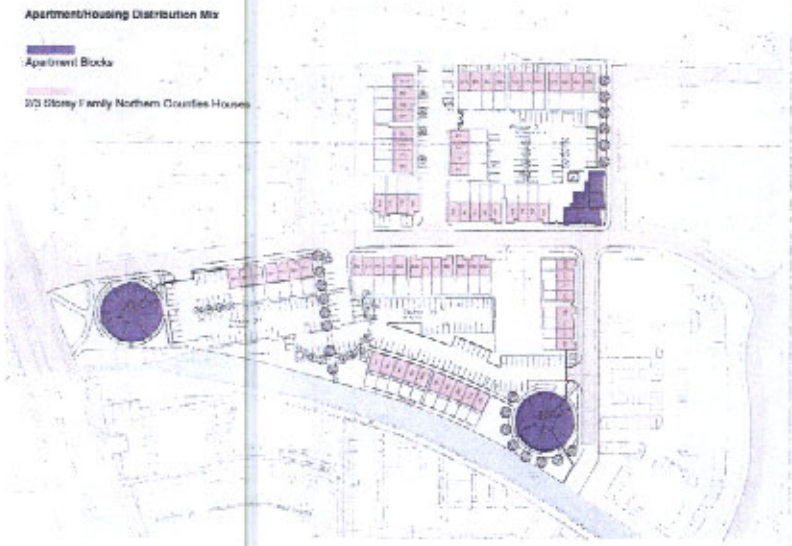
Apartment/Housing Distribution Mix

Apartment Blocks

3/3 Storey Family Northern Counties Houses



Accommodation Distributions

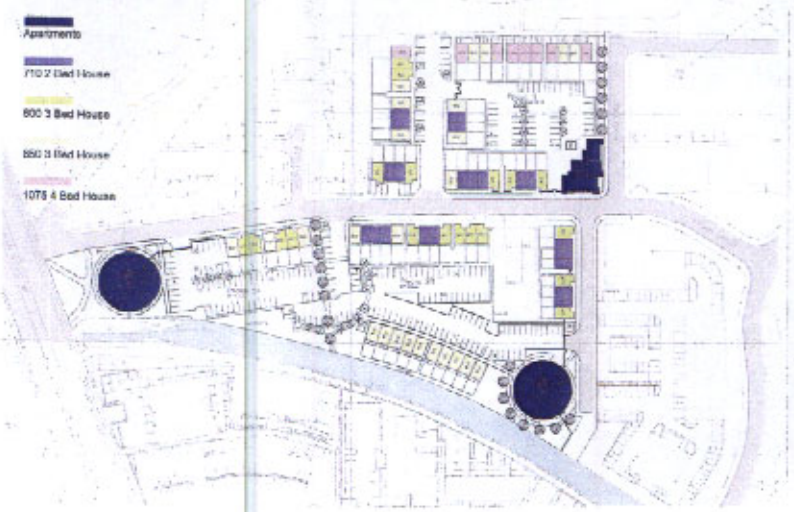
Apartments

710 2 Bed House

800 3 Bed House

850 3 Bed House

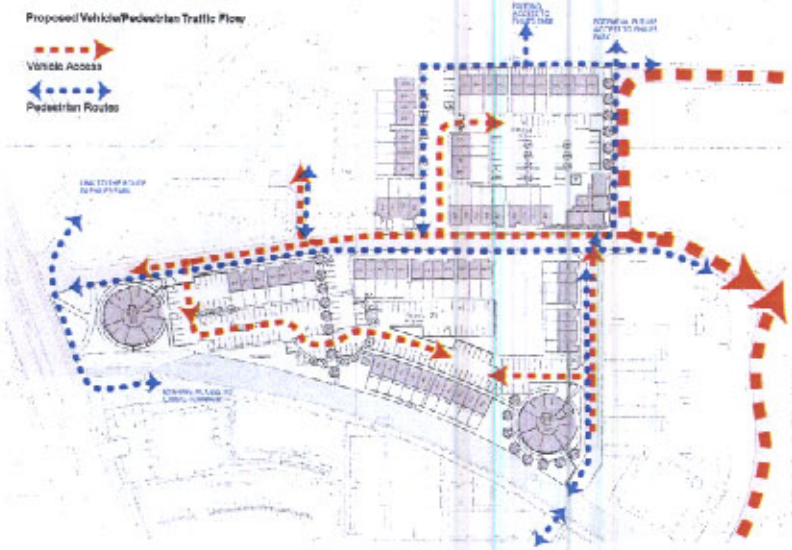
1075 4 Bed House



Proposed Vehicle/Pedestrian Traffic Flow

Vehicle Access

Pedestrian Routes

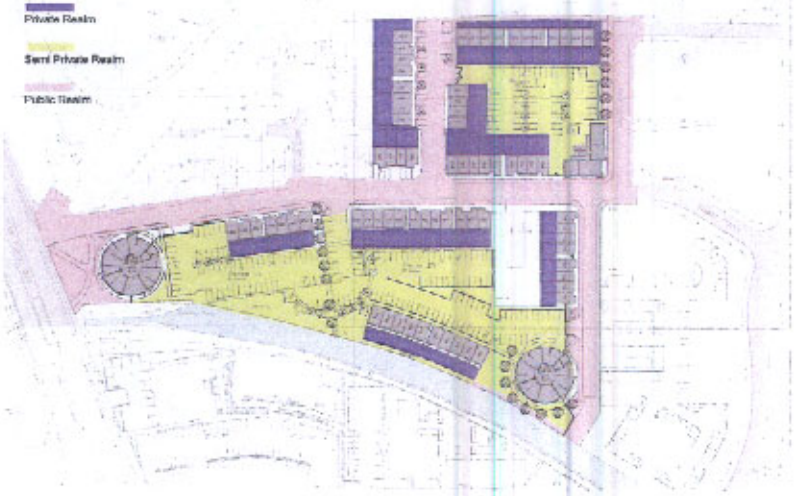


Proposed Public & Private Realms

Private Realm

Semi Private Realm

Public Realm



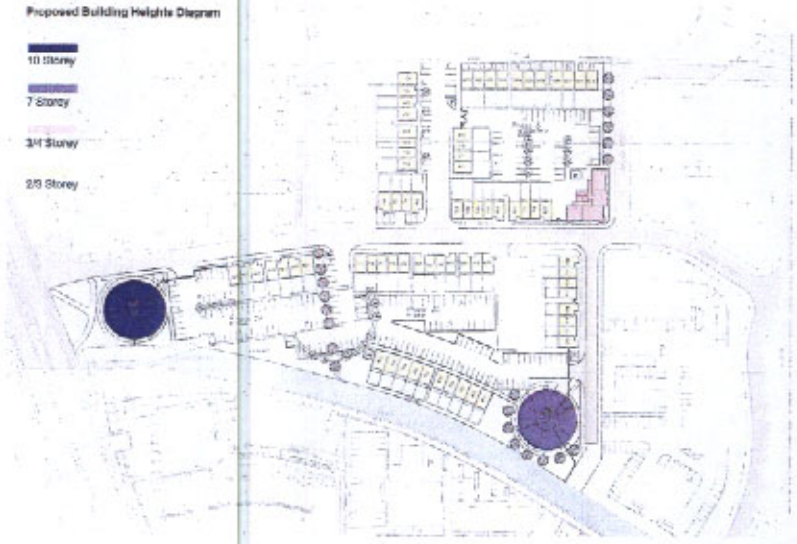
Proposed Building Heights Diagram

10 Storey

7 Storey

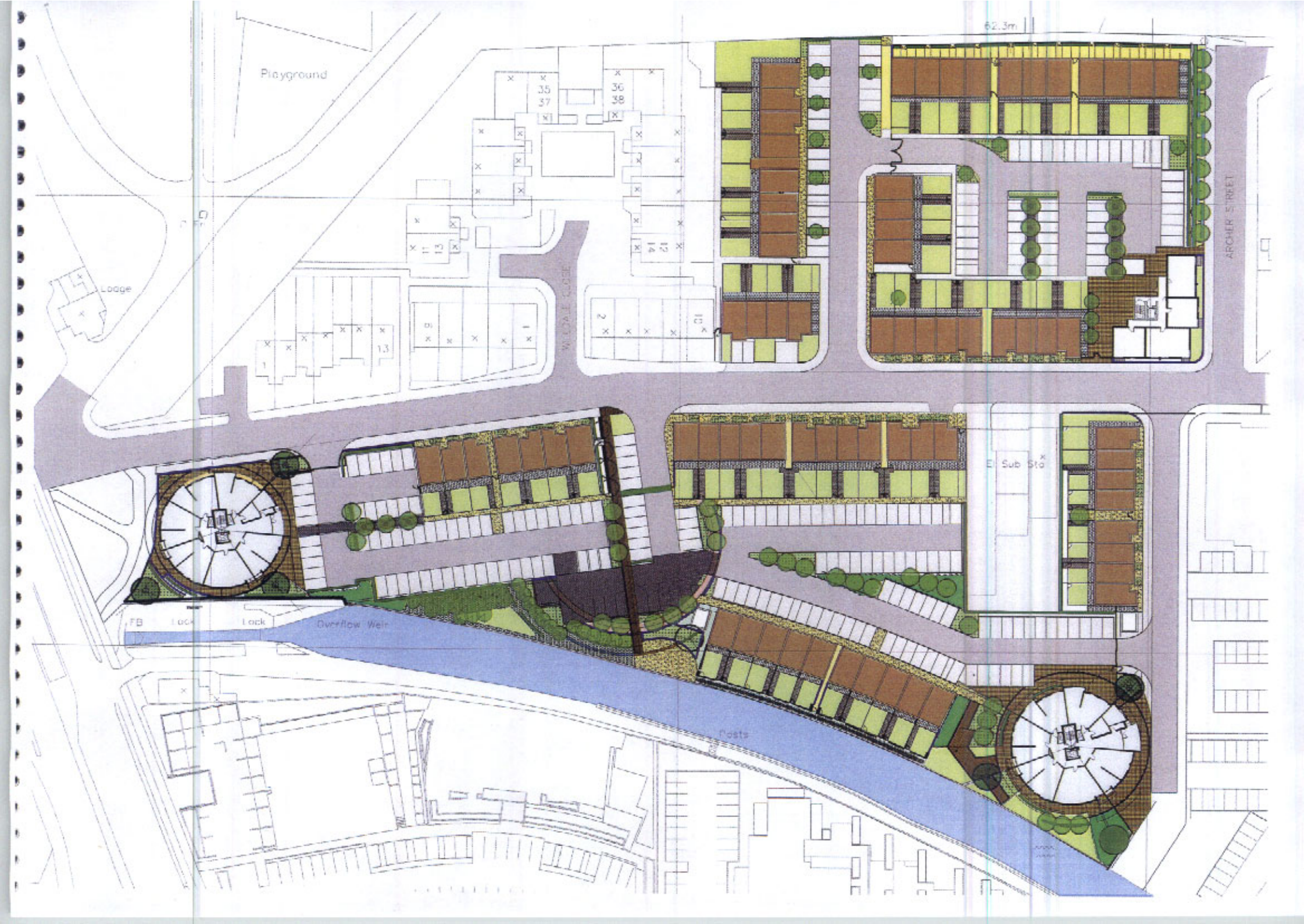
3/4 Storey

2/3 Storey






Playground
Lodge
BLOCK A
BLOCK B
BLOCK C
N



62.3m
Playground
Lodge
35
37
36
38
11
13
12
14
1
13
2
10
ARCHER STREET
El Sub Sta
FB
Lock
Lock
Overflow Weir
