Statement of Community Engagement

Victoria House, Great Ancoats Street

November 2018

Turley

Contents

Executive Summary		i
1.	Introduction	1
2.	Policy framework	3
3.	Consultation	5
4.	Consultation feedback	11
5.	Applicant's response	14
6.	Conclusion	20
Appendix 1:	PlacesMatter! Design Review	
Appendix 2:	Stakeholder Email	
Appendix 3:	Information Leaflet	
Appendix 4:	Consultation website	
Appendix 5:	Exhibition banners	
Appendix 6:	Supplementary exhibition material	

Jack Boyce
jack.boyce@turley.co.uk

Client
Turley

Our reference
FORM3006

23 Nov 2018

Executive Summary

1. This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Forshaw Land and Property Group Ltd ("the Applicant"). The purpose of this document is to report the pre-application consultation activities undertaken by the Applicant for the residential-led development of Victoria House, Great Ancoats Street. This SCE also outlines the feedback received in response to this consultation.

2. The consultation period ran between October and November 2018 and during this time a number of consultation activities were undertaken. These activities informed key stakeholders and the local community surrounding the Proposed Development Site (PDS) of the plans. Consultees were offered a number of opportunities to find out more information and to provide their feedback.

3. Overall, a majority of the individuals who provided their feedback supported the Proposed Development and the wider investment in the regeneration of the area.

4. The level of support was measured by analysing the responses provided on the feedback forms available in the information leaflet, on the website and at the public exhibition.

5. Additional feedback was provided in the form of written comments. This feedback has been summarised, themed and responded to by the Applicant.

6. The Applicant also actively sought feedback from both Manchester City Council Planning and Regeneration services, through pre-application discussions, and PlacesMatter! Design Review, a voluntary and independent evaluation by a panel of architects and built environment specialists.

7. The SCE demonstrates that the Applicant undertook an appropriate level of consultation, informed by local and national policy guidance and which has identified support for the Proposed Development.

1. Introduction

1.1 This SCE has been prepared by Turley Strategic Communications on behalf of Forshaw Land and Property Group Ltd ("the Applicant"). It forms part of a planning application for full planning permission for a residential-led development at Victoria House, Great Ancoats Street.

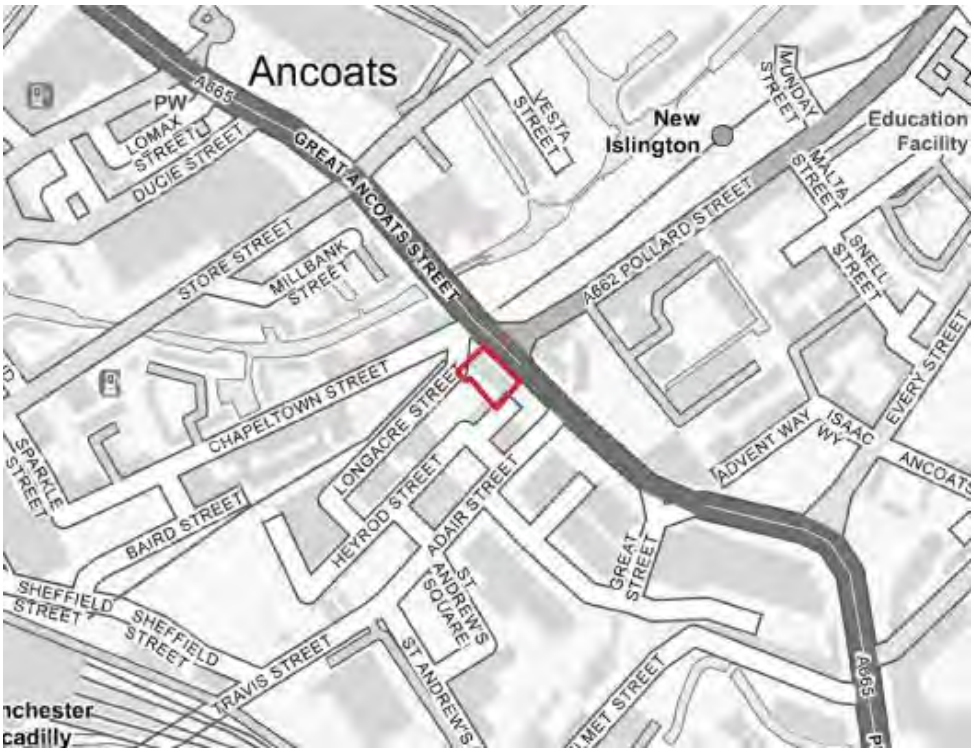
1.2 The full description of the development is:

"Demolition of existing buildings and erection of a residential tower (Use Class C3) with commercial space (Use Class A1, A2, A3, A4 and D1) associated shared amenity spaces, cycle parking, recycling and refuse bin storage, associated plant and public realm enhancements"

The site

1.3 The PDS currently consists of an industrial unit and service yard. It is located adjacent to Great Ancoats Street (A665), between Longacre Street and Adair Street. The PDS location is illustrated in **Figure 1.1** below.

Figure 1.1: PDS location



1.4 The PDS forms part of a wider regeneration area promoted by Manchester City Council (MCC). It is located within two Strategic Regeneration Frameworks (SRFs); the adopted The HS2 Manchester Piccadilly SRF and the emerging Portugal Street East SRF (PSE SRF). The PDS is also close to the draft Mayfield SRF area.

1.5 The proposals would see the existing outdated industrial buildings replaced with a high-quality residential-led development which is designed with the applicable SRFs in mind, overall positively contributing to the regeneration of a key city centre location.

The format of this SCE

1.6 This SCE provides a detailed overview of the pre-application consultation that the Applicant has undertaken with key stakeholders and the local community. Feedback was encouraged throughout this process and all feedback has been considered, analysed and responded to by the Applicant.

1.7 This SCE includes:

- An overview of the relevant national and local policy guidance provided to inform pre-application consultation;
- A summary of the stakeholder and community consultation activities that took place;
- An outline of the feedback and constructive comments received during the consultation feedback period; and
- The Applicant's response to the comments received.

2. Policy framework

2.1 The Applicant recognises that national planning policy places an emphasis on community consultation and stakeholder engagement as an important component of the planning application process.

2.2 The Government's policy on community involvement is set out at a national level in a number of documents including the National Planning Policy Framework (July 2018) ("the Framework") and the Planning and Compulsory Purchase Act (2004). Locally, MCC provides its own guidance on pre-application consultation within its Statement of Community Involvement (SCI), the refreshed version of which was adopted in June 2018.

National Guidance

National Planning Policy Framework (2018)

2.3 The Framework sets out that the planning system should be a collective enterprise with the purpose of helping deliver sustainable development. Paragraph 128 explains that applications that can demonstrate effective pre-application engagement should be favoured over those that cannot. The purpose is to better coordinate public and private resources and help identify issues that can be resolved at the pre-application stage. In addition, paragraph 39 states that as a result, the outcomes for the community are improved and the planning system is able to function more effectively and efficiently.

Local Guidance

Manchester City Council

2.4 The Planning and Compulsory Purchase Act (2004) requires local planning authorities to produce policy documents called Statements of Community Involvement (SCI) which set out their expectations for community consultation as part of development plan-making and during the planning application process.

2.5 MCC adopted a refreshed SCI in June 2018. The SCI explains that pre-application consultation is encouraged for developers whilst they are designing the scheme. The possible engagement methods outlined include:

- Producing a consultation website;
- Issuing letters;
- Issuing questionnaires;
- Holding exhibitions;
- Holding meetings; and
- Issuing leaflets.

2.6 Both national and local policy guidance was used to inform the consultation programme implemented by the Applicant for this development. The following sections of this document detail the consultation activities undertaken as part of this programme. The feedback received in response is also detailed and responded to by the Applicant.

3. Consultation

3.1 As well as considering policy, the PDS location and the surrounding community was reviewed and this informed the approach to consultation. It was considered that the most appropriate approach to engagement, to make sure that there was maximum opportunity for engagement in the process, should include a mix of activities. This involved a mix of printed material, a public event and access to the material online.

3.2 The pre-application consultation programme included a number of consultation activities in October and November 2018, including:

A. Pre-application discussions with MCC;

B. Places Matter! Design Review;

C. Stakeholder consultation;

D. Promotion;

E. Public exhibition; and

F. Public feedback channels.

3.3 A detailed summary of each of these activities is included in the remainder of this Chapter.

A. Pre-application discussions with Manchester City Council

3.4 The Applicant held pre-application meetings with Manchester City Council on Tuesday 5 June 2018, Tuesday 31 July 2018 and Monday, 29 October 2018. All meetings were attended by members of the Applicant's planning and design team and staff of Manchester City Council Planning and Regeneration services.

3.5 During these meetings, the Applicant and project team received feedback regarding the proposals. Feedback has been addressed and subsequently incorporated into the Proposed Development. In summary, feedback was received in the following themes: height, form and massing; place making; inclusion of active retail frontages; increase in amenities for residents; pedestrian access; and materiality. Further details of changes which occurred as a result of these meetings can be found in the design and access statement which will be submitted alongside the planning application.

3.6 The Applicant further liaised with Manchester City Council Planning and Regeneration services in October to discuss the proposed methods of community consultation for the application. The Applicant undertook these discussions to ensure the consultation strategy was supported by the Planning Officer. Engagement materials were sent to the planning officer for information before they were made public.

B. PlacesMatter! Design Review

3.7 PlacesMatter! Design Review is a voluntary, independent evaluation in which a panel of architects and built environment specialists assess the design of a proposal. The Applicant brought forward plans on Wednesday 14 November 2018 and undertook this review to ensure that the Proposed Development championed good design and contributed to and created a strong sense place.

3.8 On Friday 23 November 2018, PlacesMatter! provided their report of comments and recommendations. The report is included at **Appendix 1**. Items addressed within the report have been assessed and responded to within the Design and Access Statement.

C. Stakeholder consultation;

3.9 Key local stakeholders were identified and contacted via email or post to notify them of the proposed plans. The identified stakeholders are included in **Table 3.1** below.

Table 3.1: Identified stakeholders

Stakeholders	
Cllr Adele Douglas Cllr Jon-Connor Lyons Cllr Sam Wheeler	Piccadilly ward councillors
Cllr Majid Dar Cllr Emma Taylor Cllr Rosa Battle	Ancoats and Beswick Ward councillors (Neighbouring ward councillors)
Lucy Powell MP	Member of Parliament for Manchester Central
Richard Topliss	Chairman, The Growth Company
Clive Memmott	Chief Executive, Greater Manchester Chamber of Commerce
Mike Blackburn OBE	Chair, Greater Manchester LEP

3.10 The email and letter contained an introduction to the Proposed Development, details of the SRFs covering the PDS, and details of the public exhibition event. Local councillors and the Member of Parliament were offered a briefing on the Proposed Development.

3.11 A copy of the email is included at **Appendix 2.**

3.12 An additional email was sent on Wednesday 7 November 2018, the day before the public exhibition, to remind the stakeholders that the event was taking place. This email reaffirmed our commitment to engaging with key stakeholders, and advised that exhibition banners would be available on the consultation website after the event.

D. Promotion

Leaflet distribution

3.13 To advertise the Proposed Development and the consultation, an information leaflet was distributed to properties within a close proximity of the PDS. The leaflets were distributed on Wednesday 31 October 2018 to c.1250 properties. The address area is shaded in blue at **Figure 3.1** below.

Figure 3.1: Leaflet distribution area



3.14 The information leaflet provided an introduction to the Proposed Development, including:

- Details of the PDS location;
- An overview of the Proposed Development;
- An introduction to Forshaw Land and Property Group;
- Details of the plans for the wider area;
- An overview of the identified local housing need;
- Details of the public exhibition;
- The contact details for the project team; and
- A Freepost tear-off feedback postcard.

3.15 A copy of the leaflet can be found at **Appendix 3.**

Consultation website

3.16 The consultation website provided a digital channel by which consultees could find out more information about the plans and submit their feedback. The website (http://www.victoriahouseconsultation.co.uk/) was launched on Wednesday 31 October 2018 to coincide with the delivery of the leaflets.

3.17 The website included the following information:

- Details of the Proposed Development;
- An introduction to the Applicant;
- Details of the PDS location;
- An overview of the plans for the wider area;
- An introduction to the need for homes in the area;
- Details on the public exhibition;
- An online feedback form;
- A copy of the exhibition banners (uploaded after the exhibition had taken place); and
- The contact channels for the project team.

3.18 Between Wednesday 31 October 2018 and Thursday 22 November 2018, a total of 415 individuals visited the website.

3.19 A copy of the website content is included at **Appendix 4.**

E. Public exhibition

3.20 A public exhibition took place on Thursday 8 November 2018 at Lobby Café, Ibis Budget, 2 Pollard St, Manchester, M4 7DB, between 15.00 – 19.30pm.

3.21 This location was chosen as it is situated opposite the PDS.

3.22 The exhibition started in the afternoon and ran into the evening to ensure the plans were accessible to residents with a variety schedules.

3.23 There were 12 visitors to the exhibition.

3.24 At the exhibition, the Applicant and project team were available to answer questions about the Proposed Development.

3.25 A series of exhibition banners were displayed containing the following information:

- An introduction to the Applicant;
- Details of the PDS location including details of the relevant SRFs;

- An introduction to the need for good-quality homes in the area;
- Details of the Proposed Development and design;
- An introduction to the separate public realm plans for the area that the Applicant will be financially contributing to;
- Details of the next steps for the application including a call for feedback on the plans; and
- The contact channels for the project team.

3.26 A copy of the exhibition banners can be found at **Appendix 5**.

3.27 In addition to the banners, supplementary materials were also provided to help better inform attendees. These included details of the emerging PSE SRF and details of the materiality of the building found at **Appendix 6.**

3.28 Feedback forms were provided and attendees were encouraged to complete them.

3.29 Photographs from the exhibition are included in **Figure 3.2** below.

Figure 3.2: Photographs from the public exhibition







Public feedback channels

3.30 To ensure residents and stakeholders had the opportunity to provide their feedback on the plans and contact the project team with any queries, feedback and contact channels were live during the consultation period. These channels included:

- A feedback form included in the information leaflet, at the exhibition event and on the website;
- A dedicated email address;
- A Freephone community line; and
- A Freepost address.

3.31 The feedback period was open from Wednesday 31 October 2018 to Thursday 22 November 2018. This gave respondents a considerable amount of time to register their feedback. A summary of this feedback follows in **Section 4**.

4. Consultation feedback

4.1 This section of the report provides a summary of the feedback received during the consultation feedback period for the Proposed Development.

4.2 During the consultation period, a total of 20 pieces of feedback were received. A summary of the feedback received per format is included in **Table 4.1** below.

Table 4.1: Feedback received per format

Format	Total
Feedback postcards	8
Online forms	5
Event forms	7
Total	**20**

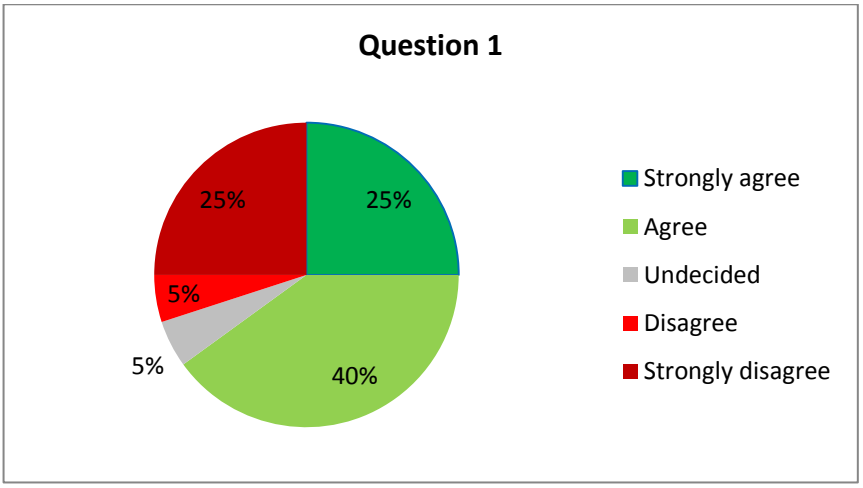
4.3 The feedback postcard, online form and event form all asked the same questions. These asked respondents to determine strength of feeling for the Proposed Development using a Likert Scale.

4.4 A summary of the responses to the questions is included below.

Question 1: The proposed mix of homes meets the required housing needs of the area.

4.5 Of the 20 respondents the majority felt that the proposed mix of houses meets the housing needs of the area, as 13 of the 20 (65%) either agreed or strongly agreed with the statement. This is outlined in **Figure 4.1** below.

