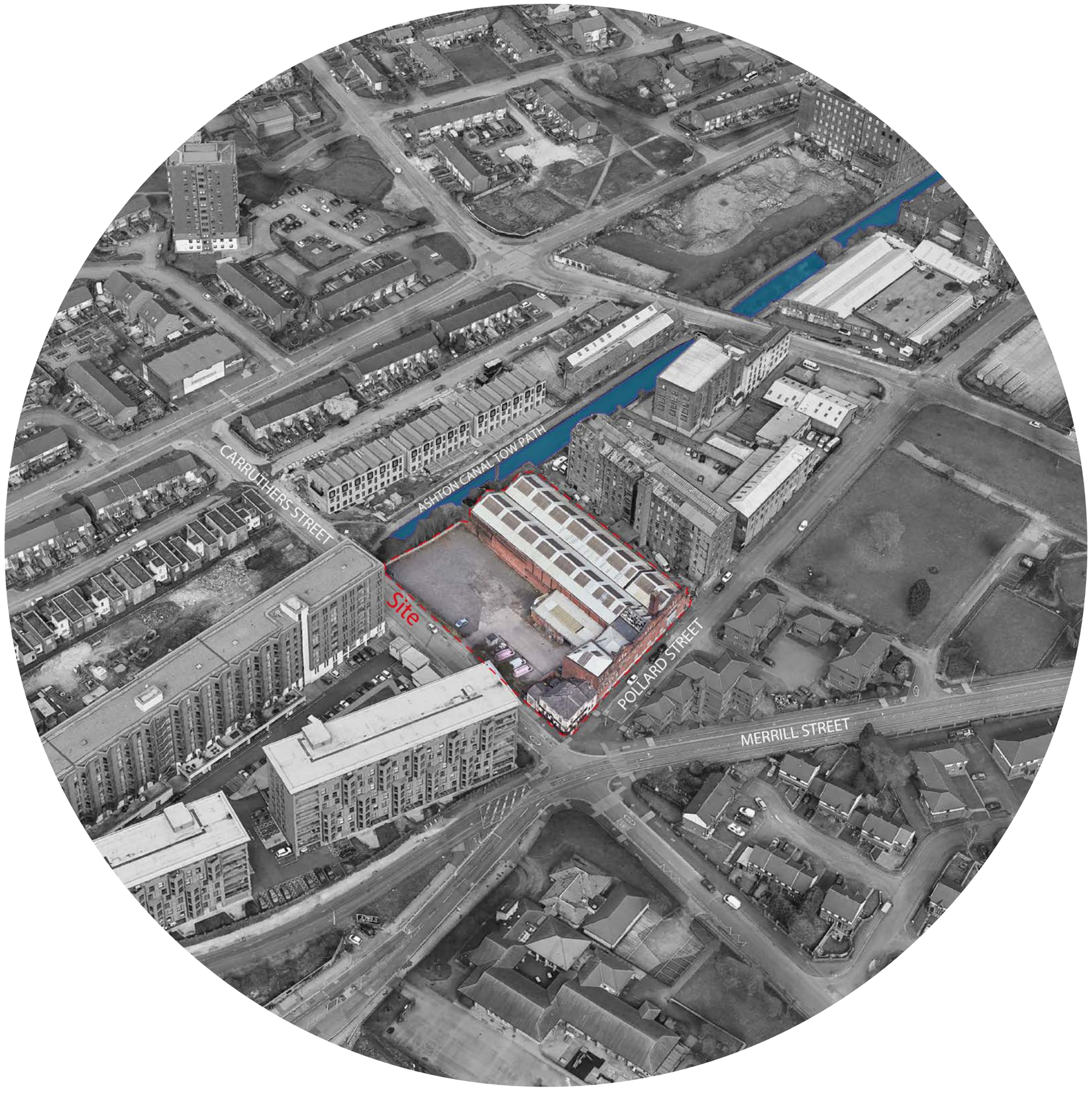
The closed end of Pollard Street meets the A662 Merrill Street at a signalised junction that includes pedestrian crossing facilities, cycle advanced stop lines and Metrolink crossing infrastructure.

Neighbouring Areas include the Miles Platting to the north, Ardwick to the south, the Northern Quarter to the west and Etihad Campus to the east. The immediate area to the North of the site is made up of Victorian Industrial buildings which are a reminder of Manchester's industrial past focused along the line of the Ashton Canal. To the South and West of the site are new residential houses and apartments.

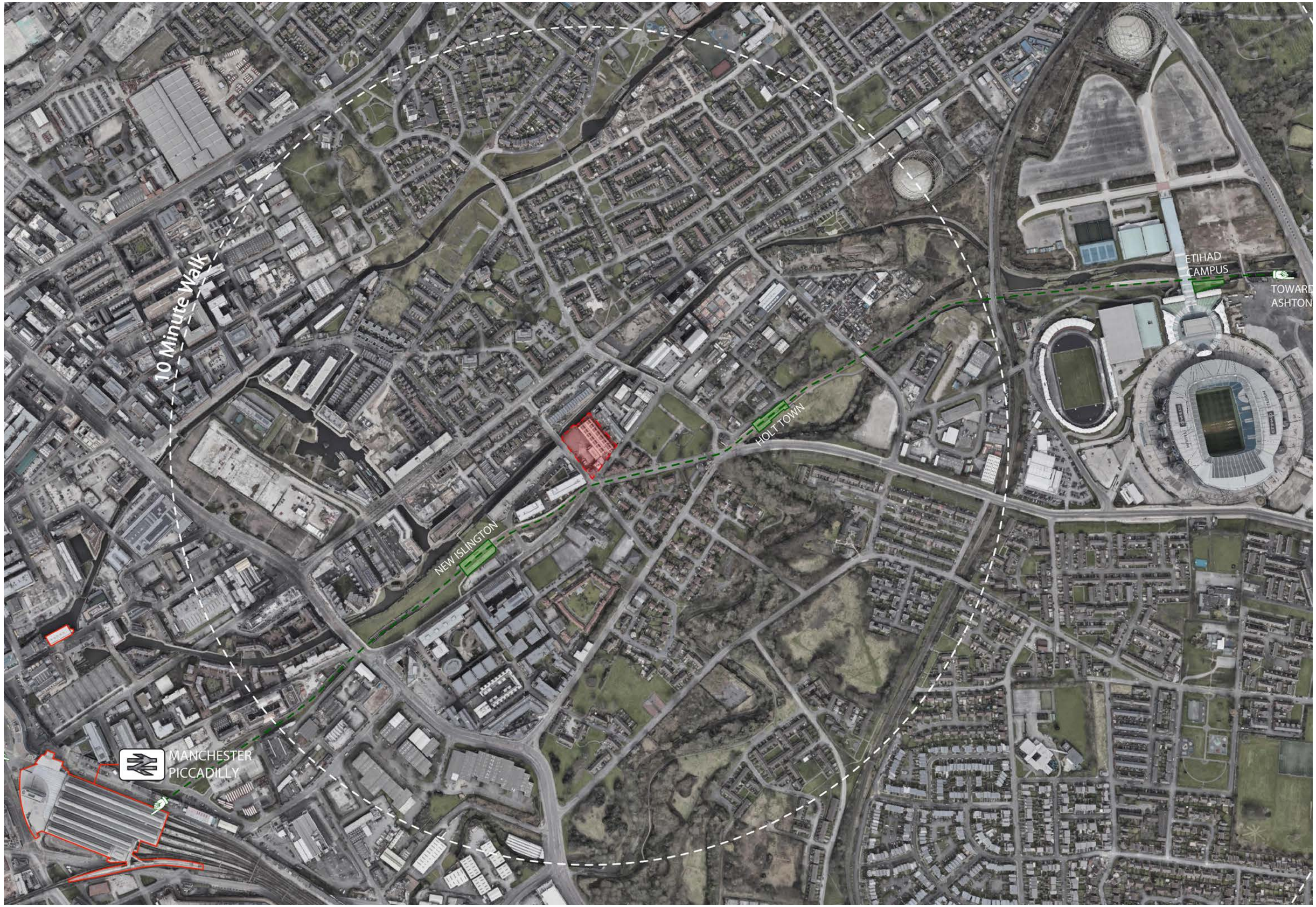
The site location on the eastern edge of Manchester city centre means that access can be gained to numerous amenities and services a short walk from the site. Research promotes '20 Minute Neighbourhood' principles, whereby residents can access employment, retail, health, and leisure land uses within a 20-minute sustainable trip of their home.

The existing pedestrian infrastructure surrounding the site provides direct routes to the city centre and New Islington. Access can be gained to the New Islington and Holt Town tram stops within a short walk (two minutes and four minutes, respectively).

The application site boundary is illustrated opposite.



Ancoats Works Application Site - Aerial View



Ancoats Works Application Site - Location in Manchester

2.2 Site History

Ancoats + The Ashton Canal

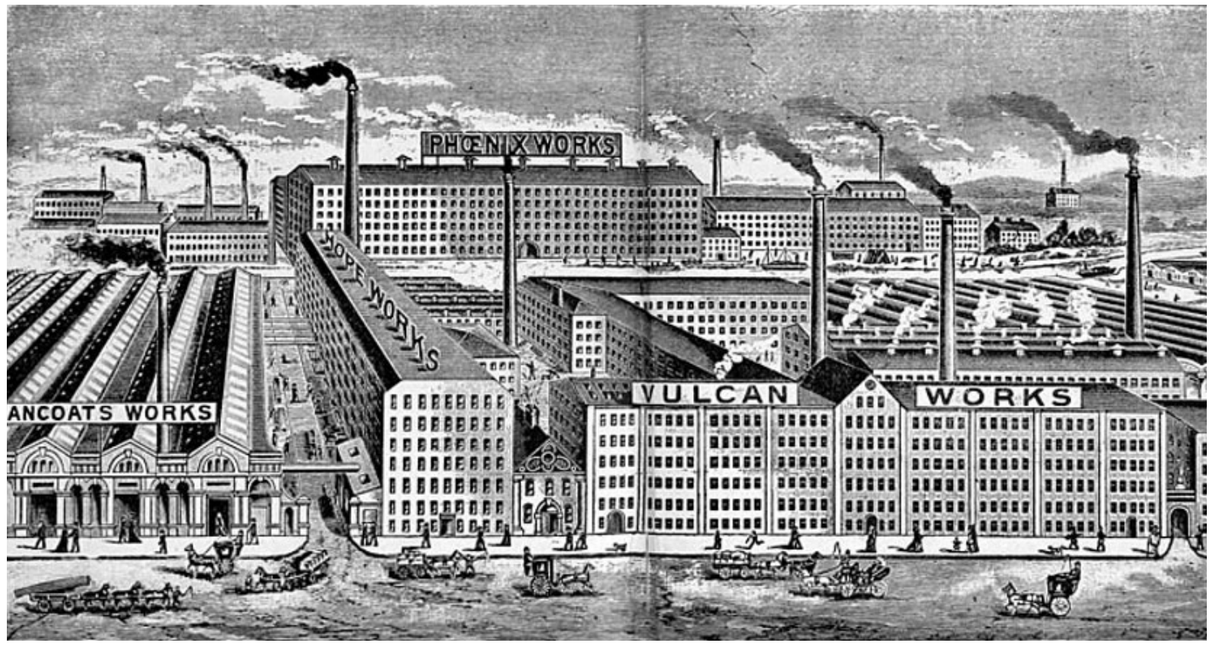
Up to the point of the building of the Ashton Canal in the first decade of the 19th Century the site of Ancoats Works was undeveloped. With the Ashton Canal corridor defining the southern boundary of the Ancoats district the land in the area was owned by the Mosley Family and was largely agricultural land while to the east of the site was Shooters Brook on which there were a number of early pioneering cotton works including Mr Salvin's works in which a Savary steam engine was used.

The opening of the canal was an attraction to the developing industry of Manchester and the line of the canal became colonised by textile and engineering concerns. By 1880, the area was fully developed, with a large number of steam-powered industrial complexes.

Fairbairn's Engineering was situated on the immediate Ancoats Works site as an arm of the Ashton entered the works with the engineering firm of Peel Williams Peel being established on the banks of the Ashton and the textile machinery works of John Hetherinton & Sons (manufacturers of textile machinery) on the short arm of the canal on the east side of Pollard Street. A number of cotton concerns were established as a consequence of the laying out of the Ashton Canal and increasingly dominated the area with the remainder of the area being dominated by terrace housing. In 1939 when the Lancashire cotton industry was in serious decline John Hetherinton & Sons moved out of the Ancoats corridor.

Much of the housing was cleared in the late 1960s and 70s with the last of the Fairbairn's buildings being demolished in the mid 1970's. Houses that were built in the area from the mid 1970's replacing both industrial and former terraces have now largely gone with the quantity of compulsory purchases of the existing industrial estate leading to the area to be have the nickname of the 'Golden Half-Acre'

Peel Williams Peel was demolished in the early 80's and a number of the mills have now gone. However there are a number of the large-scale buildings left including Bannerman's, Hope, Rhodes, Bridge and other mills that form an important component of an impressive group of former textile mills that make a strong contribution to this part of Manchester as the prototypical industrial suburb.



Vulcan Works - Ancoats



Aerial View of Industrial Ancoats



Hope Mill



Pollard Street - 1903



Pollard Street - 1964

Hope Mill

On the north bank of the River Medlock in historic Ancoats, Hope Mill is one of the finest surviving examples of the first fire-proof spinning and weaving mills built in Manchester in the early 19th Century. Hope Mill is a Grade II* building and as an industrial building the level of grading is a recognition of its historic importance, placing it among the elite of buildings with industrial heritage status.

Constructed in c1824 for the firm Joseph Clarke & Sons (cotton spinners and fustian weavers) the mill and associated weaving sheds were part of the development of the area following the building of the Ashton Canal in the first decade of the 19th century. The building and the weaving sheds back onto the canal with a continuous supply of bulk coal for its steam engines from the nearby waterway. In 1848 the Clarke textile works on what was then called Ashton Street (later Pollard Street) extended to Carruthers Street in the much smaller Carrather's Cotton Mill, including weaving sheds laid to the South West of the site with courtyards between the spinning mill and the weaving sheds to assist in the spinning cotton and fustian process.

The building is a 7-storey brick mill (17 bays long by 4 bays wide) with double pitched roof. It has a narrow plan – typical of the mills of the period with a narrow façade to the southeast which is parallel to Pollard Street. The walls are in Flemish Bond (the bricks are handmade) and the windows are of wooden framed of a nine paned type common to most of the mills in the area. The sills to the windows are sandstone, lintels are mainly of stone and there are four external structures to the building with two of these on the southeast façade which are 20th century lift shafts.

There were various other post-war owners of the mill until it was purchased by the current landlords, the Hope Mill Partnership in 2001. From textiles to its present utilisation by the creative industries Hope Mill remains an emblem of the city's hard-working and forward-thinking ethos for nearly two centuries.

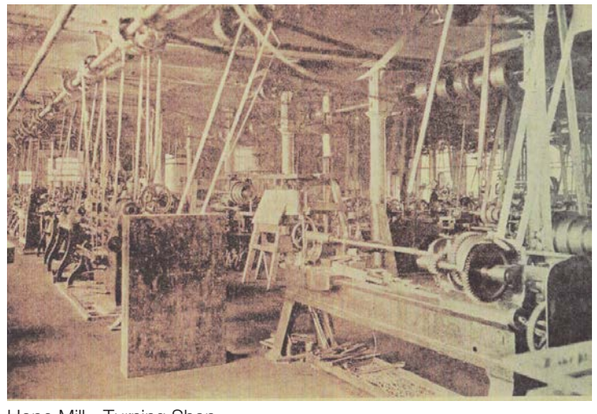


Pollard Street - Entrance to Hope Mill


Ashton Canal - Hope Mill


Ashton Canal - Hope Mill / Ancoats Works Site


Hope Mill - External Steel Staircase


Hope Mill - Turning Shop

Ancoats Works

The site is part of the former Hope Mills development, one of the earliest industrial developments beside the Ashton Canal in Ancoats. The largest of the industrial sites in the area are the factories of the Hetherington Company – two of their buildings (including Ancoats Works) stand at the bottom of Pollard Street. By the end of the 19th Century the weaving sheds of the Hope Mill had gone and were replaced by the Ancoats Works of Hetherington and Sons (Hetherington's Ancoats Engineering Works) the textile machinery manufacturers, who main premises was at the bottom of Pollard Street.

The Hetherington's Ancoats Engineering Works premises comprised of:

- The **Vulcan Works** in Pollard-street, Ancoats
- The **Ancoats Works** on the opposite side of the same street, and used for the purposes of the tool making and general engineering department
- The **Hope Mills**, adjoining the Ancoats Works
- The **Phoenix Works** taken upon lease at the time of purchasing the plant and business of the late firm of Curtis, Sons, and Co.

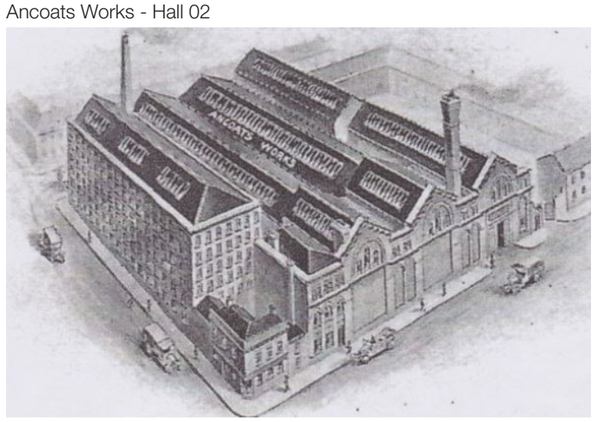
Our research suggests that Ancoats Works and Hope Mill were originally under the same ownership and functioned as a combined milling operation referred to as Hope Mills. Although, the building now referred to as Ancoats Works was constructed slightly later than Hope Mill. The complex operated a cotton spinning mill and fustian weavers. Located to the east of the public house within the existing car park area was the former Carruthers Street Mill. Carruthers Street Mill no longer exists although this was thought to be the first developed area of the site.

The building known as Ancoats Works today was called the Albert Cabinet Works and thought to be a furniture factory. The Ancoats Works name, added later can be still read on one of the ornate arched entrance which spans along the length of Pollard St. This arched entrance, together with the former Bank of England pub on the corner of Pollard and Carruthers St and Hope Mill maintain the original Victorian aspect of the Hetherington Company factories.

Ancoats Works has had many other uses, additions and alterations which have occurred through the history of the Mill. Ancoats Works has been associated with engineering, tooling, furniture and glass making. However, the heritage of Ancoats Works is predominantly associated with cotton and textiles.



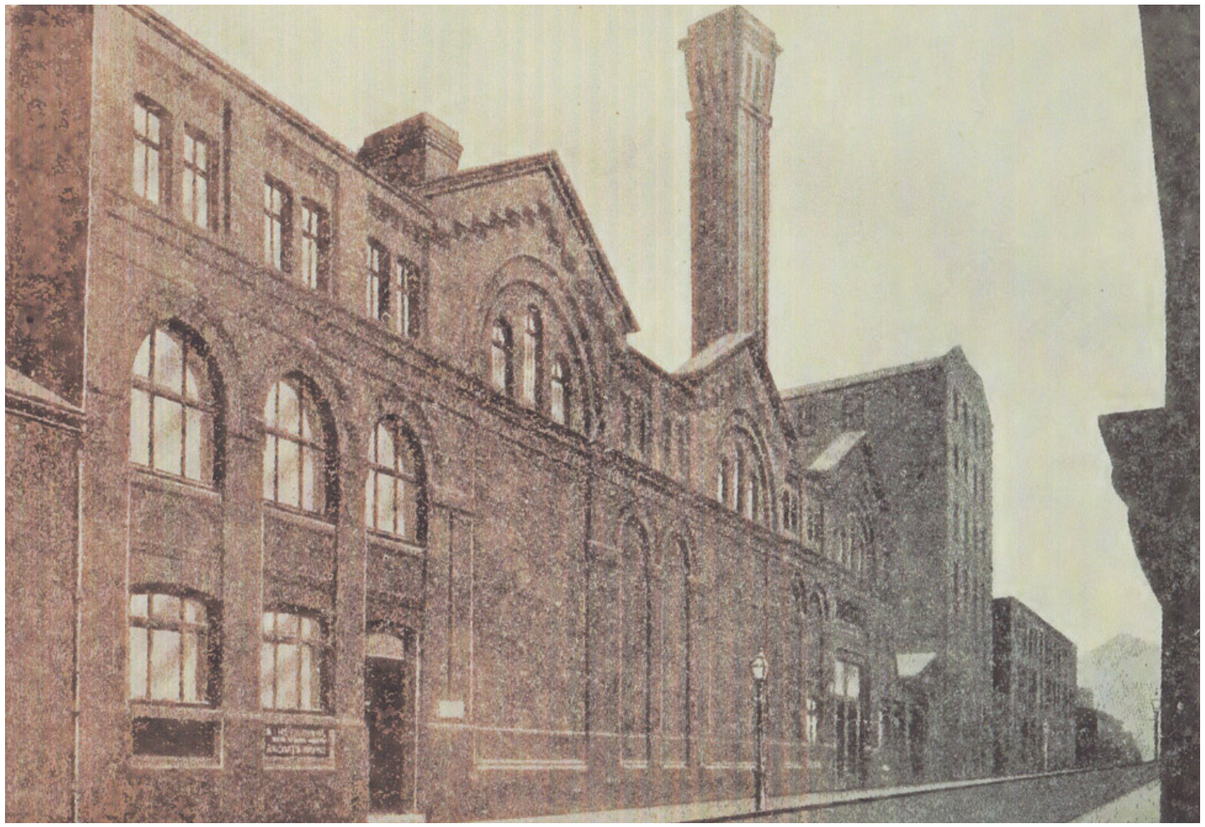
Ancoats Works - Hall 02



Ancoats Works + Carruthers Street Cotton Mill



Arched Entrance - Original Signage


Pollard Street - Ancoats Works Facade + Chimney

Historical Development

The evolution of the Ancoats Works site can be seen across the historic plans with the demolition of the Carruthers Cotton Mill the most striking change to the site.

Historical maps show that both buildings (Ancoats Works + Hope Mill) were joined with central access to the site between the two buildings which exists today.



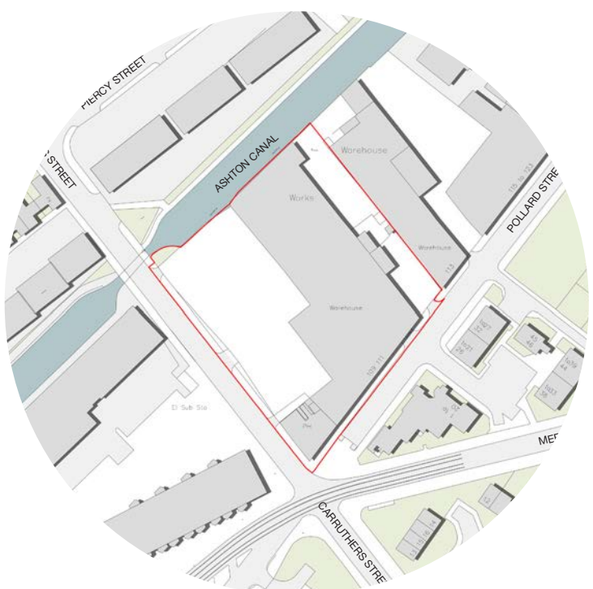
1845



1893



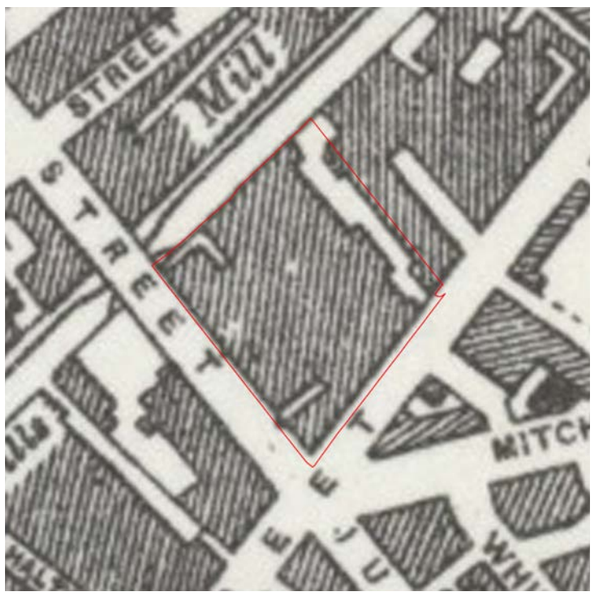
1922



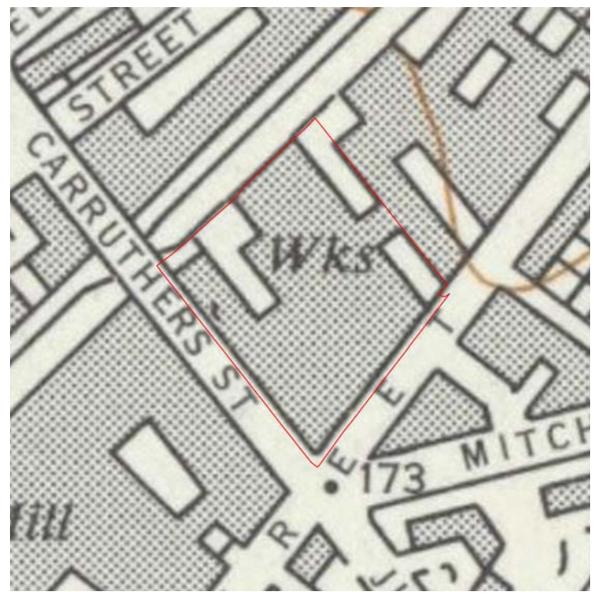
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1934



1949



1968

2.3 Existing Site + Key Features

The site at present is predominantly occupied by a warehouse (formerly 'Ancoats Works') fronting Pollard Street and extending along the eastern site boundary to the Ashton Canal. The building has associations with the former usage of the building as Ancoats Engineering Works and is in use by the Kamani Group of companies. The south western area of the site and fronting onto Carruthers Street was formerly occupied by the Carruthers Cotton Mill, long since demolished. The area is now used for vehicle parking, loading and storage. The land rises toward the Carruthers Street Canal Bridge.

The industrial style warehouse building is constructed of red brick, with a pitched roof. The building suffers from a significant amount of structural damage and damp shown by large areas of moss. The façade of the building facing onto Pollard Street has some detailing including the Ancoats Works plaque. The rear of the building which faces onto Ashton Canal is compiled of a set of complex smaller buildings, which vary in height, massing and materials. To the north eastern side of the building lies a narrow delivery entrance, which opens up into an internal car park.

The building itself is located tight on all boundaries other than the Carruthers Street boundary on the southwest where the main warehouse is located . Along the northwest Ashton Canal boundary there is no tow path. Therefore, the line of the building is a continuation of the canal wall. The building is made up of two main warehouse halls which run from the northwest canal boundary to the southeast Pollard Street Boundary running parallel with Hope Mill on the northeast. The main façade of Ancoats Work is Pollard Street located back of footpath on the southeast boundary.

The site does not fall within a conservation area. The site is adjacent to Hope Mill (predominantly Grade II* Listed) which is situated parallel to the eastern site boundary along a shared access. Beyond Hope Mill to the east is Spectator Mill (Grade II Listed), but the building is fully screened by Hope Mill from the application site. Ashton Canal Bridge No.4 that carries Carruthers Street over the canal to the north west of the site is a Grade II Listed structure; as is Bridge No.5 (Beswick Street) further east of the site.

To the south of the site is the former Bank of England public house and attached Georgian building. Both premises are 2-storey, with painted render, tiled and brick façades. The public house addresses the corner of Pollard Street / Carruthers Street and is a local landmark.

Adjoining the public house on Pollard Street adjacent the main warehouse there is a three-storey building which would have been home to the administration office. This element of the building is very much independent of the main warehouse spaces. The area of land between Ancoats Works and Carruthers Street is hard standing and has been used for carparking. Following the line of the canal south along the site boundary there is a strip of overgrown vegetation.

1. Ancoats Works / Pollard Street facade
2. Ancoats Works administration office
3. Former Bank of England (Public House)
4. Existing Car Park
5. Ancoats Works Halls (Hall 02)
6. Hope Mill (Grade II* listed)
7. Existing Service Yard Entrance
8. **Bridge No.4** (Grade II listed)



Existing Site

There are few trees located within the site boundary, adjacent to the canal with scrub vegetation. The site is fully enclosed by fencing to all sides with no direct access along the Ashton Canal onto the site; a tow path running alongside the northern side of the canal.

In addition to the building stock there are several vacant plots within the immediate area. These appear to be plots of old industrial buildings which have been subject to demolition and a full site clearance. Leaving only a perimeter wall which identifies the original building footprint and the Curettage of the site. All evidence of the extent and density of Manchester's textile and engineering industry at its peak within Ancoats.

The most immediate residential neighbours consist of Milliners Wharf on the opposite side of Carruthers Street and Crossley Court, a Salvation Army Housing Association, located opposite Ancoats Works on Pollard Street and an Urban Splash housing scheme across the Ashton Canal.

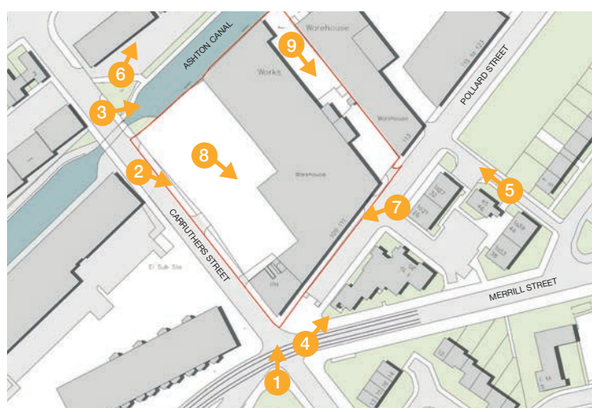
The interesting and varied character of the Ancoats Works site can be seen in the following existing site images:



1: View from Merrill Street / Pollard Street junction



2: View from Carruthers Street



Application Site - View Locations



3: View from Carruthers St (Ashton Canal - Bridge No. 4)



4: View from Merrill Street



5: View from Little Holme Street (Hope



6: View from Carruthers Street (Piercy Street Homes)



7: View from Pollard Street



8: View from Site Car Park



9: View from Site Service Yard

KEY:

- RESIDENTIAL
- COMMERCIAL
- SALVATION ARMY HOUSING ASSOCIATION
- CULTURAL (THEATRE, ARTIST SPACES ETC.)
- FORMER PUBLIC HOUSE

2.3 Site Analysis

Topography + Level Changes



The topography of the surrounding area is dominated by a distinct change in level from the east, reflected in the canal locks as the canal traverses the landscape, constructing unique vistas of the City of Manchester Stadium and Sportcity redevelopments.

The topography of the site is predominantly level, apart from a slight increase in height along Carruthers Street which continues to offer a change in level towards Bridge 4 (Grade II Listed), over the Ashton Canal flowing north-south. The ground conditions of the site, although relatively level in comparison to the wider locality, will offer possible constraints on development through land contamination associated with the history of brownfield sites.

As a former industrial area, the landscape is generally urban, with few trees or open spaces. Spaces that do currently exist, such as the sites east along Pollard Street, are the result of clearance activity.

Surrounding Area Land Use



The land uses of the immediate surroundings are dominated by residential uses and complimentary uses of open space, community and recreational facilities, which include the Ashton Canal corridor.

The application site is located in an area, which is currently experiencing substantial urban regeneration and the implementation of large scale residential schemes within associated retail and commercial units. The Milliners Wharf development is situated to the south-west of the site, adjacent to the Ashton Canal, which comprises of a large building of up to 9 storeys. On the opposite (northern) side of the Ashton Canal which bounds the site, is an area of green space and newly formed 2-storey canal side town housing along Piercy Street. development of 2 and 3 storey buildings. In addition to a mix of commercial, industrial and warehousing uses, Pollard Street accommodates Crossley Court, a residential development.

Owned and operated since 2001 by the Hope Mill Partnership LLP the 60,000 sq ft grade II* Hope Mill has become Manchester's largest independent centre for the arts and creative industries, providing a home for 140 individuals and businesses.

The development of Pollard Street for mainly large scale apartment blocks follows the natural eastern expansion of the city centre fringe, also reflected in the ambitious redevelopment proposals at New Islington and Ancoats, also predominantly residential led development areas. The application site is therefore well placed to benefit both from the existing infrastructure, development and planned developments spreading the influence of the city eastwards; as well as capturing the benefit of a gateway location into the Holt Town area translating the change in scale from city to inner suburban location.

KEY:

- PRIMARY VEHICLE ROUTE
- SECONDARY VEHICLE ROUTE
- METROLINK
- VEHICLE ENTRY POINT
- PEDESTRIAN ENTRY POINT
- ASHTON CANAL

Site Routes + Access



The pedestrian and vehicular linkages to and from the site to the surrounding area are illustrated above.

Translated, the illustrated pedestrian and vehicular links, turn into excellent accessibility to and from the site for services, facilities, opportunities, leisure and shopping. The accompanying Transport Statement illustrates proximity to nearby amenities.

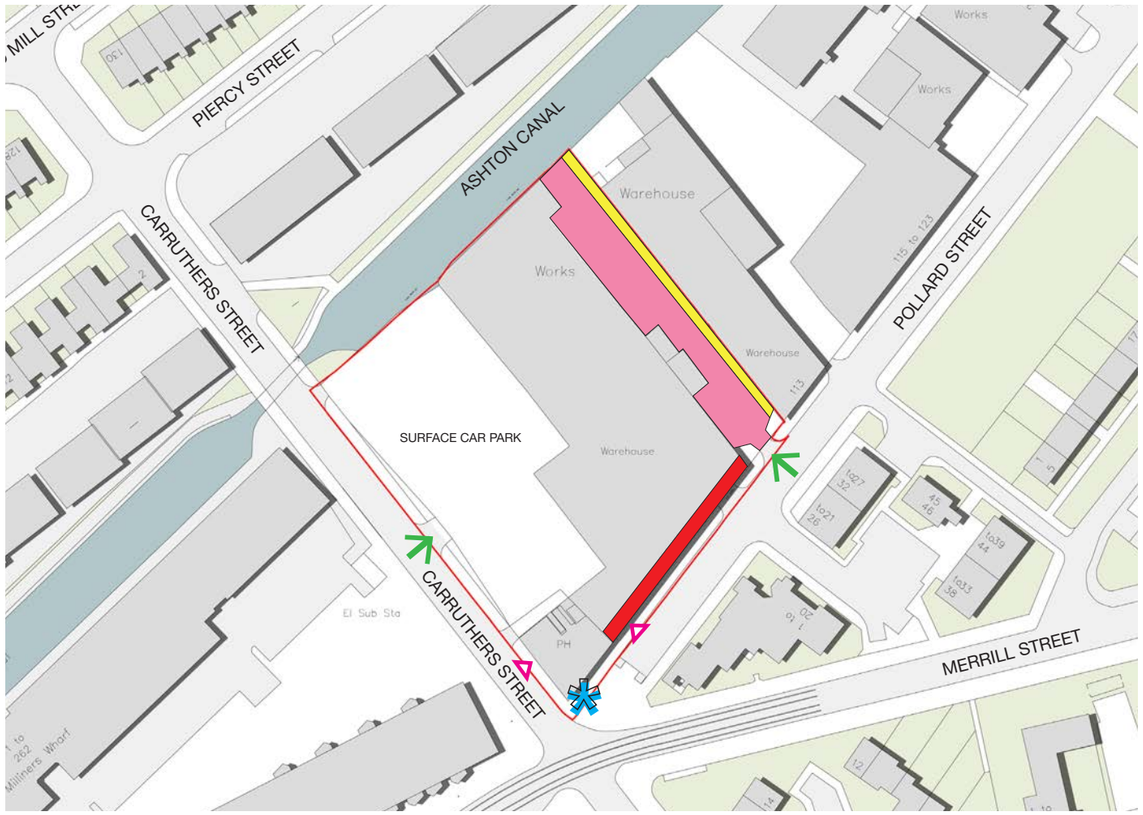
A comprehensive matrix of bus routes pass along Merrill Street/ Pollard Street and Carruthers Street, providing routes to the city centre (multiple destinations), local circular routes and routes to eastern and north eastern Greater Manchester. In addition, the Metrolink passes along Pollard Street/Merrill Street with stops at Pollard Street (west) and Holt Town (south) within 5 minutes walk, further improving accessibility by non-car modes.

The site location, provision of pedestrian and public transport linkages, including the nearby New Islington Metrolink stop, substantially reduces the friction of distance for potentially future users of the site.

KEY:

- HOPE MILL DEDICATED SERVICE ROUTE
- ANCOATS WORKS / HOPE MILL SHARED SERVICE ROUTE
- INFRASTUCTURE
- VEHICLE ENTRY POINT
- PEDESTRIAN ENTRY POINT
- ORIGINAL ANCOATS WORKS FACADE

Site Constraints



As illustrated above there are a number of constraints that must be considered when masterplanning and developing the site although a number of them could equally be deemed opportunities.:

- Whilst much of the site is relatively flat, in parts there is a notable slope down along Carruthers Street towards the junction with Pollard and Merrill Street;
- An existing TfGM utility cabinet is in close proximity to the site - protection of the existing cabinets will be required both during proposed demolition and new build construction works;
- The surfacing to the site and existing service yard is in poor condition with accessibility limited to a single entrance off Pollard Street;
- Ability to retain the Ancoats Works facade;
- Retaining and ensuring an unimpeded service routes for Hope Mill.

2.5 Planning History

While the site has seen little activity in terms of development a number of planning applications have been submitted in response to the changing use and evolving expansion of the site.

From viewing previous applications we have been able to understand how planning policies were interpreted, identify any potential problems or concerns that arose during the previous applications and material considerations reviewed as part of the planning application process.

In conjunction with both statutory and public consultation processes (discussed further in Section 10 of this document) that has allowed local requirements to be considered. The review has also enabled the Ancoats Works team to identify any issues previously noted before submitting a formal planning application.

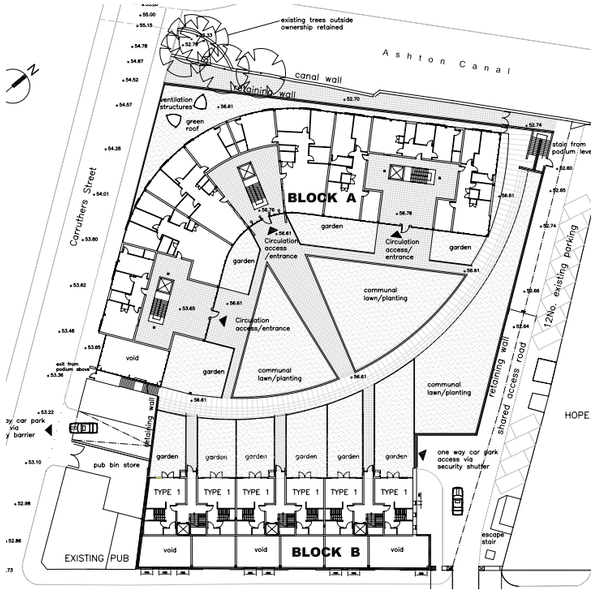
Carruthers Street / Pollard Street

November 2007 / Reference: 805306

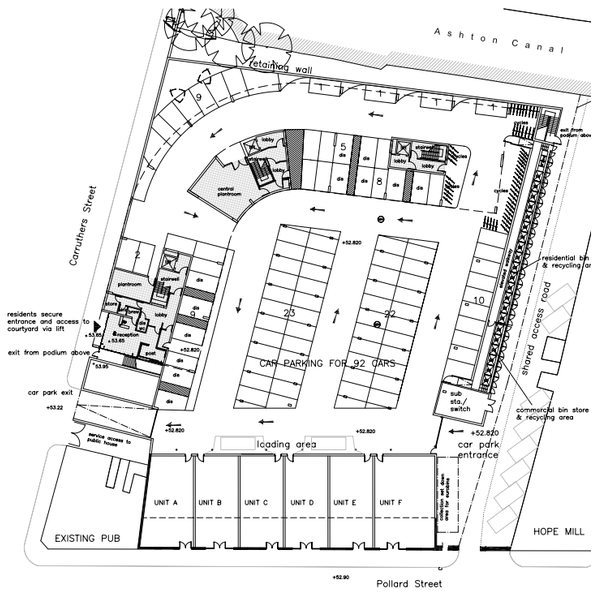
Kamani Commercial Property Ltd proposed a development of 109 dwellings, spread between two blocks, each varying in size. The range of property was founded upon the promotion and development of sustainable communities, and representative of wider ambitions for diversification of the housing stock.

The proposal was for a residential-led, mixed-use development of apartments, commercial units with associated private open space, landscaping, car parking and servicing. The proposals were designed to maximise the potential of the brownfield, inner-urban site, making efficient use of the land resource, enhancing the site within the townscape of the surrounding built environment.

Based on the recommendations of Manchester City Council the application was subsequently withdrawn based upon several key urban design matters, notably that the height, scale and massing failed to positively respond to the scale, massing and proportions of neighbouring buildings, existing streetscene and the Ashton Canal. It was also viewed that the proposed development would adversely affect the setting and character of the two neighbouring listed buildings, Hope Mill and the Carruthers Street Bridge.



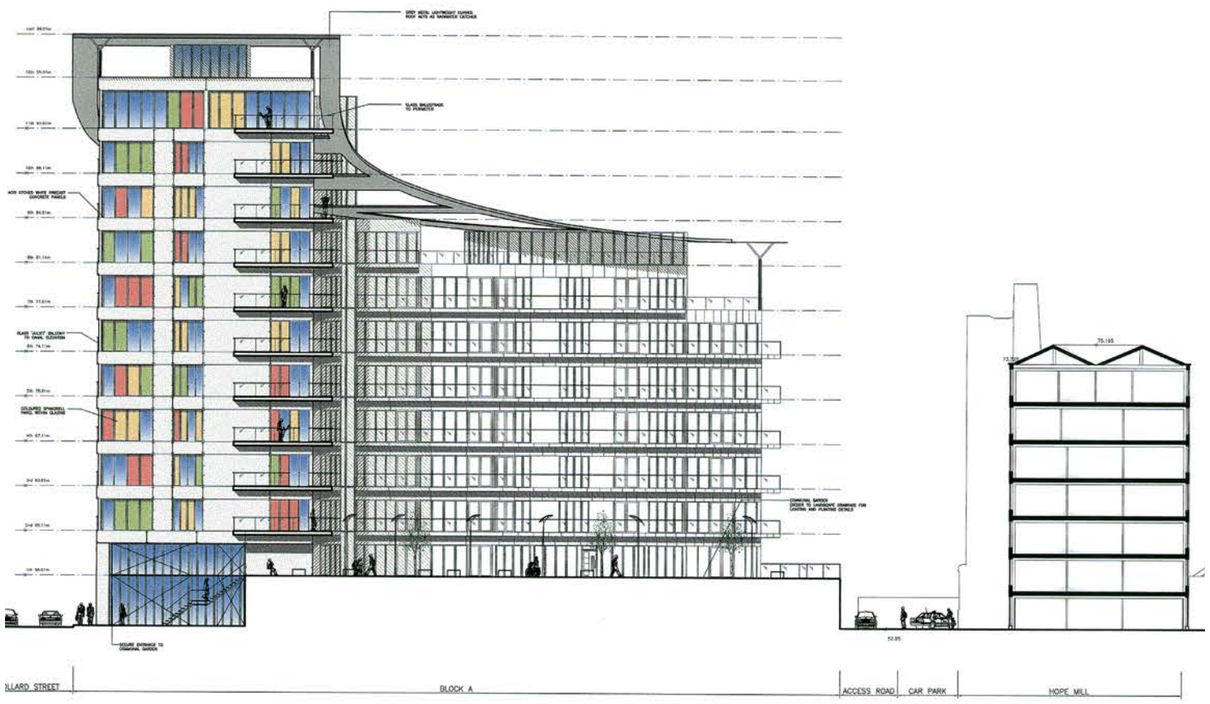
Layout - Upper Level



Layout - Ground Floor



Elevation - Pollard Street



Proposed Section

Pretty Little Thing / Ancoats HQ

March 2019 / Reference: 122809

In March 2019 an application for change of use was granted from a general industrial uses to offices at the Pollard Street site, which has been vacant since May 2016. Due to business expansion and the need for larger premises PLT urgently needed to relocate to a new Manchester based home from their existing premises at Wellington Mill, Pollard Street East, Ancoats.

The proposal for the development includes the extensive repair of the existing building envelope, full thermal upgrade, the addition of two floors to the warehouse to add 26,200 sq ft of office space.

The bulk of the accommodation on the site was to be located in two main halls leading back from the Pollard Street façade. In total, around 64,500 sq ft of office space would be created at Ancoats Works, while the repair and maintenance of the Pollard Street facade aimed to enhance the existing street scene.

The scheme proposal would repurpose Ancoats Works and the site and provide:

- Change of use from B2 - General Industrial Use to Class B1 – Business, comprising of Offices and associated support spaces.

- Extensive refurbishment and repair of the building envelope including a full thermal upgrade due to the change of use.

After more extensive cost exercises and feasibility studies it was decided that this was not a viable option for PLT. This together with the global pandemic and the introduction of working from home meant that it made greater economic sense to do a 9,500 extension on their current office, bringing their total space at Wellington Mill to 41,216 sqft.

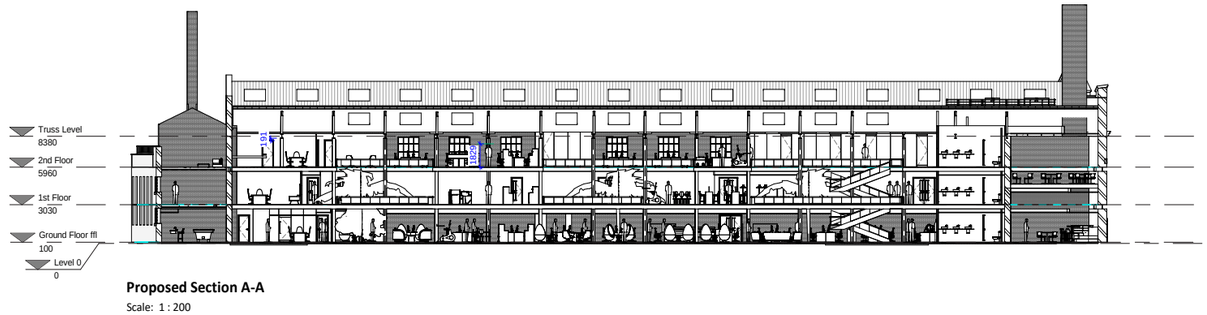
As of February 2021, the Boohoo group employs approximately 597 people in the Ancoats area. Consisting of 446 employees at Wellington Mill (Prettylittlething) and 151 employees at Pollard Street East (Boohooman)



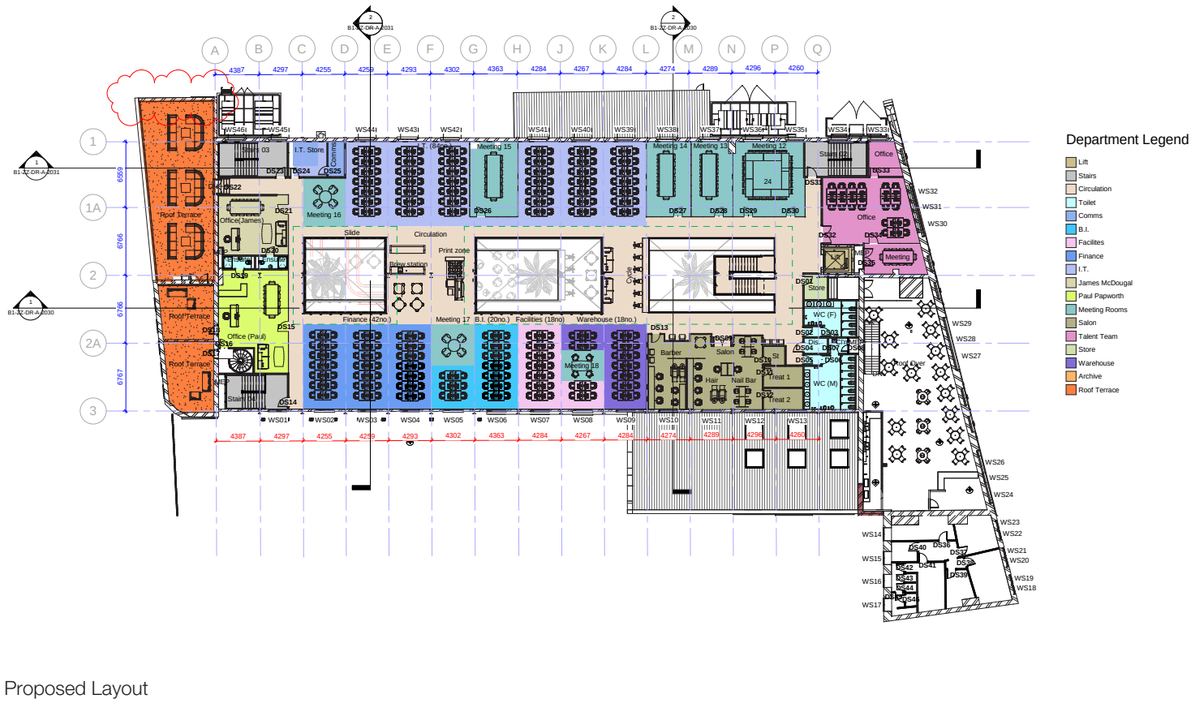
Ancoats Works - Warehouse



Pollard Street Facade



Proposed Section

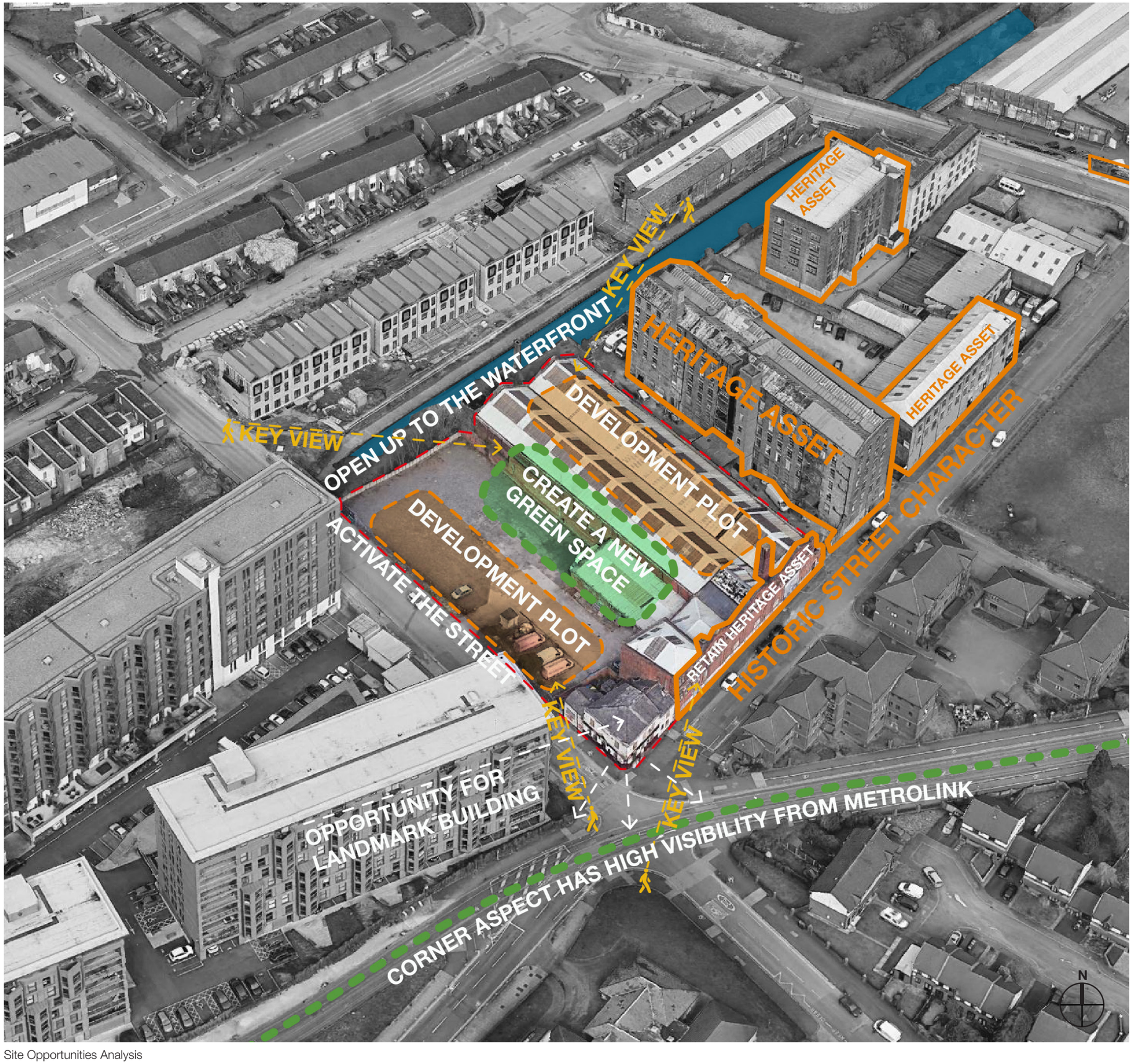


Proposed Layout

2.6 Site Opportunities

This section of the report helps to inform the identification of priorities, opportunities and action areas. Through the detailed analysis of the local context, site history and wider connections described earlier we have identified the following opportunities for the development site:

- Retention of existing elements of the Ancoats Works site creates a significant opportunity to enhance design proposals while reflecting and celebrating the site's rich history;
- The site has an excellent relationship with surrounding transport infrastructure, including existing bus routes and East Manchester Line (EML) of Greater Manchester's light-rail Metrolink system;
- Within 10 minutes' walk of the site accessibility to additional shops and services, including employment areas within the city centre (Piccadilly and the Northern Quarter).
- Opportunity to improve the immediate setting and appreciation of adjacent listed buildings;
- Scope to enhance the public realm, Ashton Canal and surrounding street frontages;
- Pollard Street forms part of the cycle network connecting to routes on Merrill Street, the Ashton Canal, and routes towards Eastlands;
- As a relatively level site the topography offers little constraint.
- The project has the opportunity to extend the natural progression of the City Centre's residential expansion, acting as a gateway to the Eastlands Regeneration Framework - Holt Town area and assisting in the natural progression of regeneration emerging from Manchester City Centre.
- Clear redevelopment opportunity in context with wider regeneration initiatives for continued improvement within East Manchester;
- Close proximity to existing schools, services, shops and leisure/ recreation to support proposed residential use.
- The site has an open western aspect looking towards the Ashton Canal and Ancoats area of the city centre
- Opportunity for the efficient re-use of brownfield land;
- The neighbouring Ashton Canal is allocated as a Major Recreational Route, and Grade A Site of Biological Importance (SBI).



Site Opportunities Analysis

2.7 Site Constraints

The site equally faces a number of issues, challenges and physical constraints that any new development needs to respond positively too - these constraints are:

- The site sits on a currently busy junction of Pollard Street / Merrill Street / Carruthers Street, with the main carriageway of A662 passing away from the site boundaries;
- Approached from the east along the main route (Merrill Street) the site is unseen, with only the larger residential buildings buffering any future development that will take place on the site;
- The form and style of development can be potentially limited to reflect existing prevailing building heights of the surrounding mill context and the listed Hope Mill;
- Carruthers Street to the south of the site will impose acoustic requirements onto the design of the development
- The site is bound by steeply sloping road along Carruthers Street which compromises pedestrian movement and connectivity with the immediate site.
- Potential Impact on adjacent listed buildings (Hope Mill)
- Potential localised land contamination issues requiring remediation through development – the site could be subject to a remediation process as a consequence of former site activity
- Existing heritage features which have suffered significant deterioration in recent years – i.e. damaged rainwater goods, truss ends, water ingress through the existing structure and roof partial collapse.
- Compatibility with adjacent uses (SAHA - Salvation Army Housing Association) and amenity of proposed and existing residents;
- As a former industrial area, the landscape is generally urban, with few trees or open spaces.
- The site is constrained by a lower density urban fabric to the east (Crossley Court) and its relationship to both Miliner's Wharf and Hatbox residential developments along the southern edge of Carruthers Street.
- The neighbouring block of the Crossley Court estate across Pollard St, will be retained in the short term and will form the neighbouring boundary to the eastern part of the site until subsequent phases of regeneration are delivered.



