



Statement of Community Involvement

February 2025

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1. Introduction

This Statement of Community Involvement (SCI) has been created by Font Communications on behalf of PJ Livesey (hereafter referred to as 'the Applicant') to set out the pre-application consultation and engagement activities undertaken by the Applicant and its professional team in support of proposals to transform Chorlton Cross Shopping Centre into a thriving new neighbourhood at the heart of the community.

Following the appointment to redevelop the site on behalf of the Greater Manchester Pension Fund, the Applicant has prepared an application that builds on the vision of the Development Framework for the site to deliver a revitalised district centre in Chorlton.

The description of development is:

'Full Planning Permission for the erection of 6no. residential buildings to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e)); infrastructure works including electric substation and associated utilities works, service yard, vehicular pedestrian accesses; together with public realm works and hard/soft landscaping following demolition of existing buildings and structures on site.'

A separate Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) was approved by Manchester City Council, as the Local Planning Authority, in January 2025, confirming that the proposed demolition of the existing shopping precinct and Graeme House office building can be undertaken under permitted development rights. The approved demolition works are intended to commence in Q2 2025 for a period of circa 20 weeks.

2. Methodology

2.1 National policy on consultation

Community involvement is an essential part of the planning process and helps to ensure that development is shaped by local views. The Applicant recognises that community involvement is an integral and important component of planning and its approach to consultation with the local community reflects this.

It is widely recognised that pre-application consultation leads to better development. Consultation provides the opportunity to glean information and ideas from a local community which can enrich a scheme. It also provides the opportunity to understand local concerns and aspirations.

The National Planning Policy Framework (NPPF), updated in December 2024, encourages applicants to undertake pre-application consultation. Paragraph 40 states: *“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”*

The NPPF also states that local planning authorities should encourage those applicants, who are not already required to do so by law, to engage with the local community before submitting their applications: “Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.” (Paragraph 41).

2.2 Manchester City Council’s Statement of Community Involvement

All local planning authorities are required to adopt a Statement of Community Involvement (SCI) that sets out how consultation takes place on planning issues. Most SCIs offer developers guidance on how to undertake effective pre-application consultation.

Manchester City Council – the relevant Local Planning Authority (LPA) - sets out clear step-by-step guidance for developers in terms of community engagement throughout the planning process. It encourages developers to consult whilst designing their scheme through a variety of methods, such as social media, a website, letters, questionnaires, meetings, exhibitions, and leaflets. All of these methods have been deployed throughout both stages of consultation in respect of the application proposals.

2.3 Font Communications

Specialist consultants Font Communications were engaged to design and implement consultation on One Chorlton and report back on the results. Font Communications is an independent communications consultancy specialising in consultation relating to planning applications.

3. A Staged Approach

PJ Livesey was appointed by the Greater Manchester Pension Fund to deliver the vision set out in the Development Framework to revitalise and regenerate the centre of Chorlton. The aim from the outset was to deliver a vision that captures Chorlton's spirit and a neighbourhood that responds to how people live, work, shop and spend time.

The Applicant undertook a meaningful and inclusive approach to engagement with a multi-staged approach designed to raise awareness and seek feedback on the plans:

- **First conversation (July-August 2023)**

The first stage was designed to start a conversation on what people liked about Chorlton and how they thought the plans could help improve the area. A newsletter was sent out to 17,474 addresses outlining the initial plans, providing information on how to get involved in the conversation and including a questionnaire. Other methods included a dedicated project website, social media channels and posters/newsletters placed in local community venues, bars and cafes encouraging people to take part.

- **Second conversation (November-December 2023)**

The second conversation was designed to provide more detail about the proposals and how the feedback from the first conversation had influenced the plans. A second newsletter and questionnaire sought feedback on a draft masterplan for the site with a number of drop-in events held at an empty shop unit in the shopping centre.

The approach to pre-application consultation was shared and agreed with Local Planning Authority (LPA) officers in advance of launch. The scope of consultation was widened following feedback, including increasing the number of drop-in events as well as widening the circulation area for the newsletter at the request of elected members.

4. Consultation Methods

4.1 Overview of consultation

The first conversation launched on 27th July 2023 and closed 21st August 2023. The second conversation launched on 7th November 2023 and closed on 8th December 2023. Whilst these were defined periods of consultation that sought feedback on the proposals, it is important to note that engagement took place on a rolling basis throughout the interim periods, with contact channels live throughout for project enquiries.

4.2 Identifying stakeholders

As part of the consultation, various local stakeholders in the vicinity of, or with a likely interest in the plans, were identified. The stakeholder list included:

- Councillors and officers at Manchester City Council
- The Member of Parliament representing the site
- The Member of Parliament representing the adjacent constituency
- Community and interest groups
- Local schools
- Existing Chorlton Cross Shopping Centre tenants
- Wider businesses in Chorlton and local business groups

4.3 Engagement with the Local Planning Authority

Numerous pre-application meetings were held with Manchester City Council throughout the project's development to get their views on how the proposals responded to the Development Framework as well as an understanding of key issues. More detail regarding engagement with officers can be found in the supporting Planning Statement.

4.4 Stakeholder engagement meetings

The Applicant proactively wrote to and offered briefings to all identified stakeholders and attended various meetings held by several community groups upon launch of the consultation and at key points throughout. Representatives of the project team attended the following meetings as part of the pre-application programme:

- Cabinet members, Chorlton and Chorlton Park ward members
- Chorlton Traders Association
- Chorlton Civic Society
- Member of Parliament for Withington
- Chorlton Civic Trust
- Oswald Road Primary School

The meetings were attended by representatives from the project team, who provided an overview of the emerging masterplan for the site and design principles. They were

able to provide an overview of work undertaken to date, the assessments to be carried out as part of the planning application and listen to views/feedback from those in attendance.

The Applicant also held one-on-one meetings with interested local parties (such as residents that lived adjacent to the site) upon request.

4.5 Newsletter

In July 2023, upon the launch of the first conversation, a newsletter was sent via a solus distributor to addresses within both Chorlton wards (Chorlton and Chorlton Park) totalling 17,474 addresses. A map of the distribution area can be found at Appendix 1. The newsletter invited people to 'Join the Conversation' and included initial details about the plans; initial development principles; an overview of the upcoming consultation process; and details of how to register to be kept up to date. A tear-off questionnaire was also included, which could be returned via Freepost. A copy of the newsletter can be found at Appendix 2.

In November 2023, at the launch of the second conversation, a newsletter was sent via a solus distributor to the same circulation area. It provided a draft masterplan and detailed how feedback gathered from the first conversation had influenced the development of the plans. It also included a tear-off questionnaire which could be returned via Freepost and promoted the consultation drop-in events. A copy of the follow-up newsletter can be found at Appendix 3.

Just ahead the submission of the application, the Applicant issued a third newsletter in February 2025, which provided an update and outlined the final plans. This was distributed to the same circulation area as the other newsletters and outlined how feedback from the consultation had influenced the scheme. A copy of the newsletter can be found at Appendix 4.

4.6 Website

In July 2023, a website (www.onechorlton.co.uk) was launched containing information about the early vision for the site. The website also included Frequently Asked Questions (FAQs) and invited feedback through an online version of the questionnaire. It also encouraged visitors to sign up for updates and follow the project's social media channels, as well as listing the community contact channels.

In November 2023, the website was updated with information on how feedback from the first conversation had been taken into account in the draft masterplan. It also included more detail on the scheme's design and updated FAQs. An online version of the second questionnaire was also available to fill in. As the plans progressed, numerous blogs were uploaded providing regular updates on the project.

In February 2025, the website was updated again following the distribution of the newsletter with information about the final plans and how they have been shaped by feedback from the consultation.

The website was advertised through stakeholder letters, newsletters, press releases, and social media channels. Screenshots from the website during the consultation stage can be found at Appendix 5. Screenshots from the website in its current state can be found at Appendix 6.

4.7 Media relations

As part of the consultation strategy, the Applicant took a proactive approach with local and regional media outlets, in order to encourage participation in the consultation and to reach a broader audience. Press releases were issued at key points during the consultation and secured coverage in the various locally-circulating print and online publications (including the Manchester Evening News) as well as publications in the property sector, including Place North West. A copy of the press releases and a sample of the coverage can be found at Appendix 7.

4.8 Questionnaire

During both stages of consultation feedback was encouraged via a questionnaire. A hard copy was included in both newsletters which could be returned via Freepost, copies were made available at drop-in events and it could also be completed online. Copies of the questionnaire from each stage can be found at Appendix 8.

4.9 Drop-in events

The Applicant hosted numerous public drop-in sessions during the second stage of consultation at one of the empty units in the Chorlton Cross Shopping Centre. The events were held on the following dates.

- Saturday 18th November 2023 10am – 4pm
- Tuesday 21st November 2023 12pm – 6pm
- Friday 24th November 2023 10am – 4pm
- Thursday 30th November 2023 10am – 4pm
- Monday 4th December 2023 10am – 4pm

At all events, information was displayed on boards and members of the project team were on hand to answer questions. The information boards from the drop-in events can be found at Appendix 9, with photographs from the events found at Appendix 10. These were also made available to download from the consultation website, for those unable to attend in person. In total, 1,123 people attended the events.

4.10 Tenant engagement

The Applicant has been actively engaging with existing tenants of the Chorlton Cross Shopping Centre for a number of years. During the consultation process, tenants were offered direct meetings with the project team.

4.11 Awareness raising

During both stages of consultation, The Applicant undertook some awareness raising activity by handing out additional newsletters and A4 posters to popular community centres, such as the Chorlton Library, and various cafes, bars and restaurants. The posters contained information about the proposals as well as listing the community contact channels, social media channels and the website. A copy of the poster can be found at Appendix 11.

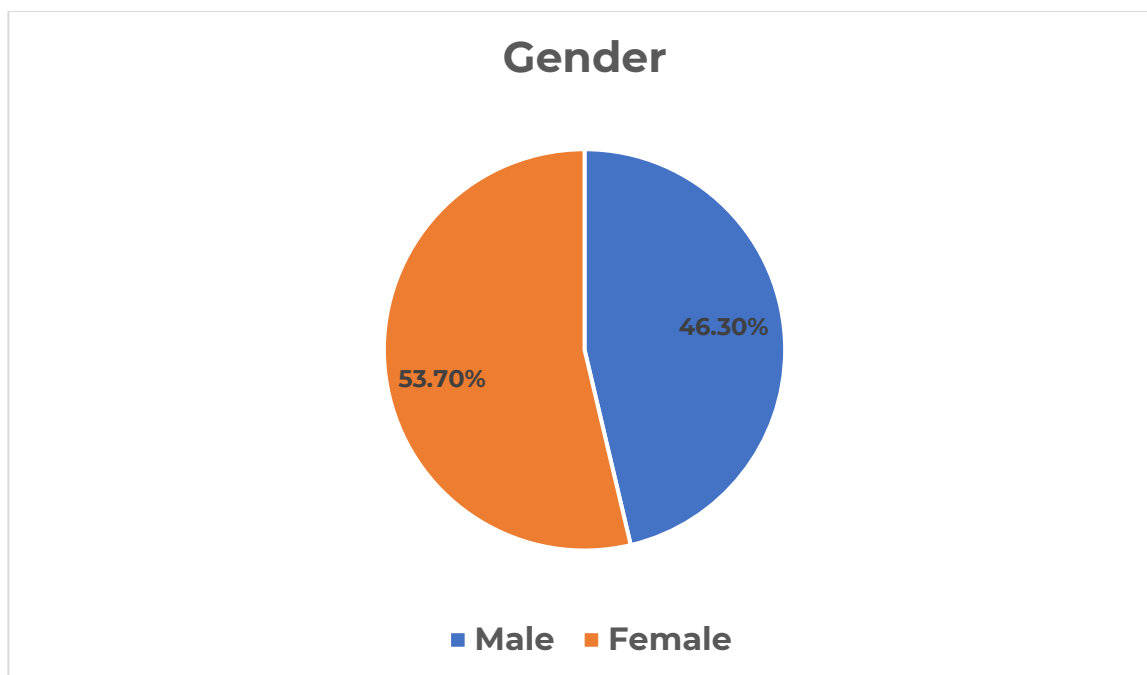
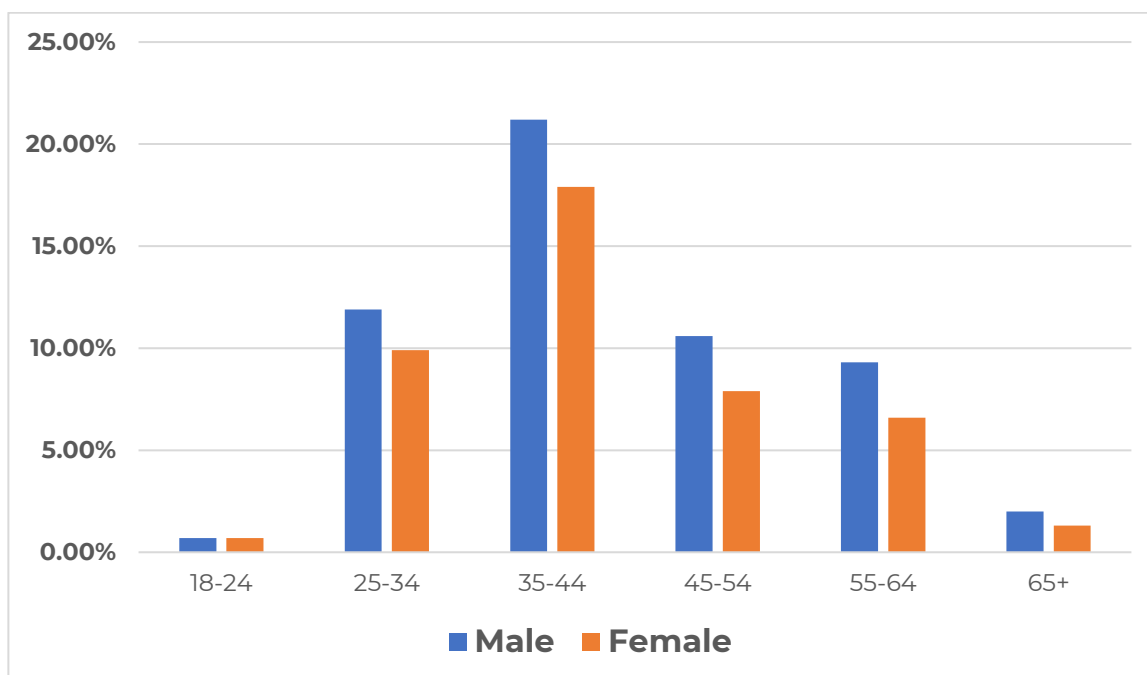
The Applicant was keen that those in the immediate surrounding area were notified early of the proposed development. As such, a member of the team visited the residential and commercial properties immediately surrounding the site, knocking on doors to introduce the proposal and posting newsletters with calling cards where there was no answer.

4.12 Social Media

The Applicant set up dedicated Facebook and Instagram channels in July 2023 and has posted a variety of engaging content throughout the consultation. Paid for advertising was used to target a wider audience and further raise awareness of the plans and encourage participation in the consultation from a wider area. Content included graphics encouraging participation in the consultation and to raise awareness of the public drop-in events.

By the end of the second consultation, across both Instagram and Facebook, content reached 13,900 people and attracted 2,590 page visits. Example posts can be found at Appendix 12.

The gender and age demographics for both Facebook and Instagram can be found below, demonstrating how the social channels helped the Applicant reach a broader audience including younger people.



4.13 Community contact points

The Applicant established a set of community contact points for the scheme which were advertised during the consultation:

- **Freephone Information Line:** 0800 689 1095
- **Email:** enquiries@onechorlton.co.uk
- **Freepost address:** Freepost HAVE YOUR SAY (no stamp required)

Contact with the team was recorded and responded to where a response was requested or appropriate. A holding response was issued to enquiries that required a

response which took longer to collate or where the information was not immediately available. Where possible, those who contacted the project team were directed to further resources or encouraged to participate in the consultation.

