

CHORLTON PRECINCT

MANCHESTER

DESIGN AND ACCESS STATEMENT

NAME: 2104-Design and Access Statement
DATE: 27th March 2025
REVISION: -

Feilden
Clegg
Bradley
Studios

for

P J



S E Y

with





CONTENTS

1	Introduction		
1.1	Executive Summary		
1.2	Project Team		
1.3	Application Overview		
	Application Background		
2	Project Background		
2.1	Development Context		
2.2	The Applicant		
2.3	Project Ambition		
3	Application Context		
3.1	Location		
3.2	Planning Context		
3.3	Heritage Context		
4	The Site		
4.1	Destination Site		
4.2	Existing Condition		
4.3	Site Analysis		
4.4	Context Studies		
4.5	Constraints & Opportunities		
5	Project Engagement		
5.1	Overview		
5.2	Pre-Application Consultation		
5.3	Community Consultation		
5.4	Engagement with LIF		
5.5	Pre-submission Feedback		
6	Design Response		
6.1	Site Parameters		
6.2	Design Evolution		
6.3	Scale & Massing		
6.4	Elevational Approach		
6.5	Apartment Typologies		
6.6	Amenity & Retail		
6.7	Sustainability		
	Application Proposals		
7	GA Proposals		
7.1	Masterplan		
7.2	Use & Amount		
7.3	Building Layouts		
7.4	Appearance		
7.5	Illustrative Views		
8	Site Strategies & Access		
8.1	Affordable Housing		
8.2	Inclusive Design		
8.3	Retail & Signage		
8.4	External Spaces		
8.5	Parking		
8.6	Refuse		
8.7	Servicing & Maintenance		
9	Landscape Proposals		
	by Randall Thorp		
10	Conclusions		
11	Appendices		
A	Area Schedule		
B	List of Submitted Drawings		
C	Signage & Shopfront Strategy		



1 INTRODUCTION



1.1 EXECUTIVE SUMMARY

This Design and Access Statement accompanies the formal application for Planning Permission for the re-development of the former Chorlton Precinct (also referred to as Chorlton Cross Shopping Centre) site, south of Manchester's city centre.

The application for Detailed Planning Permission is submitted in reference to previous Manchester City Council (MCC) consultation on the site and the Development Framework set as a material consideration for a residential-led re-development.

For proposals, subsequent consultation has been undertaken across a range of stakeholders from MCC and Local Councillors to community groups and public engagement, summarised and expanded upon in the relevant sections within this report with further detail provided within the separate Statement of Community Consultation.

This document has been prepared by Feilden Clegg Bradley Studios on behalf of PJ Livesey as a Joint Venture with Greater Manchester Pension Fund (GMPF) for the proposals to re-develop the site.

It is our intention to illustrate in this document a proposal which can meet the following key objectives:

- Residential-led, mixed-use scheme.
- True spectrum of homes for the area across a range of apartment typologies.
- Variety of commercial space opportunity at ground floor.
- High-quality architectural design that complements the context, articulated and layered to mitigate scale.
- Buildings set within a landscaped ground plane with active frontage to primary streets.
- A new and distinctive place for the centre of Chorlton.

The document should be read in conjunction with other supporting application information.



1.2 PROJECT TEAM

The Project Team has developed from early feasibility studies to the detailed planning proposals, which this document forms part of. The team has comprised:

- Applicant Team
- Design Team

A wider planning team of consultants has been engaged to survey and assess design proposals to support the technical documentation required with the application. This has included, but not limited to, the following assessors:

- Air Quality
- Archaeological
- Environmental
- Ecological
- Heritage
- Noise
- Townscape
- Tree / Arboricultural
- Wind

Refer to separate documentation for respective information.

For the purposes of this document the following terms have been condensed:

Site = Chorlton Precinct and associated land

Applicant = PJ Livesey Group and GMPF (as joint venture)

PJLG = PJ Livesey Group (as developer)

GMPF = Greater Manchester Pension Fund (as landowner)

FCBStudios = Feilden Clegg Bradley Studios (as architect)

APPLICANT TEAM

PJ Livesey
Developer

Greater Manchester Pension Fund (GMPF)
Landowner

CBRE
Planning Consultant

Russell Bolton
Cost Consultant

DESIGN TEAM

Feilden Clegg Bradley Studios
Architect
Urban Designer

Randall Thorp
Landscape Designer

Civic Engineers
Civil Engineering
Structural Engineering
Transport Consultant

MEP Engineers
Futureserv

Artec Fire
Fire Engineer

Vista Consulting
Principal Designer (CDM & BSA)

LTL Property
Retail Consultant

Font Comms
Community Engagement Consultant

1.3 APPLICATION OVERVIEW

1.3.1 Description of Proposals

The project comprises proposals of:

- The demolition of the existing buildings within the red line boundary.
- Treatment to party walls to retained existing buildings adjacent to the red line boundary.
- The erection of 6no. residential buildings;
 - Block A+B at 10- to 8-storeys respectively.
 - Block C at 7-storeys.
 - Basement and podium to Blocks A+B and C.
 - Block D at 6-storeys, stepping down to 4-storeys towards the conservation boundary.
 - Block E at 6-storeys.
 - Block F at 4-storeys.
- Allocated commercial ground floor space across all Blocks, except C and D.
- Landscape improvements to all of the public realm within the red line boundary.
- A wider landscape improvement strategy for MCC areas beyond the red line boundary.

To describe the proposals the document is organised into two principal sections of; Application Background and Application Proposals, as follows:

1 Introduction

Application Background

2 Project Background

3 Application Context

4 The Site

5 Project Engagement

6 Design Development

Application Proposals

7 CA Proposals

8 Site Strategies & Access

9 Landscape Proposals

10 Conclusions

11 Appendix



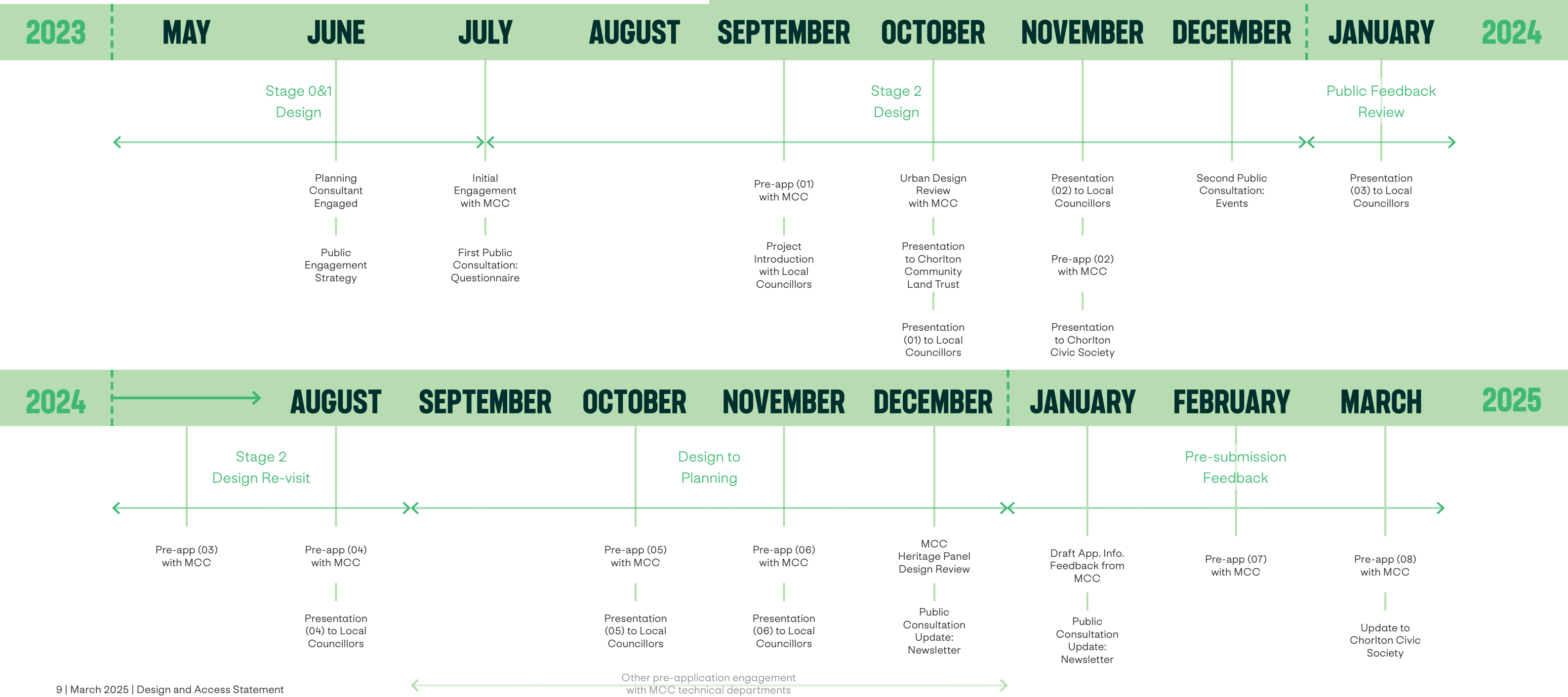
1.3 APPLICATION OVERVIEW

1.3.2 Project Timeline

In developing the proposals, the Applicant has engaged a wide range of specialist consultants (see Section 1.2) experienced in developing and delivering schemes of a similar scale and complexity, in Manchester and other similar urban contexts.

The Applicant has also accommodated an extensive engagement and consultation process (illustrated here). This has allowed for progressive design responses and care to be taken through the process, which has been rightly informed by the Local Planning Authority, statutory stakeholders and those in the local community. Further detail on this is provided in Section 5 and the Statement of Community Consultation.

The guidance and support afforded this design process has permitted the Project Team to develop proposals that balance viability, opinion and benefit for the re-development of the Site to positively contribute to the area.



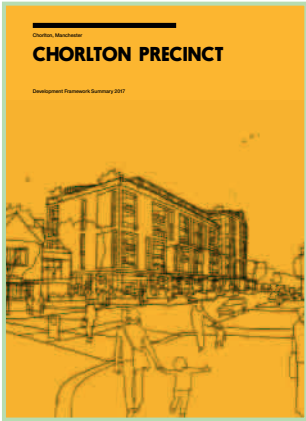
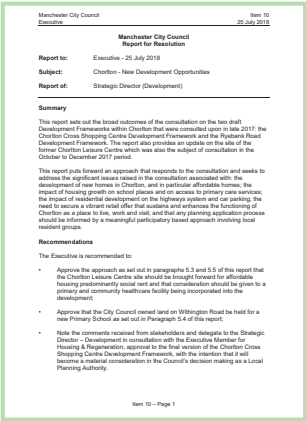
APPLICATION BACKGROUND



2 PROJECT BACKGROUND



2.1 DEVELOPMENT CONTEXT



2017

2018

2019

2020

2021

2022

2023

October Development Framework Summary released prior to public consultation

December Public consultation on Development Framework Summary

July Manchester City Council (MCC) issue report on the Development Framework Summary and the public consultation for the Site

Note Now a material consideration for applications

February Avison Young release bid, on behalf of CMPF, for developer team submissions

May PJLC selected as the successful partner for development

April FCBStudios selected as preferred architect for project

May Project start-up for RIBA Stage 0&1 design appraisals

Note Refer back to section 1.4 for subsequent project timeline

2.2 THE APPLICANT

As described in section 1.2, the Applicant is a joint venture by the landowner Greater Manchester Pension Fund (GMPF) and proposed developer PJ Livesey Group (PJLG). Therefore, proposals have been steered by PJLG to create a viable brief to secure the future of the Site.

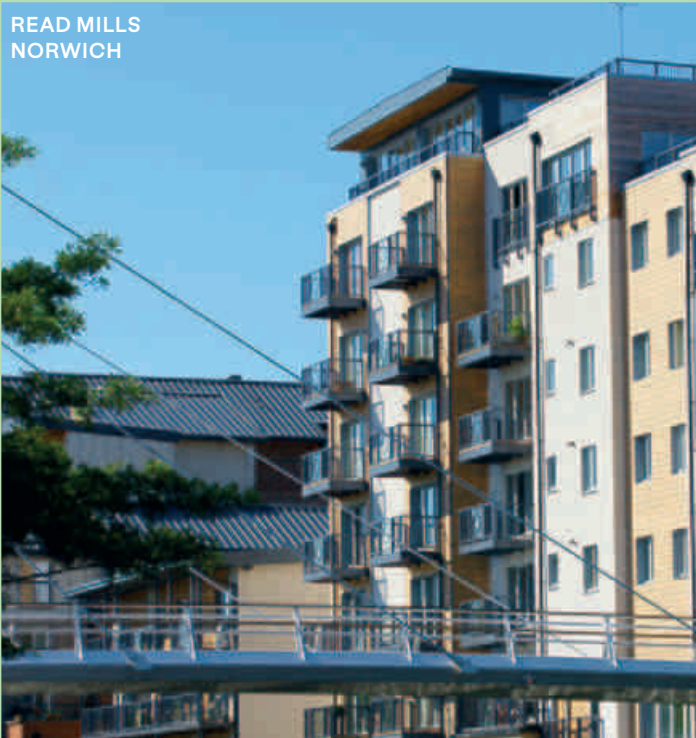
Founded in 1979, the PJ Livesey Group (PJLG) is a local Manchester-based family-run business that has been at the forefront of specialist property development for over 40 years, priding themselves on a determined approach to put quality first on all of their projects.