Site Constraints Analysis

HOLT TOWN + THE EMERGING TOWNSCAPE //

3

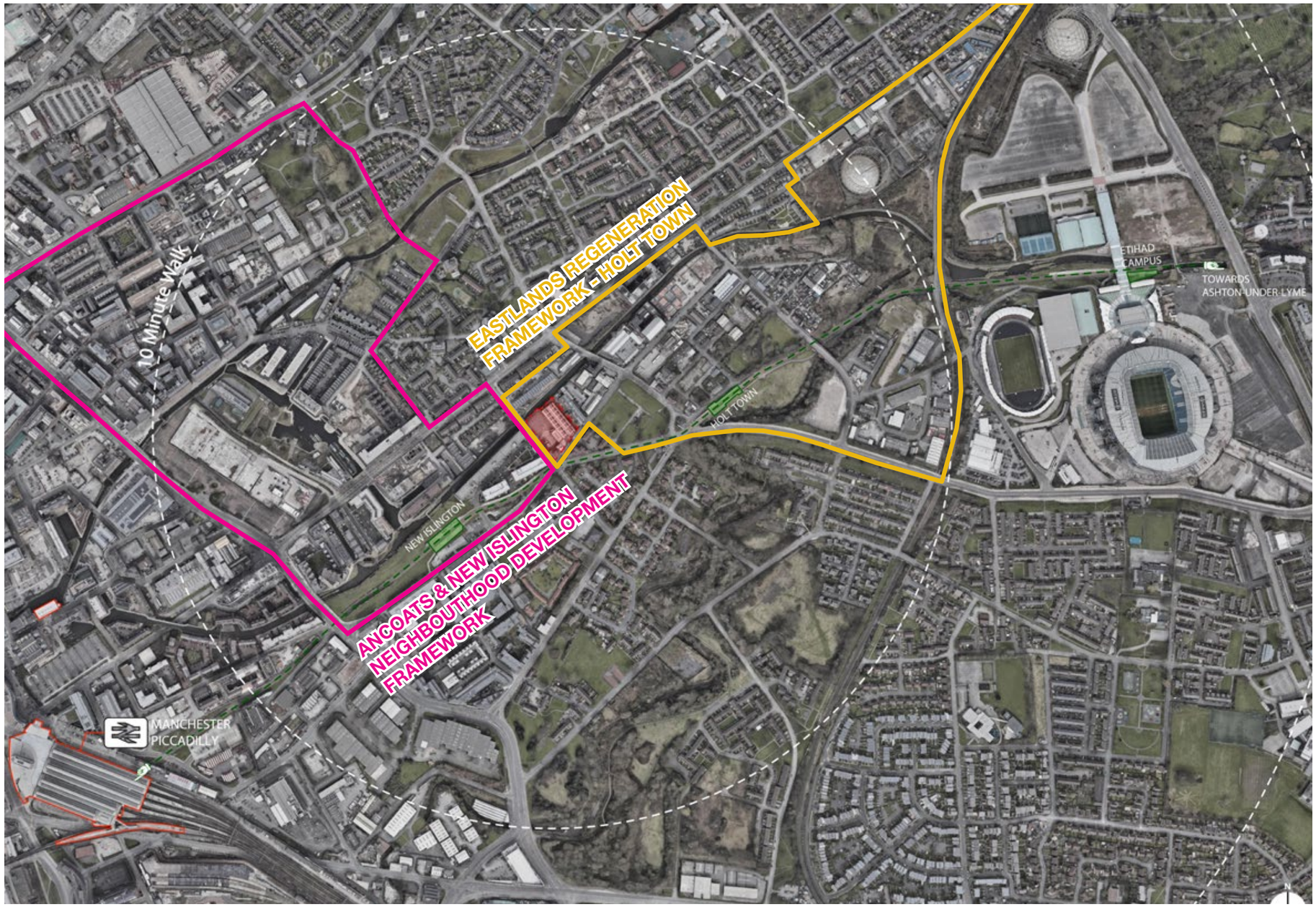


3.1 Eastlands Regeneration Framework: Holt Town

Holt Town is a 38 hectare site to the east of Manchester City Centre. Over a 15 year phased period the plan proposes a mixed use, residential-led development which will see further transition of a declining commercial and industrial area, together with pockets of poor quality housing, changing into modern residential areas. The transitional nature of the area is also reflected in the approved Eastlands Regeneration Framework emphasising the provision of larger dwellings for family housing, alongside apartments.

Distinctive new squares, courtyards and open spaces form the focal point of various and diverse neighbourhoods that make up the Holt Town Masterplan, which looks to create vibrant places and beautiful buildings that restore civic pride and deliver healthy homes.

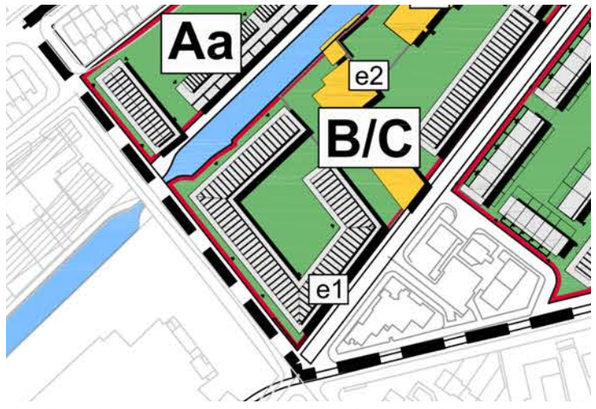
Green and public open spaces are a key priority in the masterplan to promote a family friendly and attractive living environment on the periphery of the city centre. This application will benefit from the improvements to infrastructure connected with the approved Eastlands Regeneration Framework aspirations. A range of commercial use classes are proposed to add amenity to the site and provision will be aimed at existing business and new businesses that are looking for a non-city centre based property.



Regeneration Framework Locations - Eastlands + Ancoats & New Islington

KEY:

- Proposed New Build Perimeter Block Structure
- Retained Existing Building
- Aa — Plot Name New Build Units
- e1 — Existing Buildings
- Site Boundary



Holt Town Masterplan - Ancoats Works: Perimeter Plan

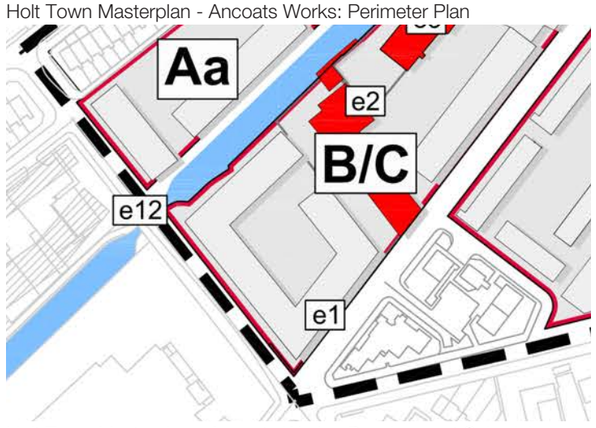


New Islington Metrolink Station



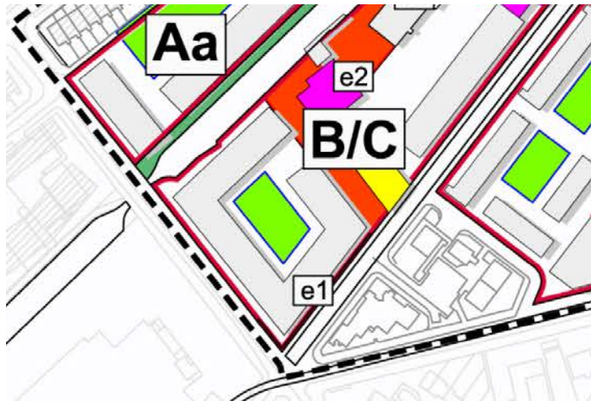
Ashton Canal

- Retained Listed Existing Building
- Retained Existing Building
- Proposed New Build Perimeter Block Structure
- Plot Boundary
- Aa — Plot Name New Build Units
- e1 — Existing Buildings
- Site Boundary

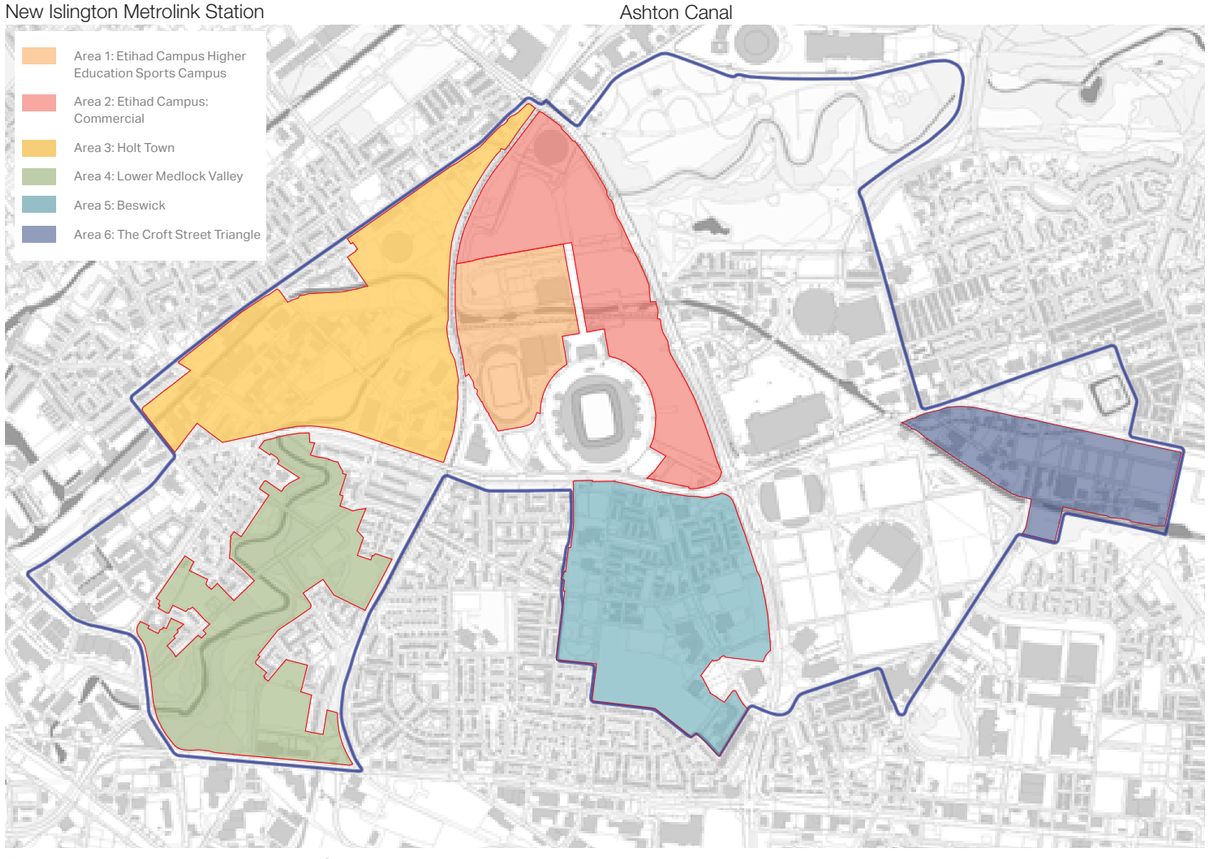


Holt Town Masterplan - Ancoats Works: Development Schedule

- semi-public open green space
- semi-public open space (hard landscape)
- Public open space (hard landscape)
- Residential
- Office and Studio Space with residential above
- Retail Use / leisure with residential above



Holt Town Masterplan - Ancoats Works: Land Use



Eastlands Regeneration Framework - Sub-Areas

3.2 Townscape + Emerging Developments

Ancoats and New Islington, to the west of Eastlands and on the eastern fringe of the city centre are two communities that are undergoing significant regeneration into important new residential neighbourhoods.

New planning frameworks have been established, place-creation with local independent retailers and restaurants has been championed, along with new place management arrangements which are now being instigated. These activities have all been coordinated and choreographed to underpin the expansion of the city centre eastwards with the clear objective of creating successful mixed use residential led neighbourhoods.

Growth in Manchester's population has resulted in demands for new lifestyle choices that offer access to city centre employment, amenities and transport networks together with well-managed accommodation built for that purpose. Once a place of profound social and economic challenge, both Eastlands and the Holt Town area are now emerging as a key growth area for the city region, armed with the assets, investment and capabilities to foster major change and development.

Emerging developments and the ever-changing townscape to the east of the city centre has the opportunity to create residential and commercial development in new neighbourhoods of choice to encourage the increasing Manchester population to live and work in the area and to capture the benefits of new growth in and around the Ancoats and Holt Town regions.

The overall aim of the Holt Town Regeneration Framework is to provide the platform for new residential, mixed use and employment related development, maximising proximity to the city centre and capitalise on the transformational activity of surrounding areas.

The Ashton Canal Corridor, framed by the city centre and the Etihad Campus, represents a primary opportunity for expanding the city's urban core, building on the Metrolink assets, and exploiting assets of historic mills, the Ashton Canal, celebrating natural heritage and local amenities.

Major developments already planned or delivered as part of this wider vision along the Ashton Canal Corridor include:

- Piercy Street - 17 homes
- Stubbs Mews - 18 homes
- Lampwick - 213 homes
- MXM/New Islington Green - 5 office buildings
- Brunswick Place - 277 homes
- Bowlers Yard - 62 homes
- Manchester Life Vesta St - 171 homes
- Butler Street/Bradford Road - 13 homes



Developments underway in the Ancoats & Holt Town Masterplan

The Holt Town Masterplan sets in place a useful starting point for the key issues that needs to be addressed through the redevelopment of Ancoats Works. It provides guidance to achieve the following key changes:

- Better homes: A higher quality residential neighbourhood
- Public life: better and safer streets, squares and parks
- Connections: Improved transport links
- Community: Enhanced social and economic opportunities

Holt Town will enable further successful transformation through the provision of a 'new offer' – an urban quarter that meets the needs of a new emerging market. To be a sustainable neighbourhood, Holt Town creatively blends residential issues with commercial, leisure, community and retail uses. Old Mills along the canal corridor are not only a grand statement of the past, they can be powerhouses of the future – offering flexible spaces for lifestyle businesses and living quarters. A key distinction of the canal corridor is the building line to site perimeters and street blocks, fully utilising space

The scale and type of developments planned in the surrounding area will transform this area and provide the missing link between city – centre living and suburban living. Design influences which have been utilised as part of the emerging Holt Town townscape notably include:

- The varying scale of buildings to create added depth and interest
- Views and vistas created to capitalise upon the retrained listed and historic structures
- The Ashton Canal Corridor as an important biodiversity asset which can be enhanced and utilised as part of the development
- Varied views and vistas that provide an opportunity to create new landmark buildings

The elevation treatments proposed as part of the wider area's regeneration allow for a modern and contemporary design, adding modelling and visual interest to the façades. This juxtaposition with the retained traditional industrial style aesthetic will add a unique townscape value and adding to the amenity of the wider area. Both the retention and reinforcement of existing fenestration patterns and appropriate material use will enhance the Ancoats Works proposals – contributing to the improvement of the existing streetscape and ensuring a unified appearance.



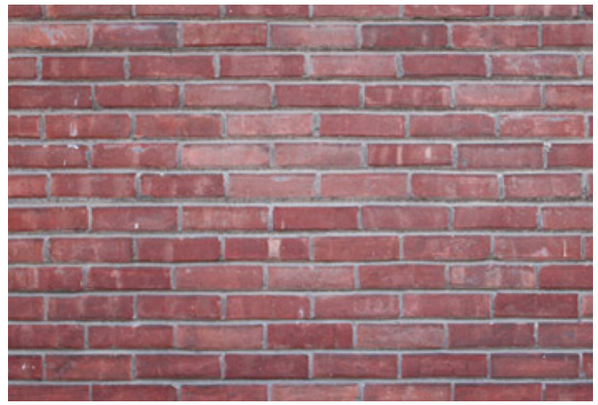
MXM/New Islington Green



Profiled / Coloured Metal Cladding



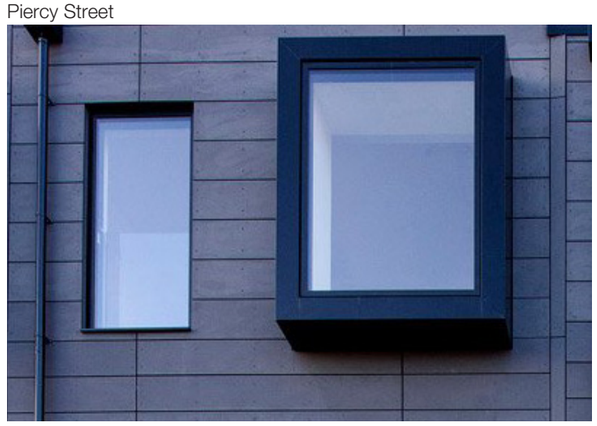
Brunswick Place



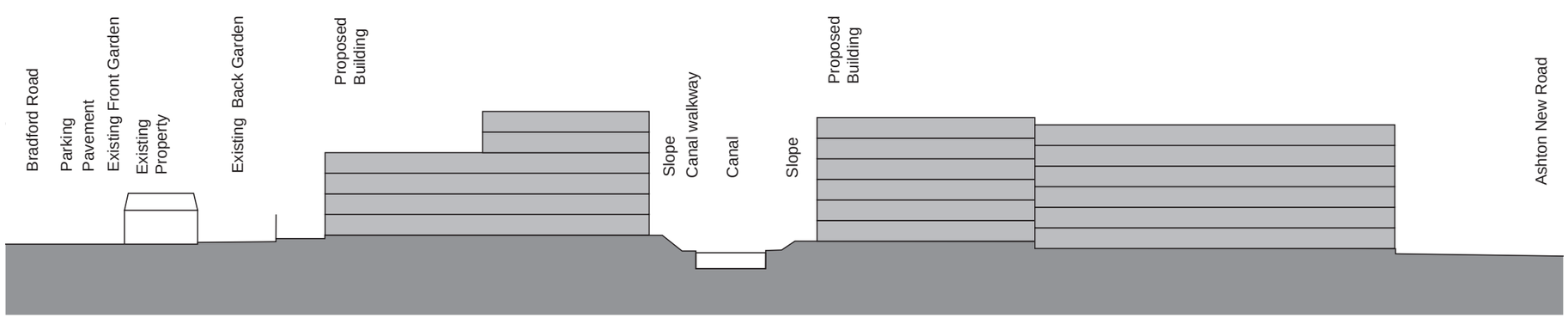
Brick / Soldier Course



Piercy Street



Metal Cladding / Oriel Windows



Holt Town Masterplan - Illustrative Site Section

VISION + DESIGN PRINCIPLES //

4



4.1 Client Brief

C&C / KPG have asked the design team to develop a detailed planning application that fully explores and celebrates the Ancoats Works site including providing significant amounts of housing, supporting commercial and amenity space provision. Their brief to the designers and planners can best be summarised as follows:

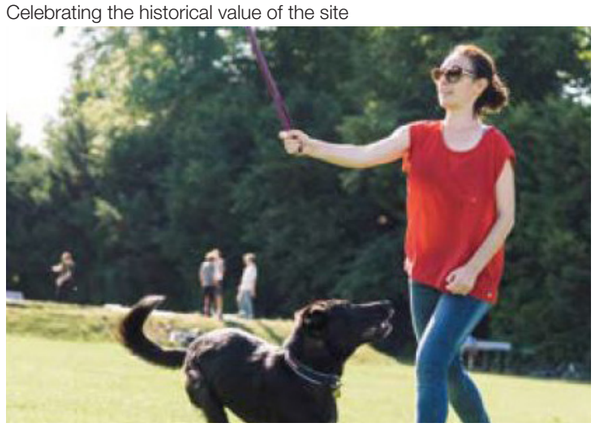
- Provide a development with a massing and density that respects, and is derived from, the site's surrounding context.
- A neighbourhood incorporating the highest design standards, a good mix of uses and a layout that will meet the needs of current and future generations.
- A focus on place-making/creating a sense of place to ensure the proposal is Manchester specific and celebrates the site's heritage.
- Create a robust development with simple but high quality construction detailing that will stand the test of time.
- The buildings should be designed to sit well in the site context, contributing positively to the quality of the local environment.
- Create a mixed community with facilities for residents, visitors and the general public.
- Maximise the relationship to Ashton Canal and the new public realm. The opportunity should be taken to stitch the fabric of the area together well, through subtle and intelligent response to the locality;
- The development must be entirely inclusive, responding to the wide range of access requirements of local residents and visitors.

The design team have continued to review the design progress against the above objectives to ensure that the final proposal still meets the requirements of the brief. The development will produce high quality residential apartments and townhouses that seek to complement and enhance the character of Ancoats Works and the wider Holt Town / Eastlands area.

PROPOSAL
The proposed development provides the following:

- 193 one, two and three bedroom homes
- Ground floor commercial space suitable for F+B / retail uses
- Residents' amenity space including a shared external courtyard
- 63% secure external cycle storage spaces
- Facilities and ground floor concierge space
- 2 new disabled parking spaces to be provided on Pollard Street
- External terracing and private balconies


Celebrating the historical value of the site


Bringing open space into the heart of the community


A mixed and diverse community

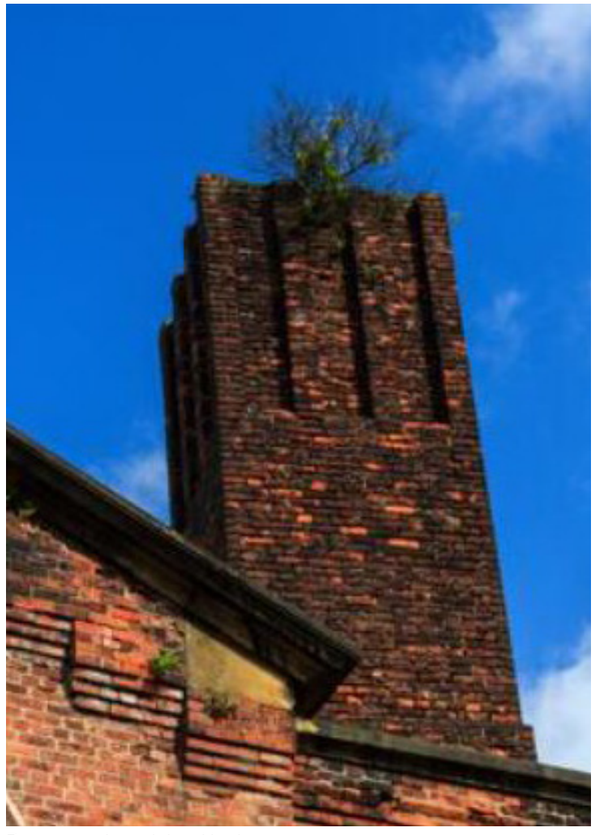

Promoting local amenities + businesses


Promote a community led development


Promoting local amenities + businesses



A new destination in Eastlands to live, work and hang out



Restore and repair local heritage



Spaces for the residents to enjoy



Panoramic views of the city centre



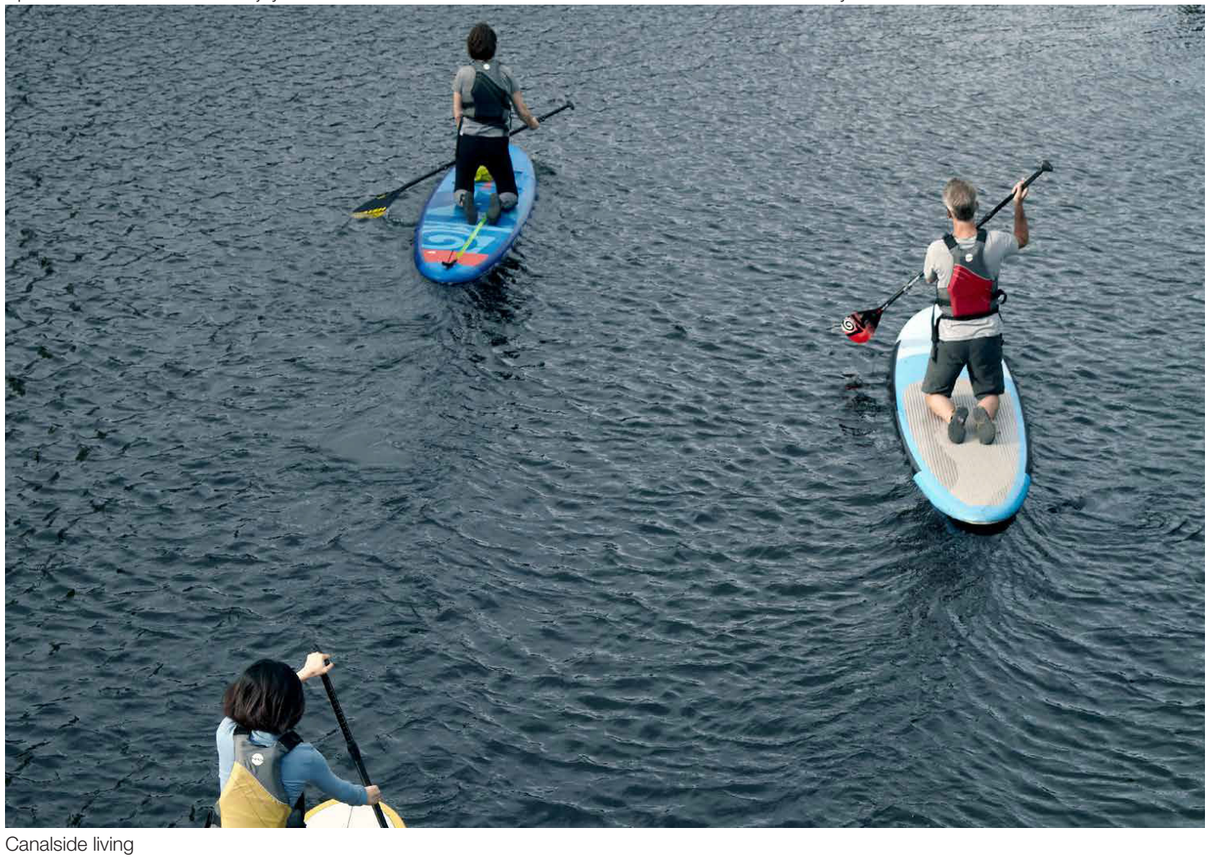
Creating a safe environment



Fully National Space Standard compliant new homes



Homes for families, young professionals and downsizers



Canalside living

4.2 Defining the Vision

Our scheme proposals for the Ancoats Works project is about creating a unique residential led development that is bespoke to the site, both in architectural composition and also the programme of the buildings responding to both the demographics of the local area and the needs of the local community.

There are 9 core design principles that underpin the masterplan approach:



Designed and developed with consideration and understanding of the principles of inclusive design: **Inclusive regard to residents, employees and visitors.**



A centre piece for the Eastlands wider regeneration and the response to the future of our city centers: **new places for people.**



A new gateway project into Manchester City Centre and drawing people into the community: **a new entrance to the city centre.**



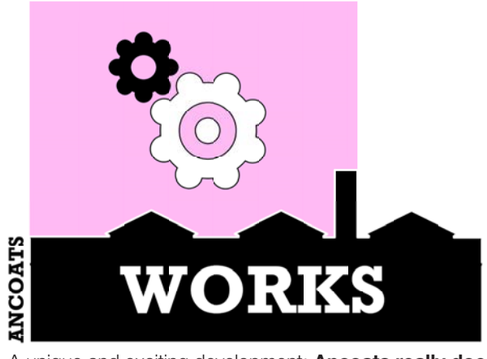
Homes to enable and empower residents: **spaces to promote health and well-being.**



To create a new community with a unique identity linked to the history of the site:**a unique place that is proud of its heritage and the community it helps serve.**



Creating a location to be proud of, giving a focus to town life and a Eastlands identity: **a place to call home.**



A unique and exciting development: **Ancoats really does work!**



To create a landmark development which adopts sustainable design and construction: **a sustainable community.**



A place that is born of the Ancoats / Eastlands: **a unique place to live, shop, dine and play.**



Buildings that respond to the Ashton Canal and features of the site: **a place by the canal.**



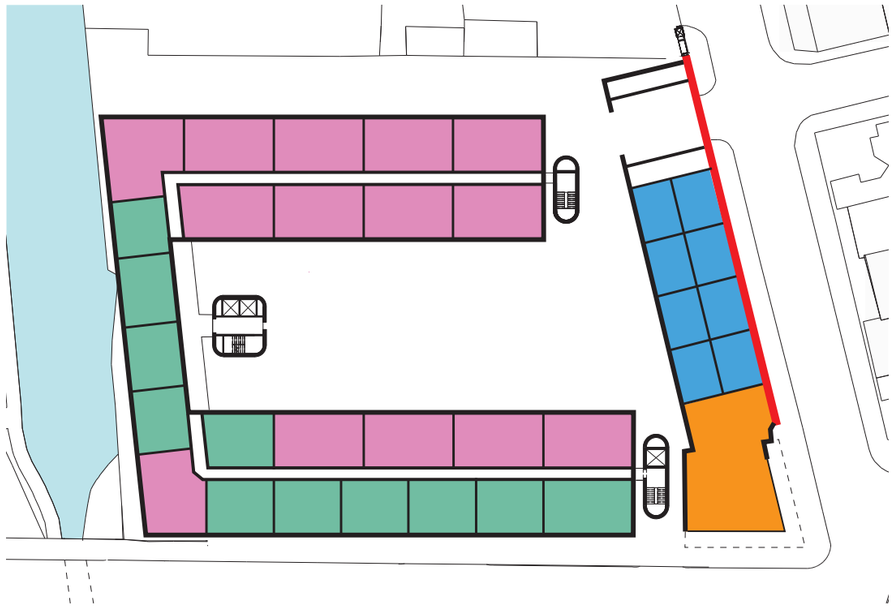
4.3 Design Development Process

From the outset we sought to understand the primary objectives of the scheme, and to relate these to the physical site context and other briefing information for the site, from which a design response could be developed. In this way we viewed the site layout as a series of diagrams intended to demonstrate an approach to delivering its key objectives, all requiring more detailed analysis and development when applied to specific locations across the site.

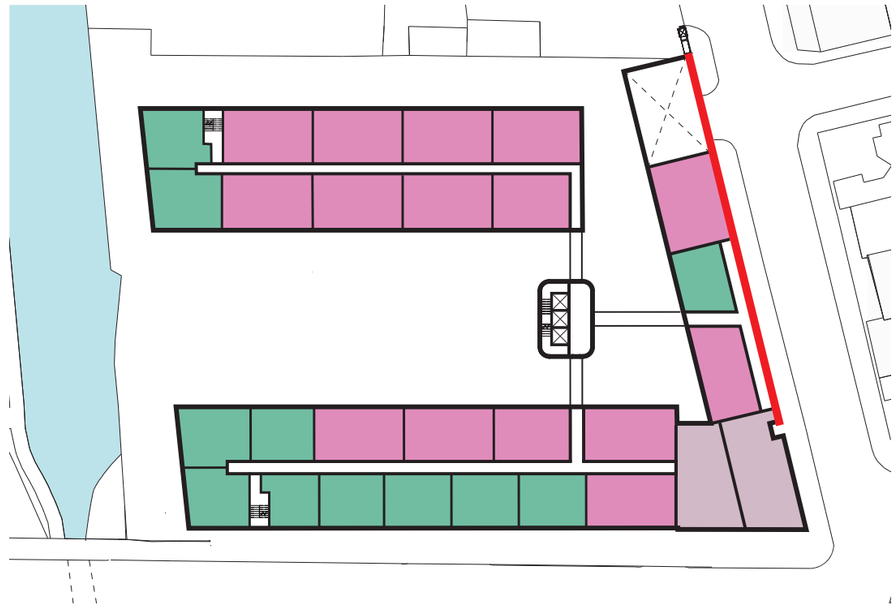
The site layout has been developed and tested by the design team throughout the process; reviewing the possibilities of typology locations, access routes through the site and the key landmark location at the junction of Carruthers and Pollard Street. This constant and rigorous testing has led to the current design proposal.

The initial site strategies separated the site into four sub plots - these being the area to the north running in parallel to Hope Mill, a plot backing onto the existing Ancoats Works façade, a development zone facing Ashton Canal and a plot contained along the southern edge of the site providing the scheme with an active street frontage onto Carruthers Street. These were positioned to create an open space, a 'green link' that connected the individual building plots and created a community garden within the open space.

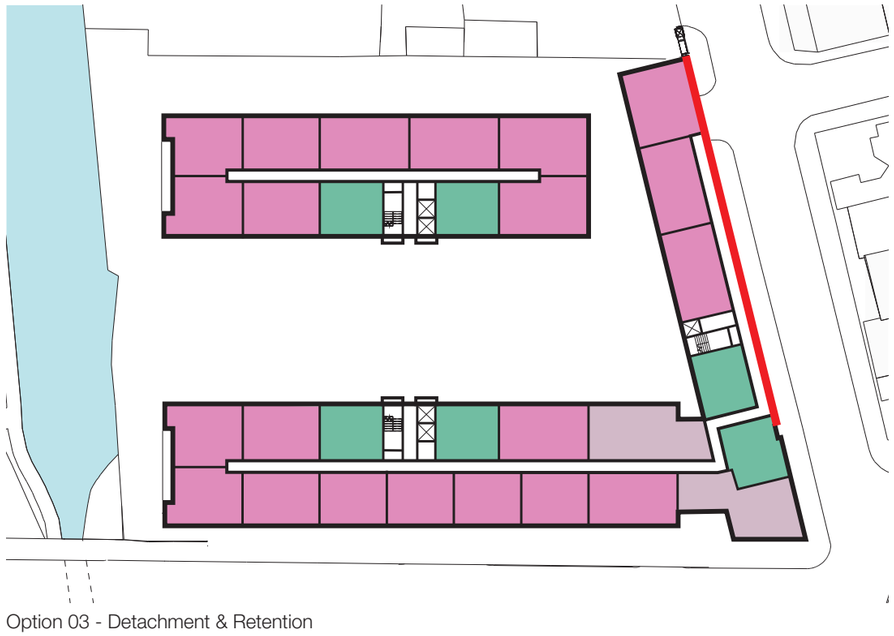
The initial design of the housing to the southern and eastern parts of the site evolved with back-to-back terraced housing running in a north-south direction along Pollard Street. To the north and south, the two sub plots delivered higher density accommodation designed to utilise a perimeter block approach and a feature building in the south east corner of the site. The allocation of higher density development to the southern edge was tested against daylight, sunlight, overshadowing modelling, micro-climate and townscape.



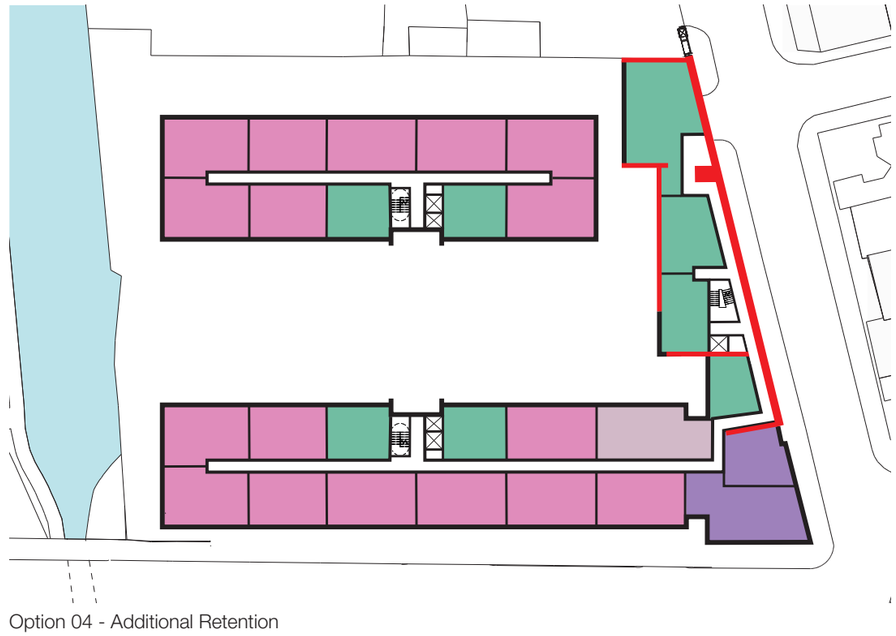
Option 01 - Enclosed Courtyard



Option 2 - Open Courtyard + Supercore



Option 03 - Detachment & Retention



Option 04 - Additional Retention

KEY:

- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS
- TOWNHOUSES
- DUPLEX APARTMENTS
- COMMERCIAL UNIT
- RETAINED WALL FROM EXISTING BUILDING



Metal clad super grid frame



Concrete super grid frame



Brickwork super grid frame (soldier course verticals + horizontals)



Brickwork super grid frame (stack bonded + soldier course horizontals)

The massing along Pollard Street retains the height of the existing Ancoats Works building stepping from four storeys up to eight storeys to maximise daylight into the courtyard spaces and retain key views along Pollard Street towards Hope Mill. The heights of the Carruthers and Mill Buildings are limited to go no higher that the roof of the adjacent Hope Mill Building.

The design development process refined and resolved a number of design issues leading to some departures from the initial site masterplan set out in the early design phase, following engagement with residents, local stakeholders, Manchester City Council and internal team reviews.

The design stage has taken on several different masses and forms in arriving at the application proposal. The design changes have been expressed in terms of layout, massing, height and amount. The following illustrations demonstrate the progression of the scheme, interactivity between adjacent buildings and uses being incorporated, including consideration of extending the building massing along Ashton Canal.

In the later stages the team developed the design in far greater detail, refining the streetscape and central space design along with the design of the buildings and the dwellings themselves, while evolving an aesthetic approach reflecting the aspiration for a brick based architecture, that is robust and long lasting, but rich in detail and texture.

Upon finalising the project strategy the team worked with the feedback of Manchester City Council to refine the submission in all areas, but as the following diagrams show, the essential strategy of the Ancoats Works proposals remained intact for the final submission. The following pages show more detail of the development of the quality of architecture and open space, which will ensure Ancoats Works will become a successful and enduringly popular place.



Carruthers Street / Pollard Street Junction



Option A



Option B



Option C



Option D



Option E



Option F



Option G



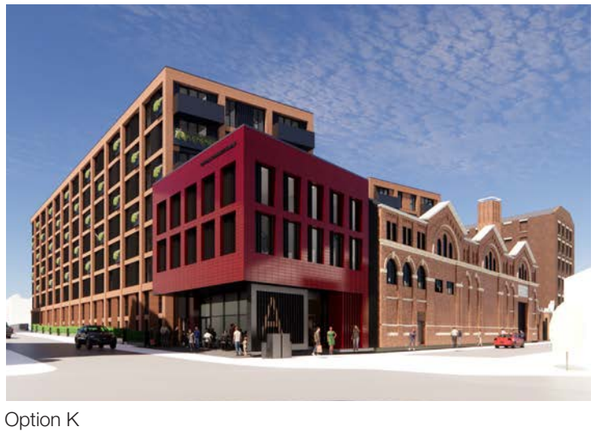
Option H



Option I



Option J



Option K



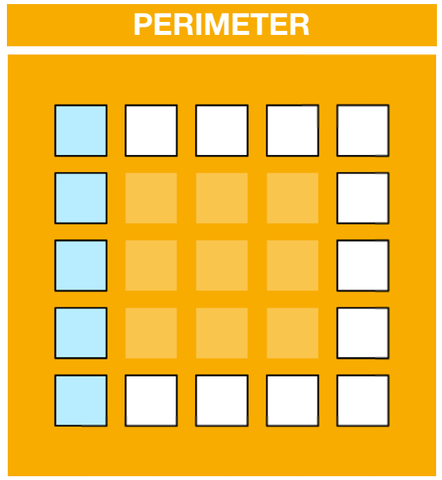
Option L

4.4 Design Principles

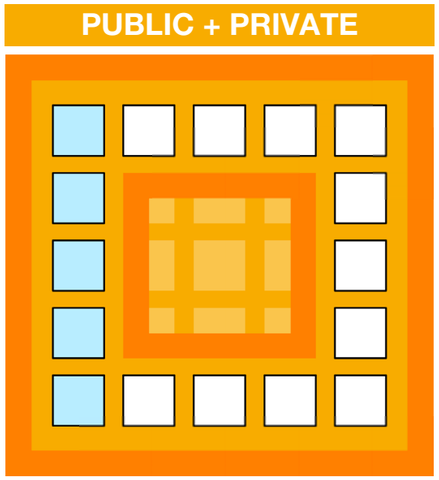
From our understanding of the site and context, and conducting analysis of successful perimeter based proposals, some historic, some contemporary, relative development densities and block building orientation can be established.

These principles have helped to inform the Ancoats Works project going forwards, helping to enforce strategic connections, place making and private realm hierarchy.

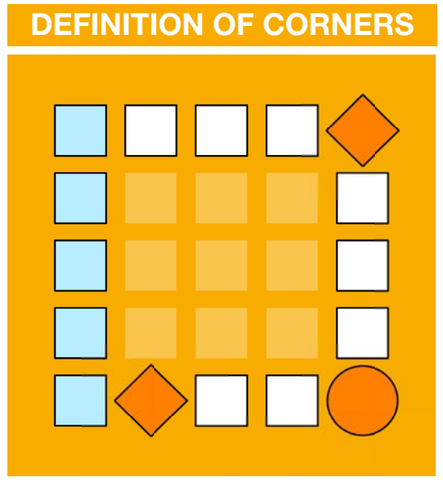
Perimeter Block Principles



A perimeter approach can provide a series of design principles to form a firm foundation for an innovative, unique Ancoats Works site plan.

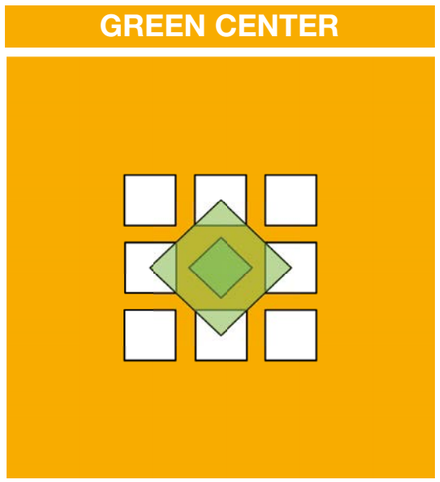


A perimeter that provide intimate, safe internal courtyard on the inside while defining more public spaces on the outside. The boundary between public and private will be clearly defined.

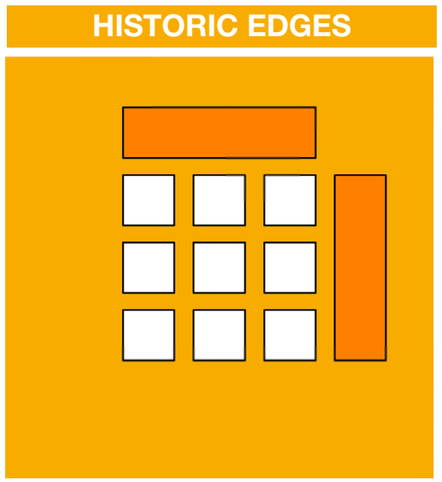


Corners to be assigned a special significance in the context of the Ancoats Works setting. The masterplan makes allowance for special buildings which will perform key compositional and spatial roles.

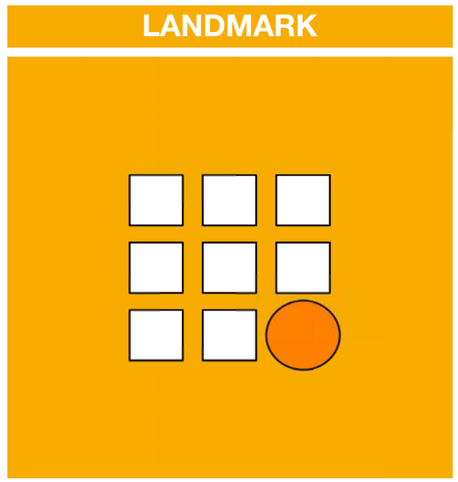
Masterplan Principles



By creating a new central green courtyard to the scheme, with a democratic relationship opening views, and driving new connections.

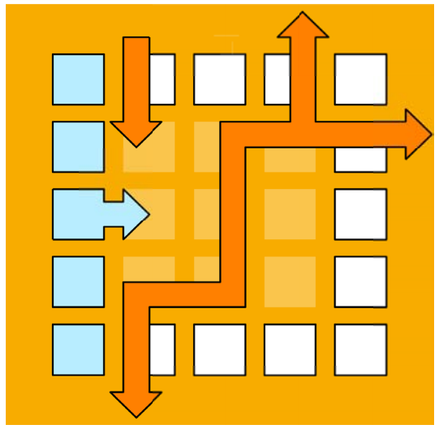


Using the strong historical edges to define spaces will be developed with building alignment forming distinct new spaces, streets and scale:



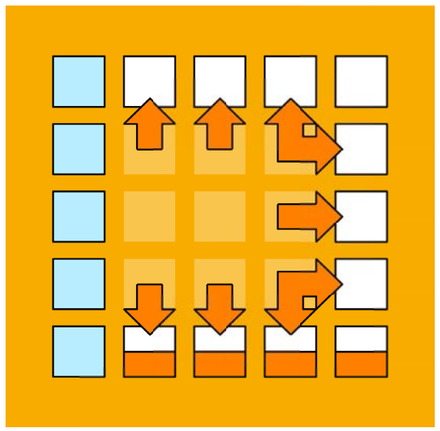
Enhancing the user orientation and legibility of the site and the wider connecting the masterplan - creating a strong statement to the Carruthers / Pollard Street junction. .

ACCESS ROUTES



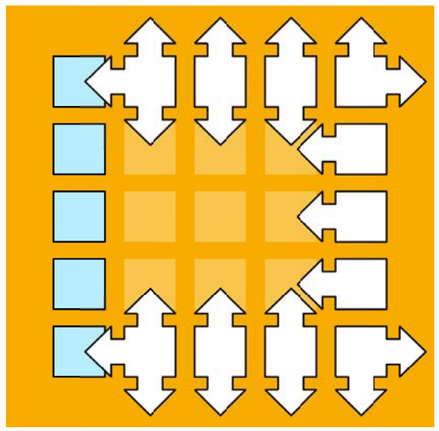
Primary and secondary networks guaranteeing a spatial continuum across the area linking different areas together at a intimate, human scale. Routes will be designed to be overlooked.

RESIDENTIAL ACCESS



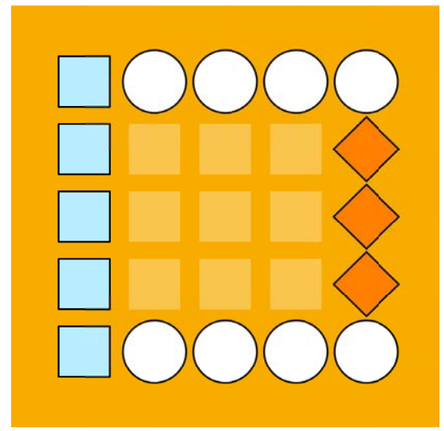
Houses that front onto the courtyard and public streets will include a privacy strip / set back between the front and the street / courtyard edge.

ASPECT



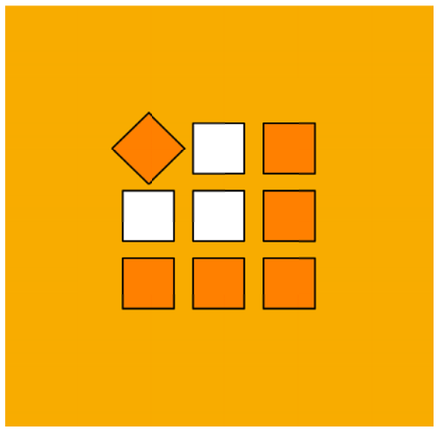
Wherever possible homes must have more than one aspect, particularly those along the edge of the Ashton Canal.

COHESION / REPETITION



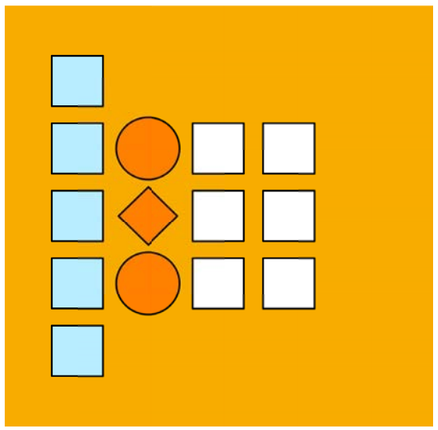
Repetition, rhythm and pattern can be used to achieve an overall consistency within the architectural approach which helps to shape the users experience.

DISTINCT DEVELOPMENT



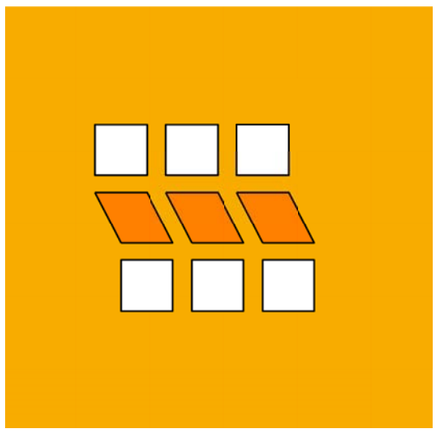
Create a varied offer in home and public realm typology that are set in unique streets and spaces that offer individuality and character.

CANALSIDE LIVING



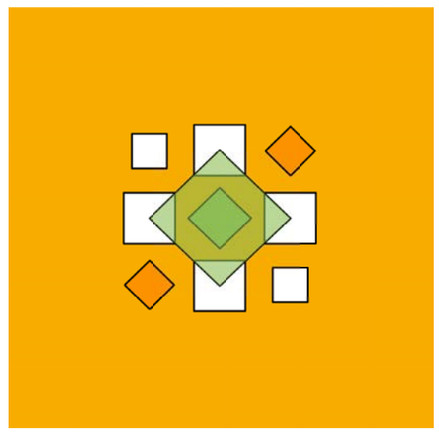
Living on a canal can offer tranquility, improved health and well-being. Features of the canals are an attraction to those interested in industrial heritage and canal-side properties which can have distinctive character with an outlook over water.

SURROUNDINGS



There are three sensitive buildings on the site and ensuring that this sense of connection is maintained is key.

VARIED TYPOLOGIES



Creating homes that have variety in internal spaces, layout format, views and character in streets, making places that people can connect with on a personal level and take ownership of.

SITE MASTERPLAN //

5



5.1 Land Use

The development proposal is for a residential-led, mixed-use development of apartments, townhouses, a residential amenity space, along with a commercial space with associated private open space. This proposal will also contain a large landscaped courtyard space for the residents.

The residential accommodation is provided within a mix of building sizes ranging from the retained industrial Ancoats Works building, a corner landmark building and 2 medium rise blocks. These range in height from four storeys through to eight storeys.

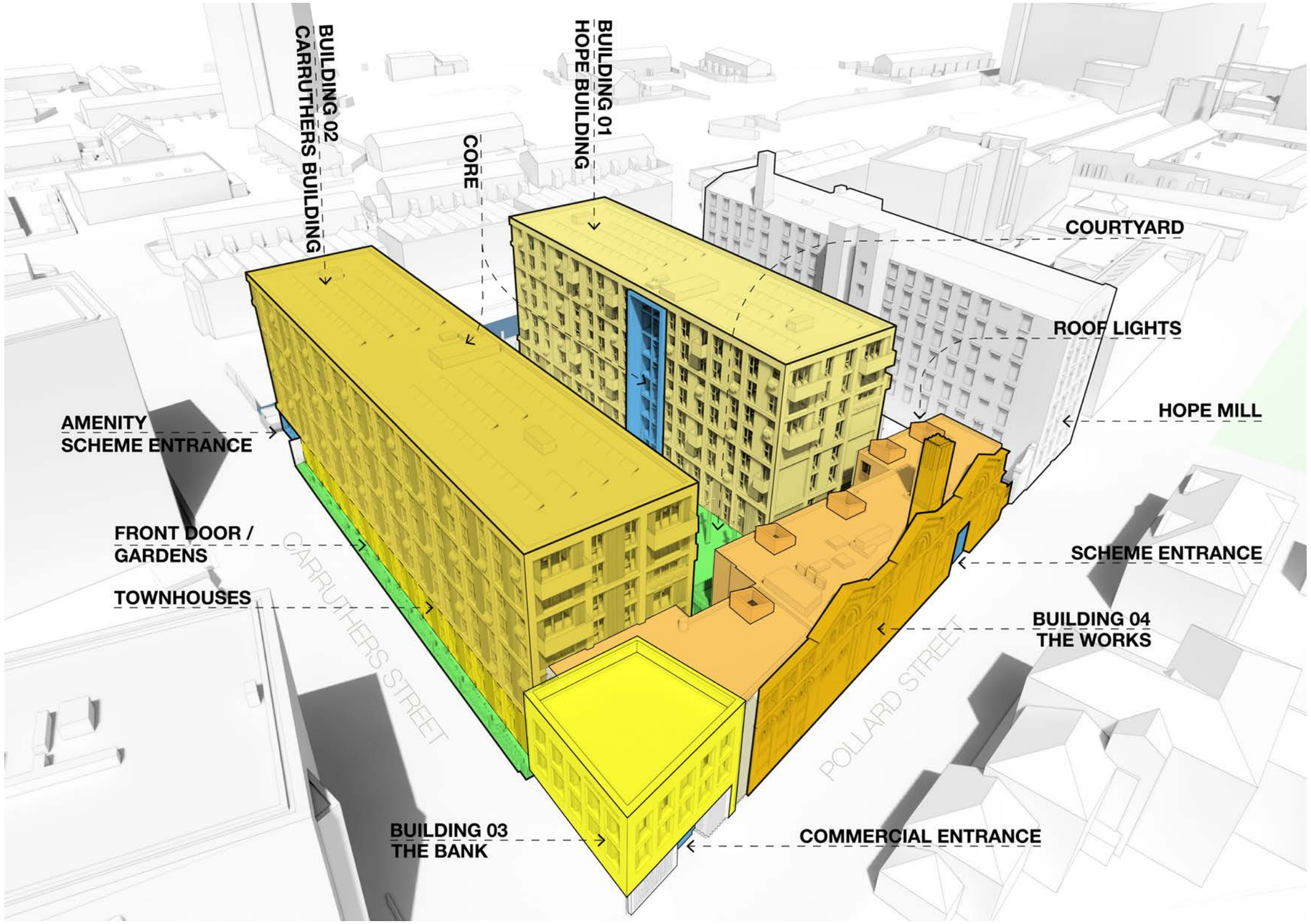
Building 01 (Hope Building) faces Hope Mill and Ashton Canal / Pollard Street at the gable ends.

Building 02 (Carruthers Building) fronts Carruthers Street and the Ashton Canal / Pollard Street at the gable ends. Both buildings reflect the height of the neighbouring Hope Mill (8-storeys). Milliners Wharf on the opposite side of Carruthers Street steps up to 9-storeys.

Building 03 (the Bank) the smaller of the new build elements fronts the Carruthers Street / Pollard Street junction. This building turns the corner by bridging the retained Ancoats Works to the new Carruthers building. The building is 4-storeys tall, with 2 floors of apartments above and a double height commercial space at ground floor.

Building 04 (the Works) runs along Pollard Street and retains the existing 'Ancoats Works' façade with a 4-storey apartment building rising behind.