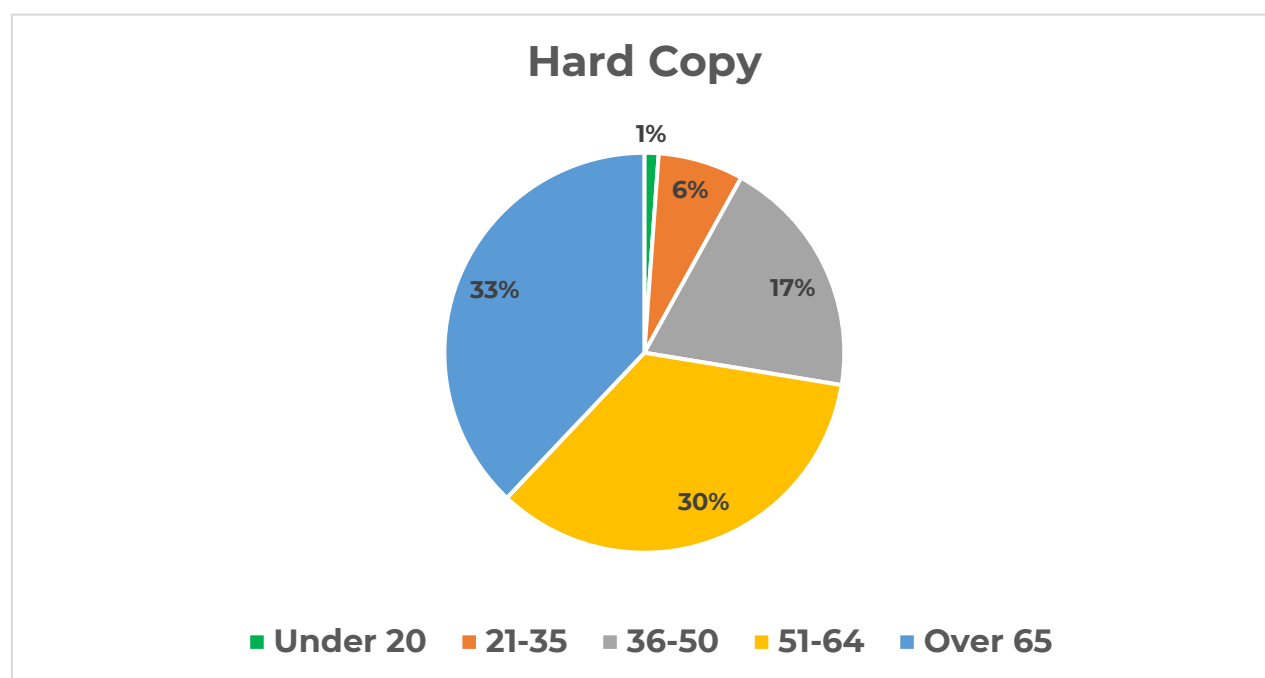
Following the newsletter announcing the submission of the application, the Applicant received several enquiries through the community email address asking questions about the masterplan and the Applicant's response to the consultation. You can see more information about the enquiries in section 5 of this report.

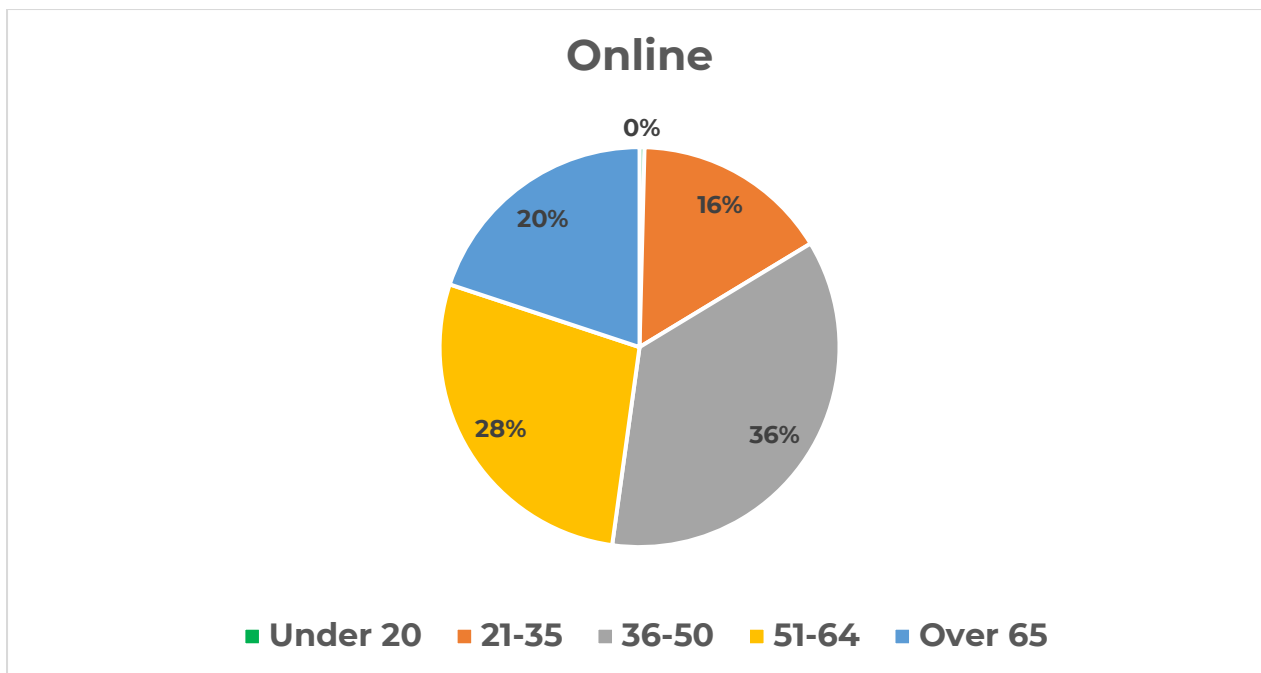
5. Consultation Feedback

This section provides an overview of the comments that were made throughout both stages of consultation. This encompasses feedback from a variety of methods and channels outlined previously in the report, including views expressed via responses to both questionnaires.

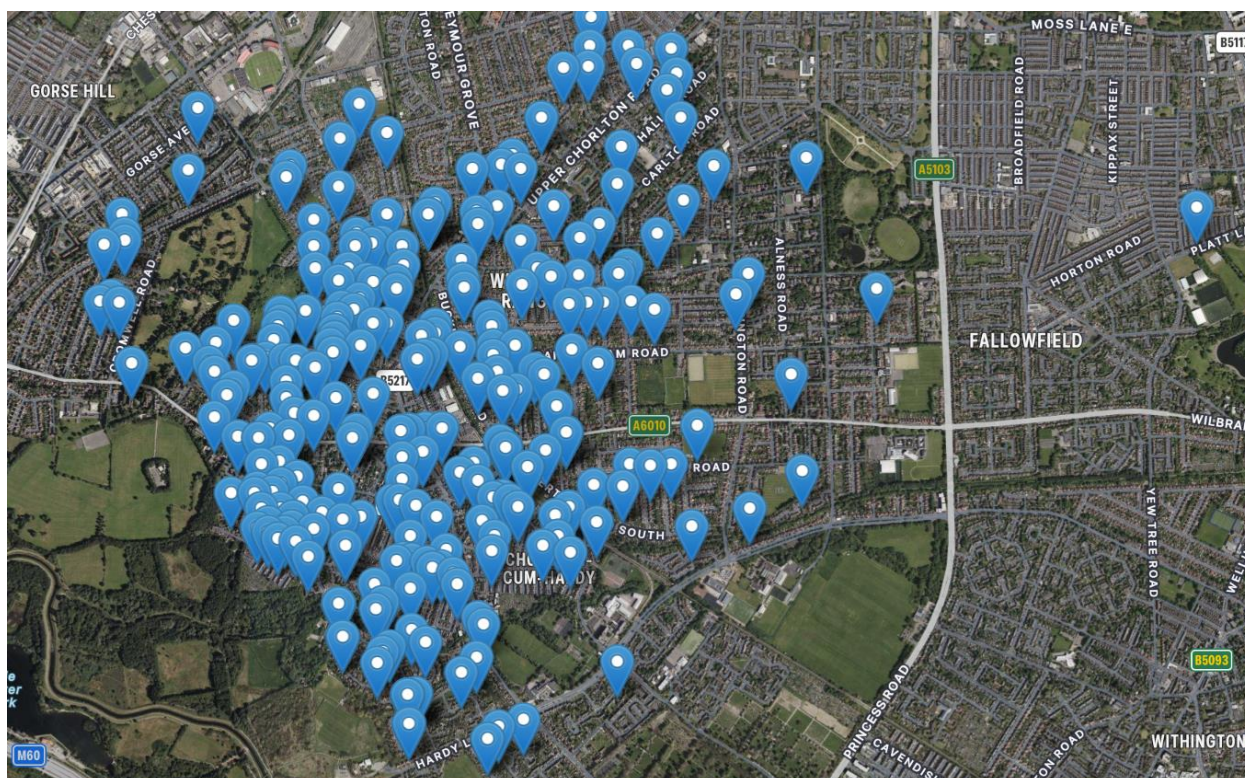
5.1 First conversation questionnaire

During the first conversation 977 feedback forms were completed. 759 of them were completed online and 218 returned via post. The questionnaire captured the demographics of those who participated and the breakdown of ages of respondents (where stated) is shown below.





The image below shows (where stated) the postcodes of people who completed the questionnaire.



The questions asked of consultation respondents were:

1. *What do you think are the best things about Chorlton?*
2. *How do you think the regeneration of the shopping centre site could help improve the area?*

3. *What do you think are the key things we need to consider as we work up the detailed plans? (Please rank in order of importance, 1 being the most important and 10 being the least) Housing type and choice; A mix of commercial spaces to create a healthy retail mix; Design and appearance of the neighbourhood; Green spaces and landscaping; Connectivity, including access parking and transport links; Creating new jobs; Attracting further investment to Chorlton; Sustainability and climate change; Complementing Chorlton's character and heritage.*
4. *Have you any other suggestions you think we should take on board?*

5.1.1 General themes, comments, and suggestions

Below is a table of the most common themes raised in the questionnaire, alongside more detailed comments related to the respective theme.

Theme	Comments
Housing	<p>Respondents showed a strong desire to provide affordable housing in the housing mix.</p> <p>Some respondents wanted to see a diverse range of housing and provision of social housing.</p> <p>However, a similar number of respondents believed that there was no need for additional housing and suggested to focus on retail instead.</p>
Retail	<p>Chorlton's choice of retail and the variety of bars and restaurants were popular responses when asked what was best about Chorlton.</p> <p>Many respondents wished to see a priority given to local independents regarding the retail space.</p> <p>There was also a popular request to ensure a good retail mix. Many respondents were concerned about how construction could affect nearby businesses.</p> <p>Protect or prioritise the existing traders in the shopping centre was also common as well as offering affordable rates.</p> <p>It was also requested that deli/butchers/fishmonger establishments should be considered for the retail space and not include fast food outlets and chains.</p>
Traffic & Transport	<p>Many respondents liked Chorlton's public transport links and the accessibility to Manchester.</p> <p>Other respondents liked the general accessibility to walk and cycle around Chorlton.</p>

		<p>Many respondents felt that there should be sufficient free parking available on site.</p> <p>Others thought that the scheme should promote active travel solutions, such as walking and cycling, and de-incentivise car use.</p> <p>Some respondents were worried that the influx of new residents would negatively impact local services.</p>
Economy & Community		<p>The sense of community, diversity, and Chorlton's independent culture were some of the most popular themes of what people thought was the best things about the area.</p> <p>Some respondents believed the plans would increase footfall and increase investment into the area.</p> <p>Other respondents felt that the plans should be designed to ensure they serve the whole community.</p> <p>Some respondents felt that the proposals would create more jobs and encourage local shopping.</p>
Design Appearance		<p>Most respondents said that the proposals should create a more inviting and attractive place compared to what's already there.</p> <p>There was also a strong desire to make a better use of the space.</p> <p>Other common requests included considering outward facing retail units and ensuring the design is in-keeping with Chorlton's character/heritage.</p> <p>Some respondents felt that a large regeneration of the site wasn't needed and would prefer light renovation.</p>
Green spaces & Sustainability		<p>Many respondents liked Chorlton's access to green spaces, particularly Longford Park.</p> <p>Many respondents wanted to see sufficient green spaces provided in the scheme.</p> <p>Many respondents felt that the development should incorporate modern sustainability/green practices.</p> <p>Another popular request made by respondents was to provide new communal spaces as well as outdoor seating areas.</p> <p>Planters, trees and general landscape was also desired by respondents.</p>

Additional suggestions	Some additional popular suggestions made by respondents included a market space/food hall as well as space for a gym and leisure facilities.
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Below is a more detailed summary of the responses from each question. Questions 1, 2, and 4 contained an open dialogue box. Question 3 was multiple choice with an open dialogue box allowing respondents to add any further/general comments.

1. What do you think are the best things about Chorlton? **Responses below are ranked in order of frequency and have been grouped together where appropriate**

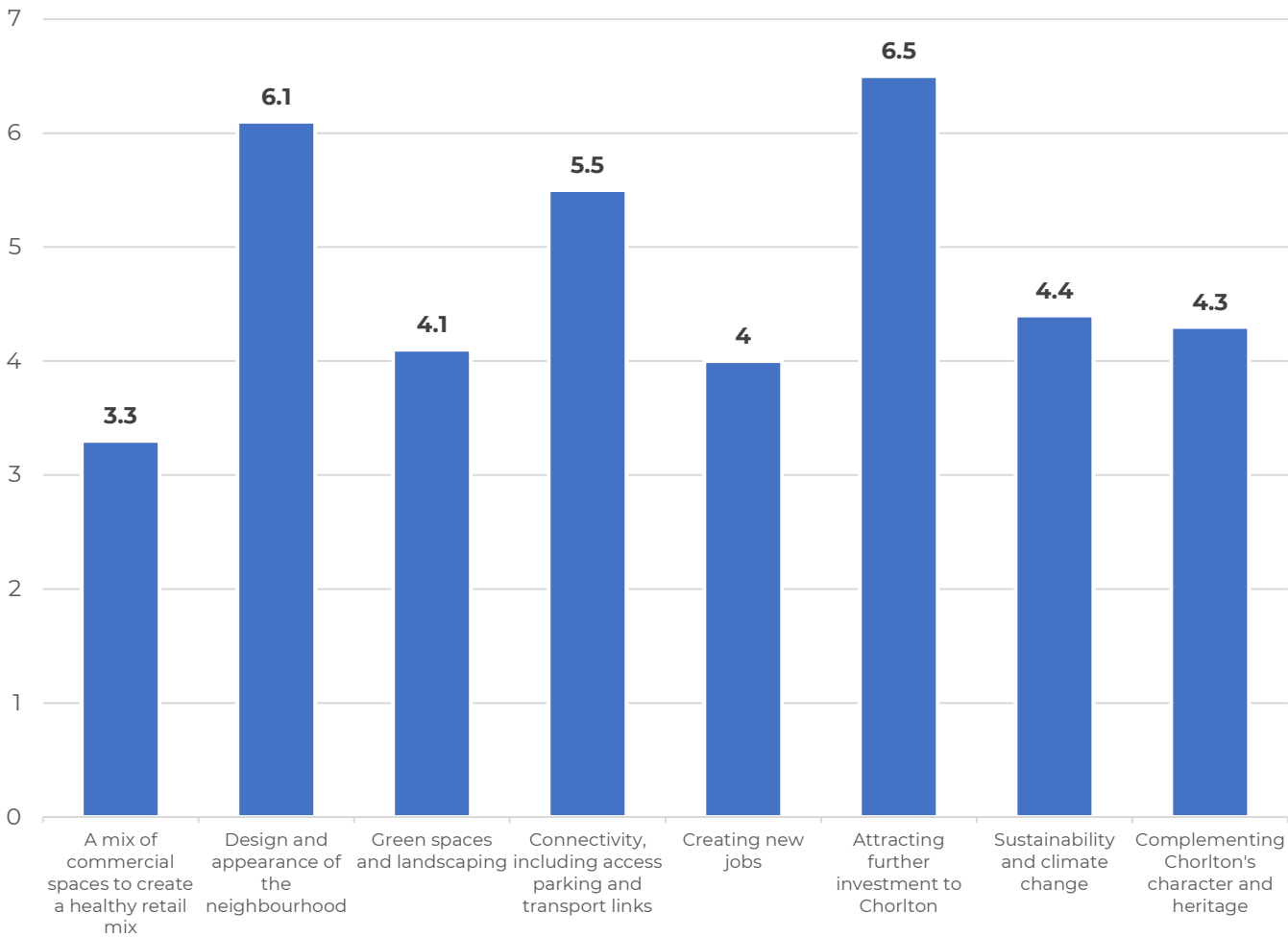
- Local independent shops, cafes, restaurants
- Choice of retail / restaurants / food
- Diversity / tolerant community / inclusivity
- Sense of community
- Good transport links / public transport
- Access to green spaces / Longfield Park
- Independent village vibe / vibrant / bohemian / alternative / quirky
- Friendly people / welcoming
- Proximity / accessibility to the city / Greater Manchester
- General accessibility to walk and cycle