Their strength is residential development, with every scheme resulting from a bespoke design process to create sustainable developments for people to make their home. They are used to working closely with owners, local authorities and communities to secure planning approval that balances viability and suitability.

An in-house philosophy to design brief, delivery and sales is a major factor in how they approach projects, which makes them a unique developer that designs homes with real individuality as well as genuine practicality, both in the big moves and the little touches.

Their ethos and local knowledge, coupled with the GMPF, makes them an ideal partner for the joint venture for the proposed re-development of the Site.

"A clear philosophy has emerged that influences the approach to every development. True excellence can only be achieved by specialisation."



"Over the past 40 years we have won many awards for the design, quality and commitment that underpins every development we undertake."

2.3 PROJECT AMBITION

2.3.1 The Site & Initial Brief

The Applicant has a long-standing relationship with Manchester as a local family that formed their development company in the city and have successfully delivered property, refurbishment and new-build, to the city boroughs as well across the UK.

Their ambition to work with the GMPF on the opportunity to re-develop the Site (illustrated right) reflects their passion to continue to add and contribute to the local economy and building stock of Manchester.

Their vision for the Site is to continue to support the housing demand across Manchester through expanding upon what the Development Framework set out for a residential-led mixed-use development that responds to the scale of place, whilst enhancing the local amenity offer from retail spaces to landscaped areas.

Therefore, the Applicant's initial brief for viable re-development proposals comprised:

- Full re-development of the precinct site
- Explore retention and re-use of Graeme House, if possible
- Demolition of existing buildings not fit for purpose
- Target a diverse mix of 200+ homes
- Include space for amenity and retail
- Enhance the existing public realm through landscape



2.3 PROJECT AMBITION

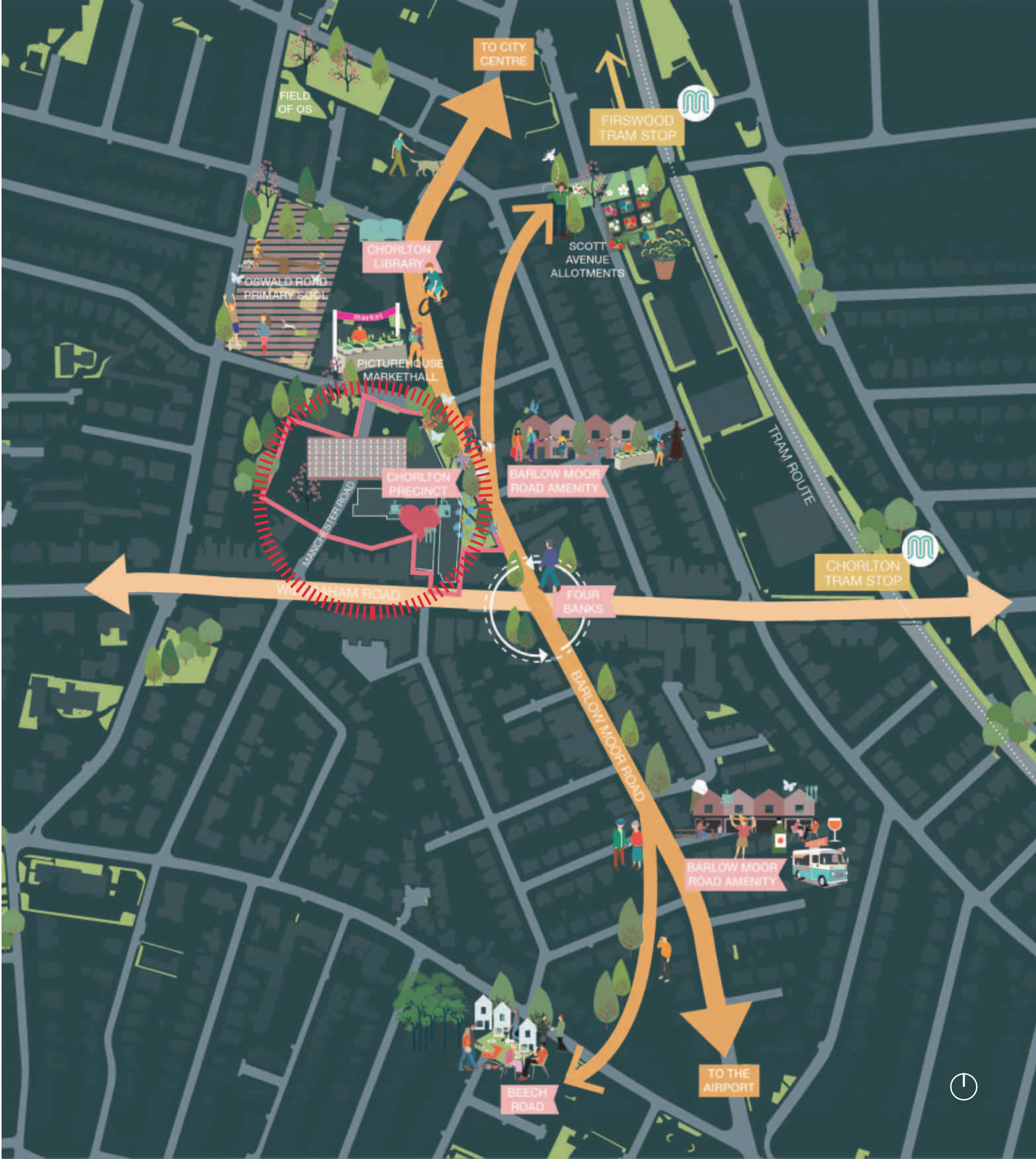
2.3.2 Wider Vision

In parallel to the brief for re-development proposals of the Site, the Applicant was determined for proposals to also be aware of forthcoming change beyond the Site to be able to engage and contribute to the wider context and vision for Chorlton.

The Site forms a central pivot point for the centre of Chorlton, which offers a 'journey' north-south, or vice versa, than a typical centralised town or district centre. This 'journey' stretches from Firwood down to Beech Road through several 'pockets' of amenity, whereby the Site sits at an important mid-point off 'four banks'.

With other development and public realm opportunities coming forward, including the now installed new cycleway along Barlow Moor Road and former picturehouse feasibility appraisals for re-use, the Site can become an active waypoint on the 'journey' through Chorlton.

Therefore, the opportunity to place the former precinct offer to address the street and existing green space on Barlow Moor Road not only opens up the development potential within the Site, but actively enhances and engages with the wider Chorlton experience for the local community.



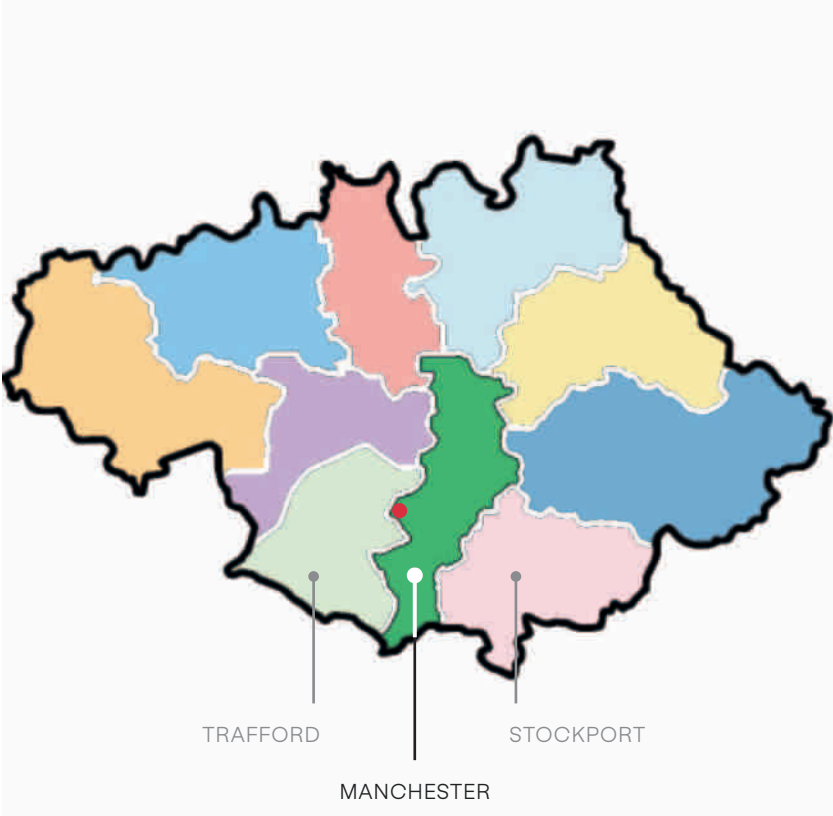
3 APPLICATION CONTEXT



3.1 LOCATION

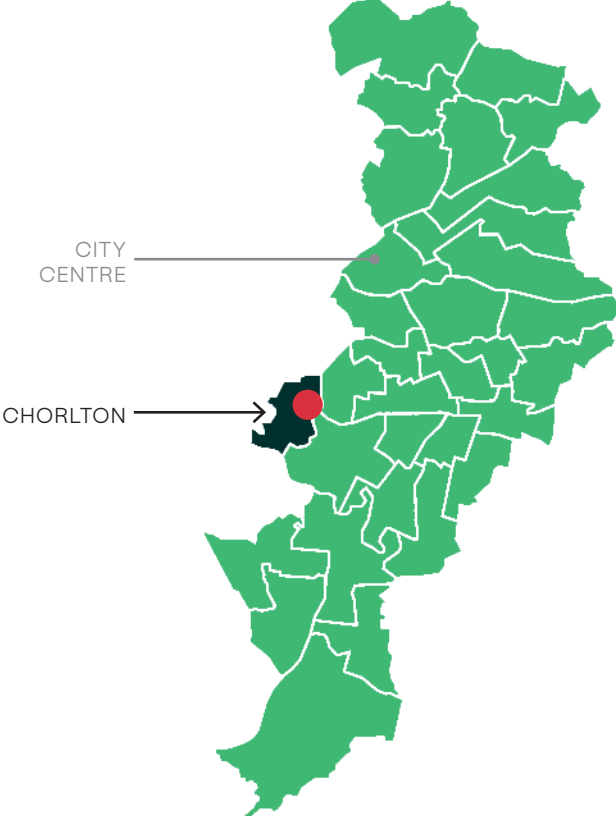
Greater Manchester

Region
The Site is located within the county of Greater Manchester and the district area of Manchester. Therefore, it is governed by the local authority of Manchester City Council (MCC).



Manchester

City
Within the district area of Manchester the Site resides within the ward of Chorlton (also known as Chorlton-cum-Hardy), to the south-west of the city centre.



Chorlton

Local
Within the district centre of Chorlton, the Site is located at the key intersection of Wilbraham Road (A6010) and Barlow Moor Road, this junction can be referred to as 'four banks'.



As illustrated, there are several levels to the context of the Site that also relate to the planning guidance and/or frameworks relevant to development proposals. We have identified in Section 3.2 the key documentation across these scales:

- National: **National Planning Policy Framework**
- Regional: **Greater Manchester Strategy Summary**
- City: **Manchester Core Strategy Development Plan**
- Local: **Chorlton District Centre Action Plan**
- Site: **Chorlton Precinct Development Framework Summary**

3.2 PLANNING CONTEXT

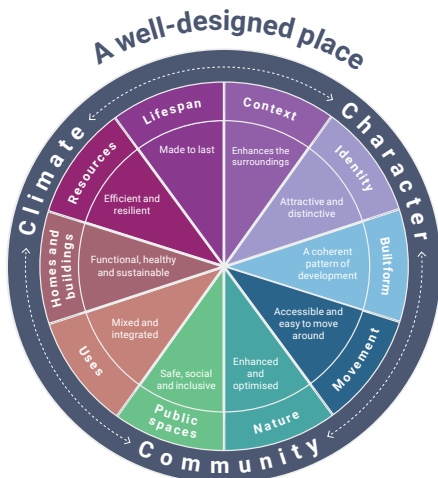
3.2.1 National Context: UK

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which a range of locally-prepared strategic plans can be produced to direct regeneration and developments.