This development purposes to redevelop a underutilised brownfield site, by bringing a residential-led scheme forward. This aligns with the Eastlands regeneration framework. Along with the other neighbouring developments that are coming forward, which will regenerate this part of Manchester. Extending out from the city centre along key movement corridors such as the metro-link or in this case the Ashton canal.



5.2 Amount of Development

The amount of development has been arrived at through a number of considerations which have been set out in Section 4 as part of the design process. The requirements and standards explored for accessibility, sustainably and servicing have informed the type of residence provided. To this end the apartment designs are mixed not only in the number of bedrooms, but mixed in the scale of apartment to reflect an emphasis on homes for living in, rather than investing.

In total, the proposal will deliver 193 new homes across a gross internal area of approximately 15,567 sqm (GIA). The non - residential space that will be provided is the commercial unit (E) which will offer approximately 167m² of space at the Carruthers / Pollard Street junction. The scheme will also provide approximately 2155 sq.m of privately accessible open space equating to 38% of the site area.

A range of homes are proposed as part of the Ancoats Works development. High quality apartments and new town houses, all of which will provide Nationally Described Space Standard (NDSS) compliant sized homes. Refer to section 8 for further detail.

The percentage of 1 bed apartments within the scheme is slightly higher than the typical 33% target. This is due to the retention of the existing Ancoats Works building, in which the original layouts are suited to 1 bed accommodation. As we want to avoid demolishing as much of the internal original fabric as possible, for reasons of heritage, cost and sustainability. We end up with a higher percentage of 1 bed accommodation within the existing Ancoats Works building.

Within the new buildings, i.e. the Carruthers, Hope and Bank buildings the total number of apartments and townhouses is 180. The percentage of 1 bed apartments within these three buildings is only 31%. Therefore all new build elements of the scheme are well within the target percentages, it is only as a result of retaining the Ancoats Works building that the percentage of 1 bed apartments slightly exceeds the target.

AREA SUMMARY	
Total *(Residential)* GIA m²	15,567m²
Total *(Commercial & Amenity)* GIA m²	274m²
Total *(Residential)* Net m²	12,454m²
Total *(Commercial & Amenity)* Net m²	167.2m²
Efficiency Net - GIA *(Based on total net residential and total residential GIA)*	80%

UNIT NUMBERS	**Overall** (including Ancoats Works)		**New build only** (excluding Ancoats Works)	
Unit Type	**Total**	**Percentage of overall**	**Total**	**Percentage of new build only**
1 Bed Apartments	68	35%	56	31%
2 Bed Apartments	112	63%	111	67%
3 Bed Apartments	3	2%	3	2%
2 Bed Townhouses	10	*(included in 2 Bed Apartments)*	10	*(included in 2 Bed Apartments)*
Total Number of Units	**193**	**100%**	**180**	**100%**
Total Occupancy *(Based on NSS)*	592		566	

5.3 Layout

The proposals have been designed to maximise the potential of the inner-urban site, making efficient use of the available land and enhancing the site within the townscape of the surrounding built environment.

The key factors which have established the layout of the site identified during the design process are;

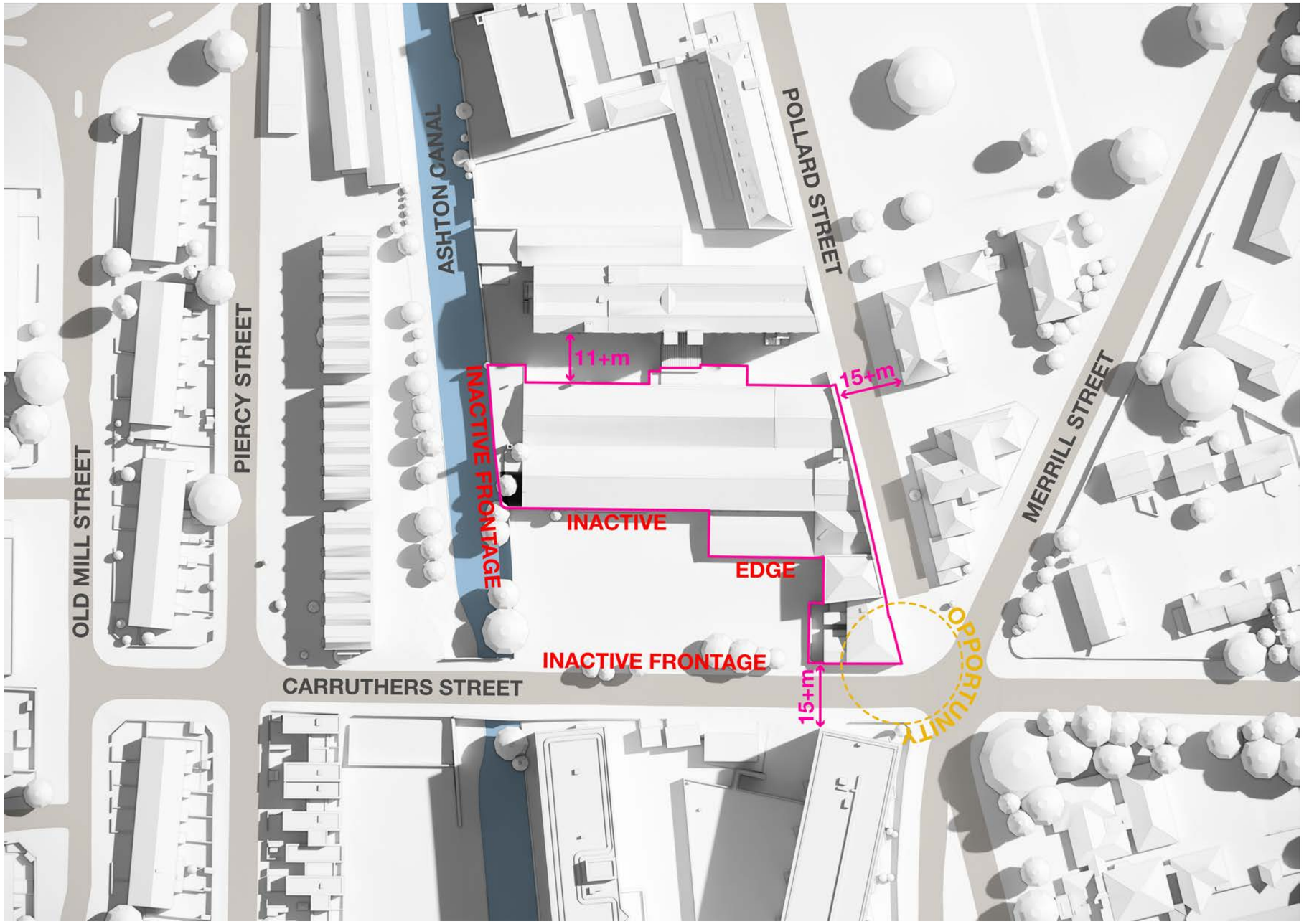
- Retention of the Ancoats Works façade;
- Impact on the setting of Hope Mill;
- Impact on Crossley Court opposite the site;
- Influence of the Ashton Canal corridor and setting
- Massing of the Milliner's Wharf / Hatbox residential development on Carruthers Street.

The approach to the layout delivers four distinct character zones:
1. The grade II* frontage of Hope Mill to the North East.
2. The existing fabric of Ancoats Works to the South East.
3. The distinctly more urban character and street based approach of Carruthers Street to the South West.
4. The Ashton Canal corridor to the North West.

A perimeter block approach is largely advocated by the site layout and the character zones noted above. Combining a creative mix of types of family friendly accommodation, communal open spaces and provision for local amenities to enable a community to be rooted within the scheme. The perimeter block principle is the solution which provides intimate, safe internal courtyards on the inside while defining more public spaces on the outside. The boundary between public and private is clearly defined. The only opening within the perimeter is along Ashton Canal, where the scheme opens up to activate the waterfront. This is possible, whilst remaining secure, as the tow-path is on the opposite side of the canal from the development.

The masterplan provides both residential and non-residential uses at ground floor to create an engaged and activated frontage, that supports public and private realms around the site. The layout and orientation of the buildings provide for maximum passive surveillance. The retained Ancoats Works building utilises the blank industrial facade along Pollard Street to accommodate the plant spaces, bin stores and the cycle parking. This strategy has been adopted to ensure that the scheme provides the highest quality external amenity experience possible.

The Bank building has been assigned with a special significance within the masterplan. It is performing a key compositional and spatial role by turning the corner and activating the street scape by encouraging activity at all hours of the day. The building has a striking cantilevering form in order to offer a landmark feature at the Carruthers Street / Pollard Street junction.



The layout of the buildings have been arranged in order to retain the service yard between Ancoats Works and Hope Mill. This will be accessed via Pollard Street, through the existing opening within the facade. The bins will be located in the yard for collection and will be positioned discretely and separately to minimise the impact to both adjacent residential units and associated private amenity space. Section 8.0 provides more detail on the access arrangements, combined with the servicing and waste management strategy.

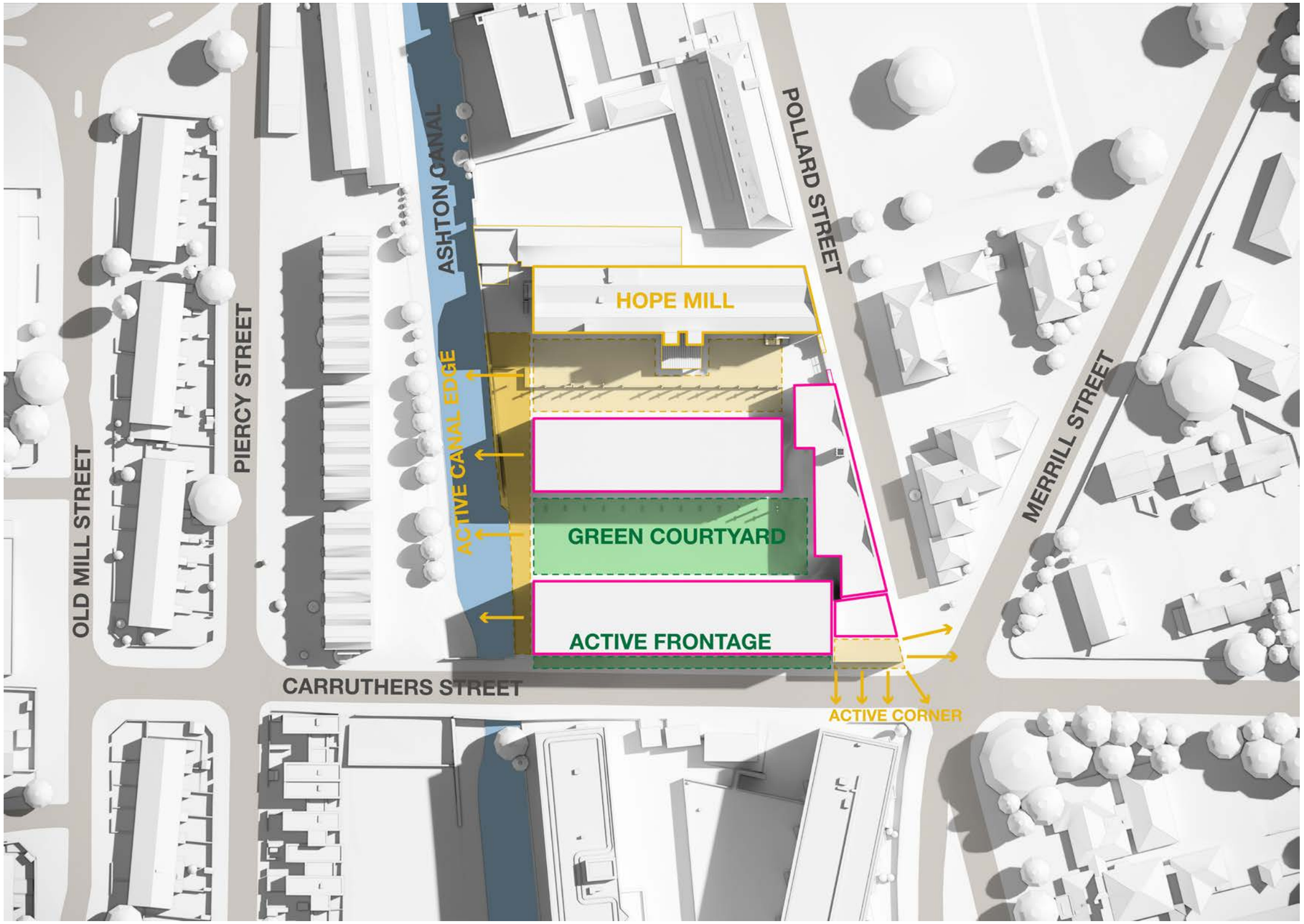
The residential access to the scheme will be via the main entrance on Carruthers Street, along with a secondary entrance on Pollard Street. The townhouses that front directly onto Carruthers Street have been provided with defensible spaces. This is in the form of a fenced front garden, which will be heavily planted to create a sense of ownership to each unit, along with a sense of privacy from the pavement. This creates a privacy zone, set back between the front door and the street edge.

The layout allows for the incorporation of key considerations within residential development; namely the provision of adequate privacy, open space and amenity facilities to serve the mix of dwelling sizes created.

The key strategy for the site layout has been to reinstate and create a sense of place and character. This sets a framework in which courtyard based buildings and townhouses can be delivered, reinstating street frontages and creating animation at the ground floor through providing front doors, living room and kitchen windows that overlook the internal courtyard and surrounding streetscape. Other principles which helped define the site layout include:

- The creation of public front elevations, and semi-private and defensible space to the rear;
- The ability to create and enclose spaces, to flexibly build-up an urban form which has rhythm and relevance
- The creation of flexible multi-user internal spaces that is overlooked, enclosed and active

This series of design principles has created a firm foundation for an innovative, unique approach for the Ancoats Works development, providing a clear framework for how changes in massing, key elevations and building heights can be mapped out to work with and enhance the principle perimeter block based approach.









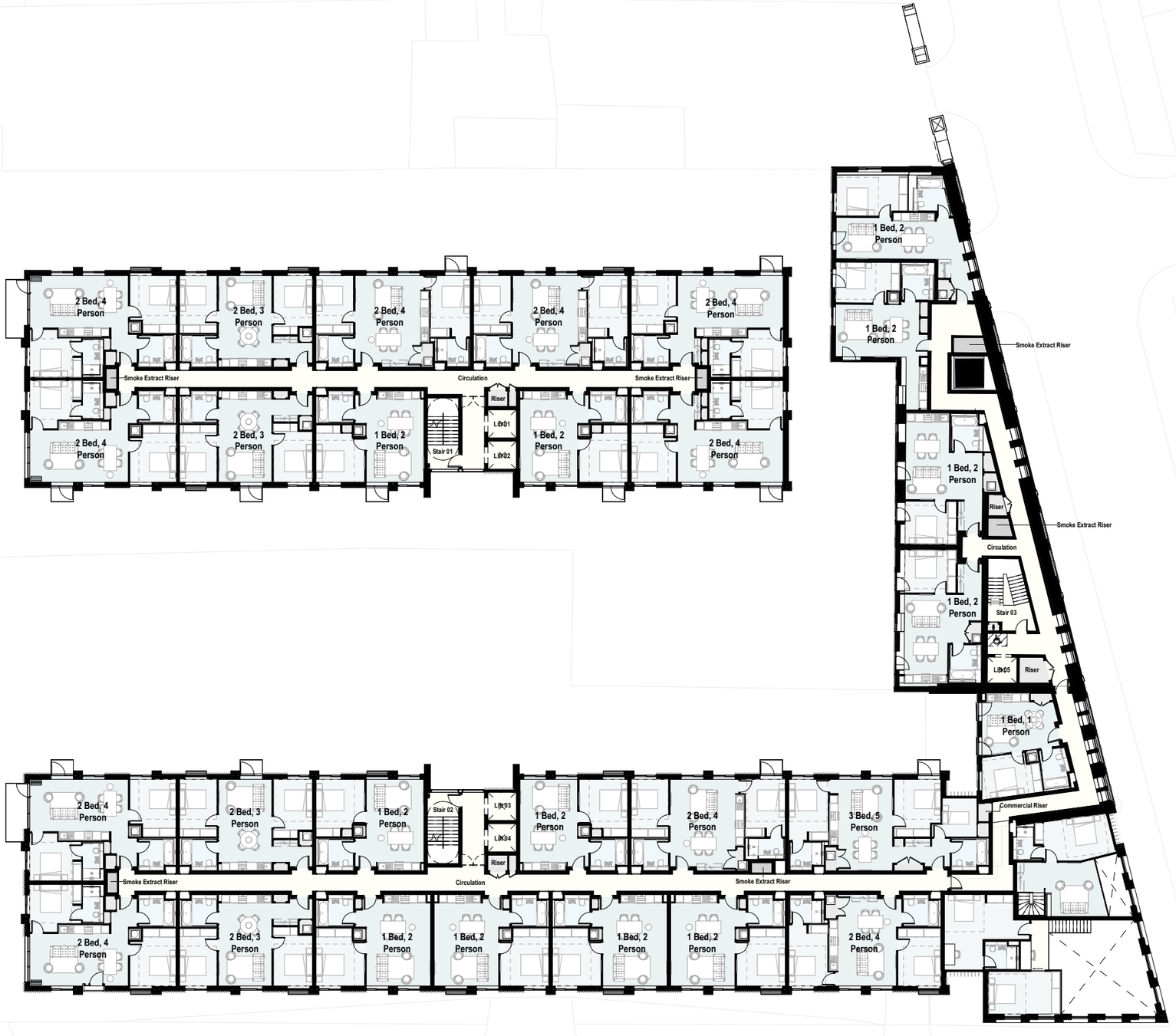
Ground Floor Plan



First Floor Plan



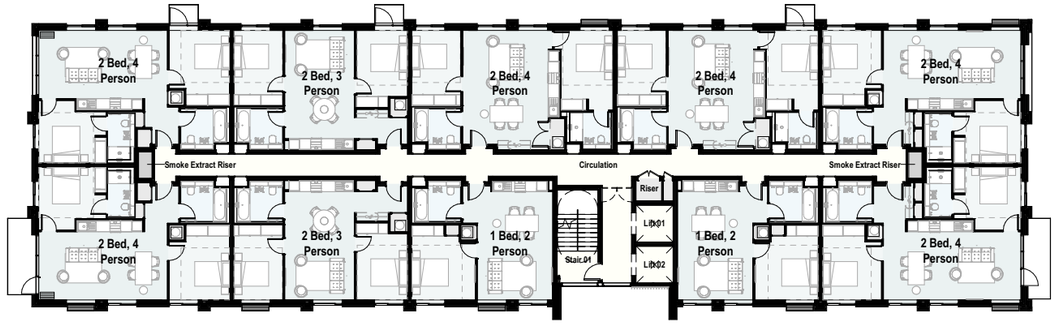
Second Floor Plan



Third Floor Plan

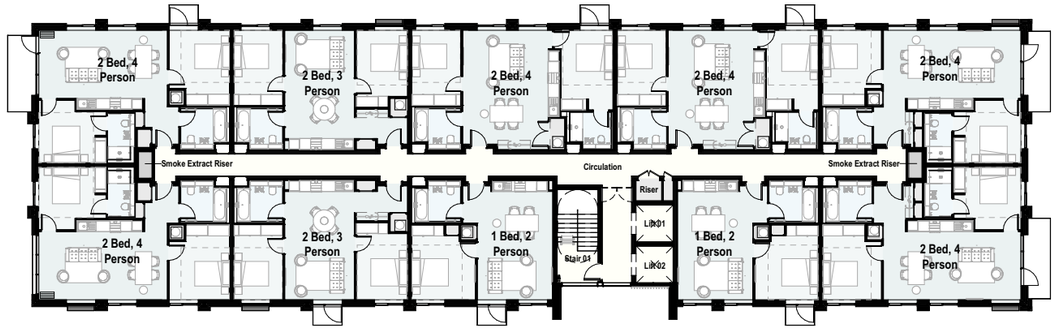


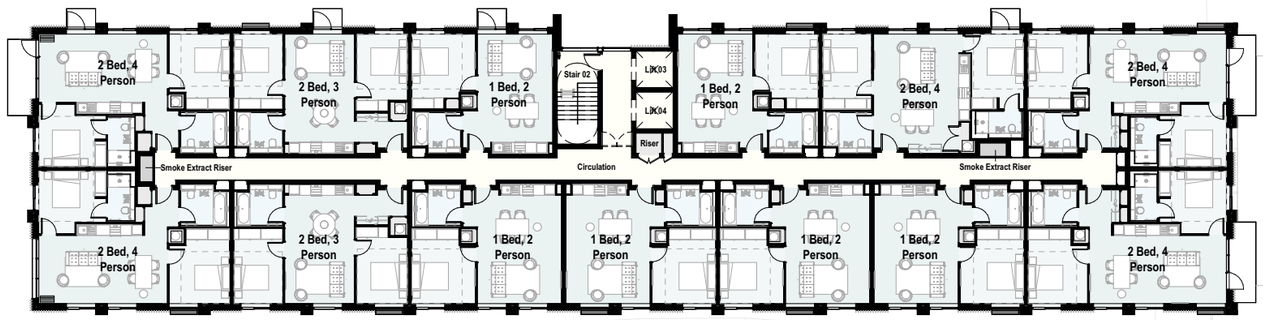
Fourth Floor Plan



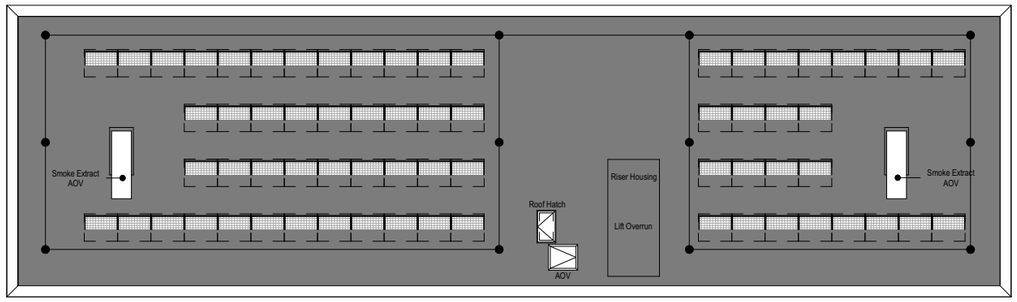


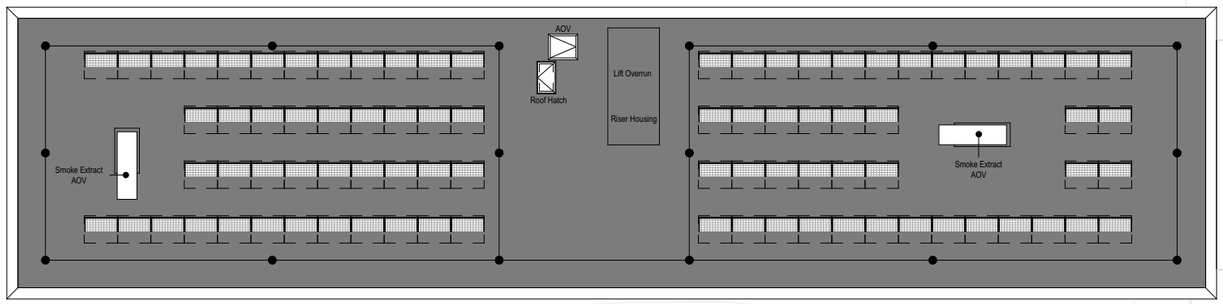
Fifth Floor Plan





Sixth & Seventh Floor Plan





Roof Floor Plan

5.4 Scale + Massing

The design of Ancoats Works has been influenced by the scale of the retained existing historic buildings of Hope Mill and the Pollard Street façade. Historically the site has a history of tall buildings interspersed with smaller scale buildings, notable with the larger mills, including the listed Hope Mill.

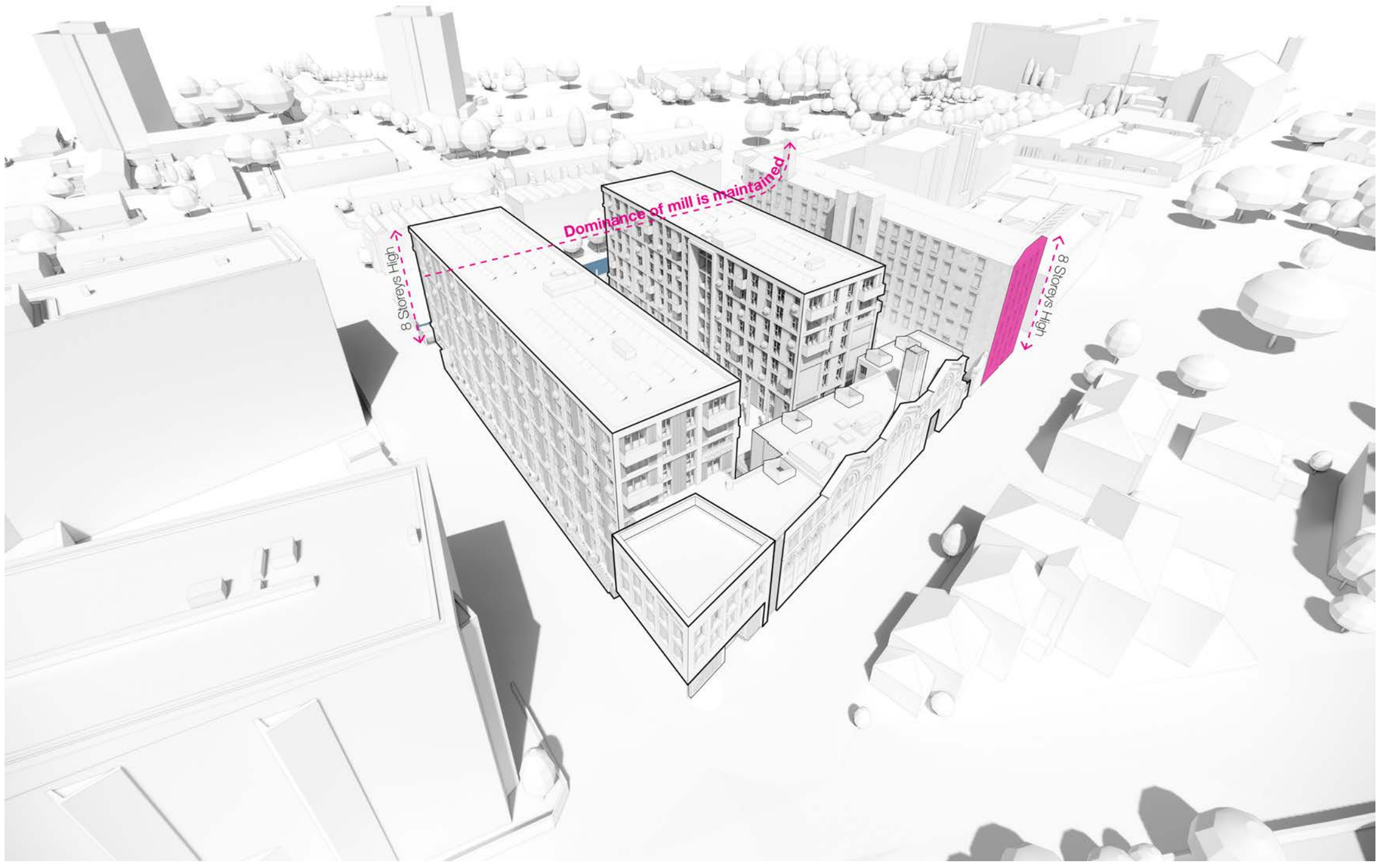
One of the core approaches to the Ancoats Works masterplan has always been to reflect and celebrate the site's rich history as the Hope Mill wider estate, thus providing the brief for the scale of the project. If designed poorly medium rise buildings can be ubiquitous and deliver forms that are mundane and non-site specific. One key approach was to explore the history of height on the site, in particular the former mills of the Ashton Canal corridor. These brick forms were prevalent around the site and would have been extremely visible from across the city on the skyline. We were keen to reflect this by creating a form that appears to be a cluster of brick mill like elements that both spoke to the site's history and created buildings that were strong and durable in form. To do this, the site's geometry was subdivided into two rectangular forms and expressed as separate elements. These forms were then sculpted and shaped to reflect the character of the mill and its strong aesthetic, reinforcing the building mass and gable end narrative along the Ashton Canal corridor.

Viewed from the North West across Ashton Canal, the proposed Hope and Carruthers buildings will be a new feature and represent a continuity of the developing skyline along the canal corridor. The default height of the new buildings is 8 storeys, which has carefully been thought through, as this scale and massing provides the strong urban sense of place. It facilitates a smooth transition back to the predominant scale of Hope Mill and buildings further north. Importantly the open space in between the new blocks and Hope Mill allows a 'breathing space' to accommodate the scale of buildings proposed. The proposed development will have aspects perpendicular to Ashton Canal which means that apartments will avoid the North-West orientation and will also mimic the orientation of the original buildings on the site.

Pollard Street is a key artery in distributing traffic and people around the area and the site. Along its length, to the north of the site, are a number of key heritage assets and new architectural buildings of merit help create a visual axis that has importance in urban terms.

The distinct reduction in height in frontage at the corner of Carruthers Street and Pollard Street allows for a visual separation from the proposed 8 storey elements and provides vistas of the Grade II* Hope Mill from Pollard Street. The built form of the development has been purposefully stepped back from the neighbouring Hope Mill to ensure that the massing of the building is broken up and impact softened.

The scale of both the Bank and Works buildings is determined by the neighbouring built environment and retention of the 'Ancoats Works' façade. This promotes a 4-storey new build element rising to the same height as the roofscape of the retained façade.



The new build element is set back behind the retained façade, which reduces the apparent height viewed from adjacent street level, enabling appreciation of townscape values and views of Hope Mill. Importantly the setback also enhances the separation, privacy and setting of Crossley Court opposite, while the retained Ancoats Works chimney acts as an important landmark to aide orientation around the development



East Elevation



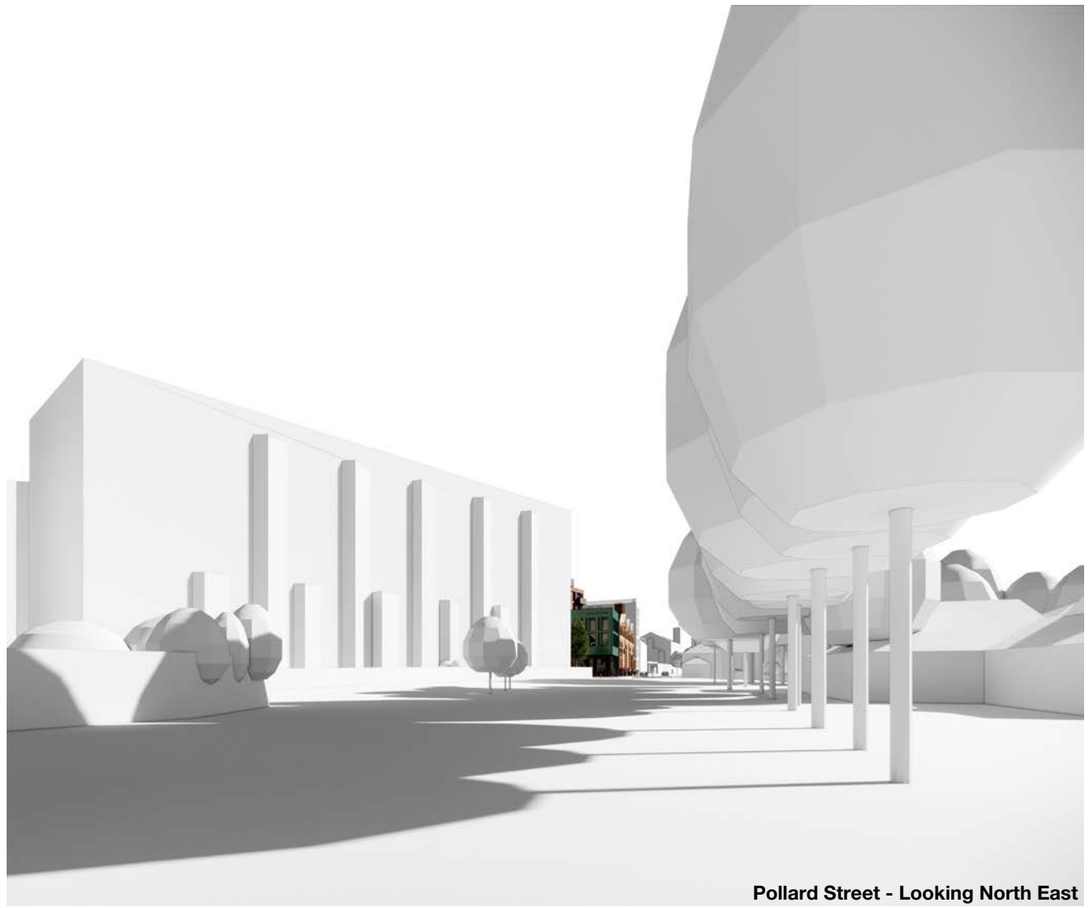
South Elevation



West Elevation



Ashton Canal - Looking South West



Pollard Street - Looking North East



Carruthers Street - Looking North West



Pollard Street - Looking South West




CAPITAL &
BANK



North Elevation



South Elevation


ANCOATS
WORKS
BANK


HANDCRAFTS WORKS



East Elevation



West Elevation

5.5 Design Approach

EXISTING SITE

As discussed in earlier sections Ancoats Works has a long history and in particular the exiting facade along Pollard Street has great historical value. It is part of a series of mill works that stretch along Pollard Street. Hope Mill is a grade II* listed mill that shares part of its facade with Ancoats Works, forming the gate that provides access between the two buildings. It is therefore clear that this facade should be retained as part of the scheme.

Unfortunately the remainder of the site is in poor condition and provides no real benefit to the scheme or the public.

THE FORMER BANK OF ENGLAND PUB - CORNER PLOT

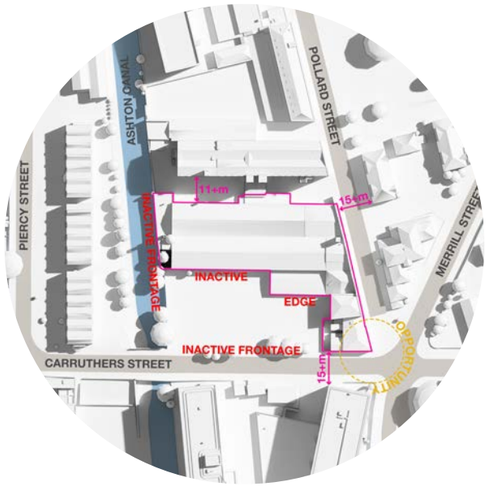
The pub on the corner of the site is currently derelict and provides no activation for what is a highly visible corner of the site. This is now even more prominent with the Metro-link tram line passing directly in front of the building.

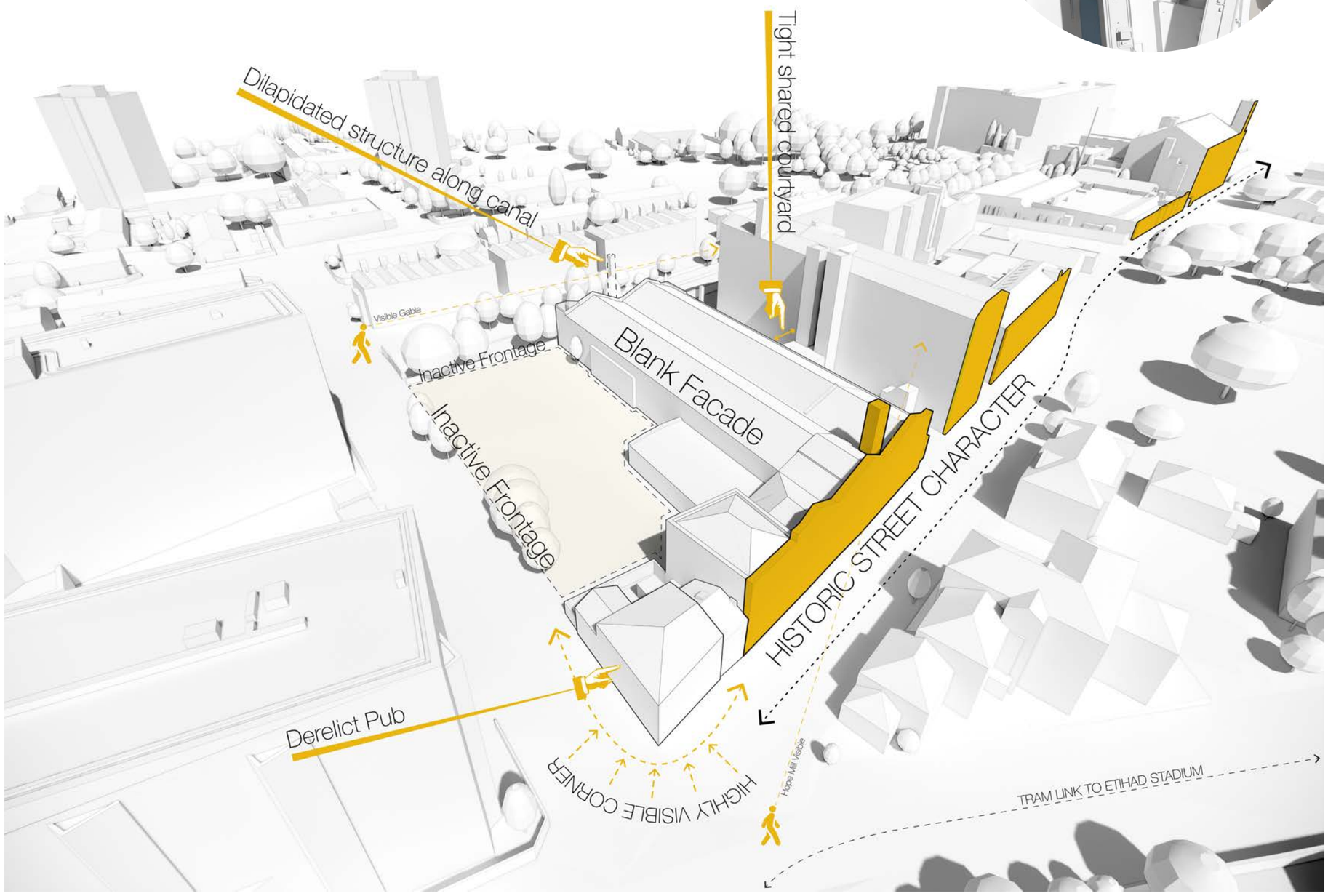
CARRUTHERS STREET

This street is completely inactive and creates a barrier to the existing building. It is currently occupied by a surface car part that provides no benefit to the public in terms of use or appearance.

ASHTON CANAL & REAR OF ANCOATS WORKS

Although the rear of Ancoats Works has historic value, the structure is dilapidated and currently provides no activation to the waterfront. The self seeded trees that form the edge of the surface car park are also blocking any activation of the canal and potentially could undermine the structure of the canal wall.





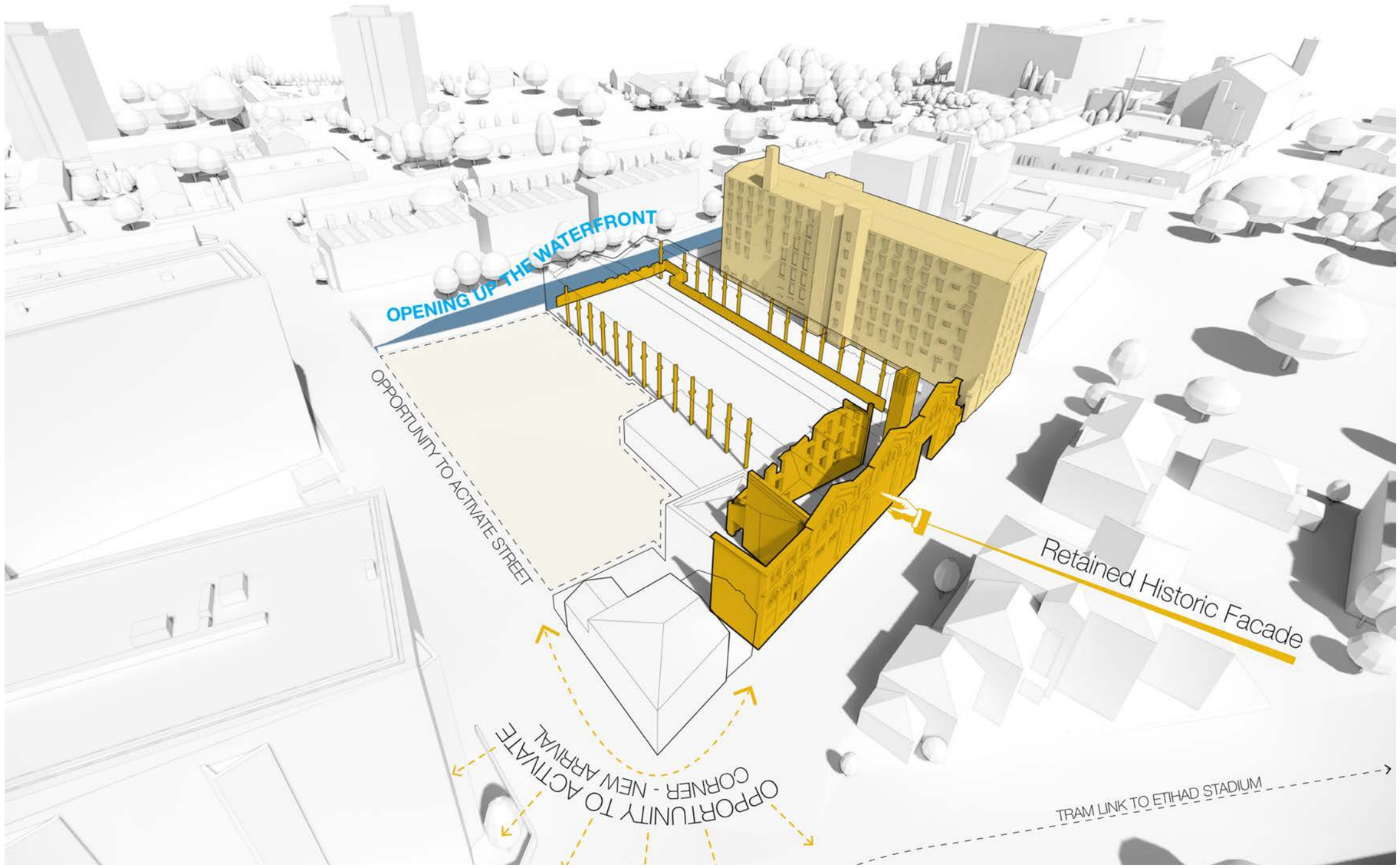
5.4 Design Approach

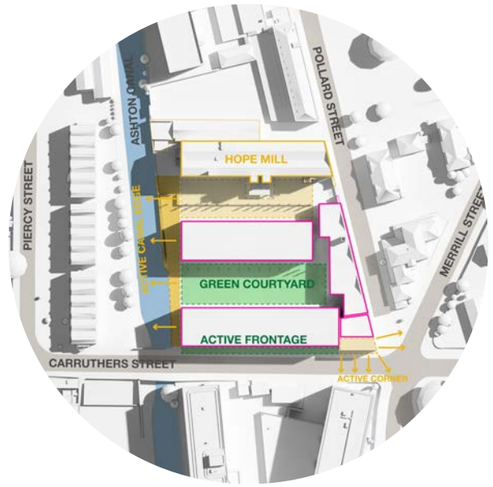
OPENING UP THE SITE

The opening up of the site will provide the opportunity to address all of the issues highlighted on the existing site.

The key retained elements are the Ancoats Works facade along Pollard Street, along with as much of the rear of the building as is possible to reuse in a residential development. As part of the opening up the site the existing columns that form the structure of the current building will be maintained and re-used within the scheme, along with a section of the canal wall and the wall that currently separates Hope Mill and Ancoats Works.

These retained elements will create an outline of the old mill and act as a reminder of the history of the site by laying out the footprint of the original mill building.





RESPONDING TO THE SITE

There are three public frontages within the scheme, these are Pollard Street, Carruthers Street and the Ashton Canal.

POLLARD STREET

As illustrated in the previous diagram the historic character of the street is important to retain and therefore the response to this frontage is retain as much of the historic character as possible. The Ancoats Works facade and chimney will be retained and restored to provide a continuity along Pollard Street.

CARRUTHERS STREET

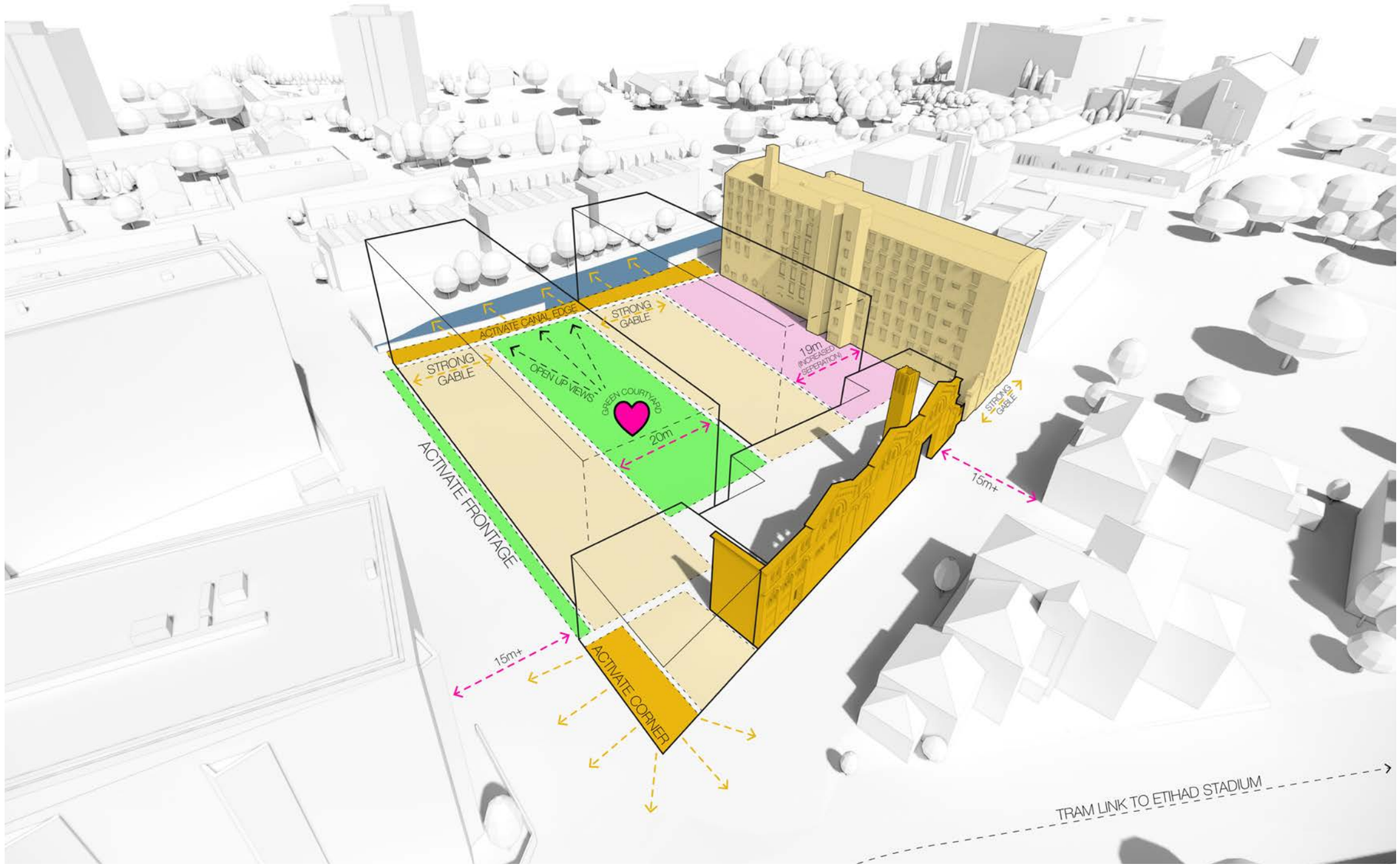
There is currently no activation along Carruthers Street, particularly on the corner plot, which currently houses the former bank of England pub. Key to the scheme is the activation of this corner, drawing in the public.

ASHTON CANAL

The scheme will open up onto the waterfront and provide activation for the first time in the recent history of the site.

Hope Mill is the key driver for the orientation, scale and massing of the two new buildings along the canal. The Hope Mill gable is a strong presence along the canal and whilst other new buildings have chosen to build parallel to the canal edge. This scheme takes its lead from Hope Mill by orientating the buildings perpendicular to the canal in order to form three strong gables (including Hope Mill). This will be seen as a family of buildings along the canal, similar in height, width and spacing.

Having this orientation to the canal provides a perfect opportunity to open up for the new residents, the new green courtyard that sits between the buildings to the canal and starts to activate the waterfront and surrounding areas.





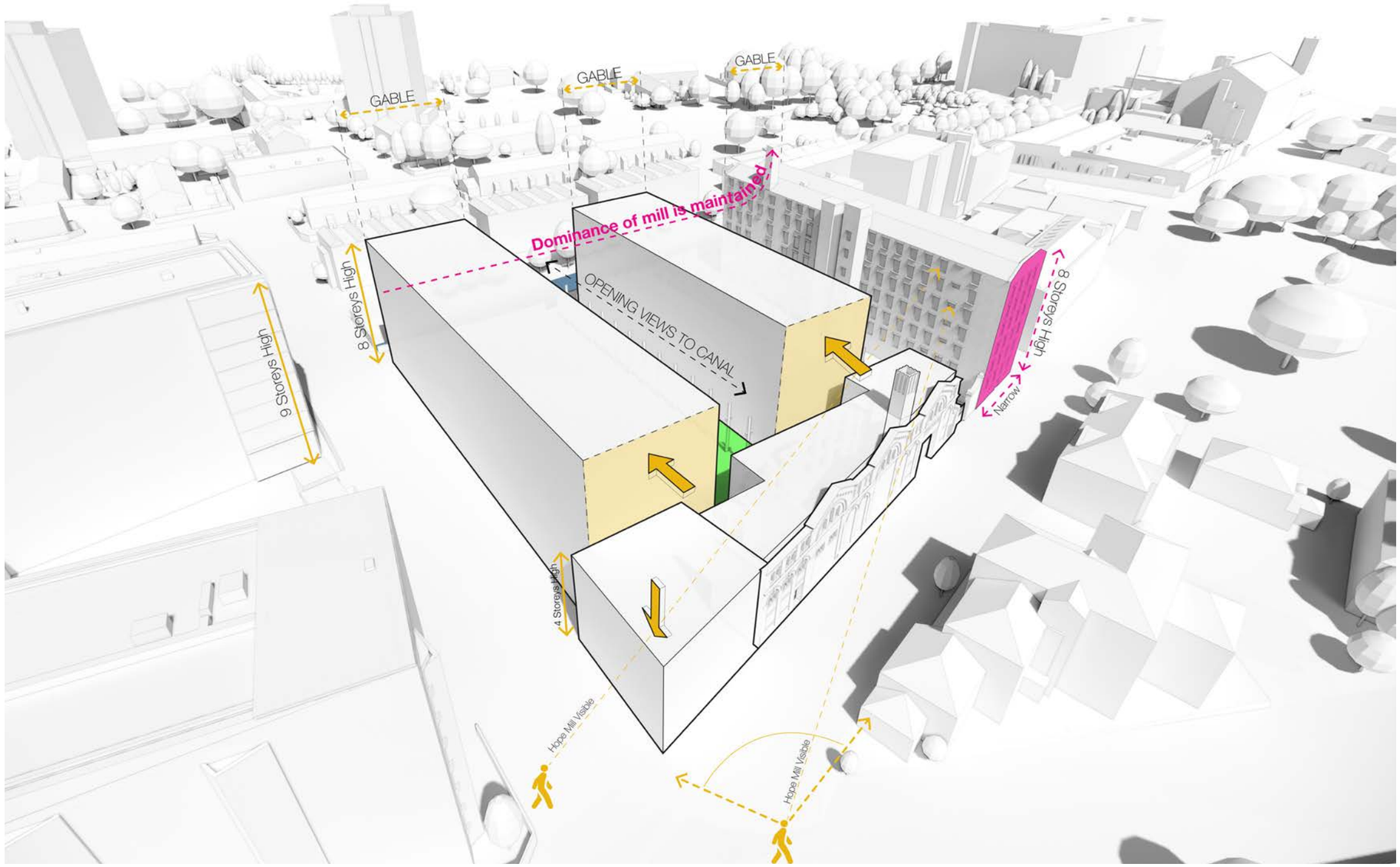
MASSING

There are two primary drivers to the scale and massing of the scheme. The first driver is to retain the dominance of the neighbouring grade II* listed Hope Mill. This building has determined the maximum height of the scheme at 8 storeys.

The second driver is to maintain the long views across the site to Hope Mill as much as possible. Hope Mill can currently be viewed from both the Carruthers/Pollard Street corner and the Ashton Canal. Therefore the scheme has enacted two key strategies.

Firstly the two linear blocks have been aligned with Hope Mill along the canal edge. This has ensured that Hope Mill will still be visible when walking along the canal tow path from the city centre.

Secondly the corner building on Pollard Street and the new elements behind the existing Ancoats Works facade have taken their height from the existing Ancoats Works wall height at four stories. This retains the current views of Hope Mill that can be seen on site today. As illustrated in the diagram the two new build blocks push back from Pollard Street in order to maintain these views.



USE

The scheme is a residential led development and as such the majority of the scheme will be of residential use.

There are two publicly accessible façades to the buildings and as such the ground floor of these façades are where the public uses are located.