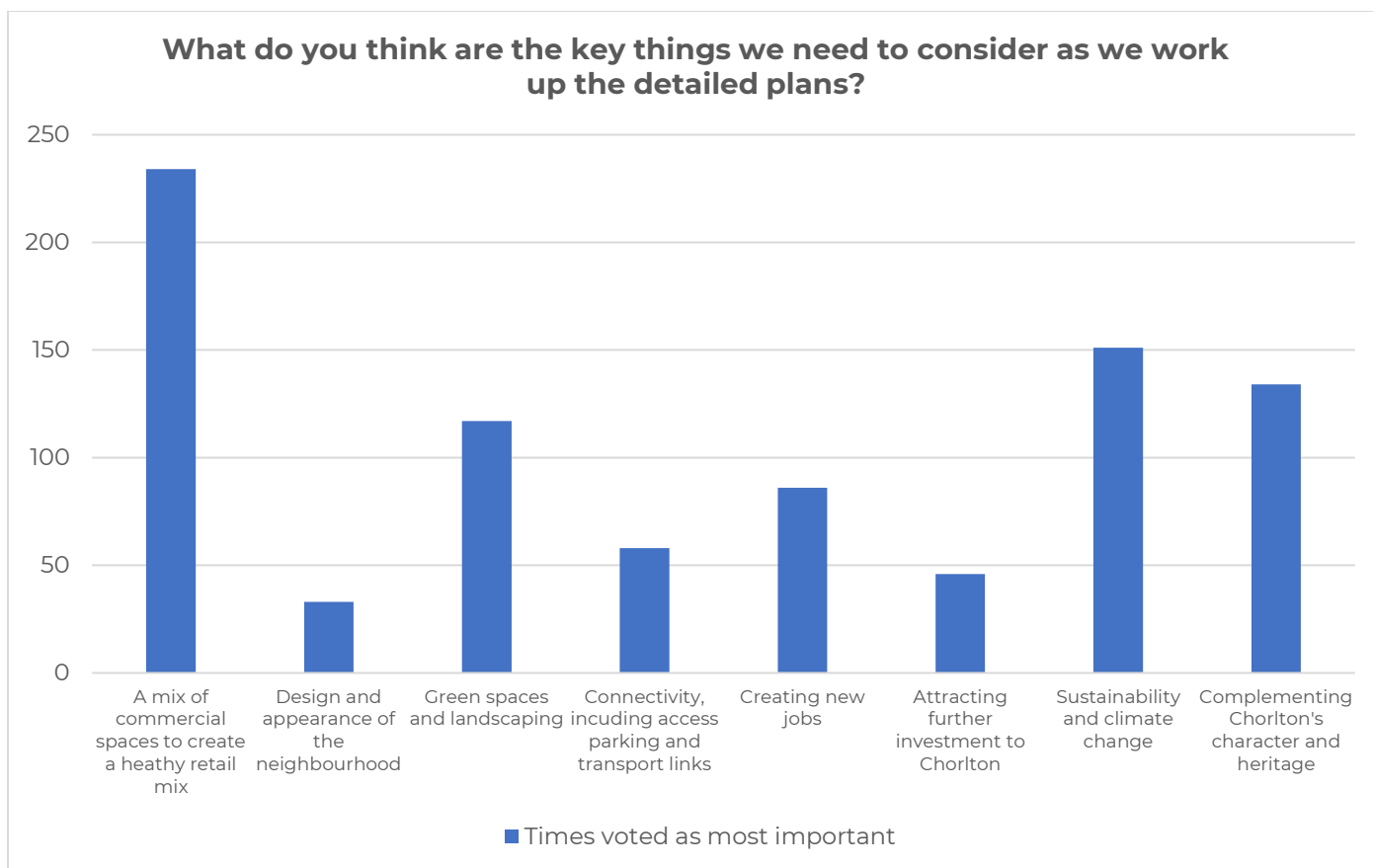
2. How do you think regeneration of the shopping centre site could help improve the area? **Responses below are ranked in order of frequency and have been grouped together where appropriate**

- Create a more inviting / attractive place
- Create more green spaces
- Prioritise local independents
- Provide a better retail mix
- More affordable housing
- Provide a communal hub / space
- Protect / prioritise current traders
- Better use of space
- Ensure free / ample parking
- Retain affordable retail options

3. What do you think are the key things we need to consider as we work up the detailed plans? **Respondents were asked to rank the following options in order of importance, 1 being the most important and 10 being the least. The respective charts show the mean average score for each option, followed by the number of times each option was voted as the most important.*

What do you think are the key things we need to consider as we work up the detailed plans? (avg score)





4. Have you any other suggestions you think we should take on board?

Responses below are ranked in order of frequency and have been grouped together where appropriate

- Ensure tree planting / landscaping / green space
- Affordable housing
- Ensure sufficient parking / concerned about lack of parking
- Prioritise local independent retail
- Protect/prioritise current traders
- Ensure a diverse retail mix
- Incorporate sustainability / green practices
- No need for more housing
- Make sure it's attractive / nice to look at
- Ensure affordable rates for businesses

5.2 Additional feedback & responses

In addition to the feedback forms received across the first conversation, the Applicant received responses from local stakeholder groups via the community email address. The groups, and their responses, can be seen in the table below:

Stakeholder	Correspondence	Response
Chorlton Traders Association	Written response	<p>The group recognised the need to redevelop the precinct and welcomed the opportunity to work with the Applicant to develop plans that serve the entire community.</p> <p>They offered feedback on the principles of the site, suggesting focusing on developing facilities that provide a retail, social, and cultural centre for residents and visitors.</p> <p>They wanted to see more detail on how the Applicant would support local businesses during and after the development.</p> <p>In terms of the type of retail they wanted to see in the development, there was a strong desire to focus on bringing small, independent businesses to complement the existing business community in Chorlton.</p> <p>Providing affordable co-working spaces for non-retail businesses was also requested to fill the void left behind by the closure of Graeme House.</p> <p>Free, short-stay car parking and easily accessible routes for trade access was requested alongside cycling infrastructure to support active travel credentials.</p> <p>There was also a request to consider alternatives to demolition, such as retrofitting and refurbishing, to limit the release of carbon into the atmosphere. Providing sufficient energy efficiency and sustainability measures was also requested, alongside renewable energy opportunities.</p> <p>Limiting the build to three-storeys and providing sufficient affordable housing was suggested as well as providing high standards of design.</p> <p>Overall, the group wanted the development to contribute to a cohesive district-wide plan that</p>

		incorporates large amounts of public space and an improved public realm.
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5.3 General enquiries

The Applicant received additional feedback from the community information phone line and enquiry email during the consultation. Many of the queries touched on similar themes that were found across the questionnaire responses, such as the impact to local services, provision of affordable housing, and potential disruption to nearby residents.

5.4 Stage 1 interim Applicant response

Following extensive feedback from the first community conversation, the Applicant undertook more detailed design work on the proposals – using the community and stakeholder feedback to influence the proposed masterplan.

The following table summarises the main feedback points from the first conversation and how the Applicant responded during the second conversation.

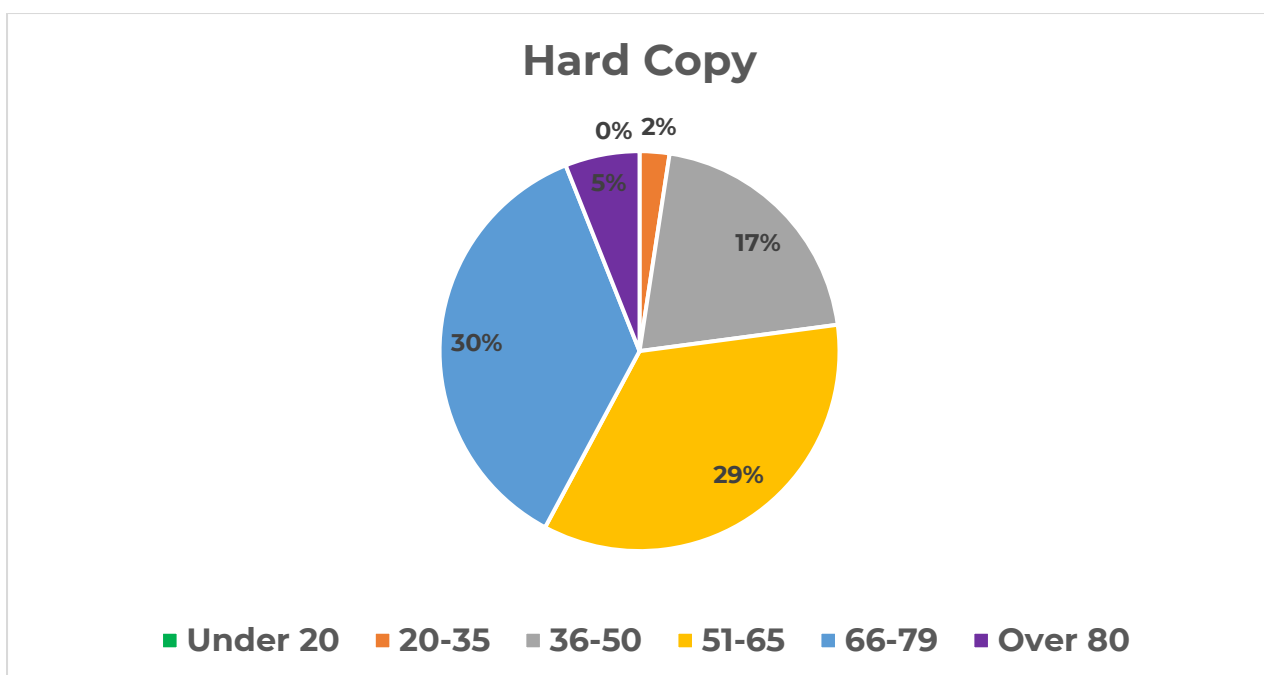
You Said...	...We Did
Retail – Include spaces for a diverse retail mix with a focus on independent traders	Provide modern and flexible ground floor retail spaces that will face outward from the site, adding to the existing high streets. They will be able to accommodate varying sized businesses and will aim for a diverse mix, with a strong focus on independents.
Homes – Include affordable homes and deliver a good mix of sustainable homes.	Up to 20% of homes will be made affordable following discussions with a Registered Provider. Designed a mix of generously-sized homes to cater for a wide range of would-be residents at different stages of their lives.
Transport – Carefully consider access, transport and parking, as well as delivering good cycling and walking routes to discourage car routes. To discourage car use.	The majority of the site will be car free at ground level, creating much safer and pleasant routes for pedestrians and cyclists. We're proposing for the majority of parking to be below ground and are prioritising resident parking so as not to burden the surrounding streets.
Green spaces – Include more attractive public spaces, including green areas with landscaping and tree planting.	Providing high-quality public spaces, with tree-lined streets and landscaping that brings nature into the centre. This includes retaining and greatly enhancing the existing green space on Barlow Moor Road, with planting and seating.
Design & Character – Respect and celebrate Chorlton's existing character,	The design will draw inspiration from the local architectural styles, forms, materials and colour palettes to reflect the area's heritage. We are planning for the tallest building to be nine storeys, in line with

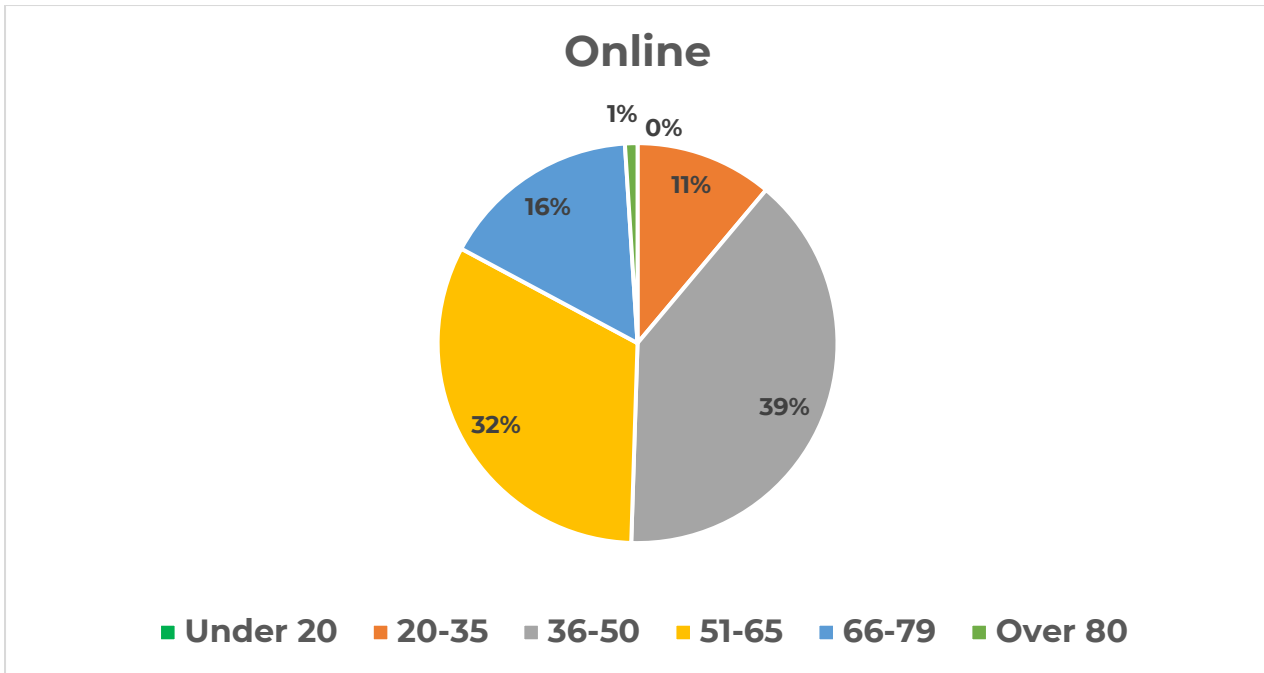
considering height and building design.	the existing Graeme House and the adopted Development Framework.
Sustainability – Consider sustainable practices to limit impact on the environment.	The scheme will be designed using Passivhaus principles and taking a fabric-first approach. This will make sure the proposed scheme is highly energy efficient, reducing energy demands and carbon emissions. Other measures include increasing biodiversity through planting and landscaping as well as efficient heat recovering ventilation and on-site solar (PV) energy generation.

5.5 Second conversation questionnaire

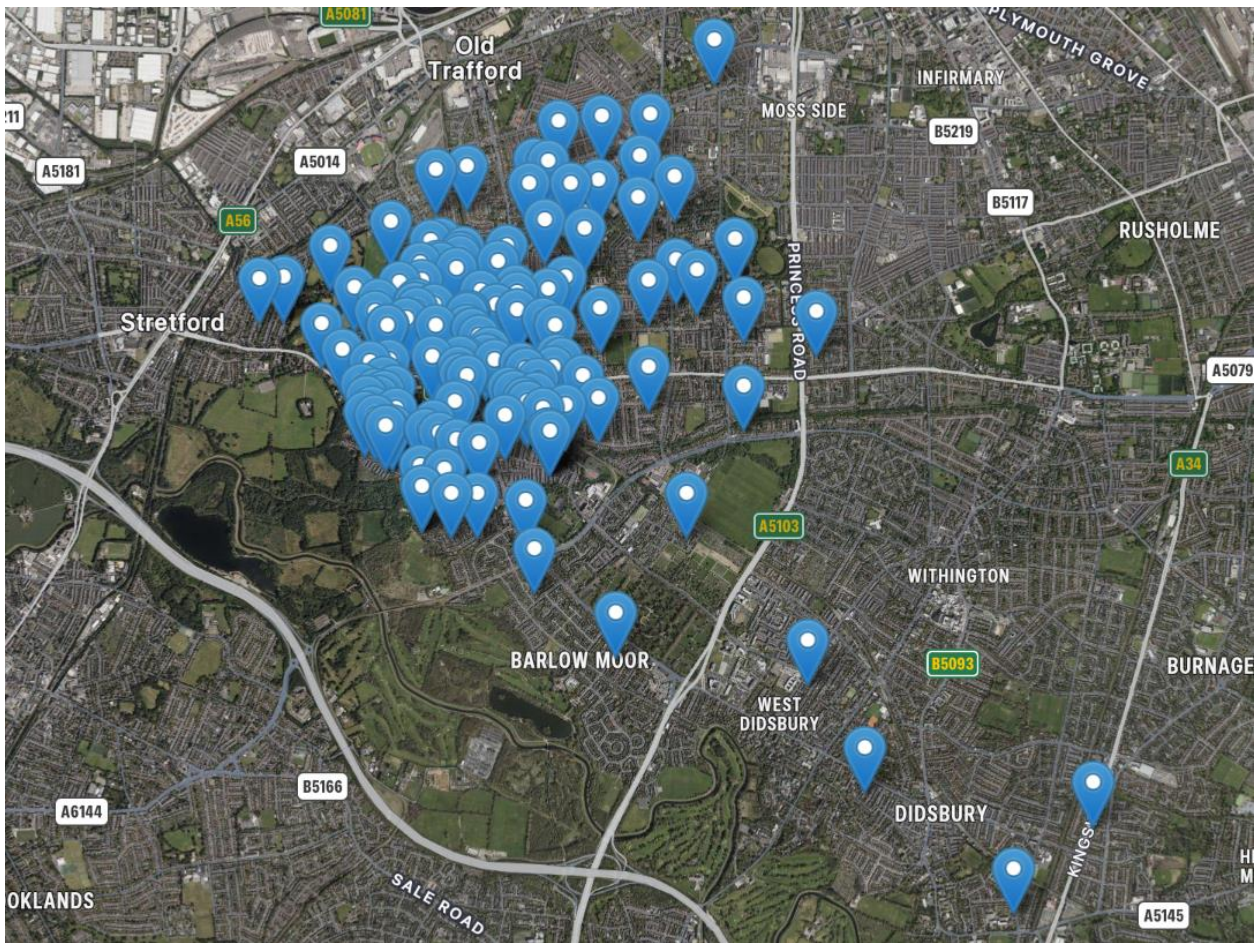
During the second conversation for One Chorlton, 537 questionnaires were received. 392 were filled in online, 82 were sent in via post, and 63 were completed at drop-in events.