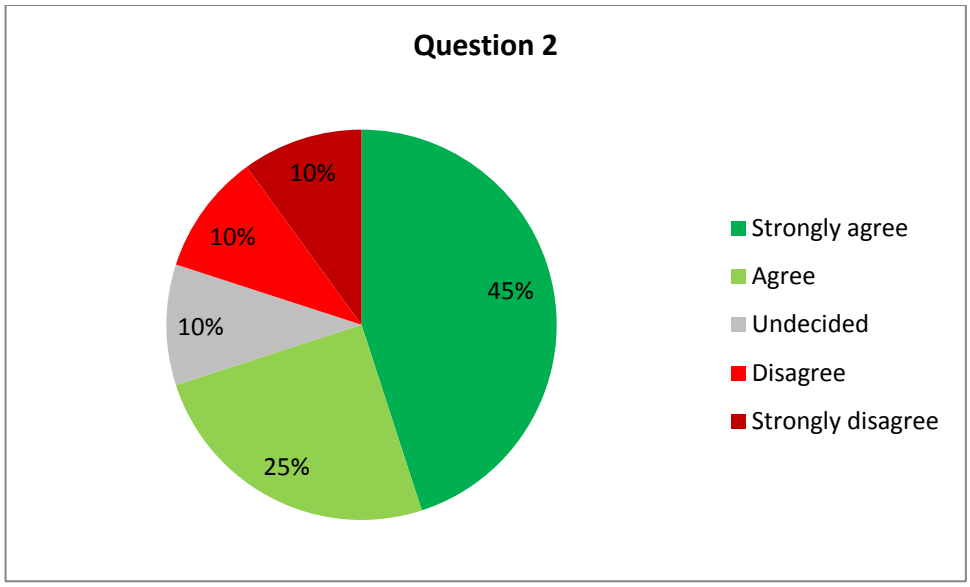
Figure 4.1: Response to Question 1



Question 2: I support the proposed investment in the wider regeneration of the area.

4.6 Of the 20 individuals who responded to this question, the majority of respondents support the proposed investment in the wider regeneration of the area, as 14 of the 20 (70%) either agreed or strongly agreed with the statement. This is outlined at **Figure 4.2** below.

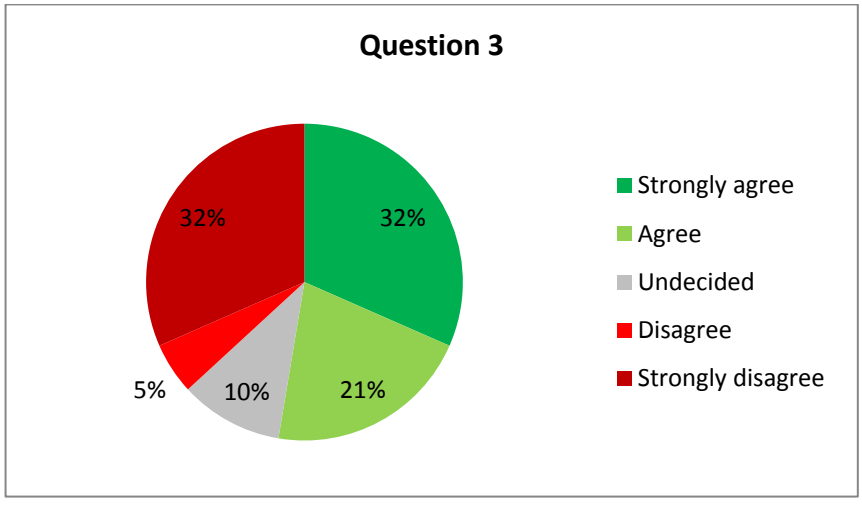
Figure 4.2: Response to Question 2



Question 3: I support the proposals for Victoria House

4.7 Of the 19 individuals who responded to this question, the majority of respondents support the proposals for Victoria House, as 10 of the 19 (53%) either agreed or strongly agreed with the statement. This is outlined at **Figure 4.3** below.

Figure 4.3: Response to Question 3

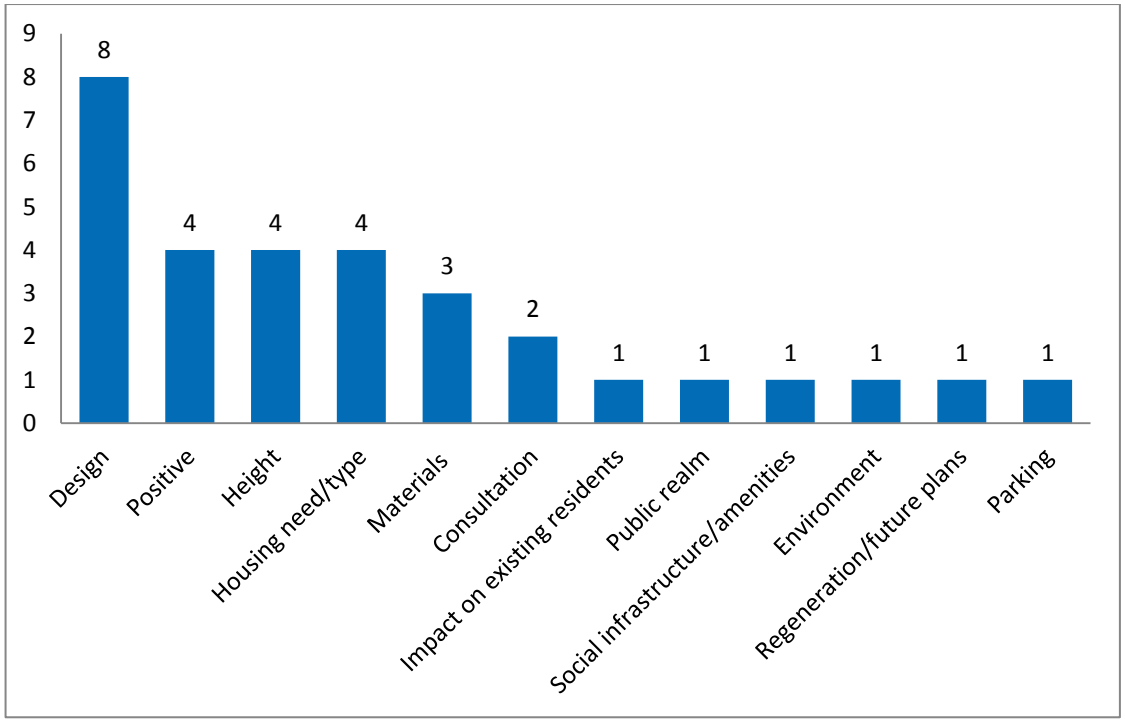


Comments on the Proposed Development

4.8 The fourth question asked respondents to provide any comments they had on the Proposed Development. Fifteen of the respondents provided comments on the Proposed Development.

4.9 A number of constructive comments and observations were received. These comments have been recorded and analysed and summarised into themes. The graph below at **Figure 4.4** illustrates the number of individuals who raised the theme.

Figure 4.4: Occurrences of themes



4.10 To summarise, the majority of individuals commented on the design of the scheme. The next most common themes were positive comments, comments regarding the building's height and the housing need in the area or type of housing proposed.

5. Applicant's response

5.1 All the comments received during the consultation have been analysed. The comments have been divided into themes and summarised for ease of reporting. The table below also includes the Applicant's response to the comment.

5.2 The positive comments have been omitted from the table below as they did not require a response from the Applicant.

Design

Representative comment	Applicant's response
The building is anonymous with no architectural quality. It looks the same as every other concrete block in Manchester.	The design has been carefully considered to both fit into the context of the area and provide a strong visual profile to contribute to the city's skyline. To ensure architectural quality the Applicant undertook PlacesMatter! Design Review. This is a voluntary, independent evaluation in which a panel of architects and built environment specialists assess the design of a proposal. As part of this they commented that the building 'presented an elegant solution' and 'is an appropriate and reasonable response to the site' The materials have also been carefully considered and been inspired by the historic buildings in the area.
The building does not create a sense of place.	Victoria House forms part of the PSE SRF masterplan. The SRF focusses on creating a new community neighbourhood and creating a sense of place. Victoria House has been carefully designed to contribute to the PSE SRF masterplan, and the wider creation of place in the area. Following the close of consultation the Applicant has made further improvements to enhance the proposals ability to create a sense of place. Further information on the improvements can be found within the design and access

	statement.
Please release further design elements.	Further design elements were made available at the exhibition and at victoriahouseconsultation.co.uk
It would be interesting to see a stepped tower to make the tower less bulky.	The Applicant has incorporated a stepped design to ensure that the building can make a positive contribution to the city skyline and to the emerging PSE SRF area. Comments received during the PlacesMatter! Design Review commented 'the Panel was very happy with this as an initial response to the site and commended your three-storey element and the way this allowed the building to "open up the sky"'. The stepped design has also allowed for a residential garden on the third storey providing valuable outdoor green space for residents.

Positive

Representative comment	Applicant's response
Smart scheme.	Noted
I do like the massing of the building.	Noted
Positive development for the area.	Noted
Such an important part of the city and been forgotten for too long. Great that someone is bringing this forward at long last.	Noted

Height

Representative comment	Applicant's response
The building is too tall.	The height of the building need to provide a strong visual profile on the city skyline and as a gateway development on the PSE SRF. Feedback received during pre-application discussions with Manchester City Council and the feedback received at PlacesMatter! Design Review both identified that the proposals could be

	taller.

Housing need/type

Representative comment	Applicant's response
The scheme proposes no social or affordable housing which is desperately needed in Manchester.	Victoria House will form part of the PSE SRF masterplan. The creation of a new neighbourhood and public realm improvements has been prioritised within this area. As a result of the significant financial contribution to local public realm by the Applicant there will be no contribution to affordable housing.
There are enough homes for young professionals already. Proper family homes are needed with 2-4 bedrooms.	A range of one, two and three bedroom homes are proposed for the PDS to cater for the diverse residential community in the area.
Will this be purely for short-term letting or sale to private home owners? This has an impact on whether the building will have a positive or negative influence on the area.	The intention of the Applicant is to put the apartments for sale to private occupiers.

Materials

Representative comment	Applicant's response
Most buildings in this area use a palette of greys and blacks. Bricks with colour such as red or green or brick patterns will fit in with the general aesthetic of the area which has a range of styles.	The materials and brick patterns identified have been informed by the surrounding brickwork buildings. Further information on the materiality and why the proposed palette has been used can be found within the Design and Access Statement
Maybe use a different material from brick to add some variety.	Contrast within the design will be provided by anodised aluminium rapid vents.
I am concerned that the light coloured brick will clash with other proposed buildings.	The colour has been chosen to provide a contrast with the existing red brick heritage in the area and to provide a lighter appearance against the skyline.

Consultation

Representative comment	Applicant's response
The information provided was limited.	Further information was provided at the exhibition and was subsequently added to the project website: www.victoriahouseconsultation.co.uk
The leaflet provided no photos of the current site and the picture of the proposed building is inaccurate as it ignores how it will look in the context of currently active building/renovation projects.	Further visuals were provided as part of the exhibition banners, including CGI images displaying the proposed building in context. These were added to the project website (www.victoriahouseconsultation.co.uk) following the exhibition.

Impact on existing residents

Representative comment	Applicant's response
The building will block out the sun and lower the property value of the homes in the local area.	The Applicant has undertaken a daylight, sunlight and overshadowing assessment for the Proposed Development. This assessment covers the buildings surrounding the site which have windows facing the PDS and can be found at Chapter 19 of ES Volume 2. The assessment showed that no significant effects are expected on these properties as a result of the construction or completion of the building.

Public realm

Representative comment	Applicant's response
There needs to be more ground level green space.	Alongside other landowners within the PSE SRF, the Applicant will be making a significant financial contribution to the development of new public realm in the PSE SRF area. Included within these plans will be 'The Square' which will sit adjacent to the Proposed Development and which will include a pedestrian focussed area around a central lawn and planted trees. There will also be a communal park area to the south of the PSE SRF area

	(approximately 150m away from the PDS).

Social infrastructure/amenities

Representative comment	Applicant's response
I am concerned about the lack of amenities to go with the influx of residential accommodation. The area has a shortage of good schools, GP surgeries, dentists, child care facilities, public realm, parks and cycle parking. Will the building contribute to these amenities at all?	The PSE SRF refers to the PSE area as being a uniquely sustainable location. In terms of an assessment of the socio-economic effects of the development, this can be found in Chapter 20 of Environmental Statement (ES) Volume 2. The development would not have a significant impact on primary or secondary schools in the area. There are 8 primary schools and 1 high school within 2Km of the site. The assessment also found that, when capacity was considered as a whole, local primary and secondary schools have capacity for more pupils. There are 14 GP surgeries and health centres and 15 dentists within two miles of the development. As a result, there is significant access to healthcare services in the area. All GPs are accepting new patients, indicating that there is capacity. The Applicant, along with other landowners, will be providing parks and high quality public realm as part of the emerging PSE SRF area. Active ground floor uses will be provided within the building. These will provide important social amenities such as retail or food and drink facilities. There are plans for 158 cycle parking spaces to ensure each new apartment has a space.

Environment

Representative comment	Applicant's response
What are your environmental aspirations with this building?	The Proposed Development will incorporate energy design measures to reduce energy demand and therefore CO_2 emissions. Active design measures include energy efficient lighting, efficient electric panel heaters, efficient hot water immersion cylinders, local heating control, enhanced pipework thermal insulation and energy metering. By providing cycle spaces for new residents, the development will actively encourage environmentally friendly travel and discourage the use of cars.

Regeneration/future plans

Representative comment	Applicant's response
Please do not allow any building on the green, grassed belt of land between Pollard St and the Ashton Canal and Great Ancoats St.	The grassed belt of land between Pollard St and the Ashton Canal and Great Ancoats St isn't in the Applicants ownership and isn't relevant to this application.

Parking

Representative comment	Applicant's response
There needs to be parking provided.	In line with MCC's commitment to improving air quality and reducing car use car parking provision will not be appropriate. The PDS is in a sustainable location with strong transport links, and therefore it is not required. Further information regarding this can be found within the Transport Statement (Appendix 11.1 of ES Volume 4)

6. Conclusion

6.1 The Applicant has proactively sought to consult with the local community and stakeholders on the proposals for the scheme. The consultation activities undertaken by the Applicant were clearly informed by the local and national policy guidance relevant for the PDS.

6.2 The Applicant used a number of methods to ensure the wider community could view the Proposed Development and have a chance to comment, including:

- Contacting local stakeholders offering a briefing on the Proposed Development;
- Distributing an information leaflet to the local community providing details of the Proposed Development and the public exhibition;
- Creating a dedicated consultation website at http://www.victoriahouseconsultation.co.uk/ to provide information on the Proposed Development, the consultation and to provide a further opportunity to comment on the plans;
- Hosting a public exhibition close to the PDS to provide further information and offer an additional method to provide feedback; and
- Providing a number of channels including a dedicated email address, a Freepost address and a phone line.

6.3 These consultation activities played a part in generating the support demonstrated in the feedback on the Proposed Development.

6.4 To summarise, the Applicant considers that the pre-application consultation activities have been detailed, meaningful and timely.

Appendix 1: PlacesMatter! Design Review

PlacesMatter

Places Matter
RIBA North
21 Mann Island
Liverpool Waterfront
Liverpool L3 1BP

M +44 (0)7841 458 696
T +44 (0)151 703 0135
Richard.Tracey@placesmater.co.uk
www.architecture.com/placesmatter

Lyndon Forshaw
Forshaw Land and Property Group

By email

23 November 2018

Dear Lyndon,

Re: Residential Tower for the Forshaw Group by SimpsonHaugh
Great Ancoats Street – 14 November 2018 at Deloitte Manchester

Thank you for bringing this scheme to Places Matter Design Review and for giving a very clear presentation of your proposals, at a good stage in the design development.

The proposition is for a 23 Storey residential development comprising 1,2 and 3 bedroom apartments; residential garden; gym; dining room; cinema room; and, two commercial units at ground floor. The proposal is part of the redevelopment of the current light industrial space within the Portugal Street East SRF.

Design Review

The Panel felt that the proposal – three storey podium and tower – presented an elegant solution that gives a good proportion of the site to the sky. The relationship of the development to the major road is an appropriate and reasonable response to the site.

There is however a need to ensure that the landscape scheme is thoroughly appropriate and there is some merit in the notion that architecture should be part of the landscape in terms of materiality. The Panel raised strong questions about the “what is the route” through this area.

The building seeks to reinforce the notion that the space between buildings is the route, yet you have chosen to provide the fire escape to the ancillary block at the centre of this route, occupying almost a third of the frontage. You were asked to consider the option of an arcade approach, akin to the Burlington Arcade in London, as a way of the building defining the route.

In discussion, it was agreed that the landscape as presented doesn’t suggest an entrance to the building and that the planters shown would block the route. You will seek to address these points by releasing the opportunity for more open frontage and considering the way through the building. At present the conversation seems focussed on the public square rather than the route and needs to be addressed by all parties within the SRF.

Places Matter
RIBA North
21 Mann Island
Liverpool Waterfront
Liverpool L3 1BP

M +44 (0)7841 458 696
T +44 (0)151 703 0135
Richard.Tracey@placesmater.co.uk
www.architecture.com/placesmatter

The recurring theme of the proposals within Portugal Street East is that there appears very little consideration by the City of how to connect people across the ring road and through this site to Piccadilly, as well as from this site back across to the Metrolink station. A super crossing needs to be considered by the Highways Authority. You need to be part of making this connection and then design your building to maximise its usage. Having now reviewed two buildings in this area it was the Panel's clear view that the landscape scheme should be brought to Design Review before further proposals emerge.