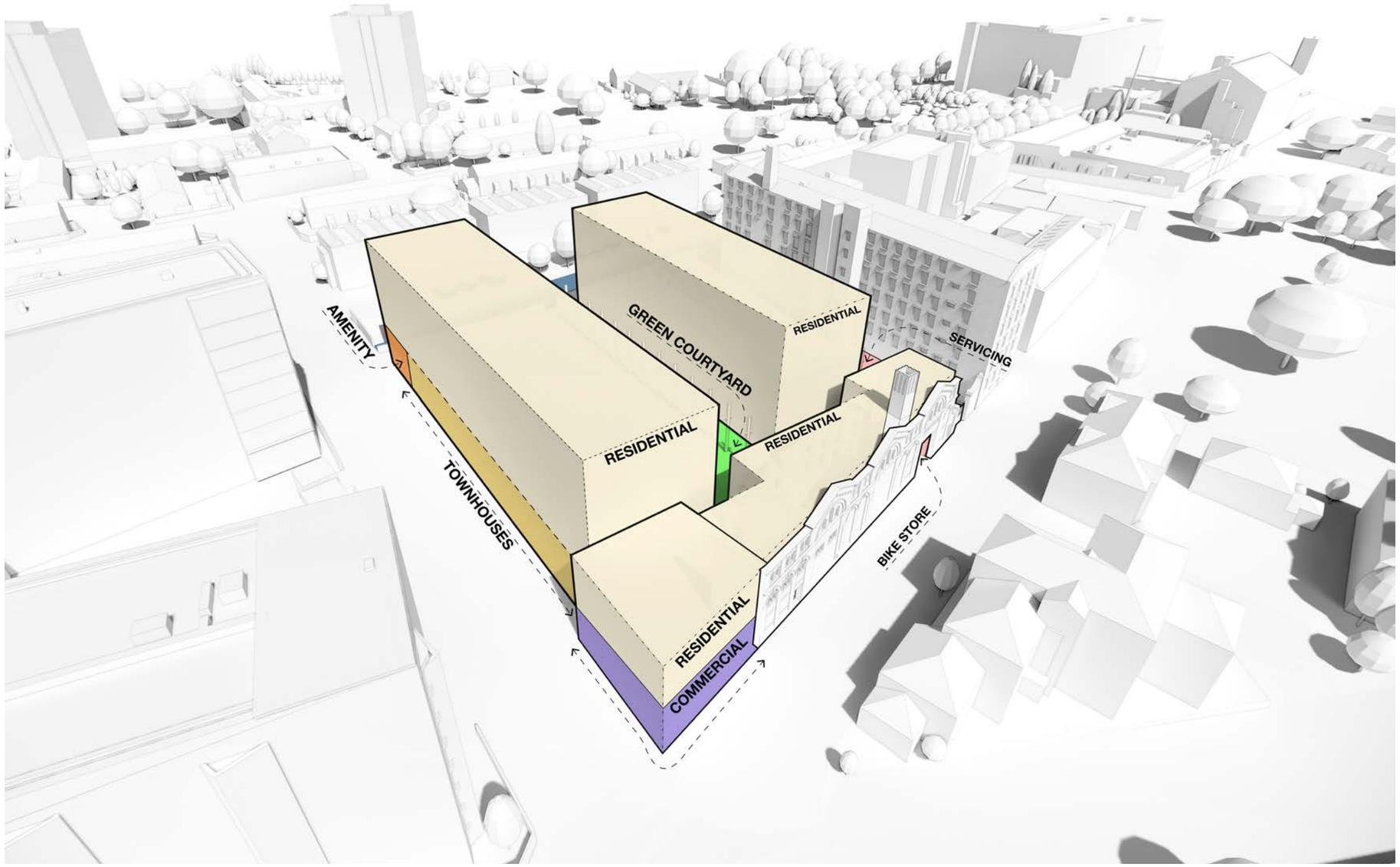
CARRUTHERS STREET

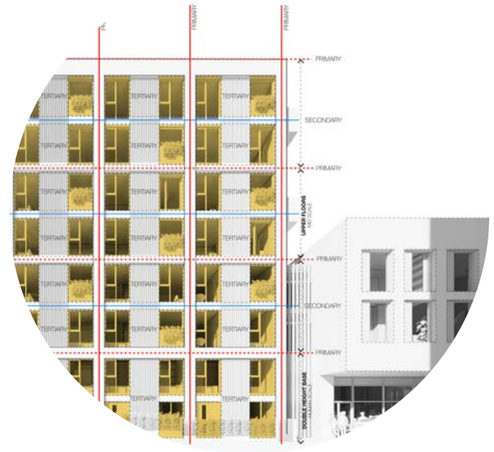
This facade is bookended with two double height spaces. The corner of Carruthers Street and Pollard Street has a double height commercial unit which will take advance of the prime location and its visibility from the tram. The opposite corner of Carruthers Street that looks over the canal, will house a 1 & half story amenity space for residents that will act as the front door to the scheme. Due to the level change across the site, this space opens up to a double height amenity lounge that provides access to the private green courtyard in the centre of the scheme.

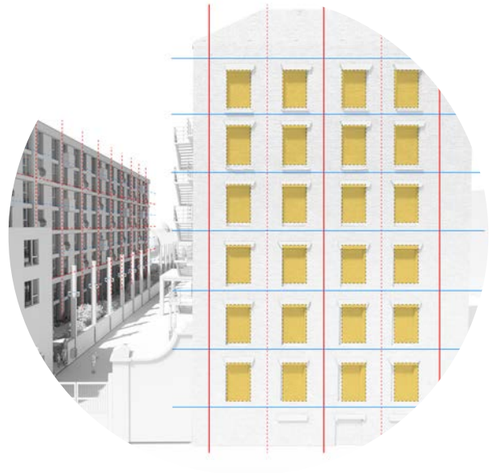
In the middle of these two spaces along Carruthers Street are the townhouses. Although these are also residential in use, they differ from the rest of the development by having there own front door access from the street, along with being duplex units.

POLLARD STREET

The commercial unit that sits of the corner of Pollard Street is the only accessible part of this facade. The existing Ancoats Works facade is retained in its current format and offers no activation at street level, but instead acts as a heritage asset demonstrating the industrial uses of a previous era. The existing door into this facade will be renovated and used as a secondary access for residents. Along with being the entrance to the secure bike store, providing access into the green courtyard.







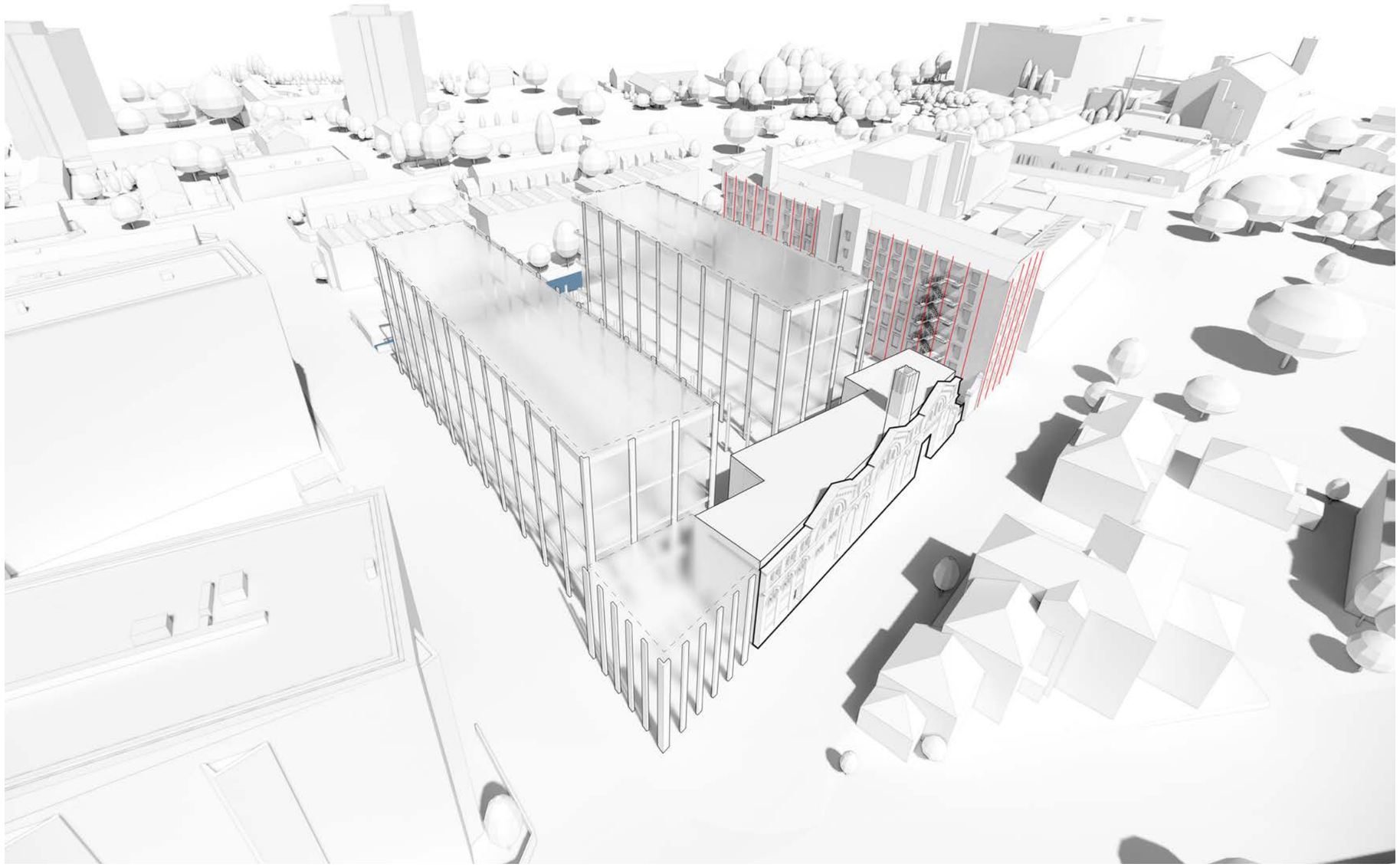
THE GRID

The grid takes its inspiration from two places, the neighbouring grade II* listed Hope Mill and the historic purpose of the original Ancoats Works.

The Hope Mill facade has a clear vertical emphasis as illustrated opposite. This is replicated and forms the primary grid of the scheme. It was key that the proportions of this scheme reinterpret this vertical proportion, without directly replicating Hope Mill.

The historic use of Ancoats Works was a factory that made the machines that would go into the neighbouring cotton mills. As such its purpose was both that of metal work but also that of cotton and fabric manufacture. The scheme has used this as inspiration for both the materiality of the facade, but also to inform the grid. The secondary and tertiary grids that form the facade are mimicking the appearance of fabric and the threads of cotton that are weaved to create the material. Much as in the example below, the primary, secondary and tertiary elements that make up the pattern of the fabric are clearly visible in the diagrams opposite.





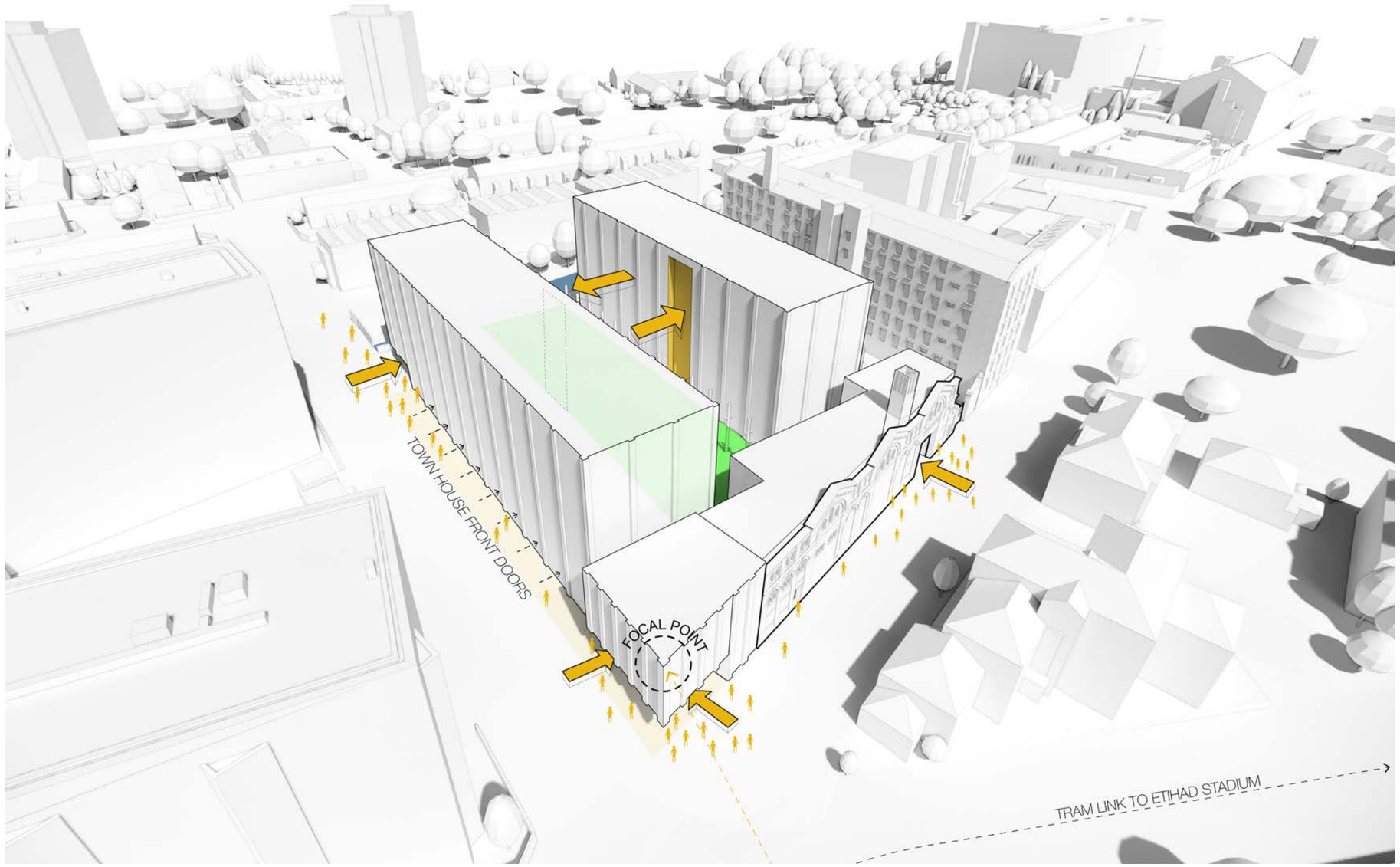


MODELLING & ENTRANCES

The sculpting of the scheme is focused around identifying and expressing the entrances, as well as emphasizing the key features, such as the corner building. The focal point of the scheme is the corner building and in order to create a dramatic piece of architecture, the massing has been cut away at ground level in order to create a striking cantilever. This deep cutting into the building at ground floor allows the commercial unit on the corner to spill out on the street, whilst still being within the scheme's ownership and more importantly, under cover. This allows for a more active ground floor frontage all year round.

Within the courtyard the entrance to each block has been cut away from the massing. This replicates the idea of the loading bay of an old warehouse where goods are bought into the building via a giant lifting beam.

The main entrance to the scheme has been cut out of the mass at ground and first floor in order to create a dramatic double height space upon arrival to the building.

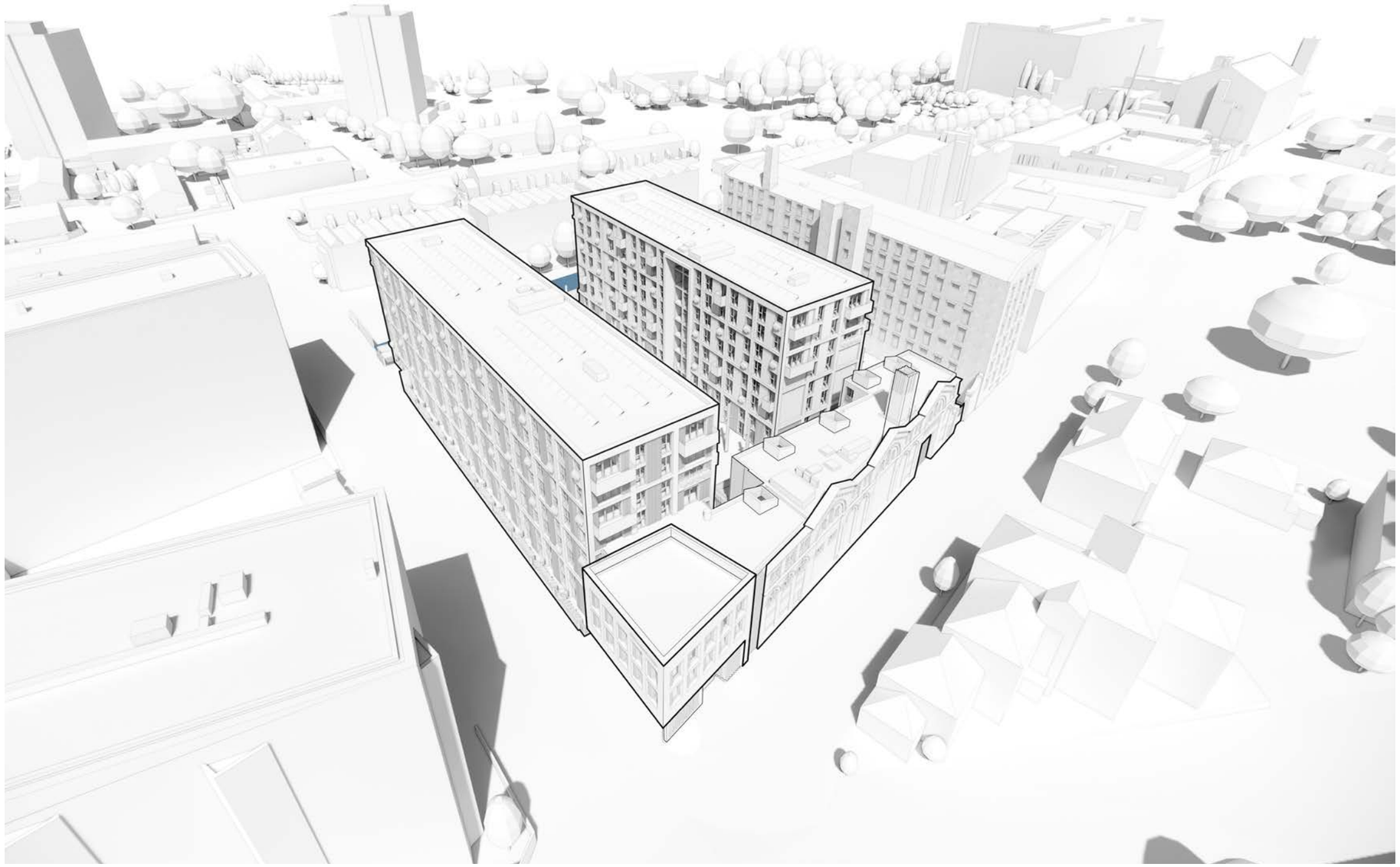


A NEW ANCOATS WORKS

Ancoats Works was once a site of industry and manufacturing, it was buzzing and vibrant with activity. But today the complex of buildings on the site are both surplus to operational needs and dilapidated. The site has no purpose, no energy and provides little to no benefit to the community that it lives within. This development will breathe new life into the site and create a lasting legacy for the historic Ancoats Works.

The scheme will transform the site back into the buzzing vibrant place that it once was. But where there was once industry there will now be a community. A community of residents, of families, of workers, of people. The scheme will respect the Ancoats Works of the past by retaining the key historic and architectural assets, whilst creating the Ancoats Works of future. A complex of residential buildings that sit perfectly within their context, respecting the grade II* listed Hope Mill next door and the historic Ancoats Works Facade along Pollard Street.

This development will transform the area dramatically, opening up the site to the waterfront, creating a massive green courtyard in the centre of the scheme, retaining the architectural features of the site and activating all of the publicly accessible façades.



5.6 Addresses + Entrances

Entrance design and location ensure that addresses are legible and help to animate street frontages. The design of the building entrances responds at two scales, firstly providing domestic scaled front doors to the townhouses and secondly providing larger, more civic entrance spaces to the apartment buildings.

There will be a clear hierarchy of entrances to the proposed buildings. The main entrance is a shared communal space located within the Carruthers Building to the North West of the site, consisting of a foyer space that leads through and connects to the green space beyond. This offers a visual and physical connection from the street to the central landscaped space. A feature link stair allows access to the central shared courtyard with a single staffed office overlooking the main entrance from Carruthers Street, to greet visitors and mitigate against uncontrolled wandering. The main lobby has a clearly identifiable platform lift and a feature stair to the lower courtyard level. The entrance is expressed as a split level lobby set back from the main façade, with a surrounding louvred fenestration to express its location within the main façade.

The courtyard entrances to the Hope and Carruthers buildings are cut into the façades with a contrasting metal sleeve that wraps up and around a glazed opening which is set back into the facade. Within the entrance frame there is an profiled aluminium rainscreen system using the same patterned aesthetic elements used elsewhere in the scheme.

The secondary entrance to the site is located on Pollard Street through double height doors, utilising the existing Ancoats Works ornate arched entrance. The Works block has a smaller communal entrance, that is located from the internal courtyard, offering residents access to the central core of the building.

The front doors to the town houses are designed to respond to their domestic purpose. While expressed as a separate element within the facade over two floors a profiled aluminium rainscreen panel is employed to identify entrance yards from Carruthers Street. Careful consideration was given to the placing of refuse and recycling to ensure that the approach to the front doors is as uncluttered and legible as possible, resulting in a single refuge store for all proposed dwellings to use. The kitchen and living areas have raised windows that allow views not just onto the town house front yards, but along the street.

The proposed site layout requires external ancillary doors to refuse and bike stores. These are articulated by vertical louvred fins and within this, the doors are made out of perforated and folded metal to allow ventilation into the spaces behind.






HOPE MILL
ENTRANCE
POLLARD STREET
LOADING ONLY
DISABLED
CAR CLUB
DISABLED
ASHTON CANAL
HOPE BUILDING ENTRANCE
CARRUTHERS BUILDING ENTRANCE
ANCOATS WORKS ENTRANCE
COMMERCIAL ENTRANCE
MAIN ENTRANCE
TOWN HOUSE FRONT DOORS
COMMERCIAL ENTRANCE
CARRUTHERS STREET

5.7 Signage

There are seven key zones in which signage and or supergraphics have been proposed.

CARRUTHERS STREET MAIN ENTRANCE
1. The main entrance to the scheme has a projecting metal fin wall that is proposed to have the name of the development to signpost the front door of the scheme.

CORNER BUILDING
2. The top of the corner building has the proposed building owner signage.

3. The base of the corner building has the proposed name of the development, housed within the fins. In the image opposite it shows AW, standing for Ancoats Works.

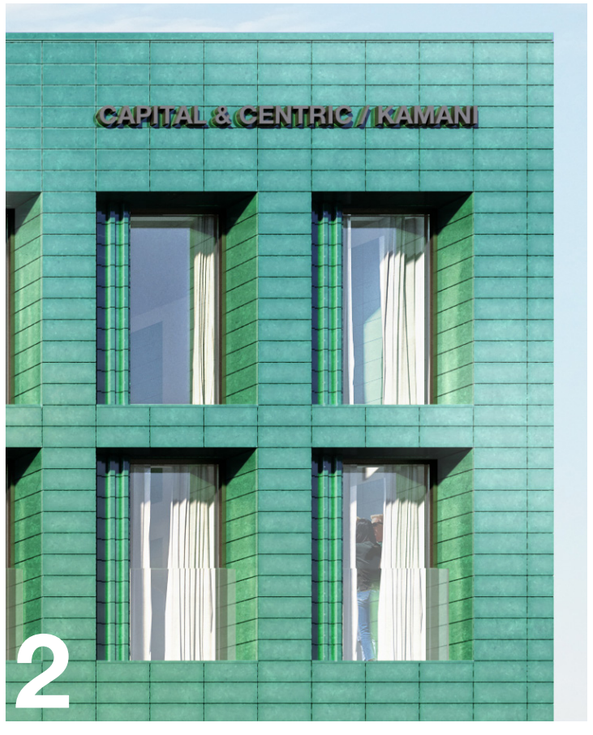
4. The name of the corner building ‘bank’ is proposed to be at the main entrance of the commercial unit.

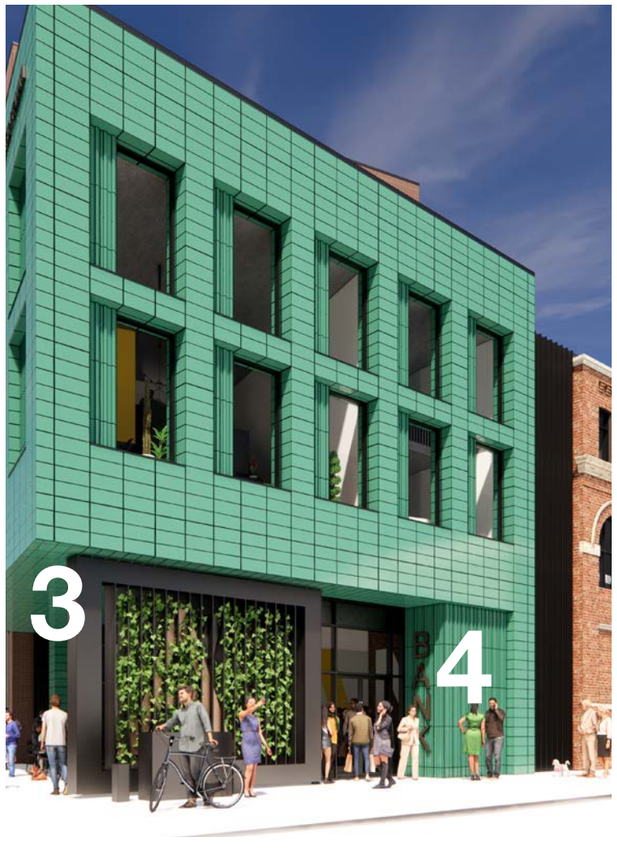
ANCOATS WORKS FACADE
5. The existing Ancoats Works facade has the original sign above the door for the building. This will be retained and renovated.

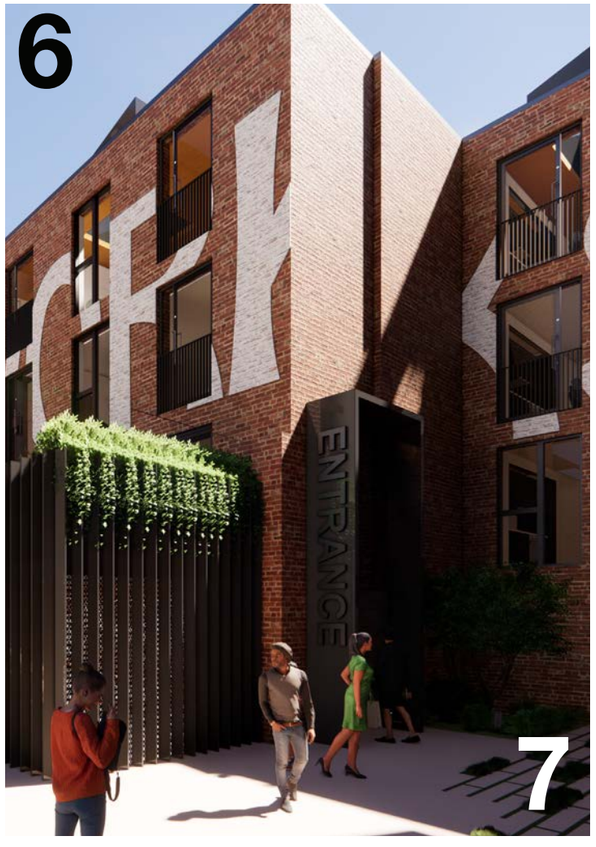
REAR OF ANCOATS WORKS
6. The rear of the Ancoats Works building within the courtyard. This is intended as a large supergraphic on the brickwork in the same font as the original sign at the entrance.

BUILDING ENTRANCES (FROM WITHIN COURTYARD)
7. Each building entrance will have its own signage and wayfinding to highlight the front door and entrance into each individual building.











5.8 Landscape + Public Realm

The landscape strategy aims to build upon the urban design strategy and support the creation of a recognisable Manchester neighbourhood. A network of safe and attractive routes and a high quality courtyard will ensure the successful integration and appropriation of the development, assisting in generating a place of real urban value.

The key design approach is to create an attractive, legible courtyard, with a distinctive character that creates a ‘sense of place’, rather than focused on vehicular access. Giving priority to pedestrians will create a place of social activity, accessible and safe for all users, where playing and interaction within the community is encouraged.

All tenures benefit from the shared courtyard, which is closed from the street and divided with landscaping ensuring security for residents and visitors whilst establishing and maintaining a sense of connectedness and community. Recognisable elements like railings and hedged boundary treatments create the scale and character of an urban network that will be easy for the residents to relate to, understand and navigate. At the same time the distinctive use of materials and layouts will formulate an identity that will define the local character.

Access to the new homes is always at ground level, either directly to the private front doors of townhouses, shared entrances located at the proposed circulation cores or individual access points facing the courtyard. This strategy helps to provide an active frontage to both private and public areas.

The landscaping strategy for the proposals are set out in greater detail in Section 9, covering issues of hard and soft landscaping, including boundary treatment and indicative materials for the communal and private spaces.







PROPOSED BUILDINGS //

6



6.1 Character + Identity

Creating a sense of place is a design challenge that is present on all large scale developments. Balancing the ‘feel’ of an existing place, with the creation of a new one is delicate. As described in Section 2 the site has a rich history that needs to be appropriately acknowledged. This history and the site’s proximity to the Hope Mill complex, provided the design with a number of cues and inspirations to work with. When looking back to the site’s heyday, there seems to be a clear and responsible way of creating a sense of place that is tied back to the area. The surrounding historic context and the existing Hope Mill complex has a quality and sense of place that is likely in the future to be protected.

The emphasis of historical referencing requires careful consideration, in order to avoid direct copying or pastiche of the original. This only serves to water down the impact of the historical and is seen by heritage bodies as a poor method of ‘conservation’. Taking design inspiration from the past, but contemporising it in a modern way, is a more successful and respectful way of creating a back-referenced sense of place. Given that the site is being redeveloped in the 21st century, this is a more appropriate response to the new build elements.

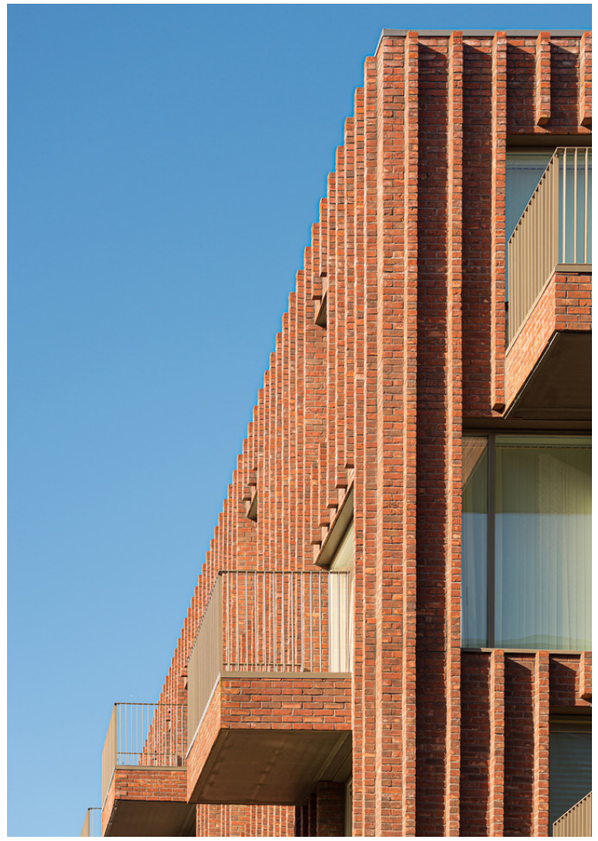
This is an approach currently being explored by designers all over the country, as a way of dealing with the architectural heritage, as can be seen in the adjacent referenced precedent images.

These proposals have been developed with this methodology in mind. Slavish replication has been rejected in favour of inspiration and abstract celebration. Reflecting patterns and rhythms of the old buildings, roofscapes and tactility/solidity of the material have all been part of developing what we see as a site specific sense of place. Outlined in the following sections is the approach taken for each character area, for the architectural expression and place making of the masterplan.

ARCHITECTURAL EXPRESSION
The architectural expression of the proposals have been based on a contemporised version of the Hope Mill estate, with each elevation having its own context and developed to create various character areas. Through studying old archive records and remaining historical fragments on the site we have sought to develop an architecture language that responds and celebrates the site’s history in a contemporary way, capturing the sense of place that once existed.

TECHNIQUES
In order to better understand industrial architecture of the period we have studied a number of examples that remain in existence and that have been converted to other uses, such as Weir Mill in Stockport and Murrays’ Mills in Ancoats. We were especially interested in the feel of place that was created when an industrial building was converted to another use. Of particular note were piers and deep reveals with varying brick detailing, metal balconies hung from façades and the use of repetitious bays and windows.







It is important when referencing historic character that the architecture doesn't become a facsimile or pastiche of the past. In developing the ideas for the project, we explored modern and contemporary vernacular precedents to understand how other designs had approached this challenge. Careful thought had been placed on using the materials simply and yet elegantly. In order to create buildings of character and merit we have developed a number of techniques that respond to the industrial mill vernacular. The techniques we have abstracted create a contemporary language that still has its roots deep in the sites heritage and history.

We have explored simple brickwork techniques such as stretcher and soldier bonding and patterning of bricks, in order to reflect traditional brickwork of the era as found on Hope Mill. Texture within brickwork has been developed to create a finer grain and a tactile ground floor condition. This provides a human scale and visual interest which relates to the aesthetic found on the existing Works building. These, and other techniques, have been explored in order to create a diverse and varied architecture on Ancoats Works, such as traditional painted brick signage associated with industrial and warehouse buildings, creating an opportunity for abstract super graphics to provide branding and marketing opportunities.

FAÇADE LANGUAGE

The original purpose of Ancoats Works by the Mill's founders (John Hetherington and Sons), were the creation of machine tools and textile machines, which helped spin prepared cotton into workable yarn or thread. The development of the super grid pattern is a interpretation of the weaving thread that forms any fabric or tapestry. The profiled metallic infill panels on the Carruthers building relate back to the historic use of the site. Whilst the brick infill panels on the Hope building relate back to the materiality of Hope Mill and the existing Ancoats Works complex.

FAÇADE CHARACTER

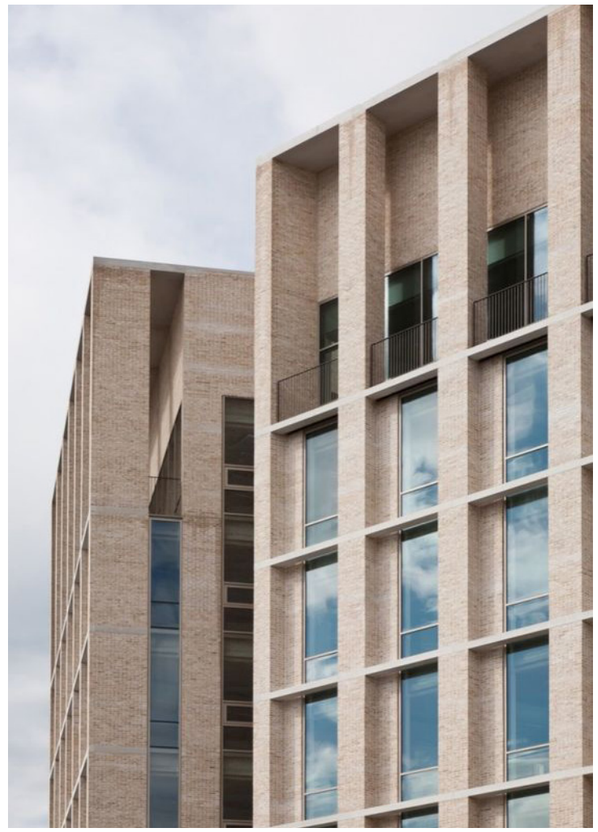
Rather than expressing each building as an object and creating objectified façades, we have developed appropriate façade approaches to each of the individual buildings to strengthen the emerging characters. The façades will speak to the spaces using scale, rhythm, texture, tonality and tactility to create a genuine human experience. Generally all façades are very similar with subtle differences or approaches differentiating them from each other. The design approach has developed by exploring the marginal areas for subtleties rather than creating large gestural differences.

Areas of transition between old and new and the areas where the façades need to stand out, the historic patterning found on the existing Ancoats Works chimney has been used. This creates a subtle transition between typologies and highlights the importance of the old integrating with the new.













6.2 Approach to Materiality + Colour

As previously described, the site was once the location for the wider Hope Mill complex, which was first built at the start of the Victorian Era and added to over a number of years. This mill was composed of a variety of warehouse, industrial and factory style buildings, in brick. The buildings were characterised by repetitious brick windows and bays, variegated roofscapes and simple, confident relationships to the public realm. Unfortunately, some of these buildings (such as the Carruthers Cotton Mill) have been removed however a few clues remain scattered around the periphery.

PRIMARY MATERIAL PALETTE
The material palette for the Ancoats Works development site has been chosen to unify the different blocks as a legible neighbourhood whilst allowing for individual variety, texture and richness, so that each block has its own identity. Materials will be specified to be of a high quality and well detailed with a focus on robust, self - finished materials that weather well with age and are environmentally sustainable.

From the initial proposals the buildings expression has always been understood to be brick. Aside from the historic connection to Hope Mill the material is well suited to residential buildings. Not only are bricks easy to maintain, robust and age well, but they have tactility, variation and their scale is both understandable and relatable.

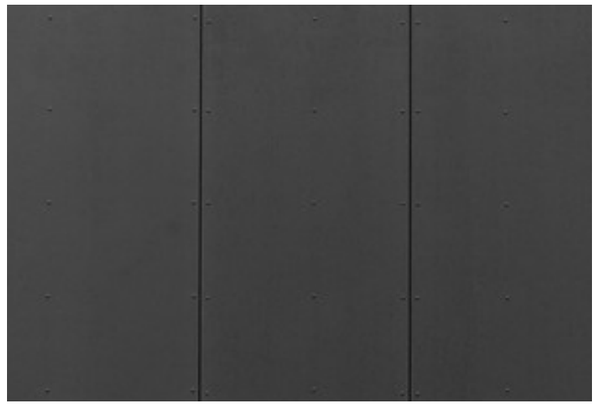
CARRUTHERS & HOPE BUILDINGS
Making the expressed super grid frame, red brick in its entirety for both buildings creates a monolithic quality that can be conducive to contextual place-making. One of the key decisions was to try and capture the essence of the Hope Mill complex through a contemporary expression, rather than a slavish copy to recreate it.

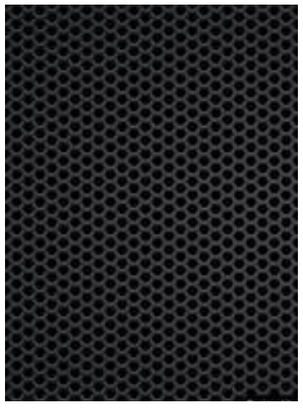
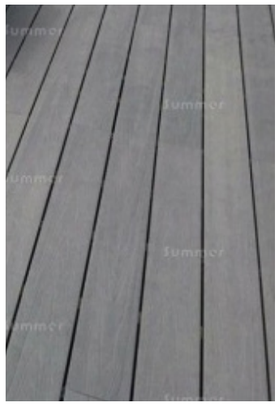
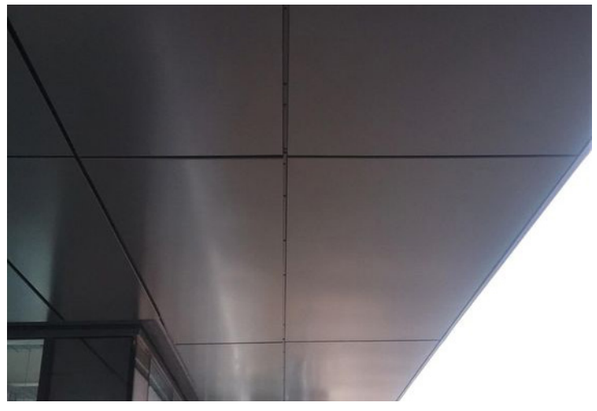
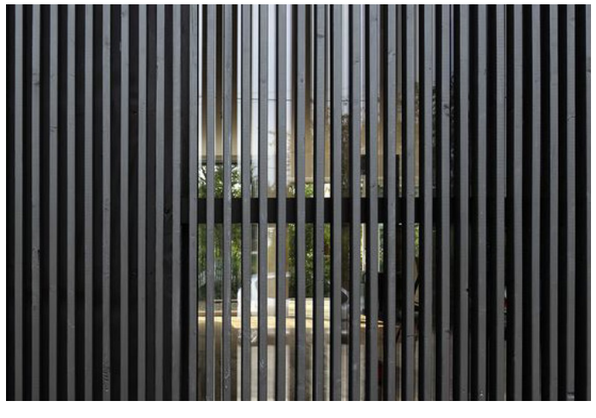
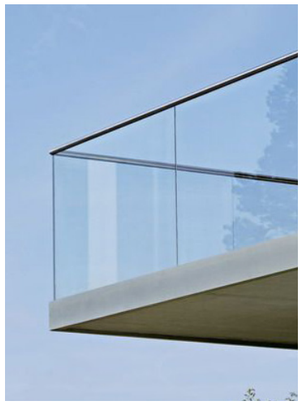
The Carruthers building uses a profiled aluminium rainscreen as the infill panel. This relates back to the historic use of the site, as discussed in earlier sections. Whilst the Hope building uses the same red brick as the infill panel. This relates more directly to Hope Mill opposite and the original material used on the Ancoats Works.

THE BANK
Due to the prominent location on the corner of the site, along with the connection from the existing to the new, it was felt that the Bank building needed to be its own thing. It needed to stand out as a feature building in its own right.

The existing building on the site is the former Bank of England pub, which is clad at low level with glazed tiles. As such we have chosen to create a contemporary interpretation of this material by using a green glazed terracotta tile as the material for the façades. This green colour was selected to reference traditional Manchester pubs such as the Peveril of the Peak & the Vine Inn.








THE WORKS BUILDING
The existing parts of the facade that are being retained will be cleaned and repointed where required. The sections of new facade to complete the building in its new form will be created using reclaimed bricks.

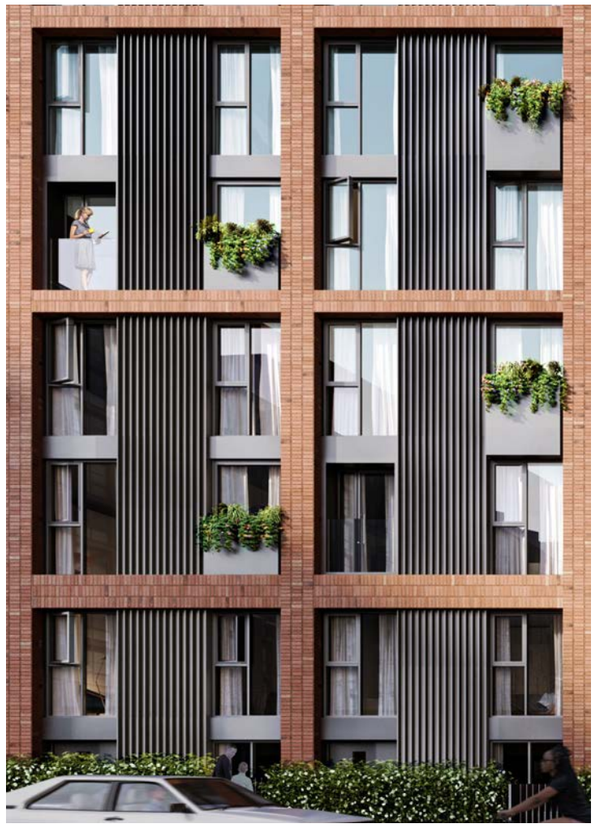
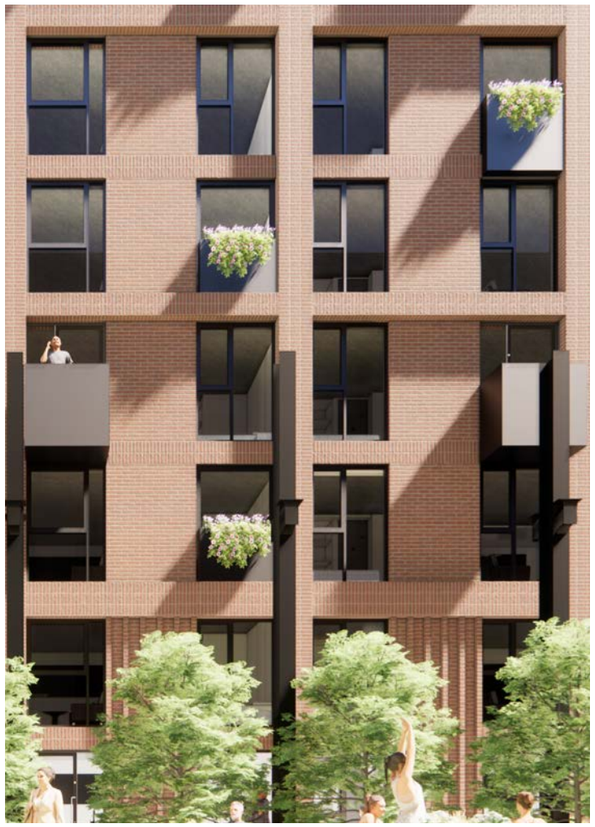
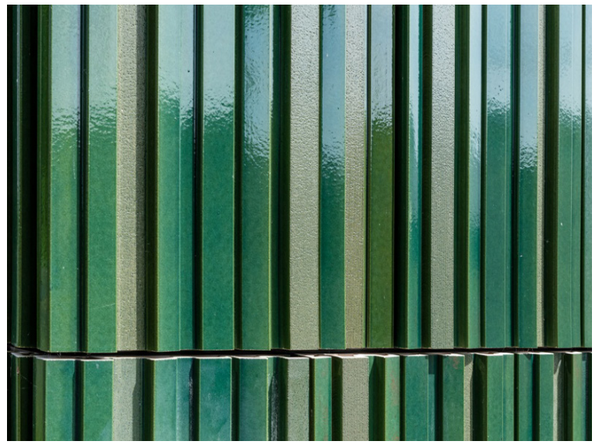
BRICK COLOUR
An exploration of the materiality on site, found both dark and light bricks. In order to create legibility and straddle these two ends of the spectrum a mid-tone brick was selected to act as the 'glue' between the new and the existing. Around the site there are also a variety of different brick colours, from the pale brown / yellows of the existing Ancoats Works building through to the darker reds of Crossley Court, to the dark reds and browns of Hope Mill. It was this variety on both the local surroundings and the adjacent mill that inspired us, most notable the variation in brick techniques.

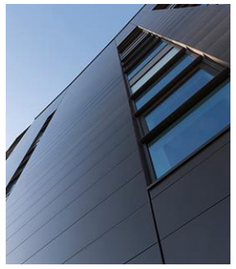
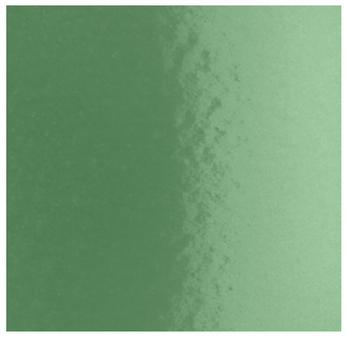
SECONDARY MATERIAL PALETTE
There is a continuity of materials across the Ancoats Works site, along with richness and variety coming from differences in facade composition, crafted detailing and introduction of other materials such as dark and light coloured aluminium to acknowledge the machines made on the site to prepare cotton for weaving.

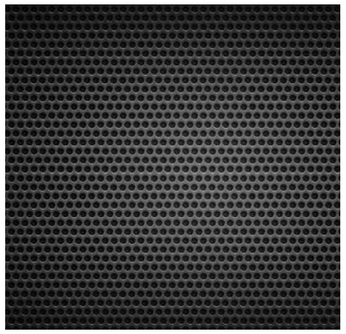
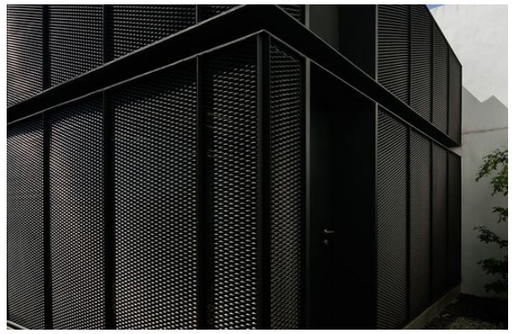
Detail elements such as balconies, window frames, string courses and parapets all fall into a secondary palette particular to each block and these are described in more detail in the plot-by plot descriptions in this report.

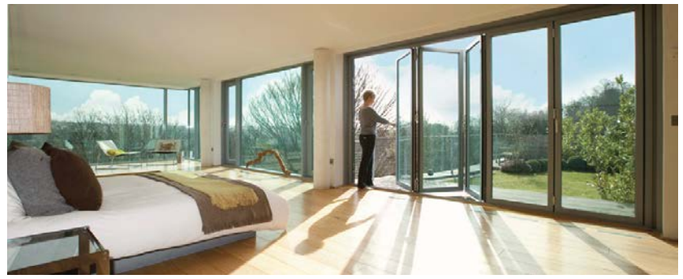
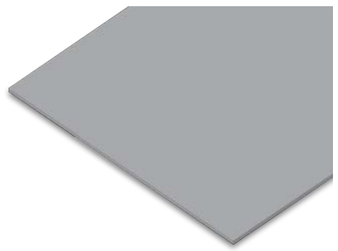
It should be noted that a residential development deviates significantly from a mill complex. Where the original mill was meant to be one complex, these proposals have had to balance out the legibility of one place versus the expression of individual buildings and addresses that are required for a residential neighbourhood.

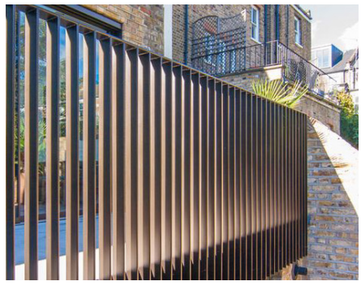
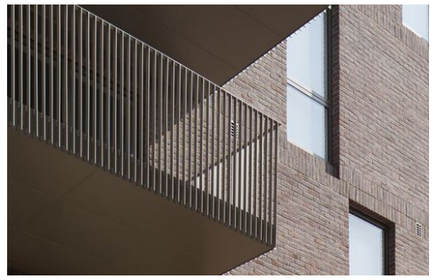
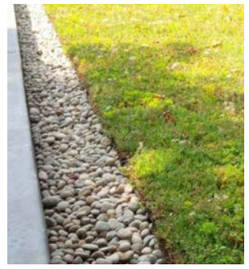
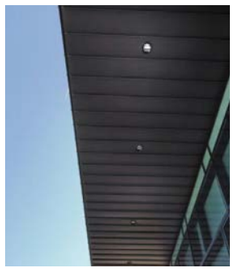
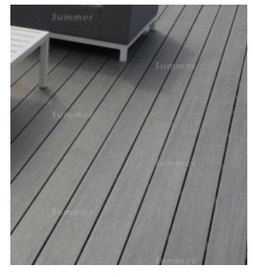



No.	Material	Location	Specification Reference	Product Reference Images	Product Precedent Images
1	Brickwork	**External Walls** **Buildings:** Hope Building Carruthers Building	**EW-01** **EW-02** **EW-03** **EW-04**		
2	Light Grey Profiled Aluminium Rain-screen Cladding	**External Walls** **Buildings:** Carruthers Building	**EW-05**		
3	Grey Aluminium Rainscreen Cladding	**External Walls** **Buildings:** Carruthers Building	**EW-06**		 
4	Green Terracotta Rainscreen Cladding	**External Walls** **Buildings:** Bank Building	**EW-07** **EW-08** **RF-04**		

No.	Material	Location	Specification Reference	Product Reference Images	Product Precedent Images
5	Stick Built Aluminium Curtain Walling	**External Walls** **Buildings:** Hope Building Carruthers Building Bank Building	**EW-09**		
6	Mesh Panels	**Mesh Infill Panels** **Buildings:** The Works	**EW-10** Dark Grey / RAL 7021 Anodised Finish		
7	Brickwork (Reclaimed Bricks)	**External Walls** Reclaimed Bricks **Buildings:** The Works	**EW-12**		
8	Aluminium Framed Casement Window	**External Walls** **Buildings:** Hope Building Carruthers Building Bank Building The Works	**WI-01**		

No.	Material	Location	Specification Reference	Product Reference Images	Product Precedent Images
9	Glass	**External Walls / Bi-fold Doors** **Buildings:** Hope Building Carruthers Building	**DR-05**		
10	Aluminium	**Double Bank Louvres** **Buildings:** Hope Building Carruthers Building Bank Building	**LV-01** **LV-02**		
11	Aluminium	**Ventilation Louvres Curtain Walling** **Buildings:** Hope Building Carruthers Building Bank Building	**LV-03**		
12	Aluminium Grey Flat Panel	**Balustrades - Solid** **Buildings:** Hope Building Carruthers Building	**BT-01** **BT-02** Silver / Anodised Finish		

No.	Material	Location	Specification Reference	Product Reference Images	Product Precedent Images
13	Steel Balustrades	**Steel Flat Balustrades to Juliet balconies & metal railings** **Buildings:** The Works	**BT-03** **BT-05** Dark Grey/ RAL 7021 Anodised finish to match windows / curtain walling		
14	Glass	**Balustrades - Glass** **Buildings:** The Bank	**BT-04** Clear		 
15	Sedum Roof / Ballast	**Roof** **Buildings:** The Bank	**RF-04** Living Green Roof / Ballasted Roof		 
16	Aluminium Flat Panel Reveal	**Soffit** **Buildings:** The Bank The Works	**RF-03** Dark Grey / RAL 7021 Anodised finish to match windows / curtain walling		 
17	Composite Decking	**Balconies / Terrace Decking** **Buildings:** Hope Building Carruthers Building Bank Building The Works	**FL-01** Light Grey		 

6.3 Carruthers & Hope Buildings

The Hope and Carruthers buildings are a pair of medium rise blocks which make reference to the height of Hope Mill on the northern edge of the site and Milliner's Wharf to the South. Typically their floorplates provide a stacked flatted arrangement with a central corridor which defines the building width around 18m. The length of these blocks is limited by the number of flats provided by a single core. Whilst maximising the number of dual aspect flats at the ends of the corridors to promote canal side living. This sets a maximum length at 55m (extending to 65m on the lower levels of the Carruthers building, which connects to the Bank and Works buildings). This results in the elevations of these buildings reading as more horizontal blocks with a shorter height to width ratio.

Entrances to the buildings have a clear hierarchy with a full height frame announcing entrances to the central core - a contemporary approach to mill loading bay doors. Within the central courtyard the location of the central stair and lift core act as a 'connector' element, allowing the overall massing to break down into two sub blocks. This provided a clear address/entrance for the buildings within the courtyard.

The buildings will deliver at total of 178 homes across 8 storeys (80 homes in the Hope Mill building / 98 homes in the Carruthers Street building) around an enclosed courtyard, open to the west to allow views towards the Ashton Canal and providing a range of residential tenures, unit sizes and types to create a balanced community.

Our strategy has identified the Hope building as being of particular note as it faces onto Hope Mill. This building forms the backdrop to the enhanced adjacent service yard. Along with being one of the key elevations facing onto the new civic space and terminating the extent of the buildings to the north of the site.

On the ground and first floor of the Carruthers building, townhouses create an active street frontage along Carruthers Street with a smaller residential element (the Bank) sited prominently at the south east corner of the block. The townhouses are designed to reflect the housing stock to the south, characterised by the presence of front doors and shallow front garden strips that provide pockets of greenery, private space and defensible space to the back of pavement.

APPEARANCE
The Hope and Carruthers buildings have a vertical one and half brick deep pier that marches along the façades, providing depth and order, breaking up and articulating the bulk of the buildings into smaller, more elegant visual elements. Balconies are generally projecting with aluminium surrounds reflecting the sites industrial past. Feature characteristics of the Carruthers and Hope buildings are noted opposite:



Carruthers Street - Looking South

EXPLORING THE FORMALITY OF HOPE MILL
Inspired by the formality and rhythm of the main façades of Hope Mill, the gable ends of the buildings frame views surrounding the site.

REFLECTING VERTICAL RHYTHMS AND PIERS OF HOPE MILL
Hope Mill's façades use the vertical piers as a visual rhythm to draw ones eye along the building while creating depth and detail. By using a simple pier detail the buildings will seek to do a similar thing to create interest and movement along what is an elongated streetscape. Likewise these façades are long, high and the feeling of the streetscape is of density, so depth and detail is required to make these perceived qualities acceptable. As in historical mill buildings, one pier will express one room, using Victorian qualities of honesty and simplicity to express each internal wall.

EXPRESSING A STRONG BASE
The building elevations have an expressed base, creating the feeling of solidity and human scale along the street. Similarly we seek to express the two floor townhouses by sheering the base, thereby expressing a human scale to the street.

HORIZONTAL EXPRESSION
Secondary horizontals, in the form of brick soldier coursing will help provide visual interest and a finer grain of detail, to relieve the bulk and scale of the blocks. Likewise metal balconies and flowerboxes will help express the façade and reduce the feeling of bulk and scale, providing detailing that will lift the potential monolithic elevations.

LEGIBILITY VIA REPETITION AND STANDARDISATION
As in Hope Mill it is proposed that one window style is used. This along with a singular type of flowerbox and balcony arrangement inherent construction efficiencies will be created while ensuring some level of visual connectivity and legibility is present.

BALCONIES / FLOWERBOXES
In developing the balcony strategy we have carefully tested the site context to ensure that both the balconies and flower boxes proposed are the appropriate ones for the location it faces. In areas of high traffic, environmental stress such as noise or areas where privacy can be an issue where intimacy is highly valued Juliet balconies have been applied. In all other areas projecting balconies have been proposed to improve standardisation and create variety and roughness of elevation and to enable better daylight penetration. All projecting balconies drain into the building, avoiding plastic rainwater pipes that can clutter façades.



