

LITTLE PETER STREET, MANCHESTER

DESIGN AND ACCESS STATEMENT
AUGUST 2025

OLLIER SMURTHWAITE ARCHITECTS

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00 INTRODUCTION

INTRODUCTION

This is a scheme for 6-10 Little Peter Street, the redevelopment of a vacant corner plot, creating a residential development (Use Class C3) comprising of 9 units, and associated landscaping, highway works, and other associated infrastructure. The proposals include apartments over five floors with no parking.

This proposal has been prepared by Ollier Smurthwaite Architects for Torsion Homes.

01 UNDERSTANDING THE CONTEXT

REGIONAL IDENTITY

The first recorded human settlement in Manchester, Castlefield was founded in 79AD by the Romans, who favoured the confluence of the rivers Irwell and Medlock as a protected location for a fort. They named the fort *Mamucium*.

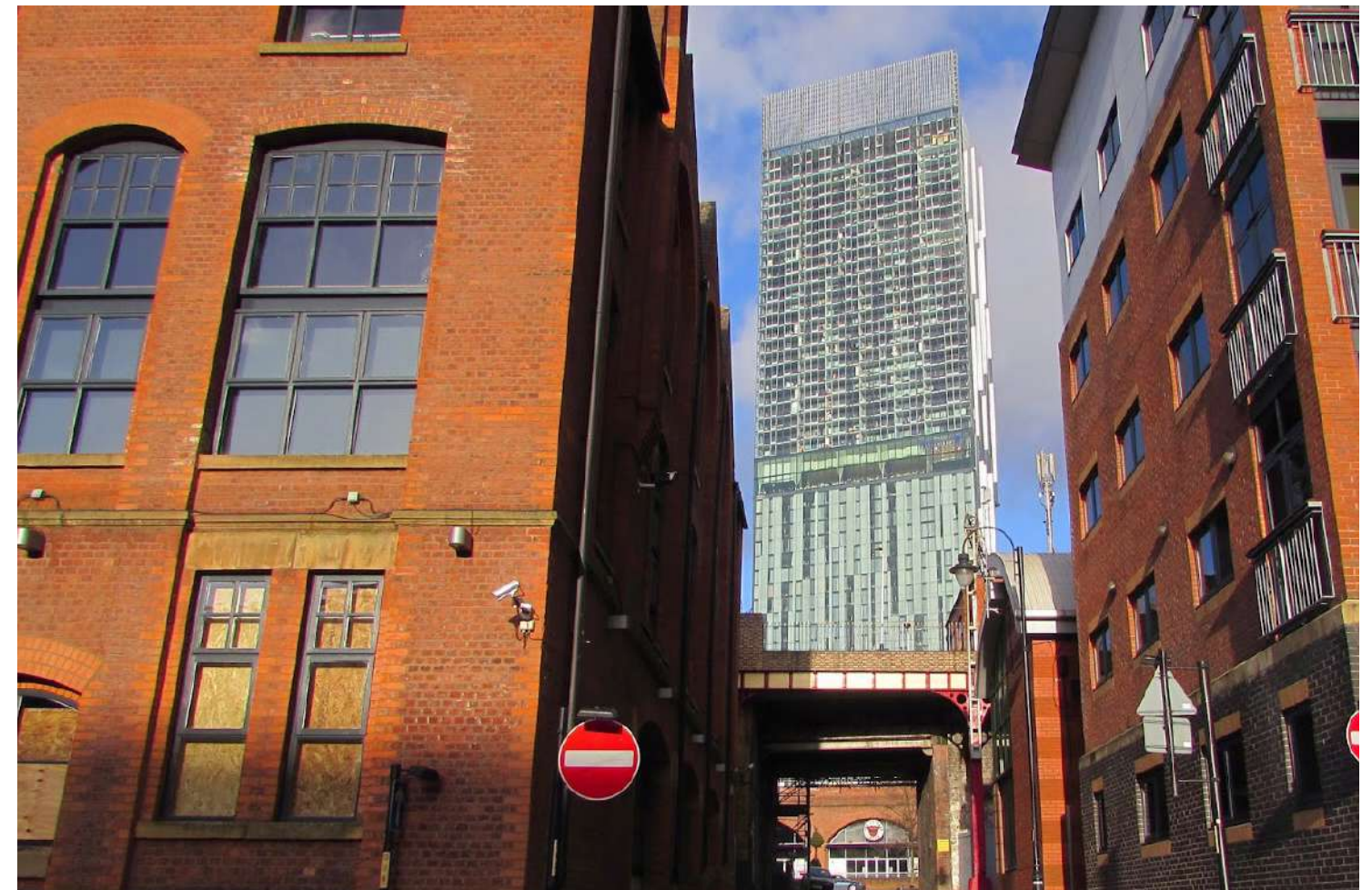
During the expansion of medieval Manchester, the area was once again being developed. By the late 17th century, the natural waterways of the area, including the Irwell, were being used for transportation and shipping of goods. In the early 18th century, the Irwell's downstream course was made passable, and thereby connected Manchester to Liverpool and the Irish Sea via the River Mersey.

By the late 17th century, Manchester was rapidly industrialising, and needed a more effective method of goods transportation. From 1758 to 1761, the Duke of Bridgewater commissioned Britain's first canal to connect his coal mine in Worsley to Manchester's mills. The canal terminated in a new basin and quays complex at Castlefield, marking the area as the new heart of the industrial city, and was soon characterised by the city's distinctive red-brick industrial architecture.

In the 19th century, the world's first railway terminated at the Liverpool Road Station in Castlefield, further fuelling the industrial expansion of the area. Many of those working in the industries were housed in cramped and squalid conditions alongside their factories.

In the second half of the 20th century, industrial decline saw many of the area's mills and warehouses derelict or demolished. Attracted by the cheap rents, artists and musicians found a home in the area, and the area became a hive of creative activity and influence in the 'Madchester' scene, with the legendary Hacienda nightclub nearby on Whitworth St West.

Today, Castlefield is known for its historic mills, canalside walks, and most recently, towering glass skyscrapers.



OLD AND NEW. THE FORMER ST PETER'S SCHOOL BUILDING, WITH BEETHAM TOWER.



CASTLEFIELD'S ICONIC VIADUCTS OVER THE CANAL BASIN.



THE AREA IS CHARACTERISED BY RED-BRICK 19TH C. MILLS.

01 UNDERSTANDING THE CONTEXT

LOCAL HISTORY

The site is located on Little Peter Street within the historic Knott Mill area at the edge of Manchester city centre, adjacent to Castlefield at the end of the Deansgate corridor.

The area benefitted from being in close proximity to the terminus of the world's first industrial canal, the Bridgewater Canal built in 1764, and the world's first railway terminus and warehousing, at the Liverpool Road station. With easy transport of goods, Knott Mill became one of the key manufacturing districts of industrial Manchester in the 18th and 19th centuries, home to several factories and warehouses. Workers were also housed in the area in cramped and poor conditions, in terraced and courtyard housing. In 1849, the Knott Mill & Deansgate Station, now Deansgate Station, opened on Hewitt Street, adding further transport connectivity for goods.

After the decline of industry in the mid 20th century, many of the former mills were left derelict or demolished. The remaining historic industrial buildings that avoided demolition were cheap to rent and therefore became popular with local artists who set up studios in the area. Today, these remaining industrial buildings give the area its uniquely red-brick Mancunian character, renovated into apartments and offices. On the sites of demolished buildings, new mid-rise commercial and residential developments have been built.

Most recently, the past decade has seen the area change dramatically as the epicentre of Manchester's skyscraper boom. Developments including the city's tallest, the 201m Deansgate South tower, the Beetham Tower, and The Blade surround the area, their soaring glass facades in stark contrast to red-brick of the historic area below.



BRAZIL MILL. 1899.



VIEW WESTWARDS DOWN LITTLE PETER ST. 1973.



AERIAL VIEW OF CASTLEFIELD/DEANSGATE, SITE HIGHLIGHTED. 1988.



HOUSING, GILBERT ST. 1907.



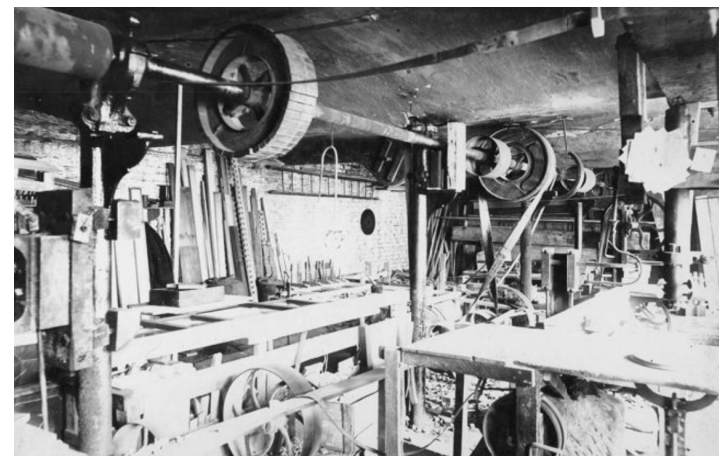
AERIAL VIEW OF DEANSGATE, SITE HIGHLIGHTED. 1973.



WORKERS' HOUSING, GILBERT ST. 1907.



LITTLE PETER ST. 1973.



BRAZIL MILL, INTERIOR. 1896.



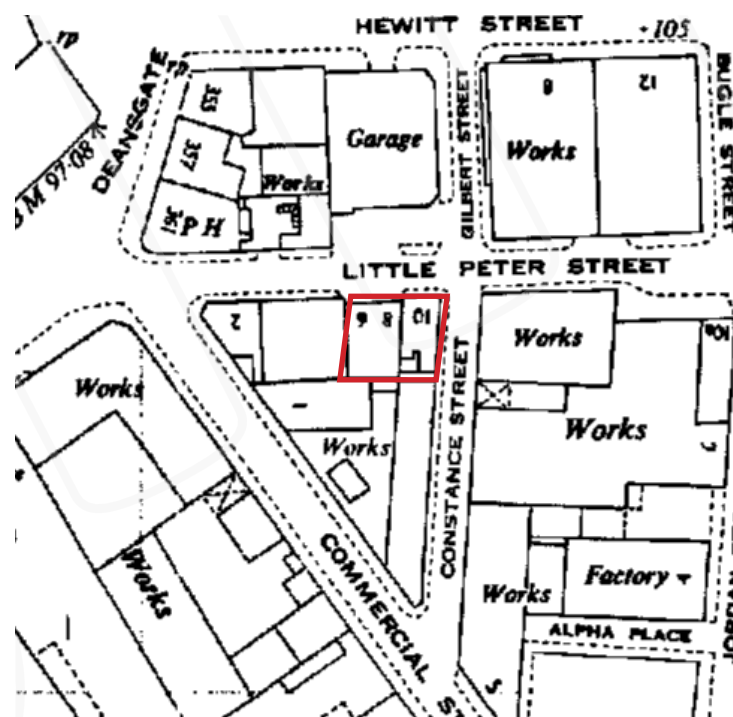
WORKER'S HOUSING, BUGLE ST. 1896.

01 UNDERSTANDING THE CONTEXT

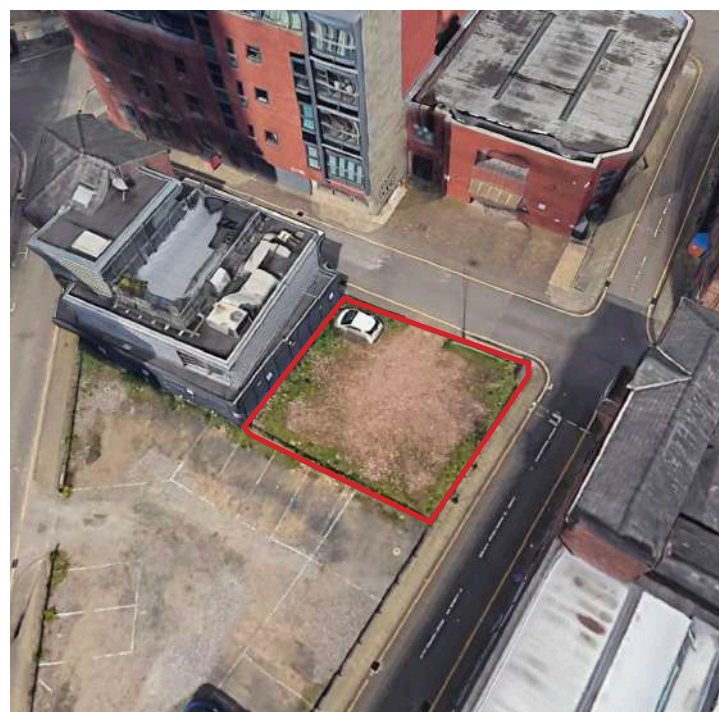
PREVIOUS BUILDING USAGE

The site is currently vacant, and has been since the late 2000s when existing 19th century buildings were demolished. The site was first developed in the mid-1820s, with three properties on the site - 6, 8, and 10 Little Peter Street. It is likely that these properties were initially warehouses serving the surrounding factories.

Multiple planning proposals from the late 20th century show the properties hosting a number of different commercial uses, including as warehousing, showrooms, and a cafe. Proposals for a 4 storey commercial redevelopment of the vacant site in the mid-2000s were also submitted after the demolition of existing buildings. These proposals were approved but never built, and included a ground floor retail unit with offices on upper floors.



1960S MAP SHOWING DENSITY OF PREMISES ON STREET BLOCK.



AERIAL VIEW OF SITE TODAY.



VIEW OF LITTLE PETER STREET, THE SITE SITS BEHIND THE FAR BUILDINGS ON THE LEFT OF THE STREET.



THE SITE IN 2023. THE SITE IS VACANT LAND, ADJOINING A TWO STOREY BUILDING FROM THE 2000S.

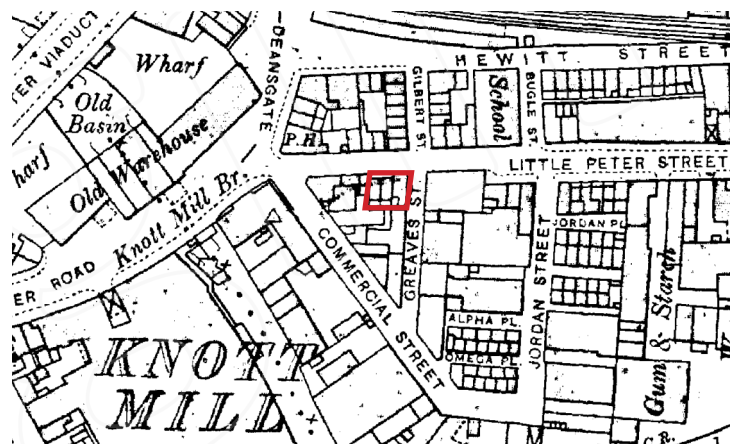
01 UNDERSTANDING THE CONTEXT

HISTORICAL DEVELOPMENT PATTERN

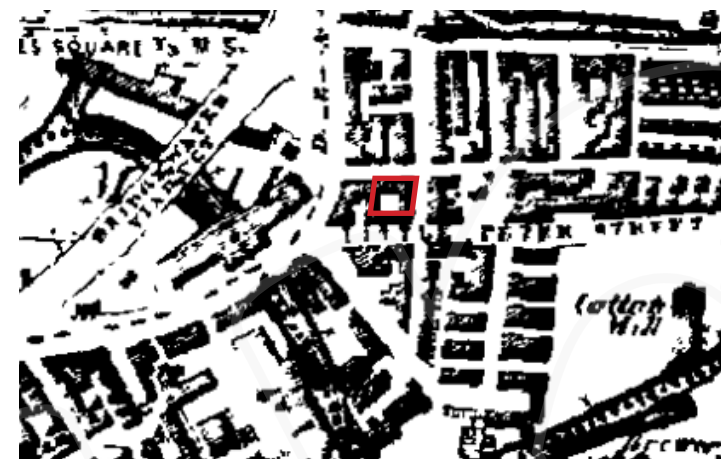
Historical mapping shows that the site has been developed as terrace properties since at least the early 19th century, but has been vacant land since the late 20th century. The historic street pattern has remained unchanged since the early 19th century. The site sits in the north-east corner of a triangular street block that was once home to a small works and several properties. Today this block is largely vacant, except for the north-west corner where a 19th century building a low-rise building built in the 1990s stand.