The 'notch' to the building corner fronting the square was consider to be a "sweet move" if it truly works for you and the internal layout. However, this does seem a little at odds with the otherwise excellent and mathematically ordered envelope. In interrogating the internal layout the effect of the 'notch' is to reduce circulation space in a number of the apartments and create lighter lounge areas in some 2-bed units than you have in some 1-bed units.

The impact of the big gesture also affects the ground floor layout; with the bin stores in what should perhaps be a more active space. You were asked to reconsider this, or perhaps starting the 'notch' at third floor level to allow for a more regular and organised ground floor arrangement, or by flipping the arrangements.

The very generous cycle stores were supported in principle, but you must ensure that as these are on a very prominent corner that they do not create a sense of dead frontage and you might consider glazing them or otherwise making them a more interesting feature in some way.

The Panel applauded the decision not to go for a slab building on this site and noted that if at appraisal the building needs to be taller, then there was no issue in that being explored. As the building will be visible from the trains approaching Piccadilly you should explore the long view both at its present height and to test any additional storeys.

In response to questions you noted that the building would have sprinklers and that the wind testing was underway. The columns to Great Ancoats Street were considered to be visually thin and you agreed to review the aesthetic of these in terms of size, shape and cladding. The Panel was clearly of the view that these need to be tactile and oversized and that you should make these an expression of the base storey or bring the tower to the ground.

The top storey was felt to be difficult to read. It somehow needs to feel that it is thinning and you must ensure that it is as elegant as you want it to be when viewed from distance. The visualisation is very good but this is not a detached point block and you were asked to add the massing shadows of the buildings and proposals surrounding the site.

The roof garden was supported but you need to consider this in far more details and share your ideas with the Landscape Architect for the public realm. The method for tree planting is a key issue, as soil depth will affect the ability of the trees to flourish if they are in raised planters and their positioning and species needs to relate to the uses proposed for the garden.

PlacesMatter

Places Matter
RIBA North
21 Mann Island
Liverpool Waterfront
Liverpool L3 1BP

M +44 (0)7841 458 696
T +44 (0)151 703 0135
Richard.Tracey@placesmater.co.uk
www.architecture.com/placesmatter

In summary, the Panel was very happy with this as an initial response to the site and commended your three-storey element and the way this allowed the building to “open up the sky”. The mathematics of the building was praised, but you might consider the effect of the ’notch’ and how this impacts on internal layout. The Panel also felt that this building could go taller if desired.

The conversation with the public realm Landscape Architect is needed as part of the future proofing strategy for the whole area and managing pedestrian flows and the correct routes through the site.

The Panel thanked you for your active participation in the review process. We have the option to offer Desk Review for returning schemes, once you have considered the outcome of this review and your subsequent discussions with the Planning Authority have been completed.

Yours sincerely



Richard Tracey
Design Review Manager

Cc: Phil Haigh - Forshaw Group
Hugh Taylor - Forshaw Group
Kate Newman - SimpsonHaugh
Suzanne Bowman - SimpsonHaugh
Ian Simpson - SimpsonHaugh
Elinor George - Turley
Stephen Bell - Turley
Dave Roscoe - Manchester City Council

Appendix 2: Stakeholder Email

Delivered by email on Tuesday 30 October 2018
To be sent to: Piccadilly and Ancoats and Beswick ward councillors, Lucy Powell MP

Dear [recipient]

VICTORIA HOUSE, GREAT ANCOATS STREET – INVITATION TO BRIEFING

I am writing to you on behalf of Forshaw Land and Property Group to introduce proposals for residential development on the site of Victoria House, Great Ancoats Street. This letter provides an overview of the proposed development and invites you to attend a briefing to discuss these plans in further detail.

Forshaw Land and Property Group have a strong track-record of residential developments in prime city centre locations with a focus on the Northern Powerhouse hotspots of Manchester and Salford Quays.

The site is located between Chapeltown Street, Longacre Street and Adair Street on Great Ancoats Street (A665). You can find the site's location on the plan attached. Proposals are for 158 high-quality, 1, 2 and 3 bedroom homes in an attractive 23 storey building with outdoor roof space and ground floor retail units.

The area in which the site is located is known as Portugal Street East. Portugal Street East is covered by an emerging Strategic Regeneration Framework which has been subject to consultation with a focus on creating a strong identity for the emerging neighbourhood and sense of community. Forshaw Land and Property Group; alongside other landowners in the area, will be providing a significant financial contribution to provide the area with new high quality and distinctive public realm.

As an important local stakeholder we invite you to attend a public exhibition on the proposals. At the exhibition, the current plans will be available and the opportunity to provide feedback. The exhibition will be publicised to local residents and interested parties in the coming days.

The exhibition is taking place on:

Date: Thursday 8 November 2018

Time: 15.00 – 19.30pm

Location: Lobby Café, Ibis Budget, 2 Pollard St, Manchester M4 7DB

I hope to welcome you at the exhibition. Should you prefer to attend a briefing on the proposals, please contact me by email: jack.boyce@turley.co.uk or call 0161 233 7676 to arrange a meeting at your convenience.

Thank you for taking the time to read our proposals. I look forward to hearing from you soon.

Yours sincerely

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD."

Posted on Tuesday 30 October 2018
To be sent to: Greater Manchester LEP, Manchester Chamber of Commerce, Manchester Growth Company.

Dear [recipient]

VICTORIA HOUSE, GREAT ANCOATS STREET

I am writing to you on behalf of Forshaw Land and Property Group to introduce proposals for residential development on the site of Victoria House, Great Ancoats Street. This letter provides an overview of the proposed development and invites you to attend a briefing to discuss these plans in further detail.

Forshaw Land and Property Group have a strong track-record of residential developments in prime city centre locations with a focus on the Northern Powerhouse hotspots of Manchester and Salford Quays.

The site is located between Chapeltown Street, Longacre Street and Adair Street on Great Ancoats Street (A665). You can find the site's location on the plan attached. Proposals are for 158 high-quality, 1, 2 and 3 bedroom homes in an attractive 23 storey building with outdoor roof space and ground floor retail units.

The area in which the site is located is known as Portugal Street East. Portugal Street East is covered by an emerging Strategic Regeneration Framework which has been subject to consultation with a focus on creating a strong identity for the emerging neighbourhood and sense of community. Forshaw Land and Property Group; alongside other landowners in the area, will be providing a significant financial contribution to provide the area with new high quality and distinctive public realm.

As an important local stakeholder we invite you to attend a public exhibition on the proposals. At the exhibition, the current plans will be available and the opportunity to provide feedback. The exhibition will be publicised to local residents and interested parties in the coming days.

The exhibition is taking place on:

Date: Thursday 8 November 2018

Time: 15.00 – 19.30pm

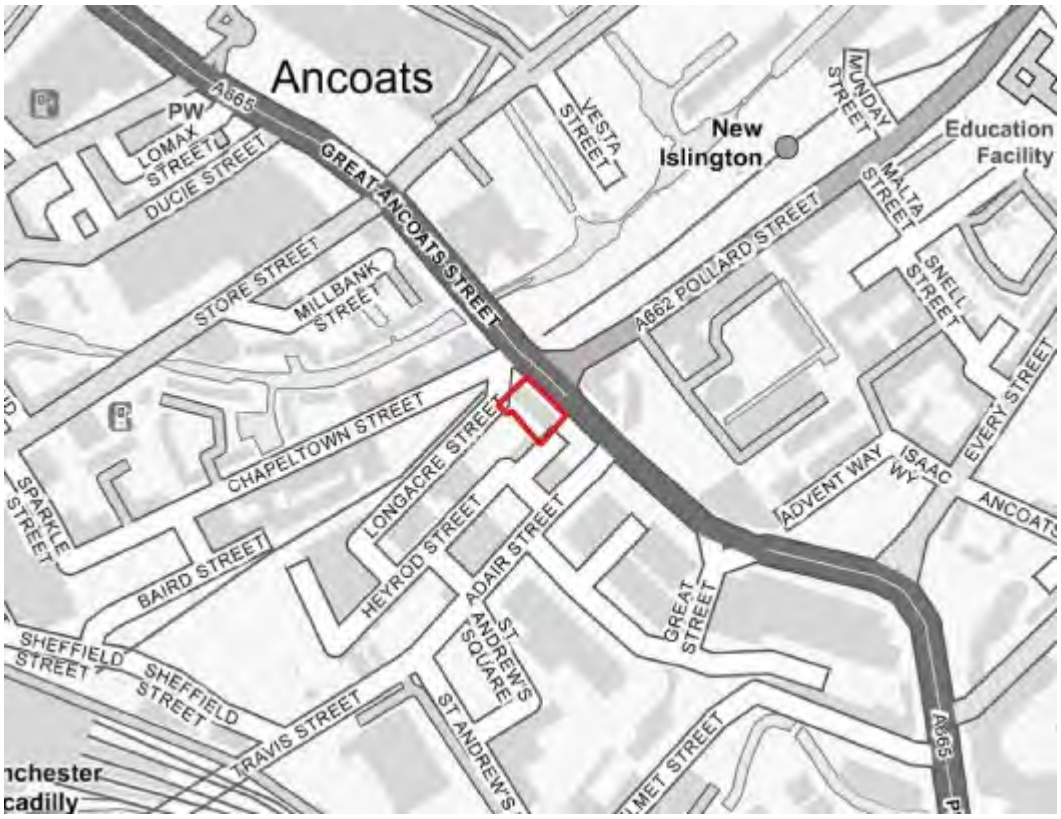
Location: Lobby Café, Ibis Budget, 2 Pollard St, Manchester M4 7DB

I hope to welcome you at the exhibition. Should you prefer to attend a briefing on the proposals, please contact me by email jack.boyce@turley.co.uk or call 0161 233 7676 to arrange a meeting at your convenience.

Thank you for taking the time to read our proposals. I look forward to hearing from you soon.

Yours sincerely

Site location plan



Appendix 3: Information Leaflet

Turley

Victoria House Consultation
Freepost RTEH-HCTJ-RRBK
Turley
1 New York Street
Manchester
M1 4HD

Why have I received this leaflet?

This leaflet has been sent to you to provide information on the development proposals for Victoria House, Great Ancoats St, Manchester.

We are in the process of preparing a planning application which will be submitted to Manchester City Council following public consultation.

Before we submit the application, we would like to hear your feedback on the emerging plans.

How can I find out more?

Public Exhibition

If you would like to see and comment on our plans, please visit us on:

Date: Thursday, 8th November 2018

Time: 15.00- 19.30

Venue: Lobby Café, Ibis Budget, 2 Pollard St, Manchester M4 7DB

Members of the development team will be available to answer your questions. You can also view and comment on the plans on our website by visiting:

www.victoriahouseconsultation.co.uk

Contact Us

If you would like to comment, please tear-off the feedback postcard and return to the Freepost address provided.

Alternatively, you can provide feedback in the following ways:

victoriahouseconsultation@turley.co.uk

08081688296

Please ensure all feedback is received by
Thursday, 22nd November 2018

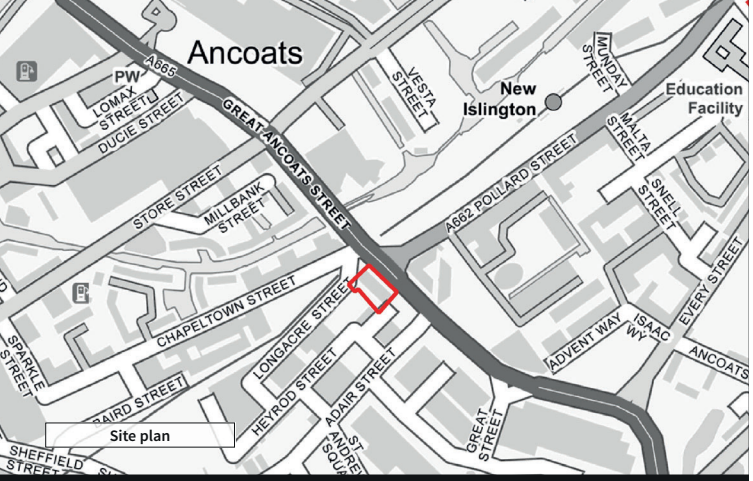
Victoria House, Great Ancoats St.

This leaflet has been sent to you on behalf of Forshaw Land and Property Group, who are preparing a planning application for the redevelopment of Victoria House. The proposed development will deliver 158 homes within a new vibrant mixed-use, pedestrian community.



forshaw.

simpsonhaugh



Where is the site?

The site is located between Chapeltown St/Longacre St and Adair St on Great Ancoats St (A665).

What are we proposing?

- Approximately 158, one, two and three bedroom homes contributing to the growing demand for well-located city centre apartments
- A high-quality replacement for the existing, outdated industrial buildings on the site by delivering a single 23-storey building with an initial 2-storey base to accommodate ground floor retail units with active frontages
- Attractive outdoor roof space and ground floor retail units set back from the road
- A significant physical and financial contribution to the wider regeneration of the area.

Who is Forshaw Land and Property Group?

We have half a century of property development experience, with a proven track record in producing residential real estate in prime city centre locations.

Our aim is to create homes worth living in by developing in sought-after locations, creating beautifully styled, furnished and finished apartments designed to create the perfect balance of convenience and comfort. We have produced a number of successful residential schemes in the North West including Alumni, a scheme with apartments formed from the conversion and extension of the historic St Michael's School in Ancoats.

What are the plans for the area?

Portugal Street East is covered by an emerging strategic regeneration framework. This is a document produced by Councils to provide a long term vision for the future development of a specific area. Manchester City Council consulted on this document in May and June 2017.

Forshaw Land and Property alongside other landowners, will be providing a significant financial contribution towards the regeneration of the area.

The plans for this area include:

- Developing a "sense of place" ~~for the area~~ through bold, distinctive proposals which includes significant investment in public realm.
- Achieving a sustainable mix of uses including residential development, short-term accommodation and retail.
- Enhancing the skyline through landmark developments.
- Providing the area with a sense of community by enhancing the local environment with new high-quality flowing public realm.

The need for homes

Between 2002 and 2015, the number of ~~the~~ people living in the centre of Manchester has risen by 149%, and demand for homes in the city centre continues to grow.

Building more homes is a priority across the country, but in key city centre areas this is even more important.

Manchester has transformed in recent years, and it is important that infrastructure is put in place so this can continue.

Leading thinktank, Centre for Cities, recently highlighted the city's transformation, and place it no.1 for growth, making it one of the UKs most attractive locations to live and work. It is vital that we continue to build homes to support the continued social and economic growth and improvement of the City.

Have your say

Please complete the form, and return the card. Please ensure that all comments are received by **Thursday, 22nd November 2018.**

1. The proposed mix of homes meets the required housing needs of the area.

Strongly agree	Agree	Undecided	Disagree	Strongly disagree
○	○	○	○	○

2. I support the proposed investment in the regeneration of the area

Strongly agree	Agree	Undecided	Disagree	Strongly disagree
○	○	○	○	○

3. I support the proposals for Victoria House

Strongly agree	Agree	Undecided	Disagree	Strongly disagree
○	○	○	○	○

4. Do you have any further comments?

Comments

Please provide your contact details:

Name:

Email:

Address:

Age:

The information you provide will be used only for the purposes of keeping you informed about the project and for understanding public opinion on the project. It will be stored securely until determination of the project. Following determination, this information will be deleted. Your information will be shared only with Forshaw Land and Property Group and Manchester City Council where there is a legal obligation to do so. It will not be forwarded on to a third party. You can contact us at any time to request the deletion of your information. Please contact us at victoriahouseconsultation@turley.co.uk

Appendix 4: Consultation website

forshaw.
simpsonhaugh

Victoria House, Great Ancoats Street.

What are the proposals?

We are proposing to build a new apartment building which will provide:

- Approximately 158, one, two and three bedroom homes contributing to the growing demand for well-located city centre apartments
- A high-quality replacement for the existing, outdated industrial buildings on the site by delivering a single 23-storey building with an initial 2-storey base to accomodate ground floor retail units with active frontages
- Attractive outdoor roof space and ground floor retail units set back from the road
- A significant physical and financial contribution to the wider regeneration of the area.

Who is Forshaw Land and Property Group?

Forshaw Land and Property Group have half a century of property development experience, with a proven track record in producing residential real estate in prime city centre locations.