The demographics of the respondents can be seen below. Some respondents chose not to supply their age.





The image below shows (where stated) the postcodes of people who completed the questionnaire.



The questions asked of respondents were:

1. *In line with the adopted framework, we are bringing forward a housing-led neighbourhood for Chorlton. We are planning a mix of homes and retail. What do you think about the proposed layout of the site?*
2. *We are planning to retain existing trees where possible and create a new linear park along Barlow Moor Road. What do you think of this idea?*
3. *We are drawing inspiration from Chorlton's character and architecture. What do you think about the look and feel of the neighbourhood and proposed design choices.*
4. *We are planning retail units that face out into the community, these will be flexible to accommodate a range of independent traders to create a healthy mix. What do you think about the proposed retail spaces?*
5. *We are proposing a mix of high-quality homes, featuring townhouses, duplexes and apartments including affordable homes. Have you any comments on the planned homes for owner occupiers?*
6. *Have you any general comments or suggestions you think we should take on board?*

5.5.1 General themes, comments and suggestions

Below is a table summarising the key themes from the questionnaire alongside more detailed comments from respondents.

Theme	Comments
Retail	<p>Many respondents were concerned by the reduction of retail space compared to the existing site and some attributed this towards having too much space allocated for housing.</p> <p>Similar to the first conversation, respondents showed a strong desire for local independent businesses, a good retail mix, and to try and retain existing traders.</p> <p>There was also a request for shops such as butchers, bakers, green grocers etc.</p> <p>Offering affordable or reasonable rates to new tenants was also requested by respondents.</p> <p>Retaining affordable retail options, i.e. Quality Save, was also a common theme.</p> <p>There was also a sizeable number of respondents who praised the idea to have outward facing retail units, whilst some also thought the proposed retail provision was a good idea.</p> <p>Some respondents requested that the Applicant doesn't consider any takeaways, chains, and restaurants or bars.</p>

Traffic & Parking	<p>The removal of visitor parking was one of the biggest concerns that respondents raised in the questionnaire.</p> <p>Some respondents believe it will exacerbate local parking issues.</p>
Housing	<p>Many respondents felt that there was too much housing proposed in the plans.</p> <p>Many felt that the amount of housing should be reduced in favour of providing more retail space. Some respondents felt that no housing at all should be considered.</p> <p>There was a worry that the housing proposed would further strain local infrastructure and services, such as schools and doctors.</p> <p>Some respondents felt that the housing proposed should be 'truly affordable', such as social housing, and ensure they follow modern, sustainable construction methods.</p> <p>A smaller number of respondents thought the housing mix was good and liked the provision of affordable housing.</p>
Design & Appearance	<p>A large proportion of respondents thought that design choices for the proposals were good, with some saying it was in-keeping with the local area.</p> <p>However, a similar number of respondents thought the design was too modern/out of character for the area or that the building heights were too high.</p> <p>Some respondents liked the use of red brick and bay windows, whilst others questioned the use of gateway corners.</p> <p>Some respondents were unsure and needed more information regarding the design choices before forming an opinion.</p>
Community & Green spaces	<p>Many respondents liked the proposed green spaces and 'linear park'.</p> <p>Many respondents also thought that the term 'linear park' was misleading or wasn't very clear.</p> <p>Some respondents believed that more green spaces/tree planting should have been proposed.</p> <p>Some respondents didn't agree with the positioning of the 'linear park' facing out onto Barlow Moor Road and a similar number of respondents felt that it was too narrow and not big enough to serve as a community space.</p>

	A smaller number of respondents felt that Chorlton was losing out on a 'focal point' for the community and wished for a community hub within the plans.
Additional comments & suggestions	<p>There were some respondents that felt that the proposals as a whole represents a 'missed opportunity' for the site and felt that the plans weren't in keeping with local views.</p> <p>Some residents felt that they needed more information about the proposals to make an informed decision, whilst a similar number felt that the consultation had come too late down the line. There were also some residents who welcomed the consultation approach and attempts to engage the community.</p>

Below is a more detailed breakdown of responses from each question. All six questions were given an open dialogue box for respondents to add comments.

1. In line with the adopted framework, we are bringing forward a housing-led neighbourhood for Chorlton. We are planning a mix of homes and retail. What do you think about the proposed layout of the site? **Responses below are ranked in order of frequency and have been grouped together where appropriate**

- Concerned about no visitor parking
- Concerned by the reduction in/should be more retail space
- The layout looks good
- Too much housing is proposed
- Concerned about building height
- Concerned by impact to / lack of infrastructure
- Concerned by lack of community space
- Concerned by reduction in open spaces / public square
- Looks ok / acceptable

2. We are planning to retain existing trees where possible and create a new linear park along Barlow Moor Road. What do you think of this idea? **Responses below are ranked in order of frequency and have been grouped together where appropriate**

- Good idea / approve
- Ok / acceptable
- Isn't clear what a 'Linear Park' is / Linear Park is misleading
- Consider planting more trees / increase green spaces
- Retaining all trees / green space is a must
- Concerned about maintenance / anti-social behaviour
- Too narrow / small
- Disagree with it facing onto traffic / road
- Concerned about the lack of green space for the community

- No different to what's already there

3. We are drawing inspiration from Chorlton's character and architecture. What do you think about the look and feel of the neighbourhood and proposed design choices? **Responses below are ranked in order of frequency and have been grouped together where appropriate**

- Looks ok / acceptable / fine
- Looks good / great / like it
- Buildings are too high
- Architecture / design is in-keeping with local area
- Design is too modern / out of character for the area
- Need more info / detail not clear
- Like the use of red brick
- Like the use of bay windows
- Concerned by lack of parking for public and shoppers
- Looks modern

4. We are planning retail units that face out into the community, these will be flexible to accommodate a range of independent traders to create a healthy retail mix. What do you think about the proposed retail spaces? **Responses below are ranked in order of frequency and have been grouped together where appropriate**

- Number of shops reduced/not enough
- Consider 'real' / 'useful shops' – i.e. butchers, bakers, green grocers etc
- Consider independent shops
- Like the idea of outward facing retail
- Good mix of shops
- Ensure reasonable / affordable rates
- Consider affordable retail
- Concerned by reduced unit sizes
- Proposed retail spaces look good / great
- Concerned by lack of parking

5. We are drawing inspiration from Chorlton's character and architecture. What do you think about the look and feel of the neighbourhood and proposed design choices? **Responses below are ranked in order of frequency and have been grouped together where appropriate**

- Too many houses proposed
- Needs to be truly affordable housing
- Need new infrastructure to cope with population increase – schools / doctors / dentists / chemists etc.
- Not enough retail space

- Housing shouldn't be at the expense of retail space
- Consider sustainable housing
- There is a good housing mix
- No need for more housing
- Too much resident parking
- Like the amount of affordable housing

5.6 Additional feedback and responses

In addition to the questionnaires received across the second conversation, the Applicant received responses from local stakeholder groups via the community email address. The groups, and their responses, can be seen in the table below:

Stakeholder	Correspondence	Response
Chorlton Trader's Association	Written response	<p>Local services The group raised concerns around the lack of proposed community services, such as health centre, community meeting places, and suggested the development align with the Local Infrastructure Plan set out by Manchester City Council.</p> <p>Parking Again referring to the Local Infrastructure Plan, the group were concerned by the lack of visitor parking.</p> <p>They also believed that the offer of 1.5 parking spaces per resident was too high given the availability of active travel and public transport solutions.</p> <p>They suggested considering providing car parking facilities as part of a district-wide car parking / management system suitable for residents, visitors and workers whilst also promoting a transition away from car use.</p> <p>Housing mix The group suggested making the entire housing provision affordable.</p> <p>Sustainability A suggestion was made that all buildings should be Passivhaus certified.</p> <p>Open spaces & public realm They felt that the development would be a 'gated community' and pointed out that</p>

		<p>most of the current, publicly accessible walkways will be removed.</p> <p>They suggested that more space be given to the public and overall public space.</p> <p>Retail The group was concerned by the reduced retail space, claiming the plans will work against attracting visitors into the town due to the building heights.</p> <p>They suggested providing more retail space to help enhance Chorlton as a shopping destination.</p> <p>Building Height & Density The group believed that the proposed building height was too high and inappropriate for the area. They suggested reviewing the existing Development Framework to reflect a plan that's in-keeping with local area.</p> <p>Connecting with neighbouring developments There was a request for the Applicant to define how the plans will compliment surrounding developments, such as the cinema which is adjacent to the site on Nicolas Road.</p> <p>Meanwhile use: The group questioned how some of the closest residents and businesses will be supported while construction gets underway and suggested the Applicant should bring forward measures to compensate those affected.</p> <p>Design: There was a desire for the Applicant to produce more CGI's and visuals regarding how the development would look at scale.</p>
Walk Chorlton	Ride	<p>Written response</p> <p>The group welcomed the approach to providing walking and cycling access across the development. They requested that the design of the streetscape in and around the development should embrace the best practice set out in the Streets for All Design Guide, which is anticipated to be adopted by</p>

		<p>the Greater Manchester Combined Authority and Manchester City Council.</p> <p>They also supported the idea of closing off Nicolas Road to help explore the concept of a new public square as part of a new district centre.</p> <p>They requested that full traffic modelling be made available to allow consideration of the impact on traffic flows locally and the development of policies in response. They also wanted to see how the works would help protect the new cycle way and pedestrian routes that surround the site.</p>
Chorlton Civic Society/Chorlton Voice	Written response	<p>The group were grateful for the approach to respond to the consultation and set out their response through four main themes:</p> <p>Car parking The group stressed their concern around no visitor parking and wished that some be made available to assist visitors and those with limited mobility.</p> <p>Green and public space The group believe there is not enough green and open public space proposed and thought the “Linear Park” is too narrow to function as an open green space.</p> <p>Loss of current retail Concerns were raised regarding existing traders with the group feeling that there should be more consideration towards providing a meanwhile use between demolition and construction. They also requested that the existing tenants should be given priority on any new retail space.</p> <p>Height The group thought that the scale and height of the buildings is too great and would be out of character for the area. The frontage proposed along Barlow Moor Road is believed to be overwhelming for the existing street scene.</p>
Heritage Advisory Panel	Group meeting	<p>The panel highlighted the roof form of the development, highlighting its importance as a key aspect of the proposals. Members suggested adding a pitched roof would add</p>

		<p>interest to the local skyline and animate the roofline across the development, although not at the expense of adding height to the buildings.</p> <p>It was acknowledged that the current modelling of the bays & balconies of the upper level did provide interest to the massing in an alternative way.</p> <p>The Panel commended the overall design of the 'mansion' style apartment blocks, highlighting their contrast to the new high-rise city centre development.</p> <p>Concerns were raised about the scale and form of the development, and it was suggested that this be more modulated – especially to the proposed 'Costa block', which was considered overly blocky and not entirely successful in local views and its setting.</p> <p>The members queried the approach to the necessary new services and supporting infrastructure (i.e. waste disposal), requesting further information on a comprehensive strategy to provide for discrete and screened services, in order to avoid cumulative and unmanaged clutter associated with the commercial units to the ground floor.</p> <p>The Panel also raised concerns about the absence from the presentation of proposals for boundary treatments, landscaping and hard surfacing, noting that these are key to deliver a well-designated development. The boundary with the conservation area needs particular attention. The members urged these aspects to be considered in further detail.</p> <p>Focusing on the material palette for the main buildings, members commented on the 'monochromatic' nature of the proposed brick, advising that materials are carefully considered and add interest and articulation across the elevations of the proposed new development. It was suggested that the elevations on the outward facing elevations of the development might be more elaborate than 'courtyard' facing elevations.</p>
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		<p>The public / private strategy for the public realm didn't appear to be clearly resolved especially in regard to the new section of 'Manchester Road'. Though the extent and complexity of the landscaping proposals were considered laudable the viability of the proposals in terms of the ongoing cost of maintenance was questioned. A proper costed ongoing maintenance strategy and plan should be prepared.</p> <p>The members also suggested that a 'Signage & Shopfront Strategy' is required and recommended that the main entrance to the apartments is a prominent and well-signposted feature of each block, clearly distinct from the shopfronts otherwise proposed to the ground floor.</p>
Chorlton Civic Society/Chorlton Voice	Group AGM 2025	<p>Ahead of the planned submission, the Applicant attended the Chorlton Civic Society's AGM in March 2025.</p> <p>The group fed back on the key changes to the scheme following the consultation period, including the size and scale of the development, retail spaces, green spaces, and visitor parking.</p> <p>The group welcomed the Applicant's attendance and willingness to answer questions.</p>

5.7 General enquiries

As per the first conversation, a number of consultees got in touch via the community channels to share their opinions or for help understanding some of the material that was launched as part of the second conversation.

Ahead of the planned submission of the application, the applicant received some additional enquiries through the community email address. These were mainly questions about the amount of parking proposed, the height of the buildings, and more details about the retail spaces planned.

6. Applicant Response

All of the comments received have been considered, and where appropriated, taken into account in the development of the planning application. This section of the report sets out how the Applicant has responded to the key issues raised throughout the consultation.

Theme	Response
Housing mix	<p>In response to providing a diverse mix of sustainable housing, the Applicant is planning to construct 262 new homes consisting of 1-, 2-, and 3-bedroom apartments. 20% of which will be made affordable with the majority delivered by a Registered Provider.</p> <p>All the homes will be designed and built to meet current planning policy and building regulation requirements to reduce energy demand. Additional enhancements will be made to provide on-site renewables with zero-combustion energy supply.</p>
Retail	<p>There was a strong desire to include more retail provision that attracts local, independent retailers.</p> <p>The Applicant has updated the masterplan to include a new 'makers yard' located off Wilbraham Road, which will accommodate a wide range of businesses, including smaller, and independent businesses.</p> <p>A retail occupier strategy is provided as part of the planning application and the possible uses of the commercial floorspace are to be specified in order to provide certainty (i.e. no hot food takeaways).</p>
Transport & Parking	<p>There was a strong concern that not enough parking was proposed in the scheme, which would lead to more parking on local streets.</p> <p>Following this feedback, the Applicant has included 12 parking spaces for visitors, as well as spaces for retail. These include a mix of accessible, EV charging spaces, and car club spaces.</p>
Outdoor and green spaces	<p>Respondents were generally supportive of plans for green spaces through the site and along Barlow Moor Road but were keen to see more.</p> <p>Having engaged extensively with Manchester City Council, the proposed public realm / landscaping scheme aligns with the Chorlton Local Infrastructure Framework (LIF) with increased amount of public, green spaces and tree planting. The Applicant has also made Manchester Road a car free, fully walkable green route through the site with additional outdoor seating areas to allow people to stop and dwell.</p>
Scale & Layout	<p>The Applicant received a range of views around the scale and layout of the buildings, with concerns around their height and the potential of a 'gated' community.</p> <p>The development is guided by the Development Framework adopted in 2017 by Manchester City Council which outlined future development for the site as a residential-led, mixed used community. In response to feedback, the applicant has amended the design to reduce the visual</p>

	<p>impact of the neighbourhood from the street with articulated elevations and rooflines that step down in height to the taller buildings above 6-storeys. The Applicant has worked closely with Manchester City Council to develop a viable scheme that provides a mix of homes, including 20% affordable, and with a strong retail offer on the ground floor. It provided a guide for the height of the residential blocks, with Graeme House used as an existing reference point.</p> <p>Through the detailed design development of planning proposals, we have been guided by the development framework yet progressed the approach to some areas regarding the height such as setting away from the boundary line and retaining the public realm and green space instead of the framework which showed buildings right up to the edge along Barlow Moor Road. This can achieve slightly taller blocks within the silhouette of the framework proposals, whilst keeping and improving the existing community green spaces and create a 'linear park' when, combined with the new shops and cafes facing out toward the road, will activate the street.</p> <p>The Applicant has also included breaks between the proposed final building heights, which step down in height from the tallest being at the 'gateway corner' on Nicolas Road, coupled with detailed facade design of projecting bay windows and balconies. All of these decisions significantly reduce the visual impact of the neighbourhood from the street.</p>
Design	<p>There was some positive feedback regarding the proposed design of the buildings.</p> <p>Since then, the Applicant has further developed the design to make it more in-keeping with the local area. They have been designed to ensure they connect with surrounding streets and existing colours and materials, such as textured brick work, bay windows and balconies.</p>

7. Conclusions & next steps

Throughout this report, the Applicant has demonstrated an inclusive and proportionate engagement approach to consultation, in line with Manchester City Council's SCI.

The Applicant used a variety of methods – including setting up community contact points; creating the project website; distributing community newsletters; holding drop-in events; social media channels; and issuing press releases – to promote engagement and seek feedback throughout the development of the plans.