Located in the heart of industrial Manchester, the streets of the Knott Mill area were lined with industrial works and carved up by railway viaducts and canals. Sitting at the intersection of Greaves Street (now Constance Street), Little Peter Street, and Gilbert Street, the site was once surrounded by mills and warehouses. The most notable industry in the area was perhaps the Knott Mill Iron Works, on the banks of the River Medlock.

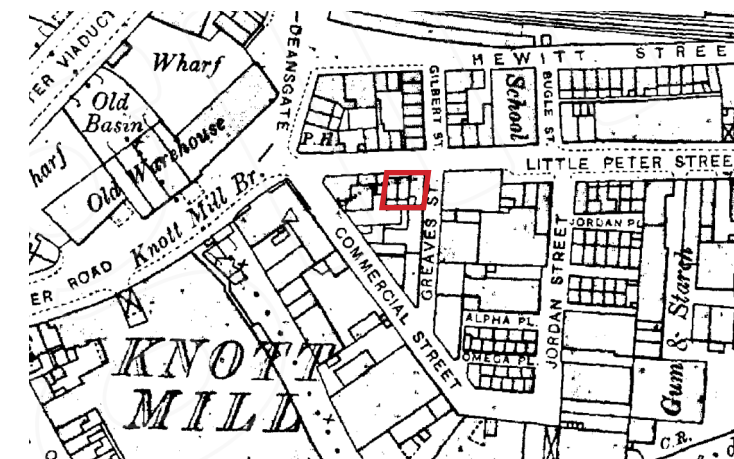
The area is now known as the location of the city's tallest buildings, which tower over the site. This includes the residential Deansgate Square towers, built where the Knott Mill Works once stood. Many of the historic red brick buildings have since been demolished in masterplanning and redevelopment of the area in the 1990s and 2000s. Those that remain have been converted into apartments and offices.



 SITE



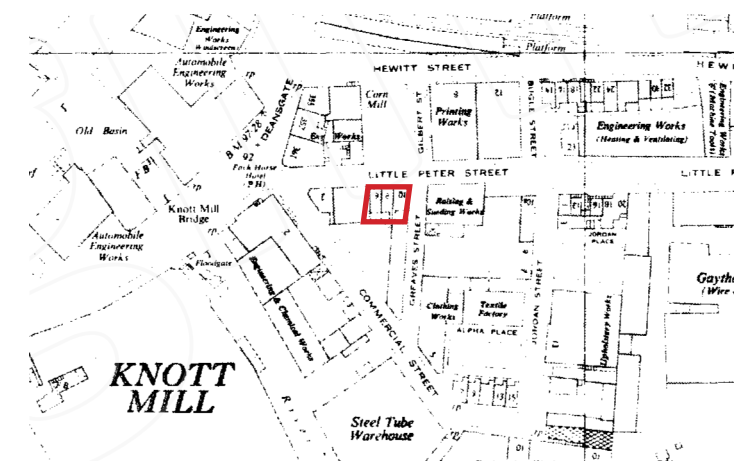
1840S



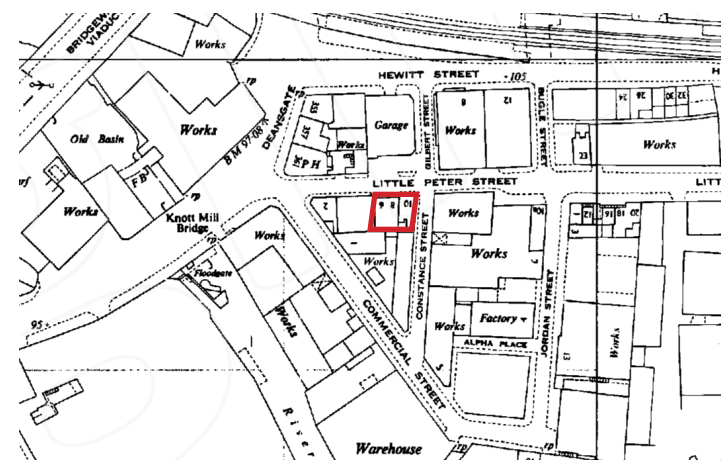
1900S



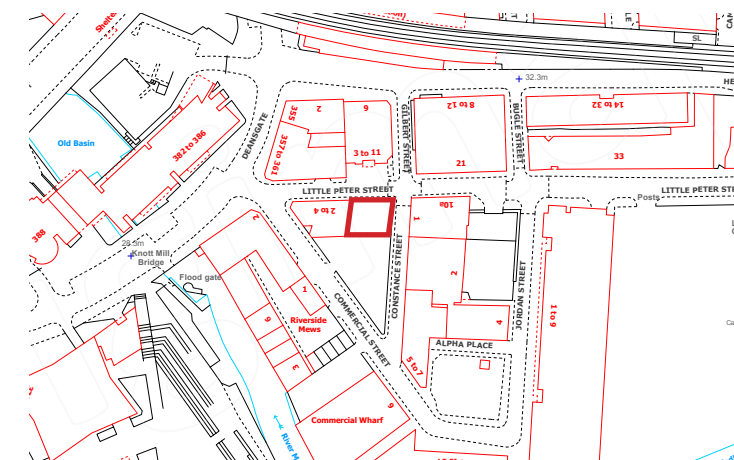
1920S



1950S



1960S



TODAY

01 UNDERSTANDING THE CONTEXT

LOCAL CHARACTER

The area surrounding the site features historic red brick mill buildings, typically three to five storeys. These former industrial and commercial buildings are built of typical Mancunian red brick and topped with grey slate roofs. Facades are flat with feature brick detail decoration, and are regularly punctuated with large shallow arched grey or black framed windows, with solid course brick lintels and stone sills. Rainwater goods are black cast iron.

These historic buildings are interspersed with low and medium rise developments from the 1990s and 2000s, which typically reference the historic buildings with large window openings, red/terracotta colour brick or cladding, and dark grey or black accents in window frames, rainwater goods, and exposed steels.



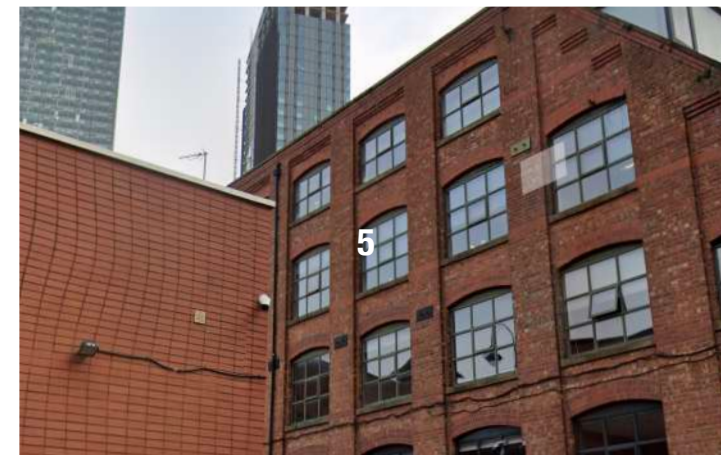
AERIAL VIEW OF THE LOCAL AREA



1. 2-4 LITTLE PETER STREET (LEFT), NEIGHBOURING SITE.



2. 4 JORDAN STREET, FORMER TEXTILE PRINTWORKS



3. 8 HEWITT STREET, FORMER PRINTING WORKS



4. 2 COMMERCIAL STREET



5. 357-361 DEANSGATE



6. 7 CONSTANCE STREET & 4 JORDAN STREET, WITH BEETHAM TOWER

01 UNDERSTANDING THE CONTEXT

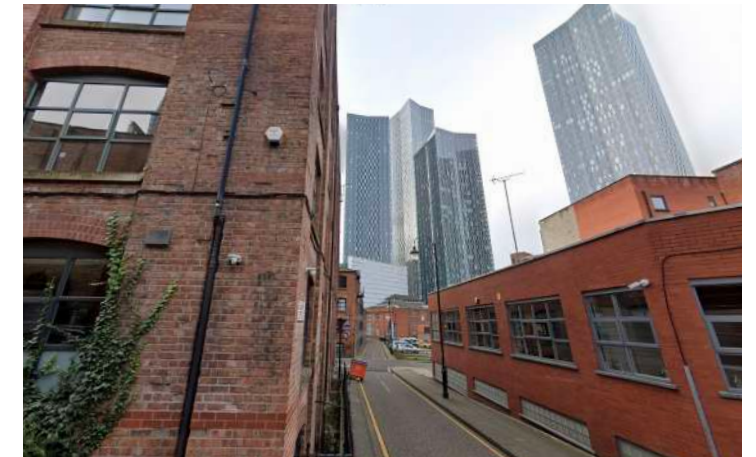
SITE VIEWS

Currently open on all but its western side, any proposal on the site would be prominent in the neighbourhood. Sitting at a crossroads of Little Peter St. with Constance St. and Gilbert St, the site can be viewed down any of these streets, as well as from Commercial St. across a car park immediately south of the site. The site will be visible from surrounding buildings on these streets and upper floors of the towers beyond.

The unique architectural context of the Knott Mill area, where historic red-brick mills sit side by side with contemporary glass skyscrapers, means that any development on the site would benefit from dramatic streetscape views.



VIEW 1: WESTWARDS ON LITTLE PETER ST. FROM SITE TOWARD DEANSGATE.



VIEW 2: SOUTHWARDS ON GILBERT ST. TOWARD SITE & DEANSGATE TOWERS



VIEW 3: EASTWARDS ON LITTLE PETER ST. FROM SITE (RIGHT).



VIEW 4: NORTHWARDS ON CONSTANCE ST TO SITE & BEETHAM TOWER.



VIEW 5: EASTWARDS FROM DEANSGATE TO LITTLE PETER ST. & SITE.



VIEW 6: NORTHWARDS FROM SITE TO GILBERT ST. AND BEETHAM TOWER.

01 UNDERSTANDING THE CONTEXT

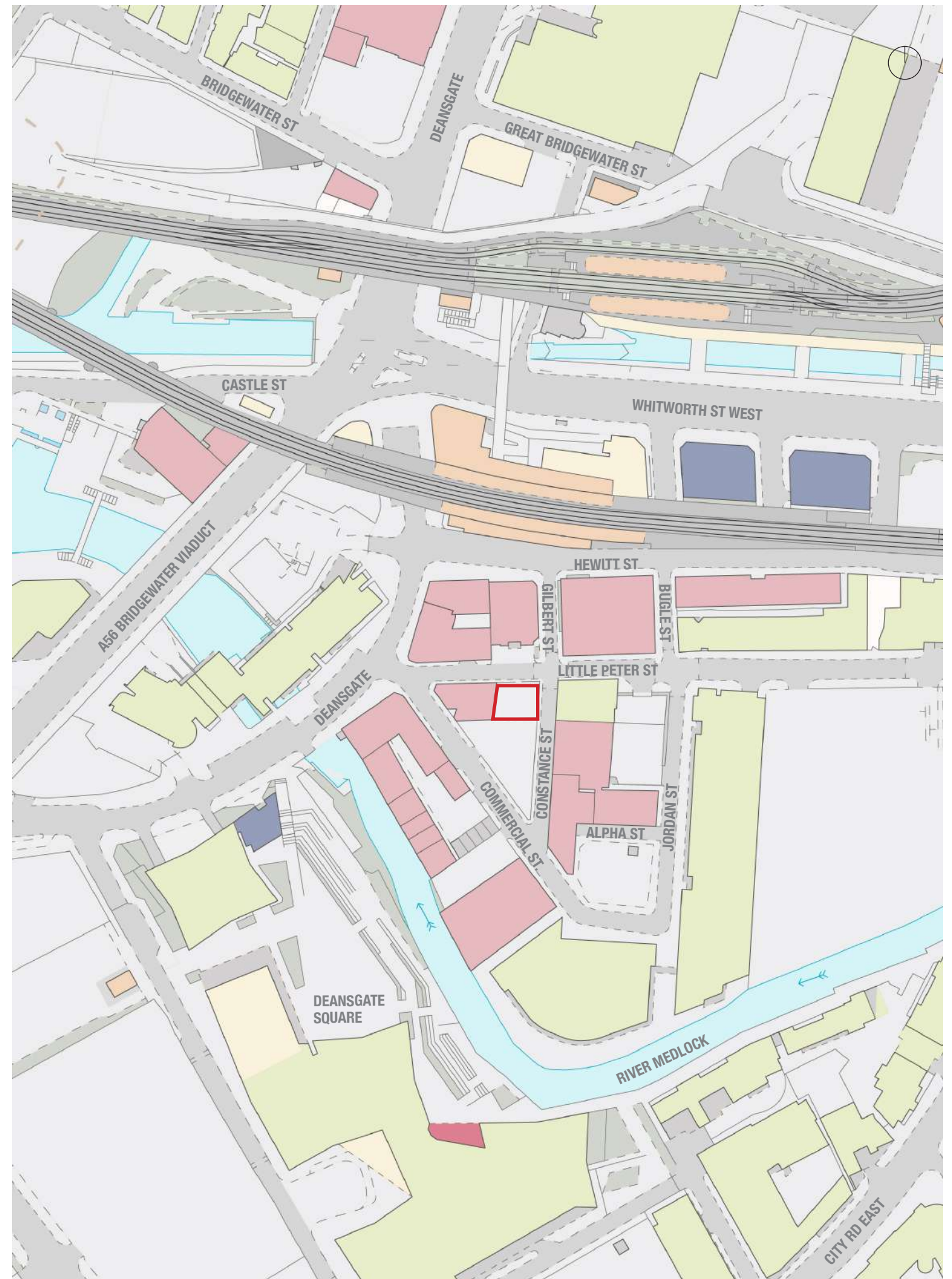
BUILDING TYPOLOGY

As the previous analysis shows, the site is located within a former industrial area, with many old mill buildings converted into offices or apartments.

Little Peter Street, where the site is located, is primarily residential at its eastern end, but a mixture of residential and offices at the western end surrounding the site.

Given that the area is in a key city centre location and under high demand, there are very few vacant units in the vicinity of the site. There is also limited retail or hospitality units in the area.