The key themes of the NPPF that relate to proposals include:

- Achieving sustainable development across economic, social and environmental objectives
- Informed by local strategies, development plans and frameworks to deliver aspirational visions and targets
- Encourage planning pre-application engagement and stakeholder consultation to hone positive outcomes
- Supporting the UK's housing demand through the sufficient supply of homes
- Creating strong economies and vitality for town centres
- Promoting community, personal safety and a healthy lifestyle (inc. sustainable modes of transport)
- Effective use of land for development
- Addressing climate change and protecting the environment (inc. heritage and nature)

These themes can be achieved through reference to the National Design Guide and the ten characteristics for a 'well-designed place' (illustrated right).



"All ten characteristics contribute towards cross-cutting themes for good design set out in the National Planning Policy Framework"



Context
Enhances the surroundings



Identity
Attractive and distinctive



Built Form
Coherent pattern of development



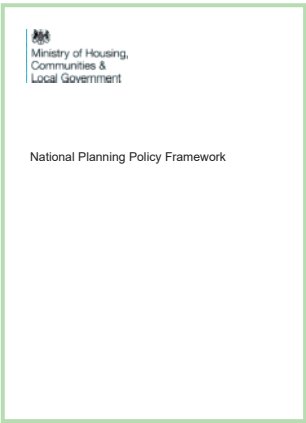
Movement
Accessible and easy to move around



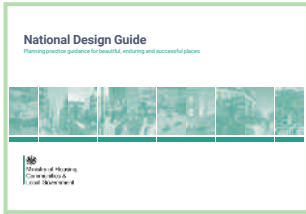
Nature
Enhances and optimised



Public Spaces
Safe, social and inclusive



UK
NPPF (2021)



UK
National Design Guide (2021)



Uses
Mixed and integrated



Homes & Buildings
Functional, healthy and sustainable



Resources
Efficient and resilient



Lifespan
Made to last

3.2 PLANNING CONTEXT

3.2.2 Regional Context: Greater Manchester

The region of Greater Manchester (GM) can be considered as the first level of devolved strategic thinking from the NPPF that the Site and proposals for re-development reside within.

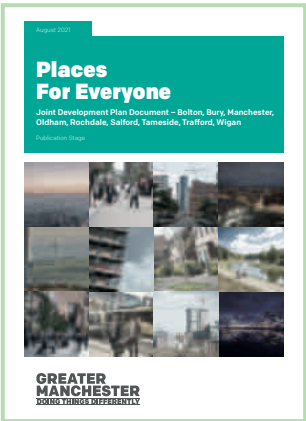
Greater Manchester is made up of ten districts; Bolton, Bury, **Manchester**, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan.

There are a couple of key over-arching visions that the districts of GM have collaborated on to pose a holistic regional plan, which include:

- Places for Everyone (2021)*
- Greater Manchester Strategy (2021 - 2031)
- GM Housing Strategy (2019 - 2024)

*previous reference; Greater Manchester Spatial Framework

The regional plans are dissected and supported by more detailed local authority strategies, which for the Site is Manchester and Manchester City Council (MCC).



Greater Manchester
Places for Everyone 2021



Greater Manchester
Strategy Summary 2021 - 2031



"We want Greater Manchester to be a place where everyone can live a good life, growing up, getting on and growing old in a greener, fairer, more prosperous city region."

Greater Manchester Strategy Summary - Extract:

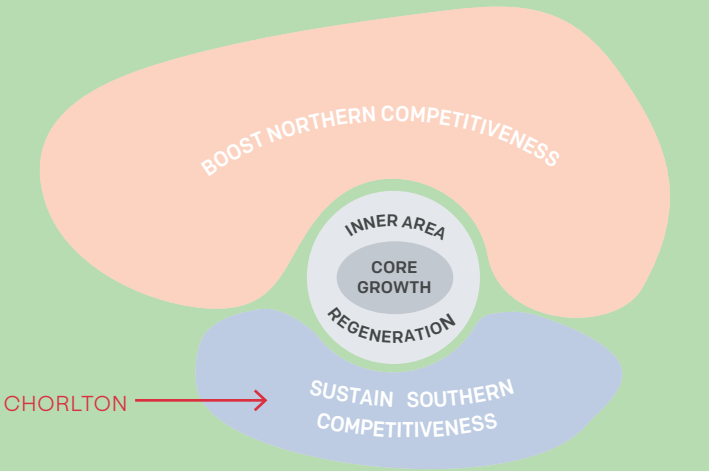
Working collectively across our city region, with our communities, we will focus on improved well-being for the 2.8m people here, with better homes, jobs and transport.

We will look through the triple lens of a greener, fairer and more prosperous Greater Manchester, making sure activity supports all three themes.

We'll do it in a way which is inclusive, innovative and forward thinking, building on the pioneering and progressive culture which underpins our city region.

Chorlton, as part of Manchester, is specifically related to South Manchester - the area outside of the urban centre, but connected to the city and other regional gateways.

This part of Manchester forms part of an area that is considered to be successful and therefore seeks to retain competitiveness (illustrated below). Therefore, proposals in this area, such as the Site, are generally considered to be brownfield re-development that adds to the vitality of the locale.



GM SPATIAL STRATEGY DIAGRAM

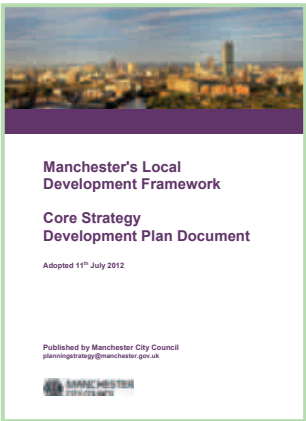
3.2 PLANNING CONTEXT

3.2.3 City Context: Manchester

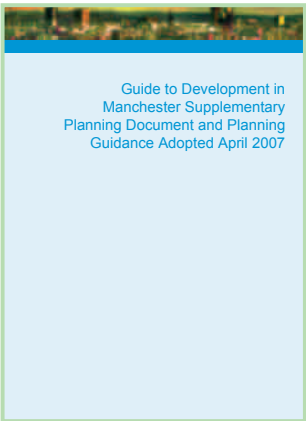
The Core Strategy Development Plan sets a development framework for Manchester from the city centre to the surrounding districts, including Chorlton. In summary, it is the Council's vision for growth in the city context from 2012 to 2027, with key policy references identified here (see right).

Surrounding the Core Strategy, there is a suite of aligned documents that elaborate on particular elements of the vision, including:

- Guide to Development in Manchester
- Unitary Development Plan
- CM Joint Waste Development Plan



Manchester
Core Strategy Development Plan 2012



Manchester
Guide to Development 2017

Key Document References:

Manchester Now

The six neighbourhoods of **Chorlton** (and others)...are all high-quality neighbourhoods in South Manchester. They offer good-quality housing, a range of centres and services, and strong areas of heritage value and open space.

Policy EC 9 - District Centres

District Centres of **Chorlton** (and others)... will be suitable for mixed-use development providing local needs and services.

Policy H 6 - South Manchester Housing

South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High-density development in South Manchester will generally only be appropriate within the district centres of **Chorlton** (and others)... as part of mixed-use schemes.

Policy H 8 - Affordable Housing*

Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.

*Exemption or lower proportions TBA with MCC.

Policy C 2 - District Centres

Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. Housing will also be considered and appropriate use within District Centres, providing it supports the vitality and viability of the centre.

Policy C 6 - South Manchester District Centres

There is an opportunity for redevelopment in **Chorlton** which can improve performance, providing it builds on the centre's existing strengths. Further development is expected to be accommodated through the re-development of the **precinct**, and this may be alongside an increase in capacity at existing facilities. A comprehensive scheme in the centre should provide opportunities for the continued growth of the independent sector and improved facilities for other services (including health and education).

Policy EN 2 - Tall Buildings

Elsewhere within Manchester tall building development will only be supported where it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

Other policy sections that development will relate to include:

T 1 - Sustainable Transport

T 2 - Accessible Areas of Opportunity & Need

T 3 - Strategic Integration

EN 1 - Design Principles & Strategic Character Areas

EN 3 - Heritage

EN 4 to 8; related to environment, carbon and climate

DM 1 - Development Management

Appendix B - Parking Standards

As noted, 'The Guide to Development in Manchester' along with local guidance also expands on the key references highlighted here.

3.2 PLANNING CONTEXT

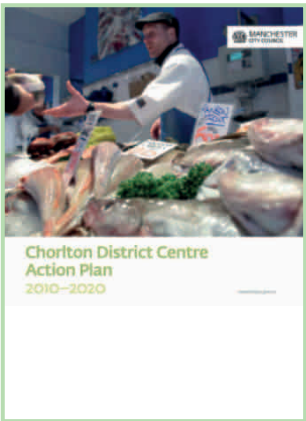
3.2.4 Local Context: Chorlton

An Action Plan for the district centre of Chorlton, which the Site falls within (illustrated right, bottom), was published in 2010 to direct regeneration from this date to 2020.

In summary, the plan identifies the need for the quality of the district centre of Chorlton to improve for a sustainable and vibrant future. It also defines that new development in the district centre should add value, enhance the destination appeal and desirability as a popular place to live for the area.

Proposed Use

In the absence of an updated version of the Action Plan to 2020, we are referring to this document to help appreciate the local planning context of the Site. Supplemented by other district centre development projects, we have highlighted (see near right) what key aims, summarised by the Chorlton Vision steering group, relate to proposals for this Site to contribute and/or support the wider vision for the district centre.



Chorlton District Centre
Action Plan 2010 - 2020

"Chorlton will continue to be a successful neighbourhood that is accessible by all and well-connected. It will provide an attractive and vibrant district centre with a full range of quality shops and community facilities. A redeveloped core will provide the catalyst for further investment, providing a new destination where people can meet and shop, encouraging visitors to spend more time in the district centre..."



Key Aims:

- Provide a further, high-quality range of convenience offers to improve the retail core and improve and develop the comparison non-food retail offer
- Support and further develop the mix of independent traders and seek to encourage more high-quality operators
- Improve public services and public service provision
- Maximise the benefits of the economic 'accelerator' - Metrolink
- Upgrade the public realm and increase the amount of time visitors spend in the centre
- Improve accessibility, connectivity, green infrastructure, public transport and parking
- Protect existing employers and encourage the space for SMEs where appropriate
- Promote a sustainable place, taking on the principles of the Manchester Climate Change Call to Action
- Ensure strong leadership, management and governance, through partnership working

3.2 PLANNING CONTEXT

3.2.5 Site Context: Chorlton Precinct

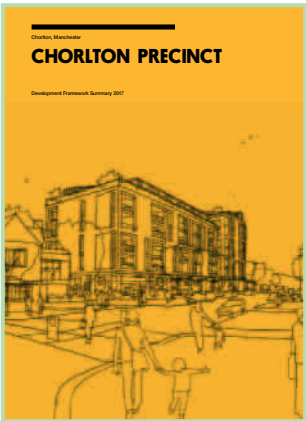
As highlighted in Section 2.1, there is an existing Development Framework Summary document for the Site, which sets out the aim to;

Support a high-quality, medium density development responding to the existing uses, built context and infrastructure whilst supporting a new residential-led mixed-use scheme that will enhance the existing residential and retail offer to Chorlton and the South Manchester market.

The framework poses the following design principles (see right) for future detailed planning applications to address for development proposals.

Proposed Use

Proposals for the Site will seek to refer to the 7no. design principles to inform an approach and response, which will form part of our design summary to support planning proposals (refer to Section 10 for design response).



Chorlton Precinct
Development Framework Summary 2017

Design Principles:

1. Complete the Retail Grain
Introduce active frontages and improved public realm to Manchester Road. Have regard to the extent of current retail provision and market requirement in determining the redeveloped retail provision.
2. Complete the Residential Grain
Creation of a new streetscape of active ground floors and natural surveillance to encourage a safe pedestrian environment.
3. Complete the Urban Block
There are a variety of boundaries to the site which require sensitive consideration, including the rear gardens on the western boundary of the site and the properties fronting Wilbraham Road.
4. Pedestrian Permeability
Creation of a clean and safe pedestrian route through the site, with revised vehicular access for access to the car park, residential units and servicing of retail units.
5. Servicing, Cycles and Intelligent Parking
Consolidation of car parking in an improved facility. Car parking numbers will be subject to analysis of demand and the mix of uses. Sustainable modes of transport should be encouraged. Recycling and efficient waste collection should be facilitated.
6. Landscape and Daylight
Provision of an attractive and well maintained environment through a combination of hard and soft landscaping. Orientation of living spaces to maximise direct light.