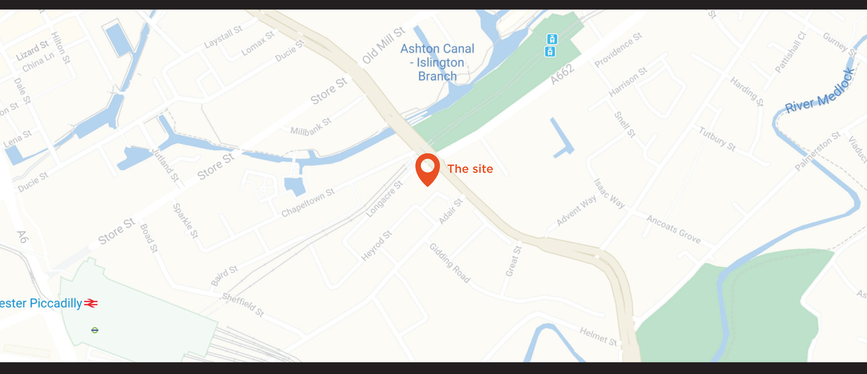
They create homes worth living in by developing in sought-after locations, creating beautifully styled, furnished and finished apartments designed to create the perfect balance of convenience and comfort.

Forshaw Land and Property Group have produced a number of successful residential schemes in the North West including Alumni, a scheme with apartments formed from the conversion and extension of the historic St Michael's School in Ancoats.

Where is the site located?

The site is located between Chapeltown, Longacre Street and Adair Street on Great Ancoats Street (A665).

The site location is illustrated below:



What are the plans for the area?

Portugal Street East is covered by an emerging strategic regeneration framework. This is a document produced by Councils to provide a long term vision for the future development of a specific area. Manchester City Council consulted on this document in May and June 2017.

Forshaw Land and Property Group alongside other landowners, will be providing a significant financial contribution towards the regeneration of the wider area.

The plans for this area include:

- Developing a "sense of place" through bold, distinctive proposals which includes significant investment in public realm
- Achieving a sustainable mix of uses including residential development, short-term accommodation and retail
- Enhancing the skyline through landmark developments
- Providing the area with a sense of community by enhancing the local environment with high-quality, flowing public realm.

The need for homes

Between 2002 and 2015, the number of people living in the centre of Manchester has risen by 149%, and demand for homes in the city centre continues to grow.

Building more homes is a priority across the country, but in key city centre areas this is even more important. Manchester has transformed in recent years, and it is important that infrastructure is put in place so this can continue.

Leading thinktank, Centre for Cities, recently highlighted the city's recent transformation, and place it no.1 for growth, making it one of the UKs most attractive locations to live and work. It is vital that we continue to build homes to support the continued social and economic growth and improvement of the City.



Indicative view of the proposed building

How can I find out more and provide my feedback?

You can find out more about our proposals by attending the public exhibition on:

Date: Thursday 8th November 2018

Time: 15.00 – 19.30pm

Venue: Lobby Café, Ibis Budget, 2 Pollard St, Manchester M4 7DB

You can provide your feedback on the proposals by filling out the feedback form available:

- At the public exhibition
- On the tear-off freepost leaflet slip
- By clicking **here** to fill in the online form

Please ensure that all feedback is received by **Thursday, 22nd November 2018**.

For further information please contact us using the details below:

victoriahouseconsultation@turley.co.uk

Freepost RTEH-HCTJ-RRBK, Turley, 1 New York Street, Manchester, M1 4HD

0808 168 8296

forshaw.
simpsonhaugh
Turley

Appendix 5: Exhibition banners

01

Introduction.

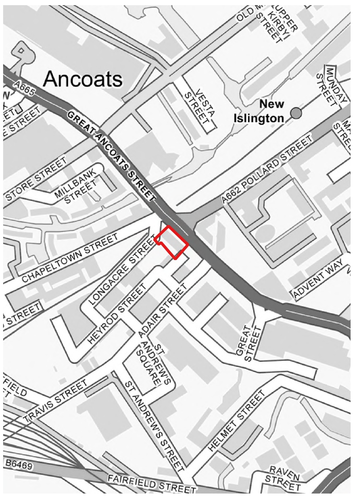
Forshaw Land and Property Group are preparing a planning application for the redevelopment of Victoria House. The proposed development will deliver 158 homes within a new vibrant, mixed-use community.

We are in the process of preparing a detailed planning application. Before we submit our application to Manchester City Council we would like to know what you think of our plans.

The emerging plans are on display here today and members of the project team are available to answer any questions. You will be able to view these exhibition banners on the consultation website: **www.victoriahouseconsultation.co.uk**



▲ Image of massing model showing emerging design, viewed from Ashton Canal Tow Path



▲ Site location

Who are Forshaw Land and Property Group?

Forshaw Land and Property Group are a family run property development company with fifty years' experience and a proven track record in producing residential real estate in Greater Manchester.

Recent residential schemes in Manchester city centre include Alumni, with included the careful conversion and extension of the historic St Michael's School in Ancoats into residential apartments.

www.victoriahouseconsultation.co.uk

forshaw.

simpsonhaugh

Turley

02

The site.

The site is located adjacent to Great Ancoats St (A665), between Longacre St and Adair St. The site forms part a wider regeneration area supported by Manchester City Council. It is well connected to several public transport hubs; close to the New Islington Metrolink station and Manchester Piccadilly.



▲ The site currently consists of an industrial unit and service yard

Contributing to the regeneration of the east of Manchester City Centre

Parts of Manchester City Centre are currently undergoing regeneration. With the imminent arrival of HS2, there is significant opportunity for much needed regeneration to the eastern side of the City Centre, close to Piccadilly station.

Manchester City Council has produced several planning policy documents called Strategic Regeneration Frameworks (SRFs), to provide a long term vision for the future development of an area and a coherent masterplanned approach to establish a sense of place and community within these emerging areas of the City.

The site is covered by two SRFs, the adopted HS2 Manchester Piccadilly SRF and the emerging Portugal Street East SRF. Both set out a number of principles to guide development in the area, looking to provide a well-designed and well connected neighbourhood with extensive public realm. The site is also close to the draft Mayfield SRF area that currently proposes a new city centre park in its draft form.

The need for good-quality homes in Manchester City Centre

Between 2002 and 2015, the number of people living in the centre of Manchester has risen by 149%, and demand for homes in the city centre continues to grow.

Building more homes is a priority across the country, but in key city centre areas this is even more important.

Leading thinktank, Centre for Cities, recently highlighted the City's transformation. They place Manchester as no.1 for growth, making it one of the UKs most attractive locations to live and work. It is vital that we continue to build homes to support the continued social and economic growth and improvement of the City.

03

The proposals.

The proposed development will deliver:

- A new 23 storey building in a well-connected city centre location
- 158 new homes to meet the growing demand for well-located city centre apartments
- A mix of one, two and three bedroom homes to cater for the City's diverse residential community
- Attractive communal roof space providing outdoor living space for residents
- A variety of residential amenities such as a gym, community room and dining areas
- Ground floor retail units set back from the road providing an attractive street frontage and new jobs in the area.
- A high-quality replacement for the existing, outdated industrial buildings on the site
- A car-free development with approximately 150 cycle spaces reinforcing Greater Manchester's commitment to improving green and blue infrastructure and air quality in the city centre
- A significant physical and financial contribution to the regeneration of the area, contributing to the creation of a new neighbourhood with high quality public realm



▲ Image of massing model for emerging design, viewed from Norton Street

04

The design.

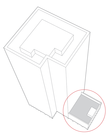
The design

The grid design has been developed to complement the size and shape of the building whilst taking into account the heritage of the surrounding buildings.





Image of massing model for emerging design, viewed from Great Ancoats Street



Outdoor space

The design incorporates a resident's garden on Level 2.

This will provide sweeping views over the city and outdoor green space for residents.

The height and massing

The proposed building will enhance the City's Skyline and deliver a landmark development.

Our proposals will make a positive visual contribution to the wider regeneration of the area.



Visual of proposed brickwork and materials

The materials

The design and materials identified have been informed by the surrounding brickwork buildings. The façade will be presented as an expressed brickwork grid.

Deep inset floor to ceiling windows with incorporated aluminium vents will maximise views and create natural ventilation. This will ensure that comfortable and contemporary living spaces are created as a result of the design.

Active frontages

Active ground floor uses fronting Great Ancoats Street and the new public square will help bring the site to life, boost the local economy and provide more local services.

Parking-free development

The site benefits from exceptional pedestrian connectivity and is well served by all modes of transport.

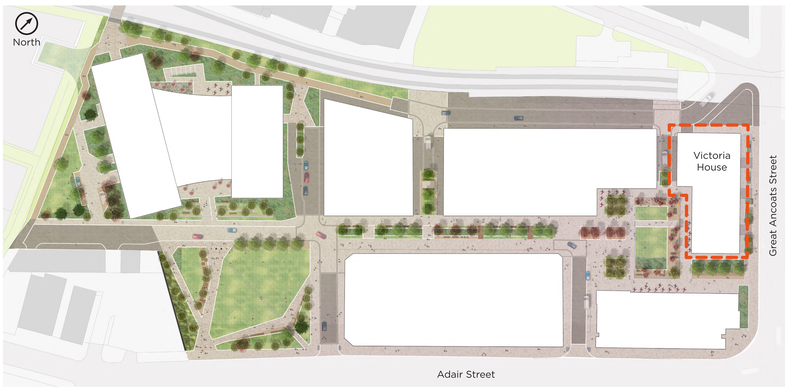
The New Islington metro-link tram stop is located 450m from the application site and Manchester Piccadilly railway station lies 1km to the south-west.

The arrival

The residential reception will provide access to both Great Ancoats Street and the proposed public square.

05

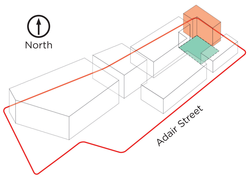
The area.



Portugal Street East SRF area masterplan

Alongside other landowners within the Portugal Street SRF area, Forshaw Land and Property Group, will be making a significant financial contribution to the development of new public realm in the Portugal Street East SRF area. This will be subject to a separate planning application made on behalf of the landowners in the area which has already been subject to public consultation. The development of the site makes an important contribution to this new residential city neighbourhood. This is demonstrated through the masterplanned approach to public space.

The new neighbourhood will have a flowing public realm between the street space and between the proposed development areas. Public realm is integral to the wider focus of the Portugal Street East emerging neighbourhood, and will create a visual identity for the area. As a result, materials, planting and design will be carefully considered. Community will be at the heart of the proposals and the future design. The emerging plans for the public space will focus on community collaboration and aim to create a range of uses and amenities for local people.

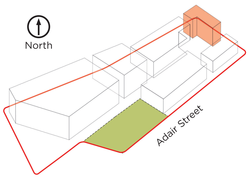


Plans for public realm within the Portugal Street East SRF area:

The Square

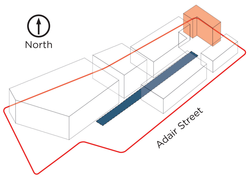
The Square will sit adjacent to Victoria House and will be the focus of public realm to the north of the neighbourhood.

It will be a vibrant pedestrian area focussing around a central lawn and planted trees. There will be seating for local residents to encourage a community feel, and it will be surrounded by active frontages.



The Green

The Green forms the central focus of the neighbourhood located to the south. It will act as a communal park with seating, natural play areas and provide a strong green focus for the emerging neighbourhood.



The Avenue

The Avenue will provide a green pedestrian route through the emerging neighbourhood. This will provide continuous public realm between the sites open spaces. It will be tree lined with additional seating, enhancing the community focus and flowing public realm throughout the whole site.

www.victoriahouseconsultation.co.uk

forshaw.

simpsonhaugh

Turley

06

Next steps.

All feedback received during this stage of pre-application consultation will be considered by the project team and Forshaw Land and Property Group to inform the preparation of the planning application.

There will be further opportunity to submit feedback through the Council's consultation once the planning application has been submitted.

We would be grateful if you would complete the feedback form available at this exhibition. We will be accepting feedback until **Thursday, 22nd November 2018**.

Alternatively, you can provide your feedback using the details below:



victoriahouseconsultation@turley.co.uk



Victoria House Consultation
Freepost RTEH-HCTJ-RRBK
Turley
1 New York Street
Manchester
M1 4HD



www.victoriahouseconsultation.co.uk



0808 168 8296

forshaw.
simpsonhaugh
Turley

Appendix 6: Supplementary exhibition material

simpsonhaugh

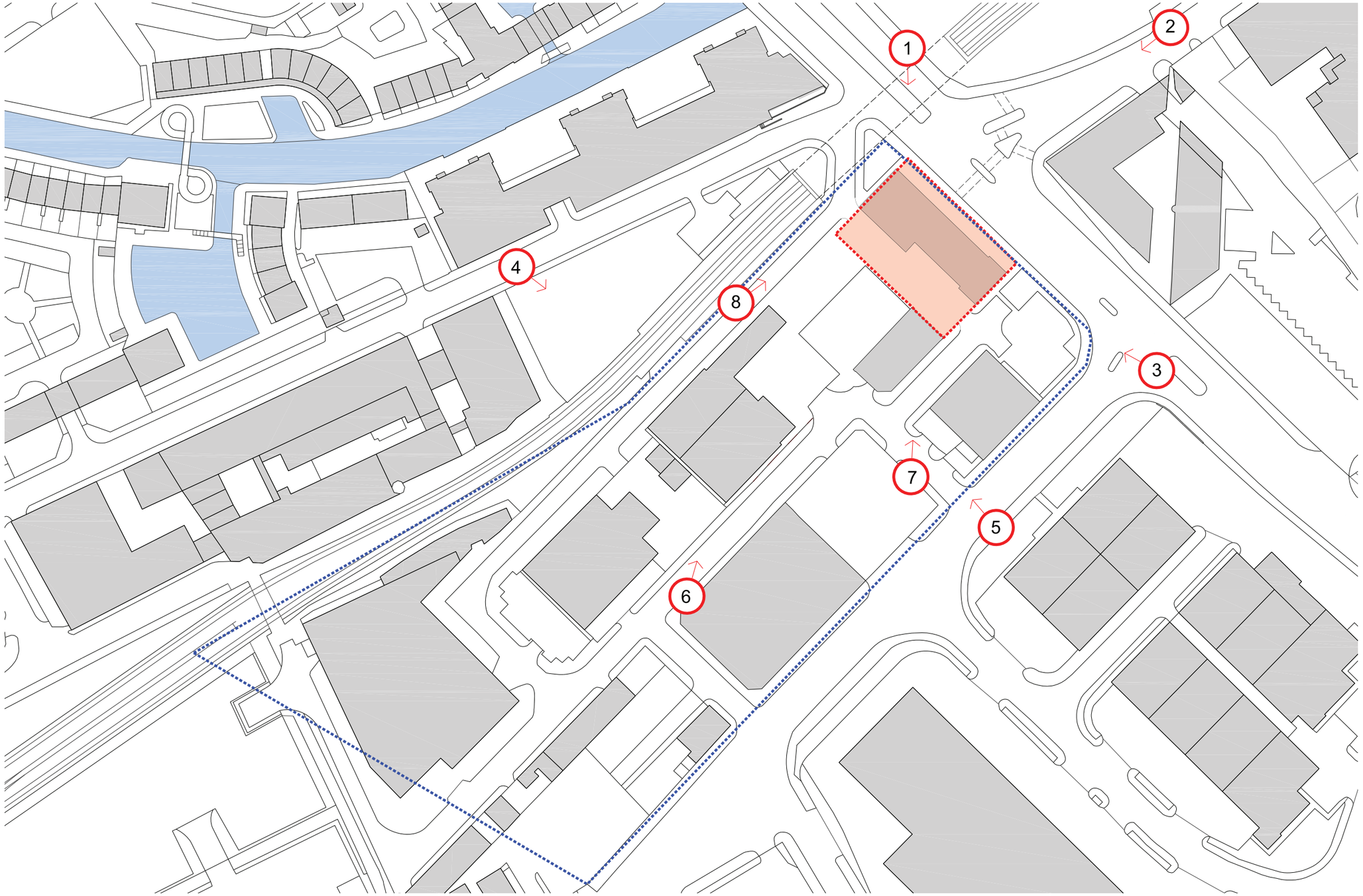
forshaw.