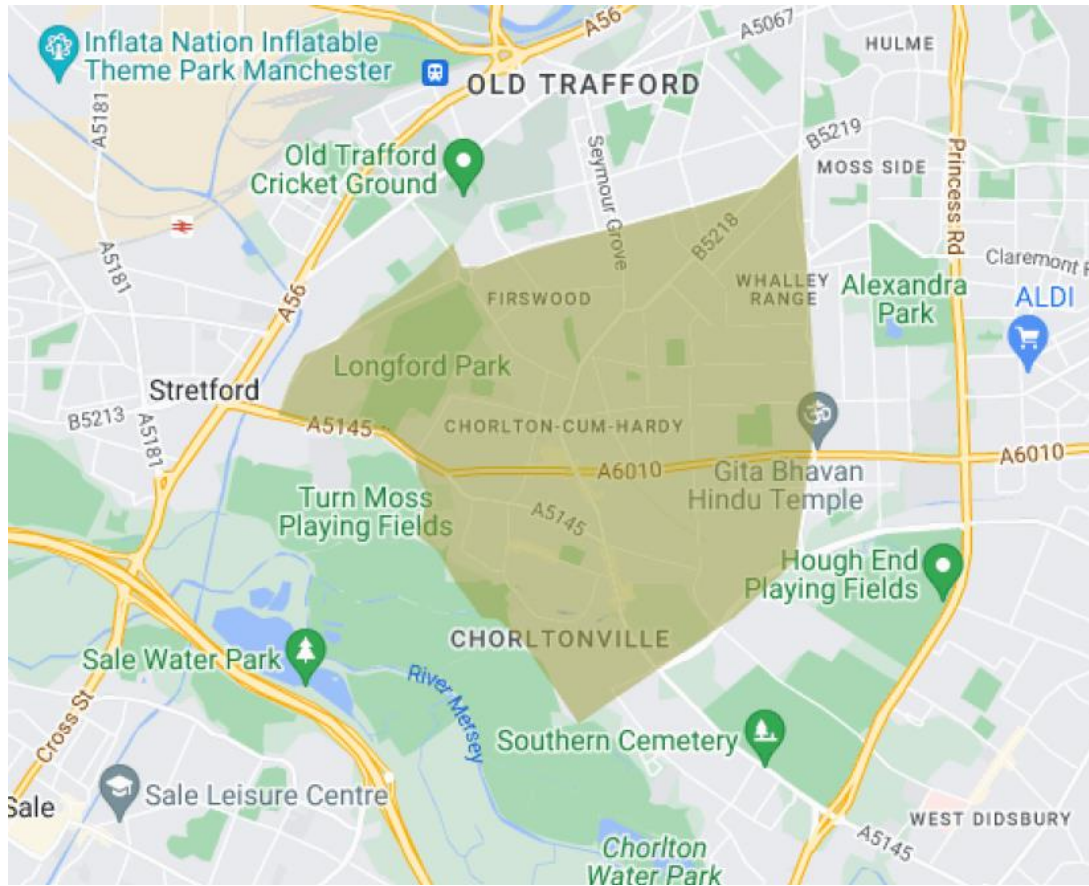
The consultation has influenced the design of the proposals in a number of ways including:

- Increased the amount of green space and the overall public realm to accord with the Chorlton LIF proposals. We've also made Manchester Road a car free, fully walkable green route that runs through the centre of the development.
- Included a new 'makers yard' which will offer a variety of retail unit sizes and tenures to suit small, independent businesses as a direct result of stakeholder feedback.
- Provided 12 public car park spaces, including a mix of accessible, EV charging spaces, and car club spaces.
- Reduced the visual impact of the neighbourhood from street level, breaks between the buildings and rooflines that step down in height.
- Ensured the deliverability of 20% affordable housing with a commitment to delivery by way of a Registered Provider being joint applicant on the planning application.
- Ensuring that the proposed scheme meets with all relevant planning policy and building regulation requirements in relation to sustainability and energy efficiency.
- Continuing to evolve the proposed design of the scheme to further complement local architecture and blend in with the local area.

All channels used have remained operational since the end of the consultation period and will continue to do so following submission of the planning application to ensure local stakeholders can stay up to date as the development progresses. This will include updates to the project website and social media channels; community contact channels including email address and information line; and proactive measures to update wider audiences following the application's submission and consideration. The Applicant distributed a newsletter to the local community updating them on the final plans ahead of submission.

Appendices.

Appendix 1 – Map of Newsletter Distribution



Appendix 2 – Stage 1 Newsletter

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WHO ARE THE PJ LIVESEY GROUP?

We are a family-owned company based in Greater Manchester with a reputation of delivering regeneration to an exceptional standard. Founded in 1979, we've a lengthy track record, building our reputation through the painstaking renovation of some of the finest heritage properties across the UK.

We've specialised in delivering new homes through a mix of restorations of historic buildings and design-led new builds, taking a bespoke approach to every project we take on. Local projects you may know include St James Park in Didsbury, the former Manchester Metropolitan University campus and Green Walk in West Didsbury.

As a local company, we're committed to leaving a lasting legacy in Chorlton of which we can all be proud.

HOW WILL THE PROJECT PROGRESS?

Here's what to expect over the coming months.



HOW TO GET INVOLVED

There are many ways you can help shape the plans for One Charlton before the conversation closes, on Monday 28 August 2023.

- You can:
- Complete the questionnaire: Either online at onechoriton.co.uk or complete and return the enclosed tear-off questionnaire by post
 - Email us: enquiries@onechoriton.co.uk
 - Write to us: **Freepost HAVE YOUR SAY** (no further address or stamp needed)
 - Call us: **0800 689 1095** (during office hours)

Follow us on social media:

facebook.com/onechortion @onechortion



JOIN THE CONVERSATION

We are looking to transform Chorlton's existing shopping centre into a thriving new neighbourhood at the heart of the community. One Chorlton is your chance to get involved in shaping the plans!

We are the RJ Livesey Group, the experienced Manchester-based team appointed to develop a vision for the precinct site and make it a reality. This is a once-in-a-generation opportunity for Chorlton and before we develop a detailed masterplan, we want to hear from you.

The initial One Chorlton conversation runs until Monday 21 August 2023 and will help shape our early work before we consult on a more detailed vision later this year.

Look inside to find out what's in store and how you can get involved.



THE CHORLTON OPPORTUNITY

For many years there has been an ambition to regenerate the shopping centre site, with the chance to create a vibrant new neighbourhood at the very heart of the Chorlton community.



A framework for how the site could be redeveloped was drawn up by Manchester City Council in 2017. Since then the Greater Manchester Pension Fund - which owns the site - has appointed us to design and deliver the neighbourhood, one that captures the Chorlton spirit and delivers new homes, shops and outdoor spaces where the community can meet.

THE SITE

The site is currently home to the existing shopping precinct, the Graeme House office block and a ground-level car park. It is bordered by Barlow Moor Road, Wilbraham Road and Nicolson Road.

Building on the site's potential, we want to create a neighbourhood that responds to how people live, work, shop and spend time today. Initial ideas

include up to 200 homes and retail destinations, alongside open outdoor spaces where people can spend time.

As the current layout doesn't make the best use of the site, we're proposing to take down all of the existing buildings and replace them with designed, high-quality new buildings that complement Chorlton's character.

Our work in pulling together the planning application will look at a whole range of factors including the best site layout, access arrangements, opportunity to create green open spaces, and design of the buildings, alongside many other considerations.

OUR EARLY IDEAS

We are starting a conversation on what you'd like to see in Chorlton and your thoughts for the site. We've developed some guiding principles that are shaping our early work and we want to know what you think.



A NEIGHBOURHOOD FOR ALL

A major overhaul of the shopping centre site. One Chorlton will be a neighbourhood for all - an inclusive heart of the community with spaces and facilities that cater to the diverse needs of current and future residents and visitors.

MUCH-NEEDED HOMES

It will deliver much-needed new homes in Chorlton. A mix of properties, including affordable homes, will be available to owner occupiers who want to build a life in the Chorlton community.

A HEALTHY RETAIL MIX

The reboot of this key site will deliver modern, fit-for-purpose spaces for businesses to serve the local community. Once complete, it will deliver a bustling retail hub that complements Chorlton's independent retail.

A SUSTAINABLE ADDITION TO CHORLTON

One Chorlton will be a design-led, sustainable addition to the existing community. It will create positive lasting legacy in Chorlton - with excellent environmental credentials, green spaces and considered architectural design.

DELIVERING LOCAL BENEFITS

The project will deliver an economic boost for Chorlton during construction and beyond. It will deliver increased benefit to new and existing businesses, creating opportunities for businesses to set up and flourish.

DELIVERY

One Chorlton will be delivered at pace, with funding already secured. We'll design the vision in collaboration with the community, before delivering the neighbourhood to our trademark exceptional standard.

ONE CHORLTON QUESTIONNAIRE

Please complete the tear off questionnaires. You can then pop it in an envelope addressed to "Repost HAVE YOUR SAY". No further address or stamp needed. Alternatively, you can fill it in online.

Have sure to get it to us by Monday 28 August 2023.

What do you think are the best things about Chorlton?

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How do you think regeneration of the shopping centre site could help improve the area?

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What do you think are the key things we need to consider as we work up the detailed plans? (Please rank in order of importance, 1 being the most important and 10 being the least)

Housing types and choice	☐	Creating new jobs	☐
A mix of commercial spaces to create a healthy retail mix	☐	Attracting further investment to Chorlton	☐
Design and appearance of the neighbourhood	☐	Sustainability and climate change	☐
Green spaces and landscaping	☐	Complementing Chorlton's character and heritage	☐
Connectivity, including access, parking and transport links	☐	Other (please specify)	☐

Please expand on your choices.

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Appendix 3 – Stage 2 Newsletter

ONE CHORLTON

JOIN THE CONVERSATION

We plan to transform Chorlton's existing shopping centre into a thriving new neighbourhood at the very heart of the community.

Thank you to everyone who got involved in our initial conversation this summer. Having taken on board the feedback, we are now consulting on a proposed masterplan for the site. One Chorlton is your chance to get involved and have your say.

The artist impression below gives an early indication of how the shopping centre site could look along Barlow Moor Road, with the new neighbourhood providing shops, cafes and a linear park along the edge of the site.

SEE INSIDE FOR...

- The story so far
- The proposed masterplan
- Details of upcoming drop-in events
- How to have your say
- Our key considerations



WHO ARE THE PJ LIVESEY GROUP?

We are a family-owned company based in Greater Manchester with a reputation of delivering regeneration to an exceptional standard. Founded in 1979, we have a lengthy track record, building our reputation through the painstaking renovation of some of the finest heritage properties across the UK.

HOW TO HAVE YOUR SAY!

Our consultation on once-in-a-generation plans for the shopping centre site is now open. Please make sure you get your comments in by the closing date of Friday 8 December 2023.

DROP-IN EVENTS IN CHORLTON

You can join along to our drop-in consultation events, where you will hear more information on display and members of the team on hand to answer any questions.

Roll on at all the key locations throughout the Chorlton Shopping Centre on:

- Saturday 18 November 2023, 10am - 4pm
- Tuesday 21 November 2023, 10pm - 6pm
- Friday 24 November 2023, 10am - 4pm
- Thursday 30 November 2023, 10am - 4pm
- Monday 4 December 2023, 10am - 4pm

Don't worry if you can't make those dates, the consultation will be in the open and available to view at the below times. Whilst these won't be the full team at all times, someone will be on hand during these drop-in sessions.

COMPLETE OUR QUESTIONNAIRE

The best way to send us your views is to complete and return our consultation questionnaire. You can do so by:

- Completing it online at www.onechorlton.co.uk (scan the QR code below)
- Filling in the form of questionnaire and returning via post to: **Prepost HAVE YOUR SAY!**

You can also submit comments by:

- Writing to us at: **Prepost HAVE YOUR SAY!** (no further address or stamp needed)
- Emailing us at: enquiries@onechorlton.co.uk
- If you want to speak to our team, we are available during office hours on Freephone 0800 689 1095.

FOLLOW US ON SOCIAL

Stay up to date with all the latest on the project and follow our social media channels:

[facebook.com/onechorlton](https://www.facebook.com/onechorlton)

[@onechorlton](https://www.instagram.com/onechorlton)



THE STORY SO FAR

There have been long-standing plans to re-develop the shopping centre site into a vibrant, housing-led neighbourhood for Chorlton.

Manchester City Council adopted a framework for how the site could be redeveloped in 2021. We have used the adopted framework and the height of Cradine House as starting point references for our design, trying to improve the layout where we could, and deliver new homes, shops and outdoor spaces.

We are working with renowned architects Helder Cogg (interior), Studio and landscape experts Ruralist Thorp to design buildings and outdoor spaces that are attractive, sustainable and complement Chorlton's character.

CONSIDERING THE NEIGHBOURHOOD LAYOUT:

Initially, we planned to keep and refurbish Cradine House, but due to site constraints below the ground, we couldn't do so and make the best use of the site. We have used the adopted framework and the height of Cradine House as starting point references for our design, trying to improve the layout where we could, and deliver new homes, shops and outdoor spaces.

We have departed from the development framework, which showed buildings right up to the edge, positioned along Barlow Moor Road. Instead, we have stepped the buildings back. It means we can keep and improve the existing community green spaces and create a 'linear park' where, combined with the new shops and cafes facing out toward the road, will activate the street.

We have also included breaks between the proposed buildings, which step down in height from the tallest along at the gateway corner on Nicolson Road, so if these decisions significantly reduce the visual impact of the neighbourhood from the street.





Hansen Block	Linear Park
Gateway Corner	Unplanted Landscapes
Active Street Frontages	Cafe/Bar/Outdoor Open
Townhouse Terrace	Refurbished Residential Gardens
Street Block	Connected Open Spaces

The draft masterplan includes...

A MIX OF NEW HOMES:

Around 200 new homes for owner occupiers who want to get down roots in Chorlton. There will be a diverse mix of 1, 2 and 3 bedroom apartments, duplexes and townhouses all with outdoor spaces such as balconies and gardens. Around 20% will be affordable homes, which we will work with a Registered Provider to deliver.

RETAIL SPACES FOR DIVERSE OPERATORS:

A variety of flexible commercial spaces that can become home to a range of operators, from independent retailers to food and drink enterprises. The layout of these modern, fit-for-purpose spaces means the businesses will face outward from the site - helping attract footfall, integrate with nearby existing businesses and create opportunities for outdoor seating.

NEW GREEN SPACES:

New green spaces and increased biodiversity through new planting throughout the neighbourhood. We plan to enhance and create a linear park along Barlow Moor Road, with the aim to keep the majority of existing mature trees and create new spaces where people can sit, spend time and connect with the landscape. The neighbourhood's buildings will sit within planted streets and green spaces, including some raised gardens for residents' use.

PEOPLE-FIRST STREETS:

A people, pedestrian-first approach will see streets and outdoor spaces planned to undergo safe movement around the neighbourhood. Vehicle access will be carefully controlled, with Manchester Road closed at the junction with Nicolson Road. This approach will promote sustainable movement, with walkable streets, as well as connections to cycleways and local transport networks including the nearby tram stop.

CHORLTON INSPIRED CHARACTER:

Designs that draw inspiration from Chorlton's existing architecture and heritage. The neighbourhood will provide a new, but familiar look and feel that complements the distinctive Chorlton character. Our designs take cues from the area, such as the local use of bay windows, extensive brick, detailing, the presence of balconies and rich colour palette. We aim to use these elements across the buildings to ensure the neighbourhood sits in harmony with its surroundings.

SUSTAINABILITY:

A 'stepping stone' development that continues to raise the bar of new new buildings can address environmental issues. As well as including green spaces and increasing biodiversity, we plan a fabric-first approach to deliver carbon constructive buildings that reduce emissions. The design is optimised for on-site energy generation through rooftop photovoltaics (solar panels) and heat recovery systems.

CONSIDERED PARKING AND ACCESS:

We are looking closely at parking demand for the development and the existing town centre use. We will be commissioning new surveys and examining historic data. We don't want the site to have a negative impact on surrounding streets, so all parking for the site's residents and their visitors will be provided within the site through a mix of basement car parks and within the plots of the townhouses. A robust strategy for allocating and managing on-site spaces will make sure that the parking needs of different residents are met. Cycle parking for residents, commercial spaces and visitors will be provided, as well as staff car parking and service areas for the retail units.

For more information about the draft masterplan, visit one of our upcoming events and speak to our team.

Appendix 4 – Submission newsletter

ONE CHORLTON

COMMUNITY UPDATE

We plan to transform Chorlton's former shopping precinct into a thriving new neighbourhood at the very heart of the community.

Thank you to everyone who took part in our conversation around One Chorlton throughout 2023. Since then we've been working hard to update our proposals and take on board all the useful feedback we received.

We are now ready to share with you the revised scheme which we will be submitting to Manchester City Council in the coming weeks.

SEE INSIDE FOR...