7. Designation of Scale
Scale and massing should respond to the existing building heights in the current development and the surrounding streets.

The Development Framework continues to offer a notional proposal (illustrated below) to the design principles, which has been referred to in massing responses (see Section 6).



Sketch of Notional Proposal from Development Framework

3.2 PLANNING CONTEXT

3.2.6 Key Policy Design Response

Core Strategy Policies

EN1 - Design Principles and Strategic Character Areas Character

Proposals are balanced to provide buildings with a distinctive identity to the Site and new layout, but are also being informed by the character of the place to marry modern development with the established setting.

Continuity and enclosure

Given the central location of the Site, proposals have sought to maximise the openness and public access through and around the Site. There are discrete locations where thresholds are introduced to define private and secure access to residential spaces.

Quality of the public realm

The Site is currently occupied by publicly accessible spaces, but this is primarily hard-standing with some community gardens to the eastern boundary. Proposals have retained and enhanced these spaces through new hard and soft landscaping, whilst also adding features such as play and outdoor dwell for the centre of Chorlton.

Ease of movement

The ground plane of the Site has been prioritised for pedestrian-first movement. Therefore, vehicles are limited to access off Manchester Road with the wider Site being easily and safely navigable for people and residents.

Legibility

The natural parameters of the Site afford clarity for development to either side of Manchester Road with ground floor spaces orientated outwards to complete streets with retail opportunity, whilst inward-facing ground floors have surveillance by apartments with defensible space to their frontage. Landscape design, external lighting and retail signage supports the navigability of the Site.

Adaptability

The buildings have been designed to be conscious of changing guidance, whilst apartment layouts are also conscious of accessibility requirements to support changing demands of occupiers.

Diversity

One of the key merits of the brief for proposals is to support a true cross-section of homes across different market values from affordable to minimum space standards (NDSS) and beyond to suit the PJLC larger product. This extends into the flexibility of retail space to support anchor or start-up tenants, whilst the landscape has also been programmed to create interest through a variety of outdoor spaces.

H6 - South Manchester

Proposals directly respond and support the approach to development in the District Centre of Chorlton through a residential-led development with a range of house sizes and affordability with mixed-use ground floors to knit into the existing nature of the Chorlton centre.

DM1 - Development Management

The full document suite of planning information for proposals illustrates how the application has been cited and assessed on a multitude of levels from design to technical requirements to ensure that the development is appropriate and manageable for the Site for residents, visitors, servicing persons and the public. Proposals follow the best practice set-out across the NPPF, National Design Guide and Buildings for Life principles to ensure that aspects such as scale, streetscenes, impact assessments, access, servicing, drainage and green infrastructure are all well-considered and providing the most viable and best position for a coherent development to be brought forward.

EN9 - Green Infrastructure

Landscape proposals for the development have sought to enhance the current Site, which is primarily hard-standing but with a range of existing trees. Buildings have been positioned to maximise the retention of existing trees, especially those of significance, whilst the spaces between buildings offer open-space with integrated soft landscape and planting to create a new urban green space that supports BNC requirements.

UDP Policy

DC7 - New Housing Development

The housing typologies for the scheme vary from smaller format apartments to larger format apartments to support everyone, from first-time buyers, down- or right-sizes and those with families. For families, outdoor play space has been considered within the shared raised garden and public realm play, which is also for public use. Furthermore, the scheme can adapt to meet the MOC defined 3% wheelchair accessible homes (Part M4-3), all at ground level within the scheme.

Places For Everyone Policies

JP-H3 - Type, Size and Design of New Housing

As previously indicated, proposals have always placed an appropriate mix and diverse range of homes to offer a full spectrum of type, size and design within layouts from affordable to minimum space standards (NDSS) and beyond to suit the PJLC larger product. All homes meet the minimum nationally described spaces standards (NDSS) and compliance with Part M4-2 accessibility.

JP-H4 - Density of New Housing

Proposals respond to providing density given the central location of the Site, which is supported by various means of public transport and networks.

JP-P1 - Sustainable Places

Building and landscape proposals are high-quality and distinctive to bring a referential, yet modern character to the centre of Chorlton. This is achieved through design cues, materiality and coordination with wider public realm strategies in Chorlton. This connection to outdoor green space is seen as a positive addition to the area, with opportunity to enjoy outdoor dwell that will also include reinstated public art. Layouts are future-proofed at various scales from landscaped drainage measures to incorporation of PV for the de-carbonising grid and adaptability layouts for accessibility. The project also seeks to be conscious of material choices through

3.2 PLANNING CONTEXT

3.2.6 Key Policy Design Response

a fabric-first and reductive approach, which in turn will support reduced operational energy in-use. The broad market and affordable inclusion position the scheme as a socially inclusive development, whilst the publicly accessible ground plane and varied retail offer further support this. Proposals will be safe, legible and functional, whilst maintaining a high-quality product from homes to building elevations that contribute to the character and distinctiveness of the area.

JP-P7 - Sport and Recreation

The landscaped public realm, minimising car access to the Site, will include character areas that encourage play and dwell outside for children and adults alike.

JP-C5 - Streets for All

The scheme has never been conceived as a 'gated community', with access on foot or via cycle encouraged through and around the Site, whilst the proximity to local bus and tram networks support the Site as a walkable place. Level access and landscape thresholds offer clear routes of movement with a variety of character areas around the Site in which to pause and dwell. This experience is further enhanced through servicing access and spaces being minimised and generally concealed within the podium to create a functional infrastructure that does not impact on the public or resident experience.

JP-C6 - Walking and Cycling

With new cycleways through Chorlton, the scheme can utilise access to these through linked-up connections and secure storage on site through integrated cycle storage within buildings. In parallel, working with the existing levels of the Site provides a walkable infrastructure that encourages access to Chorlton on foot.

Manchester Residential Quality Guidance

Proposals will follow the fundamentals of delivering new housing in the City region through a people- and community-

led development that animates streets through frontage, landscape and public access whilst also creating buildings and homes to support modern-day living and demands. The scheme has been developed at various scales, given the size of the Site, from a new neighbourhood masterplan to buildings and human-scale details resulting in a medium density scheme that harnesses the character of the area, whilst also asserting its own personality. The landscaped ground plane delivers a space for everyone that is easy to navigate, with a variety of indoor and outdoor spaces to bring people together in a new green infrastructure. The buildings provide homes all compliant, or over, the designated space standards and include other communal areas such as shared gardens, entrance lobbies and amenity lounges. This has been driven through the review and integration of the principles to achieve a high-quality development.

Manchester Guide to Development SPD

Within the context of responses on this page many of which overlap with this SPD, one of the key responses to this guidance is the approach to development in District Centres such as Chorlton. Proposals are shaped to create a new neighbourhood, but also contribute and knit within the existing residential and retail neighbourhoods through genuine quality.

Chorlton Public Realm Plan (Draft)

Design development of the scheme has been in conjunction with the LIF to ensure interfaces and approach to the public realm are coordinated. Within the Site, access and connectivity, open green space and car-parking have all been extensively reviewed to provide the best and/or most appropriate solution to create a new landscaped identity to the centre of Chorlton for new residents and the existing community.

Chorlton Precinct Development Framework

As per Section 3.2.5, the 7 design principles of the framework are inform conclusions - see Section 10 for design response.



3.3 HERITAGE CONTEXT

3.3.1 Conservation Area and Listed Buildings

The Site is located outside of the Chorlton Conservation Area, also referred to as Wilbraham Road and Edge Lane Conservation Area. However, the south-west edges of the Site abut the north-east corner of the Conservation Area (illustrated right).

There are a limited number of Listed Buildings within the vicinity of the Site, with the nearest being:

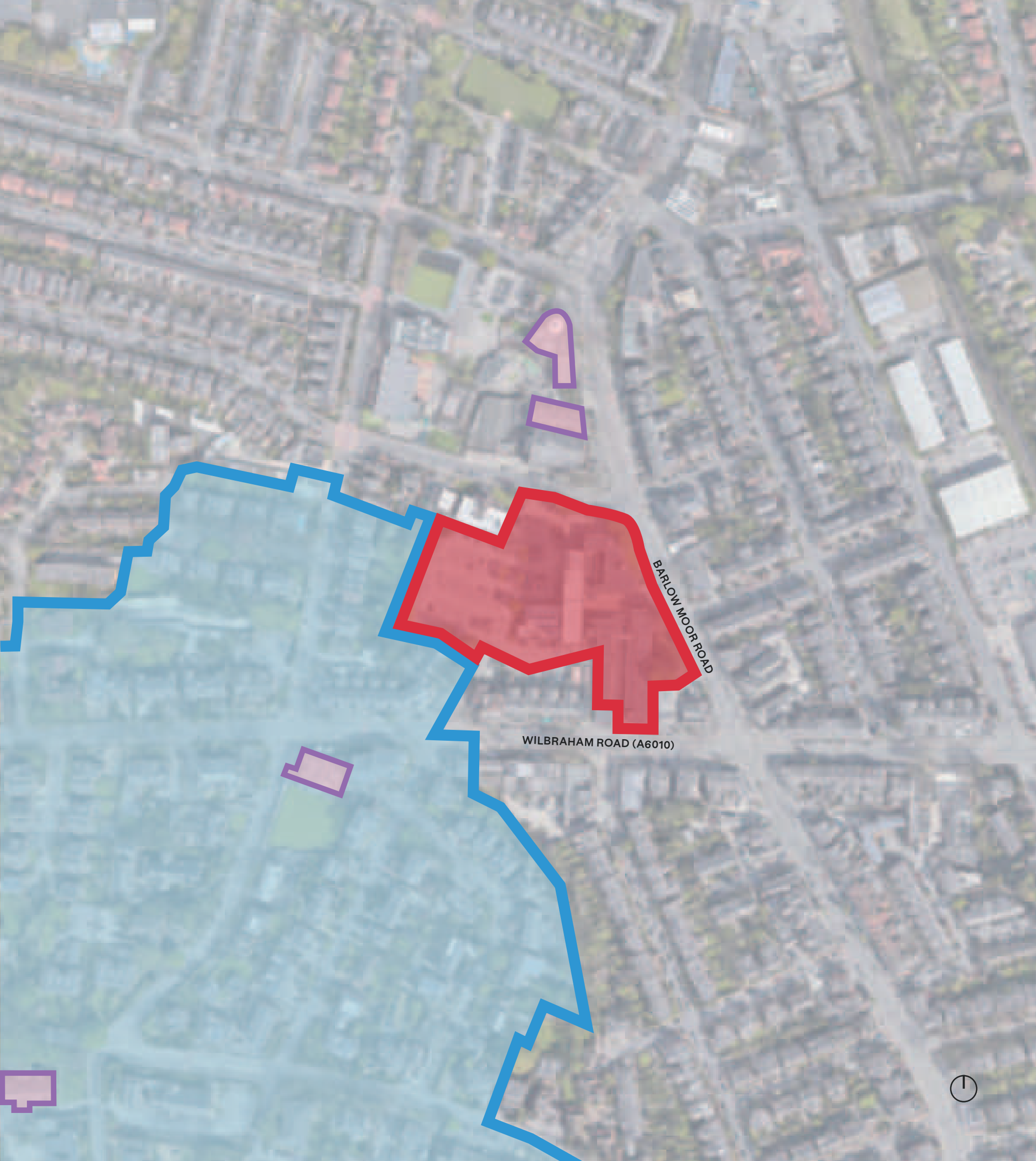
- The Sedge Lynn (public house)
Former Temperance Billiard Hall
Historic England listing: Grade II (ref. 1414760)
- The Lloyds (public house)
Former Lloyd and Platts Hotel
Historic England listing: Grade II (ref. 1268311)
- Chorlton Library
Historic England listing: Grade II (ref. 1414760)

It is proposed that the western part of the Site needs to acknowledge the Conservation Area boundary, but is not significantly limited by this or the nearest Listed Buildings for development proposals.

Therefore, height and density will be set-away from the western boundary, particular towards the south-west corner with any height stepping down to acknowledge the edge of the conservation area.

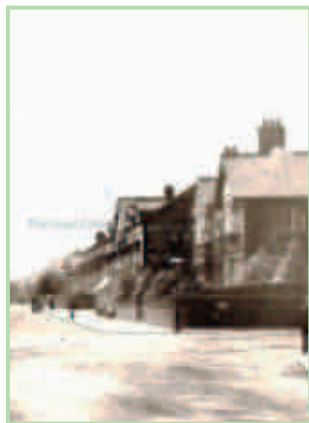
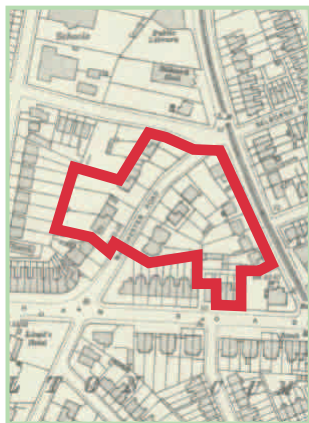
Key:

-  Conservation Area (Chorlton)
-  Listed Building
-  The Site



3.3 HERITAGE CONTEXT

3.3.2 Historic Timeline



1892

1900

1915

1933

1970

TODAY

Historically, the Site was split by the convergence of Manchester Road to Wilbraham Road and Barlow Moor Road. At this time the surrounding area of Chorlton was much more rural with only the start of a suburban grain.