Ashton Canal - Looking into Courtyard



Ashton Canal - Looking South West


Internal Courtyard - Looking toward Hope Building


Internal Courtyard - Looking toward Ancoats Works


Courtyard between Hope building and Hope Mill


Internal Courtyard - Looking toward Ancoats Works


Internal Courtyard - Looking toward entrance







6.4 The Bank

The Bank forms the feature landmark to the Ancoats Works development, refined to respond to its location on Pollard Street and retaining the primary views of Hope Mill when approaching the site from the south. The massing comprises of low rise accommodation (4 storeys) very much reflecting its special location and is further enhanced by the lower elements of the building being set back to appear less dominant in the scheme's massing hierarchy.

The building is designed to turn the corner marking the junction between the existing Works building and the new Carruthers Building. The massing and layout of the block allows the building to turn the corner between the existing and proposed elements, overcoming an otherwise awkward junction. The building is small in scale, akin to its heritage neighbours and sits appropriately on this corner. The location benefits from being in a less built up part of the site overlooking the Pollard Street / Carruthers Street junction providing visual interest for residents as well as a public space for residents to visit, which is located just outside of the building.

With only two duplex flats over two floors of accommodation, the building forms a prestigious neatly contained square block that corresponds to the height of the neighbouring Works building. Although the typical plan is asymmetrical, the corner location suggests that the elevation is pulled slightly towards the south eastern corner creating a symmetrical elevation as it wraps around the corner. The building has been designed to sit comfortably within its context, but designed to turn the street corner with pomp and grandeur. The upper elevations overlooking the adjacent streets are ordered into a row of punched openings that sit between bands and reflect the glazed tile grid cladding of the former Bank of England public house existing on site. Residential in scale and character, the elevations look to balance privacy and outward looking views through careful placement of windows, balconies and screening.

The commercial unit is located on this corner and conveniently located for maximum visibility from Pollard Street and those going onto Eastlands and Sports City. Occupying a double height space below two residential floors the commercial arrangement allows for an opportunity to fit a mezzanine floor into the space if required by future tenants. The final layout will be developed by future tenants (perhaps as an independent bar / coffee shop to add character to the junction) but has been sized to accommodate maximum flexibility for future tenants.

A set-back external area allows for tables / outside furniture to spill below the covered cantilever form, offering opportunities for outside dining and activities.

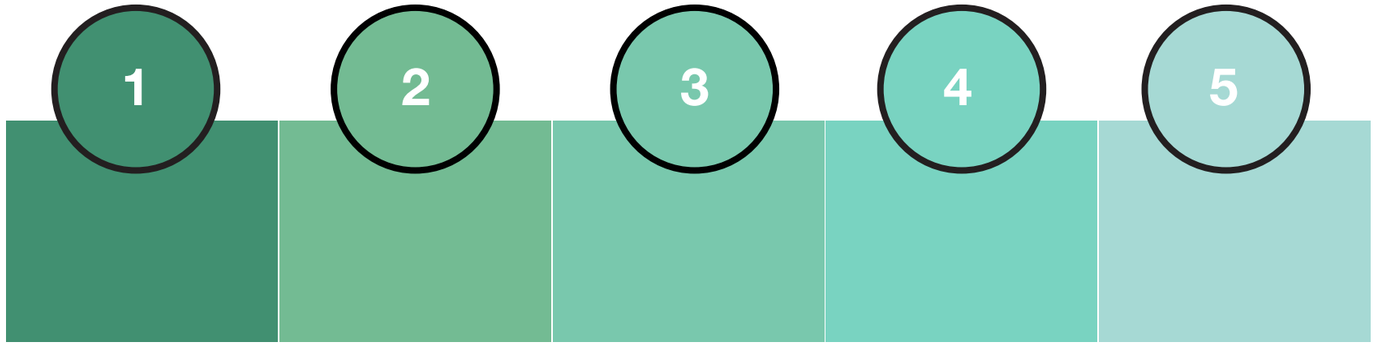


Carruthers / Pollard Street Corner





In urban design terms, the building can be described as being similar to the former public house (the Bank of England) found at the corner of many Manchester Streets where the mass and decorative style of the street culminates and is exaggerated at the corner. Taking this historical reference further, the Bank building can be seen as being less ornate when compared to its neighbours, being designed to be different in appearance from the neighbouring blocks and characterised by glazed tile detailing to both the façades and dramatic cantilevering form. The selection of the green terracotta is a reference to the traditional tiling used in many iconic Manchester public houses such as the Peveril of the Peak & the Vine Inn (shown above).





Carruthers / Pollard Street Corner

6.5 The Works

Description

The Works is the 4 storey block facing Pollard Street. The footprint of this block is formed from existing walls retained from the original Ancoats Works Building. The block consists of a ground floor containing most of the servicing for the scheme along with the bin and secure cycle storage. The top three floors will be residential apartments. Working within the retained walls has dictated the mix of residential units that are able to be retained within this existing building.

Pollard Street Facade

The Pollard Street Facade is the most iconic element of the original Ancoats Works factory and it is our intention to retain intact as much of this facade as possible.

We will be removing a large amount of clutter that has accumulated on this facade over the years such as signage, metal grilles over windows etc. Once these have been removed the facade will be cleaned and any remedial work needed to the stone and brickwork will be carried out. Existing doors and windows will all be removed and replaced. The existing main double height entrance doors to the building will be removed and placed with a metal louvred screen. This screen will contain a new door that will serve as the secondary pedestrian entrance to the site. This entrance will also be used as the cyclist entrance as the three secure bike storage enclosures are located in this block. To minimise impact on the façade smoke vents are being routed through the building and discharging at roof level.

Courtyard Façade.

On the courtyard façades there is none of the articulation seen on the Hope & Carruthers Street blocks. This is because the majority of the courtyard facade is formed from the retained internal brick wall which is monolithic. The outer skin of any new walls in The Works building will be formed from bricks that are reclaimed during the demolition phase.

To add interest to these walls we are proposing a painted Hyper Graphic across the facade. The style of this graphic will reference traditional painted signs you would see on brick factories. We have based our sign on the original stone “Ancoats Works” sign on Pollard street.

Two of the secure cycle stores have been grouped together to form a single louvred box attached to the main courtyard wall. This gives us the opportunity to form a roof terrace at first floor that can be used by the two adjacent apartments. These large and well sheltered terraces will be very desirable and we believe they will be very frequently used. This will bring animation and life to the courtyard space.



The Works: Pollard Street Looking West

Residential Layout

The almost triangular shape of the block creates some challenges for applying a residential layout to the plan. On the residential levels the layout needs to accommodate a service / circulation core, an access corridor and a row of single aspect apartments. We decided to locate the apartments to the Courtyard side as it would give residents views to the landscaped amenity space while avoiding the need to modify the Pollard Street facade to accommodate extra windows. The new core would be placed in the centre of the plan and the access corridor will run adjacent to the Pollard Street facade. On Second and Third Floors these corridors will receive natural daylight from the existing windows.

There are three levels of residential accommodation in this block but they are not all identical. The First Floor layout has had to be truncated in response to the existing entrance space height at one end and the double height Commercial Unit at the other. Second and Third floor layouts are the same on both levels and run the full length of the block linking in with the access corridors to Bank & Carruthers Street Blocks.

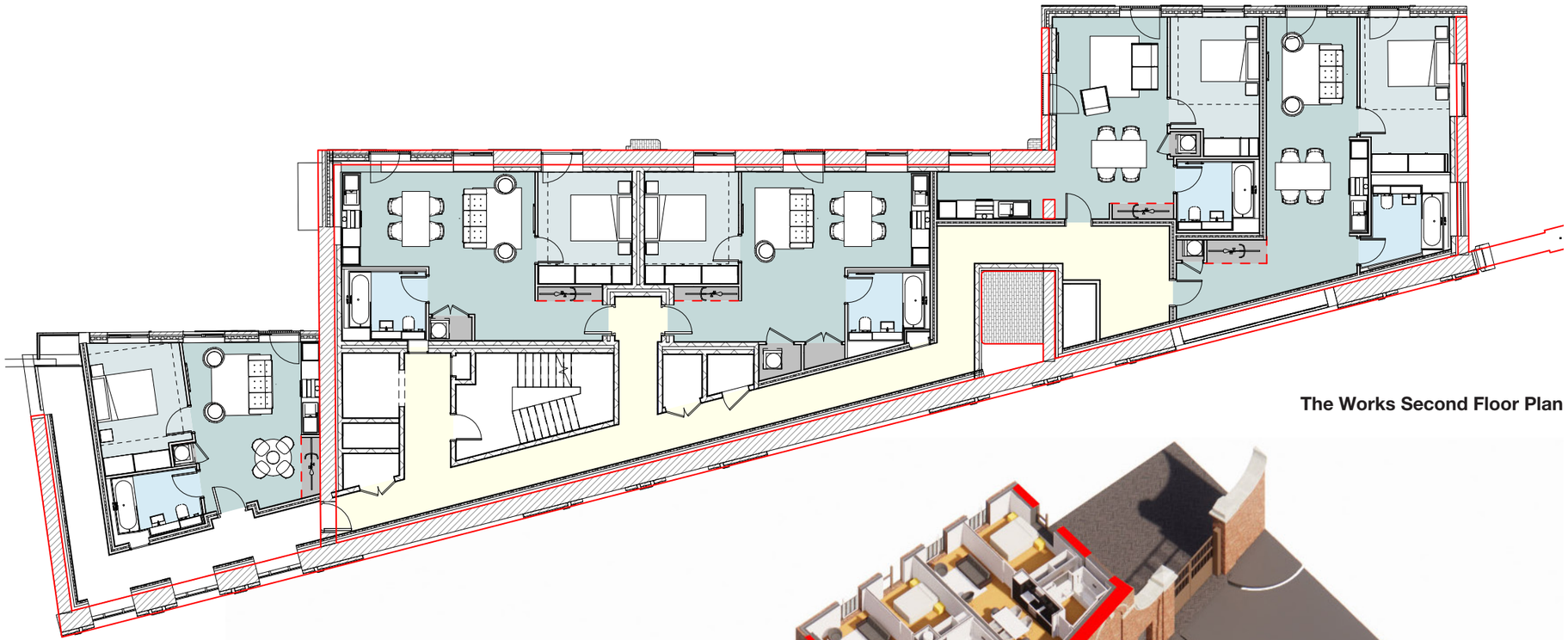


The Works: View from Courtyard

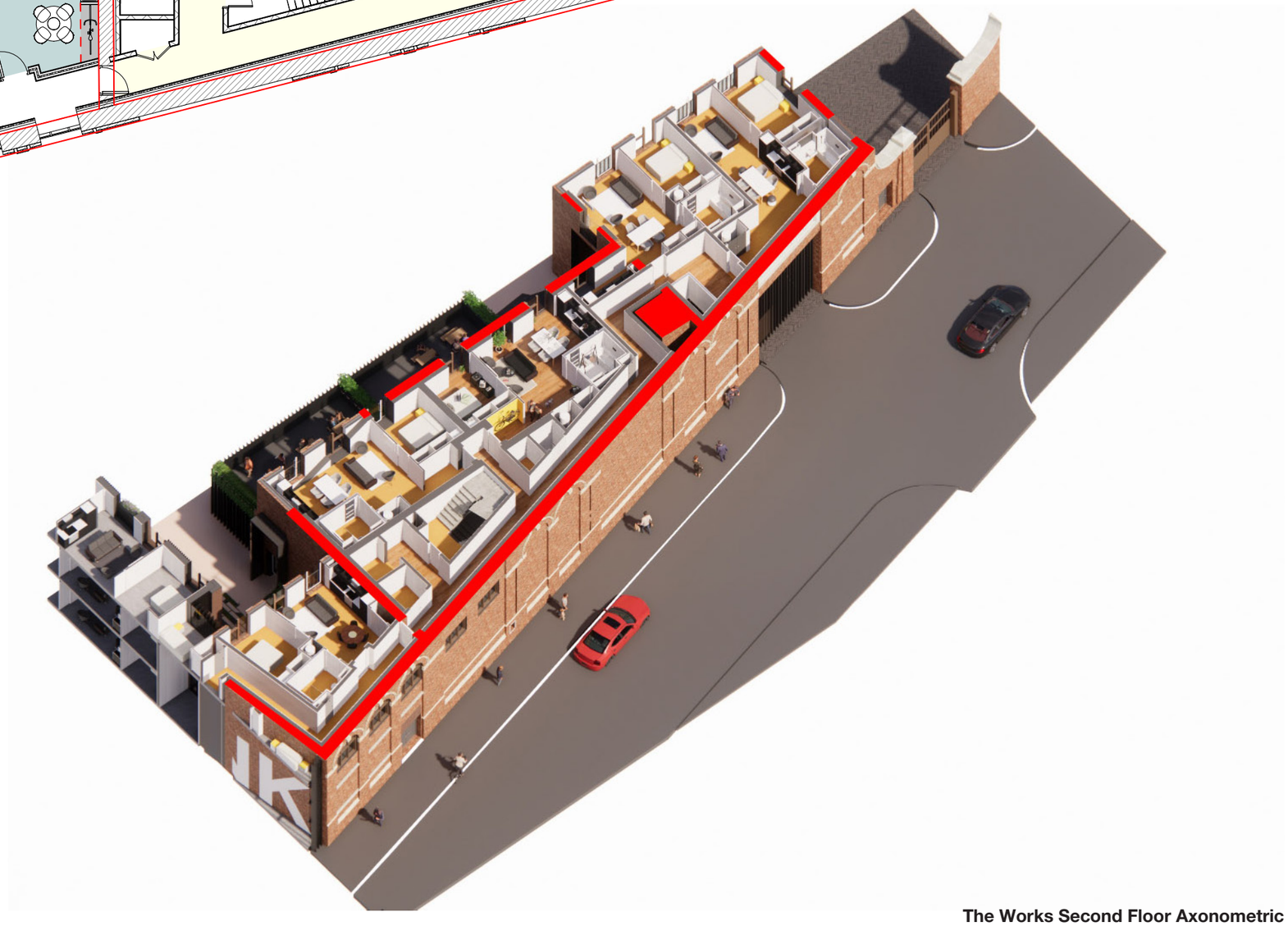
6.6 Residential Reuse

Retained Elements

Our earliest proposals for this site only retained the Pollard Street facade with a completely new block built behind. This felt superficial and wasteful so we endeavoured to try to retain as much of the original building as is practical. We explored with the Structural Engineers how many of the existing walls we could retain and where they could be used to reduce the amount of new structure that would be needed. Eventually we concluded that we could keep most of the West gable wall (next to the existing Pub) and some of the East Gable wall near the main gate. Another advantage of retaining these walls is that they reduce the amount of temporary propping needed during construction. A large section of what is currently an internal wall will be kept to form the main external wall to the courtyard. These retained walls effectively define the footprint of “The Works” block. We will also be retaining the existing chimney as this acts as landmark on Pollard Street. Our scheme will add a lighting feature to the top of the chimney to turn it into a Beacon.



The Works Second Floor Plan



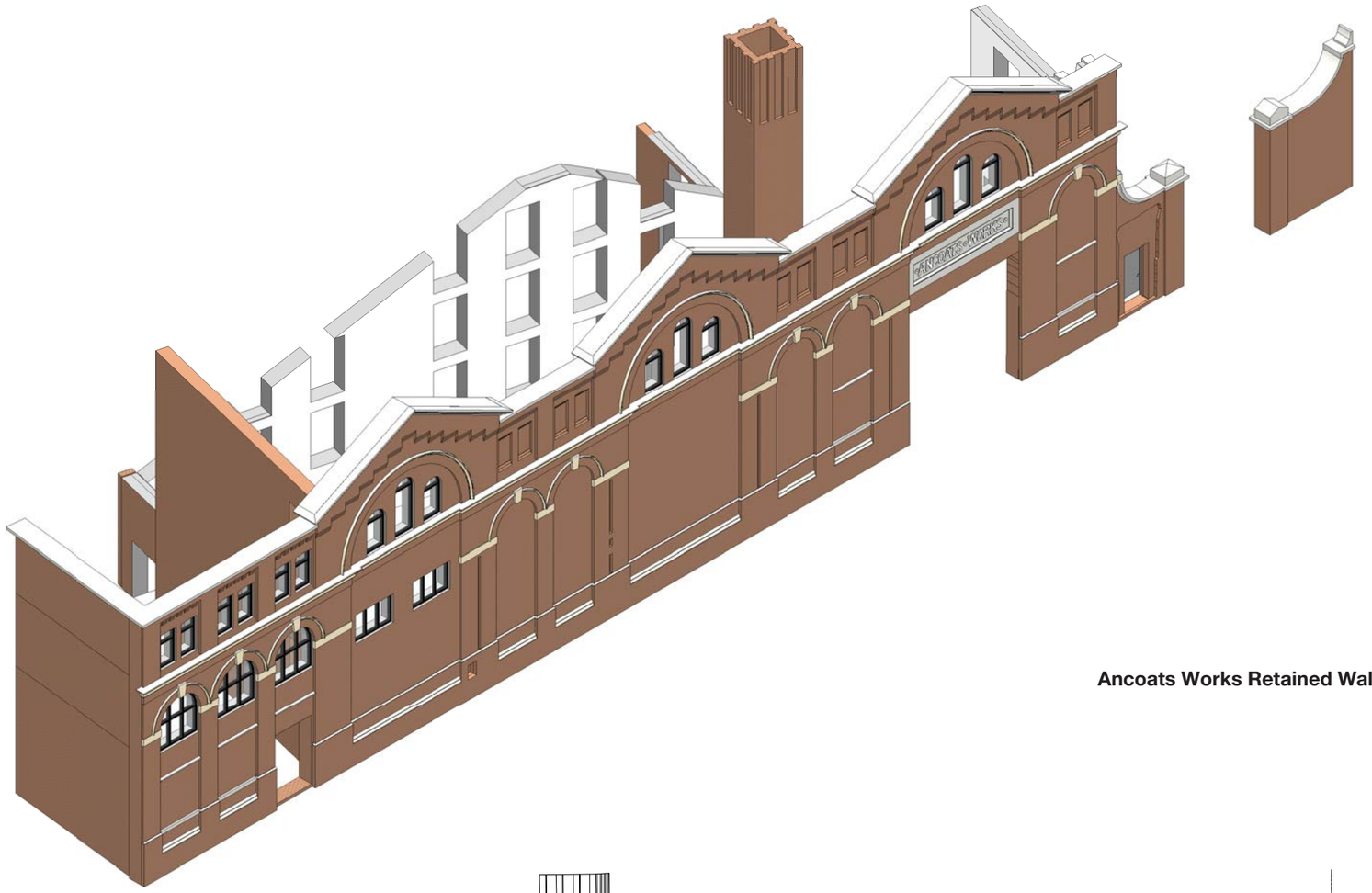
The Works Second Floor Axonometric

6.7 Interventions

Interventions in to the retained walls

Some of the main interventions into the retained building elements will be:

- All existing windows and doors to be removed and replaced.
- We will remove the clutter that has accumulated on this facade over the years such as signage, metal grilles over windows etc.
- New window openings formed in the courtyard wall.
- The existing chimney and its structure will be retained. A new lighting feature will be added to the of the chimney.
- Cleaning, repairing and making good of retained walls. This will include re-pointing off all brickwork.
- New floors, new doors, and a new stair and lift core.



Ancoats Works Retained Walls

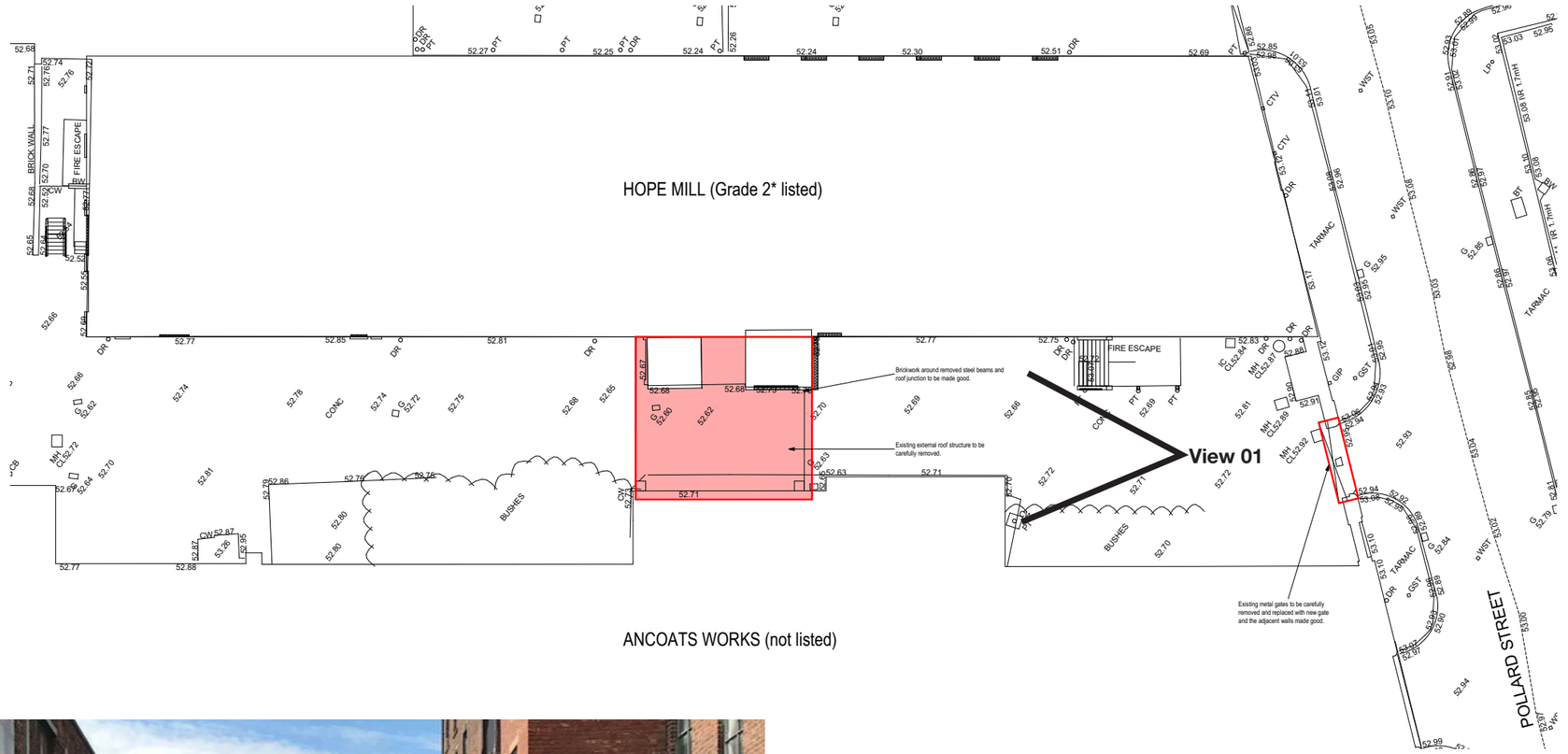


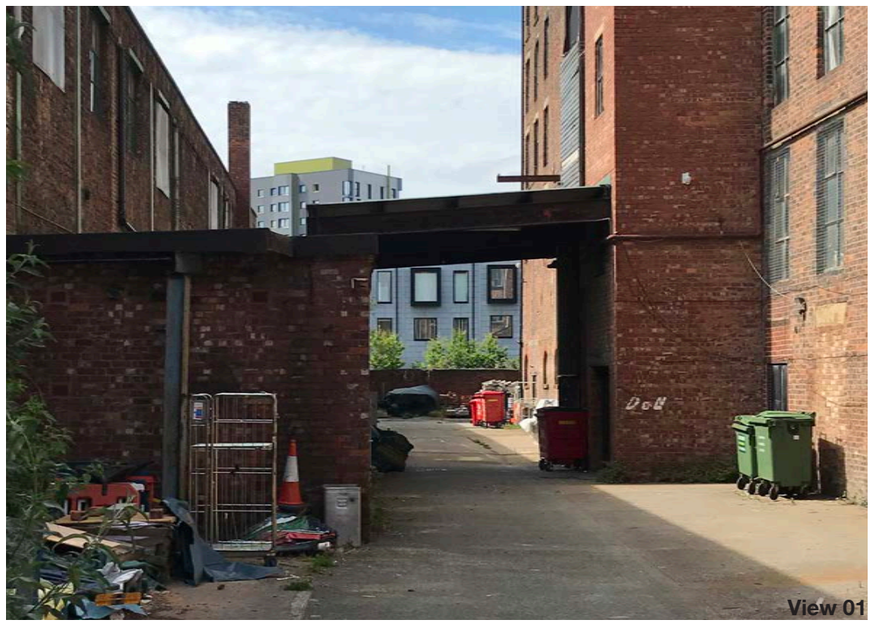
Interventions to the Pollard Street Facade

6.8 Listed Building Consent

Removal of roof between Ancoats Works and Hope Mill

As part of this scheme we will need to remove a roof connecting Ancoats Works and Hope Mill. This is because the structure that the roof sits on in the Ancoats Works site needs to be removed. We will also be removing and replacing the existing metal gates to the yard. These gates are not original and are in too poor condition for refurbishment. We have consulted with the owners of Hope Mill and they have agreed to this. As Hope Mills is a Grade 2* listed building a separate Listed Building Consent application will be required and will be submitted in at the same time as this application.

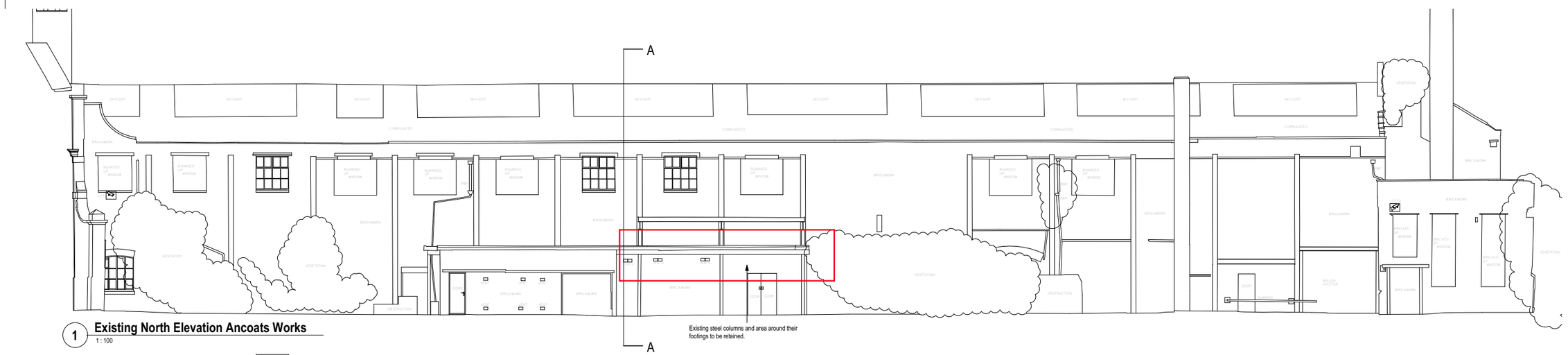



View 01

Fabric Removals General Notes

- Fabric to be carefully dismantled and removed. Adjacent fabric to be retained to be protected and made good with masonry repairs and repointing agreed with the Architect. Dismantled masonry to be reclaimed and set aside for re-use
-Roof to be carefully dismantled and removed. Adjacent fabric to be retained to be protected and made good with masonry repairs agreed with the Architect. Dismantled masonry to be reclaimed and set aside for reuse.

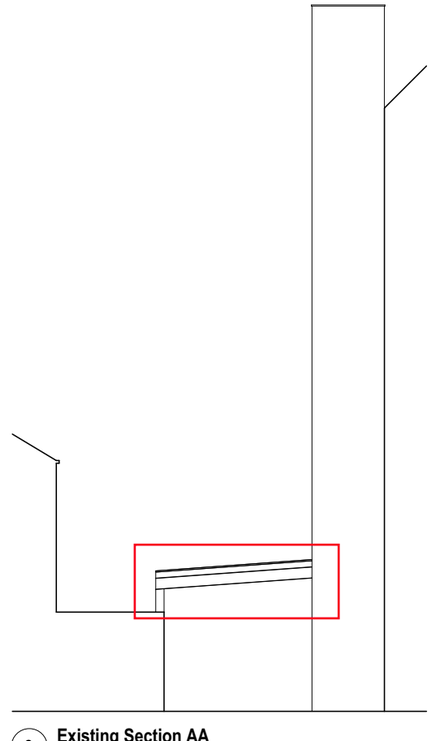
Listed Building Consent Plan



1 **Existing North Elevation Ancoats Works**
1 : 100



2 **Existing South Elevation Hope Mill**
1 : 100



3 **Existing Section AA**
1 : 100

Listed Building Consent Elevations

7

ACCESSIBILITY //



7.1 General Overview

Access to the Buildings

The main residential entrance will be located on Carruthers Street and will have a level access and double doors. The upper part of the reception space is 1.8m above the main Ground Floor level so a Part M compliant lift and stairs will be provided. From there people will circulate through the landscaped courtyard to the entrances to the individual residential blocks. All of the residential block entrances will have level entrances directly into the lift and stair cores.

A secondary entrance into the is located on Pollard Street adjacent to the two dedicated disabled parking spaces. Cycle access is also via the Pollard Street Entrance with three dedicated cycle stores located nearby.

The commercial unit has two level entrances from Carruthers Street and Pollard Street.

Access within the Building

Ground floor level access is provided at the entrances of each block. Part M compliant lifts give access to all residential levels, alongside a Part M compliant stairs. Corridors are generally 1.2m but they widen to at least 1.5m at each apartment entrance and 1.8m when two entrances face each other.

Landscape Inclusive Access

For landscape access refer to section 9.

Design For Access 2

Design for Access 2 is Manchester City Council's best practice guidance of inclusive design standards. These standards are based upon the Social Model of Disability and as a result, in some areas, improve upon the current government guidance and regulations. The DFA2 guidance in conjunction with Part M will be used to inform the detailed design proposals. Particular attention to DFA2 has paid made to areas including the building entrance, internal and external doors, lobbies and corridors, internal stairs and lifts.



Accessibility Diagram

7.2 Topography + Level Changes

Existing Site Levels

The existing Ancoats Works building covers the majority of the site. The Ground Floor level of the building is at 53m through out. The car park is on the site of an older building that had been demolished. The site was then sloped up from the Ancoats Works building to the footpath along Carruthers Street.

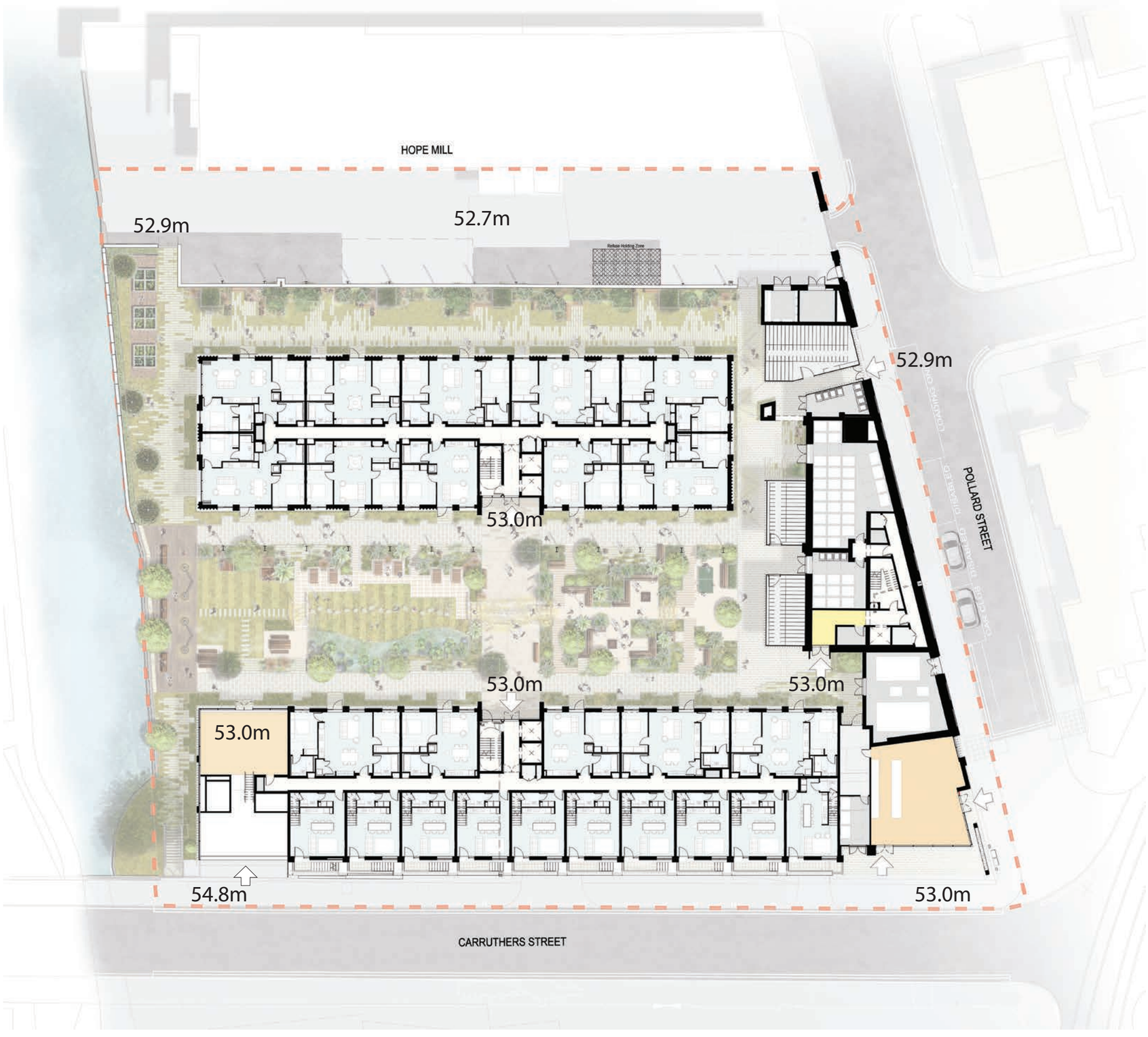
Proposed Site Levels

Our proposal is to cut and fill the site to a single level of 53m through out. Where existing site levels need to be maintained (yard between Hope Mill and Ancoats Works) any ramping required will be shallower than 1:21.

The levelling of the site will require a new retaining wall to be constructed to the boundary with Carruthers Street.

The Carruthers Street entrances to the townhouses will be at the Ground Floor level and will therefore require steps down from street level. Each townhouse will have an entrance of the internal ground floor corridor so that they are accessible under Part M regulations.

There will be a set of steps to the side of the main Residential entrance from the highest point of Carruthers Street to the internal courtyard level. These are for emergency access and will not be open to the public or residents.



Proposed Site Levels

7.3 Primary Access Routes

Pedestrian Routes

There are two pedestrian entry points to the scheme. The main residential entrance is to the west of Carruthers Street and contains the reception, post room and amenity space. The second entrance is from Pollard street which will mainly be used by cyclists due to its proximity to the main cycle stores.

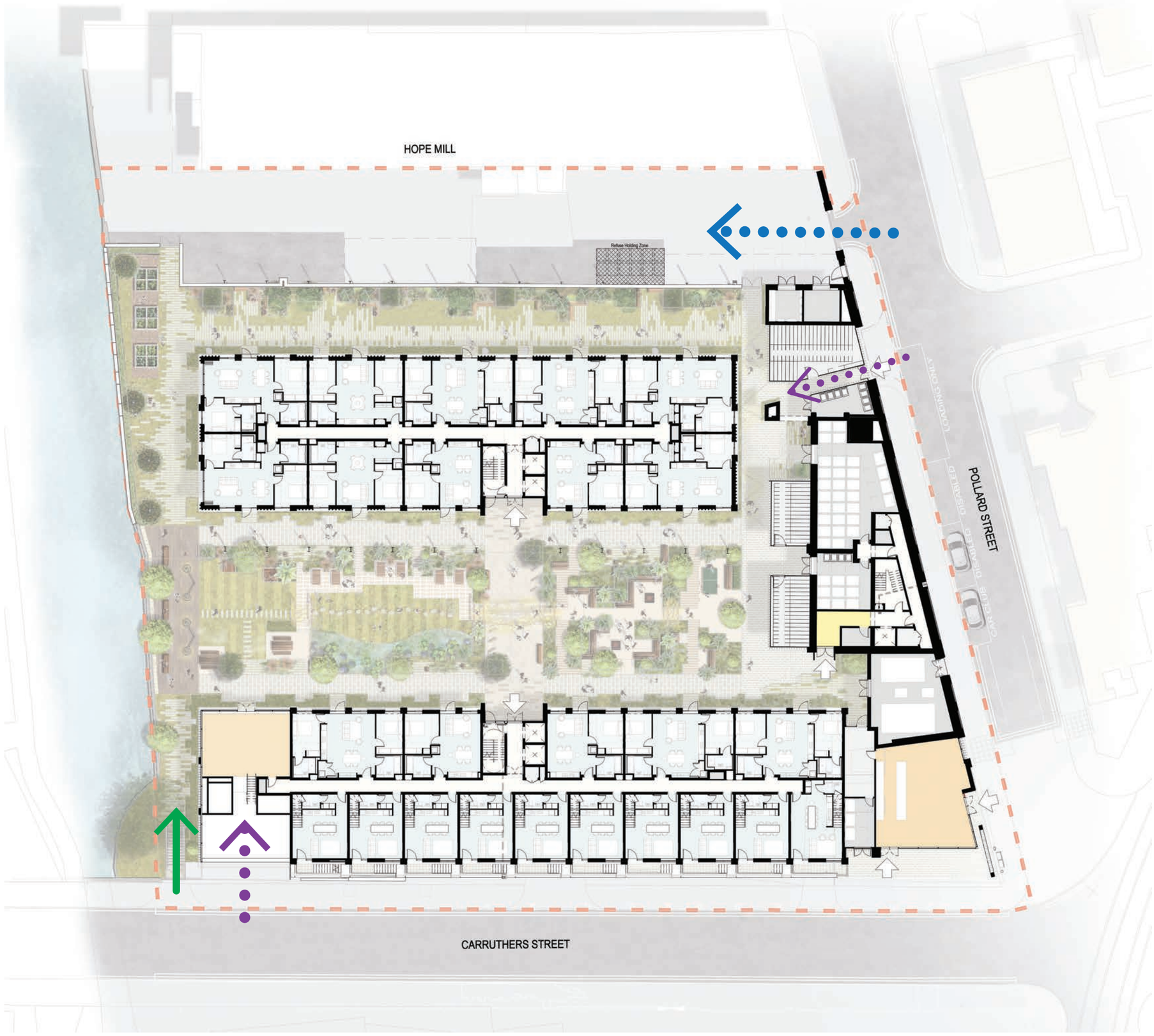
The town houses face out onto Carruthers Street have their own individual entrances. As the street slopes upward towards the bridge the majority of the town house entrances will need to be accessed via steps. These units will still be DDA accessible via doors on the rear corridors that connect to the main entrance space.

Vehicle Access Route

The only vehicle access route into the site is through the existing main gate between Hope Mill and the Ancoats Works. As there is no residential parking within the site this access will only be used occasionally for maintenance vehicles.

Hope Mill has a right of way in this yard which will be maintained. They currently use this shared space for small van deliveries and will continue to do so.

No large vehicles will allowed to enter the site due to the limited turning space available. Fire tenders will park on Pollard and Carruthers Street and connect to inlet boxes. Adjacent to the main residential entrance are a gate and stairs to allow fire fighter access to the canal side of the courtyard.



Primary pedestrian entrances

Primary vehicle entrance

Emergency Access

Primary Access Routes Strategy Plan

7.4 Non - Residential Uses

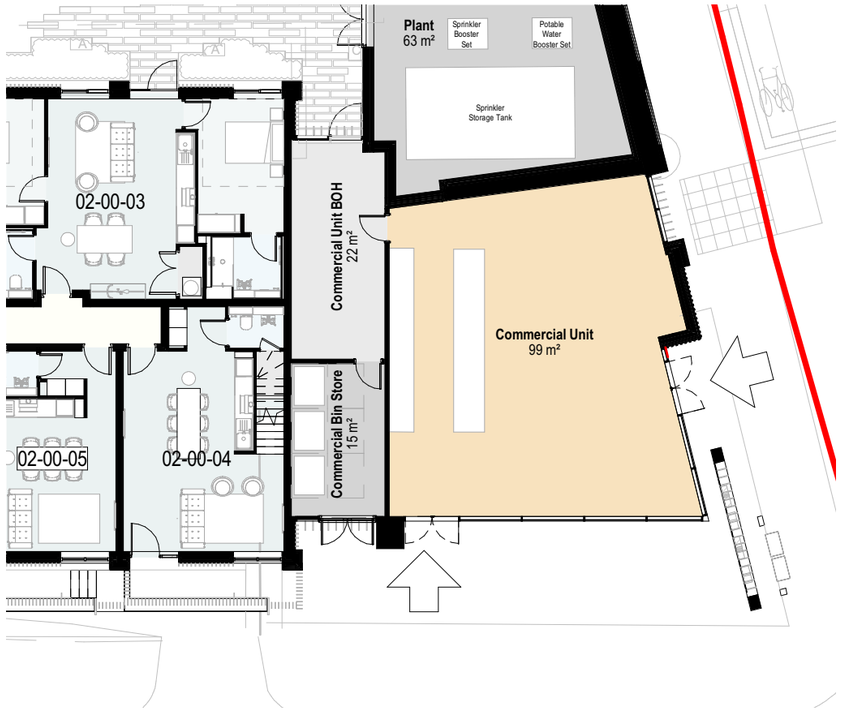
Commercial Unit

A single commercial unit will be provided at the site of the former “Bank of England” pub on the corner of Carruthers and Pollard Street. All entrance doors will be maintained and available for people to use at all times without requiring assistance. Each principal entrance will be designed to meet the Building Regulations Part M (Section 2) and include:

• Accommodation will have step-free, suitably designed entrances and circulation routes for staff and visitors to the building.
• Manifestation to glazed screens and doors, dependent on their detailed design, with entrance doors providing at least one metre clear opening width
• Transitional lighting between the exterior and interior of the building.
• A large mat (or similar) to remove water from shoes and wheels of wheelchairs and buggies.

Management procedures will need to include the training and provision of staff to assist with the evacuation of disabled people from parts of the development.

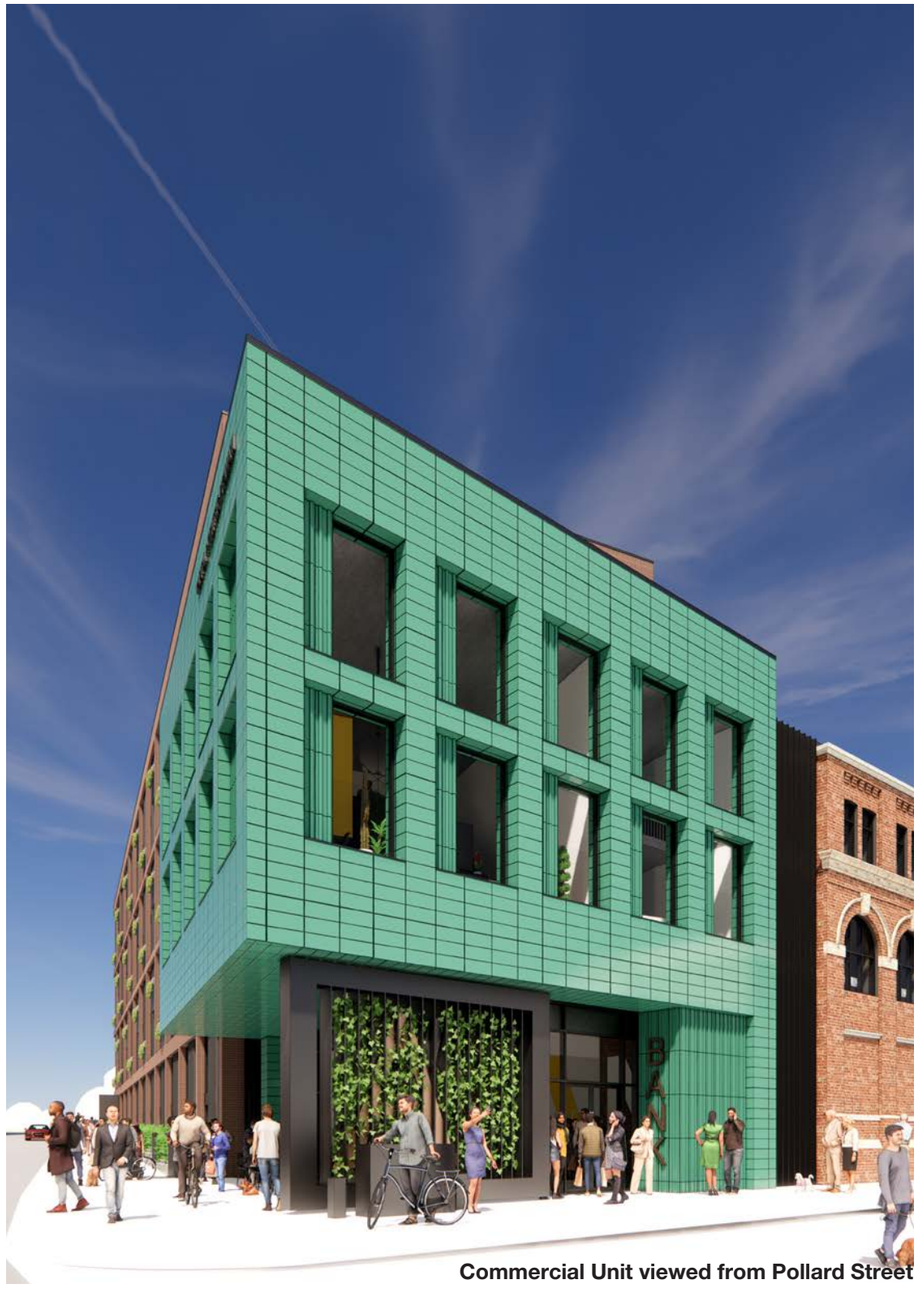
The use of suitable warning systems, such as vibrating pagers may be considered for individual members of staff, following a PEEPS assessment. As the Commercial Unit is single storey on ground floor all designated escape routes from it will allow wheelchair users to escape without the need for refuges. Alarm systems will provide visual as well as audible signals in isolated locations such as WCs.



Commercial Unit Plan



Commercial Unit viewed from Carruthers Street



Commercial Unit viewed from Pollard Street

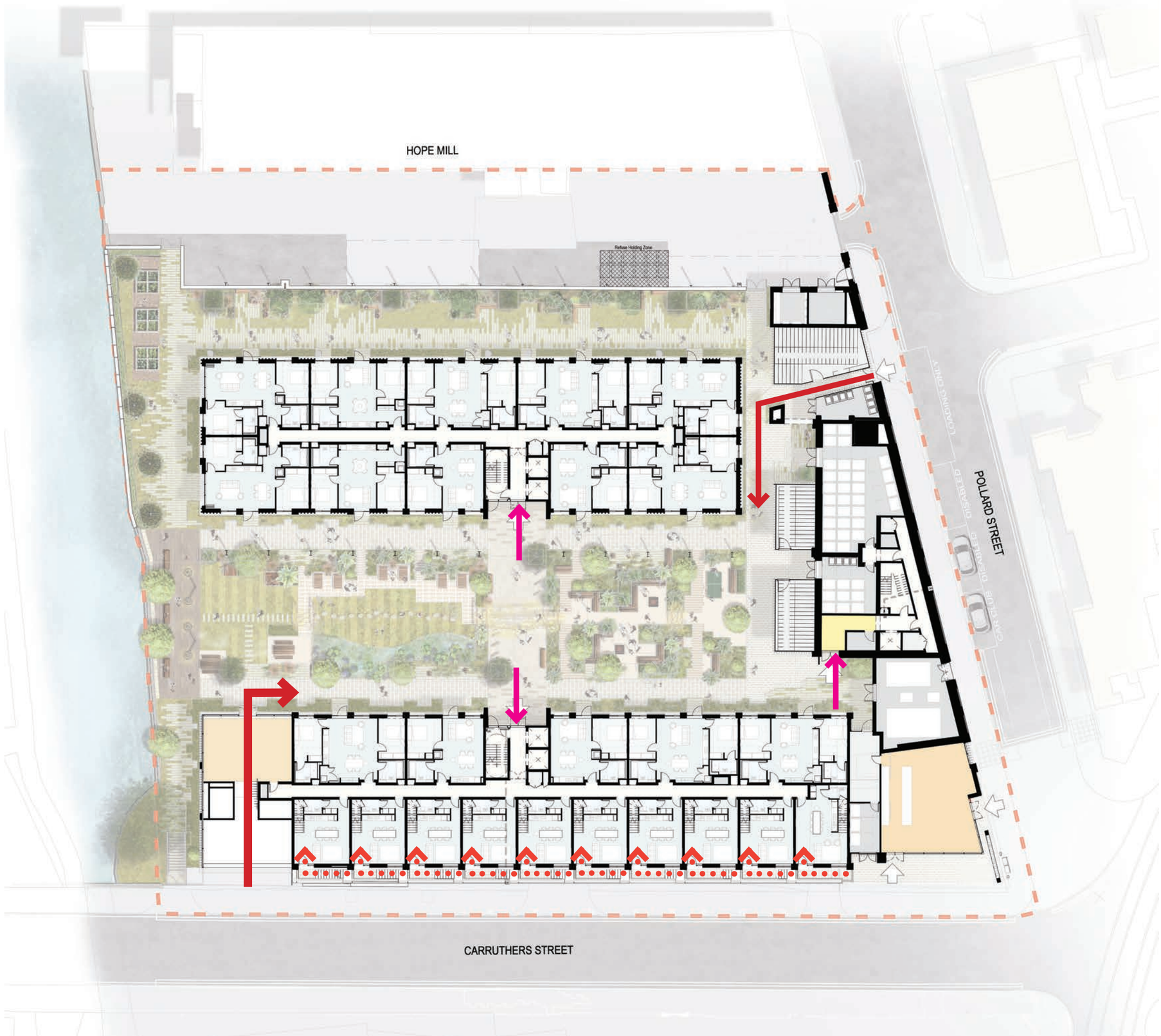
7.5 Residential Access

Residential Block Entrances

There are two pedestrian entry points to the scheme. The main entrance is to the west of Carruthers Street and contains the reception and amenity space. The second the entrance from Pollard street which we believe will mainly be used by cyclists due to its proximity to the main cycle stores.

Once residents are into the central courtyard they can go to the separate entrances to the individual blocks.

The town houses face out onto Carruthers Street have their own individual entrances. As the street slopes upward towards the bridge the majority of the town house entrances will need to be accessed via steps. These units will still be DDA accessible via doors on the rear corridors that connect to the main entrance space.



Primary residential entrance to site

Secondary residential entrance to site

Residential entrance to each block

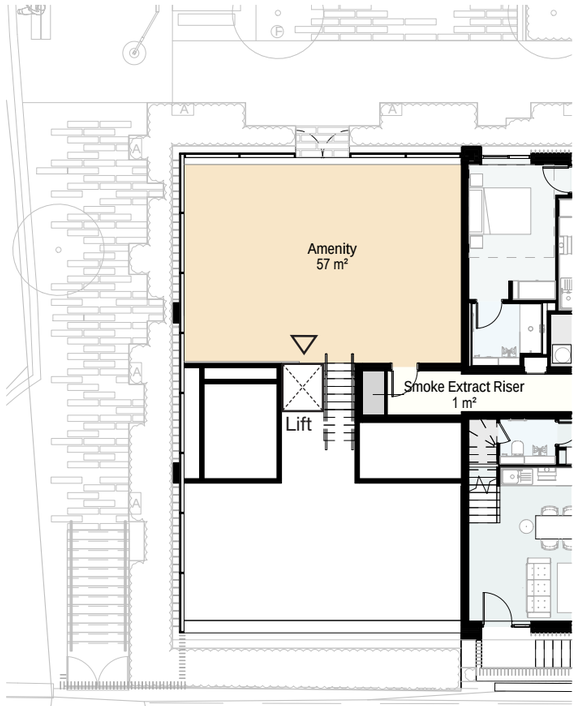
Town house entrances

Residential Access Strategy Plan

7.6 Amenity Space

Main Residential Entrance

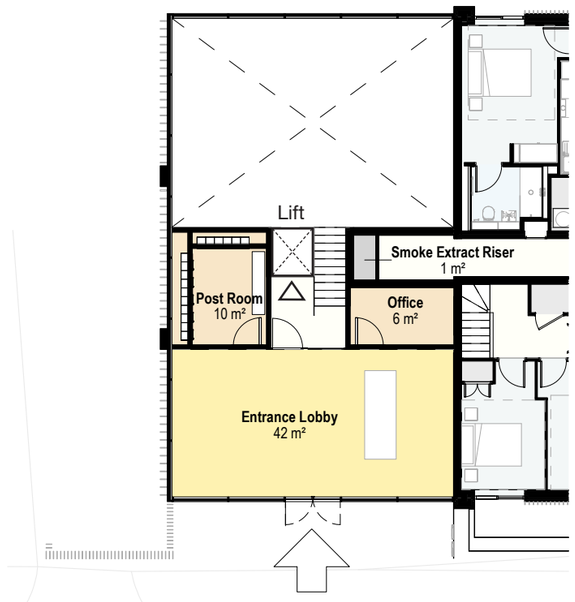
The main residential entrance is located at the west end of Carruthers Street adjacent to the bridge over Ashton canal. As this is the highest point of Carruthers Street the floor level is 1.8m above Ground Floor level. The upper level of the space contains the Reception, Post Room and Building Management office. In the centre of the space is circulation that will bring residents down from the Carruthers Street level to the Ground Floor level. This consists of a Part M compliant staircase and a platform lift to accommodate wheelchair users.
On the Ground Floor is the Amenity Space. This is a large double height space that will act as a social hub for the residents of the scheme. From this space residents will circulate out into the courtyard and on to the entrances to the individual blocks.



Amenity Space Ground Floor Plan



Amenity Space Axonometric



Amenity Space First Floor Plan



Amenity Space Section

7.7 Servicing Strategy

Servicing strategy

The Ancoats Works layout has been designed to accommodate refuse collection, servicing and emergency vehicle access.

Residential refuse + recycling

The waste management strategy deemed most appropriate is a managed system to be coordinated with Manchester City Council's collection strategy. Due to the nature of the layout within the Ancoats Works site access for the refuse vehicle is quite limited. The location of the collection by the refuse vehicle has been identified as per the illustrative diagrams. Within the Ancoats Works building secured shared refuse storage will be located adjacent to the courtyard gardens, they will be naturally ventilated.
The refuse store is not directly accessed from the road and will be managed with bins collected and moved to a designated collection point in the north service yard on the day of collection. The store will be equipped with floor drains for regular cleaning. Refuse drop off is by individual residents. Collection will be a strictly managed process with collection times agreed with the local authority and assisted by the management team on site. It will be agreed with the local authority that additional wheelie bins will be provided for electrical products and collected by the Council when required.
To preserve the character of the important street frontage it was decided that the town houses facing onto Carruthers Street would be provided with shared refuse facilities. Therefore these dwellings use the shared refuse and recycling storage that are provided for each block in the Works building.