SITE	
RESIDENTIAL	
OFFICE / COMMERCIAL	
SHOPPING	
BAR / CAFE / RESTAURANT	
VACANT	
INDUSTRIAL	
EDUCATION	
CHURCH	
BANK	
SERVICES	



01 UNDERSTANDING THE CONTEXT

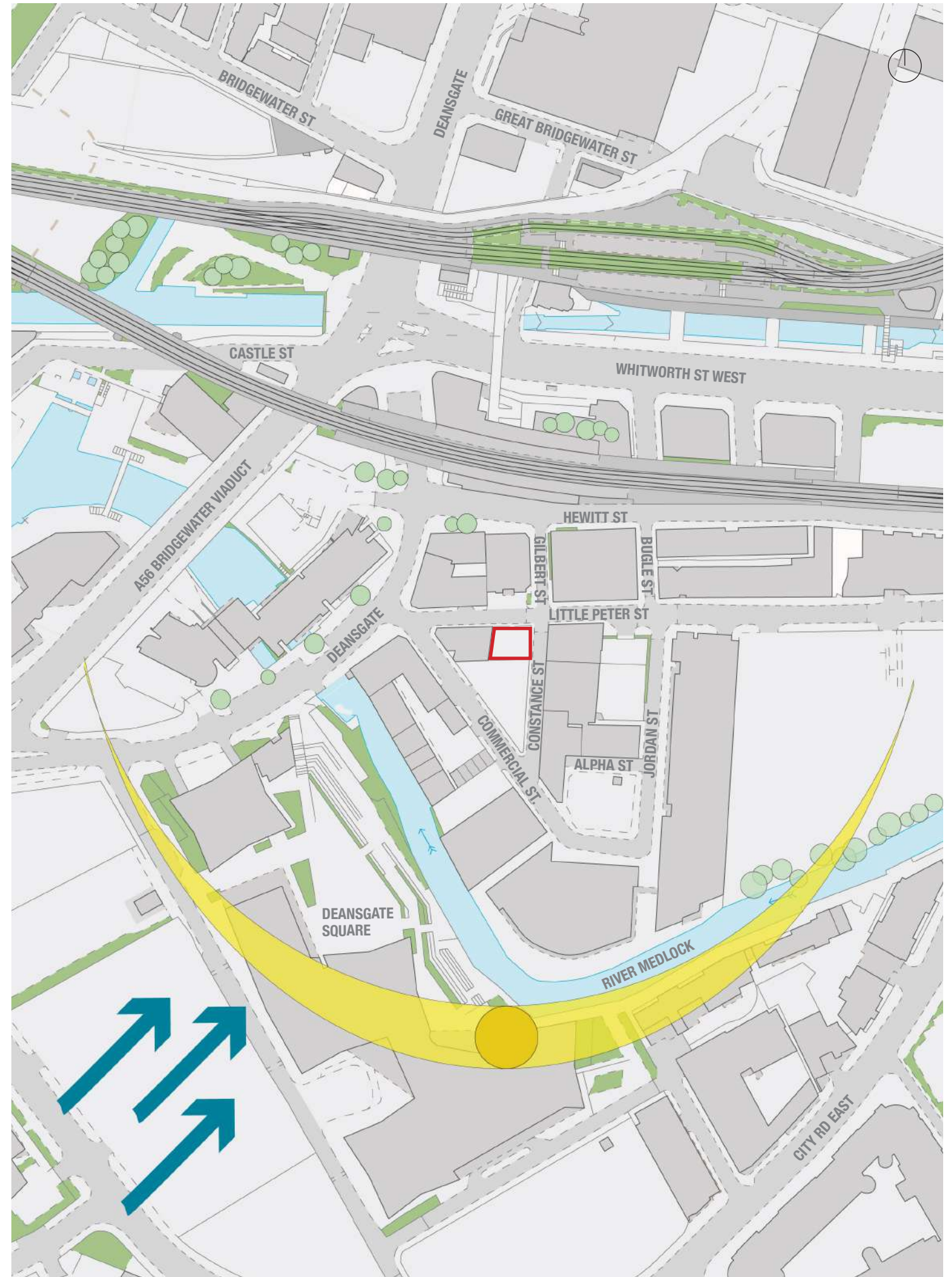
NATURAL FEATURES

The site is surrounded by the dense urban area of Manchester city centre, characterised by little green space and hard surfaces. Castlefield to the north east offers some canalside open space and tree-lined footpaths. 500m to the south west outside of the city ring road lies Hulme Park, and further afield, recreational sports grounds and fields within the Hulme neighbourhood.

The front elevation on Little Peter Street is north facing and therefore will receive little direct sunlight. Surrounding adjoining properties and a dense urban grain of 4-5 storey building heights also block direct light.

The prevailing wind in Manchester is from the South West. The site is within Flood Zone 1 - land designated as having a low risk of flooding, from the nearby River Medlock.

- SITE 
- GREEN SPACE 
- TREES 
- SUN PATH 
- PREVAILING WIND 



01 UNDERSTANDING THE CONTEXT

CONNECTIVITY: ACCESS

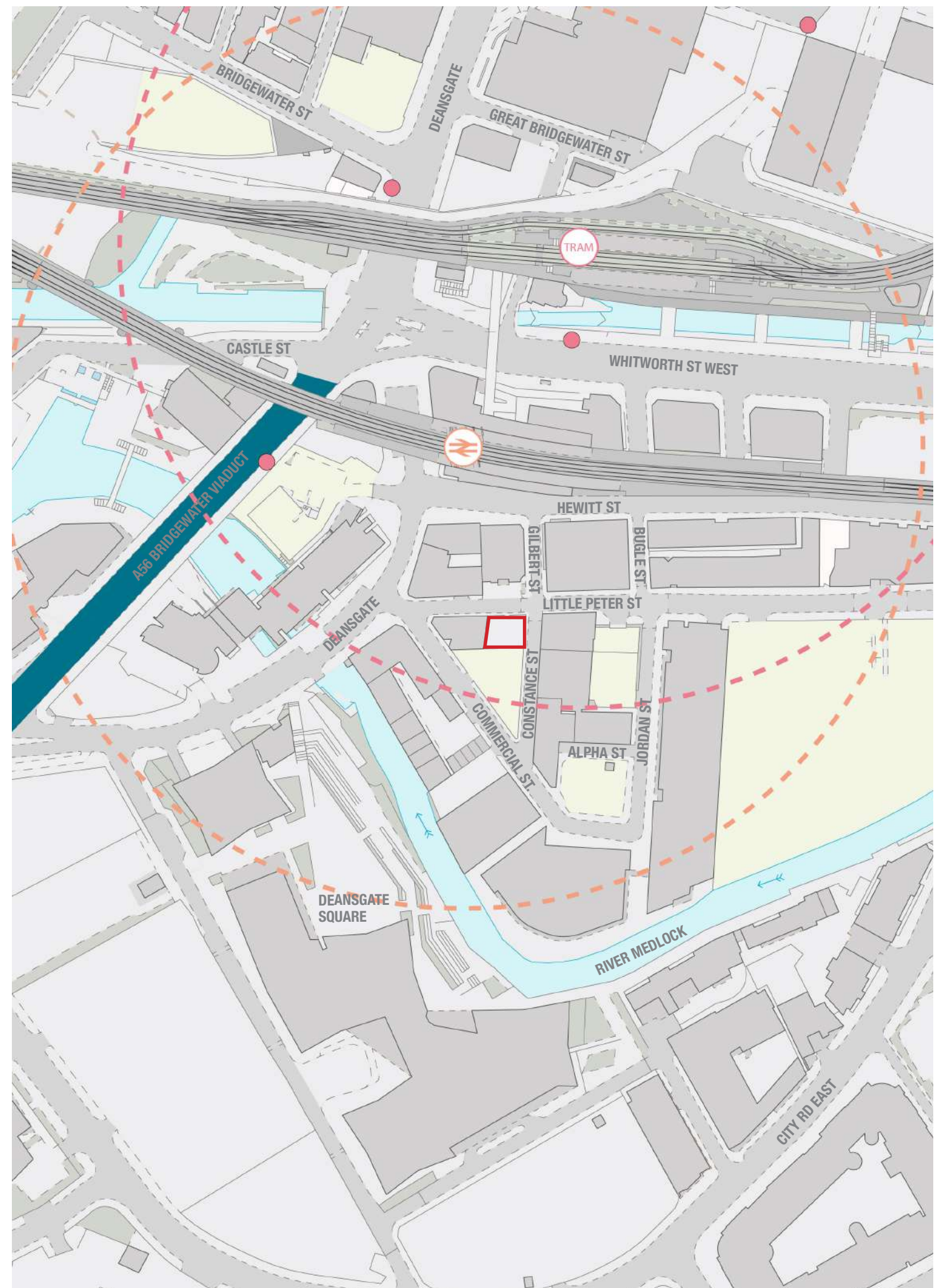
The site boasts great connections to transport links making it an ideal location for visitors and residents.

By road: the A56 and Mancunian Way are easily accessed providing links around Greater Manchester, with nearby connecting routes to Liverpool, Birmingham, and London.

By public transport: the site is in an ideal location within a 3 minute walk from both Deansgate-Castlefield tram stop, and Deansgate Station for national rail services. The site is also served by local bus routes nearby on Whitworth St West, Deansgate, and Medlock St.

Pedestrians: The site is a few minutes walk along from Deansgate, one of Manchester city centre's main thoroughfares into the commercial and retail districts.

- SITE 
- A56 CHESTER ROAD 
- CAR PARKS 
- DEANSGATE TRAIN STATION 
- DEANSGATE-CASTLEFIELD TRAM STOP 
- BUS STOPS 
- 3 MINUTES WALKING RADIUS 



01 UNDERSTANDING THE CONTEXT

PLANNING CONSIDERATIONS

The adopted Local Plan for Manchester City Council comprises:

The Core Strategy DPD (2012); and

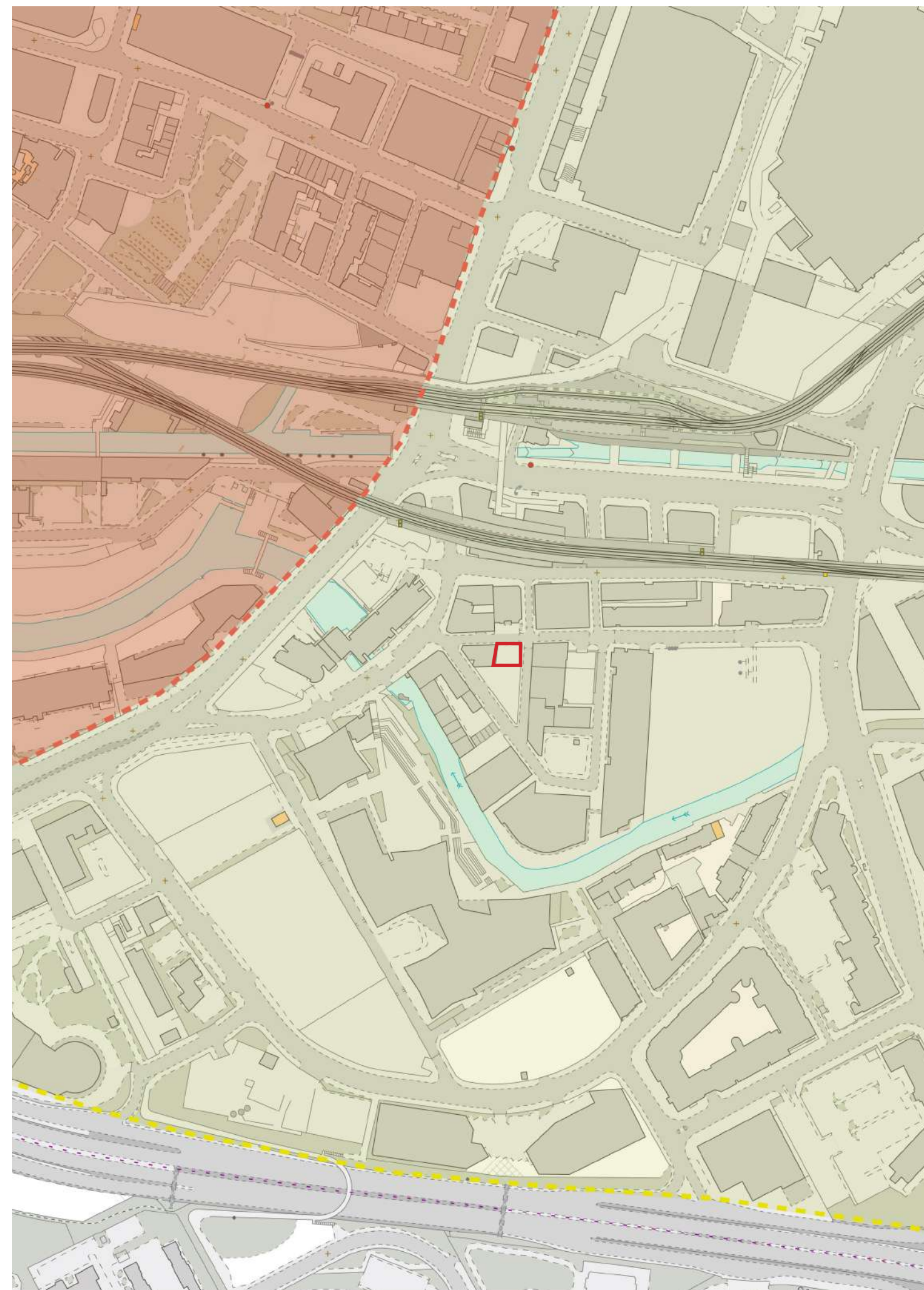
The Places for Everyone Joint Development Plan (2006)

As shown on the adjacent map, which reflects the spatial policies of the Local Plan, together with the relevant spatial policies of other adopted development plan documents, the site is located within the Regional Centre (EC3) and City Centre (CC1-CC10). The site is not included within the nearby Castlefield Conservation area.

Core Policy EC3 (The Regional Centre) states that new housing development should 'complement the development of mixed use employment areas', and will generally be appropriate for 'apartment' and 'higher density residential development'. The mix of housing and density will be informed by 'its location relative to the city centre and public transport facilities (especially the Metrolink)'. Being in such close proximity to the city centre and the Deansgate-Castlefield Metrolink, we believe the site is ideal for high-density apartment development.

Core Policies CC1-CC10 (City Centre Development Strategy) specifies the Castlefield area as a priority for residential development, particularly of high density (CC3). Proposals should promote sustainable and mixed communities with a variety of housing options to accommodate different household circumstances (CC3 8.36). Development should also 'provide aesthetic quality and strong references to the City's past'. We believe that with our aesthetic design choices for the proposal, high density, and provision for a mixture of one, two, and three bed apartments, the proposal satisfies the requirements of these policies.

SITE 
REGIONAL CENTRE EC3, & CITY CENTRE CC1-CC10 
CASTLEFIELD CONSERVATION AREA 



01 UNDERSTANDING THE CONTEXT

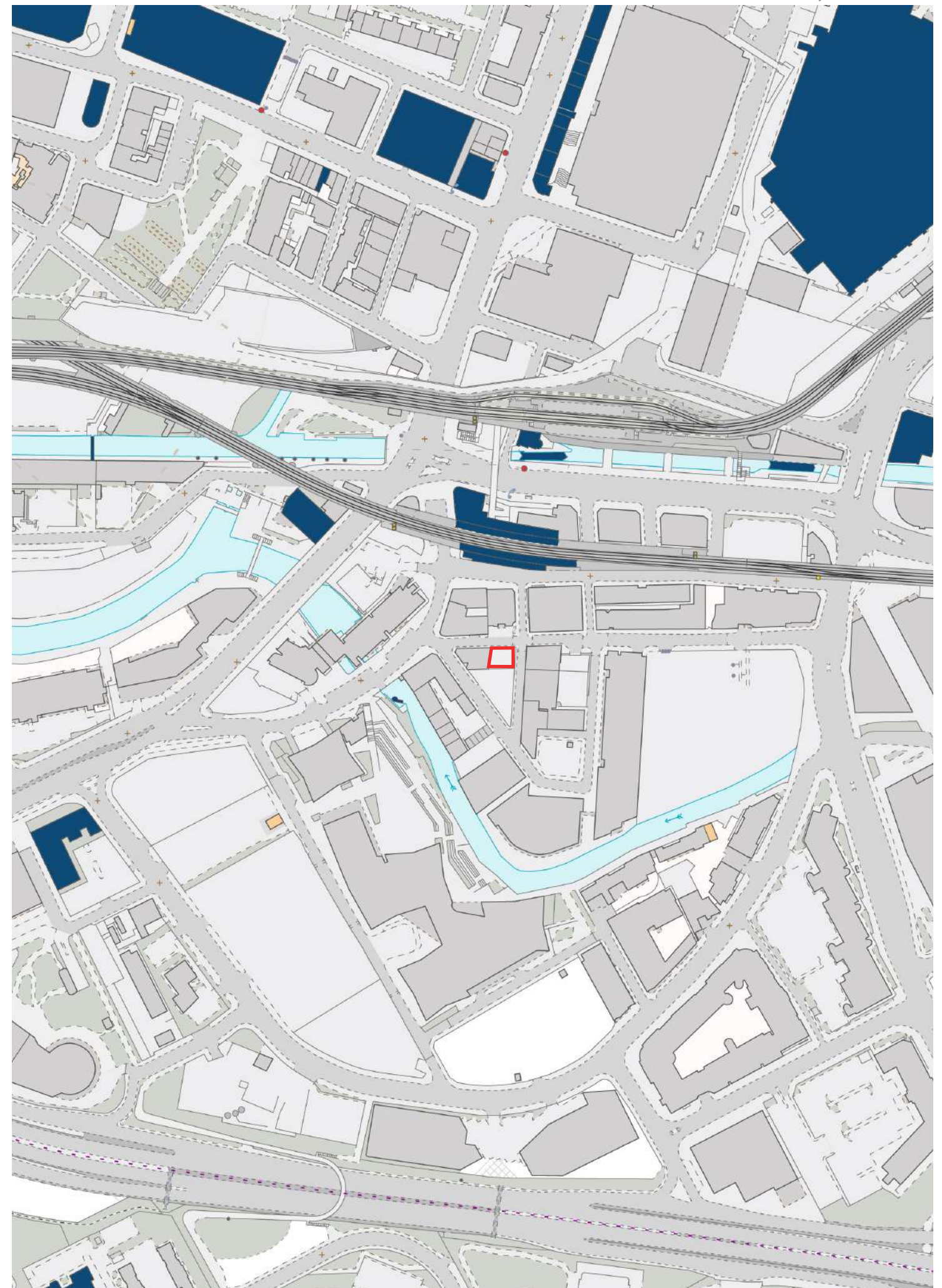
HERITAGE CONSIDERATIONS

Many buildings in the areas of Deansgate and Castlefield surrounding Knott Mill are listed, preserving the architectural heritage of the city's rich history. Within the Knott Mill area, Deansgate station and the nearby former Congregational Church are listed. The historic floodgates and boundary stone at Knott Mill bridge are also listed structures.