At the intersection of Wilbraham Road and Barlow Moor Road was 'Sunwick' house. Initially a dwelling, it became a bank on the infamous 'four banks' junction (see 1933). Still standing today, as a retail space, framing the south-east corner of the Site.

Following the turn of the century a denser grain became more apparent, with this area of Chorlton becoming more of a public centre. This is highlighted through the new library, schools and billiard hall to the north of the Site.

This area of Chorlton continued to develop as a suburban centre, illustrated again by the appearance of more public buildings. These included the cinema (picturehouse) to the north and hall, adjacent to the now bank, to the south-east corner of the Site.

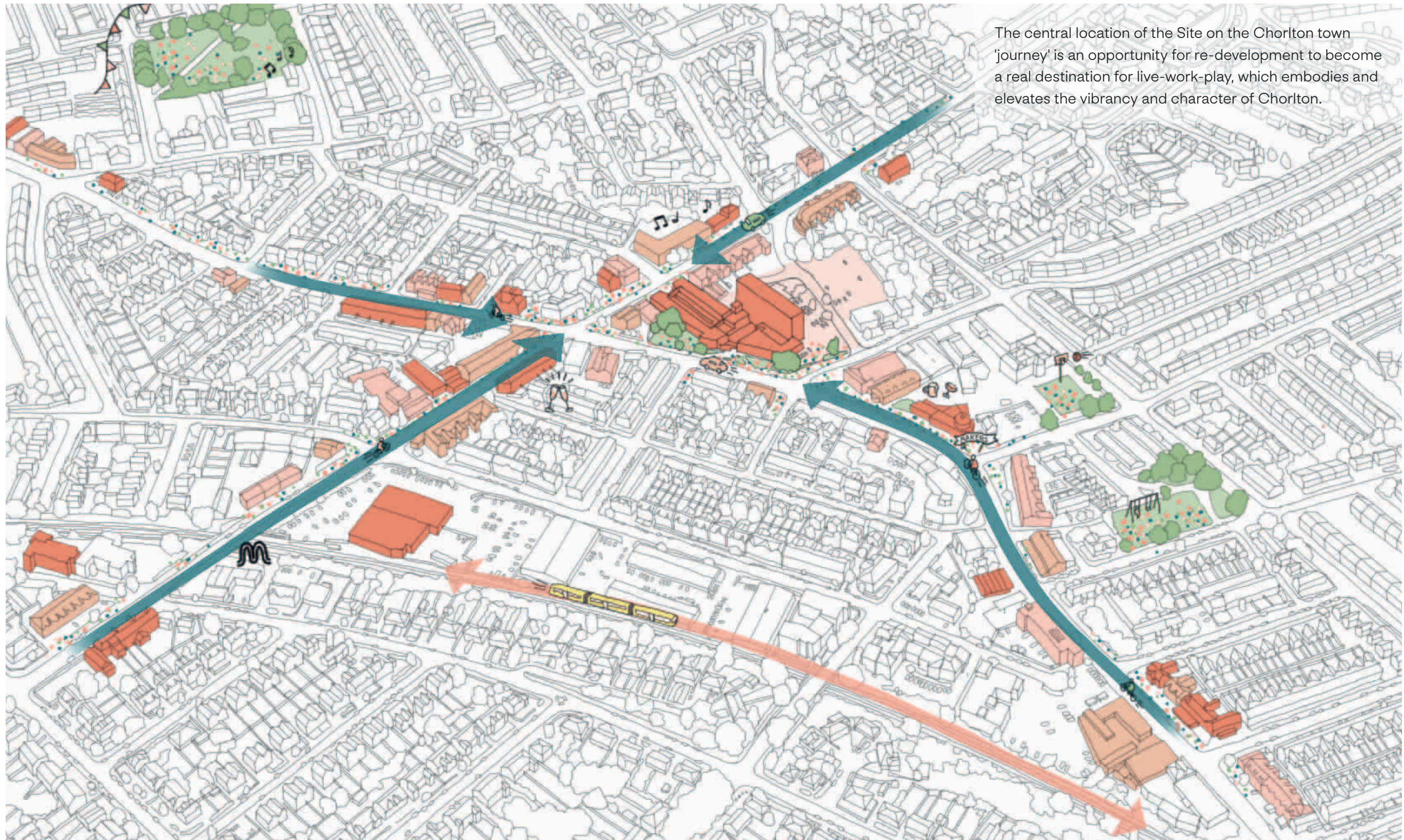
The Site was developed, with Chorlton Precinct and Graeme House being constructed and opening in this year. This significantly changed how the Site addressed the street, whilst Manchester Road was no longer a true through route.

After 50 years the Site's post-war buildings are deemed no longer fit-for-purpose, and coupled with the surface parking, offer an opportunity for re-development in the popular and sought after residential Chorlton centre.

4 THE SITE



4.1 DESTINATION SITE



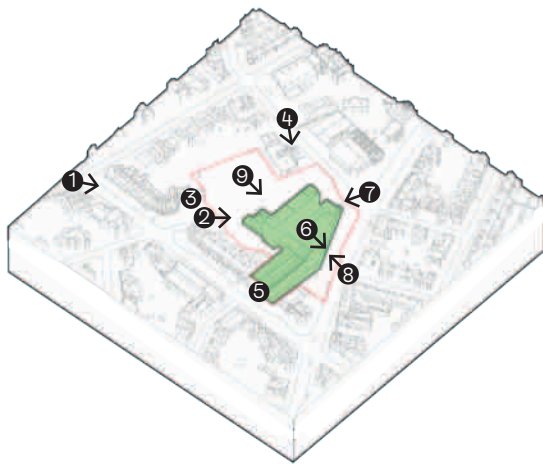
4.2 EXISTING CONDITION

The prominence of the Site to the junctions and boundaries of Barlow Moor Road, Wilbraham Road, Manchester Road and Nicolas Road offers views of the Site from most faces.

However, the set-back of buildings from the Site boundaries, coupled with the 'green screen' to north and east edges, places the taller buildings back from view to not over-bear scale to the street that proposals should seek to emulate.

Image Key:

- 1. View east along Wilbraham Road
- 2. View north along Manchester Road
- 3. Orchard House to south of site on Manchester Road
- 4. View east along Nicolas Road
- 5. Entrance off Wilbraham Road to precinct
- 6. Existing square within precinct
- 7. View south from junction of Nicolas Road
- 8. Entrance off Barlow Moor Road to precinct
- 9. Graeme House viewed from surface car-parking



Key Plan for Images

CONTEXT VIEWS



SITE & BUILDINGS



STREET EXPERIENCE



4.3 SITE ANALYSIS

4.3.1 Network Connectivity

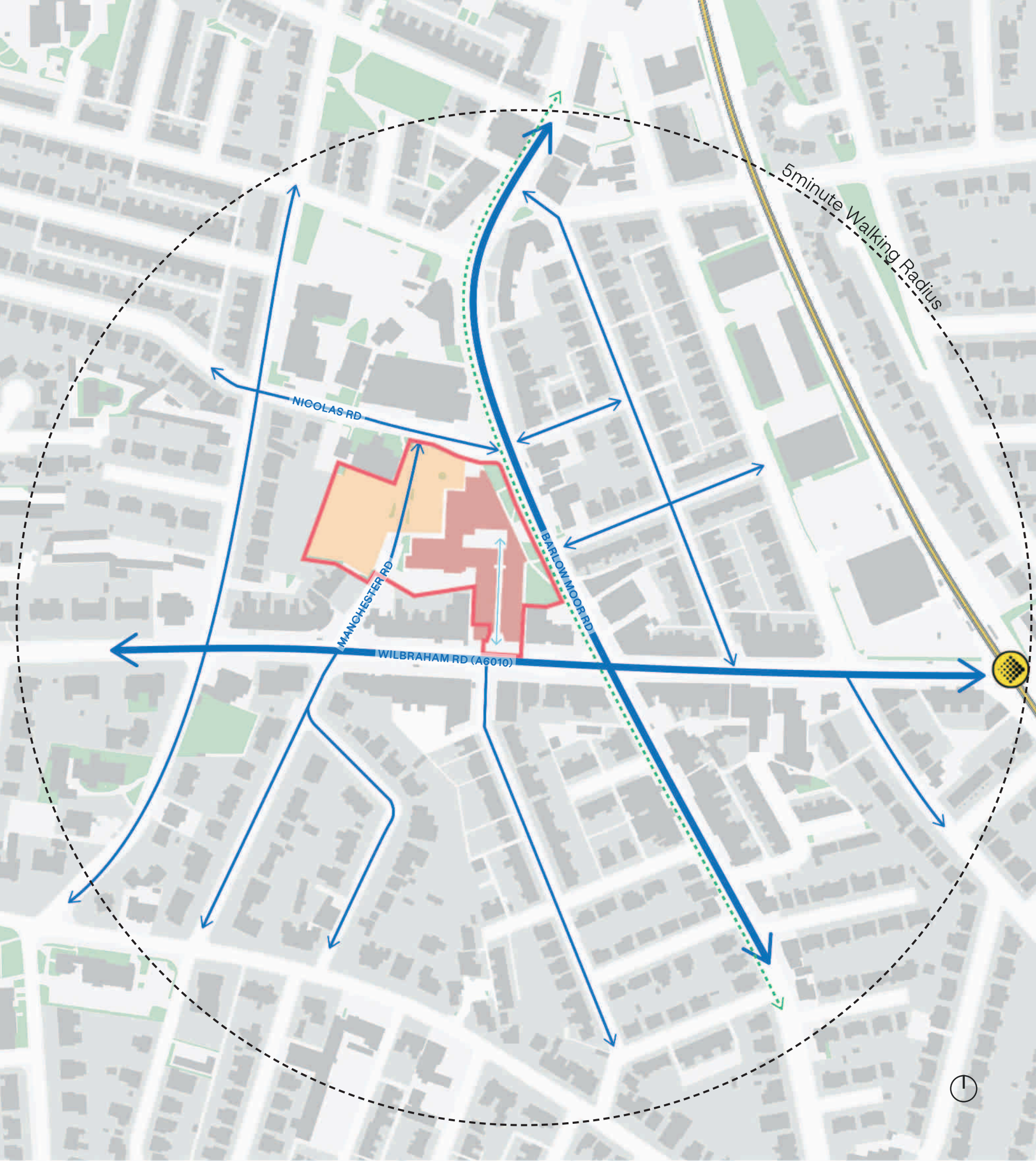
The Site is located within the centre of Chorlton District, or town centre, which naturally places it as a well-connected place.

It is within a short walking distance (under 5 minutes) of a Metrolink station, Chorlton tram stop on Wilbraham Road. The proximity of this major network connection means the Site can be considered as part of the '20 minute town' due to the ability to get to Manchester city centre (northwards) or Manchester Airport (southwards) in under 20 minutes.

More locally, the Site is within 20 to 30 minutes walking of neighbouring areas; Chorlton Green, Stretford, Didsbury and others, whilst also being a central pivot point in the centre of Chorlton to access local amenities.

In addition, Barlow Moor Road on the eastern Site boundary has been re-purposed to include a Manchester to Chorlton cycleway further improving city centre connections.

- Key:
- Site Boundary
 - Pedestrian Movement
 - Metrolink (Tram)
 - ➡ Primary Vehicular Movement
 - ➡ Secondary Vehicular Movement
 - New City Centre Cycleway
 - Car-Parking
 - Former Chorlton Precinct



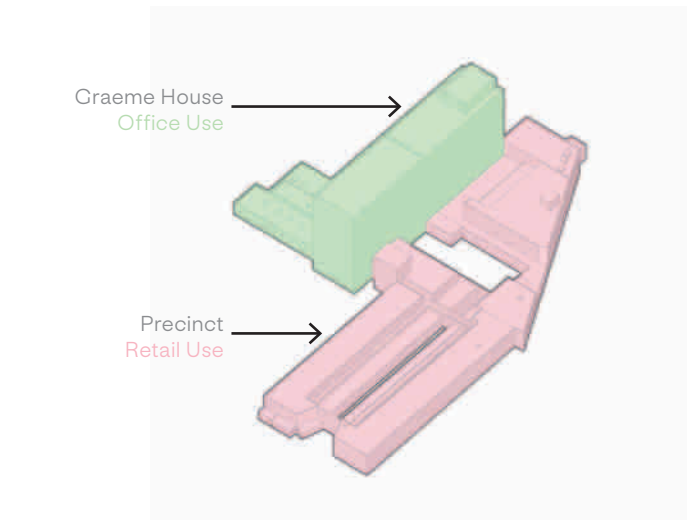
4.3 SITE ANALYSIS

4.3.2 Surrounding Uses

The central location of the Site surrounds it with a mix of retail and leisure uses, common to a town centre. Bordering the mixed-use centre, the immediate surroundings form a residential suburban grain with only a limited amount of commercial offer - this notably includes Craeme House on the site.