Posts






O'CONNOR UTILITIES LTD.

Project Description

The project is sub-divided into three Phases: Phase 2A, 2B and 3. The development consists of family housing in the form of two and three storey dwellings and three apartment blocks, which vary in height. The family housing provides a range of house types with two, three and four bedrooms. The majority of the housing will be kept for private purchase, whilst a proportion of the housing stock will be provided for Northern Counties Housing Association to replace existing housing stock on the site. The variety and mix of dwelling types and apartment types is such as to encourage a variety of residents from families to young professionals. It is intended that the development will encourage aspirational residents to raise the profile of this area of Manchester.

Phase 2A

Phase 2A comprises a 10 storey apartment block, positioned adjacent to Alan Turing Way at the narrowest point on the site and providing a landmark to the development and a degree of acoustic protection to the family houses behind. Seen in close proximity to the 'The Cube' block A will provide a contrast to 'The Cube' in its cylindrical shape whilst maintaining a dialogue with it in its use of a strong form. Block A will contain sixty-eight 2 Bed/3 person and 2 Bed/4 person apartments.

In addition, there are seven family dwellings forming a hard edge to Stuart Street opposite the existing two-storey Willdale Close development. Behind these houses is the parking courtyard serving both the houses and the apartments. Sympathetic soft landscaping on the canal edge (identified as evident in the historic analysis section) is provided as a semi-private amenity.