Postal strategy

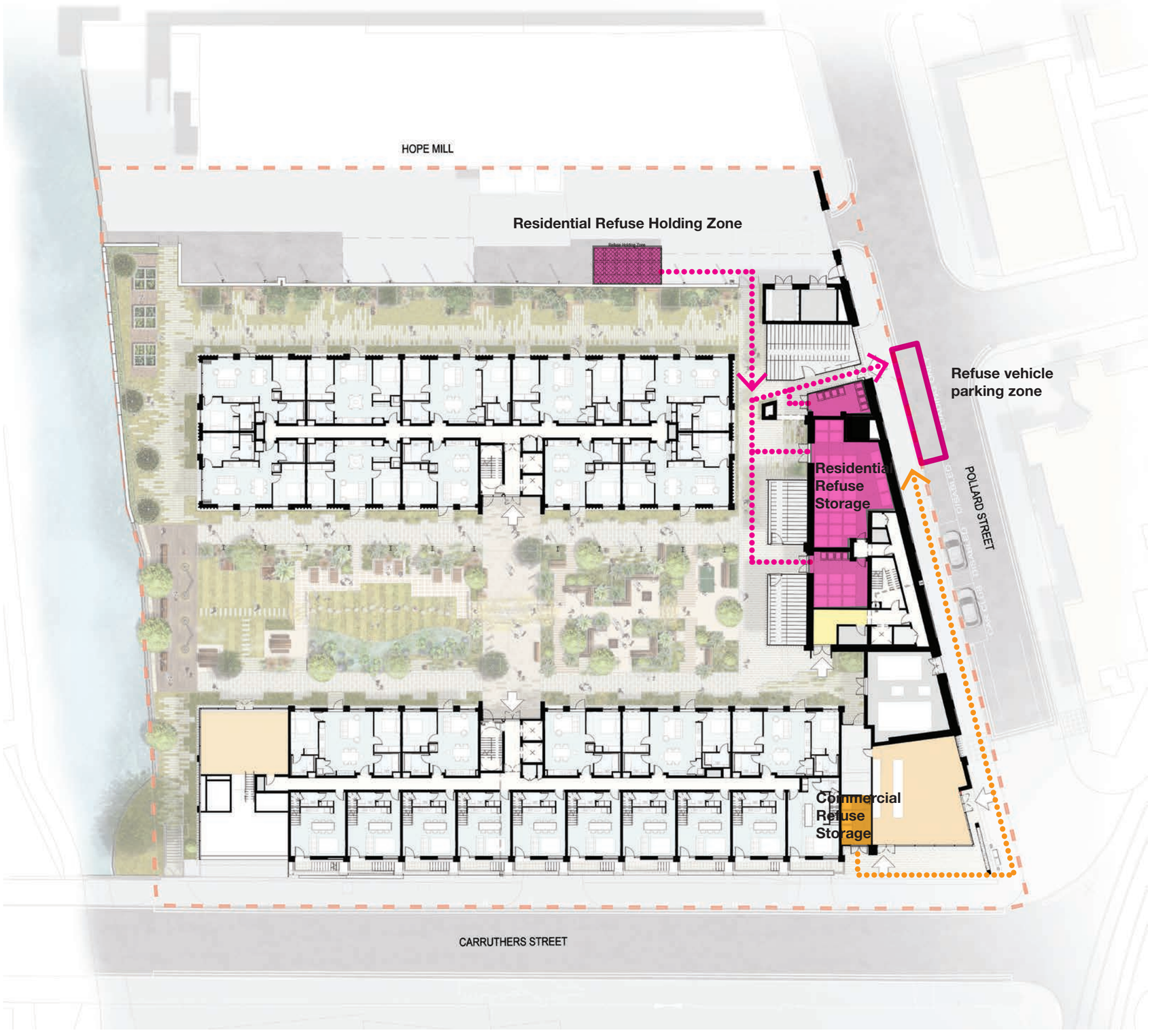
Postal delivery will be organised in two different ways: via a secure lobby with post boxes in the primary reception on Carruthers Street (this will be a secure lobby with a second set of fob secured doors for access to the lift and stair) or traditional letter boxes within the front door of the town houses in the Carruthers Building.
Deliveries that are a big size or 'to be signed for' will be collected at the arrival space by the management team in the Carruthers Building. Over-sized items such as washing machines or mattresses will need to be delivered via the Pollard Street entrance.

Commercial refuse strategy

Commercial refuse and recycling has been assumed to be privately managed by the retail units and the refuse storage to be within the retail space served from the elevation along Carruthers Street.

Commercial servicing

The development comprises of a single commercial unit where all deliveries will be front accessible and managed during agreed times with the management company. The servicing will be generally time limited to cause minimum conflict with the surrounding residential context.



Refuse Strategy Plan

Refuse waste storage calculations

BIN STORE GD04
0.43m2 per apartment
Apartments - 193 x 0.43 = 83m² bin store

MANCHESTER RESIDENTIAL QUALITY GUIDE
Refuse Waste Capacity (V)
Each property is entitled to 110 litres of refuse capacity per week

V = 193 dwellings x 110L = 21230L
21230 / 1100 = 19.3 = 20 no. bins (1100L)

Dry Recycling Waste Capacity (P & C)
Each property should have a minimum capacity of 55 litres of Palpable material (blue waste bins) and 55l of Co-mingled (brown waste bins) per fortnight

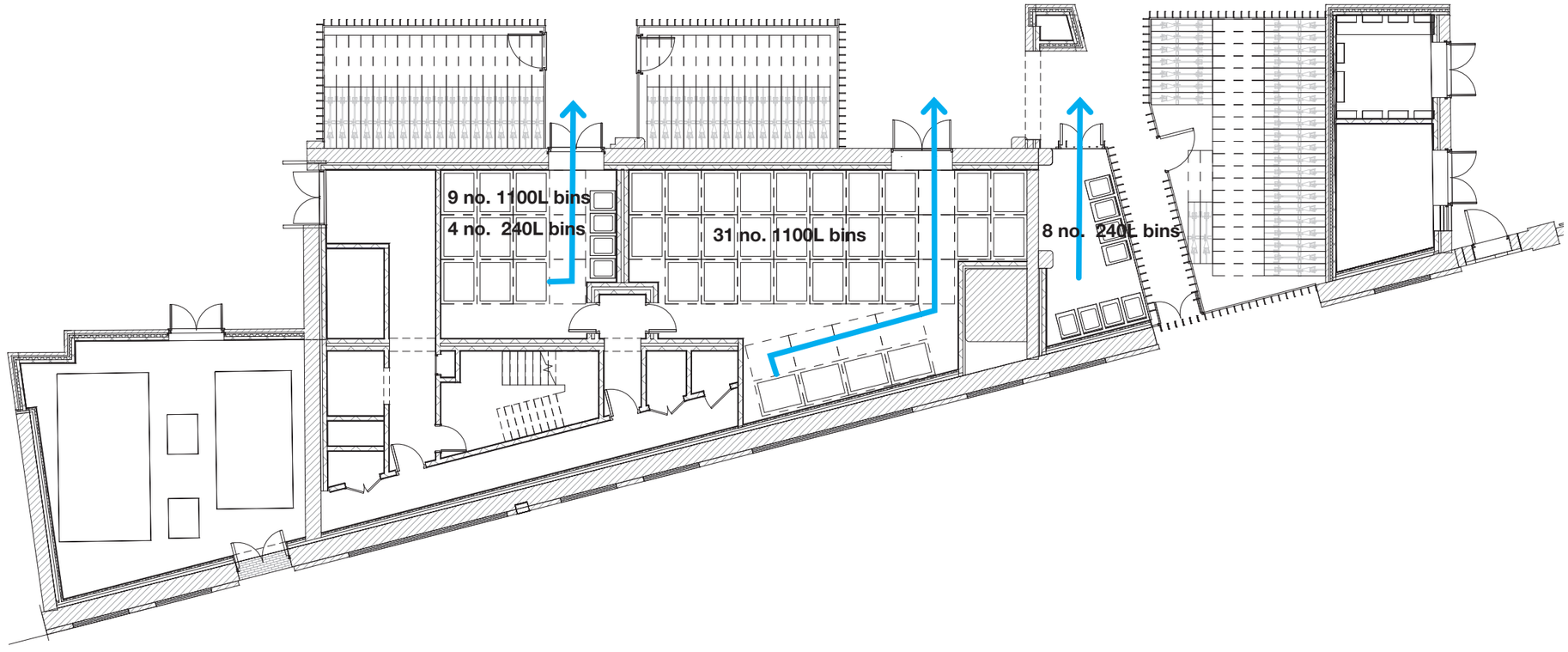
P = 193 dwellings X 55L = 10615L
no of bins = 10615 / 1100 = 9.6 = 10 no bins (1100L)

C = 193 dwellings X 55L = 10615L
no of bins = 10615 / 1100 = 9.6 = 10 no bins (1100L)

Organic Waste Capacity (O)
Each property will be entitled to a 5 litre Kitchen Caddy and composite food bags

O = 193 dwellings x 15L = 2895L
no of bins = 2895 / 240 = 12.06 = 12 no bins (240L)

Total = 40 no 1100L bins
12 no 240L bins



Total = 40 no. 1100L bins
12 no. 240L bins
Bin Store combined size = 124.4m²

Proposed Level 00: Refuse Storage

7.8 Cleaning and Maintenance

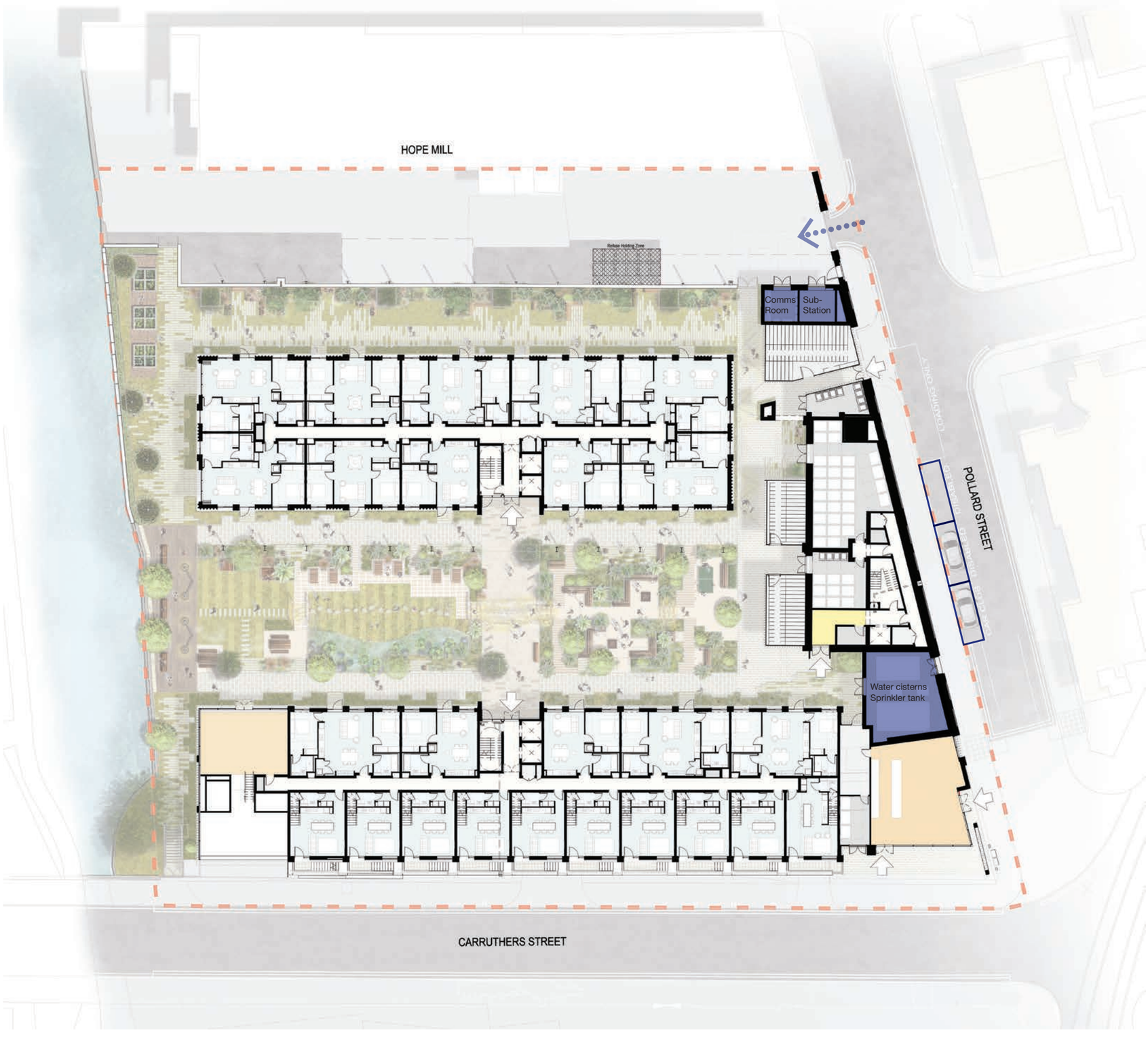
Maintenance strategy

There are two main plant areas at ground floor of the Works block. To the East are the electrical services rooms. These are the Comm's Room for the site and the Electrical Sub-Station. To the West is a large plant room containing the potable water cistern and the large sprinkler tank. These have been located in The Works block to allow ease of access from Pollard Street.

Access will be required to the roof of the Carruthers & Hope Buildings to maintain the solar panel arrays and for general roof maintenance. This access will provided via a ladder from the top level of the circulation cores. Any removing or replacing of equipment will be done via cranes either from Carruthers Street or the yard next to Hope Mill.

There will be a small plant area to the roof of The Works block for use by the commercial unit operators. There will also be air extract fans linked to the smoke extract system that will need to be maintained. Ladder access will be provided from the main circulation core. Any removing or replacing of equipment will be done via a crane on Pollard Street.

Across the façades of the new blocks will be a number of planter boxes which will be maintained by the building management team. The plants selected will be robust and relatively low maintenance but there will be a need to access the boxes. This will done externally via MWEP and will be timed to coincide with window cleaning.



Maintenance Access Strategy Plan

Cleaning Strategy

The proposed facade access and maintenance strategy has been developed in conjunction with a specialist CDM consultant.

Window cleaning for this scheme will be a combination of pole cleaning for the lower elements, cherry picker access for the higher elements and localised cleaning by residents of balcony doors and windows.

Carruthers Street & Hope Buildings

Windows from second floor upwards on the Carruthers Street Building and Hope Building will be cleaned via MEWP.
Ground floor façades including the commercial unit curtain wall glazing will be cleaned via a reach and wash telescopic pole system.
The Carruthers Street and Mill Blocks will cleaned with poles for the ground and first floors and cherry pickers for all upper floors.
Windows to the Carruthers Street Block above the Bank Block are inaccessible to a MEWP. These windows will need to be pole cleaned from the roof of the Bank Building. Access to this roof is via a ladder at the top of the Works circulation core. A dedicated route with collapsible hand rails will be provided.

The Works & Bank Buildings

The Carruthers and Pollard Streets façades of The Works and Bank Blocks will be pole cleaned on all levels. The majority of the courtyard façades of both block however will be cleaned via MWEP due to restricted access and a need to reach windows over private terraces.



Cleaning & Maintenance:

- MEWP Access Route
- MEWP Projection Zone (9m Radius - 21.5m Height)
- MEWP Stabilisation Area
- MEWP Access for Cleaning + Maintenance from Second Floor up. Pole cleaning on Ground and First Floor.
- Pole cleaning to all levels.
- Dropped Kerb
- MEWP Access onto site

Note:

- MEWP technical requirements + reach based on Hinow Lighlift 26.14

Window Cleaning Access Strategy Plan

Cleaning & Maintenance:

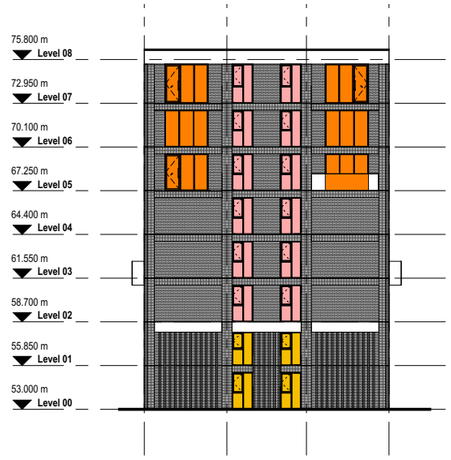
- High Level Windows Cleaned via MEWP
- Low Level Windows Cleaned by Pole
- Balcony Doors and Windows Cleaned by Resident

Note:

- MEWP technical requirements + reach based on Hinow Lighlift 26.14
- Windows at gable end of Carruthers Street Block must be cleaned from the roof of the Bank Block



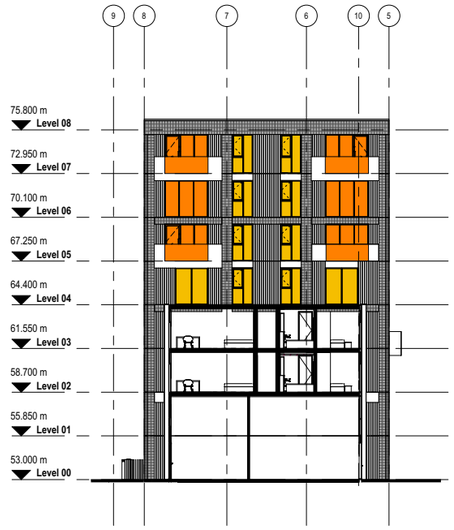
Maintenance + Cleaning Elevation - Internal South



Maintenance + Cleaning Elevation - North Block End Elevation



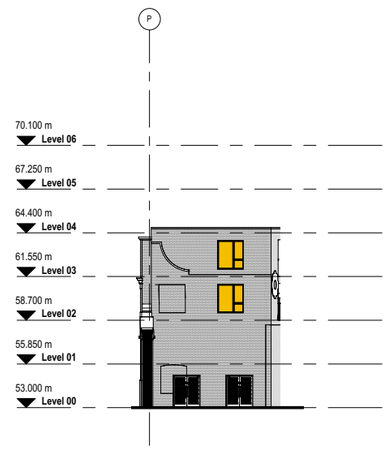
Maintenance + Cleaning Elevation - Internal North



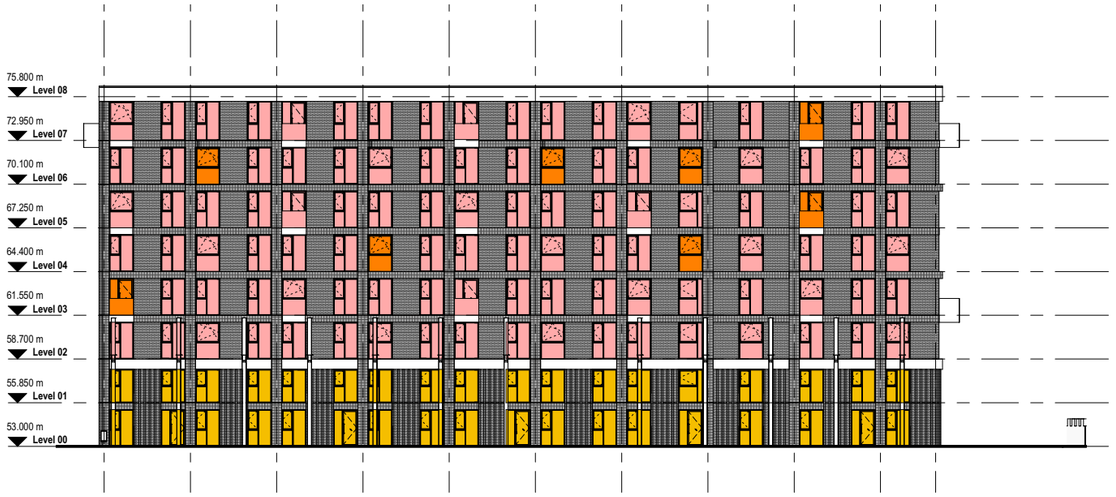
Maintenance + Cleaning Elevation - South Block End Elevation



Maintenance + Cleaning Elevation - Ancoats Works Rear Elevation



Maintenance + Cleaning Elevation - Ancoats Works End Elevation



Maintenance + Cleaning Elevation - Hope Mill



Maintenance + Cleaning Elevation - West



Maintenance + Cleaning Elevation - Carruthers Street



Maintenance + Cleaning Elevation - Pollard Street

Window Cleaning Strategy Elevations

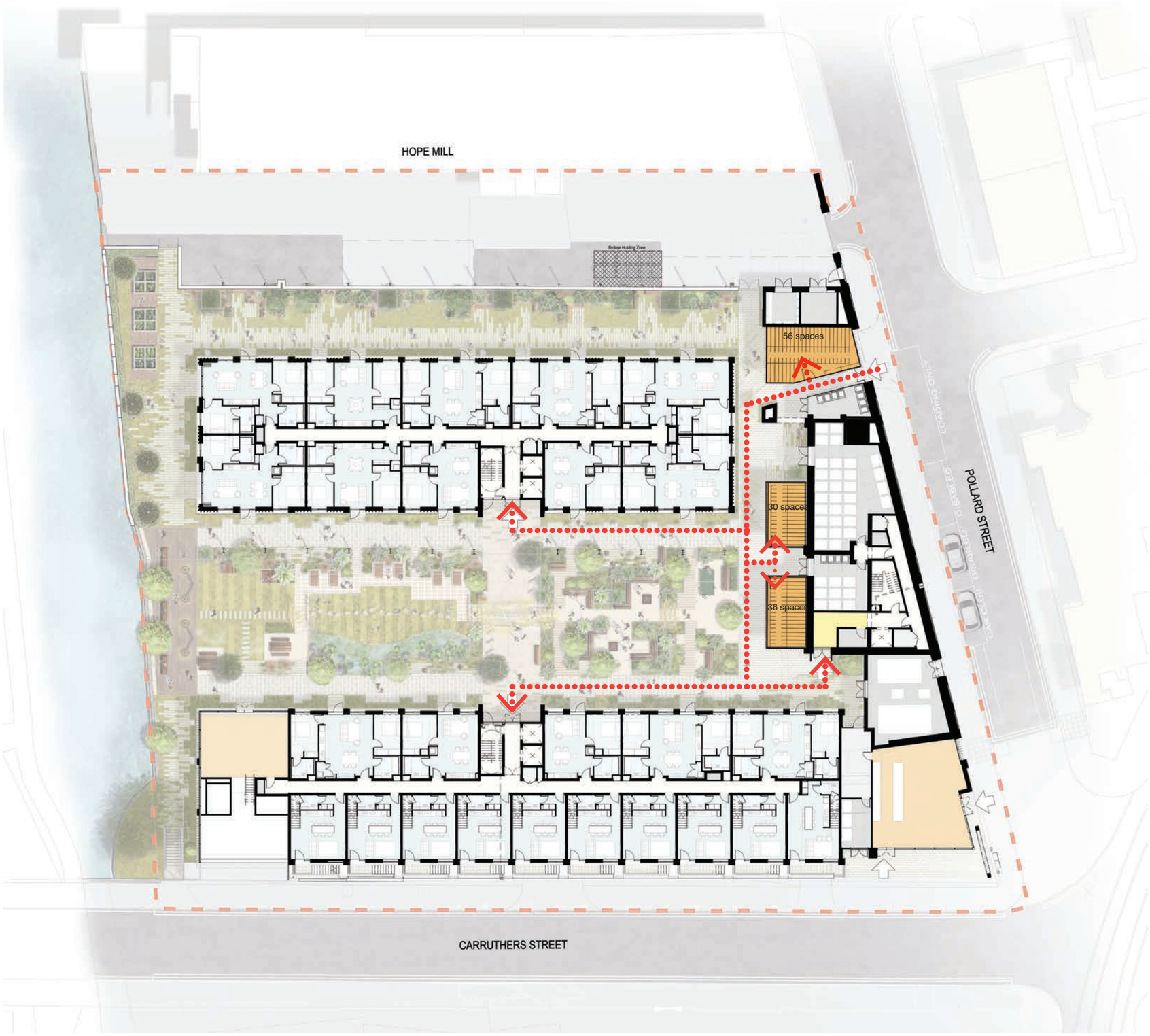
7.9 Cycle Storage

With the Manchester cycle network on our doorstep we're making sure our approach to cycles responds to the potential demand and home makers.

Bikes are no longer a childhood toy, or a simple functional piece of commuting equipment. They are often large financial investments that in some-way represent who their owner is. The traditional ground floor bike store is often a dusty place where you'll find a childhood bmx chained to a cycle stand not used since its owner moved into the building - or perhaps even still there after they've left.

The advance of e-bikes has changed this market further, with some costing the same a small cars or in some cases even more. As a result there is a drive for residents to have the ability to take their prized possessions with them into their home, and this is the strategy we have adopted within the Ancoats Work development.

The ground floor communal bike stores will provide for 122 cycles or 63% of the apartments, however 99 of the homes have been designed with the ability for residents to take their bike into their home, with a ground floor provision allowing for those who don't want this choice, or have other accessibility issues. This will provide in total 221 cycle spaces across the scheme.



Cycle Access Strategy Plan

Key

Bicycle

Apt. with bicycle storage

Apt. without bicycle storage

NOTES

- 1500mm crossover points provided at apartment entrance reveals
- Doors across corridors to be hold open doors
- Main entrance doors to entrance lobbies to be automatically opening
- All lifts will be sized for 13 persons
- Wall mounted cycle bracketry to be provided within each apartment with cycle storage.

Apartments with Cycling Storage

Hope Mill Block = 48

Ancoats Works = 9

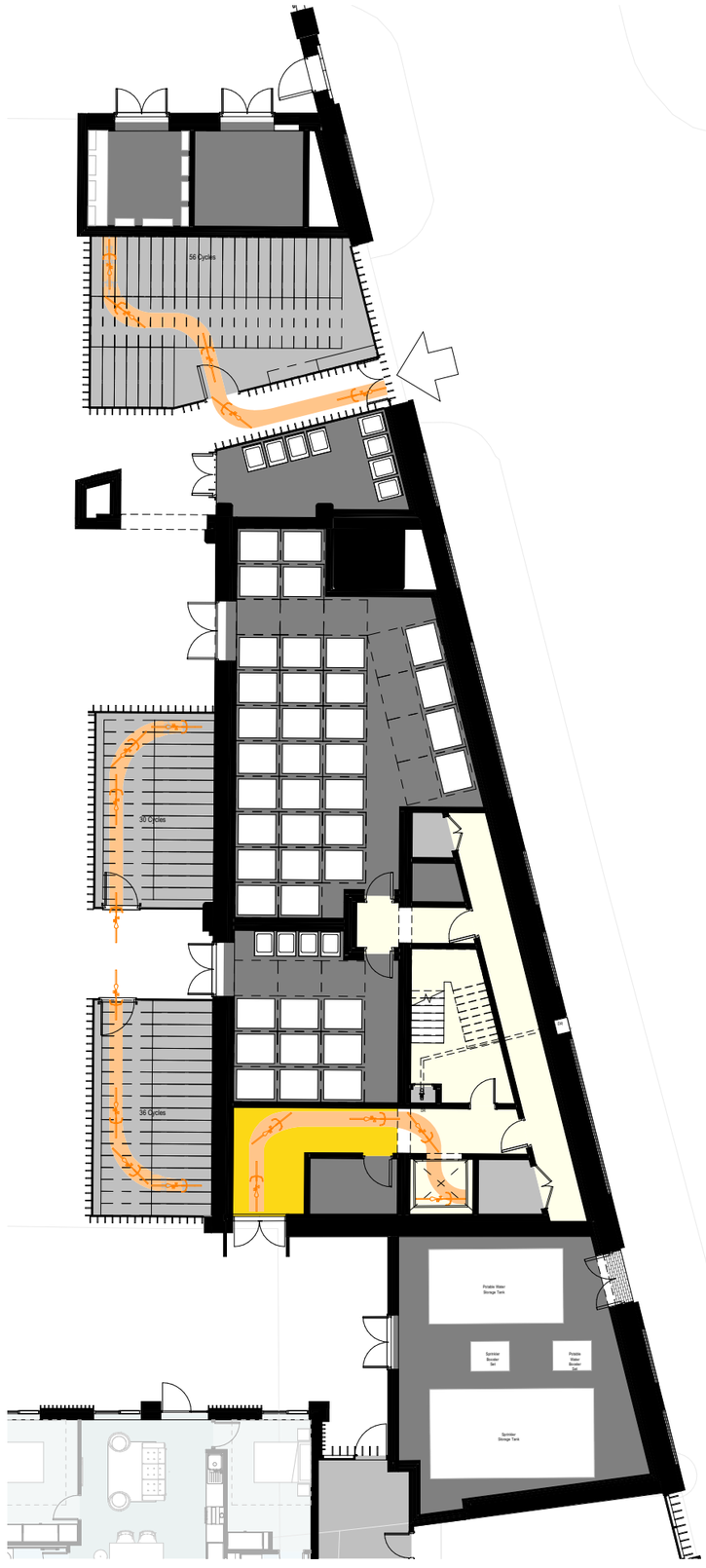
Carruther's Street & Bank Blocks = 42

SUMMARY

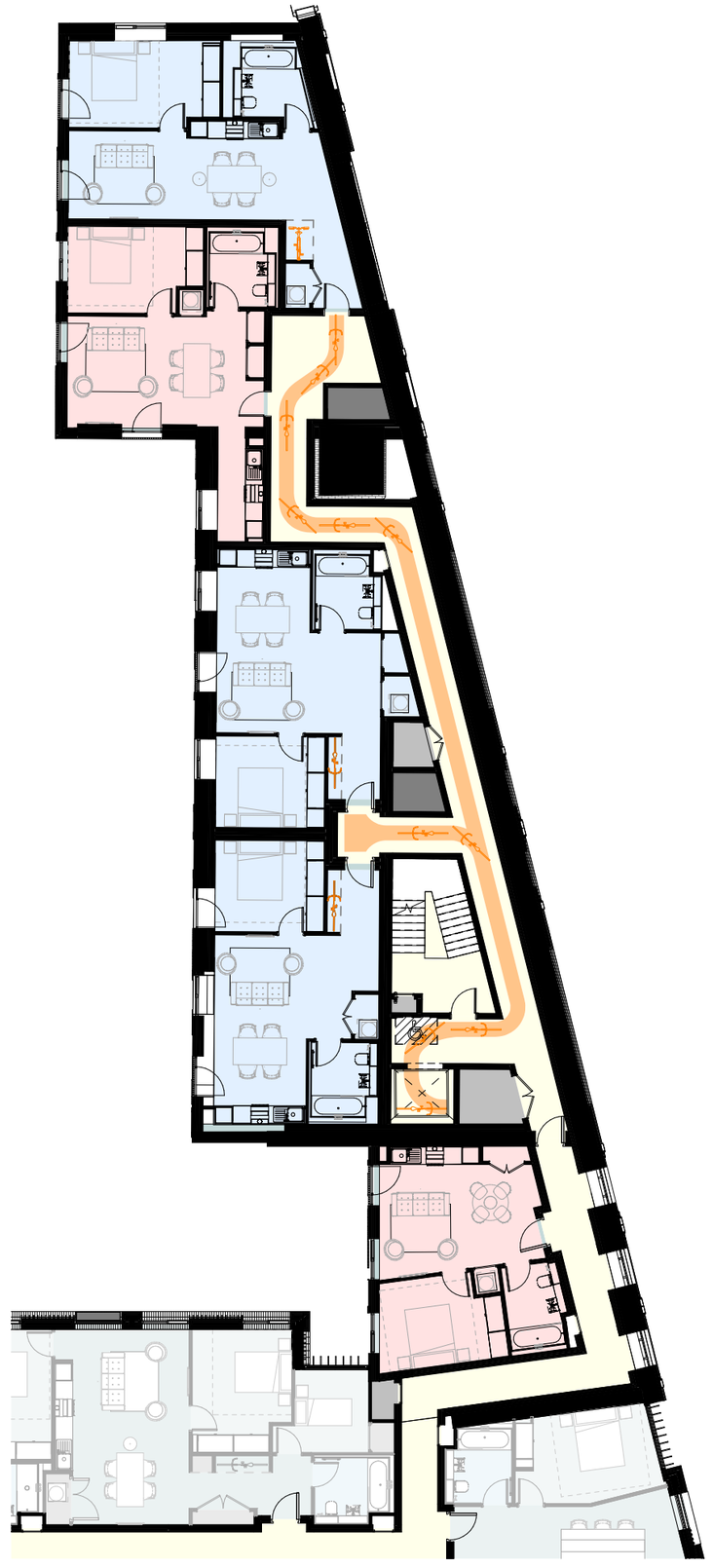
Total apartments = 193

Total apartments with cycling storage = 99

Total Level 00 secure spaces = 122



1 **(92) - Ancoats Building - Level 00 Cycle Diagram**
1 : 100



2 **(92) - Ancoats Building - Level 02 Cycle Diagram**
1 : 100

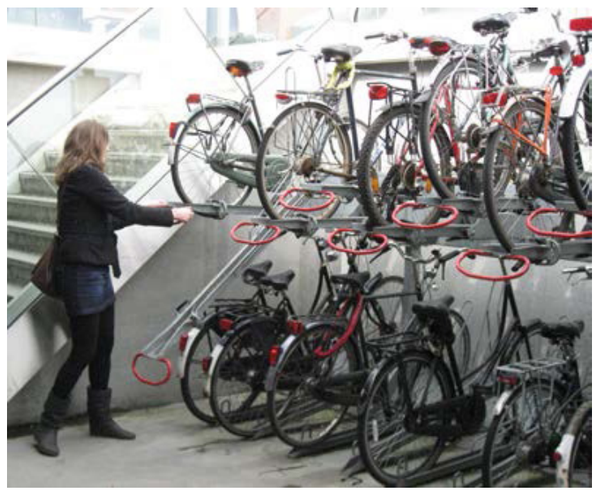
The Works Cycle Access Plan



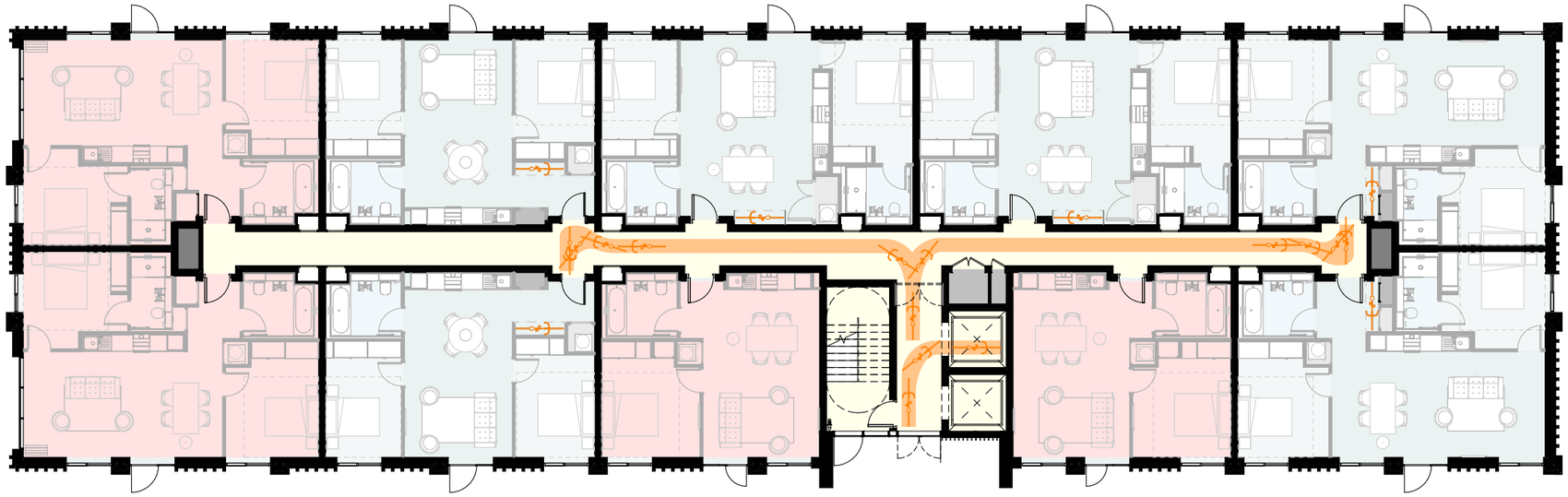
Pedestrian + cycle priority over motorists



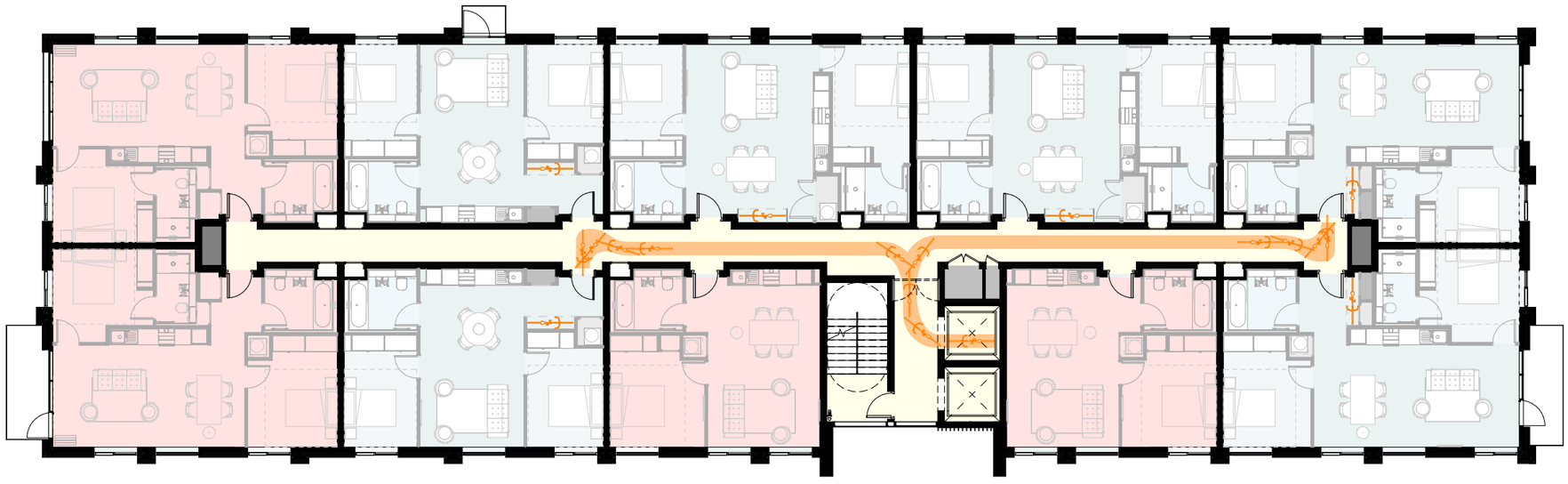
Wall Mounted Cycle Storage within Apartments



Double Stacked Cycle Racks



1 North Building - Level 00 Cycle Strategy Diagram
1 : 100

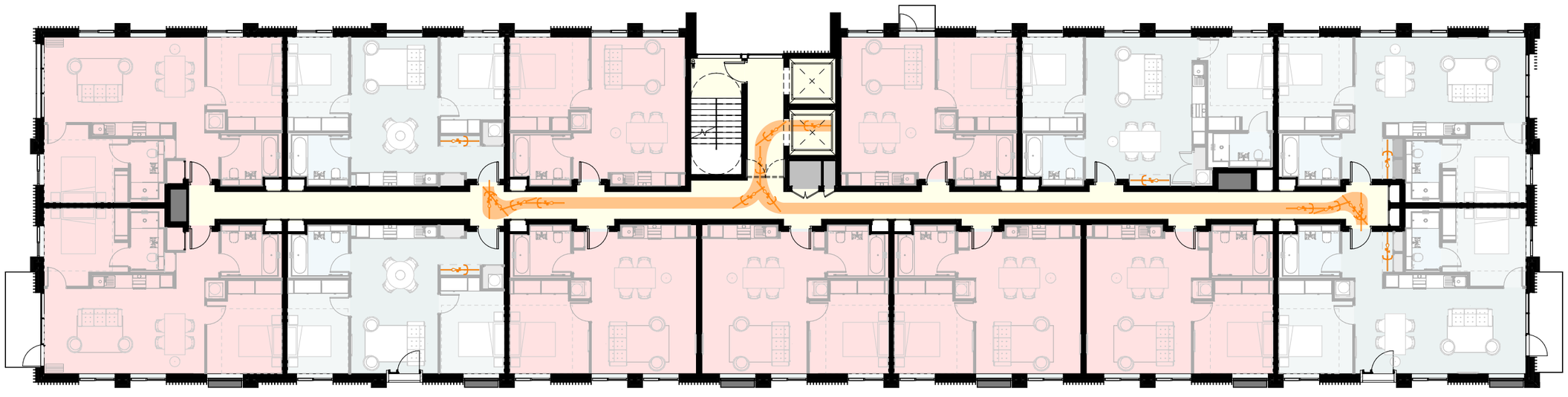


2 North Building - Level 05 Cycle Strategy Diagram
1 : 100

The Mill Cycle Access Plan



1 **South Building - Level 00 Cycle Strategy Diagram**
1 : 100



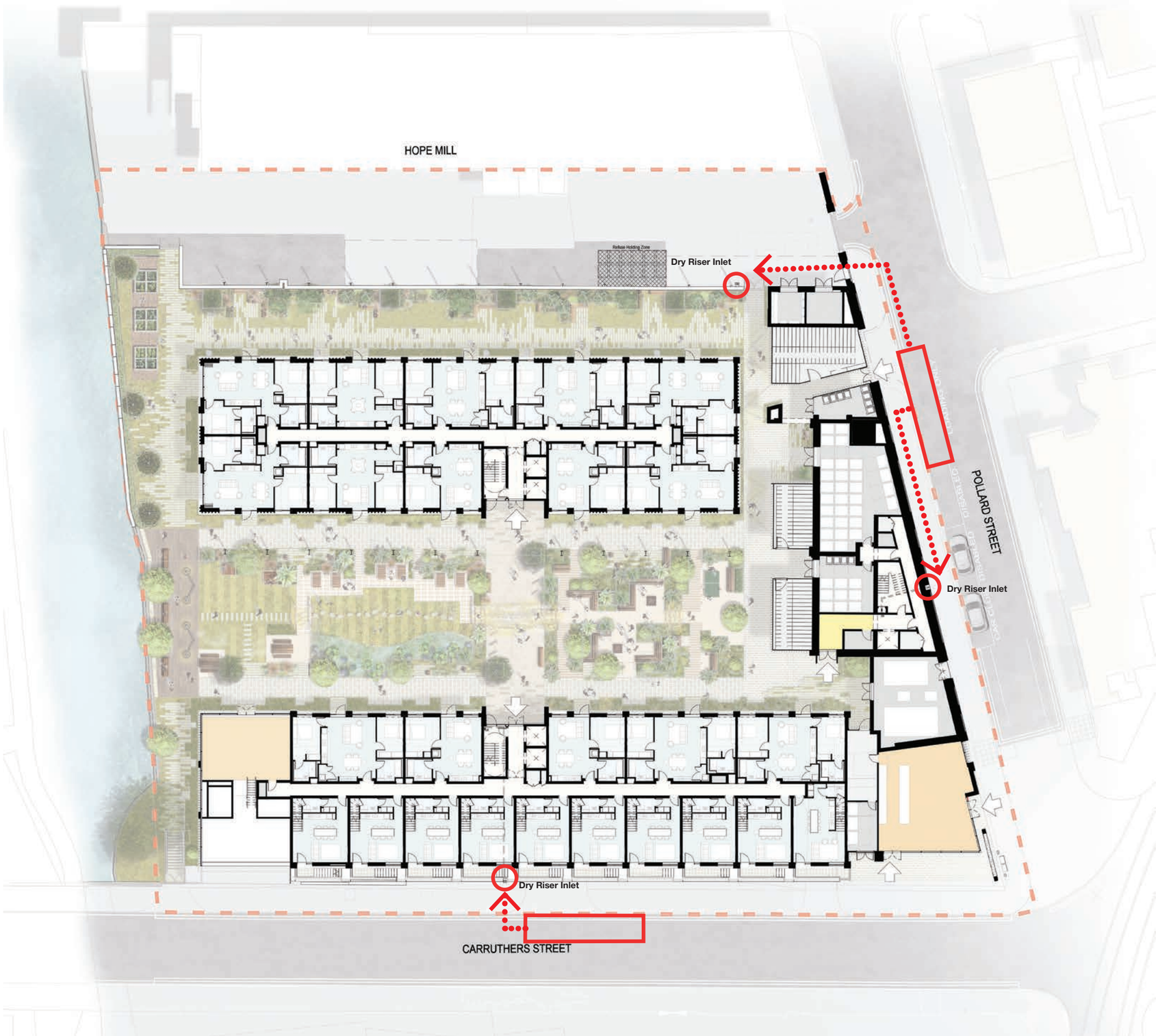
2 **South Building - Level 05 Cycle Strategy Diagram**
1 : 100

Carruthers Street Block Cycle Access Plan

7.10 Emergency Access

Fire fighting access

The diagram included illustrate the approach to site access for fire services. Due to the restricted access to the site it has been proposed that fire tenders should not enter the site. Instead there will be three dry riser inlet boxes around the perimeter of the site that the fire service will be able to connect to for the street. There will be inlet boxes on Carruthers Street, Pollard Street and in the yard adjacent to Hope Mill. These perimeter inlet boxes will feed into the risers in the main corners of each block.



Emergency Access Strategy Plan



THE LIVING ENVIRONMENT //

8



8.1 Housing Typology - Apartments

RESIDENTIAL TYPOLOGIES
The intention has been to develop typologies and floor plates that can be replicated from one building to the next, while still providing the necessary variety and flexibility required in terms of flat types and mix within each building. In order to do this a small selection of standard unit types have been developed to be used throughout the scheme. Further typologies were developed to maximise the opportunity of the site, the ground floor activities, the Ashton Canal and relationship with neighbouring sites.

Ancoats Works offers a wide range of housing types to offer choice, variety and to create a sustainable community. The dwellings range in size from 1 bedroom flats through to a 3 bedroom duplex, to provide starter homes through to larger units for extended families. A range of dwellings types and sizes will ensure that the needs of different residents, cultures and ages can be met across a life span.

APARTMENTS
The apartments will offer high quality living spaces with a good outlook, premium views on the Ashton canal and will benefit from the shared garden space to the centre of the development. The development delivers 183 new apartments provided by a range of types from one bedroom to three bedroom units. The key issue being to deliver a choice through designing a range of options for these layouts.

The flatted accommodation is designed to provide choice in how the living accommodation is offered. Typically, across all the dwellings, the apartments are designed to have a contemporary open plan kitchen / living space arrangement, whilst the larger family townhouses and duplexes typically provide a separated kitchen and or dining space.

All dwellings are designed to offer an open plan arrangement between the living space and the kitchen area. Where the kitchen is more open to the living space, the design allows for the kitchen and associated cooking space to be entirely recessed from the living room as required. These principles have also been applied to the two and three bedroom apartments with the larger spaces of these dwellings allowing for greater scope in the internal layout.

In the majority of cases a dumbbell arrangement has been employed (this refers to bedrooms on either side of a central living/dining room) providing ideal bedroom separation for properties which are close to employment nodes such as Manchester city centre, allowing for shared tenancy. The bathroom separation allows the occupants of each bedroom to have access to their own bathroom, one being an en-suite and the other on the opposite side of the apartment situated proximate to the second bedroom. This layout also provides both bedrooms with an abundance of light and ventilation, with maximum coverage offered along the proposed façades.





Typical One Bedroom Apartment

In accordance with the design principles that were identified as the scheme evolved, providing living areas with a maximum coverage of windows, reinforces the principle that there should be a view of green space or of tree canopy from all habitable rooms. Windows have been designed to award views over the courtyard gardens or out over adjacent streets and along neighbouring roofscapes where possible.

Dual aspect flats are maximised, taking advantage of corner locations and flats that run transversely across blocks at the end of corridors to benefit from east and west orientation. 27% of homes are dual aspect with apartments at the corners having dual aspect into the courtyard and surrounding context (i.e. Ashton Canal + Hope Mill). The apartments on the Ashton Canal elevation have double the advantage of both private amenity terraces looking towards the canal and corner living areas that open to the surrounding context.

All dwellings are provided with storage in accordance with Nationally Described Space Standards (NDSS). This is provided in the forms of storage cupboards generally designed within generous entrance ways. Dwellings arranged over two or more floors also benefit from under stair storage in many dwellings.

NDSS - TYPES OF DWELLINGS WITH THE SCHEME:

1 STOREY
1 Bed, 1 Person - 39m²
1 Bed, 2 Person - 50m²
2 Bed, 3 Person - 61m²
2 Bed, 4 Person - 70m²
3 Bed, 5 Person - 74m²

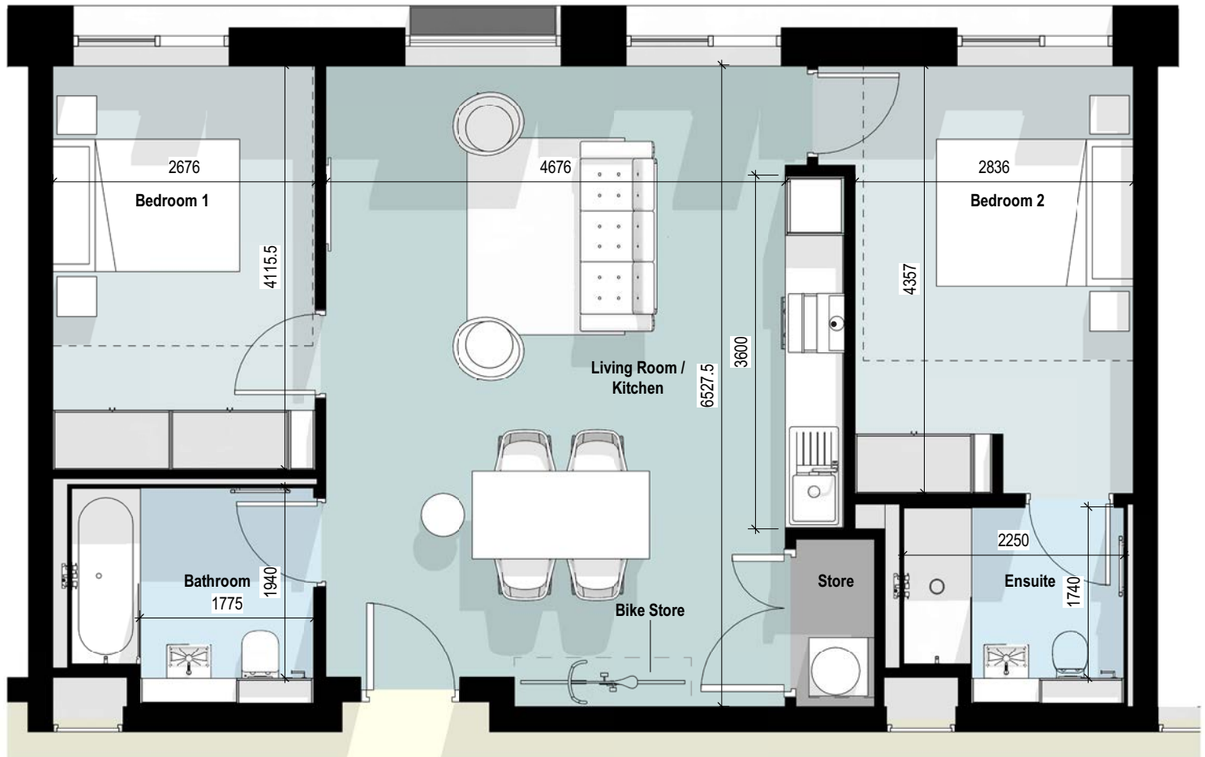
2 STOREY
2 Bed, 3 Person - 70m²
2 Bed, 4 Person - 79m²
3 Bed, 6 Person - 102m²

PROPOSED APARTMENT SIZES:

1 STOREY
1 Bed, 1 Person - 41m²
1 Bed, 2 Person - 50-64m²
2 Bed, 3 Person - 61-70m²
2 Bed, 4 Person - 70-80m²
3 Bed, 5 Person - 87m²

2 STOREY
Townhouses
2 Bed, 3 Person - 70-82m²
Duplex Apartments
2 Bed, 4 Person - 97m²
3 Bed, 6 Person - 149m²





Typical Two Bedroom Apartment

EXISTING ANCOATS WORKS - APARTMENTS

As part of the development we have tried to retain as much of the existing Ancoats Works building as possible. As such there are a series of apartments that are housed within the existing walls of the current building. These will be renovated and as much of the original architecture and heritage will be retained.

This will result in some really interesting and dynamic spaces, which will determine the layout of the apartments within the existing building. The images opposite illustrates one of the apartment types and although every effort has been made to standardise the layouts, due to the nature of being within an existing building every apartment will be unique in its own way.





Ancoats Works - One Bedroom Apartment

8.2 Housing Typology - Townhouses

As part of the development there will be 10 townhouses that front onto Carruthers Street. These are laid out as a series of row houses that are located on ground and first floor. The houses are designed to sit on a relatively tight gauge grid, in-keeping with the historic houses in the Ancoats area and to maximise the density of single dwellings across this part of the site. The two bedroom houses are arranged over two floors with living accommodation on the ground floor and bedrooms on the upper level. The townhouses are each provided with front doors accessing onto the street creating a domestic street environment with individual addresses along Carruthers Street.

Each townhouse is designed with a front door entry at ground level and a small front garden space, located behind low walls and railings that reinforce the street edge and provide an urban street typology to create a strip of defensible space. Typically, refuse and recycling storage is contained within the communal bin store and access via the central corridor to the rear of the properties.

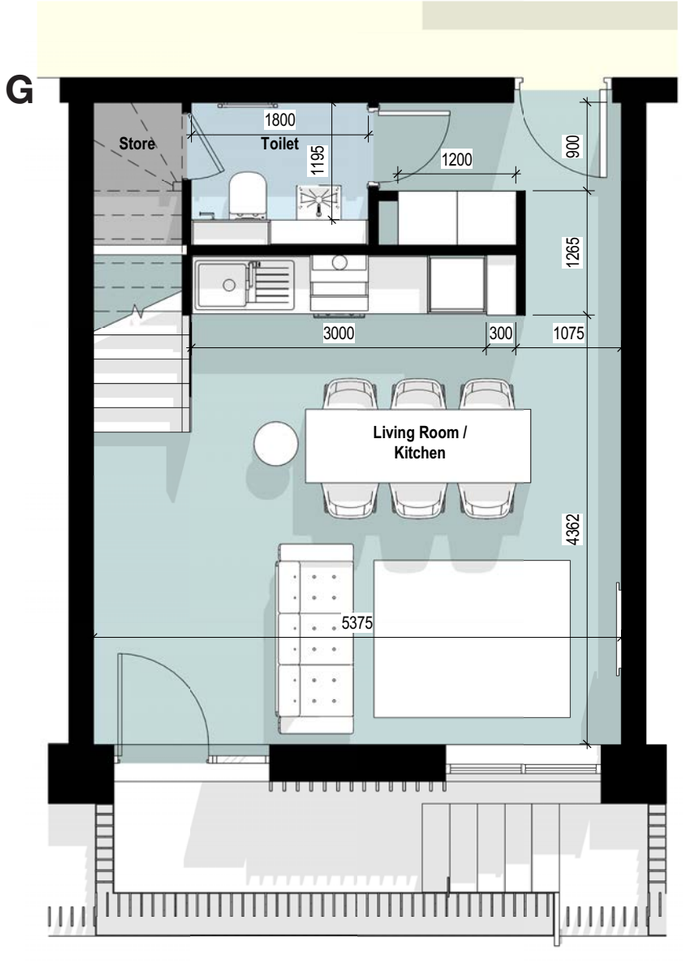
The ground floor level of the houses typically provide a kitchen dining space that overlooks the street and the front garden space. Where possible, windows have been designed to provide views along the street, providing natural surveillance of the front garden space and approach to the front door. The ground floor also provides a storage space for cycles and or prams and buggies, a downstairs WC and the stair that leads to the upper level.

The upper floor provides single aspect accommodation with bedrooms looking out to the front of the dwelling overlooking the street. The properties are provided with generous windows at first floor level that reflect the location of the bedrooms and respond to the traditional stacking and expression of a Georgian house typology.

Two storey dwellings of this nature offer an urban townhouse type where the vertical circulation becomes important and therefore the staircase on each house is located towards the back of the plan allowing for habitable rooms to face out onto the street.