The Site condition comprises:

- 8 to 9-storey office block (known as Craeme House)
- 22no. retail units (known as the Precinct or Chorlton Cross)
- Approx. 200no. surface car-parking spaces



Massing Diagram of Previous Site Uses

Key:

- | | |
|-----------------|--------------|
| — Site Boundary | ■ Retail |
| ■ Residential | ■ Leisure |
| ■ Education | ■ Commercial |
| ■ Health | ■ Workplace |

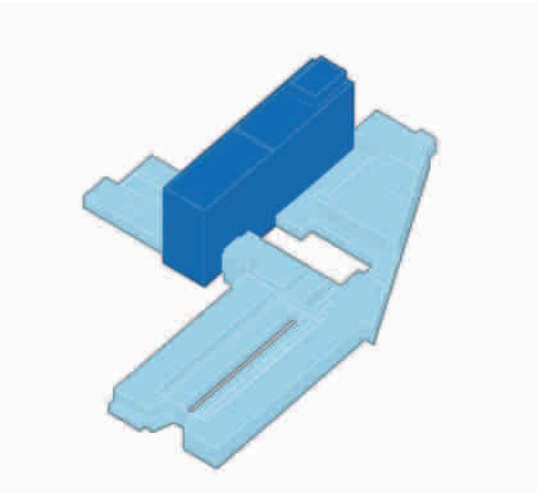


4.3 SITE ANALYSIS

4.3.3 Building Heights

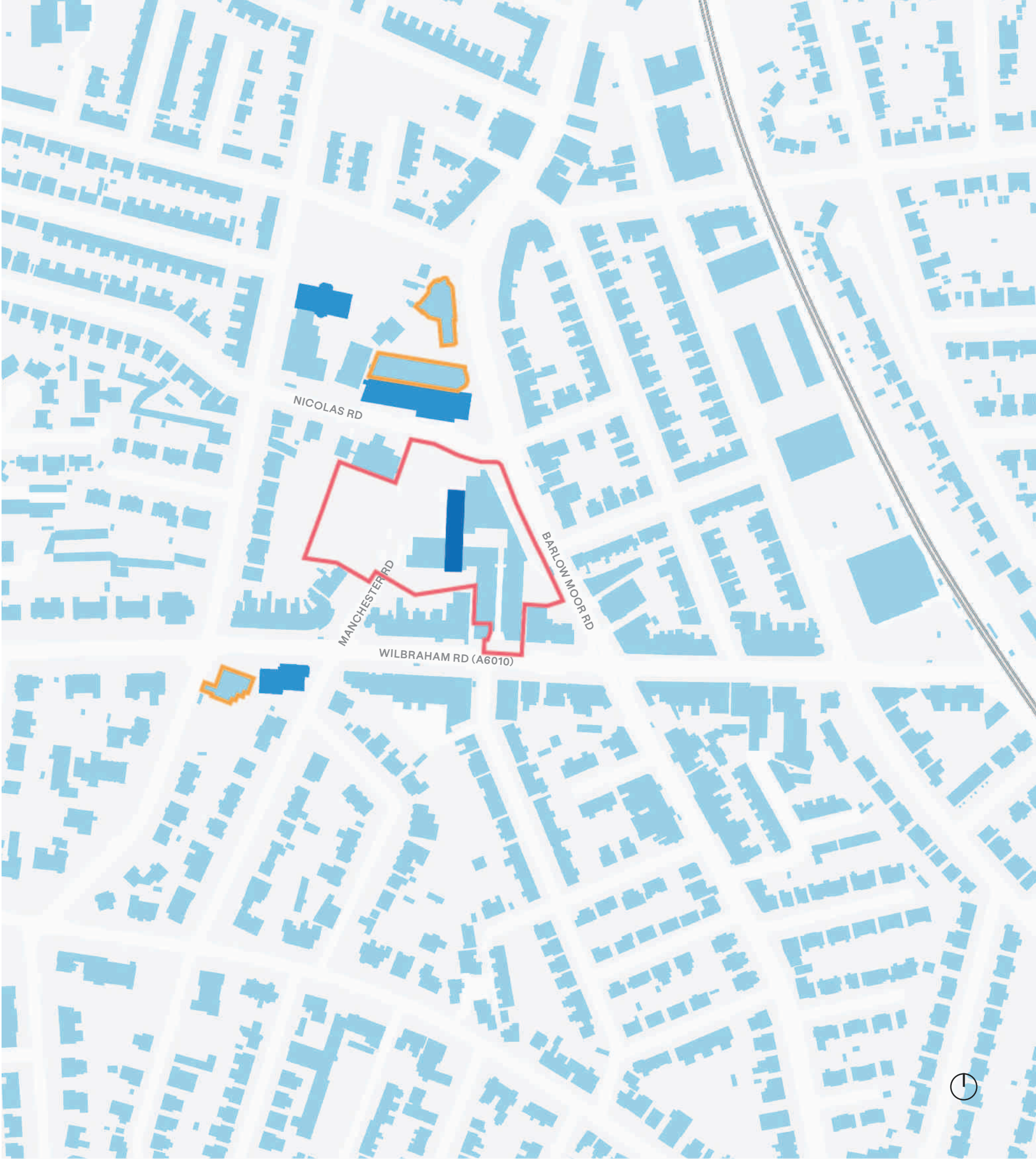
Chorlton is a relatively low-lying suburban neighbourhood with only a handful of buildings exceeding a 3 to 4-storey datum, which includes extensive rooflines. The tallest building in the area Graeme House, the office building on the Site, which sits at 8 to 9-storeys.

However, the scale of Graeme House is not overbearing on the streetscene as it is set-back from the boundary edges, placing the height within the Site. This offers development opportunity to mediate between the two set datums of Graeme House to the opposite street edges.



Massing Diagram of Current Site Heights

- Key:
- Site Boundary
 - 7-9 Storeys
 - 4-6 Storeys
 - 1-3 Storeys



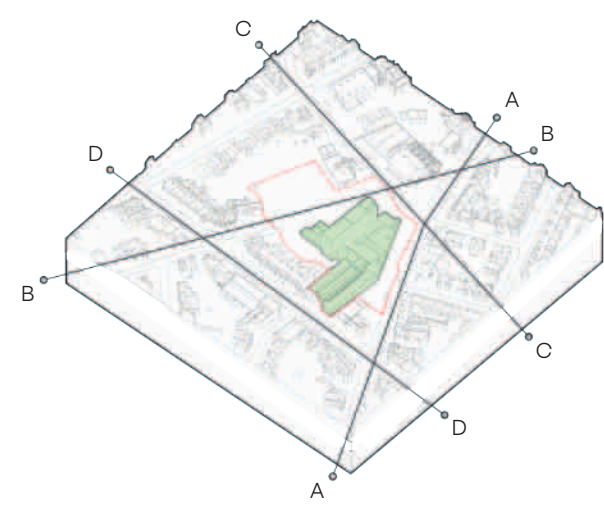
4.3 SITE ANALYSIS

4.3.4 Townscape

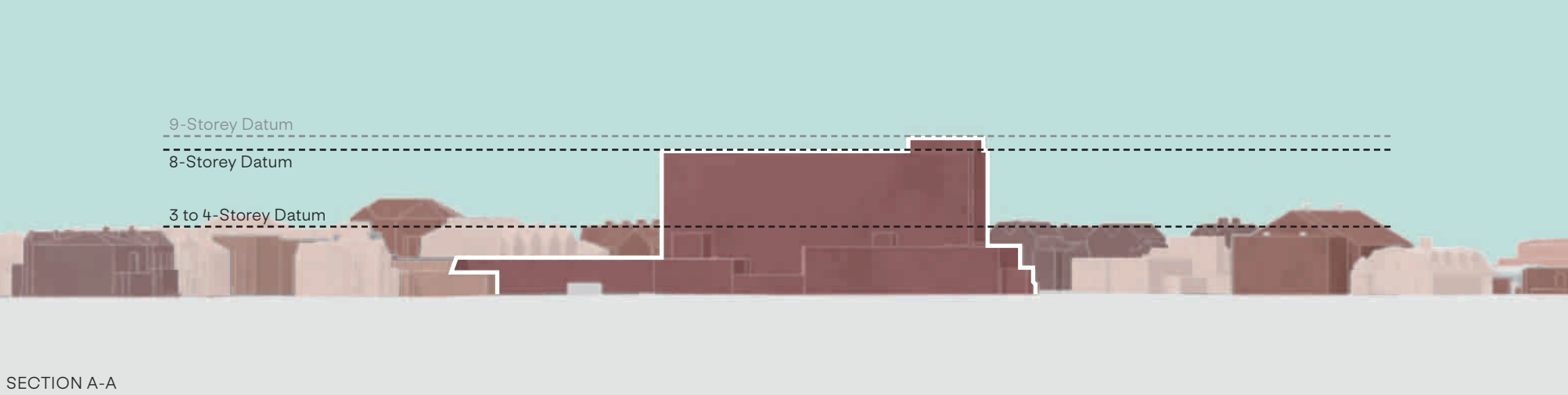
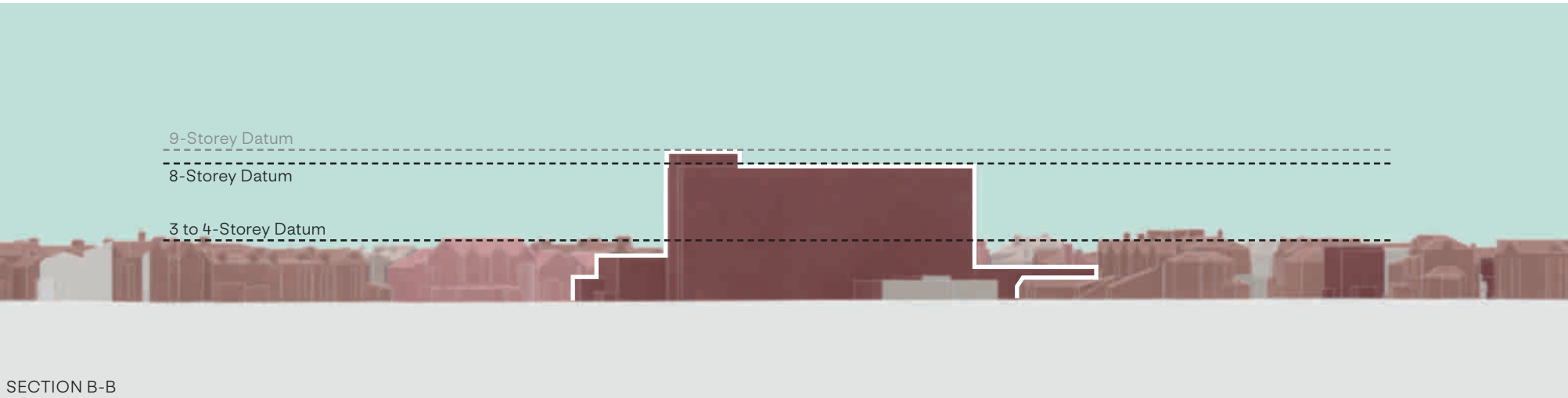
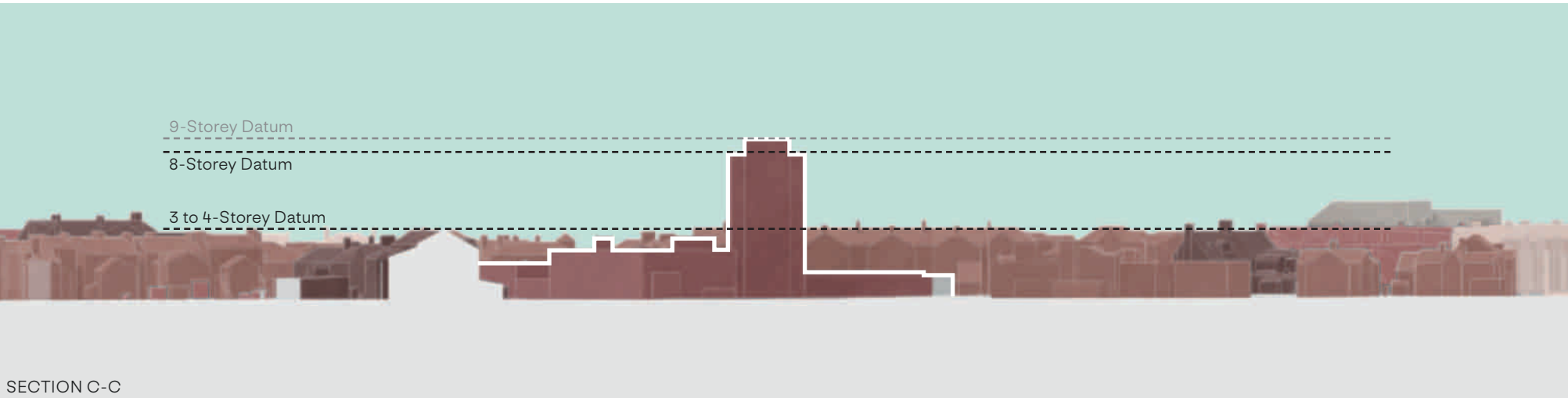
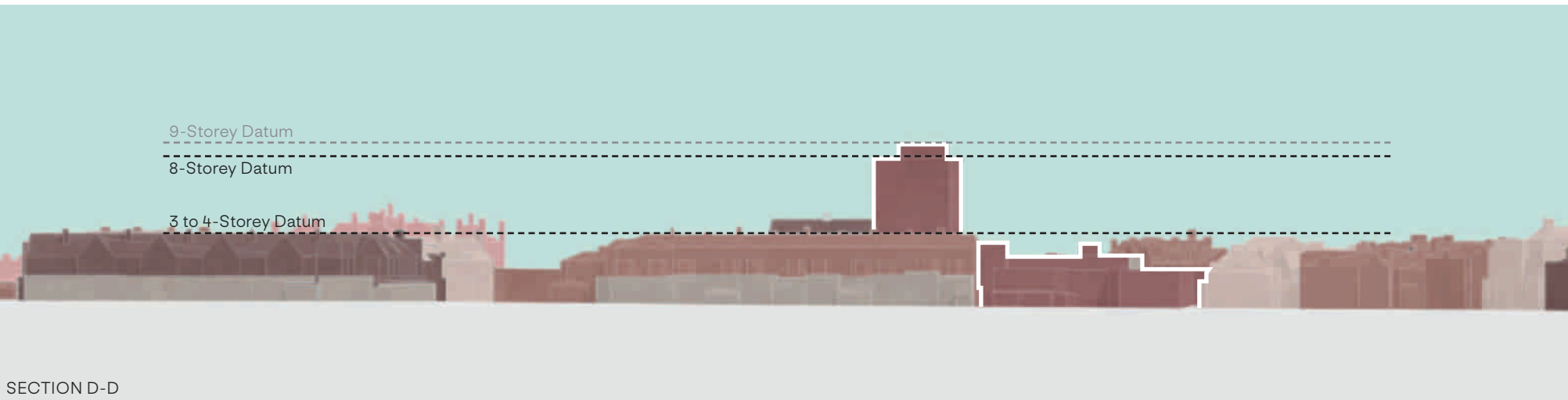
At 8 to 9-storeys Graeme House provides a given datum in the locale of how the Site can manage height and scale within the set-back massing from the Site boundaries and streetscene.