STATUTORY LISTED: DEANSGATE STATION (FORMERLY KNOTT MILL & DEANSGATE STATION)

SITE 
STATUTORY LISTED 



01 UNDERSTANDING THE CONTEXT

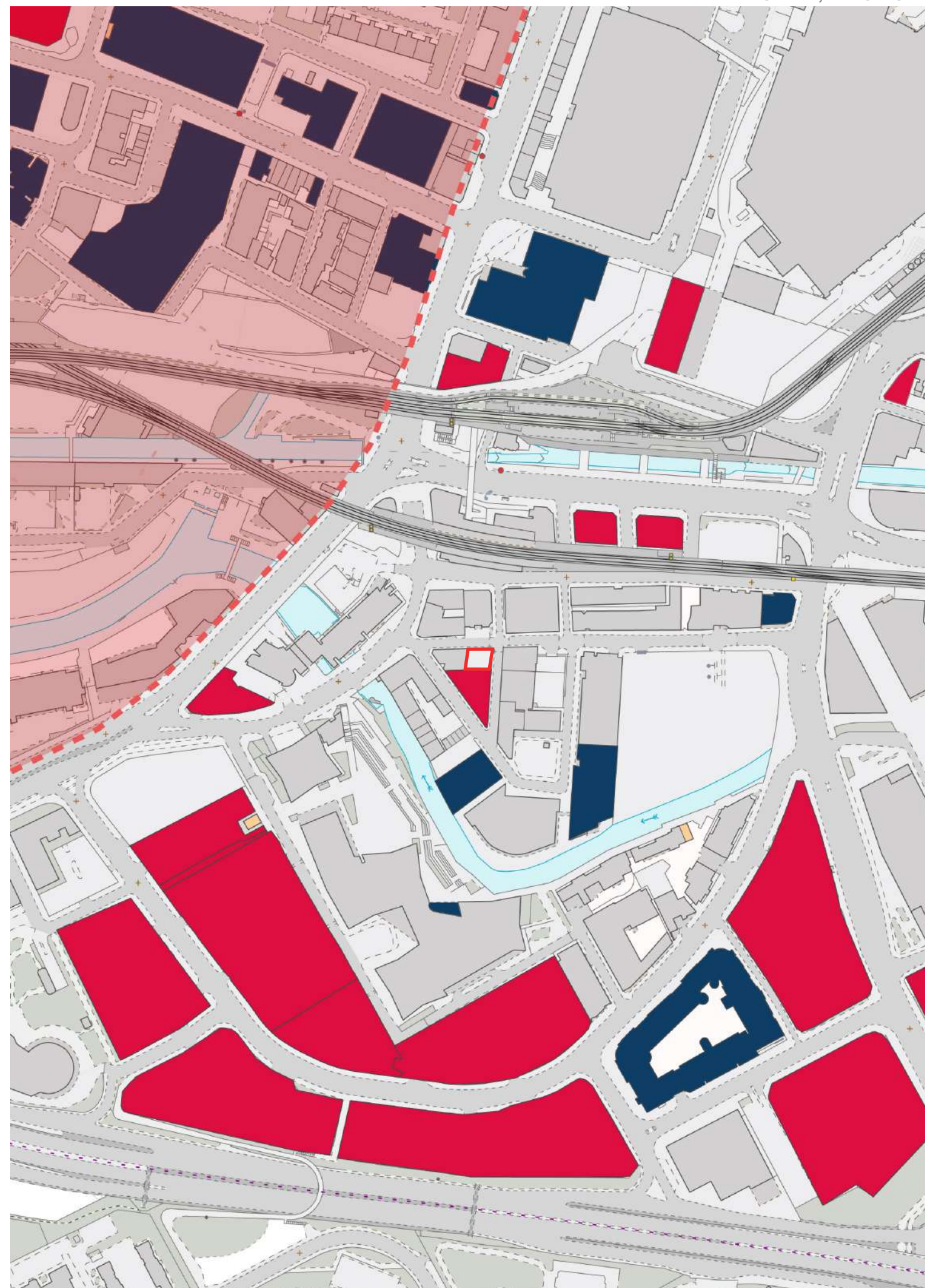
HERITAGE CONSIDERATIONS

The site is not within a conservation area, but is near to the designated Castlefield Conservation area. The site is however a prominent corner plot at a crossroads within the Knott Mill area and therefore it will be important to consider any proposal's impact on context, particularly with several historic mill buildings in the site's immediate vicinity.

There is currently planning approved for a block of seven townhouses of five storeys at the land neighbouring the site to the south. This development is proposed to be built up to the adjoining boundary with the site. Along with the existing adjoining two storey building to the west, and the surrounding narrow street pattern of 4-5 storey blocks, the site shall receive limited direct sunlight.

In the wider area, significant portions of land 200m from the site to the south, SE and SW, all hold planning proposals for the next phase of Manchester's skyscraper expansion with six towers proposed, the tallest being 71 storeys in height.

SITE 
 SIGNIFICANT PLANNING APPLICATIONS 
 MINOR PLANNING APPLICATIONS 
 CASTLEFIELD CONSERVATION AREA 



01 UNDERSTANDING THE CONTEXT

KNOTT MILL MASTERPLAN



The site sits within the Knott Mill masterplan, created by the Knott Mill Association in 2019.

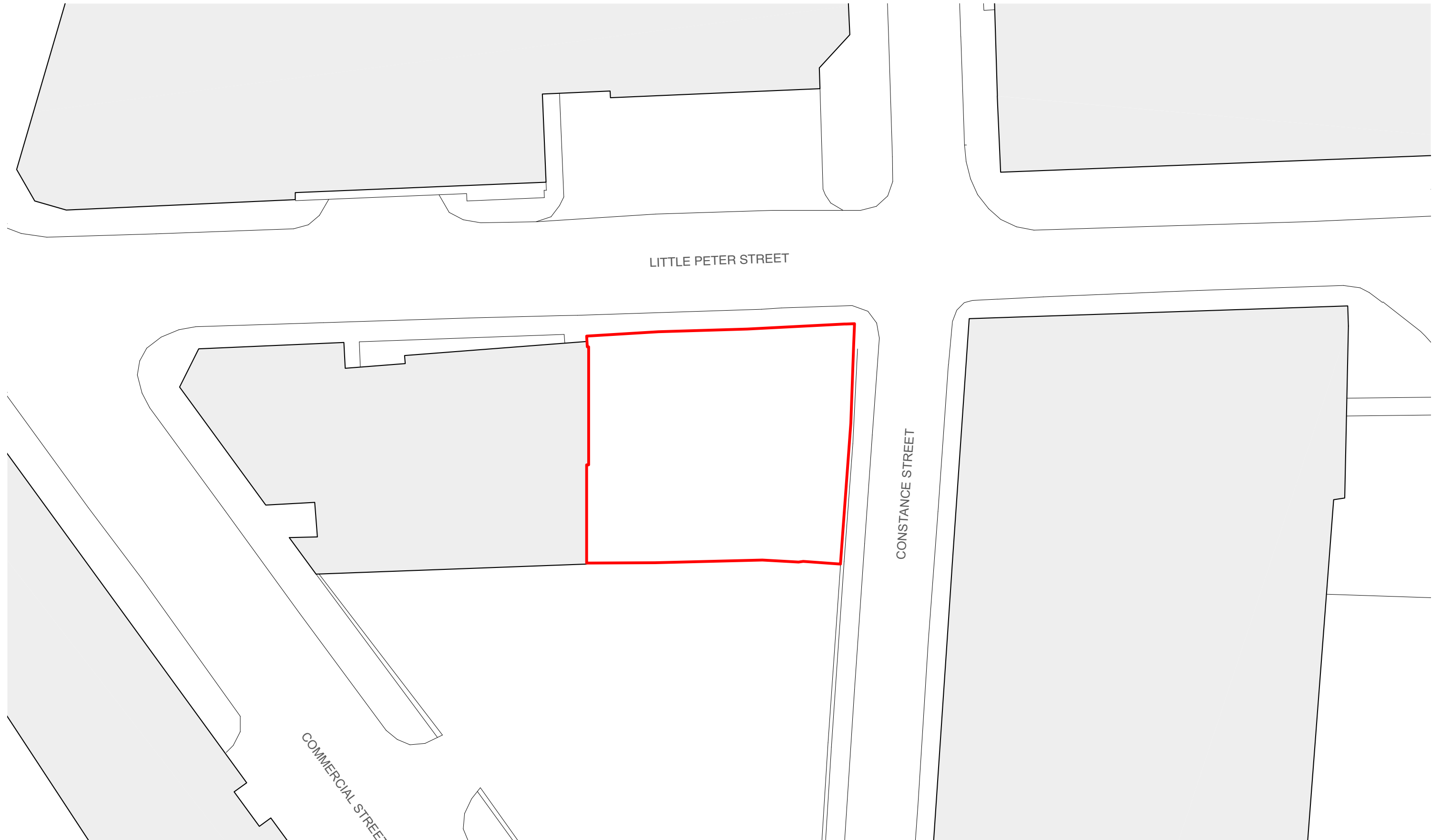
The masterplan outlines proposed building heights for the area. For the site, these heights are specified at 5-7 storeys, which the proposed development respects standing at 6 storeys.