Victoria House – Manchester

CONCEPT PROPOSAL | NOVEMBER 2018

10122-SHP-RP-CP31 | REV 00

Victoria House - Background Information



SITE CONTEXT PLANS



1 Great Ancoats St looking South toward site



2 Pollard Street looking South West



3 Great Ancoats St / Adair St junction looking West



4 View from Chapel Town St looking East



5 Adair St down Norton St



6 Heyrod St looking North



7 Norton / Epworth St junction looking North



8 Longacre St looking North East



Pollard St



Longacre St



Longacre St



Heyrod St



Heyrod / Betley St



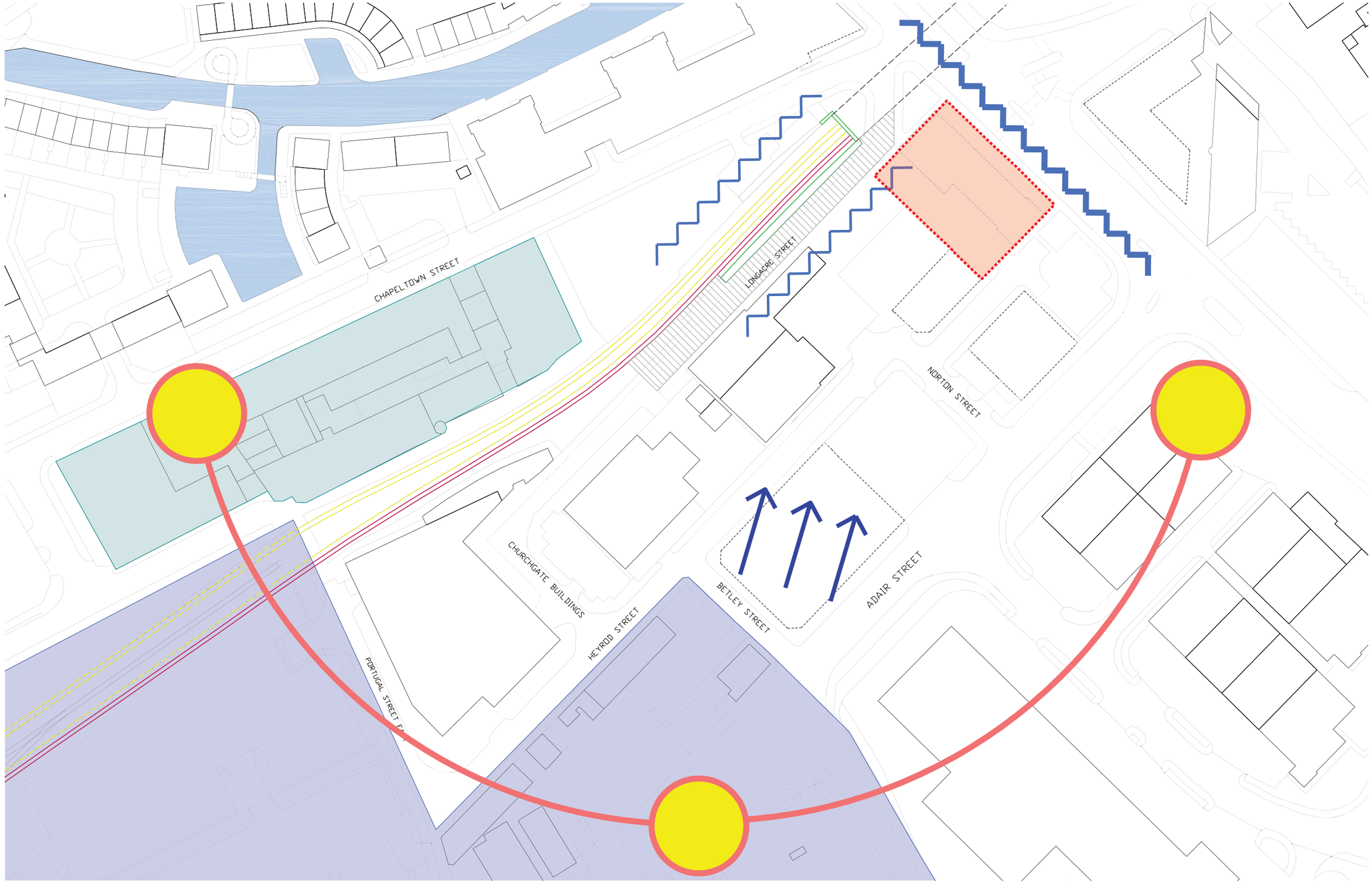
Gt Ancoats Rd



Epworth St

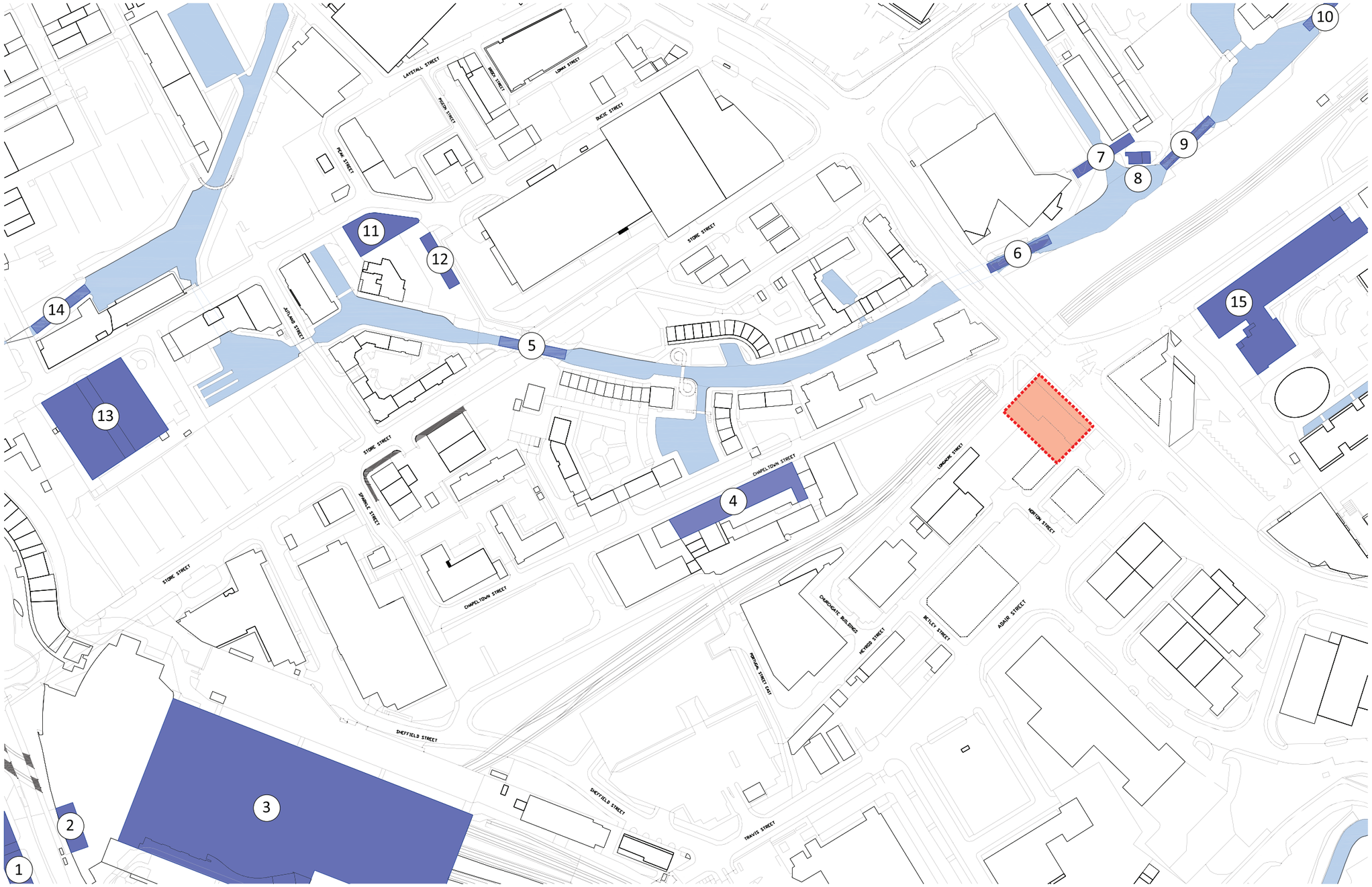


Church Gate Buildings



SITE ANALYSIS

- Sunpath
- Noise Impact
- Prevailing Wind
- Metrolink Tramway
- Metrolink Safety Clearance
- Existing Retaining Wall
- Road Width
- HS2 Safeguard
- Listed Building

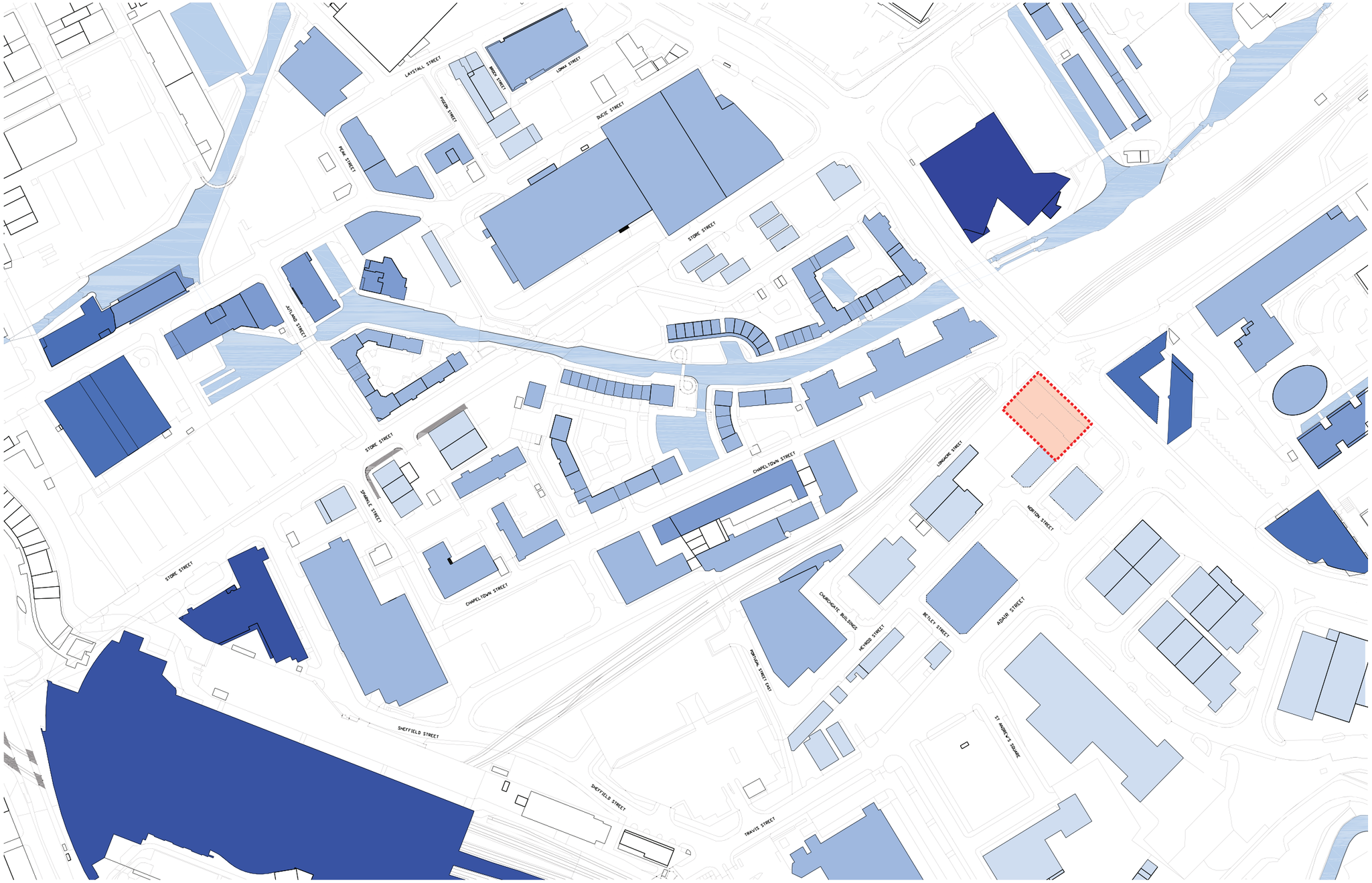


LISTED BUILDINGS

1. London Road Fire Station (Grade II*)
2. Former Goods Offices to Piccadilly Station (Grade II)
3. Train shed and undercroft at Manchester Piccadilly Station (Grade II)
4. Phoenix Works (Crusader Works) (Grade II)
5. Store Street Aqueduct (Grade II*)
6. Ashton Canal Lock Number 1 (Grade II)
7. Ashton Canal Towpath Bridge - Junction with Islington Branch Canal West of Lock 2 (Grade II)
8. Ashton Canal Lock Keepers Cottage - Lock 2 at Islington Branch Junction Basin (Grade II)
9. Ashton Canal Lock Number 2 off South End of Vesta Street (Grade II)
10. Ashton Canal Lock Number 3 on South Side of Ancoats Hospital (Grade II)
11. Former Junction Works at Paradise Wharf (Grade II)
12. Stable block to South East of Junction Works at Paradise Wharf (Grade II)
13. London Warehouse (Grade II)
14. Rochdale Canal Lock Number 84 (Dale Street Lock) (Grade II)
15. Cooperative Warehouse (Grade II)



BUILDING USES



BUILDING HEIGHTS





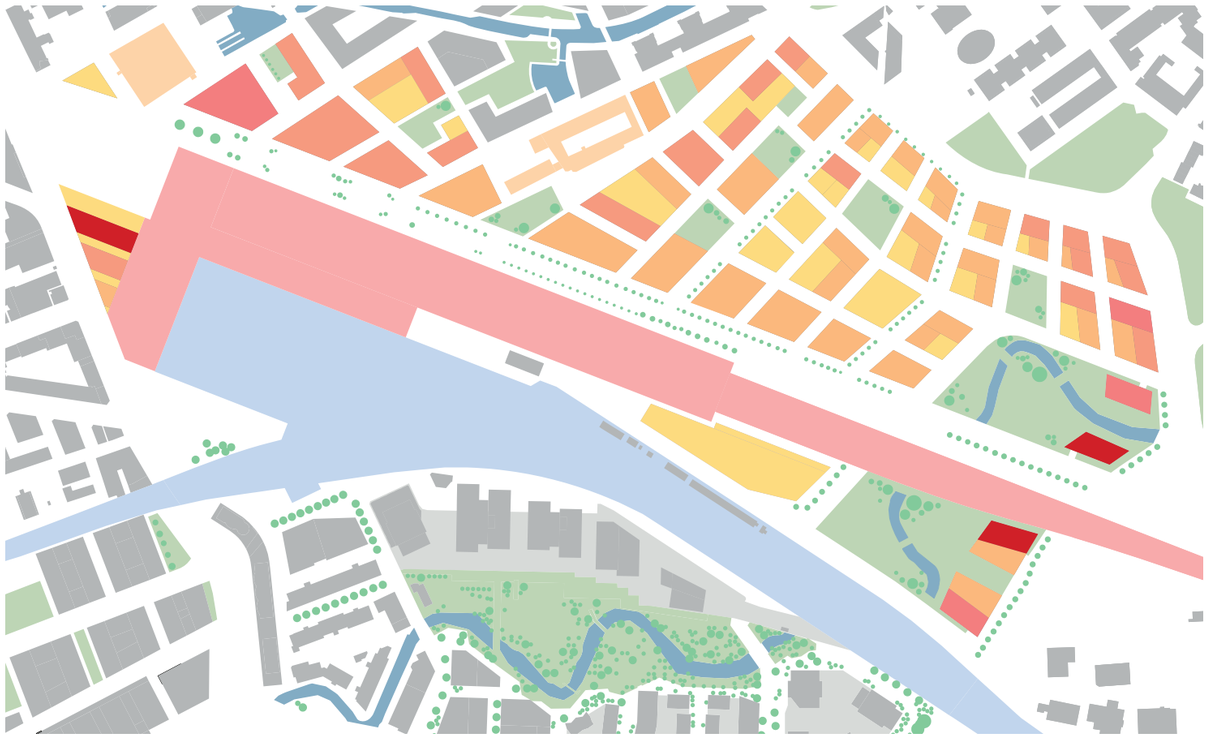
HS2 Manchester Piccadilly SRF (Adopted 2014)