Therefore, there is an opportunity to place more suburban scale massing to the Site boundaries to address the street and human-scale, with massing opportunity from the street to Graeme House to optimise development.

We note the Development Framework poses a 9-storey datum (see Section 3.2.5) to the road, resulting in the loss of the public realm to Barlow Moor Road. We believe that a scheme that retains this public realm and open space can better mediate height across the Site due to set-backs from road edges.



Key Plan for Sections



4.3 SITE ANALYSIS

4.3.5 Environment

With the location of the Site in the heart of Chorlton's centre, in a well-connected location, it naturally sits adjacent to road networks that brings with it noise and air quality considerations.

However, there is an existing 'green strip' to the eastern boundary, on Barlow Moor Road, which could help in buffering sound and pollution from the road, whilst also offering an opportunity for external amenity and retail 'spill-out' in an urban landscape.

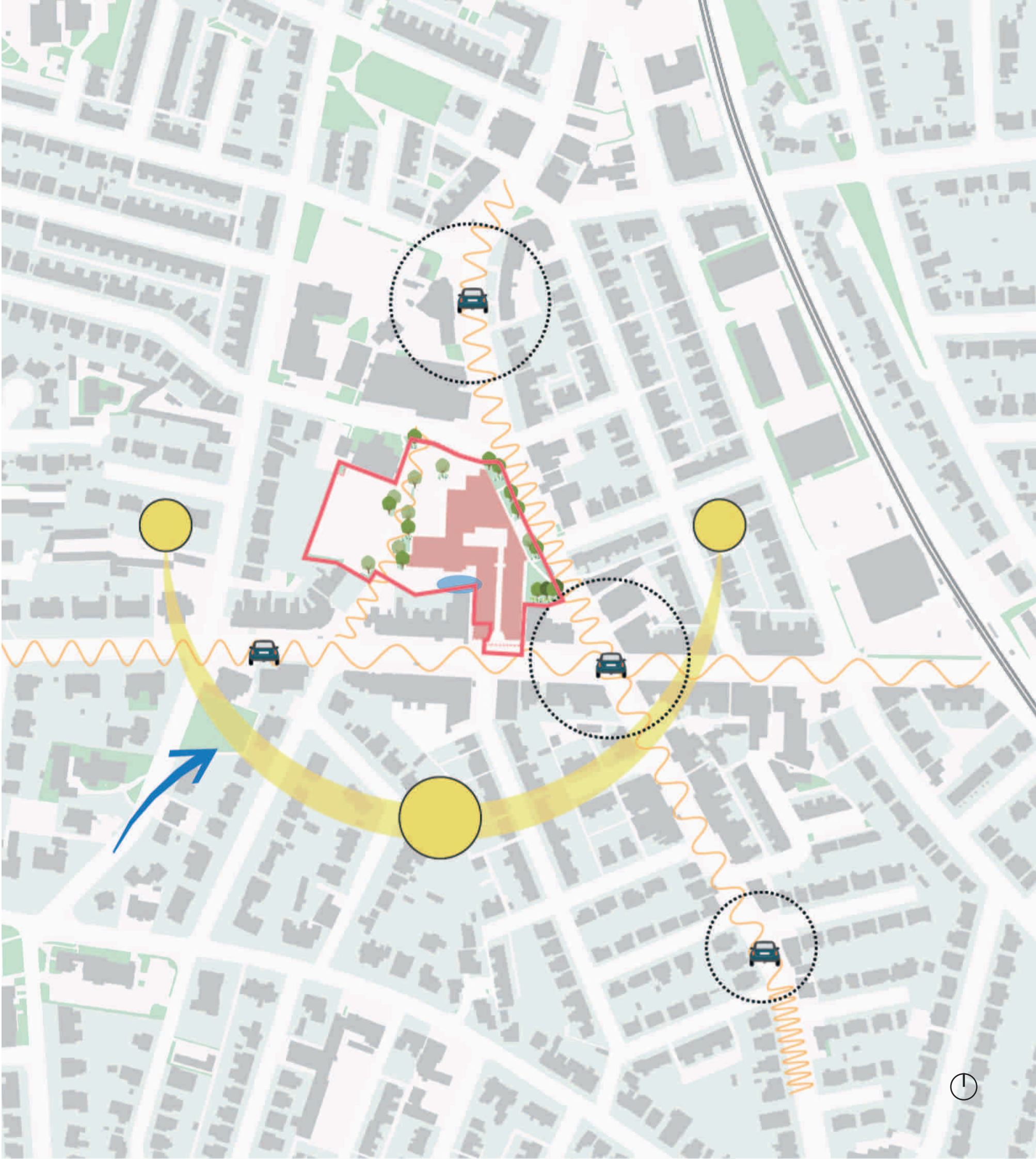
The orientation and width of the Site, and existing aspect of Graeme House, points towards an east-west massing to take advantage of the sun path across the Site for all parts of the Site to receive good daylight and sunlight amenity.

There is a prevailing wind from the south-west, which could be buffered by buildings to the south of the Site. There is also a small risk of surface flooding, which will be considered as part of the landscape and drainage design (refer to separate reports for wind and drainage respectively).

Several trees around and through the Site will seek to be retained, serving as a parameter for new building footprints.

Key:

- Site Boundary
- Chorlton Precinct
- Sun Path
- 🚗 Noise & Vehicular Pollution
- 🌳 Existing Tree
- ➡ Prevailing Wind
- 💧 Risk of Surface Water Flooding
- ⊙ Air Quality Management Area



4.3 SITE ANALYSIS

4.3.6 Summary

Site Response

- Conservation; minimal visual impact on heritage assets
- Historic; review re-instatement of a street presence
- Condition; explore retention and improve street experience
- Connection; sustainable travel plan as well-connected
- Use; suitable for residential and retail as mixed-use scheme
- Height; utilisation of familiar Craeme House datum
- Townscape; 3/4-storey town to 8/9-storey site datum
- Environment; optimise east-west facing building orientation
- Community; enhance existing public amenity



Collage of Site Context Character

4.4 CONTEXT STUDIES

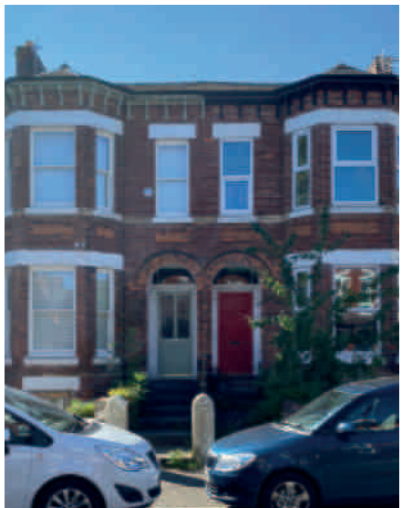
4.4.1 Chorlton Type



**DISTINCTIVE
HISTORIC
CONTEXT**



**FAMILIAR
CURRENT
FORMS**



4.4 CONTEXT STUDIES

4.4.2 Chorlton Type: Street Blocks



Streetscene: Panorama



Streetscene: Abstracted



Key Plan for Streetscene

The 'street block' type is apparent around the Site and personified on Warwick Road (illustrated above), manifesting as large 3-storey terraces that provide a continuous rhythm along the street.

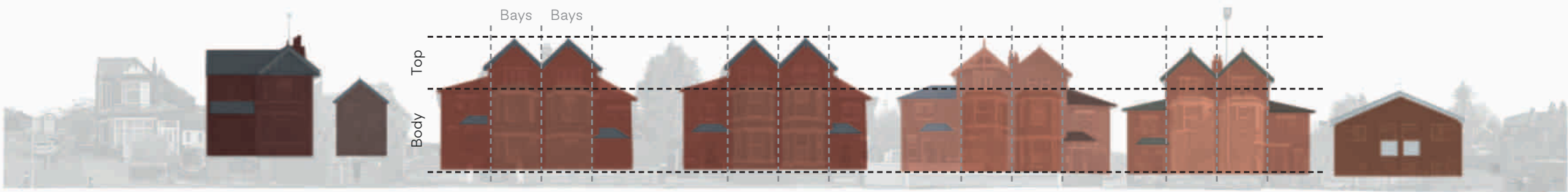
These smaller scale forms, compared to the larger semi-detached 'mansion block' type (over), offer a calm backdrop to the streetscene with well-proportioned windows and detailing to rooflines. The materiality is predominantly brickwork with simple stone accent details.

4.4 CONTEXT STUDIES

4.4.3 Chorlton Type: Mansion Blocks



Streetscene: Panorama



Streetscene: Abstracted

The 'mansion block' is the other prevalent type in the area, appearing as large semi-detached homes with more articulation to rooflines and elevations.

Oswald Road (illustrated above), to the west of the Site, provides a useful reference of this type. These properties have an assertive character on the streetscene due to their scale and features, which include bay windows and set-back upper levels, whilst also having stronger stone details through the red brick masonry.

