

DK-Architects

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Job Name:	X1 Eastbank
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1.0 Introduction

This report has been written on behalf of X1 Developments Ltd and X1 Lettings for the new apartment building located on Great Ancoats Street, Manchester with vehicular access at the rear of the site from Advent Way.

2.0 General Description

The development is a residential building containing 111 apartments with a mixture of 1 bedroom, 2 bedroom and 3 bedroom apartments. The ground floor of the apartment block contains a car park, gym, ancillary and service areas.

At the highest point of the building there are a total of 9 storeys including ground floor, however, the building steps up with a smaller footprint at the 7th and 8th floors.

3.0 The Site

3.1 Site Location

The site fronts onto Great Ancoats Street, Manchester with vehicular access at the rear of the site from Advent Way.

3.2 Accessibility and Connectivity

The scheme is well connected to the regional transport network being located on Great Ancoats Street, a major route into Manchester City Centre, and also connecting to the Mancunian Way (A57). The M602 and M60 can also be reached from the A57 to connect to the wider regional motorway network.

There are bus stops on Great Ancoats Street outside of the site with buses to Manchester City Centre, Glossop and Ashton Under Lyne. Manchester Piccadilly train station is half a mile from the site. Pedestrian access into the site is off Great Ancoats Street with vehicular access into the site taken from around the back of the building off Advent Way, a residential access road serving a number of apartment buildings.

3.3 Site Layout

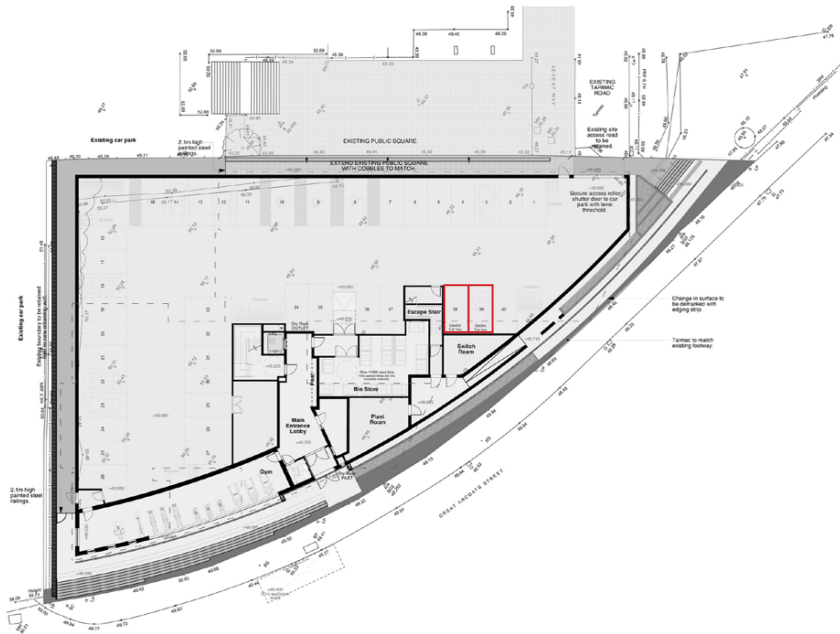
The buildings residential accommodation is arranged from First Floor to Eighth Floor around a series of roof spaces. The Ground Floor of the building occupies the majority of the site bounding onto Great Ancoats Street, Advent Way and a vacant site to the northwest and houses the car park, gym, office and plant. The car park is accessed from Advent Way to the rear of the building and the schemes principal entrance is located on Great Ancoats Street.

4.0 Mitigation Measures

4.1 Electric Cars

X1 Developments Ltd have purchased two Electric cars for X1 Eastbank. The use of these cars will be open to the residents of the building. The cars will be housed within the secure car park of the building where two electric charging points are provided in the location shown on the plan below.

The in-house car club is to be run and managed by X1 Lettings and details of how to make use of the cars sent to all residents.



4.2 Car Club

X1 Developments Ltd will provide new residents induction packs. These packs will include details of the Enterprise Car Club (which replaced the City Car Club).

X1 Developments Ltd will send regular email reminders about the Enterprise Car Club to residents to encourage residents to use the club.

4.3 Parking Permits

X1 Developments Ltd will make parking permits available on the adjacent car park adjoining the Ibis Hotel should they be required.

4.4 Monitoring

X1 Lettings have a dedicated staff member assigned to the building. They will be proactive in promoting and monitoring the above initiatives from initial occupation and then throughout the use of the development.

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