SRF - Existing Urban Grain



SRF - Proposed Urban Grain

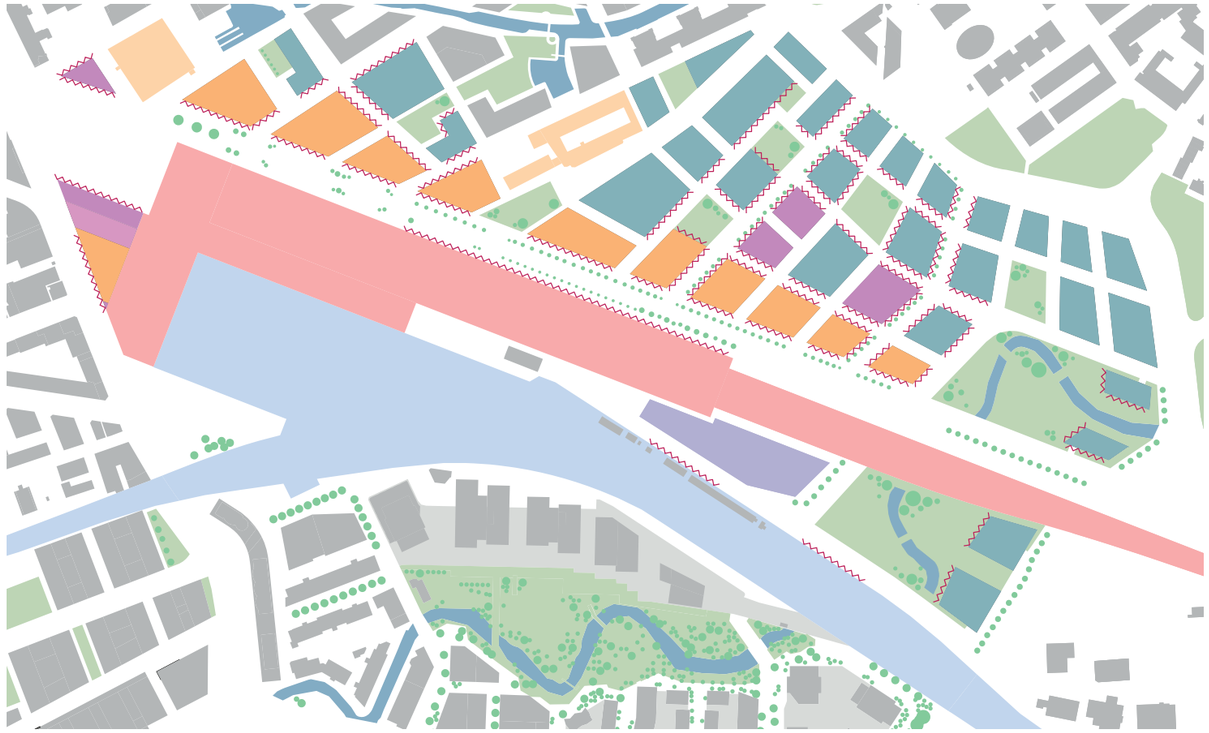


- Existing Buildings
- HS2 Station and Railway
- Existing Piccadilly Station and Railway
- Key Historic Buildings
- River Medlock & Canals
- Public Spaces
- Up to 7 Storeys
- 8 - 12 Storeys
- 13 - 20 Storeys
- Over 20 Storeys

SRF - Heights & Massing



Victoria House Site (Heights & Massing)
8 - 12 storeys to 13 - 20 storeys

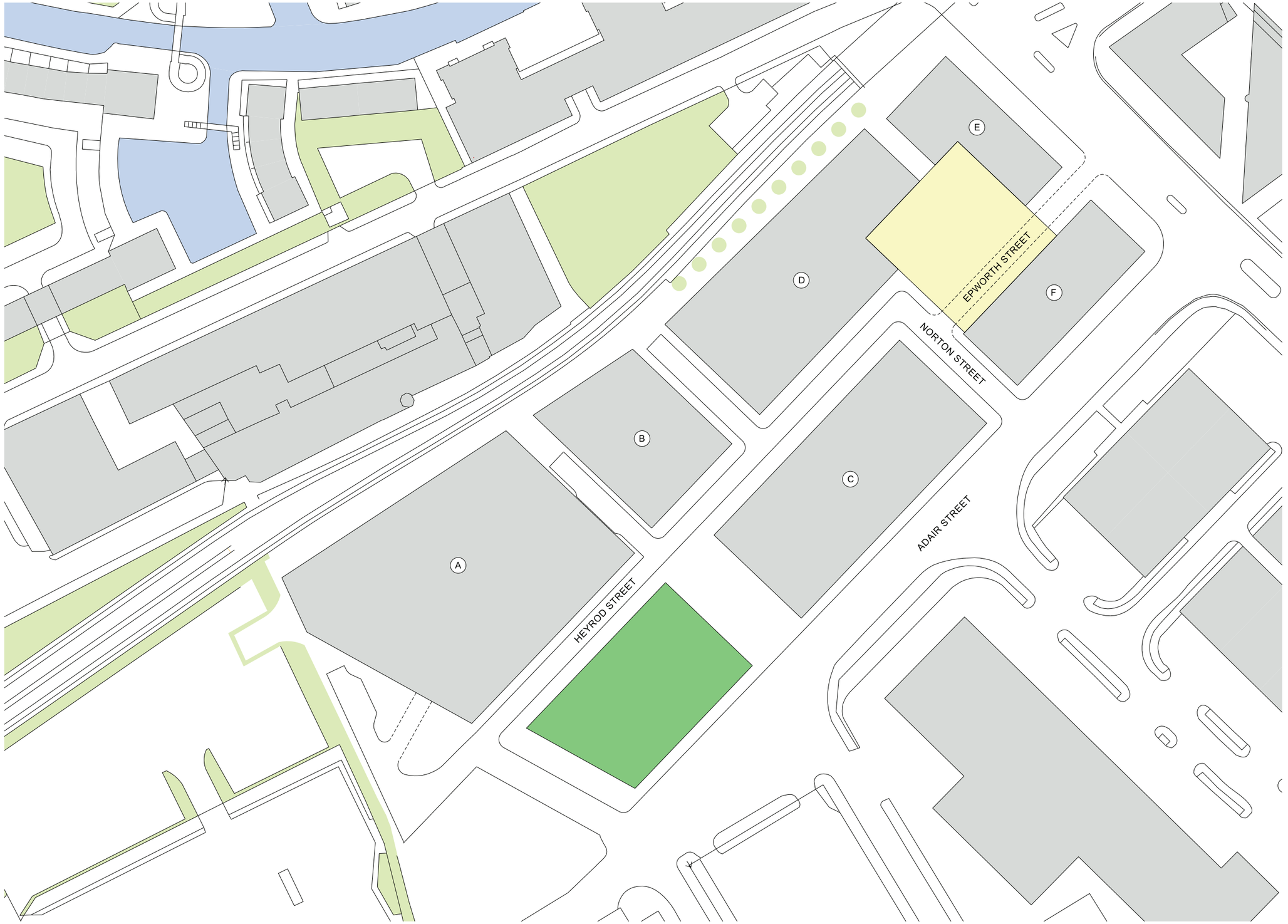


- Existing Buildings
- HS2 Station and Tracks
- Existing Piccadilly Station
- Key Historic Buildings
- River Medlock & Canals
- Public Spaces
- Commercial
- Hotel
- Transportation
- Residential
- Community / Social
- Active Frontages

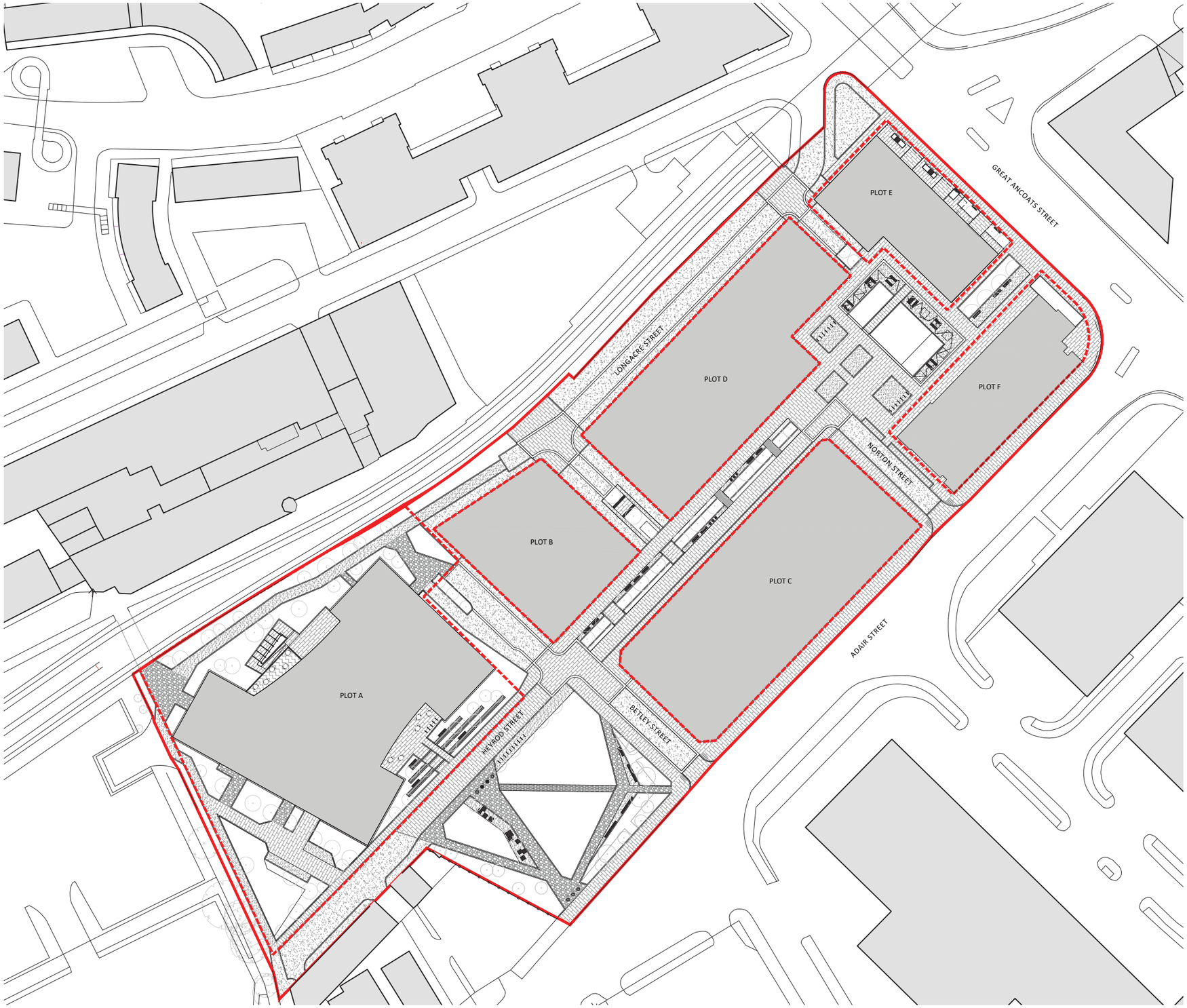
SRF - Uses



Victoria House Site (Uses)
Residential



Portugal Street East SRF - Masterplan



Key

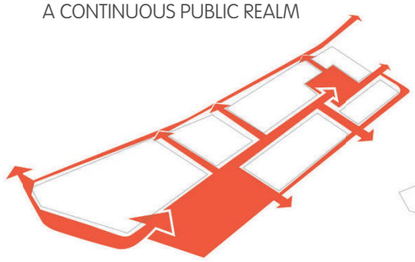
- Planning application boundary
- Plot boundary (See Notes)
- Paving type 1 Concrete block paver
- Paving type 2 Resin bound gravel
- Paving type 3 Self-binding gravel
- Paving type 4 Macadam surfacing with Buff chippings
- Paving type 5 Timber decking
- Gravel surfacing Gravel strip to building thresholds adjacent to planted areas
- Reinforced grass Pedestrian grade
- Edging Type 1 PCC conservation kerb
- Edging type 2 Steel edging
- Edging type 3 PCC conservation kerb laid flush
- Proposed bike stands
- Proposed timber bench Varying styles / sizes
- Proposed seating steps and platforms
- Proposed planter with seating element
- L Litter bin (Locations to be agreed)
- B Fixed bollards (Locations to be agreed)
- D Demountable bollards (Locations to be agreed)
- Seating walls
- Close boarded timber fencing 2.0m talll stained black.
- Catenary lighting
- LT Column lighting (Locations to be agreed)
- Proposed tree in pot planter
- Proposed tree

Portugal Street East SRF - Public Realm Proposals (Materials)