- SITE ■
- 2-6 STOREYS ■
- 3-9 STOREYS ■
- 5-15 STOREYS ■



01 UNDERSTANDING THE CONTEXT

EXISTING SITE PLAN



01 UNDERSTANDING THE CONTEXT

EXISTING CONTEXT ELEVATION: HARVEY STREET



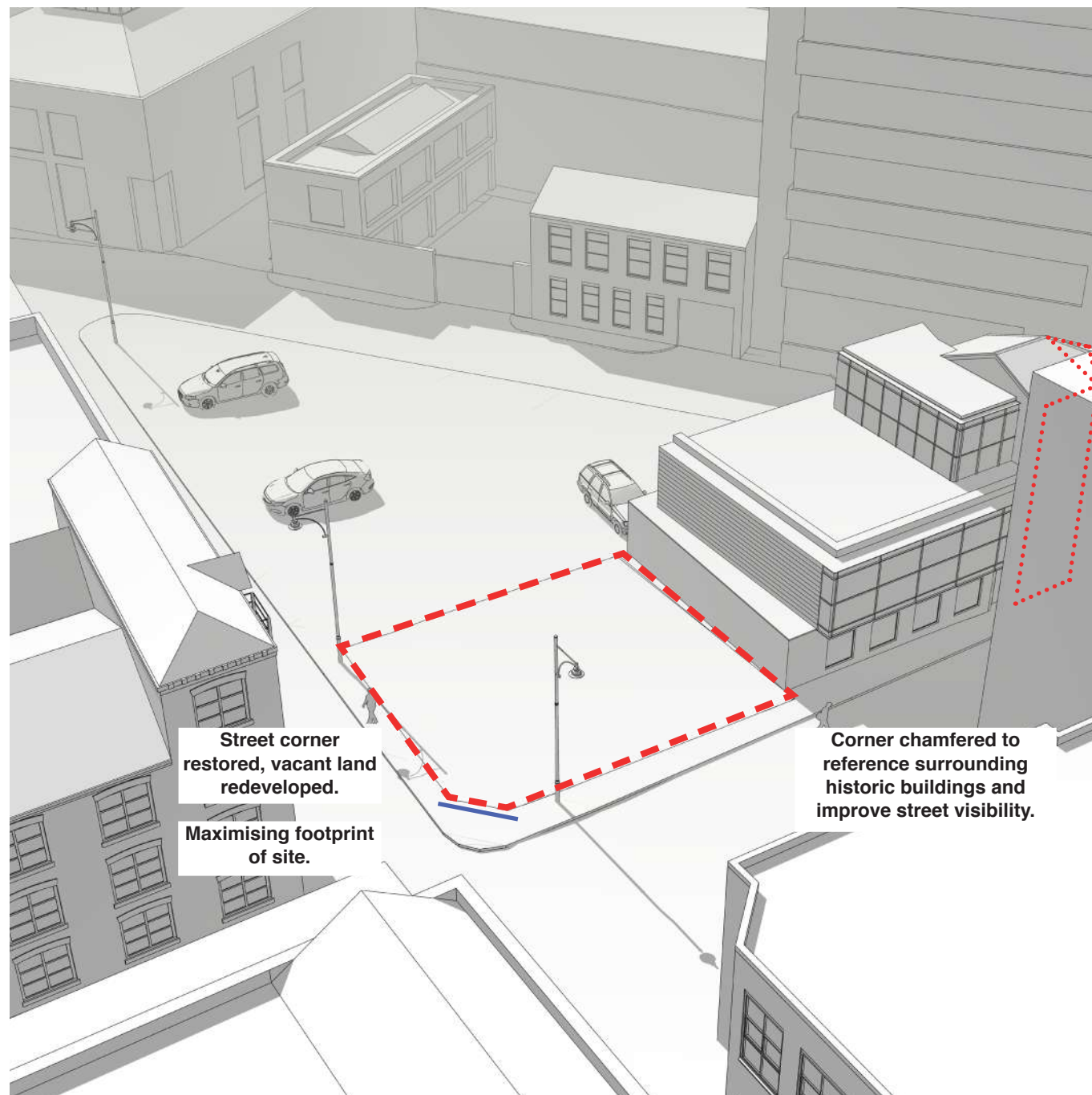
EXISTING CONTEXT ELEVATION: CHURCHGATE



02 DESIGN STRATEGY

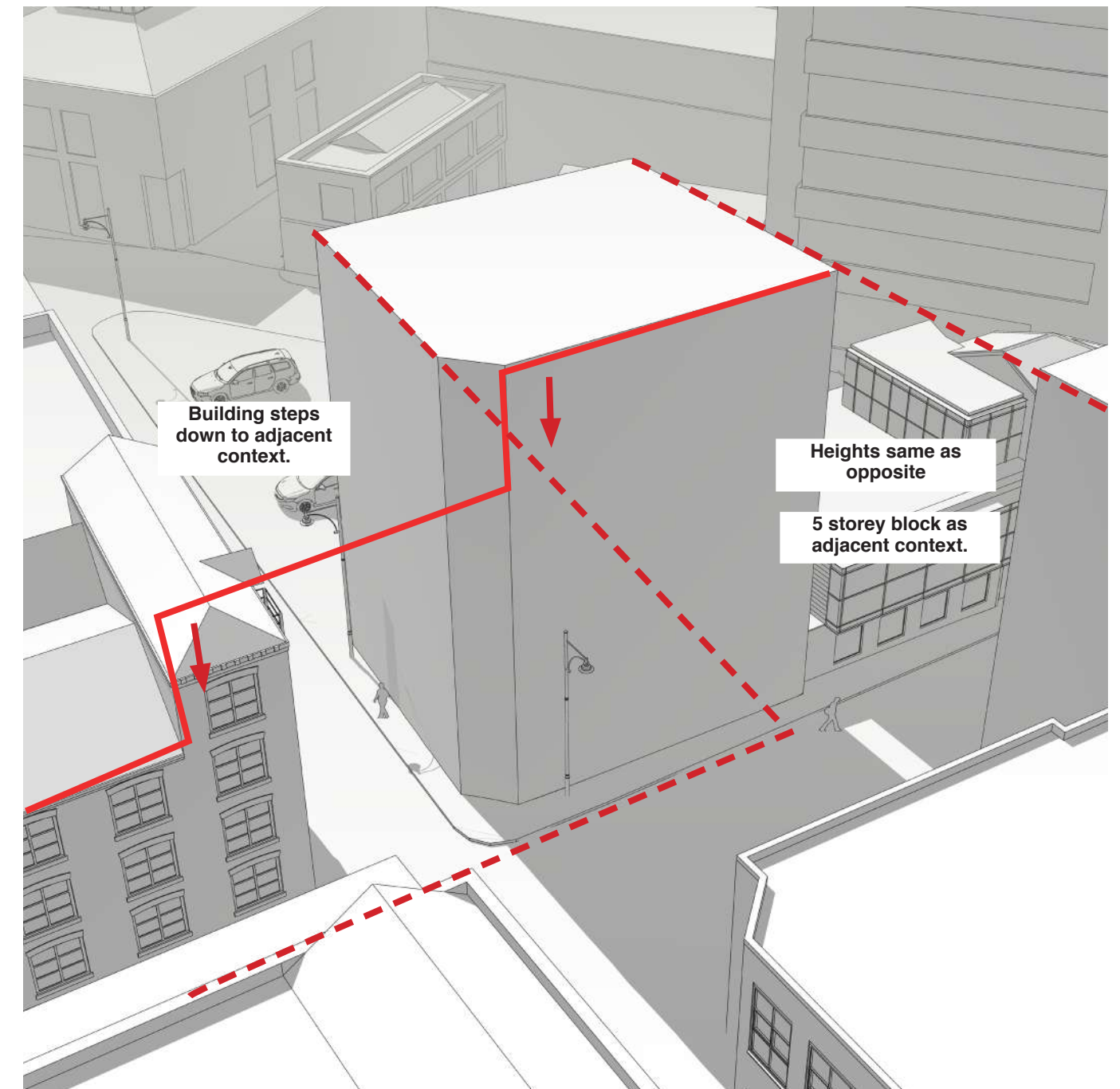
LAYOUT

The new development fills the site and restores the corner of Little Peter Street and Constance Street. The building's footprint sits against the site boundary to restore the historic urban block. At the corner, the elevation is chamfered in keeping with the historic buildings in the surrounding area.



SCALE

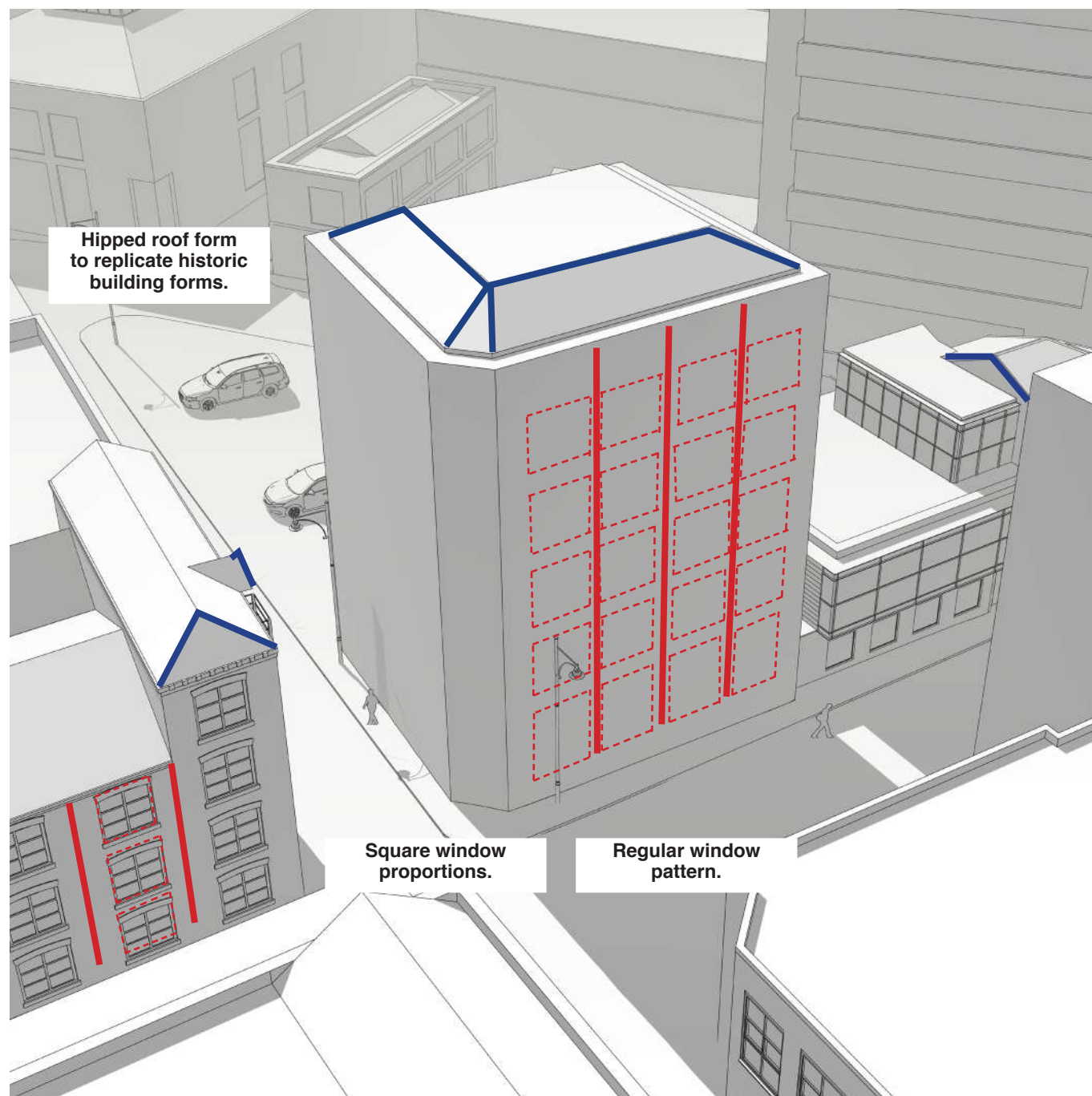
The proposal provides a continuation of scale with buildings on the opposite side of Little Peter Street, following the stepping of scale along the street with the neighbouring building on the opposite side of Constance Street.



02 DESIGN STRATEGY

FORM

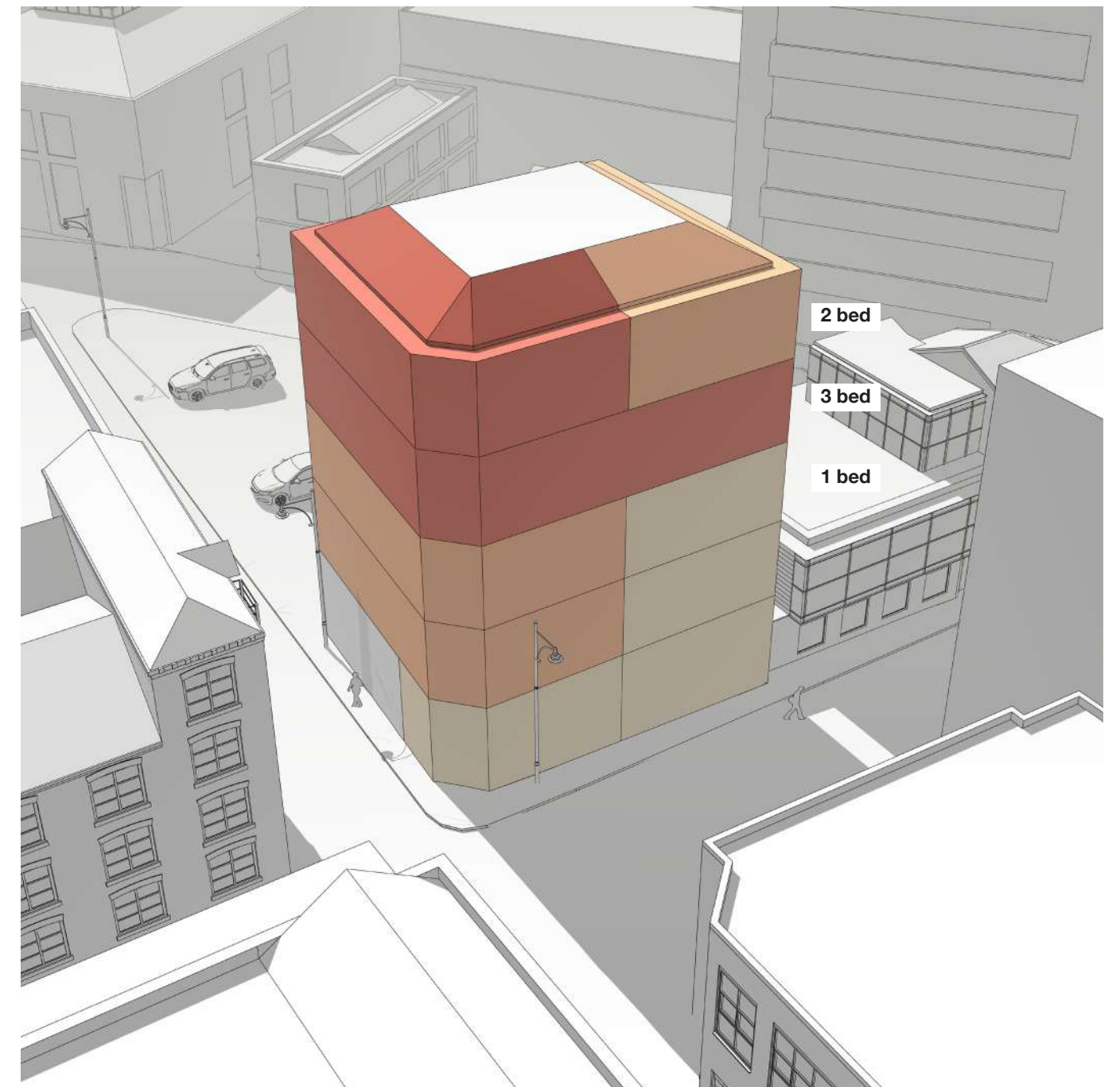
The building's roofline is hipped in reference to the historic building forms that characterised the area during its industrial past.



USE

The proposal includes a mixture of one, two, and three bedroom apartments.

- 1 BEDROOM APTS
- 2 BEDROOM APTS
- 3 BEDROOM APTS



02 DESIGN STRATEGY

LANDSCAPING

The proposal includes winter gardens to apartments, rooftop terraces, and street level planting to the front elevations.

- WINTER GARDENS
- TERRACES
- PLANTERS



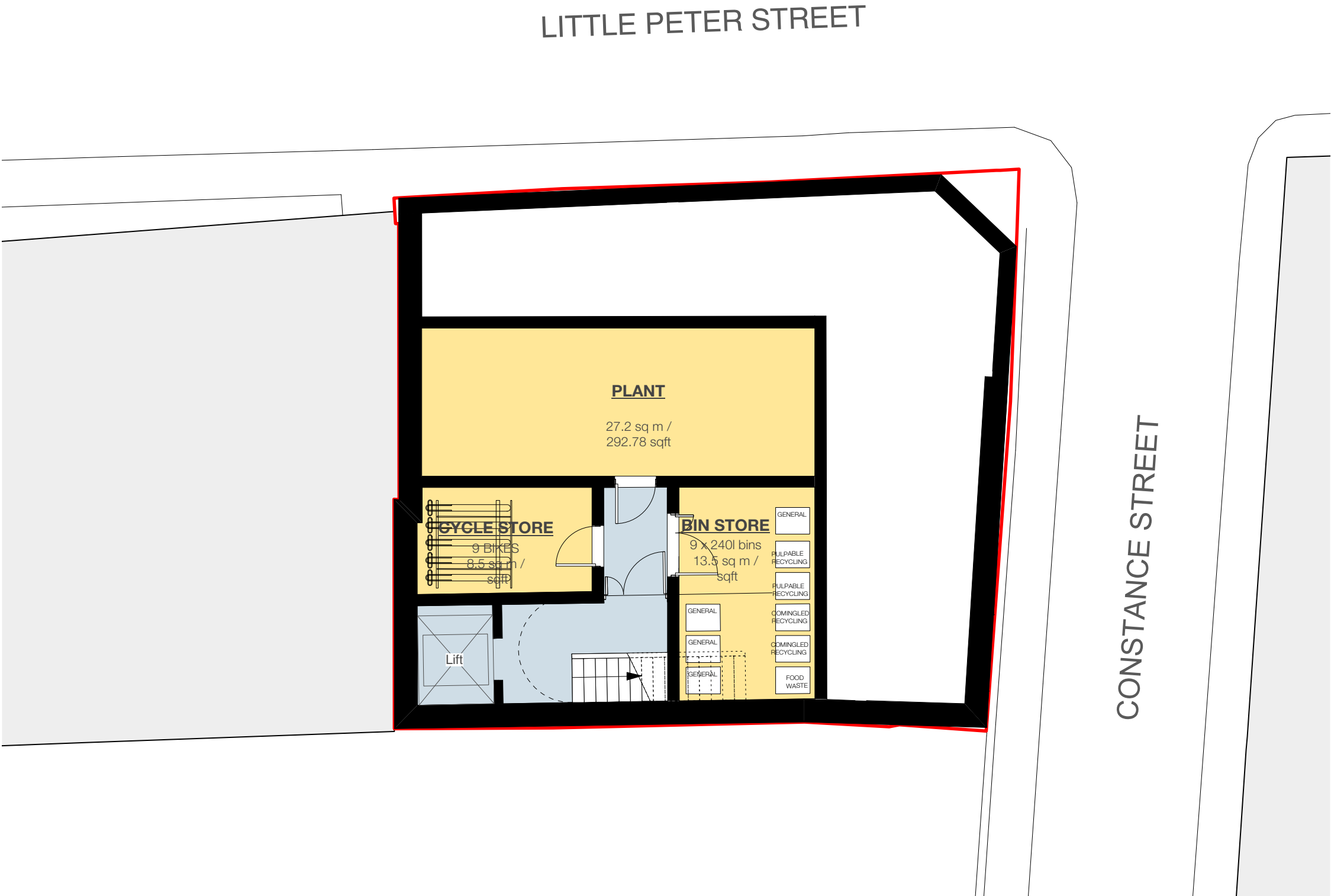
ACCESS

All apartments are accessed by a main entrance with level access on Constance Street.