- How we've responded to key themes from the consultation
- The final proposals
- How you can stay updated



THE STORY SO FAR

CONSULTATION IN NUMBERS

35,000
newsletters
sent out

Reached
13,000 people
across social
media

1,500
questionnaires
completed

Over 2,500
visits to our
website

1,320 people
attended one of
our five drop in
events

Here is a snapshot of the key themes we received across both stages of consultation and how we've responded to them.

SCALE & LAYOUT

YOU SAID... There were a range of views around the scale and layout of the buildings, with some people welcoming the mix of homes proposed, whereas others felt there was too much of a focus on residential development at the site. There were also comments that the buildings were too high and concerns raised that it should not become a gated community.

WE DID... The existing development framework which was adopted by Manchester City Council in 2017 agreed that the site should be redeveloped into a housing-led community. In response to feedback we have amended the design to reduce the visual impact of the neighbourhood from the street with breaks between the buildings and rooflines that step down in height. We have been working closely with Manchester City Council to develop a viable scheme that provides a mix of homes, including affordable, and with a strong retail offer on the ground floor.





DESIGN

YOU SAID...Most people had positive feedback about the proposed design of the buildings, which you felt was in keeping with the local area, particularly the use of contextual design cues and material references.

WE DID...The buildings take inspiration from Chorlton's architecture and will create a welcoming, high-quality ground floor environment. They have been designed to ensure they connect with the surrounding streets and existing colours and materials. Textured brick work, bay windows and balconies give the buildings character in keeping with Chorlton.

OUTDOOR AND GREEN SPACES

YOU SAID...Many of you supported the plans for green spaces through the site and along Barlow Moor Road but asked whether we could include more. You questioned how accessible the spaces would be to local people and how they would be maintained.

WE DID...We have increased the amount of public green space with an additional 650m² and also increased tree planting, with around 60 new trees being planted. We've also made Manchester Road a car free, fully walkable green route through the site, with outdoor seating areas to encourage people to stop and dwell. The green spaces will be maintained by a management company that will be set up for residents of the neighbourhood.



TRANSPORT & PARKING

YOU SAID...You had concerns that there wasn't enough parking proposed, especially for visitors. You also asked for more bike storage and suggested that we link the site with existing active travel networks in Chorlton.

WE DID...We've struck a balance to provide parking spaces for the majority of homes to avoid people parking on local streets. Following feedback about visitor parking we have also included off-street spaces for the retail units, as well as 12 visitor parking spaces (including a mix of public, accessible and EV charging spaces). We are continuing to engage with Manchester City Council around their current review of car parking strategies in Chorlton.



RETAIL MIX

YOU SAID...You asked for more retail space, for a vibrant mix of shops and with units that are suitable for independent operators.

WE DID...We have updated the plans to include more retail space which can be flexible to accommodate smaller, start up businesses. This includes a new "makers' yard" facing onto Wilbraham Road.

TYPES OF HOMES

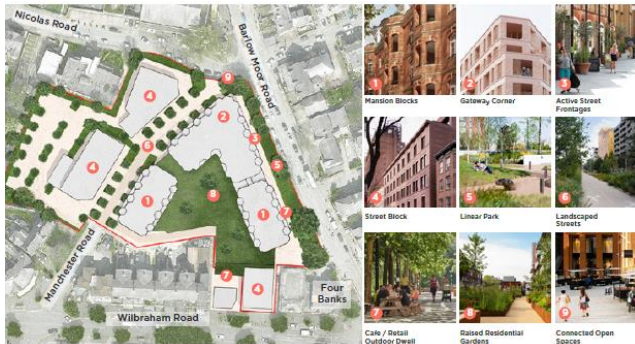
YOU SAID...We should provide a good mix of homes including affordable housing and strong sustainability credentials.

WE DID...We are planning around 200 homes which will be a diverse mix of 1, 2 and 3 bedroom apartments, all with access to outdoor space through balconies and gardens. We are proposing two buildings with affordable homes, around 20% of the total, which we will work with a Registered Provider to deliver 18.5% of the affordable homes will be available for social rent.

All the homes will be designed and built to reduce energy demand and resident bills. The neighbourhood will be all-electric with some renewable energy generation on site and future proofed EV charging. High-quality buildings set in a pleasant green environment will contribute to health and well-being for residents and visitors.



OUR FIRST CONVERSATION



THE MASTERPLAN INCLUDES:



WHAT NEXT?

We're due to submit a planning application to Manchester City Council in the next few weeks. We then expect a decision to be made on the application by Spring 2025. We recently submitted a Prior Notice application to Manchester City Council to enable us to start demolition of the shopping precinct and Graeme House. If this is approved, we plan to start demolition in the coming weeks with the works taking around six months to complete. You can find out more or register for updates by visiting our website.

STAY UP TO DATE

Scan the QR code to register for updates or you can get in touch by:

VISIT

www.onechorton.co.uk

EMAIL

enquiries@onechorton.co.uk

FREESPHONE

0800 689 1095 (9am-5.30pm Mon-Fri)

FOLLOW US ON SOCIAL

Stay up to date with all the latest on the project and follow our social media channels:

[facebook.com/onechorton](https://www.facebook.com/onechorton)

[@onechorton](https://www.instagram.com/onechorton)



Appendix 5 – Screenshots from the Website



We are looking to transform Chorlton's existing shopping centre into a thriving new neighbourhood at the heart of the community. One Chorlton is your chance to get involved in shaping the plans!



A framework for how the site could be redeveloped was drawn up by Manchester City Council in 2017 and we were appointed to design and deliver the neighbourhood.

We are now seeking views on a draft masterplan for the site, featuring a mix of new homes, flexible retail units and new green spaces in a neighbourhood that captures the Chorlton spirit. Take a look at our vision and have your say as part of our second One Chorlton conversation.

[OUR VISION >](#)

HAVE YOUR SAY

We're taking over the unit opposite Timpson's in the Chorlton Shopping Centre for a series of drop-in events, where you can find out more information and meet our team.

Don't forget to send us your thoughts before Friday 8 December 2023! Follow the link below for all the details of our upcoming events, how to have your say or to submit your comments online.

[HAVE YOUR SAY >](#)

ABOUT THE PJ LIVESEY GROUP

We are looking to transform Chorlton's existing shopping centre into a thriving new neighbourhood at the heart of the community. One Chorlton is your chance to get involved in shaping the plans!

Founded in 1979, we've a lengthy track record, building our reputation through the painstaking renovation of some of the finest heritage properties across the UK.

As a local company, we're committed to leaving a lasting legacy in Chorlton of which we can all be proud.

[ABOUT US](#)

THE SITE



The site is currently home to the existing shopping precinct, the Graeme House office block and a ground-level car park. It is bordered by Barlow Moor Road, Wilbraham Road and Nicolas Road.

As the current layout doesn't make the best use of the site, we're proposing to take down all of the existing buildings and replace them with design-led, high-quality new buildings that complement Chorlton's character.

Our work in pulling together the planning application will look at a whole range of factors including the best site layout, access arrangements, opportunity to create green open spaces and design of the buildings, alongside many other considerations.

DRAFT MASTERPLAN

Working with award-winning architects, we've developed a draft masterplan to transform the shopping centre site.



The draft masterplan for the site includes...

A MIX OF NEW HOMES:

Around 200 new homes for owner occupiers who want to put down roots in Chorlton. There will be a diverse mix of 1, 2 and 3 bedroom apartments, duplexes and townhouses all with outdoor space such as balconies and gardens. Around 20% will be affordable homes, which we will work with a Registered Provider to deliver.

RETAIL SPACES FOR DIVERSE OPERATORS:

A variety of flexible commercial spaces that can become home to a range of operators, from independent retailers to food and drinks enterprises. The layout of these modern, fit for purpose spaces means the businesses will face outward from the site - helping attract footfall, integrate with nearby existing businesses and create opportunities for outdoor seating.

NEW GREEN SPACES:

New green spaces and increased biodiversity through new planting throughout the neighbourhood. We plan to enhance and create a 'linear park' along Barlow Moor Road, with the aim to keep the majority of existing mature trees and create new spaces where people can sit, spend time and connect with the landscape. The neighbourhood's buildings will sit within planted streets and green spaces, including some raised gardens for residents' use.

PEOPLE-FIRST STREETS:

A people, pedestrian-first approach will see streets and outdoors spaces planned to underpin safe movement around the neighbourhood. Vehicle access will be carefully controlled, with Manchester Road closed at the junction with Nicolas Road. This approach will promote sustainable movement, with walkable streets, as well as connections to cycleways and local transport networks including the nearby tram stop.

CHORLTON INSPIRED CHARACTER:

Designs that draw inspiration from Chorlton's existing architecture and heritage. The neighbourhood will provide a new, but familiar look and feel that complements the distinctive Chorlton character. Our designs take cues from the area, such as the local use of bay windows, extensive brick detailing, the presence of balconies and rich colour palette. We aim to use these elements across the buildings to ensure the neighbourhood sits in harmony with its surroundings.

SUSTAINABILITY:

A 'stepping-stone' development that continues to raise the bar of how new buildings can address environmental issues. As well as including green spaces and increasing biodiversity, we plan a fabric-first approach to deliver carbon conscious buildings that reduce emissions. The design is optimised for onsite energy generation through rooftop photovoltaics (solar panels) and heat recovery systems.

CONSIDERED PARKING AND ACCESS:

We are looking closely at parking demand for the development and the existing town centre uses. We will be commissioning new surveys and examining historical data. We don't want the site to have a negative impact on surrounding streets, so all parking for the site's residents and their visitors will be provided within the site through a mix of basement car parks and within the plots of the townhouses. A robust strategy for allocating and managing onsite spaces will make sure that the parking needs of different residents are met. Cycle parking for residents, commercial spaces and visitors will be provided, as well as staff car parking and service areas for the retail units.



CONSIDERING THE NEIGHBOURHOOD LAYOUT

We have used the adopted framework and the height of Graeme House as starting point references for our design, trying to improve the layouts where we could.

We have departed from the development framework, which showed buildings right up to the edge of the pavement along Barlow Moor Road. Instead, we have stepped the buildings back. It means we can keep and improve the existing community green spaces and create a 'linear park'. When combined with the new shops and cafes facing out toward the road, this will really activate the street.

We have also included breaks between the proposed buildings, which step down in height from the tallest being at the 'gateway corner' on Nicolas Road. All of these decisions significantly reduce the visual impact of the neighbourhood from the street.

Here's what to expect over the coming months.

November - December 2023:

Masterplan
consultation with
the community

Early 2024:

Finalisation and
submission of a
planning application
to the council

Spring/Summer 2024

Determination
of the planning
application

Summer 2024:

Start of works on site. We
expect it will take around
two years to complete
the development, with
homes and retail units
available in 2026.

FREQUENTLY ASKED QUESTIONS

WHERE IS THE SITE?

The 3.2 acre site is currently home to the existing shopping precinct, the nine-storey Graeme House and a ground-level car park. It is bordered by Barlow Moor Road, Wilbraham Road and Nicolas Road. You can see a map of the site [here](#).

WHAT IS PLANNED AS PART OF THE REDEVELOPMENT?

WILL ANY OF THE EXISTING BUILDINGS BE KEPT AS PART OF THE DESIGN OR WILL IT ALL BE NEW?

HAVE YOUR SAY

HOW TO HAVE YOUR SAY

Check out our latest **community newsletter** [here](#). It provides an overview of our proposed masterplan for the site to deliver a mix of homes, flexible retail spaces and new green spaces.

The best way to send us your views is to complete and return our consultation questionnaire. You can do so by:

- Completing a hard copy – need a printed version to complete?
Contact us

You can also send us an email or letter with your thoughts, find out how [here](#).



DROP-IN EVENTS

There will also be more information available at our drop-in consultation events, where members of the team will also be on hand to answer any questions.

Visit us at in the Chorlton Shopping Centre in the unit opposite Timpson's on:

- Saturday 18 November 2023: 10am – 4pm
- Tuesday 21 November 2023: 12pm – 6pm

Further information on display during our recent events can be also be [viewed online here](#).

[CONTACT US >](#)

Don't worry if you can't make those dates, the exhibition will be in the space and available to view at the below times. Whilst there won't be the full team in attendance, someone will be on hand during these follow-up sessions:

- Friday 24 November 2023, 10am – 4pm
- Thursday 30 November 2023, 10am – 4pm
- Monday 4 December 2023, 10am – 4pm

REGISTER FOR UPDATES

Stay up to date with all the latest about One Chorlton

FIRST NAME*

SURNAME*

EMAIL*

POSTCODE:

I want to receive updates about One Chorlton ☐ I am interested in living there ☐ I am interested in space for businesses ☐

[SUBMIT](#)

LATEST NEWS



MORE ONE CHORLTON INFORMATION NOW ONLINE

We recently launched a follow-up consultation on plans for the Chorlton Shopping Centre, with a vision to deliver new homes, shops and green spaces at the site. Now, more information [...]

[READ MORE >](#)



CONTACT

Our community consultation is now open until Friday 8 December 2023.

You can get involved in our community consultation on the plans for the Chorlton Shopping Centre site by submitting your comments online or visiting one of our upcoming drop-in events.

For all the details of how to get involved, visit [Have Your Say](#).

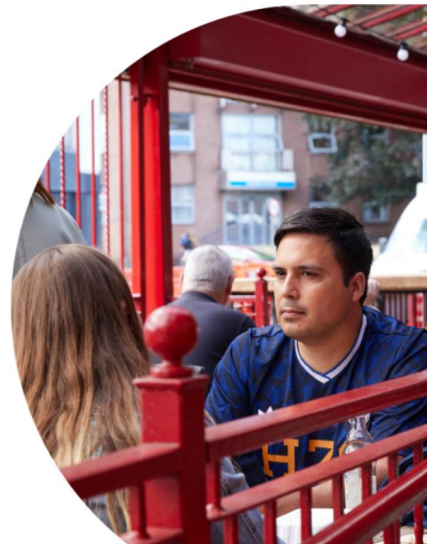
You can download our latest [community newsletter here](#).

Our team is on hand to help with any questions as we bring forward the vision. You can:

- Email us: enquiries@onechorlton.com
- Write to us: **Freepost – HAVE YOUR SAY** (no further address or stamp needed)
- Call us: **0800 689 1095** (during office hours)

Make sure to follow us on social media for all the One Chorlton latest:

[facebook.com/onechorlton](https://www.facebook.com/onechorlton) [@onechorlton](https://www.instagram.com/onechorlton)



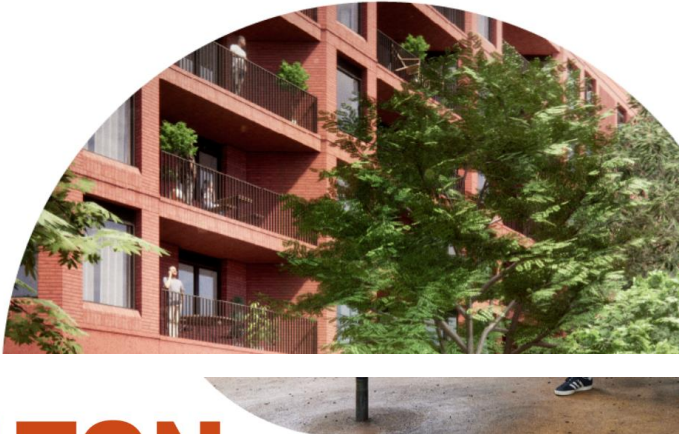
Appendix 6 – Updated project website

**ONE
CHORLTON**

HOME THE MASTERPLAN FAQs HAVE YOUR SAY NEWS CONTACT

PLANS TO BE SUBMITTED

We are the PJ Livesey Group, the experienced Manchester-based team appointed to develop a vision for the precinct site and make it a reality. The team have been working hard fine tuning our proposals over the past year and are now ready to submit an application to Manchester City Council.



THE CHORLTON OPPORTUNITY

We are looking to transform Chorlton's existing shopping centre into a thriving new neighbourhood at the heart of the community.



A framework for how the site could be redeveloped was drawn up by Manchester City Council in 2017 and we were appointed to design and deliver the neighbourhood.

We are now ready to submit an application to the Council. Take a look at what the plans include.

[THE MASTERPLAN >](#)



ABOUT THE PJ LIVESEY GROUP

Founded in 1979, we've a lengthy track record, building our reputation through the painstaking renovation of some of the finest heritage properties across the UK.

As a local company, we're committed to leaving a lasting legacy in Chorlton of which we can all be proud.

[ABOUT US >](#)



The consultation on One Chorlton is now closed.

Find out how your feedback helped shape the plans.

[HAVE YOUR SAY >](#)



[Privacy](#) · [Terms](#)

THE SITE



The site is currently home to the existing shopping precinct, the Graeme House office block and a ground-level car park. It is bordered by Barlow Moor Road, Wilbraham Road and Nicolas Road.