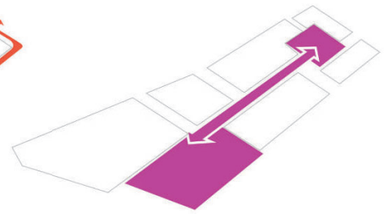
THE NEW NEIGHBOURHOOD



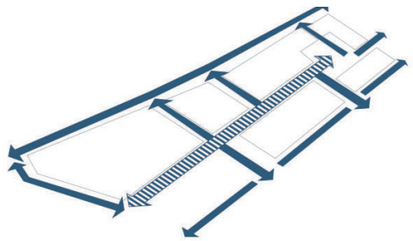
A CONTINUOUS PUBLIC REALM



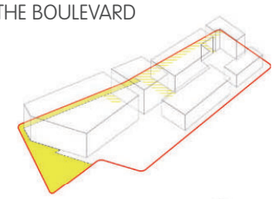
A SERIES OF KEY PUNCTUATIONS



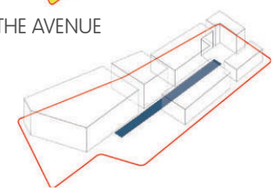
REINSTATING CONNECTIONS



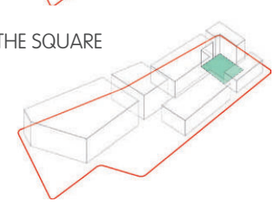
THE BOULEVARD



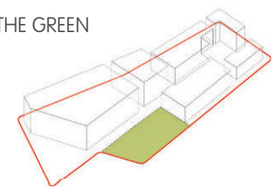
THE AVENUE



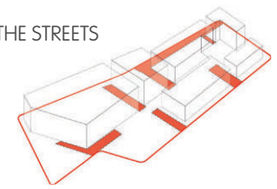
THE SQUARE



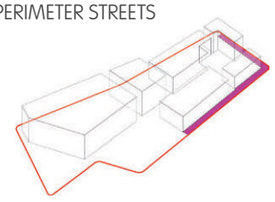
THE GREEN



THE STREETS

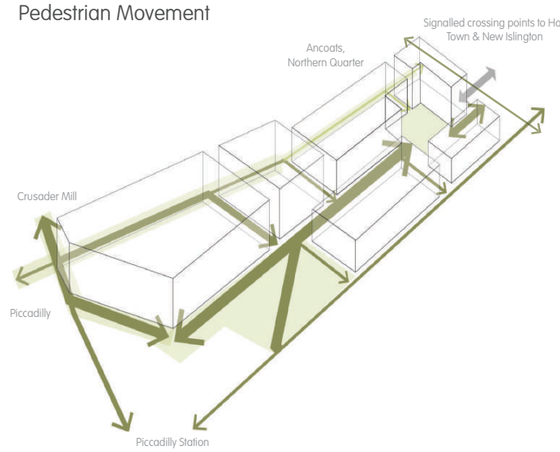


PERIMETER STREETS

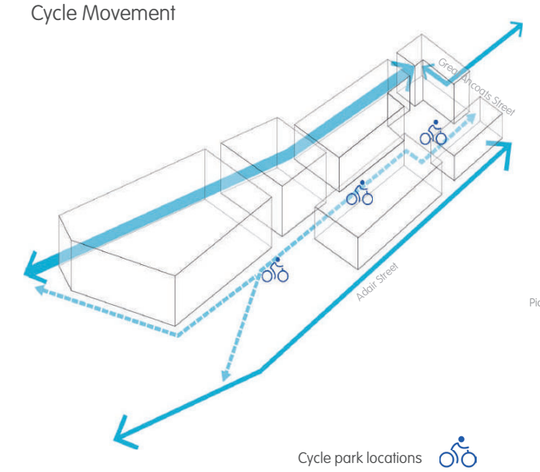




Pedestrian Movement

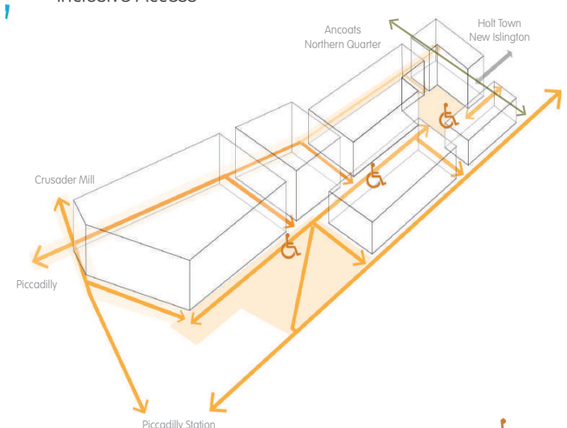


Cycle Movement



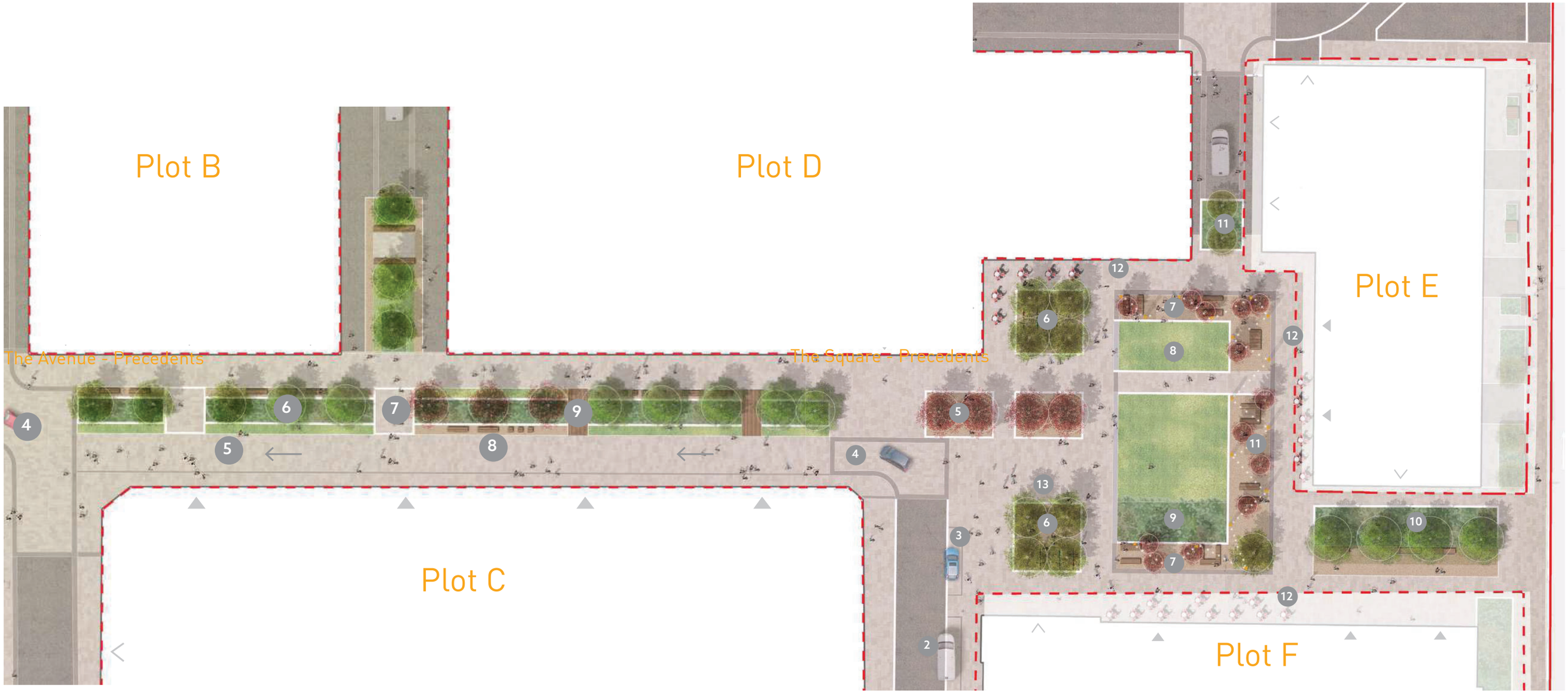
Cycle park locations

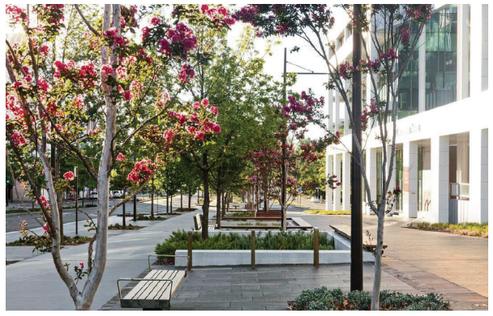
Inclusive Access

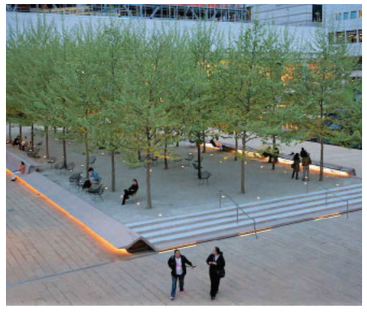
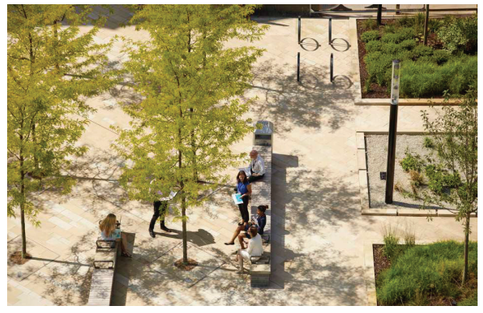


Inclusive Design

Portugal Street East SRF - Public Realm Proposals

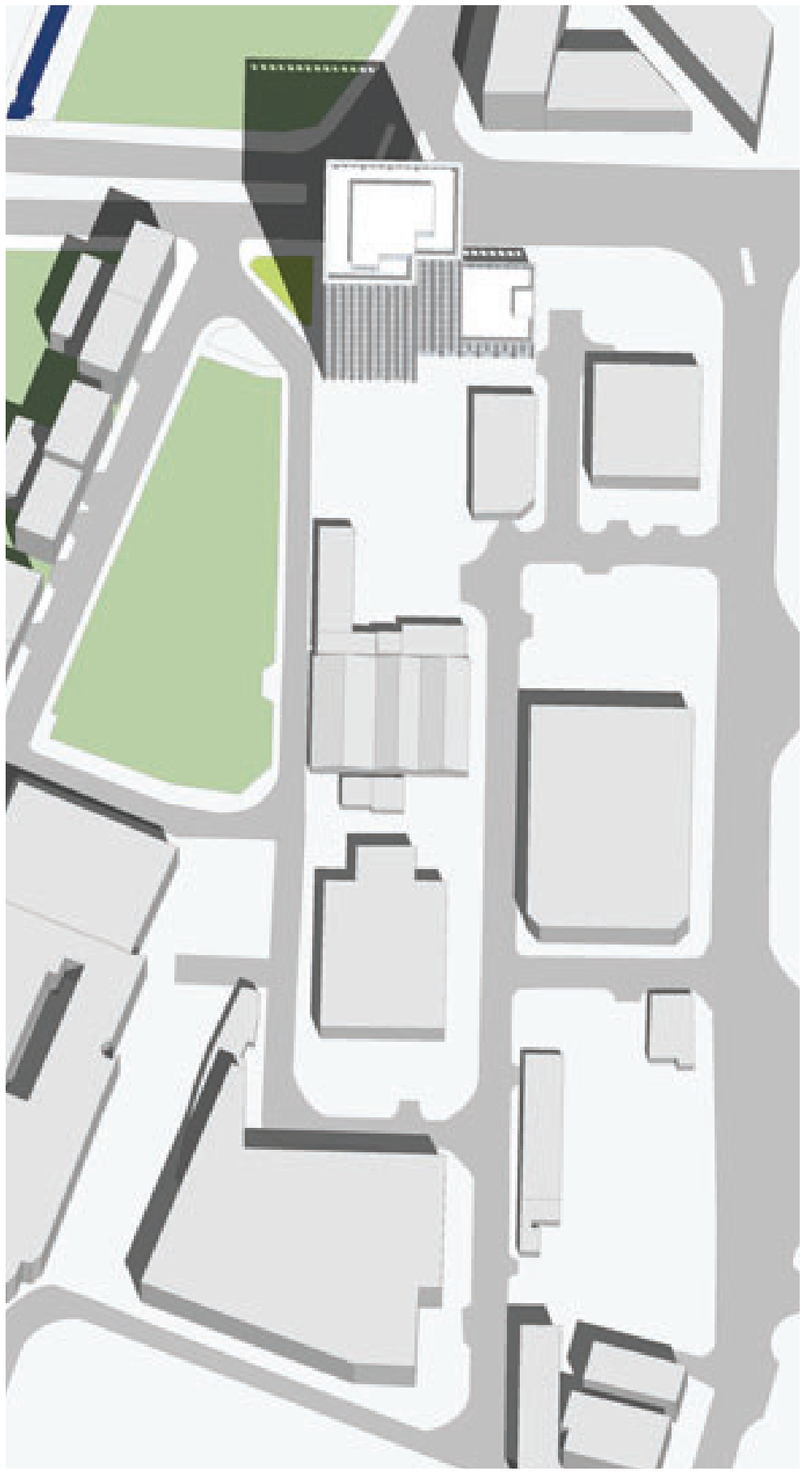





The AVENUE creates the spine to the development and acts as the core pedestrian route through the SRF. Acting as a liner park the avenue enables the green character to spread throughout the development and links the Green and the Square.

The SQUARE is the conclusion of the pedestrian experience along the Avenue, creating a focal point as the user travels north through the neighbourhood or capturing those entering the site from the north.
It is the front door to Plots D,E and F and is subsequently surrounded by active frontages that will complement the busy and vibrant nature of the square.