03
PROPOSALS

PROPOSED PLANS: BASEMENT



Little Peter Street
Manchester

9no. Apartments

Accomodation Schedule		
	4no. 1 Bed Apartments (457sqft ave.)	1829sqft
	3no. 2 Bed Apartments (690sqft ave.)	2069sqft
	2no. 3 Bed Apartments (1146sqft ave.)	2292sqft
NIA		6190sqft
	Circulation	1421sqft
	Bins/Bikes	237sqft
	Plant	293sqft
GIA		8680sqft

03
PROPOSALS

PROPOSED PLANS: GROUND FLOOR



Little Peter Street
Manchester

9no. Apartments

Accomodation Schedule		
4no. 1 Bed Apartments (457sqft ave.)	1829sqft	
3no. 2 Bed Apartments (690sqft ave.)	2069sqft	
2no. 3 Bed Apartments (1146sqft ave.)	2292sqft	
NIA		6190sqft
1421sqft		
237sqft		
293sqft		
GIA		8680sqft

03
PROPOSALS

PROPOSED PLANS: 1ST AND 2ND FLOORS



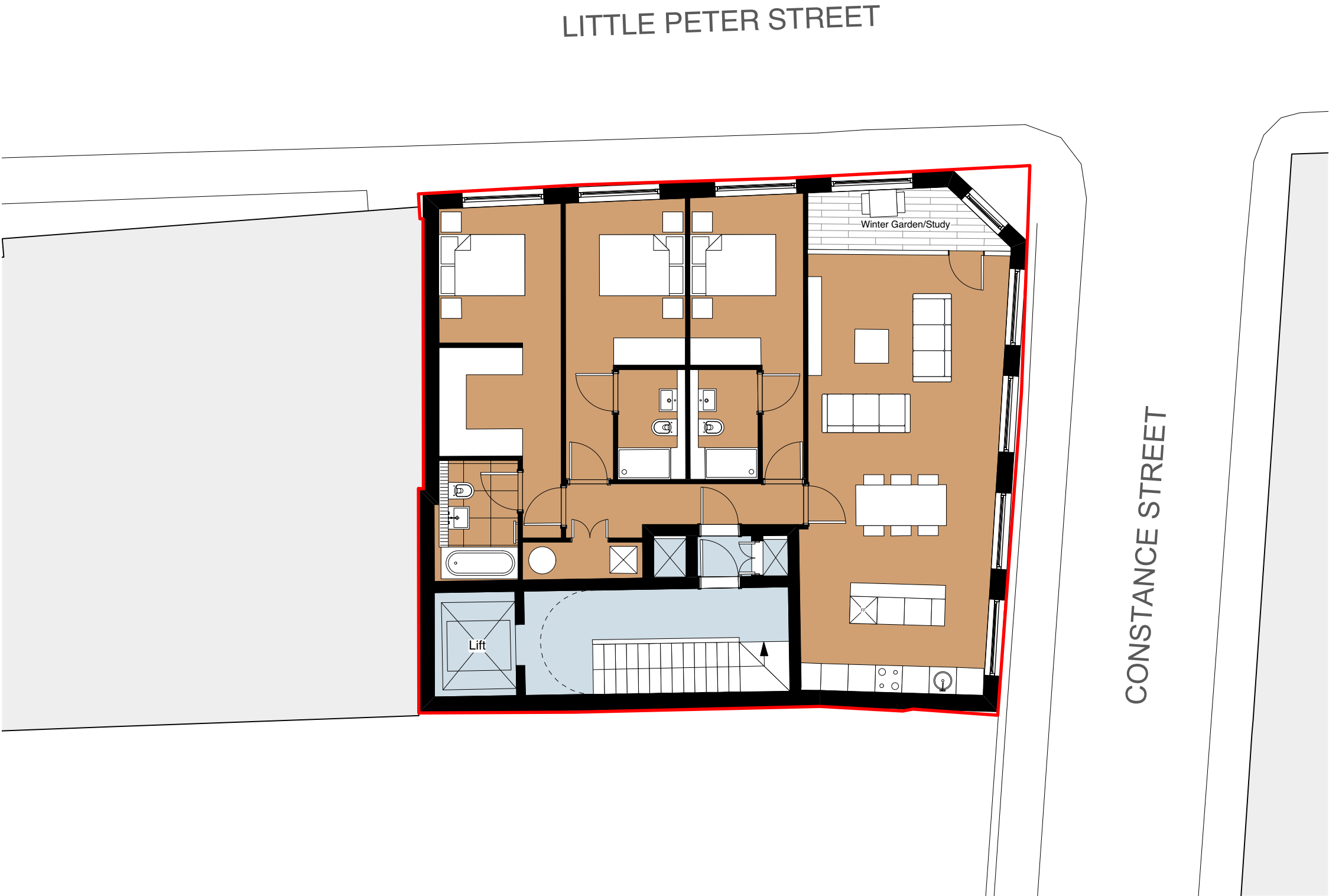
Little Peter Street
Manchester

9no. Apartments

Accomodation Schedule		
4no. 1 Bed Apartments (457sqft ave.)	1829sqft	
3no. 2 Bed Apartments (690sqft ave.)	2069sqft	
2no. 3 Bed Apartments (1146sqft ave.)	2292sqft	
NIA		6190sqft
Circulation	1421sqft	
Bins/Bikes	237sqft	
Plant	293sqft	
GIA	8680sqft	

03
PROPOSALS

PROPOSED PLANS: 3RD FLOOR



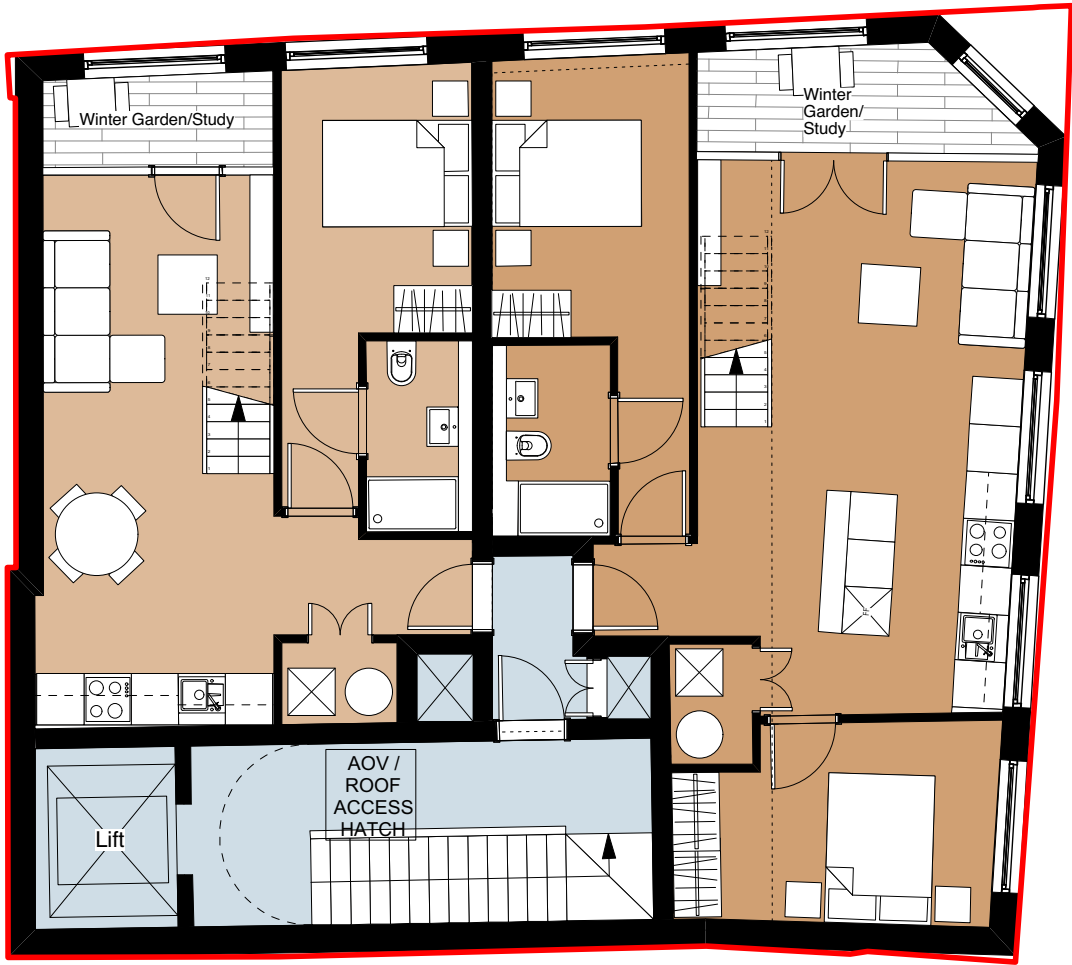
Little Peter Street
Manchester

9no. Apartments

Accomodation Schedule		
4no. 1 Bed Apartments (457sqft ave.)	1829sqft	
3no. 2 Bed Apartments (690sqft ave.)	2069sqft	
2no. 3 Bed Apartments (1146sqft ave.)	2292sqft	
NIA		6190sqft
Circulation	1421sqft	
Bins/Bikes	237sqft	
Plant	293sqft	
GIA	8680sqft	

03
PROPOSALS

PROPOSED PLANS: 4TH FLOOR



4TH FLOOR



4TH FLOOR (MEZZANINE)

Little Peter Street
Manchester

9no. Apartments

Accomodation Schedule		
4no. 1 Bed Apartments (457sqft ave.)	1829sqft	
3no. 2 Bed Apartments (690sqft ave.)	2069sqft	
2no. 3 Bed Apartments (1146sqft ave.)	2292sqft	
NIA		6190sqft
Circulation	1421sqft	
Bins/Bikes	237sqft	
Plant	293sqft	
GIA		8680sqft