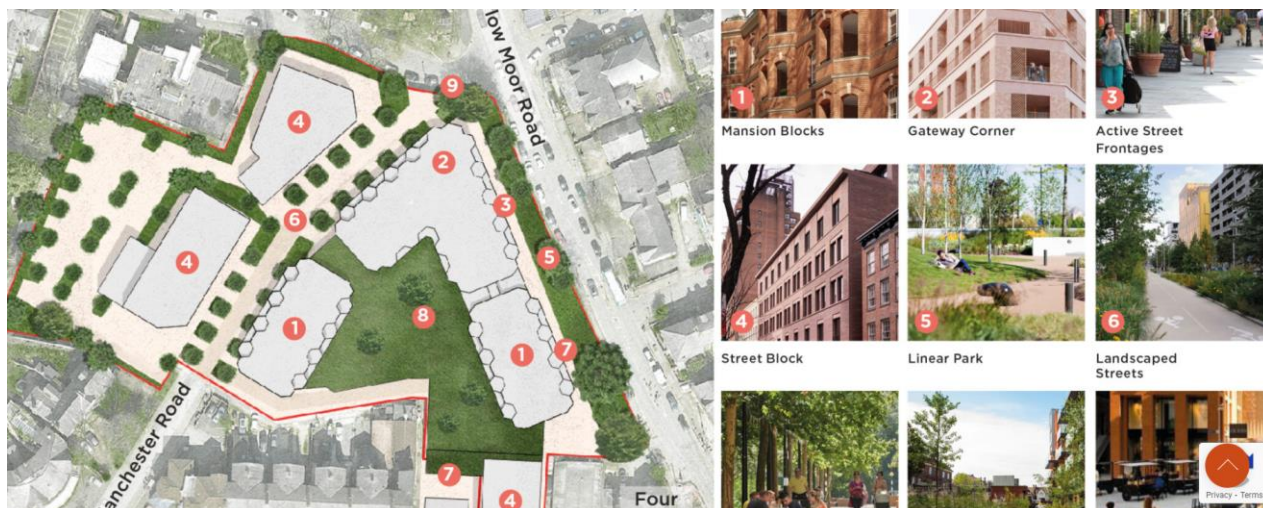
As the current layout doesn't make the best use of the site, we're proposing to take down all of the existing buildings and replace them with designed, high-quality new buildings that complement Chorlton's character.

Our work in pulling together the planning application looked at a whole range of factors including the best site layout, access arrangements, opportunity to create green open spaces and design of the buildings, alongside many other considerations.

THE MASTERPLAN

Working with award-winning architects, we've developed a detailed masterplan to transform the shopping centre site. Take a look at what it includes and how your feedback has influenced our plans.





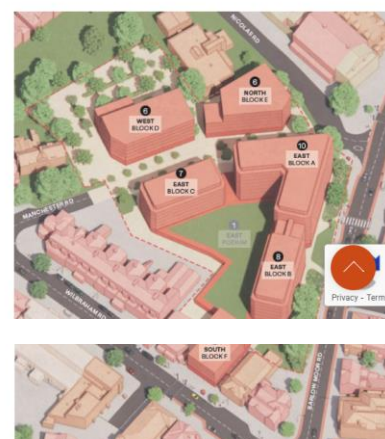
Here is a snapshot of the key themes we received across the consultation and how we've responded to them.

SCALE & LAYOUT

YOU SAID...There were a range of views around the scale and layout of the buildings, with some people welcoming the mix of homes proposed, whereas others felt there was too much of a focus on residential development at the site. There were also comments that the buildings were too high and concerns raised that it should not become a gated community.

WE DID...The existing development framework which was adopted by Manchester City Council in 2017 agreed that the site should be redeveloped into a housing led community. In response to feedback we have amended the design to reduce the visual impact of the neighbourhood from the street with breaks between the buildings and

rooflines that step down in height. We have been working closely with Manchester City Council to develop a viable scheme that provides a mix of homes, including affordable, and with a strong retail offer on the ground floor.



DESIGN

YOU SAID...Most people had positive feedback about the proposed design of the buildings, which you felt was in keeping with the local area, particularly the use of contextual design cues and material references.

WE DID...The buildings take inspiration from Chorlton's architecture and will create a welcoming, high-quality ground floor environment. They have been designed to ensure they connect with the surrounding streets and existing colours and materials. Textured brick work, bay windows and balconies give the buildings character in keeping with Chorlton.

OUTDOOR & GREEN SPACES

YOU SAID... Many of you supported the plans for green spaces through the site and along Barlow Moor Road but asked whether we could include more. You questioned how accessible the spaces would be to local people and how they would be maintained.

WE DID... We have increased the amount of public, green space with an additional 650m² and also increased tree planting, with around 60 new trees being planted. We've also made Manchester Road a car free, fully walkable green route through the site, with outdoor seating areas to encourage people to stop and dwell. The green spaces will be maintained by a management company that will be set up for residents of the neighbourhood.



TRANSPORT & PARKING

YOU SAID... You had concerns that there wasn't enough parking proposed, especially for visitors. You also asked for more bike storage and suggested that we link the site with existing active travel networks in Chorlton.

WE DID... We've struck a balance to provide parking spaces for the majority of homes to avoid people parking on local streets. Following feedback about visitor parking we have also included off-street spaces for the retail units, as well as 12 visitor parking spaces (including a mix of public, accessible and EV charging spaces). We are continuing to engage with Manchester City Council around their current review of car parking strategies in Chorlton.

RETAIL MIX

YOU SAID... You asked for more retail space, for a vibrant mix of shops and with units that are suitable for independent operators.

WE DID... We have updated the plans to include more retail space which can be flexible to accommodate smaller, start up businesses. This includes a new 'Makers Yard' facing onto Wilbraham Road.





TYPES OF HOMES

YOU SAID...We should provide a good mix of homes including affordable housing and strong sustainability credentials.

WE DID...We are planning around 200 homes which will be a diverse mix of 1, 2 and 3 bedroom apartments, all with access to outdoor space through balconies and gardens. We are proposing two buildings with affordable homes, around 20% of the total, which we will work with a Registered Provider to deliver 18.5% of the affordable homes will be available for social rent.

All the homes will be designed and built to reduce energy demand and resident bills. The neighbourhood will be all-electric with some renewable energy generation on site and future proofed EV charging. High-quality buildings set in a pleasant green environment will contribute to health and well-being for residents and visitors.



CONSIDERING THE NEIGHBOURHOOD LAYOUT

We have used the adopted framework and the height of Graeme House as starting point references for our design, trying to improve the layouts where we could.

We have departed from the development framework, which showed buildings right up to the edge of the pavement along Barlow Moor Road. Instead, we have stepped the buildings back. It means we can keep and improve the existing community green spaces and create a 'linear park'. When combined with the new shops and cafes facing out toward the road, this will really activate the street.

We have also included breaks between the proposed buildings, which step down in height from the tallest being at the 'gateway corner' on Nicolas Road. All of these decisions significantly reduce the visual impact of the neighbourhood from the street.



WHAT'S NEXT?

We will be submitting our application to Manchester City Council in the coming weeks and we'll be updating you all once again when it's submitted.

To stay up to date, make sure to register your interest at the bottom of this page.

REGISTER FOR UPDATES

Stay up to date with all the latest about One Chorlton

FIRST NAME:*

SURNAME:*

EMAIL:*

POSTCODE:

HAVE YOUR SAY



35,000
newsletters
sent out



Reached
13,900 people
across social
media



1,500
questionnaires
completed



Over **2,500**
visits to our
website



1,120 people
attended one of
our five drop in
events



**The consultation period for
One Chorlton has now
closed.**

Check out our latest **community newsletter here**. It provides an overview of our refined masterplan and our response to the key themes from the consultation.

All of our previous newsletters and information boards that were present at our drop-in events can be viewed and downloaded below.

DOWNLOAD MATERIALS >

Our team are still on hand to answer any questions you may have.

CONTACT US >

CONTACT

You can download our latest **community newsletter here**.

Our team is on hand to help with any questions. You can:

- Email us: **enquiries@onechorton.com**
- Write to us: **Freepost – HAVE YOUR SAY** (no further address or stamp needed)
- Call us: **0800 689 1095** (during office hours)

Make sure to follow us on social media for all the One Chorlton latest:



facebook.com/onechorton

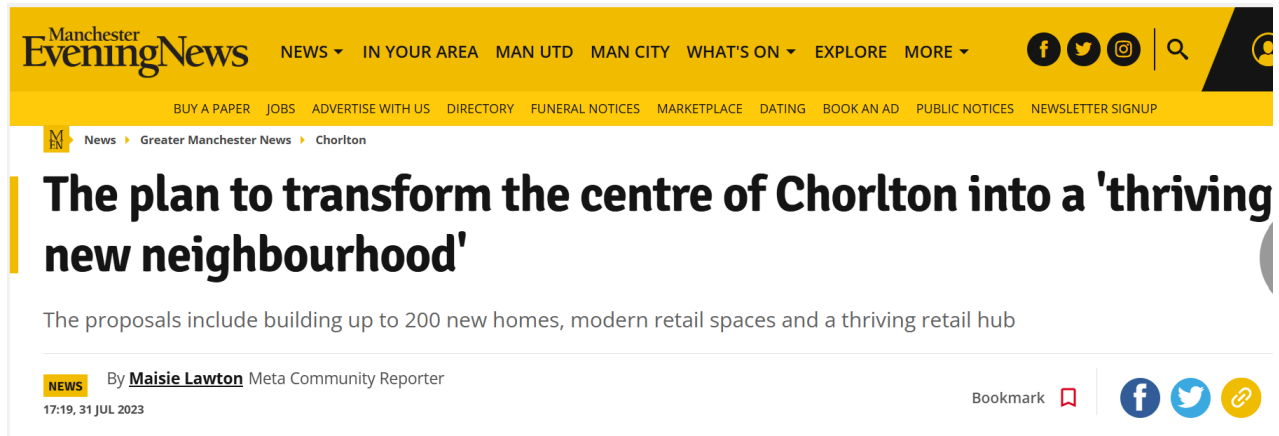


@onechorton



Appendix 7 – Press releases

Stage 1 (Manchester Evening News)



The screenshot shows the Manchester Evening News website. The header is yellow with the logo and navigation links: NEWS, IN YOUR AREA, MAN UTD, MAN CITY, WHAT'S ON, EXPLORE, MORE. There are social media icons for Facebook, Twitter, and Instagram, and a search icon. Below the header is a yellow bar with links: BUY A PAPER, JOBS, ADVERTISE WITH US, DIRECTORY, FUNERAL NOTICES, MARKETPLACE, DATING, BOOK AN AD, PUBLIC NOTICES, NEWSLETTER SIGNUP. The main content area has a breadcrumb trail: News > Greater Manchester News > Chorlton. The article title is 'The plan to transform the centre of Chorlton into a 'thriving new neighbourhood''. Below the title is a sub-headline: 'The proposals include building up to 200 new homes, modern retail spaces and a thriving retail hub'. The byline is 'By Maisie Lawton Meta Community Reporter'. The date is '17:19, 31 JUL 2023'. There are social media sharing icons for Facebook, Twitter, and a link icon. A 'Bookmark' button is also visible.

The centre of Chorlton could be transformed as part of ambitious new plans for the south Manchester suburb.

Developer PJ Livesey Group is looking to transform Chorlton's existing shopping centre site into a 'thriving new neighbourhood at the heart of the community'.

Consultation on the future of the area along Wilbraham Road has now opened with residents being asked to share their views on what they would like to see.

Try MEN Premium for FREE [by clicking here](#) for no ads, fun puzzles and brilliant new features.

The key proposals include up to 200 new homes, including affordable properties, modern retail spaces and a thriving retail hub, together with open spaces and places to meet.

PJ Livesey managing director, Georgina Lynch, said: "Chorlton has its own unique character and energy and we want to understand local ambitions for the area and what we should be considering as we work on the masterplan.

"Building on the site's potential, we want to create a neighbourhood that responds to how people live, work, shop and spend time today with energy-efficient new homes, new shops and outdoor spaces where people can spend time.

"We want to engage as widely as possible with all sections of the community and look forward to the first conversations about One Chorlton with further consultation, including in-person events, planned for later this year as plans for the site evolve."



 **Chorlton Precinct and Graeme House** (Image: P J Livesey Group)

The 3.2-acre site, owned by Greater Manchester Pension Fund, is currently home to the shopping precinct, Graeme House office block and a ground-level car park.

Questionnaires will be going to local neighbours and a website has been launched giving people the opportunity to comment. This feedback will help inform detailed designs for the site which will then be further consulted on later in the year.

Georgina added: "As well as listening to local people we want to work with them throughout this process and believe the project will deliver an economic boost to Chorlton during construction and beyond."

The P J Livesey Group is now working on the best options for the site alongside award winning architects Feilden Clegg Bradley Studios.

The consultation will run until August 21 2023 where feedback can be given informing a detailed vision for the site which is subject to further consultation later this year.

To give feedback on the One Chorlton Consultation, click the link [here](#).

The questionnaire is being sent direct to many households and available to pick up at Chorlton Library or a copy can be requested by calling Freephone 0800 680 1095 or e-mailing enquiries@onechorlton.co.uk

People can get updates on One Chorlton via social media on Instagram @onechorlton and on Facebook

Stage 2 (Manchester Evening News)

Manchester
Evening News

NEWS ▾ IN YOUR AREA MAN UTD MAN CITY WHAT'S ON ▾ EXPLORE MORE ▾

BUY A PAPER JOBS ADVERTISE WITH US DIRECTORY FUNERAL NOTICES MARKETPLACE DATING BOOK AN AD PUBLIC NOTICES NEWSLETTER SIGNUP

News ▸ Greater Manchester News

Revealed: The latest masterplan to transform Chorlton

The proposals include transforming Barlow Moor Road and building up to 200 homes

NEWS

By **Maisie Lawton** Meta Community Reporter

17:19, 7 NOV 2023

Bookmark 



 Comments 9



 **Consultation continues on a new future for the Chorlton Shopping Centre site** (Image: PJ Livesey Group)

The centre of Chorlton could be transformed into a '**thriving new neighbourhood**' after a draft masterplan has been revealed.

The second stage of public consultation on the PJ Livesey Group's plans to redevelop the **Chorlton** Shopping Centre site for the south Manchester suburb begins today.

Following 'significant input from the local community', architects Feilden Clegg Bradley Studios and landscape architects Randall Thorp, have designed a new masterplan for the site that will transform Barlow Moor Road into a bustling shopping street and deliver a diverse mix of around 200 new homes.

READ MORE: [The takeaway so filthy the mice were eating the grease](#)

READ MORE: [RECAP: Woman, 25, killed in horror crash as man arrested](#)

Based on the Development Framework adopted by Manchester City Council in 2017, the revised scheme would also bring improvements to green spaces with new planting across the site to improve biodiversity and the creation of a linear park.

PJ Livesey managing director Georgina Lynch, said: "We were really pleased with the community engagement from the first consultation with more than 1,000 responses and we took on board what people were telling us.

"We believe this masterplan will create a thriving new neighbourhood to fit in with and enhance the existing community and we are looking forward to sharing ideas in detail at consultation sessions on site later this month."

The plans would see Barlow Moor Road transformed with flexible commercial space suitable for a range of operators at street level and apartments above. Mature trees would be retained with improved planting to create opportunities for outdoor seating.

The new homes would include one, two and three-bedroom apartments and duplexes all with balconies and access to communal residential gardens, and a street of townhouses with bay windows and brick detailing to reflect the existing neighbourhood. Around 20 per cent of the homes will be available through a Registered Provider for rent or shared ownership.

Whilst the route from Nicolas Road to Barlow Moor Road would remain open, it is planned for the junction between Nicolas Road and Manchester Road to be closed to vehicles. This would create space for lush new planting, as well as pedestrian-first walkable streets.

Georgina added: "We are looking forward to expanding on these ideas during the consultations and getting feedback from the community as we hopefully progress towards submitting a detailed planning application early next year."

Public consultation drop-in events with the opportunity to discuss plans with the full team will be held in a vacant unit opposite Timpsons in the shopping precinct on the following days:

Saturday 18 November: 10am – 4pm

Tuesday 21 November: 12pm – 6pm

Follow-up sessions will also be available on:

Friday 24 November: 10am – 4pm

Thursday 30 November: 10am-4pm

Monday 4 December: 10am – 4pm

More information and an online questionnaire to give feedback can be found [here](#).

Stage 2 (Place North West)



All of the 200 apartments would have balconies. Credit: Fielden Clegg Bradley

First look at Chorlton Shopping Centre regeneration

6 November 2023 07:35 • Dan Whelan • Comments (36)

A planning application for PJ Livesey's 200-home redevelopment of the Barlow Moor Road site is due early next year.

The developer, appointed by the Greater Manchester Pension Fund to [lead the regeneration](#) of Chorlton Shopping Centre in March, has teased what the completed scheme could look like with the release of the first CGI.

Designed by Feilden Clegg Bradley Studios and landscape architect Randall Thorp, the project aims to redevelop the 3.2-acre site into a "a thriving new neighbourhood", according to the developer.

Around 20% of the homes – a mix of one-, two-, and three-bedroom properties – would be available on affordable tenures.

The updated masterplan for the site envisages the transformation of Barlow Moor Road into a “bustling shopping street”.