The townhouses demonstrate how a degree of richness can be achieved within a relatively regular urban block, embodying the principles of the site masterplan. Consistency is achieved within the overall architecture, but variety is created between the individual homes to offer housing choice and encourage diversity.







Typical Two Bedroom Townhouse

8.1 Housing Typology - Duplex

There are two duplex apartments within the development that are located with the Bank building. The duplex units at the upper levels are essentially penthouses, contemporary living spaces with an exciting open philosophy, designed on two floors, with a generous open kitchen and living area with double height space. Of this type we have developed a two and three bedroom unit, accessed via the communal corridor from either the Works or Carruthers building circulation cores.

Typically, living accommodation is provided at the entrance level to the duplex, but within the three bed accommodation additional living room space is provided at first floor level to benefit from the southerly aspect over Carruthers Street. Within the duplex units all principal rooms are designed to face adjacent streets and overlook the Carruthers Street / Pollard Street junction.



Three Bedroom Duplex Apartment



Upper Floor Axo

8.2 Accessible Homes

Homes to enable and empower residents

All entrance doors will be maintained and available for people to use at all times without requiring assistance. Each principal entrance will be designed to meet the Building Regulations Part M (Section 2) and include:

• Manifestation to glazed screens and doors, dependent on their detailed design, with entrance doors providing at least one metre clear opening width

• Any intercom will be located to suit all users (including wheelchair users) and have a speech reinforcement system

• Transitional lighting between the exterior and interior of the building

• A large mat (or similar) to remove water from shoes and wheels of wheelchairs and buggies

• Highly reflective internal finishes will not be specified

Lighting and further details will be designed at a later stage.

Any reception areas in communal residential entrances will meet the Building Regulations Part M as a minimum.

The common residential corridors will be a minimum of 1200mm wide with 1500mm x 1500mm turning space outside each wheelchair accessible or easily adaptable dwelling as a minimum.
Where two or more dwellings are located on a floor the corridor will be widened to 1800mm to accommodate two passing wheelchairs in accordance with the SELHP Guidance. Internal common corridors between lifts, stairs and apartment entrances, should be as short as possible to minimise the number of fire doors across corridors that are required.

Lifts to all residential levels will be for eight or more people, with a minimum internal car size of 1100mm x 1400mm.

All common stairs will be designed, to have dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Handrails will be at 900mm above nosings, and will extend 300mm beyond the top and bottom step.

8.3 Amenity

Visual Amenity

The vast majority of apartments will benefit from views into the high quality landscape courtyards and spaces that will be provided. Many will also get views along the Ashton Canal.

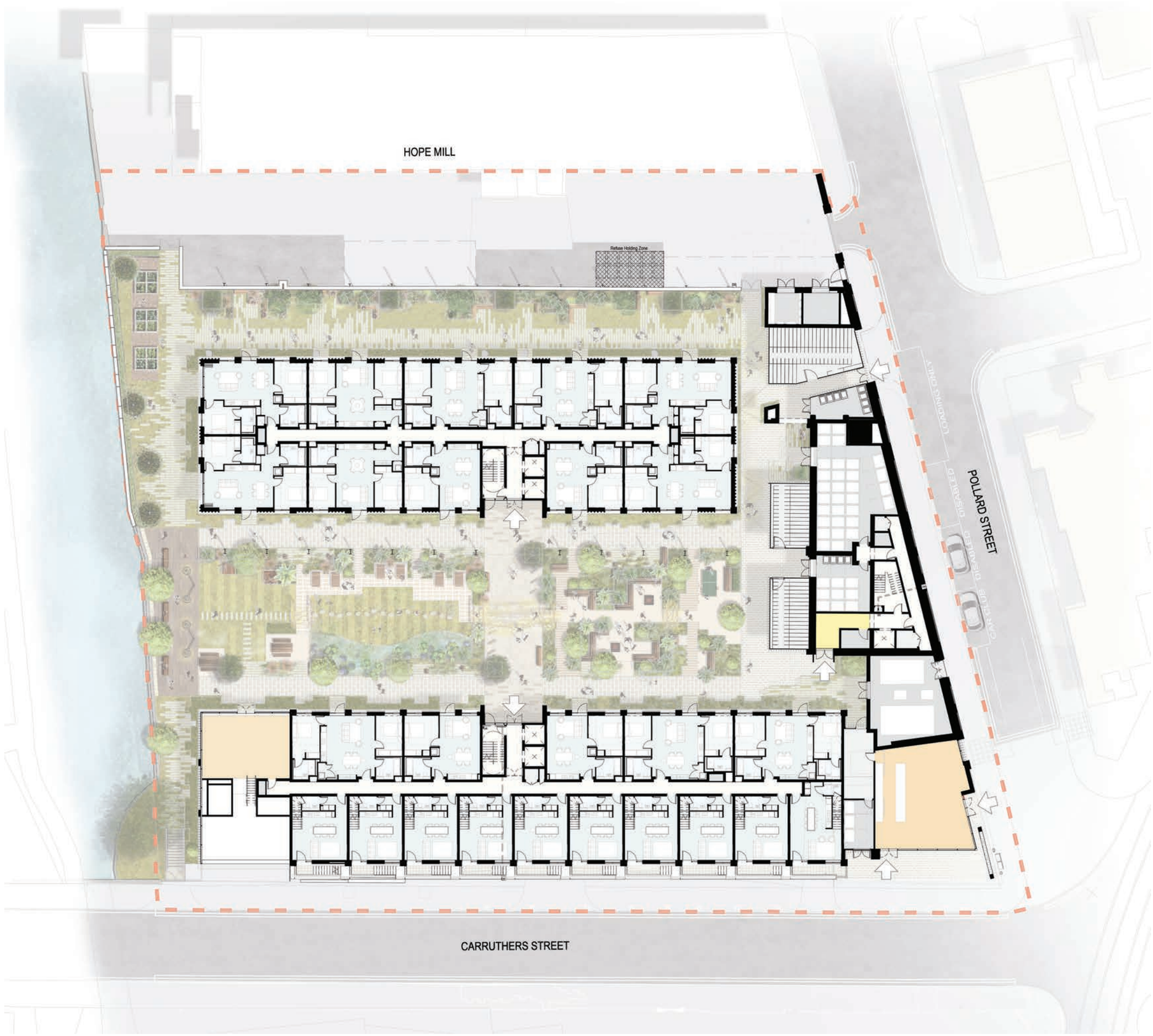
The Works block has a first floor roof terrace that directly overlooks the central courtyard terraces. Apartments on the Ground Floors will have doors out into the landscaped space.

Landscape Amenity

There will be a wide variety of external areas for socialising. These vary from small intimate spaces where you can go read a book to large benches and table where groups can socialise.

The will be a small community allotment in the North East corner of the site where residents can grow plants.

Many apartments will have external planter boxes. The plant types used in these boxes will be selected to be robust enough to survive the exposed conditions with relatively little maintenance. Species will be evergreen, including ferns and trailing plants such as ivy. Balcony planters will be maintained by the Management Company as part of the ongoing façade maintenance, ensuring they will have consistent appearance and remain attractive all year round.



LANDSCAPE //

9



9.1 Landscape Design Development

The Landscape Masterplan sets out the spatial arrangement for external features within the development. The masterplan composition has been carefully considered to integrate into the surrounding neighbourhood context, which has a mixed character, including the Ashton Canal waterfront to the west, historic and industrial character from the Grade II* Listed Hope Mill to the north, and from the retained façade of the Ancoats Works building to the east. To the south of the site the proposed development sits directly against Carruthers Street, creating an active frontage and interface with wider public realm.

Central to the landscape concept design of this new gated waterfront community is the sense of being immersed in greenery and nature. The spacing of the new buildings creates generous communal amenity spaces, providing residents with places for outdoor relaxation, informal recreation and socialising. The integration of soft landscape, lawn areas, and an active connection with the canal promotes valuable contact with nature to support mental health and wellbeing.

Direct access from each ground floor apartment encourages interaction with the external spaces, and enables people to engage with their neighbours in positive ways. The masterplan has been developed as a series of character areas, for different functional uses, each with a distinct sense of connection with the Architectural forms, through the geometric arrangement of internal streets and spaces.

The following elements are key aspirations which have been taken from the Brief, and driven the design of the Landscape Masterplan:

• Create a site which is green, welcoming, safe, and enjoyable to be in.

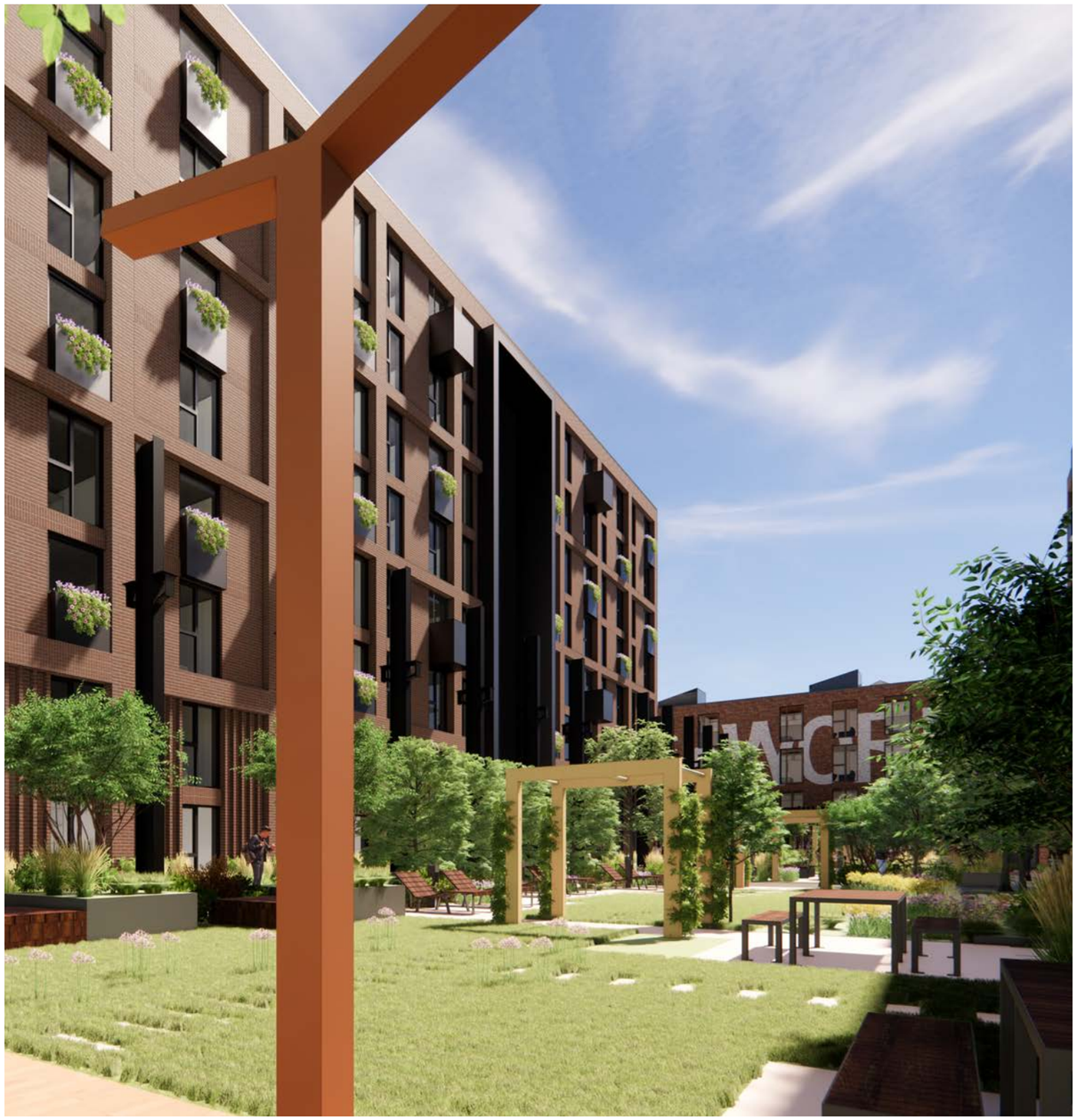
• Provide a high quality landscape as an amenity for residents, and which provides an uplift to the area.

• Create a pedestrian priority development which promotes sustainable transport methods and minimises the use and impact of cars.

• Reinforce the character of the area, and connect the hierarchy of architecture, streets and spaces, to achieve a landscape design with a distinct sense of place.

• Develop a materials palette which is high quality and low maintenance, in a complementary style to complement the Architectural design and site history, in a way which is sensitive to the surrounding landscape context.

• Increase biodiversity and ecological value by the use of a varied matrix of native and ornamental planting which supports sustainable drainage methods.



9.2 Landscape Masterplan



LEGEND

1. ENTRANCE PLAZA
2. GREEN LAWN
3. TIMBER TERRACE SEATING
4. OUTDOOR DINING AREA
5. POCKET GARDENS
6. SHARED SURFACE SPACE FOR VEHICLE ACCESS
7. RAISED PLANTERS
8. CANAL SIDE PLANTING
9. CANAL SIDE SEATING
10. CAR PARKING
11. PRIVATE TERRACES
12. GREEN BUFFER PLANTING
13. INTERNAL STREET
14. PROPOSED RESIDENTIAL BUILDINGS
15. CYCLE PARKING

KEY

RED LINE BOUNDARY

HARD LANDSCAPE TO NORTHERN AREA:

EXISTING WALL AND STEEL COLUMNS RETAINED

SHARED SURFACE AREAS - SETT PAVING

GARDEN SPACES - SMOOTH SANDSTONE PAVING

HARD LANDSCAPE TO CENTRAL GREEN COURTYARD:

BBQ AREAS - BLOCKWORK & TIMBER EFFECT CLADDING

ENTRANCE PLAZA - RESIN BOUND GRAVEL WITH PAVING SETT TRIMS

PARKING SPACES - TARMAC WITH WHITE LINING

POCKET GARDENS / SEATING AREAS - HERRINGBONE CLAY PAVIOURS

PAVING PLANKS THROUGH LAWN

MAIN CIRCULATION ROUTES - SANDSTONE SETTS/FLAGS

CHERRY PICKER SET DOWN / INFORMAL PATHS - GRASS-PAVING PLANKS

HARD LANDSCAPE TO WATERSIDE AREA:

WATERSIDE TERRACES / SEATING - COMPOSITE TIMBER DECKING AND SANDSTONE FLAGS

TIMBER TERRACE SEATING

STREET FURNITURE:

OUTDOOR TIMBER / METAL DINING TABLES

TIMBER SLEEPER SEATING WITH STEEL BASE

TIMBER PERGOLA

METAL RAISED PLANTERS TO PRIVATE TERRACES

TABLE TENNIS

FEATURE LIGHTING

TIMBER LOUNGER SEATING

SOFT LANDSCAPE:

PROPOSED SMALL TREES / FEATURE PLANTS

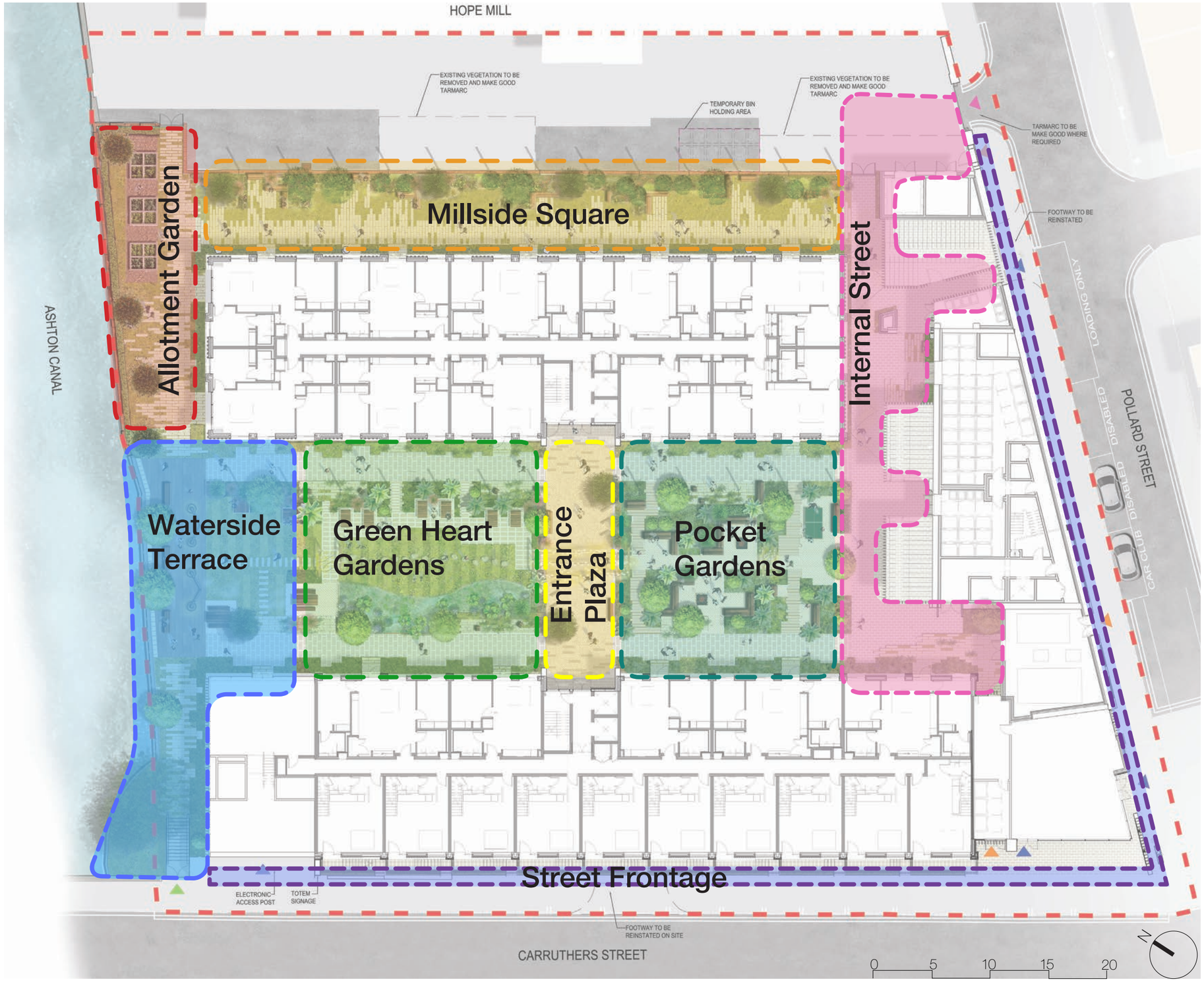
PROPOSED TREES

RAIN GARDEN / SUDS FEATURE

ORNAMENTAL SHRUBS AND PERENNIAL PLANTING

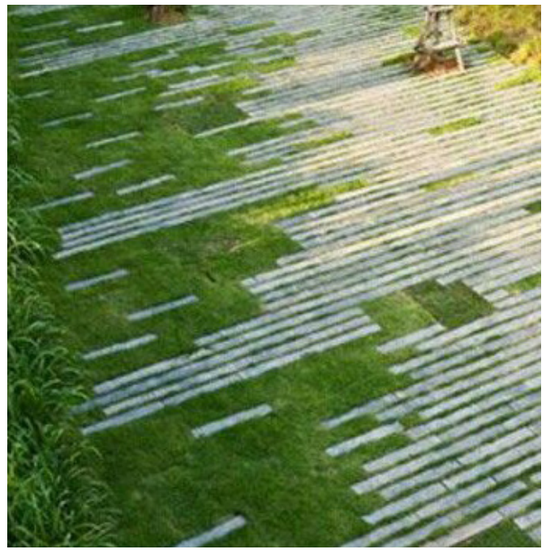
9.3 Character Areas

Consideration has been given to the elements of landscape which bring individuality, a unique character and a distinct sense of place to the different areas of the masterplan, by developing a hard landscape materials matrix, planting palette and street furniture proposals, which are complementary to the Architectural building style and appearance, considered alongside the context of the neighbouring historic features of the Ashton Canal and Hope Mill.









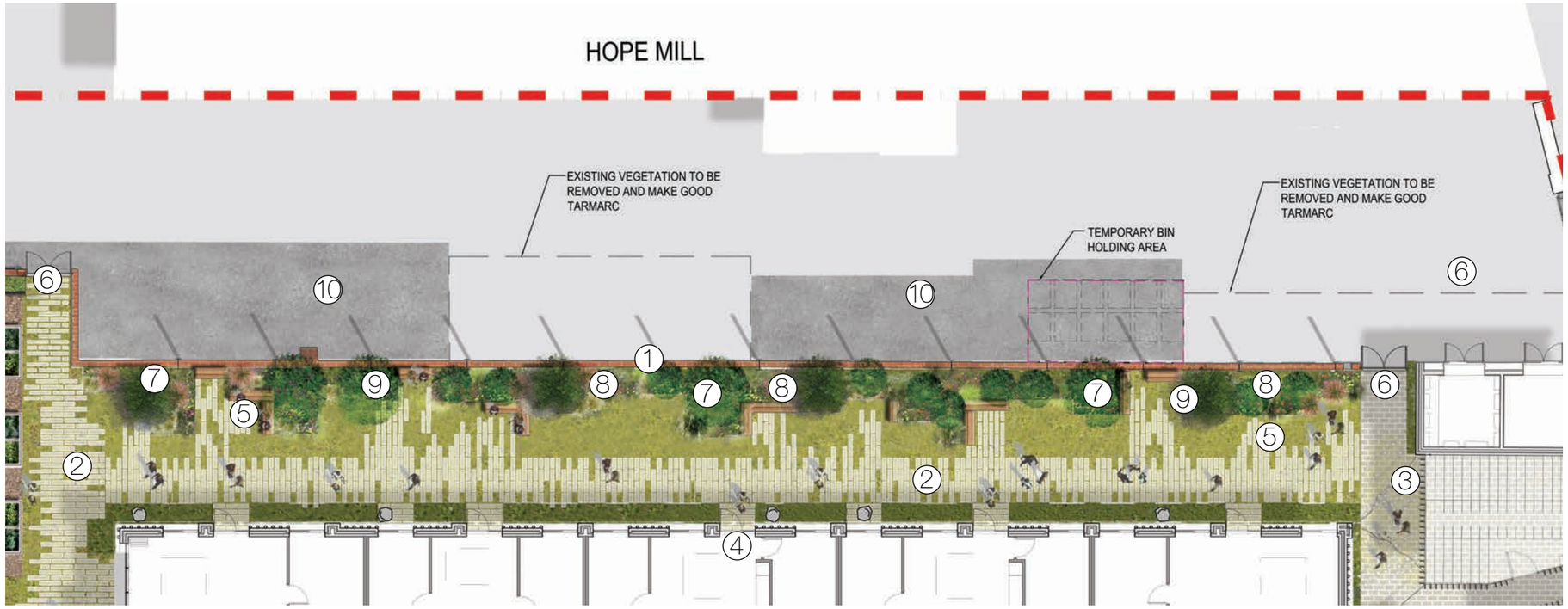
9.3.1 Millside Square

This north-east facing residential amenity space faces the Grade II* Listed Hope Mill building, which contains a range of creative industries including the Hope Mill Theatre.
The landscape proposal includes a communal garden space designed as a quiet green edge to the building, and a spill-out amenity space for residents.
A relaxed environment is created through the planting design, comprised of multi-stemmed trees, ferns and grasses and evergreen textured shrubs, in an informal arrangement. Splashes of colour from perennials and spring bulbs will create eye-catching focal points. To the path edge, a biodiverse lawn will help create a sense of relaxation, and boost biodiversity. The proposed trees will soften the interface between the new development and Hope Mill, encourage birds and wildlife to the site, and provide screening from the adjacent service areas and filter views from upper floor windows.

Hard landscape materials are designed in a clean, crisp style to contrast the soft planting aesthetic, using a warm palette of existing and proposed materials, including reclaimed brick, metal and timber, which respond to the wider landscape setting of the Hope Mill.
An existing brick wall as part of the existing building facade will be retained along the boundary line with the Hope Mill service area, to create privacy for residents. Existing metal building columns will be retained as sculptural elements, creating a visual link to the historic use of the site. Seating niches are nestled into the planting, and up against the boundary wall, to create small social spaces and quiet sitting areas for individual use.

Key characteristics:

- Raised planters to create semi-private seating spaces
- Predominance of historic materials
- Retained existing columns to re-use as landscape features
- Retained existing wall to 1.8m high, to create a sense of privacy
- Informal paths with grass and paving planks for Cherry Picker set down.



KEY:

1 Existing brick wall and cast iron columns retained
2 Cherry Picker set down/ Informal Paths- Grass- Paving Planks
3 Main circulation route - Sandstone setts
4 Residential building access
5 Seating - Reclaimed Brick base and timber top
6 Security gate
7 Metal edge raised planters
8 Ornamental shrubs and perennial planting
9 Proposed trees
10 Tarmarc to shared surface

9.3.2 Courtyard Garden

Residential amenity space designed with distinct character zones to enhance the daily life and amenity value for residents.
This central space acts as a green oasis within the heart of the development, containing social spaces and informal seating areas along with eye-catching focal points surrounded by beautiful sensory planting. Pergolas, raised planters, trees and retained building columns create verticality and help frame views the space and towards the canal.

The space is designed to encourage social interactions between residents and became an important interface between the 2 buildings, and outdoor space for communal activities.

Different relaxing areas are introduced to provide a variety of spaces where residents can spend time independently or with others, including BBQ's, outdoor dining, yoga classes and reading.

Key characteristics:

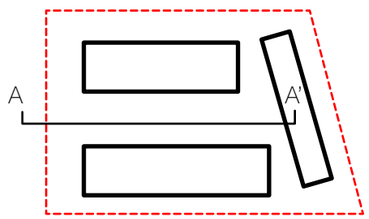
- Series of Garden Rooms
- Soft landscape with paved social spaces
- Integrated with building grid
- Framed views across the courtyard.
- Raised elements to partition spaces and create interest
- Dark colours / metal, combined with warm natural timber
- Reflective of industrial character and canal setting
- Diversity of spaces for different uses
- Rain Garden SuDS feature



SECTION A-A'

ABOVE: SECTION THROUGH COURTYARD GARDEN

SECTION LOCATION



KEY:

1. Waterside Terrace
2. Green Heart Gardens
3. Entrance Plaza
4. Pocket Gardens
5. Internal Street



9.3.4 Waterside Terrace

This open waterfront setting facing onto the Ashton Canal provides a direct interface with the panoramic surrounding. This picturesque, calm setting will create the perfect spot for relaxing and watching canal boats passing by, as well as engaging with ‘cafe barges’ and ‘floating markets’ which can stop along the canal side.

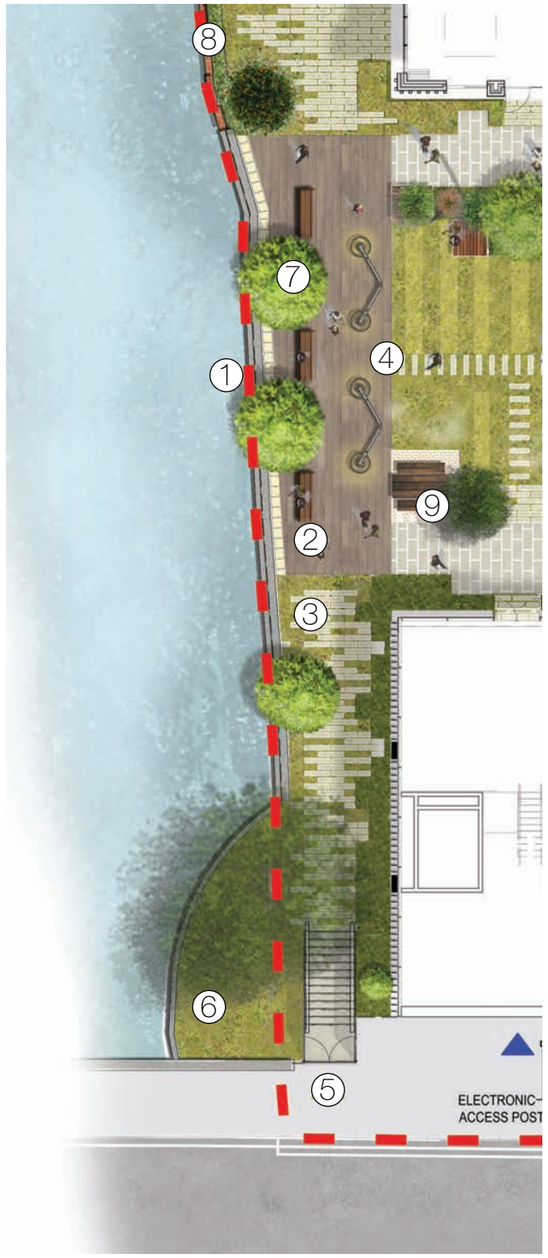
Proposed trees, feature lighting columns and picnic / bench seating create a dynamic nodal space along the canal edge, and provide a breathing space within the composition of the development, with partial views into the site from the tow path on the opposite side of the canal, as well as views out from the edge of the development onto the canal.
The proposed tree planting along the waterfront will help filter views from neighbouring developments on the opposite side of the canal, to create a sense of privacy and enclosure within the garden.

The existing boundary concrete wall will be removed, and the canal wash wall will be reinstated to a good condition where there is currently some areas of damage caused by existing self-seeded tree roots. A new coping stone will create a consistent appearance along its length. Final details and materiality will be agreed with the Canal & Rivers Trust (CRT).

To the south of this area a new set of steps is proposed to take up the level change between the site and Carruthers Street. This gated access will be for maintenance or emergency use only, and is not intended to be accessed by residents. As this will be for occasional use only, the paving surface is feathered into soft landscape to create a green outlook from the internal residential amenity space.

Key characteristics:

- Relaxing waterside terrace with canal views
- Open lawn, hard space and seating
- New tree planting
- Traditional use of timber decking to emphasise the waterfront setting.
- New coping stones along the waterfront to create a consistent treatment to the canal edge.
- Simple bold furniture and feature lighting columns



KEY:

1 Improved canal edge with coping and tactile paving
2 Timber waterside terrace with seating and trees
3 Paving planks through lawn
4 Feature lighting
5 Security gate- emergency / maintenance access with stepped access down from Carruthers Street
6 Existing trees retained
7 Proposed trees
8 Existing building wall retained to 1.8m high
9 Picnic tables



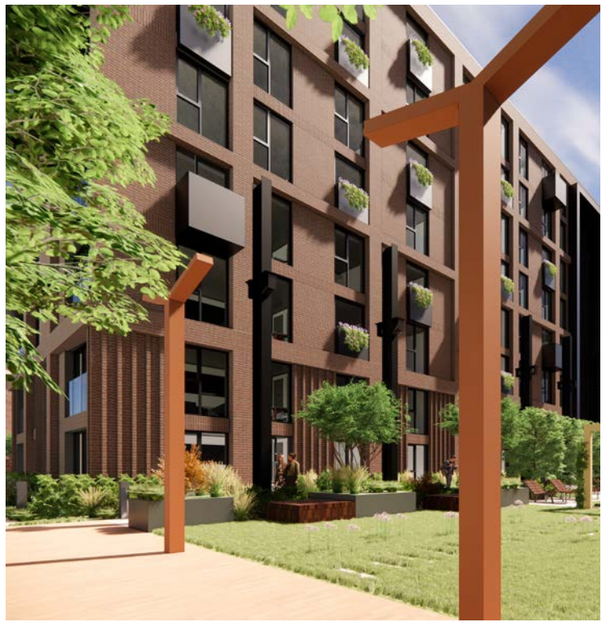






Image left: New Islington Marina, Manchester

9.3.5 Green Heart Gardens

The Green Heart Garden is an open, sunny amenity space with large lawn area for informal recreation and activities such as yoga and picnics. It will have a parkland character with trees and planting with soft tactile qualities, and a green backdrop of sensory planting into which timber lounge seating is positioned for quite respite.
A feature of this character area is a landscaped rain garden acting as a SuDS feature to absorb excess rainwater from the garden. This is intended to also have positive health and wellbeing benefits for residents, as a calming visual amenity and to attract wildlife. The rain garden will also benefit the environment by reducing the risk of flooding and removing pollutants from storm water.

Additional water management includes the incorporation of a below ground attenuation tank, positioned to the west side of the main courtyard beneath the lawn. This tanks will control the rate of water being released into the active drainage network / public sewer system.

Key characteristics:

- Calm and relaxing character
- Meandering paths to explore
- Lounge seating / Outdoor dining areas
- Rain Garden SuDS feature
- Sensory planting with ornamental grasses







KEY:

1 Pedestrian circulation routes
2 Timber cube seating
3 Rain Garden - SuDS feature
4 Amenity lawn with stepping stones
5 Paved terrace with timber lounge seating
6 Outdoor dining area
7 Informal cube seating within cherry picker set down areas
8 Feature timber pergola with festoon lights and climbing plants
9 Meadow-style informal planting beds and proposed multi-stem trees





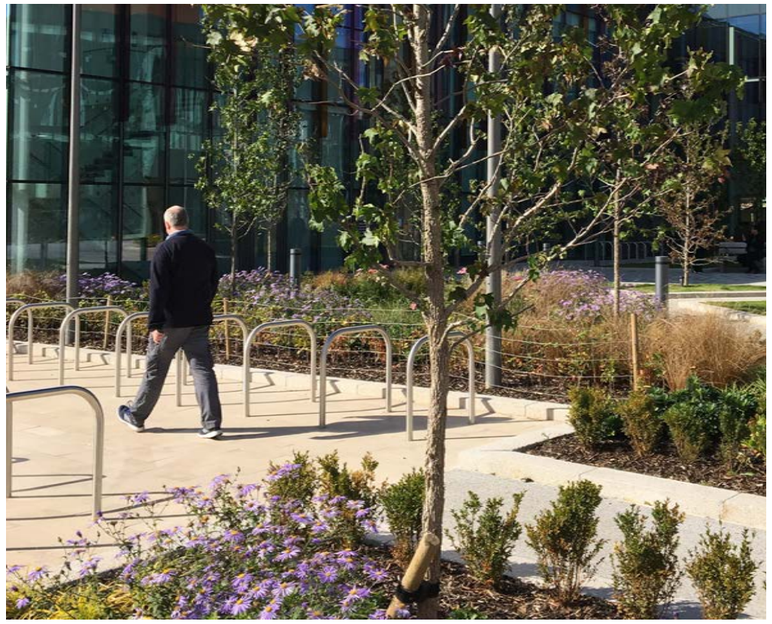
9.3.6 Entrance Plaza

Hard landscape space connecting the two primary building cores. Designed to accommodate cycle parking and provide a generous sized paved social space to encourage interaction between residents.

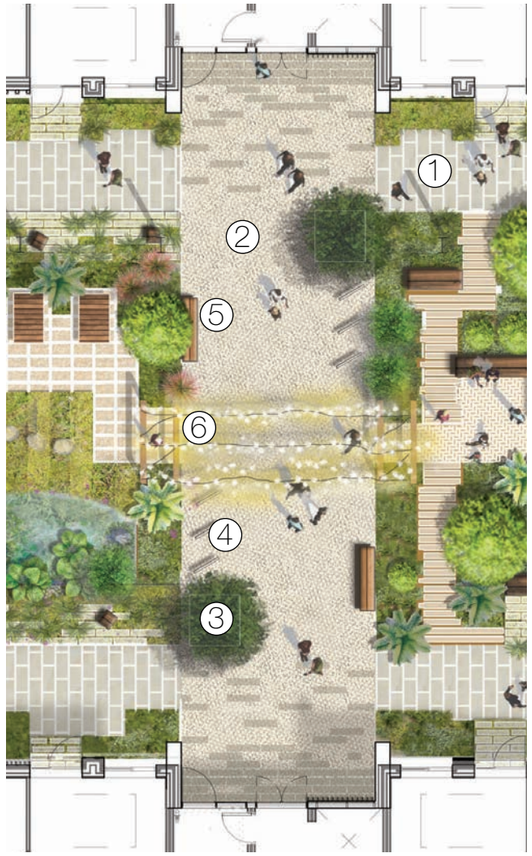
This welcoming arrival space is designed to be a high quality active frontage to enhance the building interface. Semi-mature tree planting and seating will define the square, framing views across the courtyard. The transitional nature of this space is reflected in the materiality, with resin bound gravel proposed to create a non-directional surface treatment, with paving bands introduced within the entrance thresholds as an external 'welcome mat'.

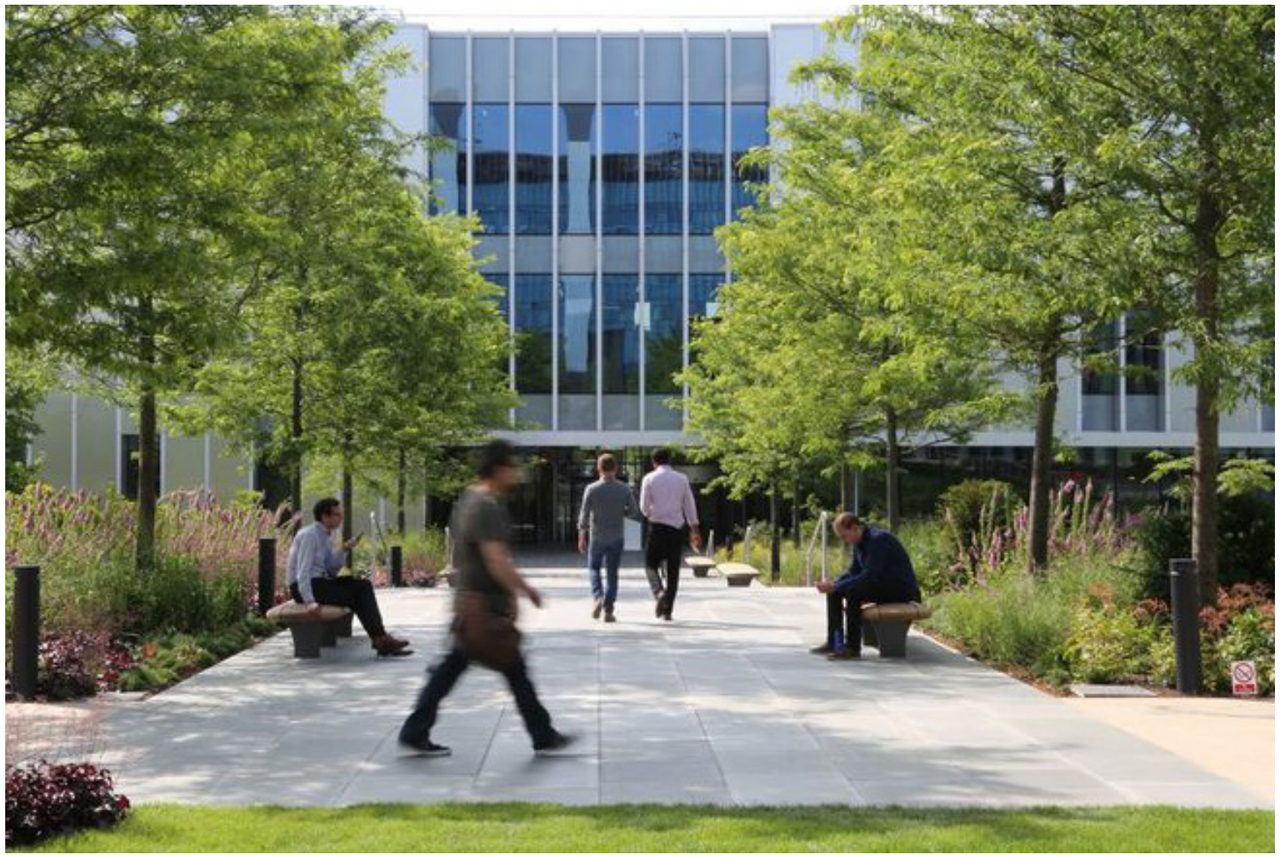
Key characteristics:

- Welcoming arrival space edged with ornamental planting
- Views through the garden to the canal framed by feature timber pergolas
- Cycle parking hoops for visitors
- Smooth hard surface with contrasting coloured paving bands to direct people between the building entrance cores
- Feature trees proposed to highlight the entrance.
- Seating facing into the Plaza to encourage people to spend time in the space and create a sense of activity









KEY:

1 Pedestrian circulation routes
2 Resin bound entrance plaza with integration of paving
3 Feature and welcoming trees
4 Cycle parking hoops for visitors
5 Timber benches with integrated lighting
6 Feature timber pergola with festoon lights and climbing plants

9.3.7 Pocket Gardens

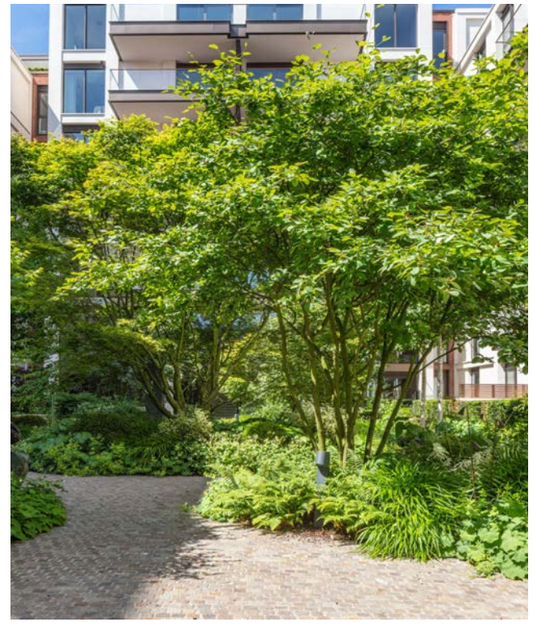
Active and vibrant planted courtyard with a mix of social and private seating spaces. An intimate garden environment is created using a combination of raised and flush planting beds, to enclose seating niches. BBQ areas and a table-tennis area provide opportunities for fun activities and socialising with family and friends.

Paving planks set within low level planting create informal link paths through the space and encourage a sense of exploration.
The proposed planting has an exotic feel and dramatic character in with bold evergreen textures, splashes of colour and fragrance. evergreen plants and vibrant splashes of colour. Tree planting further enriches these spaces, and creates opportunities for wildlife food sources and habitat creation. Multistem varieties such as ornamental cherry and birch create interest during the winter months and provides a human scale and sense of seclusion to the space during the warmer months.

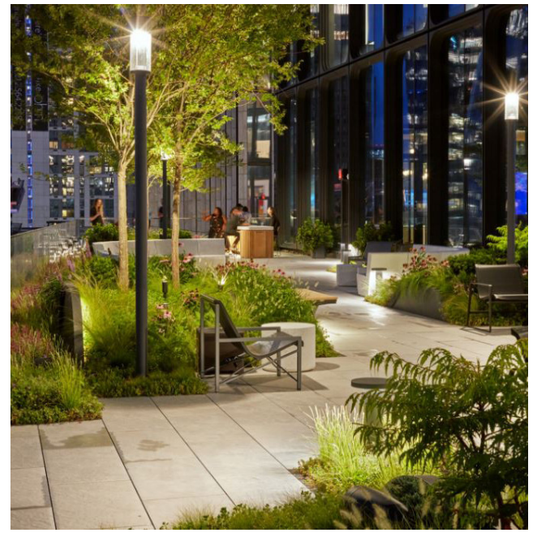
Key characteristics:

- Active and social spaces
- Series of Garden Rooms
- Geometry integrated with the building grid
- Raised elements to partition spaces that create interest
- Views framed by feature timber pergolas
- Social areas with integration of play and BBQ's Facilities.











KEY:

1 Main circulation routes
2 Paved area with timber seating
3 BBQ areas
4 Activity area with tennis table
5 Textured planting beds and proposed exotic trees
6 Paving planks through planting beds
7 Feature timber pergola with festoon lights and climbing plants
8 Informal cube seating within cherry picker set down areas.

9.3.8 Internal Street

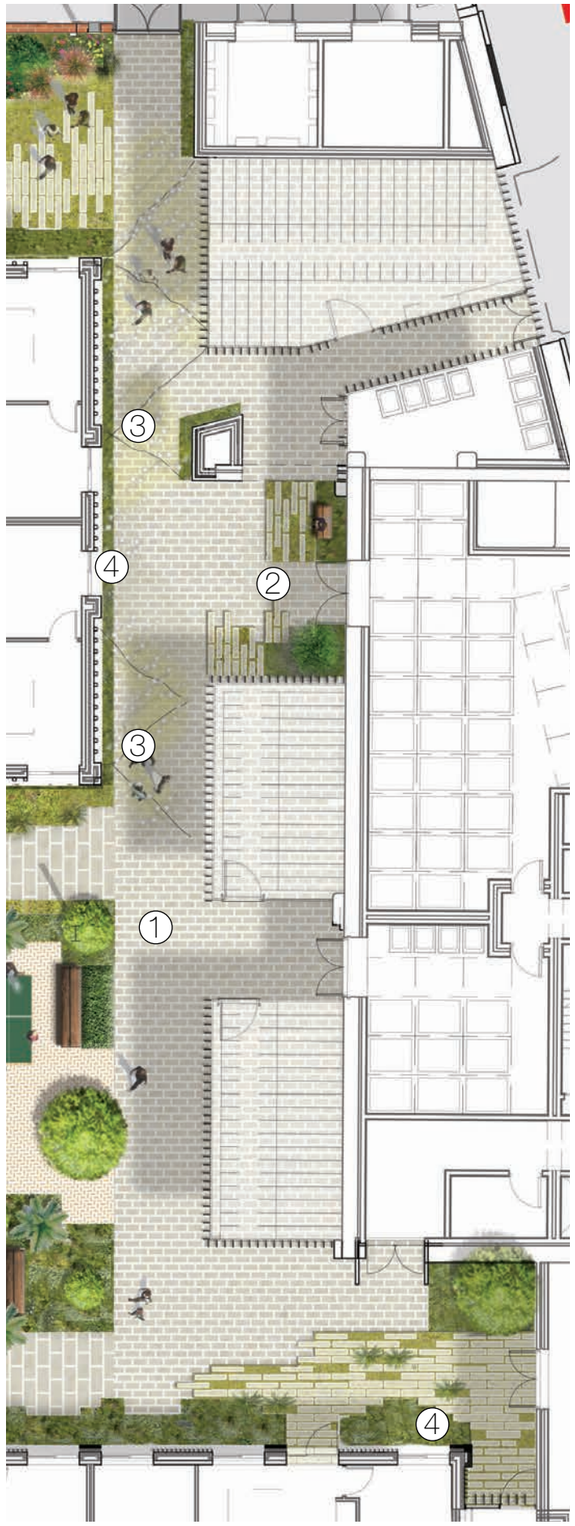
Internal movement corridor for pedestrian movement and a primary link connecting building entrances and cycle parking compounds. Direct access for pedestrians to Pollard Street, and for secure cycle parking.

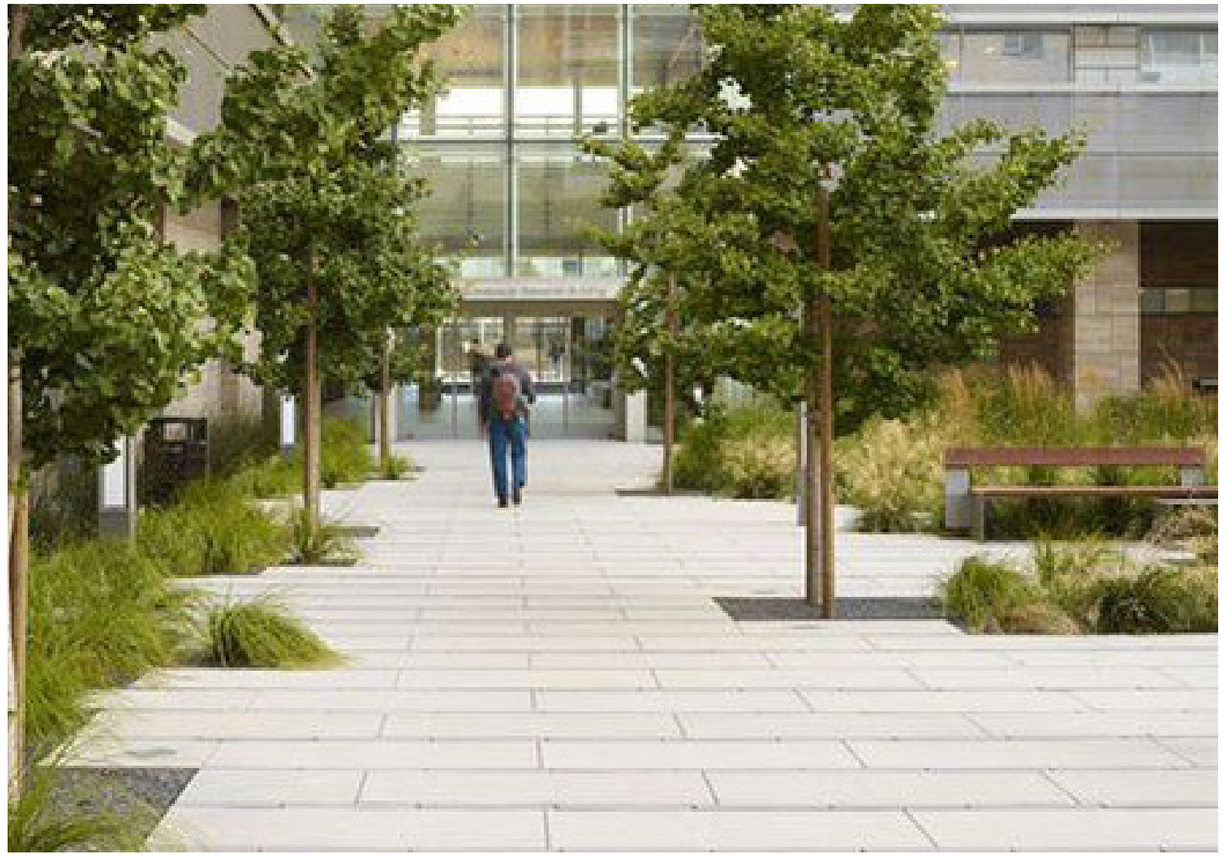
Planting beds are designed to enclose a resting point at the site entrance to the north of this area. Soft landscape is proposed along building perimeter to give more character to the street environment, area creating an attractive green corridor. The introduction of festoon lighting above the pedestrian route will provide characterful illumination at night, and bring down the sense of scale of the building façades at either side.

To the south of this area is a small courtyard space with paving planks and planting, forming a service access point to the ground level retail unit fronting onto Carruthers Street and Pollard Street.

Key characteristics:

- Welcoming journey between the street and the development
- Transitional space between buildings
- Mainly hard landscape with some softening plants
- Illuminated with festoon lighting
- Main link to the pedestrian circulation routes and courtyard
- Opportunity for climbing plants to be grown up building façades
- Service access to be softened with grass paving planks







KEY:

1 Pedestrian circulation routes
2 Informal seating space within cherry picker set down areas
3 Internal corridor illuminated by festoon lights
4 Building curtilage planting



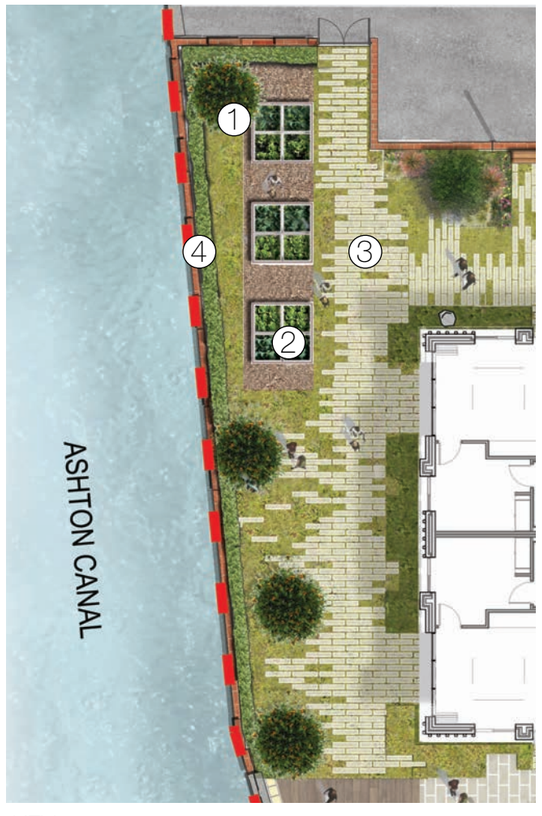
9.3.9 Allotment Garden

Vegetable and herb- timber grow beds alongside edible fruit trees will form a small community allotment area where residents can grow plants and feel part of a communal activity. This area will promote good health and provide a home for wildlife.

The west boundary facing the canal is defined by the existing brick wall, which will be retained and make good to a height of 1.8m. An edible hedgerow along the inside face of the wall will enhance the amenity value of the allotment engaging people to take part in fruit picking activities.

Key characteristics:

- Active and social space where residents can meet and share knowledge
- Fruiting hedge, providing foraging opportunities for people and birds and contributing to the allotment character.
- Integration with historic elements that will frame the area
- Area for mental health and wellbeing where physical contact nature and plants play a major role



KEY:

1 Allotment area with fruit trees
2 Brick-built raised beds with vegetable and edible products
3 Informal footway within cherry picker set down areas.
4 Existing brick wall retained to 1800mm and edible hedgerow









9.3.10 Street Frontage & Balcony Planters

To improve the setting of the building, soft landscape within containers and balcony planters is proposed along the outward facing façades. The raised planters along Carruthers Street help create privacy to the front doors of the apartments, and help filter noise and pollutants from the road. The evergreen hedge along the footway will soft the appearance of the building, improve the general greening of the streetscene, and contribute to local wildlife corridors.

The Balcony planting will be carefully selected to tolerate being grown in containers. Species will be evergreen, low maintenance and robust, including ferns and trailing plants such as ivy. Floral interest will contribute to seasonal change and provide nectar sources, such species include Vinca minor and Helleborus niger. Balcony planters will be maintained by the Management Company as part of the ongoing façade maintenance, ensuring they will have consistence appearance and remain attractive all year round.

Key characteristics of Street Frontage:

- Green screen against the ground floor apartments, to provide privacy and screening from the adjacent pavement
- Mitigate of the loss of existing street trees
- Reduce the effects of noise generated by adjacent road traffic.

Key characteristics of Green balconies:

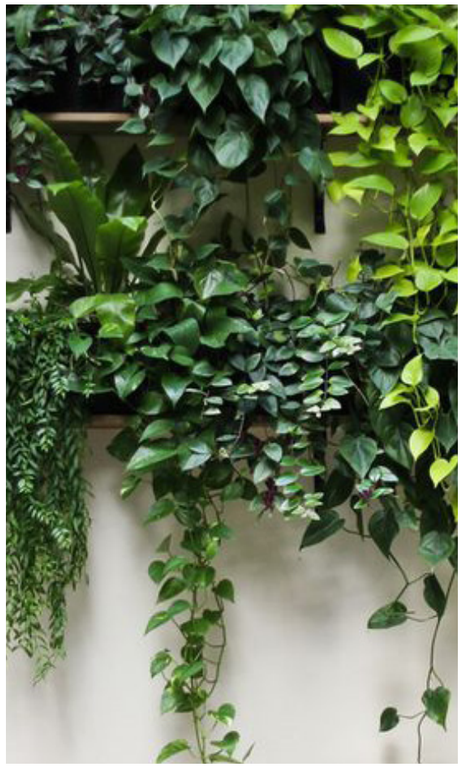
- Character and interest to facade
- Improving biodiversity value within the city
- Trailing green character.