03
PROPOSALS

PROPOSED ELEVATIONS



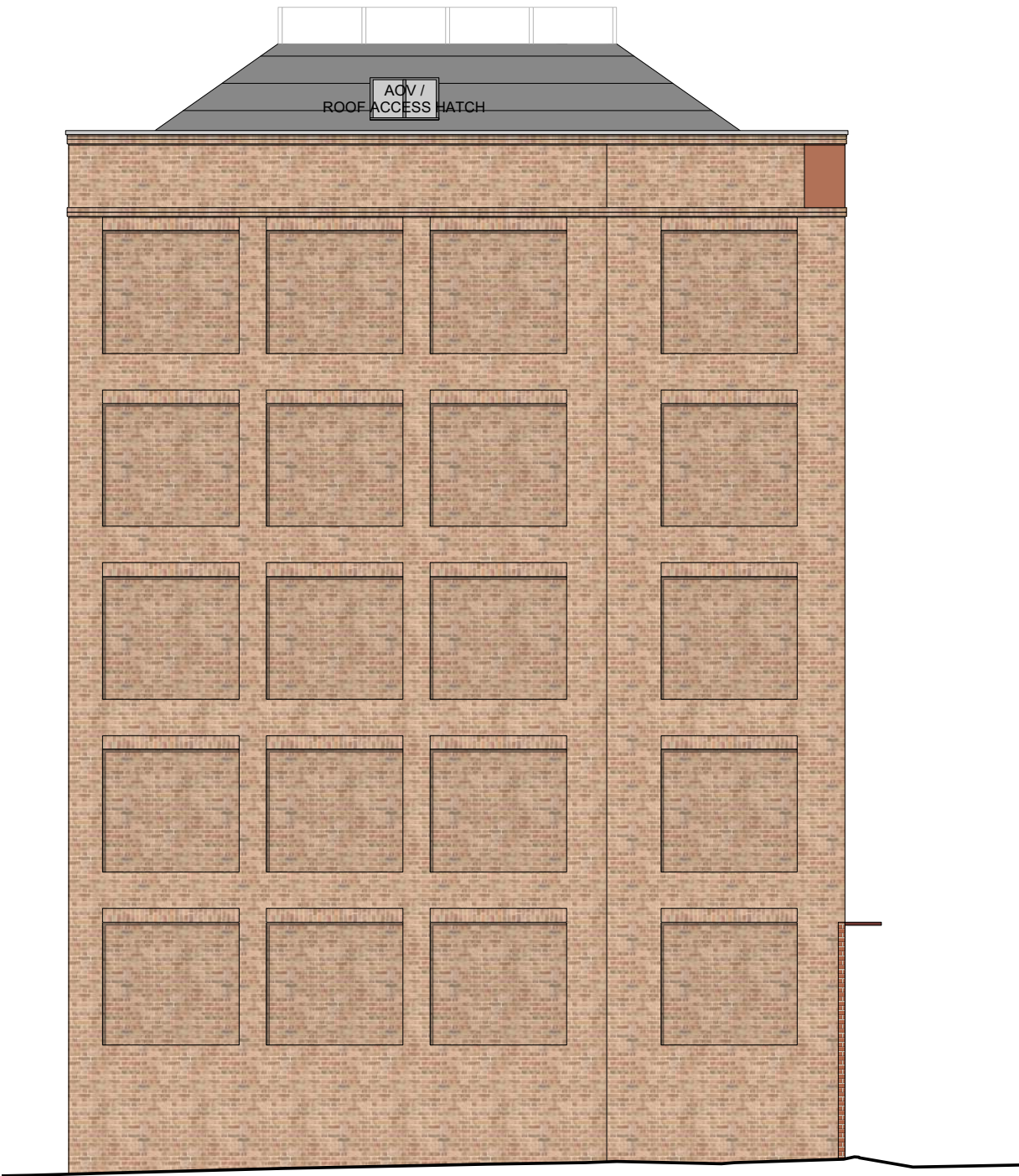
LITTLE PETER STREET (NORTH) ELEVATION



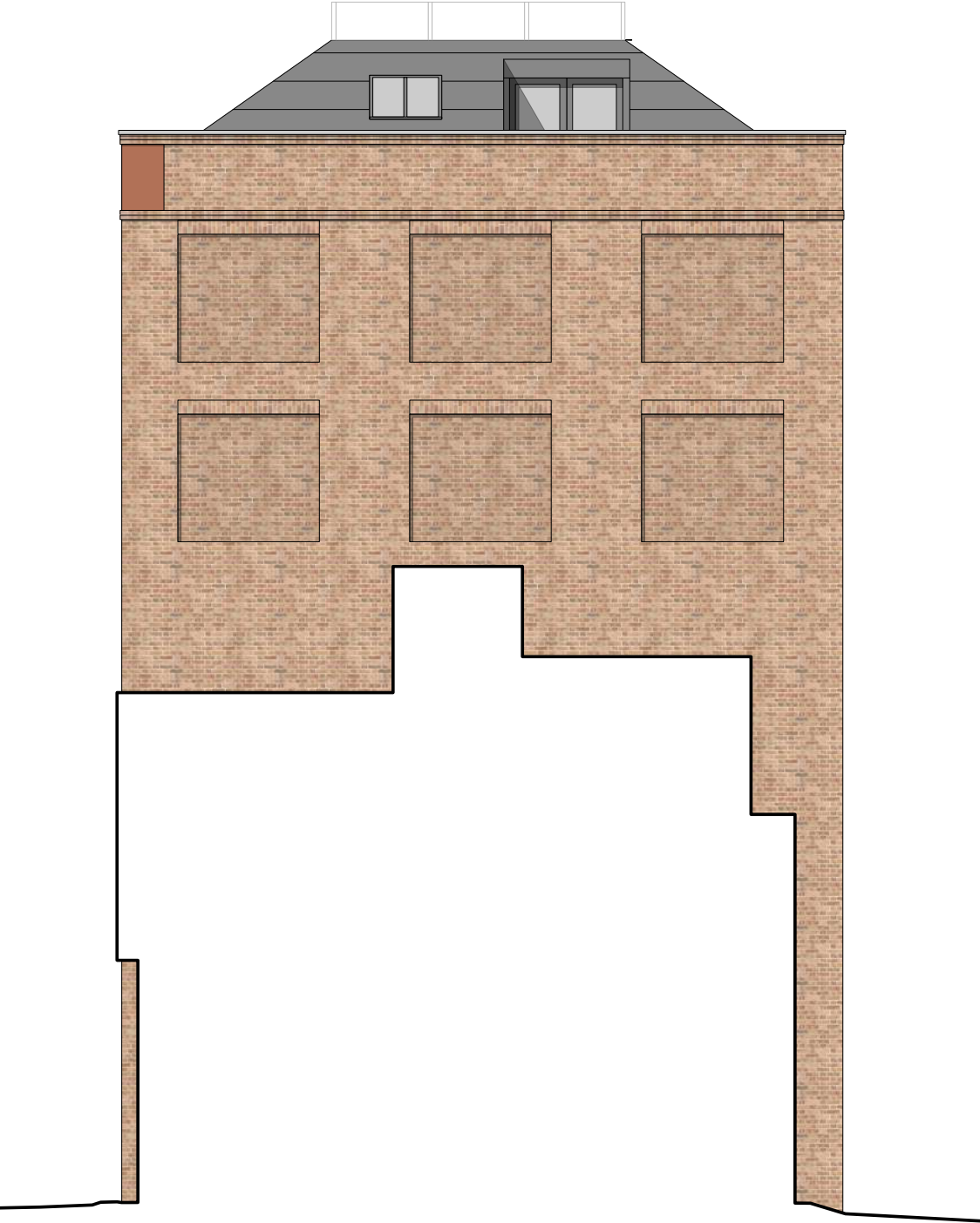
CONSTANCE STREET (EAST) ELEVATION

03
PROPOSALS

PROPOSED ELEVATIONS



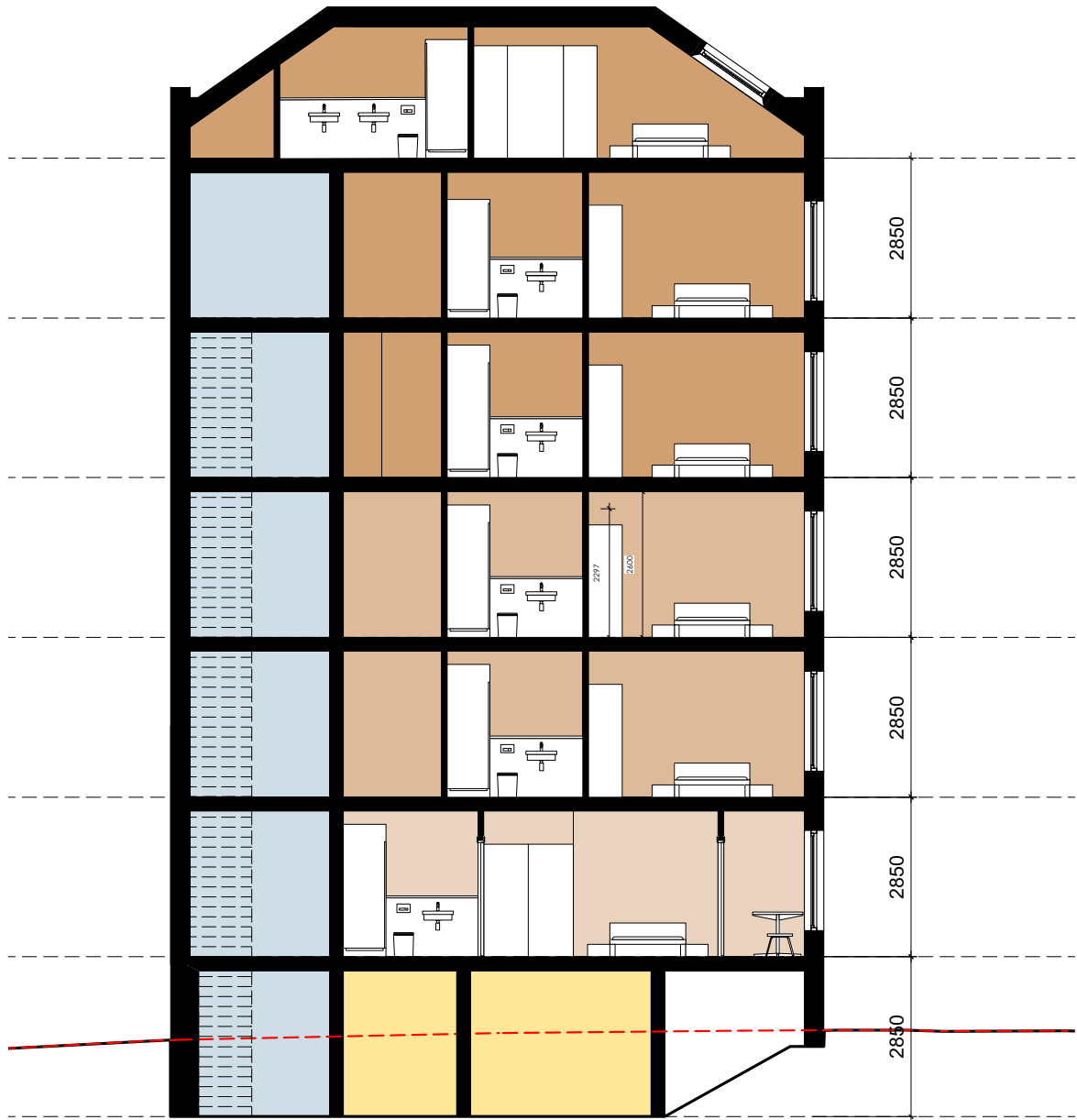
SOUTH ELEVATION



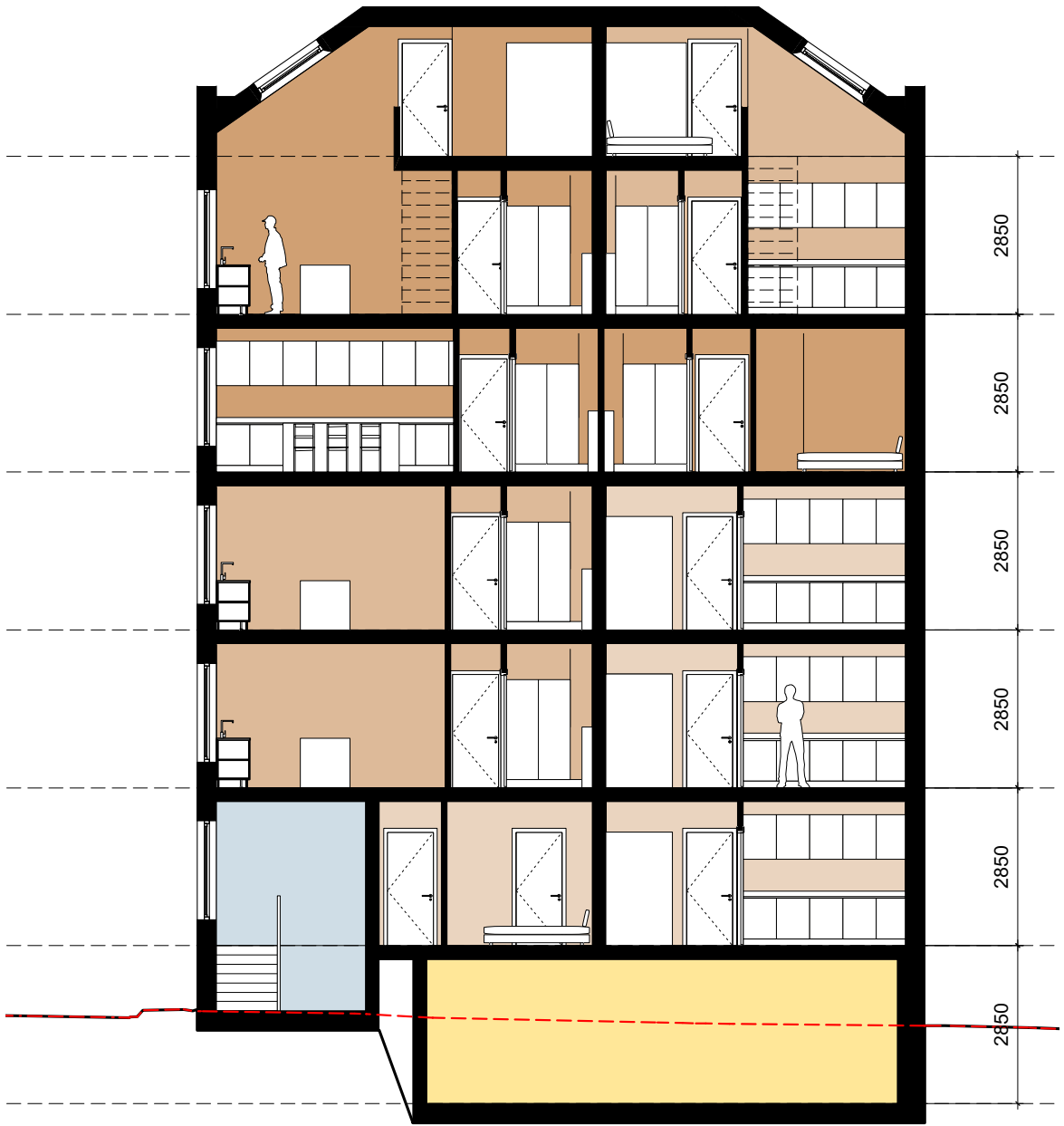
WEST ELEVATION

03
PROPOSALS

PROPOSED SECTIONS



SECTION A-A



SECTION B-B

03 PROPOSALS

PROPOSED CONTEXT ELEVATIONS



LITTLE PETER STREET (NORTH) ELEVATION

03 PROPOSALS

PROPOSED CONTEXT ELEVATIONS

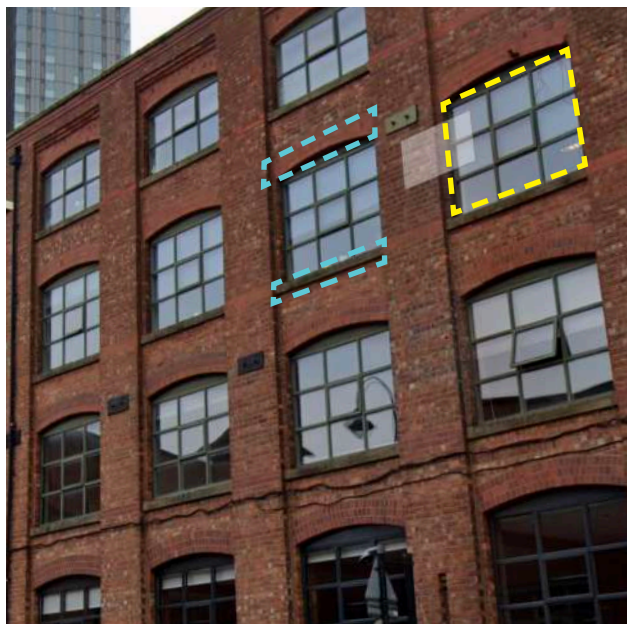


CONSTANCE STREET (EAST) ELEVATION

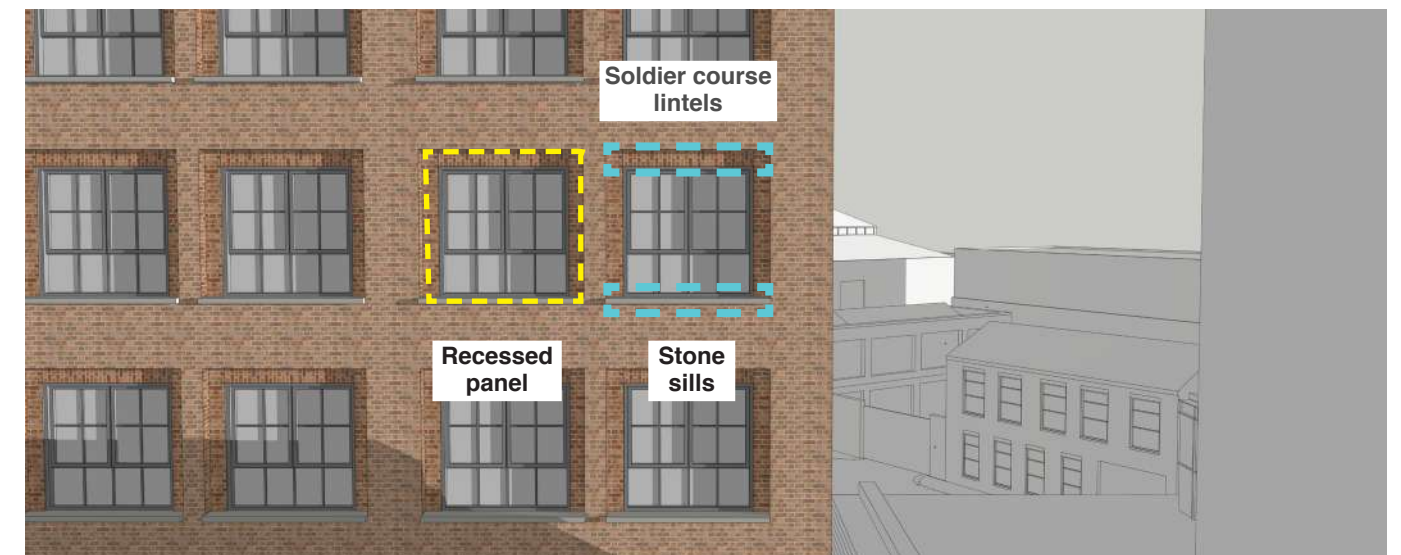
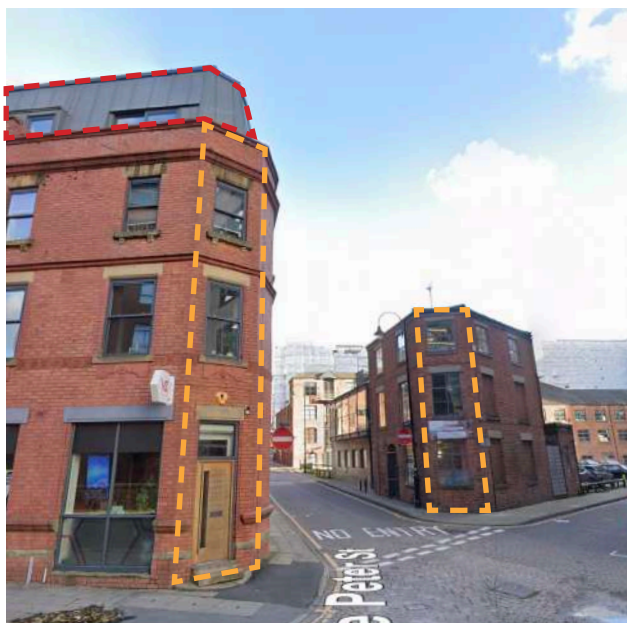
03 PROPOSALS

DESIGN EXPLANATION

Windows are large and squared with soldier course brick lintels and stone sills, and recessed in brick panels in keeping with surrounding historic buildings.



In keeping with local precedent, the proposal's corner at Little Peter St and Constance St is chamfered, and features a lightweight top set back.



03 PROPOSALS

MATERIALS: WALLS AND WINDOWS

Windows are in black matt aluminium frames and are sub-divided into 12no. individual glazed panels. They are large and squared with soldier course lintels and concrete sills to reference the local historical industrial style. Windows are set back in brick recessed panels.