Flexible commercial space suitable for a range of operators will be provided at street level with apartments above.

A second round of public consultation on the proposals, which have not been universally popular among residents, has begun today.

Have your say on the proposals

The first engagement exercise was held this summer and generated more than 1,000 responses.

PJ Livesey managing director Georgina Lynch, said: “We were really pleased with the community engagement from the first consultation and we took on board what people were telling us.

“We believe this masterplan will create a thriving new neighbourhood to fit in with and enhance the existing community and we are looking forward to sharing ideas in detail at consultation sessions on site later this month.”

The scheme has been in the pipeline for more than a decade.

GMPF has owned the site since April 2014 when it bought it from Development Securities, now U+I, for £10m.

Prior to that, Altrincham-based developer Citybranch, along with Manchester City Council and Ask Developments, had aborted redevelopment plans in the 2009 recession and sold the site to Development Securities in 2011.

Appendix 8 – Questionnaire

Stage 1

ONE CHORLTON QUESTIONNAIRE

Please complete the tear off questionnaire. You can then pop it in an envelope addressed to 'Freepost HAVE YOUR SAY'. No further address or stamp needed! Alternatively, you can fill it in online.

Make sure to get it to us by Monday 21 August 2023.

What do you think are the best things about Chorlton?

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How do you think regeneration of the shopping centre site could help improve the area?

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What do you think are the key things we need to consider as we work up the detailed plans?
(Please rank in order of importance, 1 being the most important and 10 being the least)

Housing types and choice	☐	Creating new jobs	☐
A mix of commercial spaces to create a healthy retail mix	☐	Attracting further investment to Chorlton	☐
Design and appearance of the neighbourhood	☐	Sustainability and climate change	☐
Green spaces and landscaping	☐	Complementing Chorlton's character and heritage	☐
Connectivity, including access, parking and transport links	☐	Other (please specify)	☐
			

Please expand on your choices.

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Stage 2

ONE CHORLTON QUESTIONNAIRE

Please complete this questionnaire and pop it in an envelope addressed to 'Freepost HAVE YOUR SAY'.
No further address or stamp needed! If you prefer to complete the questionnaire online at:
www.onechorlton.co.uk

Make sure to get it to us by Friday 8 December 2023.

In line with the adopted framework, we are bringing forward a housing-led neighbourhood for Chorlton. We are planning a mix of homes and retail. What do you think about the proposed layout of the site?

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We are planning to retain existing trees where possible and create a new linear park along Barlow Moor Road. What do you think of this idea?

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We are drawing inspiration from Chorlton's character and architecture? What do you think about the look and feel of the neighbourhood and proposed design choices?

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We are planning retail units that face out into the community, these will be flexible to accommodate a range of independent traders to create a healthy mix. What do you think about the proposed retail spaces?

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We are proposing a mix of high quality homes, featuring townhouses, duplexes and apartments including affordable homes. Have you any comments on the planned homes for owner occupiers?

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Have you any general comments or suggestions you think we should take on board?

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Need more space? You can complete the form online, email us or simply pop an extra written response in an envelope and post it to us.

ABOUT YOU

This information is optional but will help us to analyse the information you have provided more effectively and enable us to keep you updated on the project in the future.

Name:

Address:

.....

Email:

Phone:

Age: Under 20 ☐ 20-35 ☐ 36-50 ☐ 51-65 ☐ 66-79 ☐ Over 80 ☐

Would you like to be kept updated about One Chorlton?

Yes ☐ No ☐

Providing your contact details allows Fort Communications Ltd, on behalf of PJ Lacey Group, to assess the reach of the community consultation and log responses. Should you select to be kept informed, your email address and postal address will allow Fort Communications to keep you updated on plans for One Chorlton only. Copies of the feedback received may be made available, in due course, to Manchester City Council. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by Fort Communications Ltd and PJ Lacey in compliance with the UK General Data Protection Regulation (UK GDPR).

Appendix 9 – Information boards

JOIN THE CONVERSATION

Welcome to the community consultation on plans to transform Chorlton's existing shopping centre into a thriving new neighbourhood at the heart of the community.



WHO ARE PJ LIVESEY GROUP?

We are a family-owned company based in Greater Manchester with a reputation for delivering regeneration to an exceptional standard. Founded in 1979, we have built our reputation through the renovation of some of the finest heritage properties across the UK as well as delivering high quality new build developments.

In Spring 2023, we were appointed by the Greater Manchester Pension Fund (who own the site) to design and deliver the next chapter for this important site. With the site allocated for housing-led development, we have appointed an experienced, talented team to ensure it is done to an excellent standard.

COMMUNITY CONSULTATION

Our second community consultation is open until Friday 8 December and we'd love to hear from you!

ONE CHORLTON

www.onechorlton.co.uk

HAVE YOUR SAY ONLINE



THE STORY SO FAR

Once home to terraced houses, the Chorlton Precinct and Graeme House opened in 1970. But today, the site's post-war buildings and 'precinct' style are no longer fit for purpose.

THE NEXT CHAPTER

A 2010 action plan for Chorlton set out ambitions to ensure its vibrant future as an attractive place to live. In 2017, a Development Framework Summary was adopted by Manchester City Council to guide development of this particular site.

The framework agreed the use of the land for a residential-led mixed use community and included several design principles. The guidance provides a steer on aspects such as:

- The design of new homes
- Retail units with active frontages
- Creating safe pedestrian and cyclist access
- Delivering new landscaped areas and appropriate heights

We have used this as our starting point, along with the initial surveys and known constraints of the site, such as the sewer easement.



illustrative sketch from the development framework



illustrative aerial impression of the proposed development from the development framework



illustrative aerial impression of the proposed development from the development framework



the initial constraints of the site

THE VISION

We have made significant design improvements on the adopted Development Framework. The proposed layout prioritises pedestrians and cyclists, and the design details draw from the surrounding architecture to complement Chorlton's distinct character.



Key masterplan features include:

- Up to 200 energy-efficient new homes, with a mix of 1, 2 and 3-bed apartments, duplexes and townhouses, as well as affordable homes
- A variety of ground floor, flexible commercial spaces for diverse independent operators
- New green spaces and landscaping, with a linear park along Barlow Moor Road
- People-first streets, improving safety for pedestrians and cyclists
- Buildings designed to reflect features of the existing neighbourhood, such as bay windows and brick detailing
- Sustainability measures including fabric-first approach to buildings, new cycling facilities, walking routes and parking for residents and retail staff

YOU SAID. WE DID.

Our plans have been shaped by the extensive feedback we received this summer. Thanks to all those who took part in the first conversation. Here's what you said and how we've responded.

HOMES

Include affordable homes and deliver a good mix of sustainable homes.

Affordable homes are included and we're in discussions with Registered Providers about the design and local demand. We've designed a mix of generously-sized homes to cater for a wide range of would-be residents at different stages of their lives.

GREEN SPACES

Include more attractive public spaces, including green areas with landscaping and tree planting.

We plan really high-quality public spaces, with tree-lined streets and landscaping that brings nature into the centre. The approach includes retaining and greatly enhancing the existing green space on Barlow Moor Road, with planting and seating.

SUSTAINABILITY

Consider sustainable practices to limit impact on the environment.

We are using passive/haus principles in design and taking a fabric-first approach. This will make sure the neighbourhood is highly energy efficient, reducing energy demands and carbon emissions. Other measures include increasing biodiversity through planting, landscaping and green roofs, as well as efficient heat recovering ventilation and on-site solar (PV) energy generation.

RETAIL

Include spaces for a diverse retail mix with a focus on independent traders.

Modern and flexible ground floor retail spaces will face outward from the site, adding to the existing high streets. They will be able to accommodate varying sized businesses and we're aiming for a diverse mix, with a strong focus on independents.

TRANSPORT

Carefully consider access, transport and parking, as well as delivering good cycling and walking routes to discourage car use.

We're aiming for the majority of the site to be car-free at ground level, creating much safer and pleasant routes for pedestrians and cyclists. We're proposing for the majority of parking to be below ground and are prioritising resident parking so as not to burden the surrounding streets.

DESIGN AND CHARACTER

Respect and celebrate Chorlton's existing character, considering height and building design.

Our design draws inspiration from the local architectural styles, forms, materials and colour palettes to reflect the area's heritage. We are planning for the tallest building to be nine storeys, in line with the existing Graeme House and the adopted Development Framework.

A MIX OF NEW HOMES

We want the neighbourhood to become home to a community of owner occupiers at different stages of life, providing more footfall to support local businesses.



An artist's impression of proposed townhouses on Manchester Road

We're proposing a range of new homes, including 1, 2 and 3-bed apartments, with generous living spaces and balconies or terraces. Elsewhere ground floor duplexes and two rows of townhouses have their own front door at street level.

WHAT ARE AFFORDABLE HOMES?

It's planned for around 20% of the homes to be classed as 'affordable'. This is a catch-all term for homes made available at below the market rate. The type for this site has yet to be fixed, but we're speaking to Registered Providers to inform our design.

Examples of affordable homes can be:



Social rented homes



Affordable rent subject to rent controls



Shared ownership/ equity



Starter homes for first time buyers

A DIVERSE RETAIL OFFER

We want to embrace and add to Chorlton's independent spirit, with a diverse and healthy retail mix set within much improved surroundings.



An artist's impression of shop frontages and street parking along Barlow Moor Road

We have included new retail space for shops, cafes, restaurants and other potential businesses to front onto Wilbraham Road, Barlow Moor Road and turning off Nicolas Road on to the top of Manchester Road. We are facing them outward to not only knit them into the wider community and the surrounding businesses, but create opportunities for outdoor seating and a pop-up events programme.

There's six distinct retail spaces fronting the streets. Whilst these could be taken by individual, larger operators, there's the flexibility to partition these into smaller units too for independent traders, enabling the commercial offer to respond to current trends and demand.



creating active retail frontages to add to the area's high streets

NEW GREEN SPACES

Today, the site is dominated by concrete with tired public areas. We are proposing new green spaces and landscaping that adds character and fosters real pride in the district centre.

- On Barlow Moor Road, the linear park will be vastly enhanced, with retention of as many existing trees as possible alongside new footpaths, trees, pockets of planting, raised planters and integral seating.
- Natural play spots for children and opportunities for public art also feature, linking to the spill-out areas outside the new shops and cafes which could also be used for pop-up markets and outdoor events.
- A generous space around the current junction with Nicolas Road would act as a pedestrian-friendly extension of the linear park that could link over to the former picture house open space for an outdoor pop-up programme.



An indicative landscaping plan for the neighbourhood



An artist's impression of how the site could look from across Barlow Moor Road

DESIGN-LED REGENERATION

SCALE AND LAYOUT

We've used Graeme House, the Development Framework and surrounding buildings to guide the layout, building locations and proposed heights.

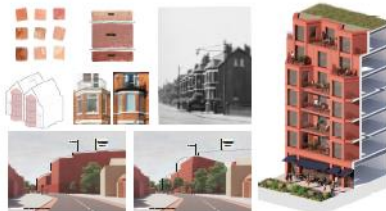
The tallest buildings (in line with Graeme House) on Barlow Moor Road would create an impressive corner feature, whilst the lower townhouses are located where there are neighbouring homes of similar size. Changing the location of the buildings and stepping the top floors back, greatly improves the site's profile from the street.

LOCALLY-INSPIRED DESIGN

New shops and green spaces will animate the ground floor, with the upper floors to become a sensitive backdrop familiar to the surrounding area. We are proposing a modern take on Chorlton's traditional character, with shapes that pay homage to the familiar bay windows, extensive use of red brick and integrated balconies, seen commonly on nearby streets.



an aerial perspective of the neighbourhood from Barlow Moor Road



designs to reflect Chorlton's distinctive character, showing above the development framework compared to the proposed development

A SUSTAINABLE ADDITION TO CHORLTON

We're not only ensuring the development is carbon conscious, but also considering other aspects of sustainable design. Our sustainability framework includes factors such as land use and wildlife; waste management; equity and local economy; and health and happiness.

We're committed to setting a new benchmark for sustainable suburban development and are using 'passivhaus principles' to make sure we support Manchester's 2038 zero carbon target.

Features will include but not be limited to:

- On-site solar (PV) renewable energy generation
- The use of Air Source Heat Pumps (ASHP) for heating
- A fabric-first approach to reducing energy consumption and emissions
- Triple glazed windows; and high-performing insulation and ventilation
- The highest rating for energy performance

Elsewhere, we are committed to increasing biodiversity by 10% or more, through sensitive landscaping that increases wildlife habitats in the district centre.



ACCESS AND MOVEMENT

The site is a highly accessible location, in the heart of a walkable neighbourhood. There are new cycling routes passing the site and the Chorlton Metrolink station is within a short walking distance.



We are carefully considering access and movement around the site, prioritising pedestrians and cyclists as a starting point. Our current approach features:

- Wilbraham Road and Manchester Road being the main access for vehicles in and out of the development
- Access from Nicolas Road to be closed to traffic, creating a tree-lined, safer street for pedestrians and cyclists. This section of Manchester Road would only be used by service and emergency vehicles
- Service areas for existing and new retail units, as well as limited staff car parking
- Pedestrian-priority streets, alongside safe cycle parking and storage
- Residents' parking provided within the site, located below ground, helping create a largely car-free environment at ground level
- Developing a clear strategy for accessible parking, deliveries and servicing
- Travel planning to support residents to walk, cycle and use public transport
- Working closely with the city council on the wider public realm, parking and highway strategy for Chorlton

NEXT STEPS

HAVE YOUR SAY

Don't forget, this consultation is open until Friday 8 December 2023.

The best way to have your say is to fill in a consultation questionnaire. You can do this at our drop-in events; online; or send it to us via email or freepost before the closing date. You can:

- Submit your comments online at www.onechorlton.co.uk
- Send questionnaires or write to us at: 'Freepost HAVE YOUR SAY' (no further address or stamp needed)
- Email us at: enquiries@onechorlton.co.uk
- Call us: Freephone 0800 689 1095 (during office hours)

We'll review every comment we receive as we refine our designs and prepare a planning application to submit to Manchester City Council.

WHAT HAPPENS NEXT?



an illustration of the development at the heart of chorlton district centre

Appendix 10 – Photographs from the drop-in events











Appendix 11 – Awareness raising posters

ONE CHORLTON

PJ Livesey Group are consulting on plans to transform Chorlton's shopping centre site to deliver **new homes, shops and green spaces.**

To find out more and have your say before Friday 8 December visit:

www.onechorlton.co.uk



SCAN FOR INFO



ONE CHORLTON

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SCAN FOR INFO



DROP-IN CONSULTATION EVENTS

Saturday 18 November: 10am – 4pm
Tuesday 21 November: 12pm – 6pm

Friday 24 November: 10am – 4pm
Thursday 30 November: 10am–4pm
Monday 4 December: 10am – 4pm

SCAN FOR INFO

ONE CHORLTON





DROP-IN CONSULTATION EVENTS

Saturday 18 November: 10am – 4pm
Tuesday 21 November: 12pm – 6pm

Friday 24 November: 10am – 4pm
Thursday 30 November: 10am-4pm
Monday 4 December: 10am – 4pm

SCAN FOR INFO



**ONE
CHORLTON**

DROP-IN CONSULTATION EVENTS

Saturday 18 November: 10am – 4pm
Tuesday 21 November: 12pm – 6pm

Friday 24 November: 10am – 4pm
Thursday 30 November: 10am-4pm
Monday 4 December: 10am – 4pm

SCAN FOR INFO



**ONE
CHORLTON**

Appendix 12 – Social media posts



THANK YOU



onechorlton • Follow
Chorlton, Manchester

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onechorlton Our second community conversation on plans for the Chorlton shopping centre site has now closed.

Sincere thanks to over 1000 people who took the time to pop into our consultation takeover of the precinct unit, and all those who submitted comments. Our team are reading through all the responses!

We'll keep you in the loop as we progress the vision for the neighbourhood. Stay tuned for progress updates as we prepare a planning application to be submitted to Manchester City Council next year.

#chorlton

10 ...



Liked by fontcomms and 10 others

20 December 2023



onechorlton • Follow
Chorlton, Manchester

...



onechorlton Currently, the Barlow Moor Road frontage from the precinct site is a brick wall.

As part of our proposal, we want the new retail space for shops and other potential businesses to front onto Wilbraham Road, Barlow Moor Road and turning off Nicolas Road on to the top of Manchester Road.

We are facing them outward to not only knit them into the wider community and the surrounding businesses, but create opportunities for outdoor seating, pop-up events and green spaces along the streets - replacing the dominance of concrete on site!

There's six distinct retail spaces fronting the streets. Whilst these could be taken by individual larger retailers, there's the



Liked by fontcomms and 14 others

23 November 2023



onechorlton • Follow
Chorlton, Manchester

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onechorlton We're back at the unit opposite Timpson's in the Chorlton Shopping Centre today for our second drop-in consultation event.

Come and see our team, who can talk you through the planned next chapter for the site!

We're there from 12pm until 6pm.

#chorlton #chorltonlife #manchester #consultation

53 w



1 like

21 November 2023