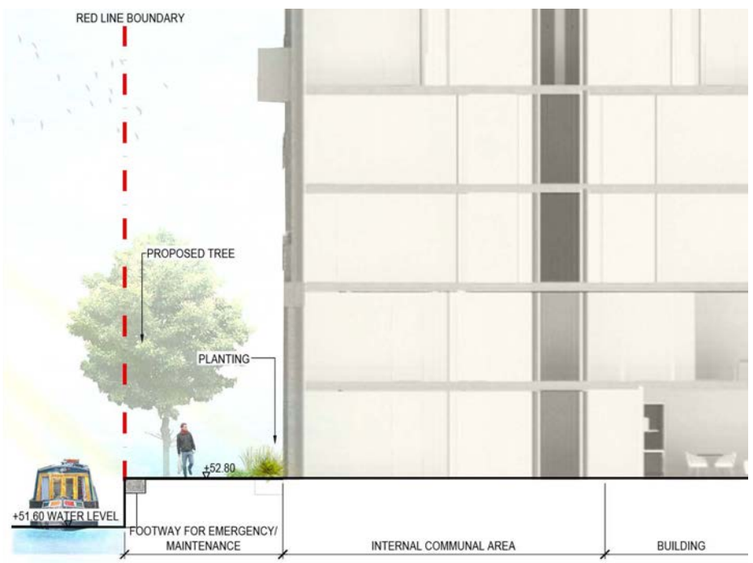
9.4 Landscape Sections



SECTION B-B'

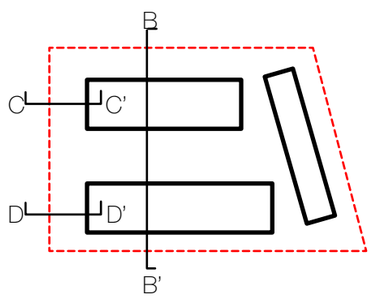


SECTION C-C'



SECTION D-D'

KEY PLAN



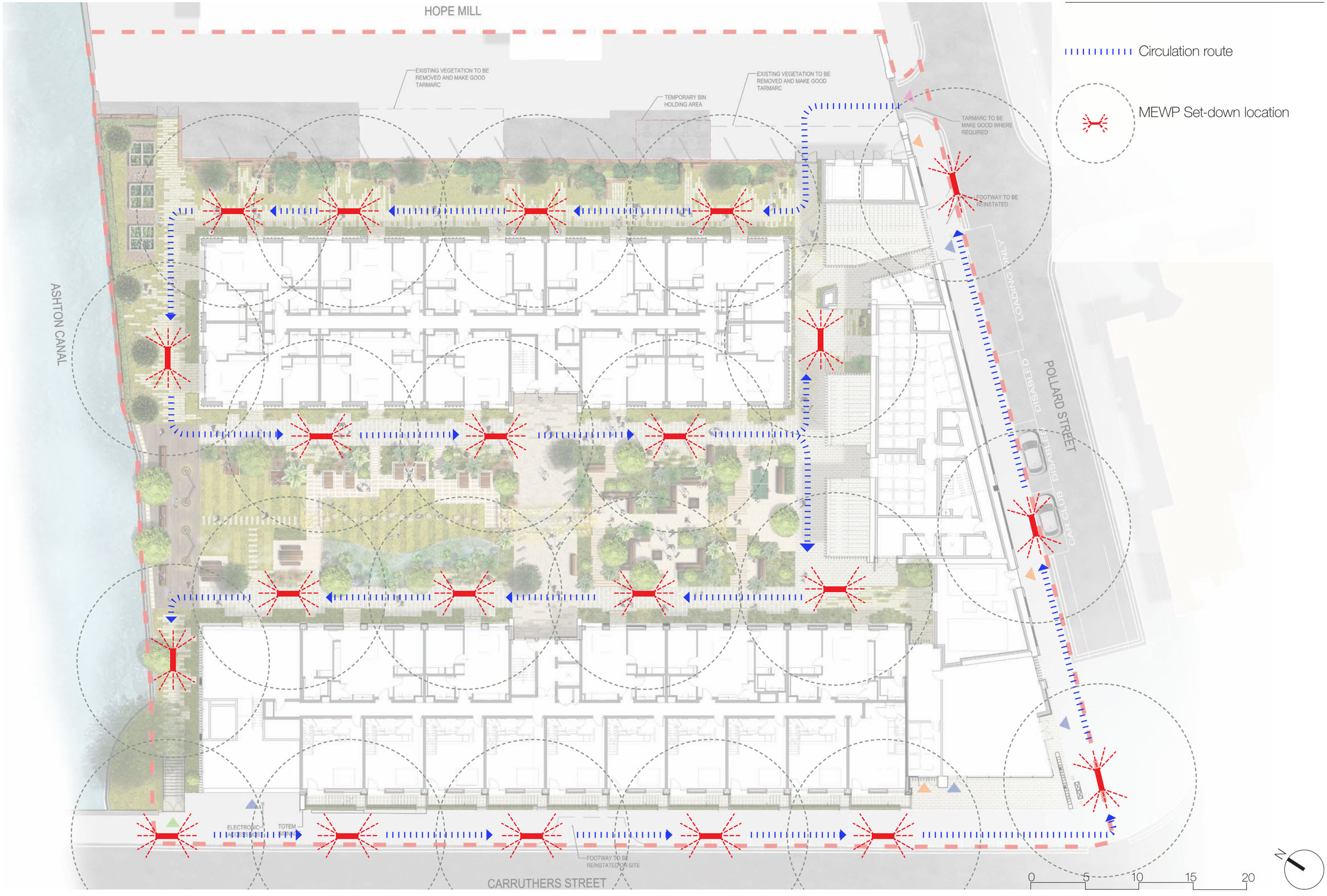
9.5 Access and Movement Strategy



KEY

- Pedestrian access
- Emergency / Maintenance access
- Service access
- Private access
- Vehicle access
- Cycle store access
- Electronic access post
- Stepped access
- On-Street Parking bays. 2 No. Disabled Spaces & 1 No. Car Club space
- Loading bay
- Shared service & maintenance zone to Millside Square
- Dry riser locations for fire tender access
- Cycle hoops (6.No.)
- Cycle store
- Temporary bin holding area
- Primary route
- Secondary route
- Tertiary route
- Emergency / Maintenance route
- Service Route

9.6 MEWP Access Strategy



9.7 Boundary Treatment Strategy



9.8 Planting and Biodiversity Strategy

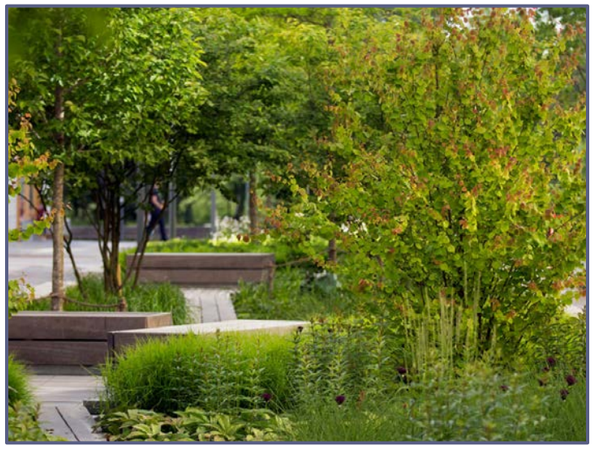


KEY

- Existing tree retained outside redline boundary
- Existing tree removed
- Proposed tree-2m clear stem, semi-mature / extra-heavy standard / multistem
- Proposed feature focal tree
- Proposed Orchard tree
- Mixed shrub, herbaceous planting with 'wild lawn' to the front - containing biodiverse species and spring bulbs
- Growing area containing edible hedgerow, fruiting climbers and grow beds for herbs and veg.
- Fragrant mix of meadow style planting containing tall herbaceous species, grasses, and low maintenance woody perennials.
- Swale planting containing marginals, grasses and perennials to encourage wildlife.
- Textured, evergreen 'tropical-looking' planting with splashes of colour, to form a backdrop to social seating spaces.
- Building margin planting - Shade tolerant mix, containing low ground cover, ferns and evergreen grasses, punctuated by specimen shrubs.
- Building margin planting - Open aspect / sunny mix, containing low ground cover, herbaceous and evergreen grasses, punctuated by specimen shrubs.
- Raised metal planters with flat bar railings and clipped evergreen hedge to formal street frontage.

9.8.1 Planting and biodiversity Strategy

Millside Square Planting



Planting will provide intense splashes of colour within an evergreen backbone of structured neat planting. Small shrubs and hardy perennials will form a robust and soft frame to the seating spaces. The front area will have a 'wild lawn' containing biodiverse lawn species and spring bulbs.

Typical species include: Festuca rubra, Stipa gigantea, Verbena bonariensis, Asplenium scolopendrium, Bergenia purpurescens, Sarcococca confusa, Mahonia japonica.

Green Heart Garden & Swale Planting





The Green Heart Garden will be populated by a mix of colourful low maintenance perennials, ornamental grasses and evergreen shrubs with a naturally neat habit. The planting will have an informal meadow-like appearance to create a soft and tactile feeling along the lounge seating spaces.

Typical species include: Hebe rakaiensis, Briza media, Gaura lindheimeri, Sesleria autumnalis, Calamagrostis × acutiflora 'Karl Foerster', Echinacea purpurea.

Swale planting containing marginals and wildflowers to create a biodiverse soft boundary treatment and that can tolerate fluctuating dry or wet soils.

Typical species include: Miscanthus sinensis, Crocosmia spp., Rudbeckia Goldsturm, Carex pendula Bergenia sp., Campanula glomerata.

Pocket Garden Planting





Planting will be lush, verdant, textured, evergreen and with an exotic and dramatic look with splashes of colour used to define a series of small pocket. The hardy palms and specimen plants will reinforce the garden character and introduce the sense of privacy.

Typical species include: Fatsia japonica, Polystichum munitum, Skimmia confusa kew green, Phormium Green Wave, Polypodium vulgare, Sarcococca confusa, Hemerocallis fulva.

Building margin planting: Shade tolerant & Sunny mix





Planting will be selected based on the orientation of the sun. Within shaded areas plants will contain low ground cover, ferns and evergreen grasses, punctuated by specimen shrubs.

Typical species include: Liriope muscari, Carex morrowii 'Ice Dance', Euphorbia amygdaloides, Polystichum munitum, Sarcococca confusa.

Planting exposed to the sun will contain low ground cover, herbaceous and evergreen grasses that will soften the appearance of the building.

Typical species include: Carex morrowii 'Evergold', Acorus gramineus, Geranium phaeum 'Album'.

Street Frontage Planting

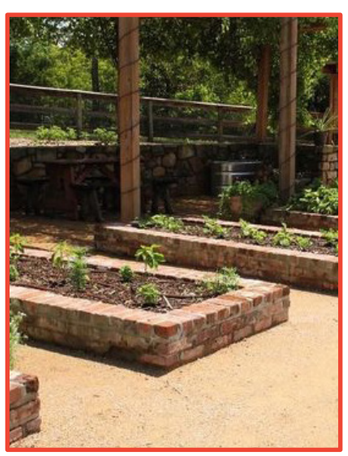


Raised planters along the street frontage will contain hedge species with a formal, clipped appearance to define public/private boundaries and to soften the streetscape along the public footpath.
The species selected will be evergreen with dense foliage and seasonal interest.

Typical species include: Prunus lusitanica

Allotment Growing area Planting





Planting within the allotment growing area will contain grow beds with scented herbs and vegetables. Edible fruit trees will frame the growing area where residents can grow plants.
A fruiting hedgerow, will provide foraging opportunities for people and birds and will contribute to the allotment character and biodiversity value of the area.

Typical species include: Salvia officinalis purpurascens, Rosmarinus officinalis, Thymus Capitatus, Rubus idaeus

9.9 Landscape Materials Strategy

The hard landscape palette of materials used for the scheme is designed to create a high quality and robust public realm and residential development. A refined and warm colour palette is proposed, including neutral tones of buff, grey and russet to coordinate with the red brick buildings, and architectural detailing. Paving surfaces will be non-slip, smooth and of an even gradient throughout, and will comply with British Standards for loading requirements in order to take MEWP loading. The proposed materials will help create definition and hierarchy to routes and spaces, creating character to each area for the enjoyment of residents.

Paving setts will be used to define primary routes, the module size and traditional staggered bond is complementary to the historic building context, and a nod to old cobbled streets.

Larger paving units are interspersed with paving setts alongside the new buildings, creating visual interest and helping to visually break up long paths.

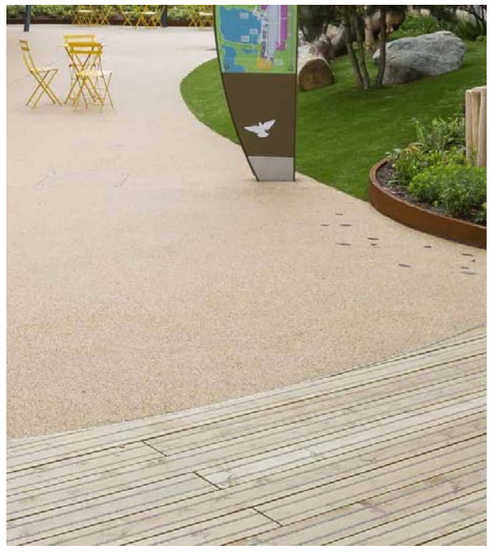
Within the Entrance Plaza a material change to resin bound gravel is proposed, to create a uniform and simple appearance connecting the two facing building entrances. Paving inlays will demark the entrance threshold.

Within seating areas, paving will vary depending on the character area, from small herringbone setts within intimate social spaces, to larger paving units in the relaxing open garden areas.

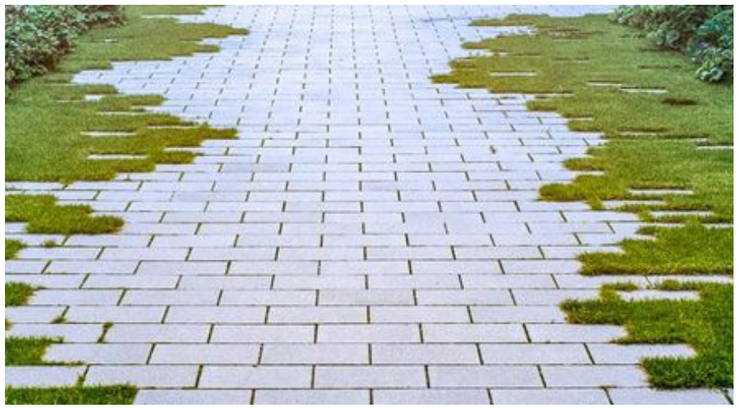
To soften the appearance of the courtyard garden, the paving will ‘feather’ into grass, creating a soft and informal look against the waterfront, and alongside the allotment growing area.

Timber decking is proposed against the canal side to soften the palette and provide a natural, warm and tactile material in a traditional context with the waterfront. Tactile paving is proposed against the canal wash wall, where seating is located for safety reasons. The final detail of the canal edge will be agreed with the Canal and Rivers Trust (CRT).

Within areas of public realm the proposed paving where made good, will comply with the Local Authority adopted palette.

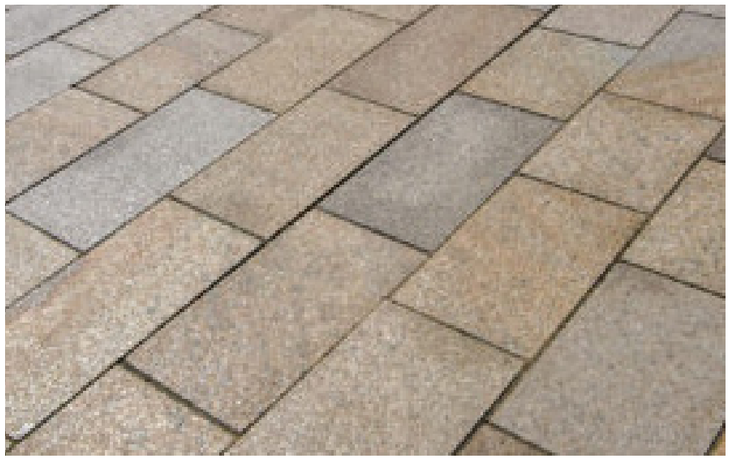












9.10 Street Furniture

Within the residential spaces a number of seating types are proposed, designed to be comfortable, robust and appropriate to their setting in terms of materiality and form.

Seating is intended to encourage social engagement between residents including outdoor social events and picnic tables for outdoor dining, alongside more secluded seating for private respite.

Quieter seating opportunities existing in several locations across the scheme, and to encourage this, different bench sizes and shapes are proposed, allowing people to spend time outside on their own as well as having the opportunity to spend time with others. Benches are used also as a visual break between spaces, helping separate different areas of the landscape. Seating will

Materiality includes reclaimed steel building columns, re-purposed to form the base for the seating, to balance the history of the site with a modern design approach. Materiality in the scheme has a similar aesthetic with the adjacent Neighbourhood of the Islington Marina in order to have a continued sense of place, especially in the proximity of the Ashton Canal waterfront.

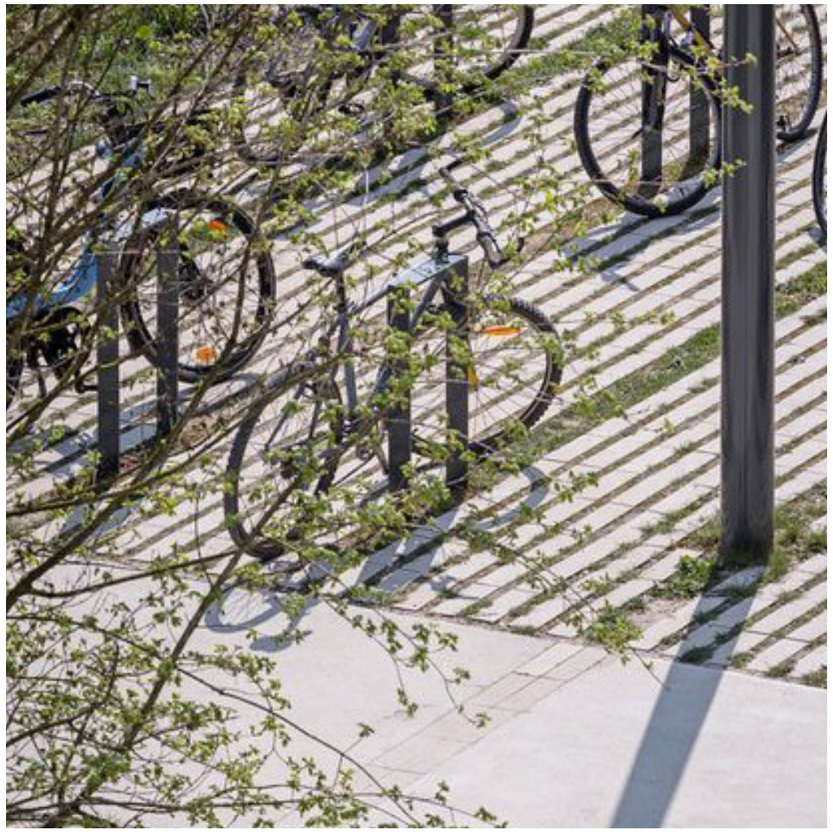
LED Strip lighting will be integrated into the seating to create attractive, safe spaces to sit, and help animate the courtyard as well as providing a warming glow at night. Back and armrests will be incorporated into some of the bench seating to cater for those who require extra support and comfort.

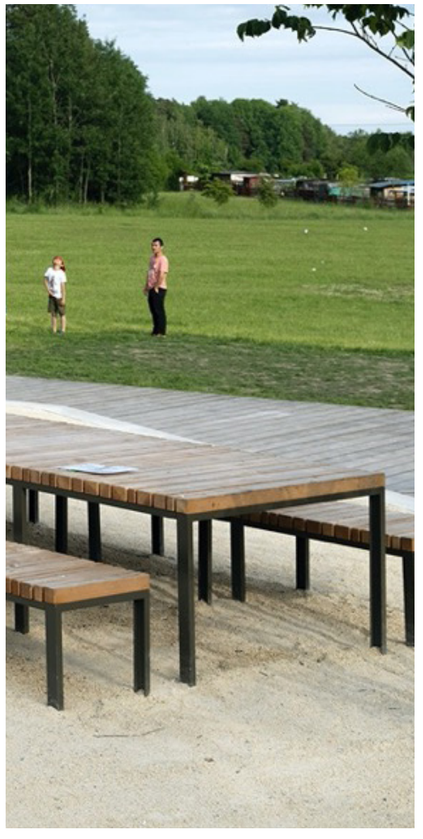
Other street furniture includes ‘Vroom bicycle rack’ or similar approved style cycle hoops, located in the main entrance plaza, Litter bins will be provided within the courtyard spaces where people are likely to sit and eat / drink outdoors.

Street furniture materials will be robust, non-slip, easy to maintain and be suitable for climatic conditions.

Stepping stones are provided along the lawn area where people can move on a grass with bare feet if they so desire. This will contribute to general health and wellbeing.

While the area facing onto the canal is quieter, moving towards the pocket gardens the courtyard becomes more active with a series of outdoor activity and social spaces. Sport is encouraged with the installation of a table-tennis table where people can have physical activity outside their apartments. BBQ facilities will be provided to help residents enjoy outdoor eating and enjoy the landscape during warmer seasons.













9.11 Accessibility

Within all areas of the development the landscape design promotes pedestrian priority uses complying with health and safety regulations.

Accessible footpaths for wheelchairs users will be provided to gain access to all areas of the development.

Handrails and slip-resistant corduroy tactile paving have been specifically designed for the stairs of the maintenance entrance located at Carruthers Street to the south-west of the site, to protect residents and maintenance workers against hazards and falls from height.

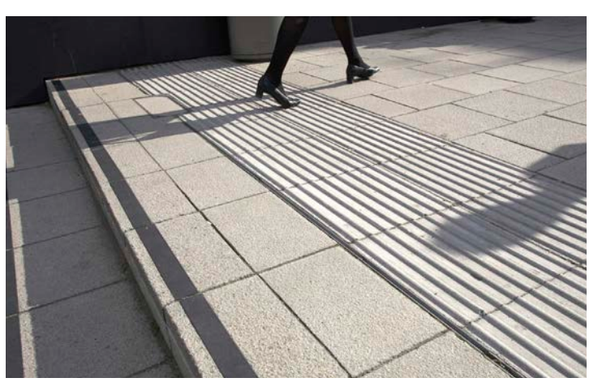
Located within easy walking distance throughout the development, seating will be positioned to avoid trip hazards, providing a convenient and comfortable place for people and those with limited mobility to rest. Benches will include back and arm rests, and be warm to the touch with the use of timber top as a primary material. Picnic tables will cater for those with impaired mobility.

The use of contrasting materials, planting with splashes of colours, planting textures, and scents will create sensory clues for people with limited visibility.

Within the Green Heart Garden, sensory planting in raised planters will be used in proximity of the lounge seating to be enjoyed from a seated position.

The scheme does not have steep gradients; all pedestrian accessible areas are 1:40 maximum gradient.

The scheme proposals will be designed and detailed in accordance with Approved Document Part M and BS8300.



9.11 Health and Wellbeing

Inclusive places

The inclusive design aims to cater for the full spectrum of human diversity and are fundamental for the health and wellbeing of those who live there, as well as helping foster a sense of community.
It extends further than accessibility, which focuses on users with special needs or disabilities offering a great opportunity to bring people together. Orientation, legibility, accessibility are key considerations for the design.
Designing for all ages and physical abilities is embedded into the architecture and landscape design, creating a holistic and inclusive environment which is enjoyed and experienced by all.
Gardens and communal allotments are designed for residents that want to experience growing plants and feel part of a communal space. The courtyard will promote good health and provide a home for wildlife.

Healthy living

Attractive areas of courtyard create an environment which promotes positive interactions between residents and the surrounding neighbourhood. Soft planting will be sensory, using scent, colour and textures promoting positive reactions, and improve mental wellbeing. Planting therapy helps to manage mental health problems and includes activities that focus on working in nature. Trees help to improve the physical air quality, cool the environment, and attract birds.

Sustainable

Sustainable drainage methods, such as SuDS will be integrated in the scheme along the green heart garden together with the below ground attenuation tank. This landscape feature will intercept rain water as it falls, storing it in periods of high rainfall and removing pollutants from water reducing the risk of flooding and preventing damage to the wildlife.

Social spaces

There are many benefits of social spaces, especially when a careful design quality has been adopted. High quality materials within the architectural forms and the landscape creates spaces which contribute to the enjoyment of residents. Community amenities include allotments, picnic areas, BBQ area, outdoor yoga and table-tennis. Engaging in physical activity produces benefits for people and being out in nature impacts the brain in a positive way.

Nature and Delight

Views towards open green spaces and the Ashton Canal will have a significant health and wellbeing benefits for people that will live, enjoying the panoramic surrounding views of the garden and the canal. Stunning views to the peaceful sound of the canal are enriched by the feature trees and timber pergola that will frame the landscape. Biodiverse planting will encourage wildlife into the development for people to enjoy.













9.12 Lighting Strategy

The scheme proposals will be designed to ensure safety throughout the evenings, to enable way finding around communal sareas and to create a warm welcoming atmosphere when family and guests wish to socialise outside.

A lighting strategy has been developed highlighting key routes and spaces, adding drama to interesting landscape or architectural features. A range of illumination typologies has been created for different levels of illumination for pedestrians or vehicle areas.
The lighting considers the qualities of the public realm setting, and seeks to minimise light pollution by concentrating light downwards and to reduce harm to animals for a wildlife friendly landscape.

The family of lighting will be coordinating in terms of colour, in a black finish to complement the historic elements of the surrounding area.

Landscape lighting proposals include:

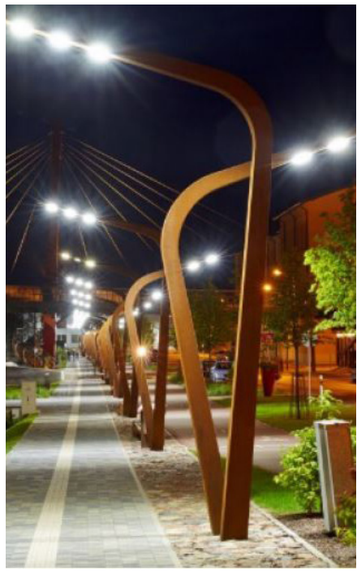
1. Residential footpath lighting, lounge seating area - Low Level LED Bollard;
2. Canal side terrace - Feature lighting;
3. Seating within pocket gardens, entrance plaza and lawn area - LED Strip lighting to Underside street furniture;
4. Feature timber pergola to main courtyard - Festoon lighting
5. Existing steel columns, canal side retained wall, feature trees - Recessed uplights
6. Townhouses perimeter - wall lights.

For more information refer to the lighting engineers ‘External lighting Luminaire Schedule’ report and ‘WECE / 301/ E/ 01’ - Electrical Service External Services Layout drawing provided by Watt Energy & Consulting Engineers.











9.13 Historic Elements and Consultation

There are a number of historic elements that have been taken into consideration and retained as part of character of the area including:

Building façade and gate post on Pollard Street;
Existing brick wall facing the north side of the site adjacent to Hope Mill and Asthon Canal;
Existing steel columns as part of the existing building on site.

The development has a direct interface with the neighbouring historic features as the Ashton Canal and Hope Mill, therefore Statutory Consultees as Historic England and Canal & River Trust (CRT) have been consulted as part of the Planning pre-application process and measures have been adopted to address their comments.

Comments from CRT relate to:

Structural integrity of the wash wall.
Renovation of the Interface between the Canal / Carruthers Street Bridge.
Prevention of contamination
Adoption of Surface Water Drainage strategy
Ecology Biodiversity and net benefit

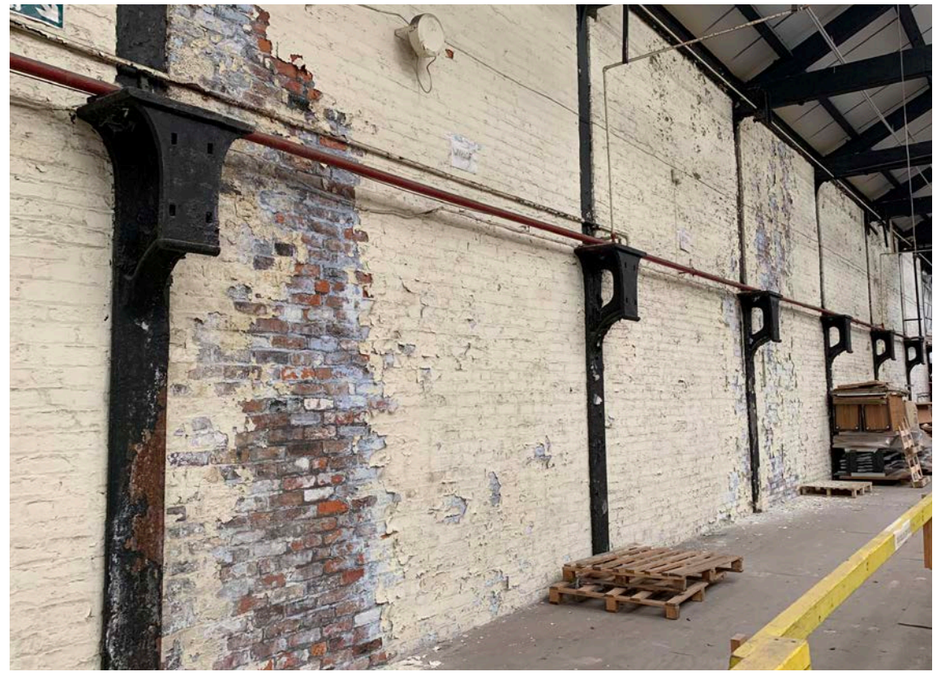
Historic England commented positively to the fact that historic elements have been retained and the scheme proposal consider the wider historic context of mills and landmarks.















9.13.1 Historic Elements Retained Plan



KEY

- Existing steel columns retained
- Existing brick wall retained to 1800mm
- Building facade retained

NOTE:
The existing elements showed on this diagram form part of the landscape design only, therefore they refer to the boundary interface and landscape elements.
For more information regarding existing elements to be retained, please refer to the architect section included in the DAS.

CONSULTATION //

10


CENTRIC
Chapter For Ancoats Works.
CAPITAL CENTRIC
Shape, Form and Use of the Public
OLD MILL STREET
RIDGWAY STREET
CARRUTHERS STREET
ANCOATS WORKS PUBLIC CONSULTATION

10.1 Statutory Consultation

CONSULTATION PROCESS

The consultation and engagement process with the relevant statutory consultees has been undertaken throughout the design process. The three key consultees in relation to this development are Manchester City Council Planning, the Canal and River Trust and Historic England.

MANCHESTER CITY COUNCIL PLANNING

There were a series of meetings and follow up conversations with the council to discuss and review the scheme and its ongoing development.

PRE-APPLICATION MEETING 01

The team presented the Council our initial thoughts and design of a residential led redevelopment of the site. This was broadly supported and the comments received where positive on the uses, the scale and massing, along with the orientation and alignment in relation to Hope Mill. There key concerns expressed in the meeting where in relation to the materiality of the concrete frame and the projecting balconies along Carruthers Street. Both of the these comments have been taken on board and an extensive exercise of facade and materiality studies were undertaken to inform the final scheme.

PRE-APPLICATION MEETING 02

As with the previous advice, the Council reiterated their support in principle of a residential led redevelopment at the site. In addressing the comments of the initial pre-application response, the Council were happy to support the revised scheme.

Whilst the submission sought to clarify matters raised in the original pre-application advice relating to overlooking between the blocks, the Council remained supportive in principle of the layout of the development.

CANAL AND RIVER TRUST

The consultation with the Canal and River Trust was broadly positive and on the whole they support the development of the scheme. After submitting the plans and drawing they stated the following:

"In terms of the design and layout shown we welcome the principle that the development would seek to create an active frontage to the canal and that the arrangement of built form which allows for a shared canalside space."

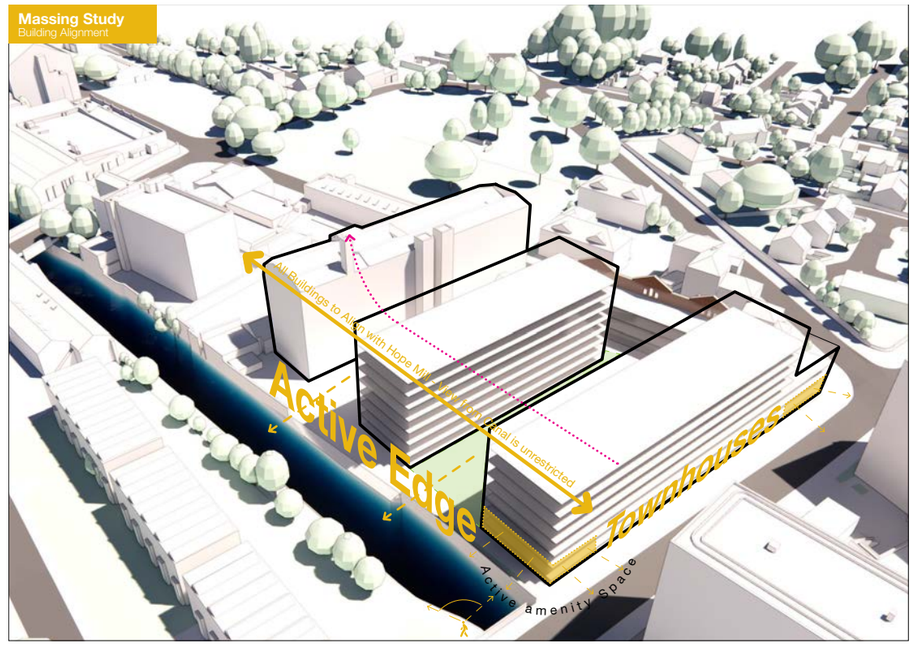
Their key concerns in relation to the scheme was the structural integrity of the canal wash wall and any potential contamination that may occur during the construction process.



Facade Study
Facade Build-Up



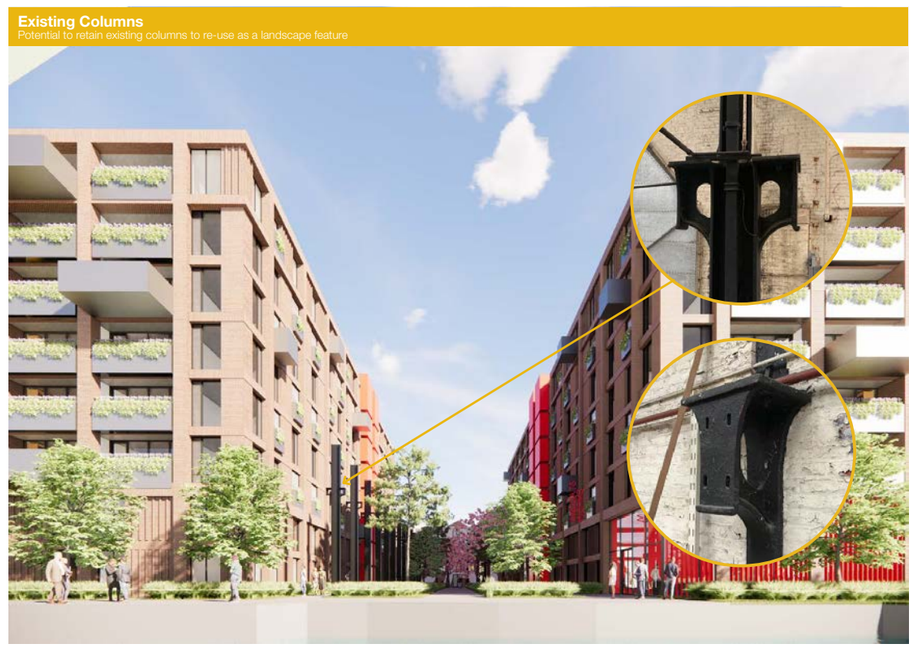
Massing Study
Building Alignment



Brick Option
Design Principles



Existing Columns
Potential to retain existing columns to re-use as a landscape feature



HISTORIC ENGLAND
Consultation and engagement with both Historic England and MCC officers during the design process have helped to provide an early assessment for the Ancoats Works development in recognition of the designated heritage assets within its context. The review was intended to provide a greater understanding of the significance of both the historic and architectural interest provided by Hope Mill and the existing Ancoats Works buildings while assessing the nature, extent and the contribution of the setting to their significance. Further assessment has also been provided by the application's historic environmental desk based assessment (HEDBA) on how these structures, the adjacent heritage assets and their setting will be affected by the detailed design of the proposals.

There are two heritage assets in the vicinity of the proposed development site:

- Hope Mill - Grade II* building
- Ashton Canal Bridge No.4 - Grade II Listed structure

The application site is not located within the Ancoats conservation area.

Despite the relationship between the Ancoats Works site and Hope Mill (the two assets have a considerable interrelationship, both visually and physically) Ancoats Works is not a listed building. However, Ancoats Works, and the Pollard Street façade in particular are heritage assets. Due to this interrelationship the proposals have pushed to incorporate the reinstatement of both the Pollard Street façade and adjoining building structure which although not listed are heritage asset's within the Ancoats region. The proposed application pays particular attention to proportion, style, design and composition of the existing Ancoats Works building to ensure that these assets can be complimented by the application's proposals.

To enable the design team to engage constructively in order to establish views as part of Ancoats Works detailed proposals information was presented to allow interested organisations to discuss the plans and form opinions. The design team presented material which contained the following:

- Site analysis and an understanding of the history of Hope Mill and the surrounding context;
- The design approach to this unique historical site and relationship to local heritage assets;
- The current proposals for the conservation of the retained Ancoats Works building, existing Pollard Street façade and associated landscaping.

The presentation was supported by the 3D design model to explore the proposals in context.

Historic England made the following comments:

- Efficient use of a currently underused site were welcomed;
- The proposals have been sensitively located to allow further expansion of the Hope Mill estate; allowing for future expansion of the Grade II* asset if required;
- The proposed development has little no direct physical impacts on the adjacent heritage asset;
- Any alteration to the Hope Mill façade and adjoining gate access facing the proposed development are to be described in more detail via a Listed Building Consent to confirm that they are sensitive and appropriate to the significance of the mill;
- The treatment of the proposed new buildings are sympathetic with the character of the mill;
- It was noted that the special historic and architectural interest provided by the listed buildings makes up their primary significance and from an initial early assessment this interest would be unaffected by the new development;
- The proposed elevations positively respond to the physical context of the existing buildings and respects the character of the local area in which it is situated.

The comments received above and throughout the design process have helped develop and shape the scheme into the form as presented by this application.









10.2 Public Consultation

COMMUNITY AND STAKEHOLDER CONSULTATION PROCESS

The community consultation process is discussed in detail in the Statement of Community Involvement. The process was managed by Font Comms, a specialist company, to ensure a constructive, thorough and comprehensive programme of engagement. The emerging designs were presented to the public, council and Design review panels at various stages of development.

There were also a number of meetings with the owner of the Grade II* listed Hope Mill. These meetings covered a number of topics such as the proposal to remove a roof spanning between Hope Mill and the Ancoats Works buildings and their ongoing access to the yard.

During the consultation process there were a number of comments received from the local community, these roughly broke down into 9 topics:

THE RETENTION OF THE EXISTING ANCOATS WORKS FACADE

On the whole the feedback from the public that the facade of the building is being retained has been very positive. An example of the type of comments received:
"It is great that the original facade is being retained, as it would have been a tragedy to lose such an important piece of heritage."

BUILDING HEIGHT AND DESIGN

The feedback on the design of the scheme has on the whole also been positive. The main concern for local residents was the height of the development. An example of the type of comments received:
"I live across the canal and am very worried that the development will overshadow our garden and block out the morning sunlight. There are also massive privacy issues involved here."

NEW HOMES TYPES AND TENURE OF HOUSING

The key comment that appeared to repeat in a lot of the public responses were in relation to affordable housing. Namely trying to understand if affordable housing will be provided and if not, why not. An example of the type of comments received:
"There is a good mix of housing types and sizes, although the lack of affordable housing does nothing to help the ongoing housing crisis."

PARKING PROVISION

There was a mix of comments on the idea of a zero parking development. Some understood and supported the idea of sustainable city centre living. But the majority of local residents expressed concerns that the new residents would still have cars and park them on the near by streets. An example of the type of comments received:
"There should be some parking provided or drop off bays at least."

EXPRESSIONS OF INTEREST IN THE DEVELOPMENT

There have been some expressions of interest in the project, both in potential purchasing of apartments, but also in the construction of the









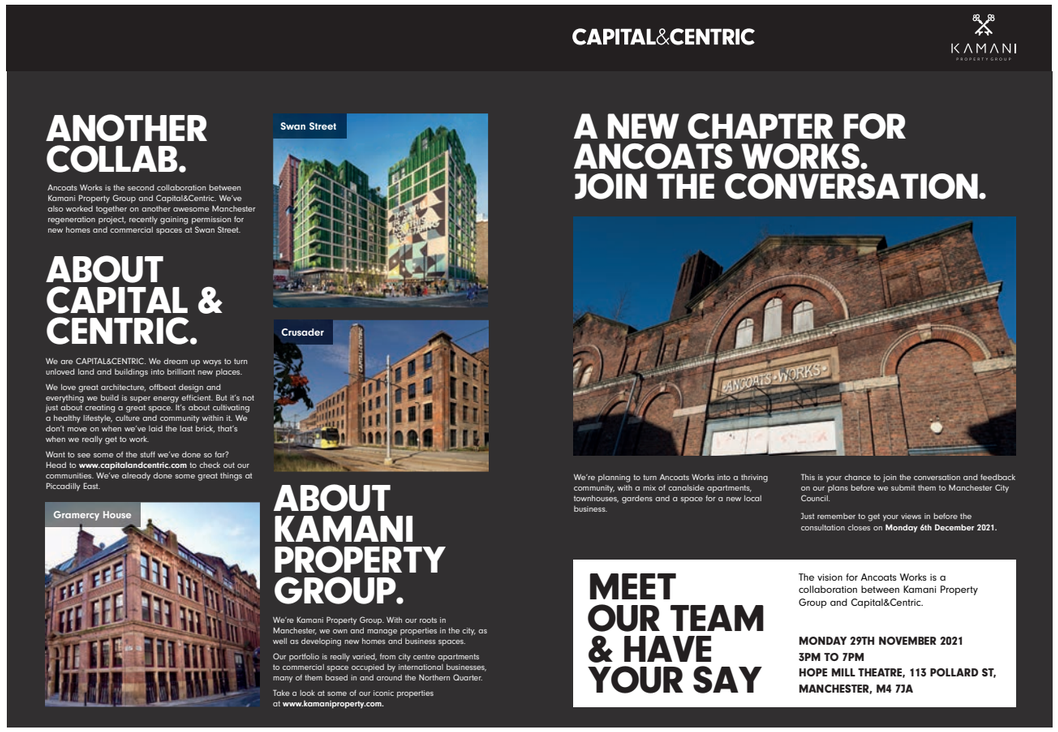
DEMOLITION OF PARTS OF THE EXISTING BUILDING
There have been several comments received on the demolition of the rear of Ancoats Works, the majority of these comments have expressing the desire to retain as much of the original building as possible, including the structure along the canal. An example of the type of comments received:
"Save the rear of the mill and incorporate into new plans."

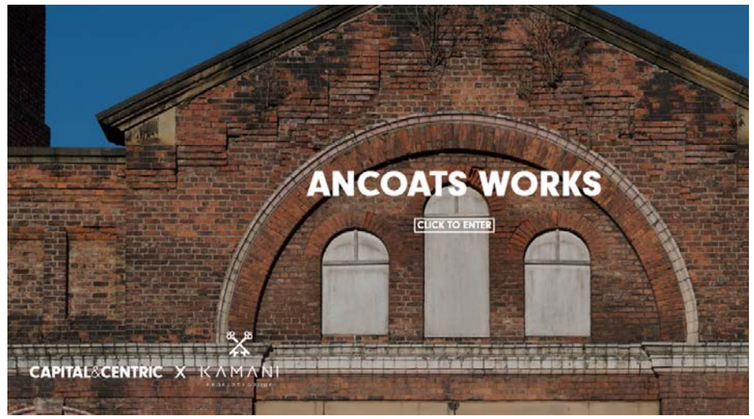
GARDENS AND GREEN SPACES
The comments received so far have been mainly positive and welcome the new gardens and green spaces along the canal. An example of the type of comments received:
"It is a pity that the remaining canal side gable cannot be retained, but appreciate that it is past the point of repair. The planting will really improve the appearance of the area from the canal tow path."

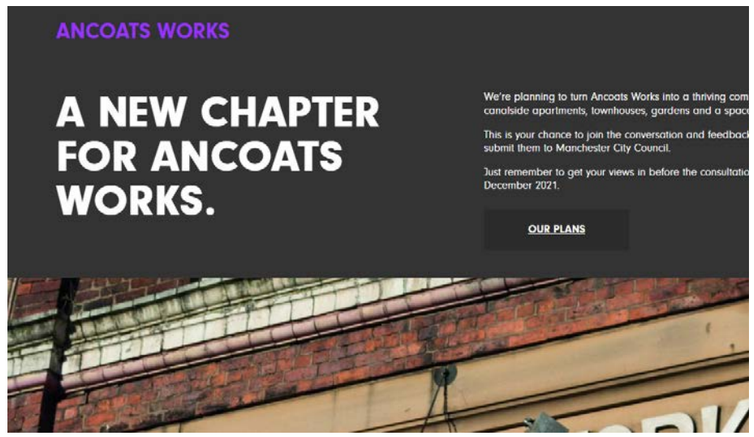
COMMUNITY FACILITIES
The vast majority of the comments support the idea of a new commercial/ community facility on the corner of Carruthers and Pollard Street. An example of the type of comments received:
"Cafe and shop will be very welcome. Whatever you do needs to have style and fits within the area. A small retail outlet, independent business."

CONSTRUCTION
There were a small number of concerns in relation to the noise and disruption caused during the construction phase of the project.

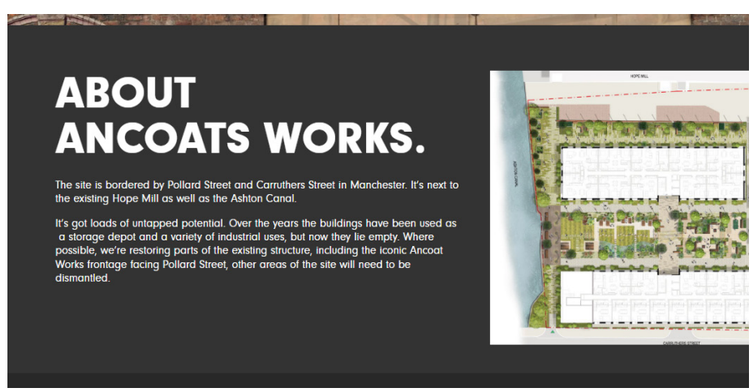
For a full breakdown of the comments received in each topic and the applicants response, please refer to Font Comms Consultation Report.











ENVIRONMENTAL DESIGN + SUSTAINABILITY //

11



11.1 Energy + Sustainability

The following is a summary of the MEP services provision and Part L considerations in respect of the proposed development at Pollard Street, Manchester.

The proposed development at the Ancoats Works site has been accessed against the relevant climate change and sustainability policies and targets, as outlined within: the Manchester City Council Core Strategy (July 2012), Our Manchester Strategy, Manchester: A Certain Future and The Zero Carbon Framework, through the following of the energy hierarchy, the modelling of apartments in the FSAP 2012 software and addressing all aspects of a sustainable development. In addition, the proposal has been assessed against national sustainable design definitions to determine how it can be classified. As part of this process, the development was designed with a fabric first approach; with U-values, design air permeability and ventilation targets all aspiring to Passive House design standards and therefore significantly exceeding Building Regulations Part L 2013 standards. Following on from this, efficient MVHR systems were proposed for each apartment and house, to further reduce the total energy demands whilst simultaneously providing each dwelling with healthy internal environments. This approach demonstrates a holistic low energy design concept, involving very low limiting values and thus led to high-energy performance targets and being defined as a low carbon development.

Furthermore, an LZC feasibility assessment was carried out, with all suitable technologies investigated for their suitability to the site and development. The assessment determined that a 50.0kWp system can be proposed at this stage, which would equate to 148No panels and would provide an additional 8.5% reduction in carbon emissions over the residual emissions: bringing the total carbon reduction t 16.6%, when using SAP 9.0 carbon factors. However, this reduction rises further to 38.1% and 62.4% when using SAP 10 and 10.1 carbon factors. In addition to this renewable technology provision, the development can also be defined as carbon neutral because it will have net zero carbon emissions. This is to be achieved by obtaining all the energy used on site from a 100% renewable energy electricity supply provider.

The development will also be adapting to climate change by incorporating sustainable drainage measures into the design, protecting existing ecology, enhancing biodiversity where possible and providing cycle storage provision to residents.
In addition to the following of the energy hierarchy through the efficient design and renewable technology measures mentioned and meeting all relevant Manchester City Council carbon targets the proposal will include a large number of sustainability measures throughout construction and once completed, which will contribute heavily to the development's sustainability performance and accord with the requirements of the NPPF. The key measures to be included and therefore can be taken from this report include:

• The proposal sits within Flood Risk Zone 1 and therefore has minimal to no risk of flooding.

• A SUDs strategy will be produced to outline all measures to be incorporated that will ensure any additional surface water is collected, treated and removed.

• The development will incorporate green infrastructure in the form of extensive planting involving hedges, trees, sedum/green roofs and ornamental planting that will instil a sense of well-being whilst also assisting with offsetting carbon dioxide and balancing local temperatures through evapotranspiration.

• Internal water efficiency will be prioritised by ensuring that efficient water fixtures are proposed so that each dwelling achieves less than 110L per person per day and 'A' rated appliances will be specified where possible.

• Waste minimisation will be targeted from throughout construction and occupational phase. It is targeted that at least 90% of construction waste will be diverted from landfill. Whilst triseparator refuse shoots will be installed on each floor to promote recycling.

• In addition to targeting Secure by Design accreditation through adoption crime prevention measures, the site layout promotes busy spaces and routes and facilitates natural surveillance. These will therefore reduce the fear of crime and subsequently improving mental health of residents, visitors and workers.

• Prioritising reusing existing materials and locally sourced materials for construction to reduce waste and transportation to landfill in addition and promote a low embodied carbon development.

• When new materials are specified that are not locally attainable then only those that score well on the BRE: The Green Guide to Specification are to be used; to further encourage the use of sustainable materials and reductions in embodied carbon.

• The buildings will have a daylight and sunlight analysis carried out and will aim to achieve high pass rates. Additionally, highly efficient MVHR systems are being proposed to each flat individually to provide a continuous source of fresh air and maintain healthy indoor environments. These will promote healthy housing and subsequently boost physical and mental well-being of residents.

• The proximity of the Manchester City Centre to the proposed site is highly sustainable in terms of transport as it is near a number of bus stops and to the New Islington Metrolink station.

• The development will also include significant cycle storage provision.

As a result of all the above, the proposed sustainable design and energy strategy allows the development to comply with Manchester City Council's planning policy requirement and is in line with all targets put forward in their planning documents.

The diagram on the page opposite illustrates the range of different Sustainability strategies deployed through out the scheme.

Energy



1 Improved 'U' Values



2 Concrete frame



3 Solar Control Glass



4 Solar Hot Water



5 High Efficiency Heat Recovery



6 Kitchens of the Future



7 Interoperable building management system



8 High Efficiency Lighting



9 Mixed Mode Ventilation



10 Night Time Cooling



11 Light Sensors



12 Air Permeability



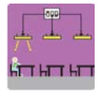
13 Thin Client



14 Orientation



15 Acoustic Absorption



16 Lighting Zones

Water



17 Low Water Use Fittings



18 Rainwater Harvesting



19 Leak Detection



20 Greywater Harvesting



21 Sustainable Urban Drainage Systems

Waste



22 Recycling Policy and Facilities



23 Composting

Landscape & Ecology



24 Low Maintenance Planting



25 Enhance Biodiversity



26 Outdoor Space



27 Allotments

Transport



28 Cyclist Facilities



29 Cyclist/Pedestrian Safety



30 Public Transport



CONCLUSION //

12


CAPITAL & CENTRIC / KAIMAN

12.1 A unique place proud of its heritage

The regeneration and development of Ancoats Works presents a rare opportunity to consider the repair of a piece of the city, and to create a distinctive and attractive neighbourhood with the enduring appeal to create a more liveable piece of city while acknowledging an industrial heritage that makes Manchester such a unique place to live and work.

Both the Kamani Property Group and Capital and Centric have been developing a vision for Ancoats Works in partnership with those who best know the place - local residents, key stakeholders and Manchester City Council. The result is a high quality unique environment connected by a beautiful open space, knitted seamlessly into its surrounding historical edges, with revitalised existing buildings that will create a varied offer in home and private amenity typologies which offer both individuality and character.

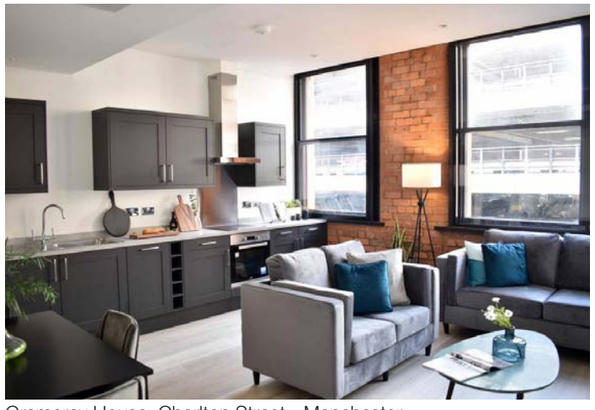
Analysis identified the site as an underutilised parcel of brownfield land in an urban location, with good access to public transport links. Investigation of the site context has acknowledged that the local area has a rich history presenting a great opportunity to deliver an exemplar, high quality and sustainable residential-led scheme, with a mixture of landscaped spaces, housing typologies and a strong architectural style that addresses the unique characteristics of the site and surrounding area. A series of buildings have been proposed on site to respond to the differing individual context, a unifying architectural language of brick with feature metal cladding will be used in different ways to do this.

There is a great opportunity for the site to contribute, enhance and protect the industrial heritage of Ancoats Works. Our scheme is purposefully designed to encourage interaction among neighbours. Not only that but because we are designing and constructing to Fabric First approach, we are guaranteeing that everybody can benefit from the same high internal level of comfort, low fuel bills, and constant clean air as their neighbour. We want our community to be proud of their home and the area they live in, creating sustainable homes and communities, to provide the maximum benefit to our residents and future generations.

Responding to the existing character, identity and culture of Ancoats Works, the proposals make a positive contribution to the wider community by delivering high quality buildings which respect their surroundings, along with outstanding public realm. We believe that creating high quality environments, with active public realm and distinctive architecture, is essential to creating safe and desirable communities that make a positive and lasting contribution to neighbourhoods.

We want the characteristic of Ancoats industrial heritage, and sense of community where people looked after their neighbour to be reinforced with this development. The scheme aims to support family life and the individual health and well-being within its community by creating a safe and healthy environment that values privacy as well as sociability.

The regeneration of this incredible site offers a fantastic opportunity to transform and build on how communities developed in the past, creating a place where people naturally mix because they all access the central courtyard, play/socialise in a safe environment, walk to the shops, or grab the bus / tram to work.



Gramercy House, Chorlton Street - Manchester



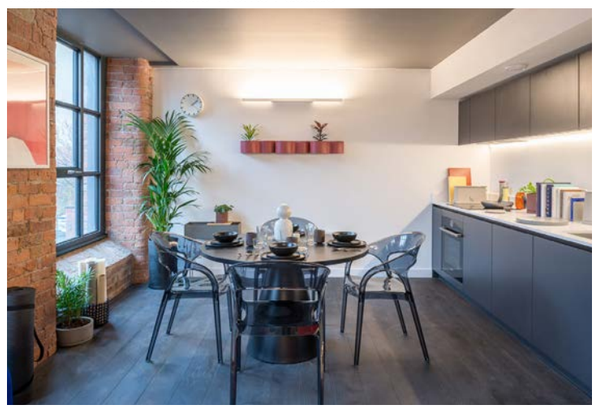
Green space at the heart of the community



Bank of England PH - Carruthers Street



Pollard Street - Ancoats Works Facade



Crusader - Piccadilly East



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