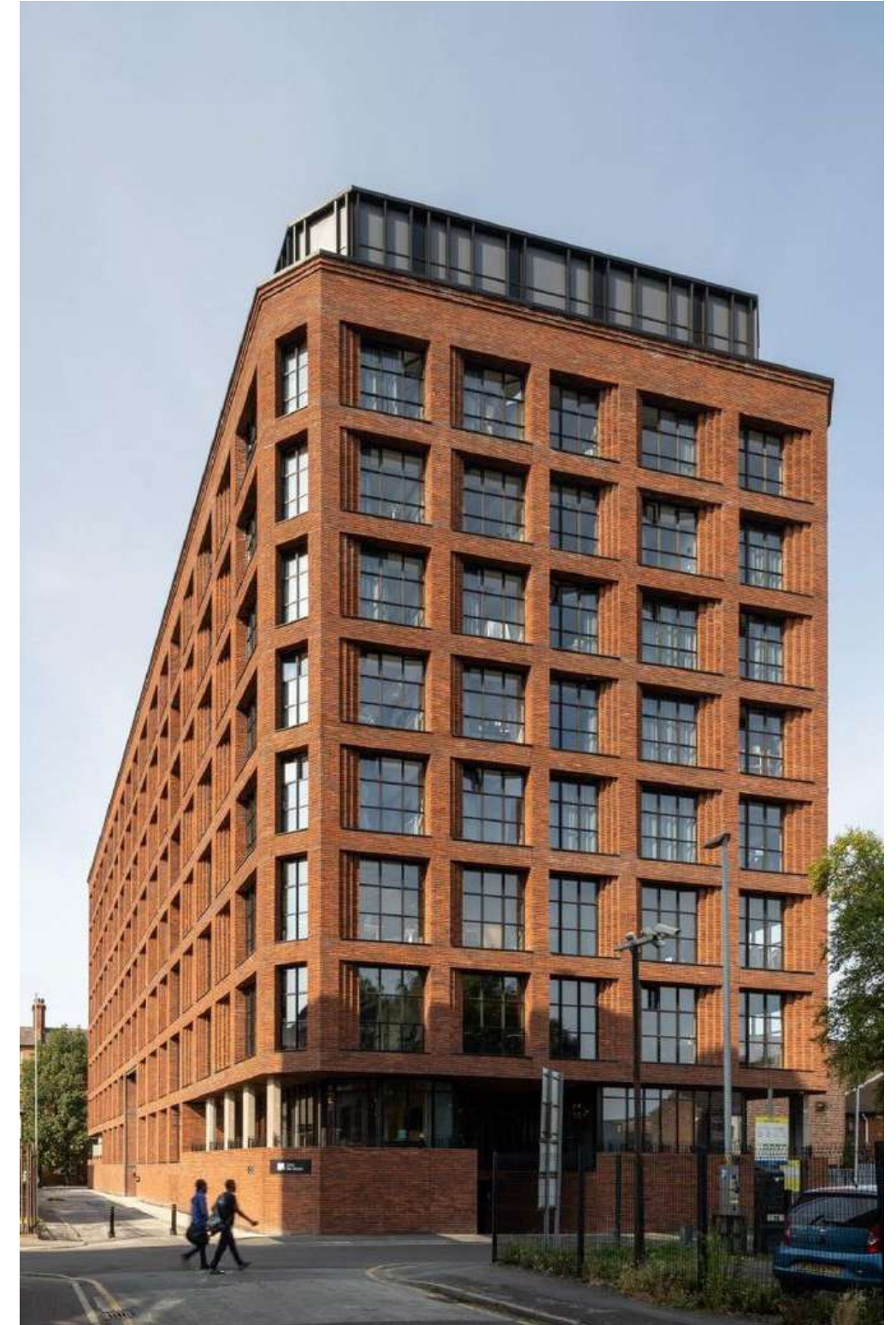
Brick colour to match existing, arranged in stretcher bonds with soldier course details.



TERRACOTTA SIGNAGE WRITING.



RED AND BROWN BRICK TO MATCH LOCAL CONTEXT.



RECESSED WINDOW BRICKWORK DETAILS

03 PROPOSALS

MATERIALS: ROOF

The roof form is pitched and hipped in reference to the surrounding historic buildings of the area, and features conservation rooflight windows. Rainwater collection goods are hidden and internalised.



CONSERVATION ROOFLIGHT WINDOWS



03 PROPOSALS

MATERIALS: LANDSCAPING

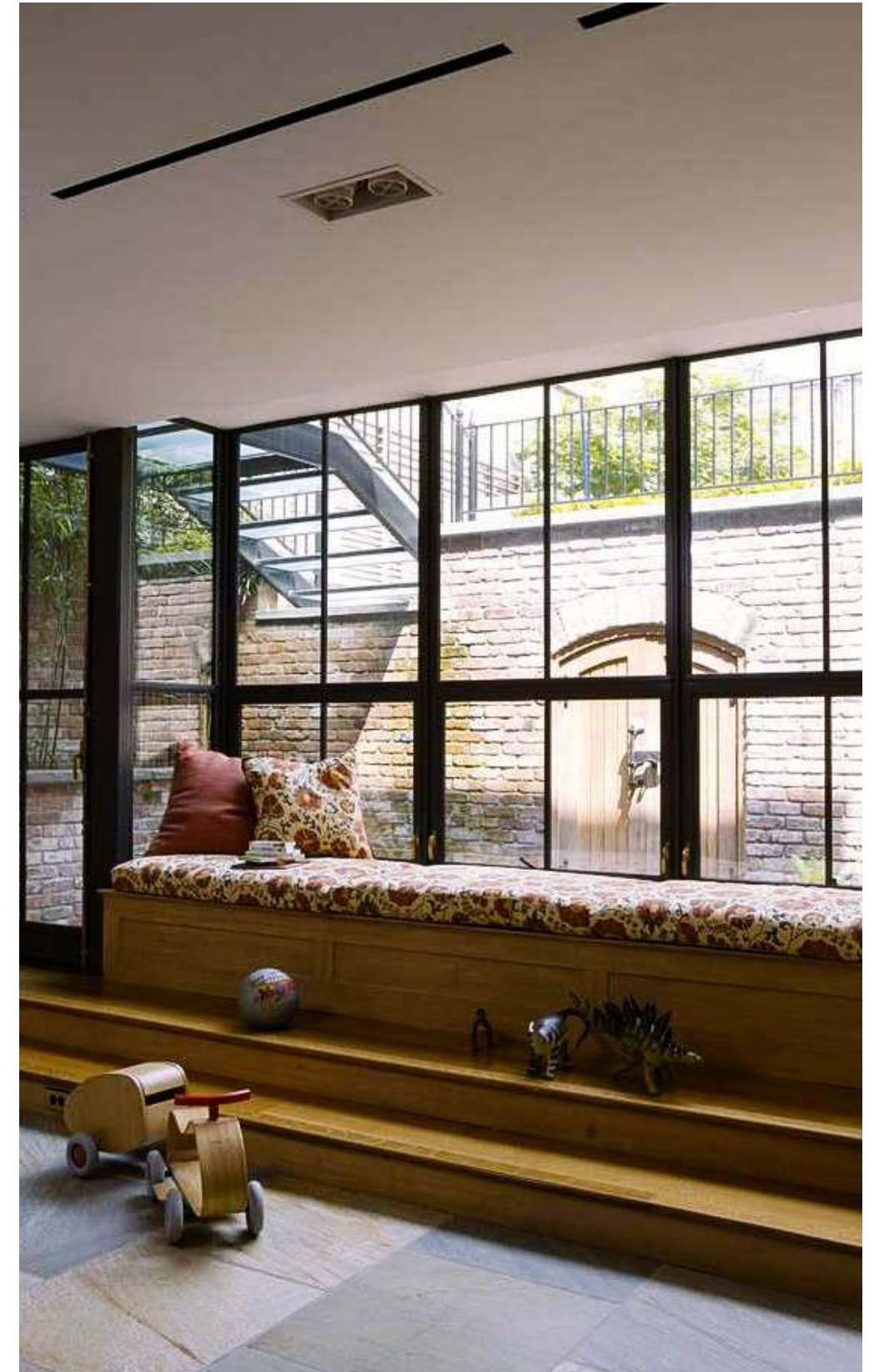
Apartments feature winter gardens providing residences with year-round useable internal green space, and large windows to maximise natural light.

Top floor apartments also feature private rooftop terraces with access from double patio doors.

Window planters feature on the building's front (north & east) elevations at street level, in black metal to match window frames.



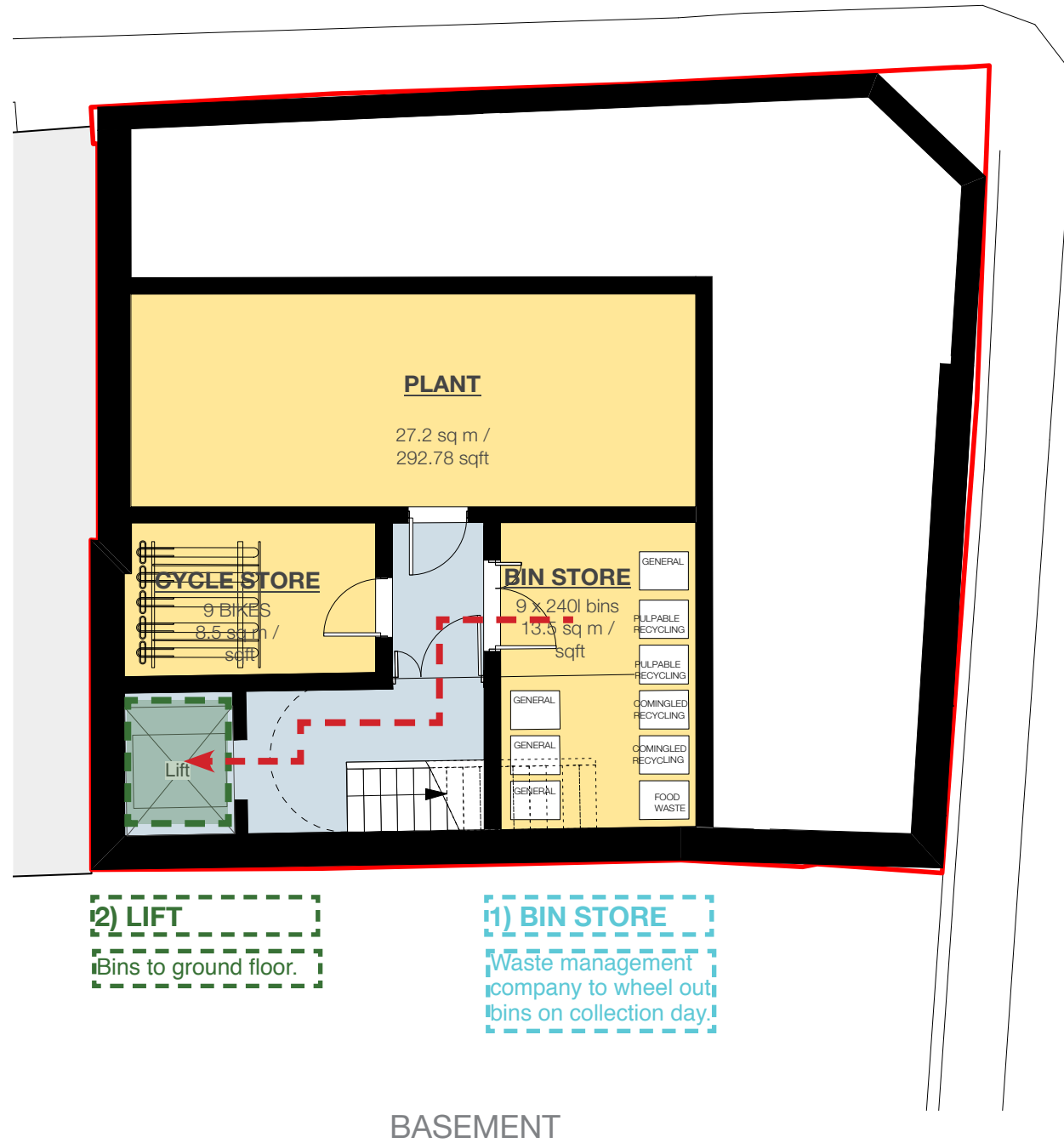
PLANTERS ON STREET LEVEL FRONTAGE.



INTERNAL WINTER GARDEN GREEN SPACES IN ALL APARTMENTS.

03 PROPOSALS

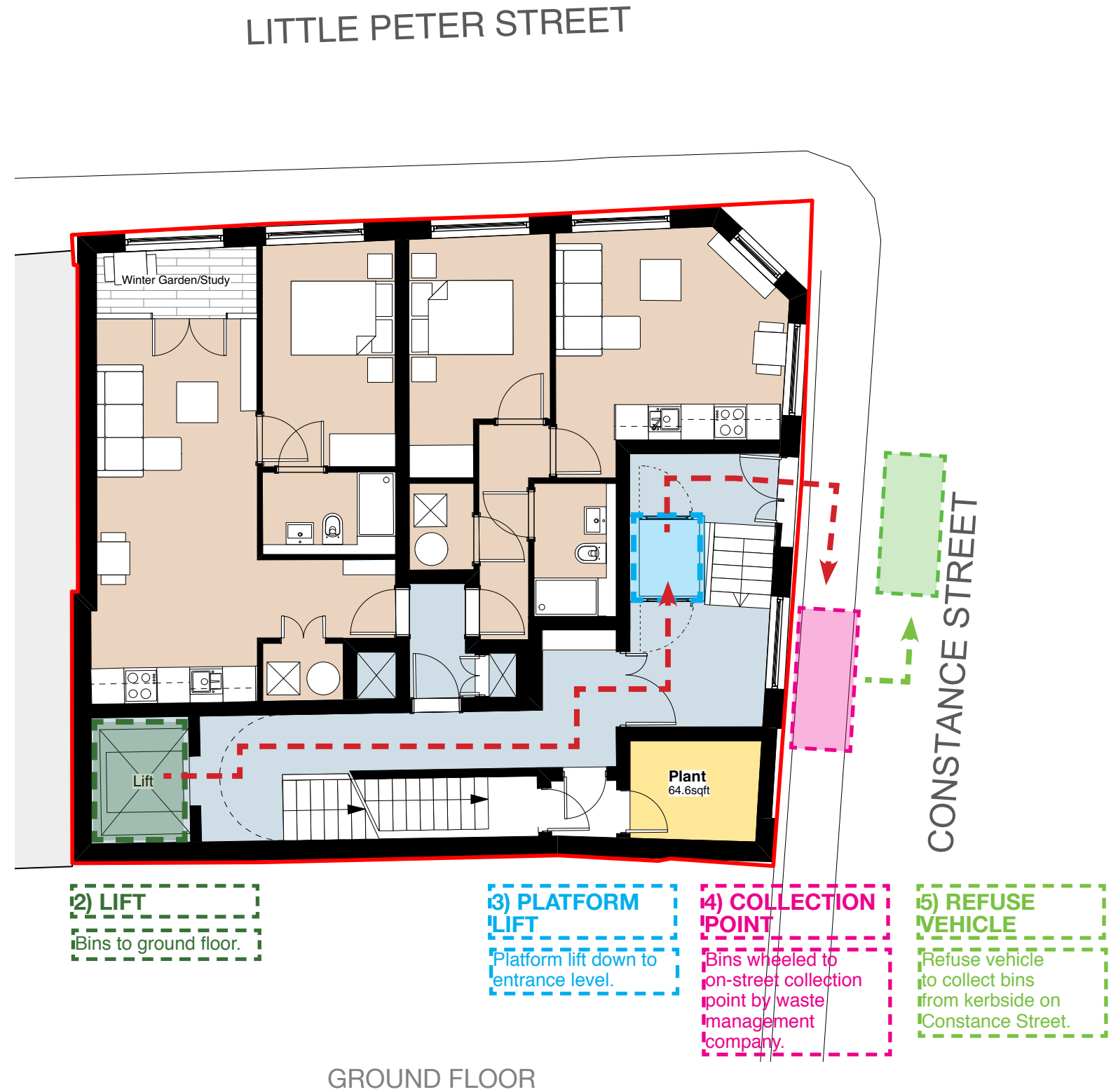
WASTE MANAGEMENT STRATEGY



A waste management company is to be responsible for wheeling bins from their store in the basement, up to ground level via the lift, and out to the on-street collection point on collection day. The collection point is located near the entrance on Constance Street.

Bins will be collected at the kerbside by the refuse vehicle.

The bin store holds 9 x 240l bins. 4 of these are for general waste, 2 for pulpable recycling, 2 for comingled recycling, and 1 for food waste.



LITTLE PETER STREET

CONSTANCE STREET

03 PROPOSALS

GILBERT STREET - LOOKING SOUTH



03 PROPOSALS

LITTLE PETER STREET - LOOKING WEST



03 PROPOSALS

CONSTANCE STREET - LOOKING NORTH



03 PROPOSALS

AERIAL VIEW



03 PROPOSALS