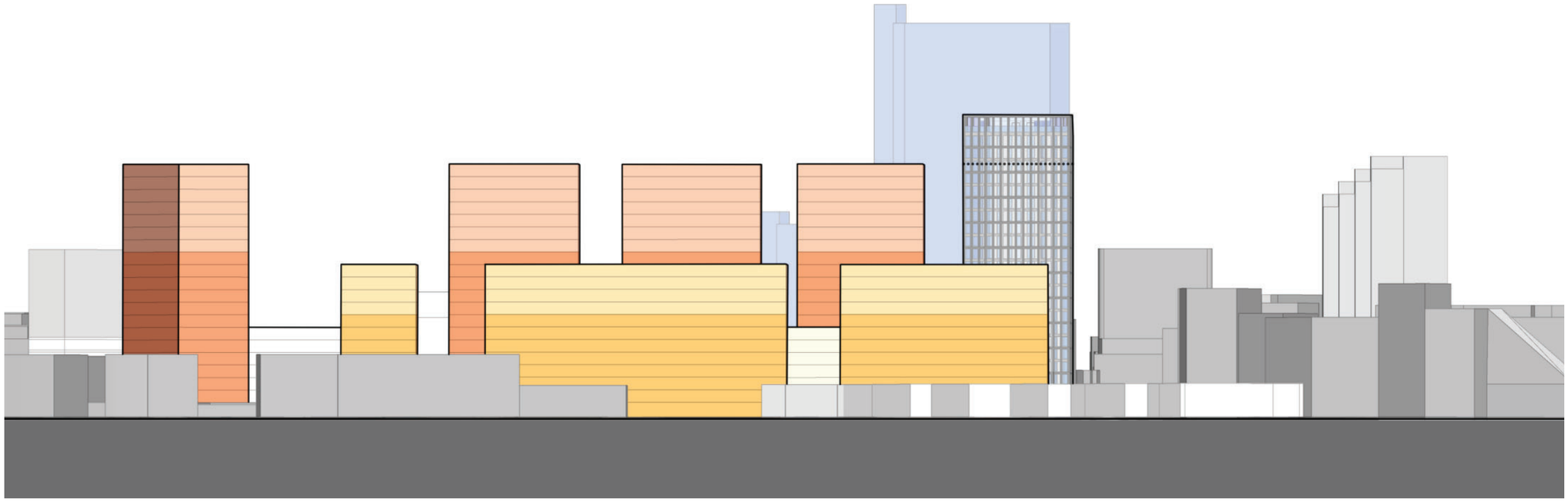
Existing Context



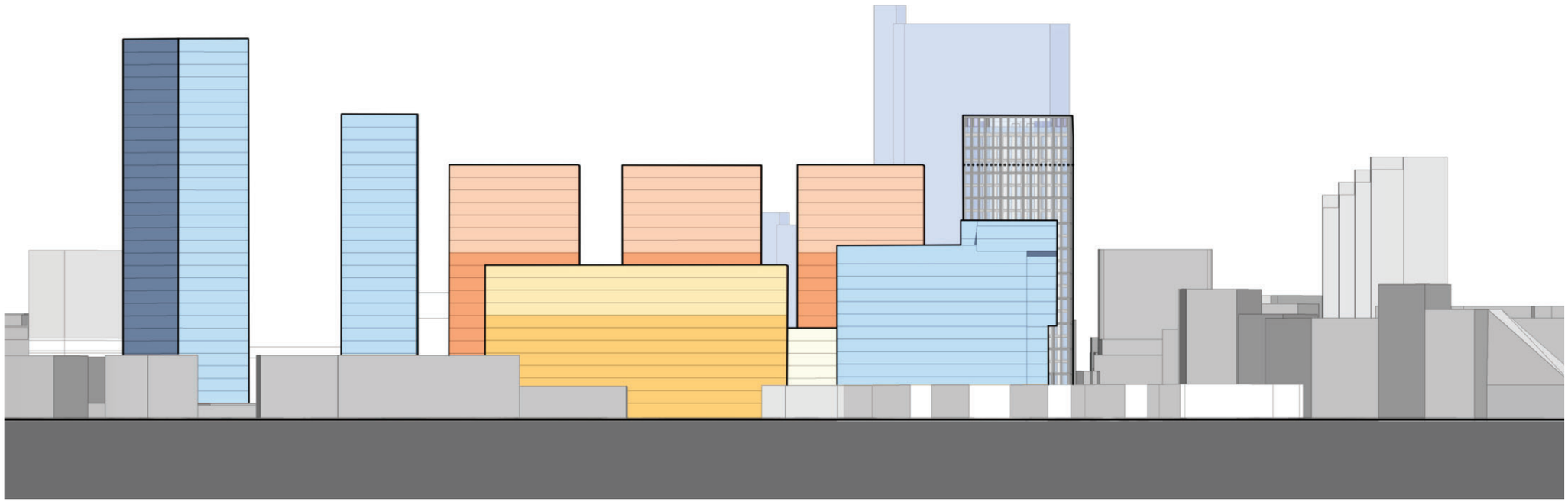
Adopted SRF Context



Adopted SRF + Plots A & F



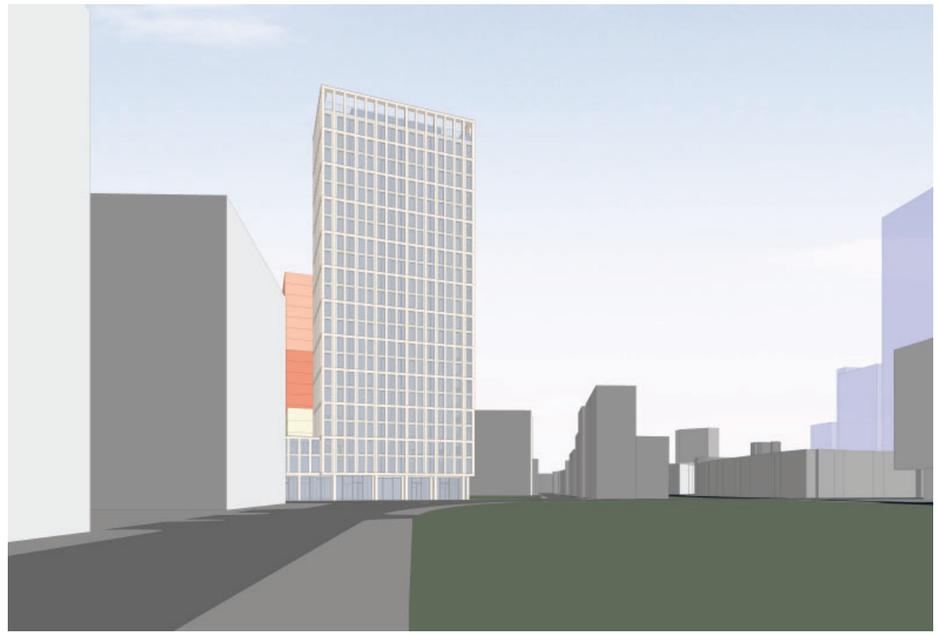
Adopted SRF Context



Adopted SRF + Plots A & F



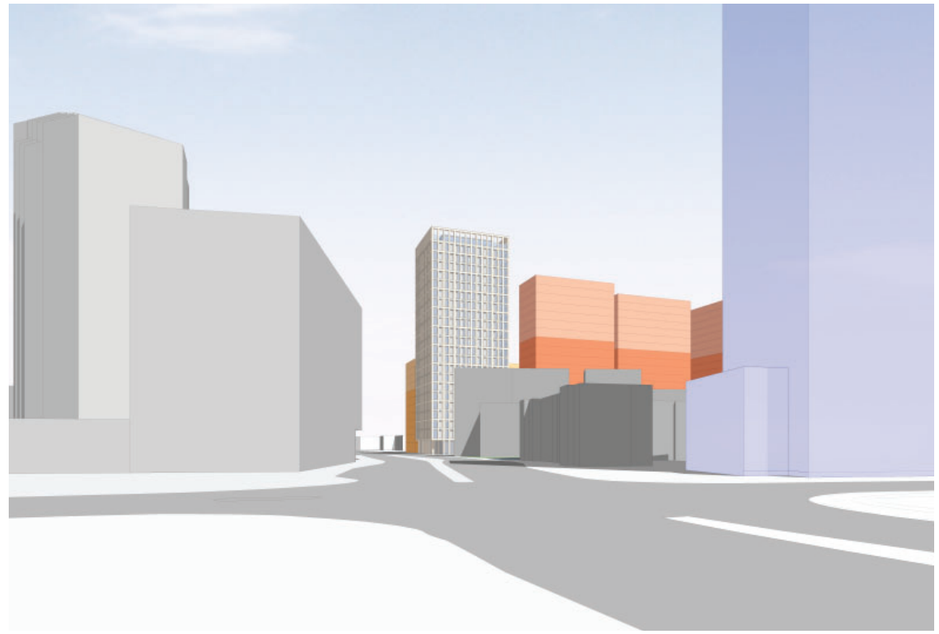
View A - Great Ancoats Street



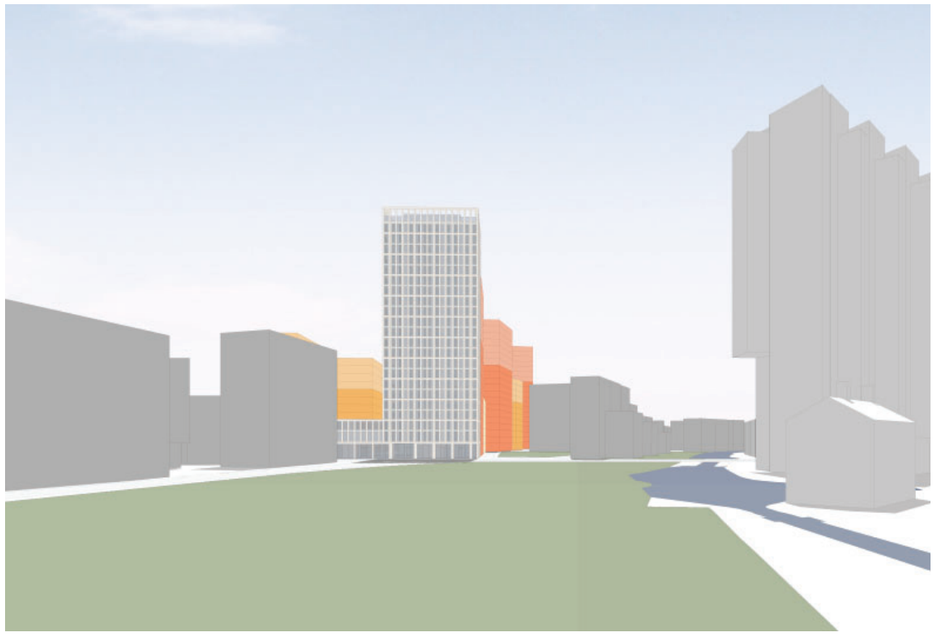
View B - Pollard Street



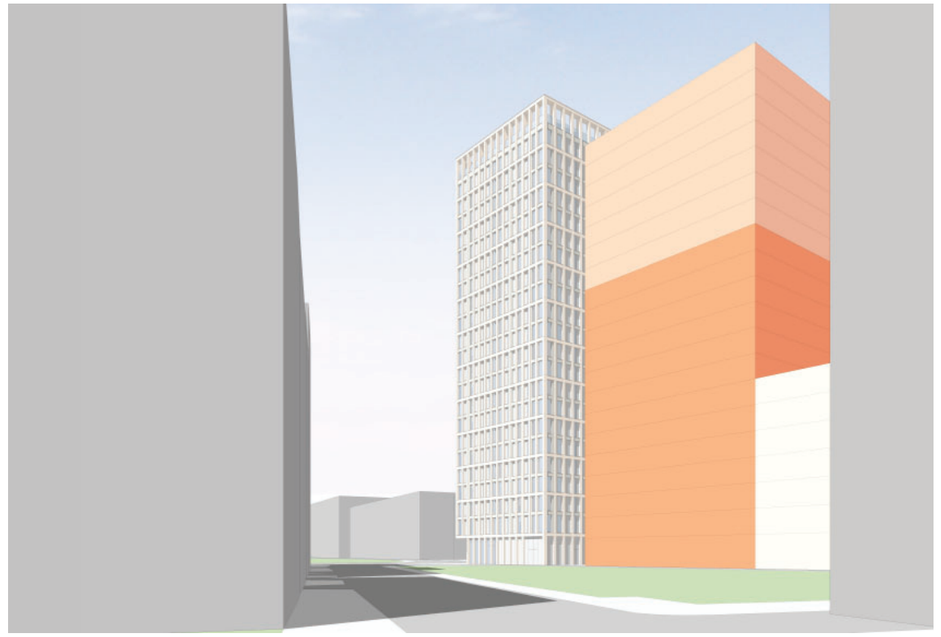
View E - Great Ancoats Street



View F - Great Ancoats Street



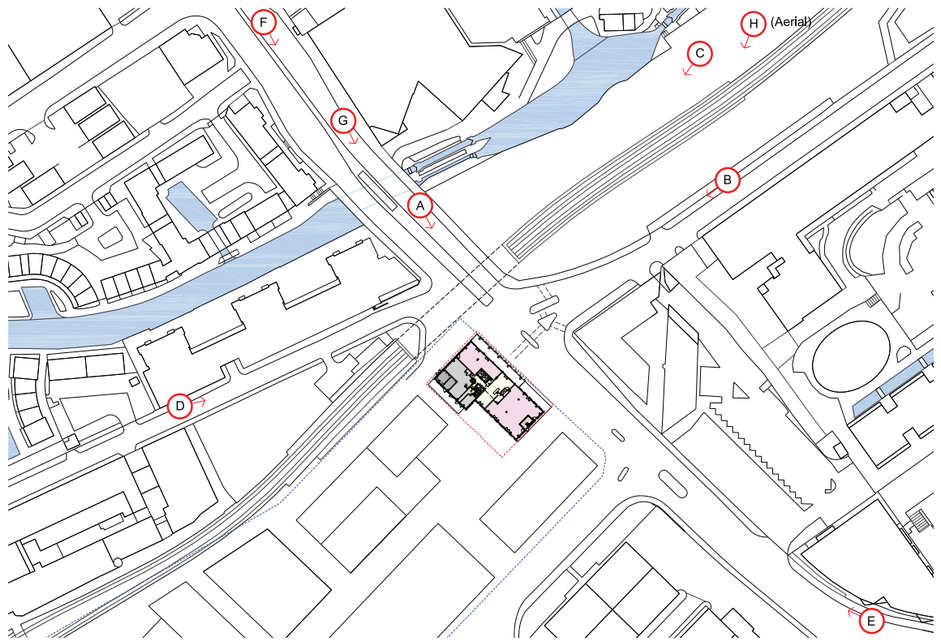
View C - Ashton Canal Towpath



View D - Chapeltown Street



View G - Great Ancoats Street





Longacre Street - 1966















Heyrod Street (Terraced Housing - 1900)
Flemish Bond - Alternate stretchers and headers



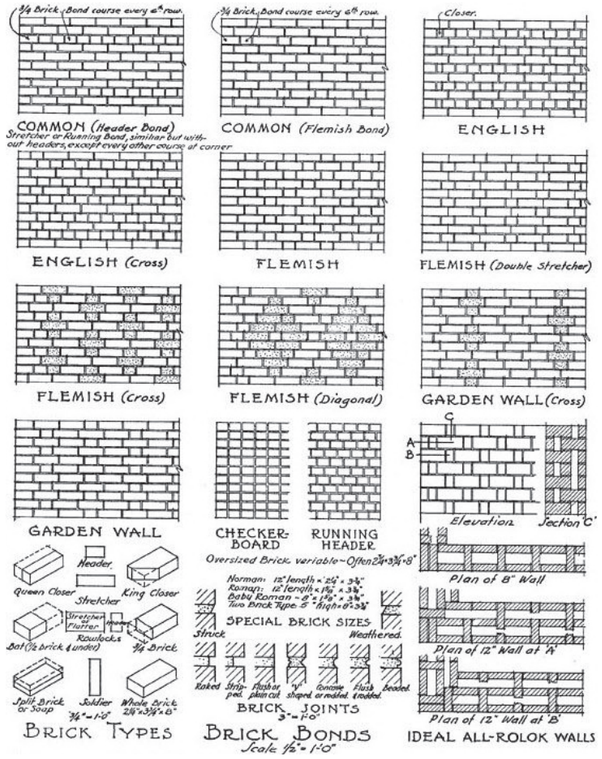
Crusader Mill
English Garden Wall - Three rows of stretchers to one of headers



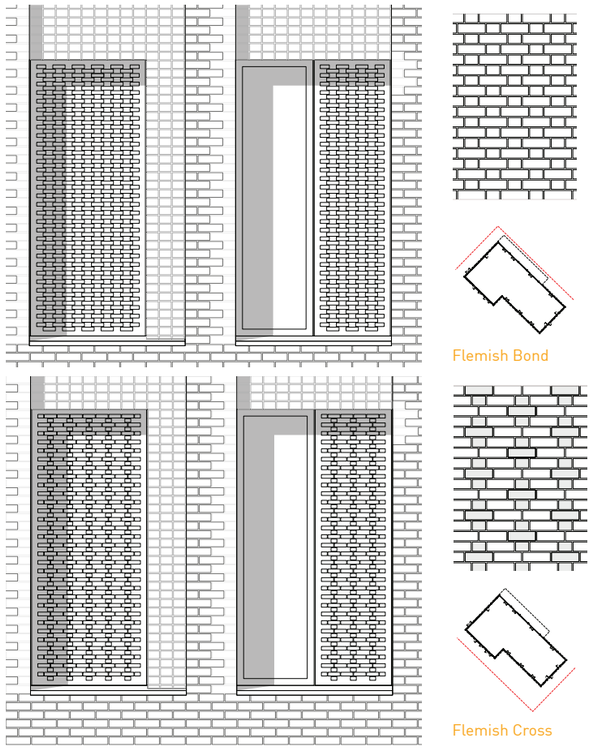
Royal Mill
Flemish Bond - Alternate stretchers and headers



Royal Mill (Internal)
English Garden Wall - Three rows of stretchers to one of headers



Brick Bonds



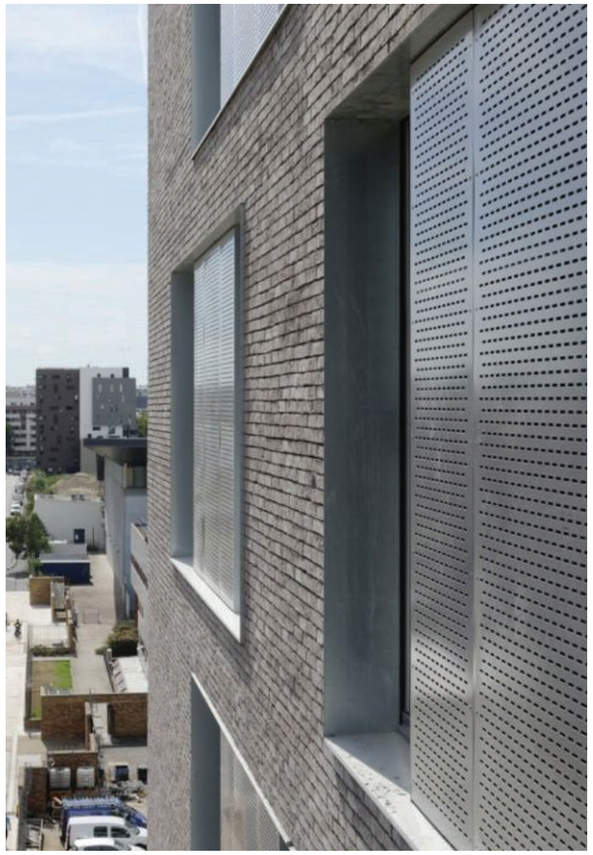
Flemish Bond

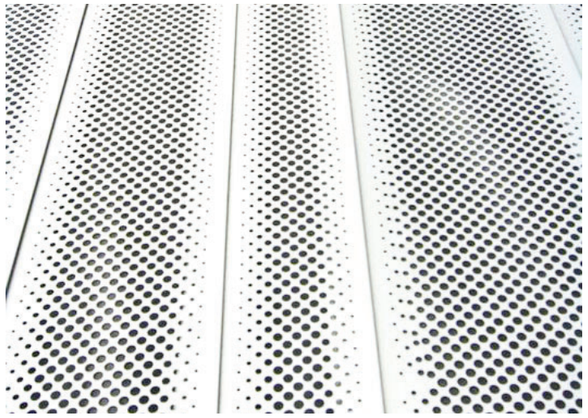
Flemish Cross

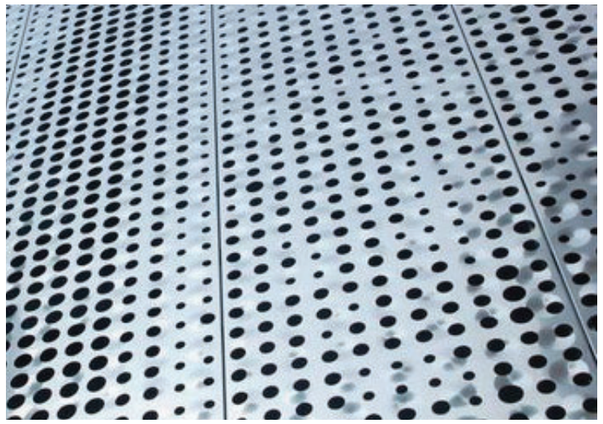
Brick Bonds - RAPID VENT (Flemish and Flemish Cross perforated pattern)



PRIMARY GRID - Stretcher Bond
SECONDARY GRID - Stacked / Checker Board Bond

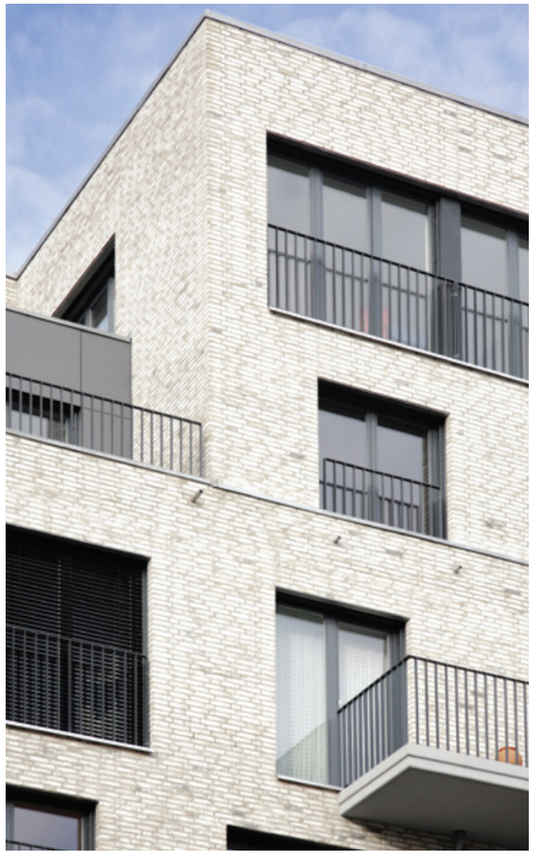


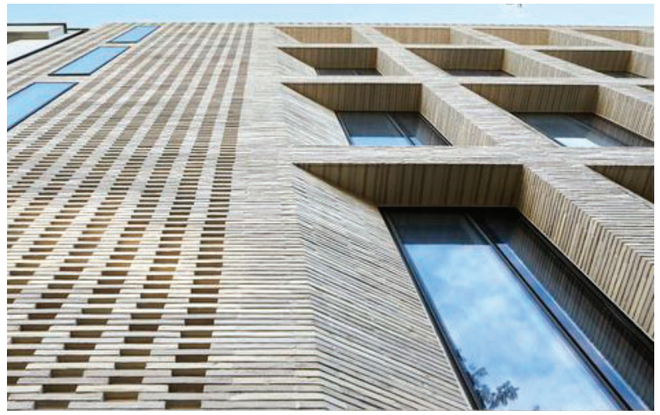




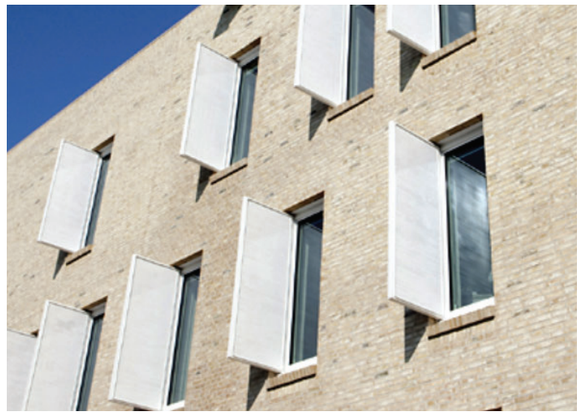


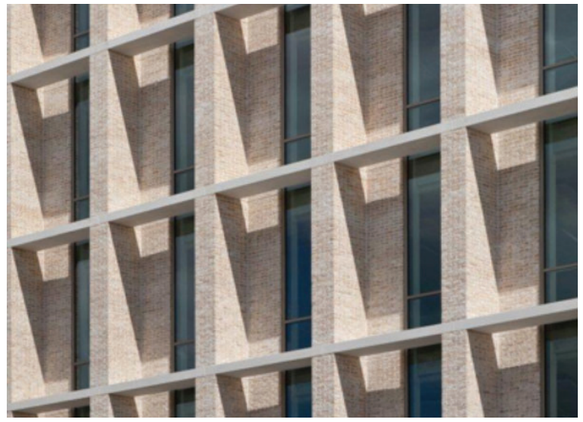
Materiality precedents - grid, colour and texture.













Copyright © 2018 SIMPSONHAUGH & PARTNERS LLP. All rights reserved. Ordnance Survey © Crown copyright 2013. All rights reserved. Licence number 100034259.

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676