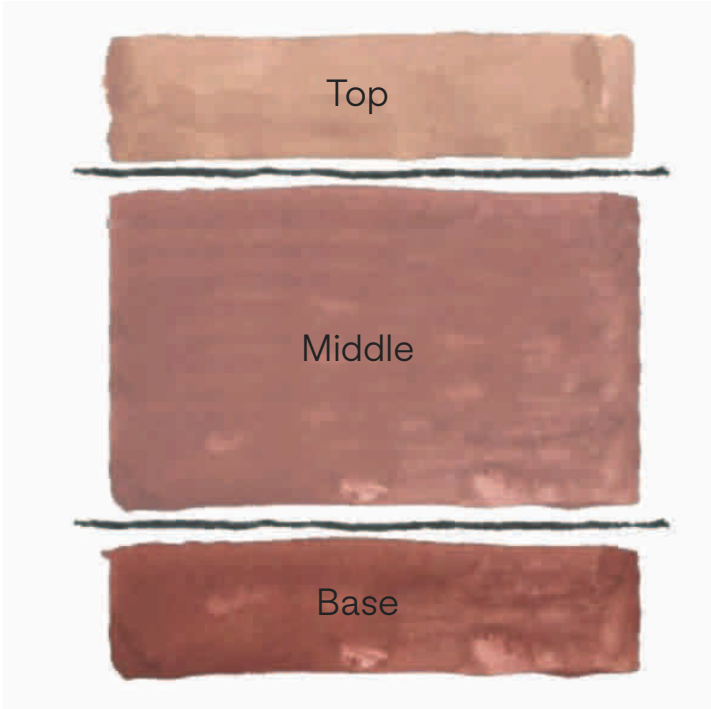


Key Plan for Streetscene

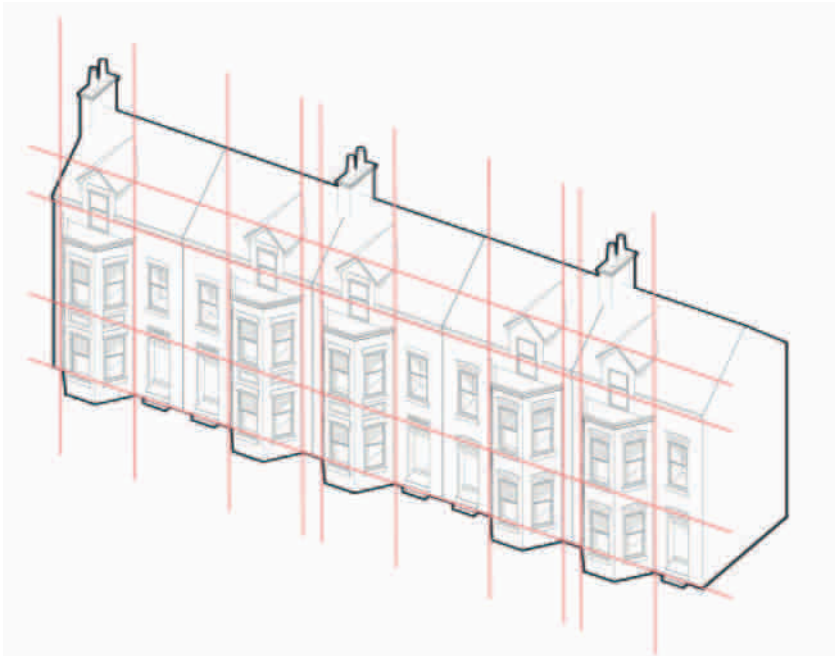
4.4 CONTEXT STUDIES

4.4.4 Chorlton Type: Summary Features

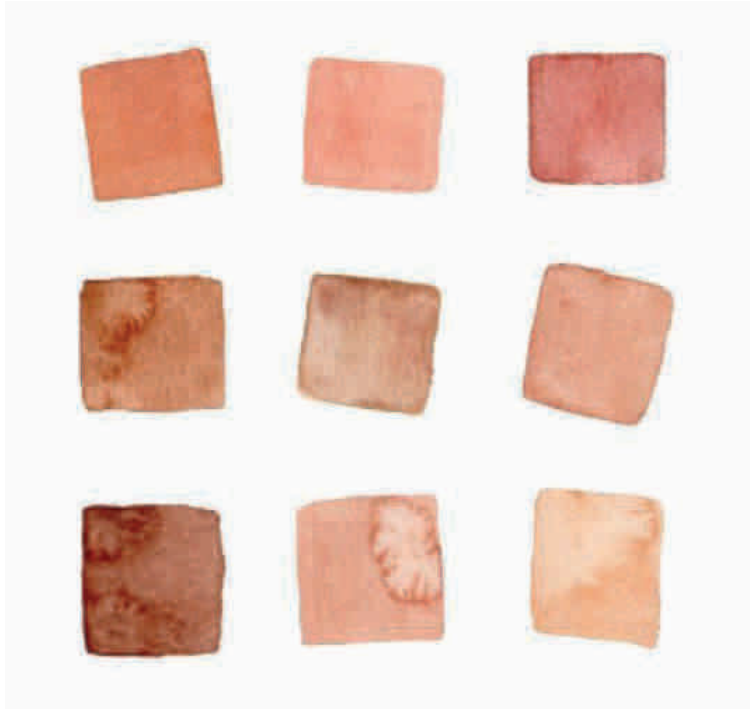
Elevational Hierarchy



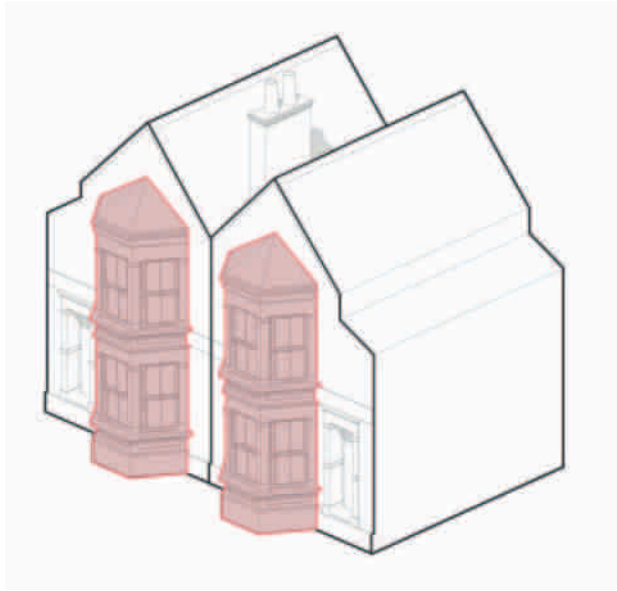
Highlighted Datums



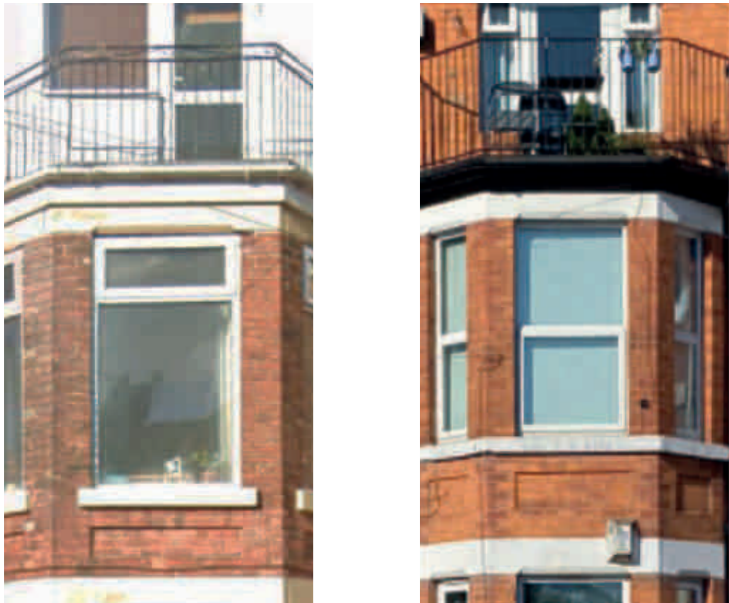
Common Colour Palette



Bay Windows



Gallery Balconies



The context studies of the 'Chorlton type' could be summarised as a family of features (illustrated here) shared across the 'street blocks' and 'mansion blocks' through:

- Elevational hierarchy
- Highlighted datums
- Common colour palette
- Bay windows
- Gallery balconies

Proposals will relate to these to embed the design in context.

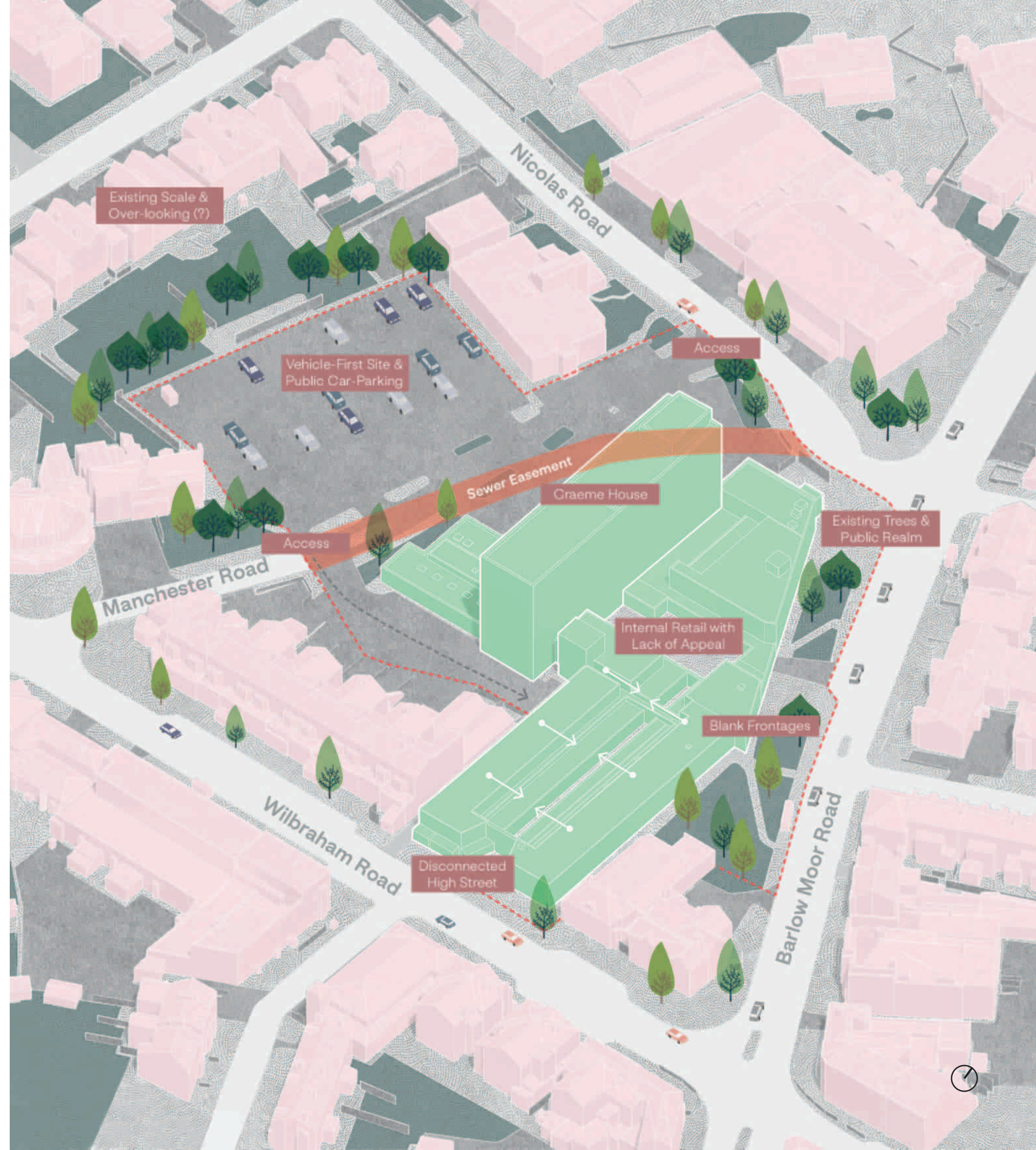
4.5 CONSTRAINTS & OPPORTUNITIES

4.5.1 Key Constraints

The location of the Site and the existing condition of the buildings offer several constraints, most notably:

- Development density and scale in suburban context of 3 to 4-storeys
- Existing buildings, including 8 to 9-storey Graeme House in the middle of the Site
- Manchester Road access to the Site from Wilbraham Road and Nicolas Road
- Sewer Easement, aligning to Manchester Road from the South and across the corner of Graeme House to the north
- Lack of activity and blank frontage, with the precinct facing inwards, along Barlow Moor Road
- Car-first approach to Site access and lack of defined pedestrian friendly public realm
- Existing mature trees at various locations around and through the Site
- Access to service yard, along southern boundary, for retail terrace that fronts and serves Wilbraham Road

However, due to the central location in the town and adjacency to key thoroughfares and connections, notably the Metrolink, the constraints can be used as parameters to inform positive opportunities (highlighted over).

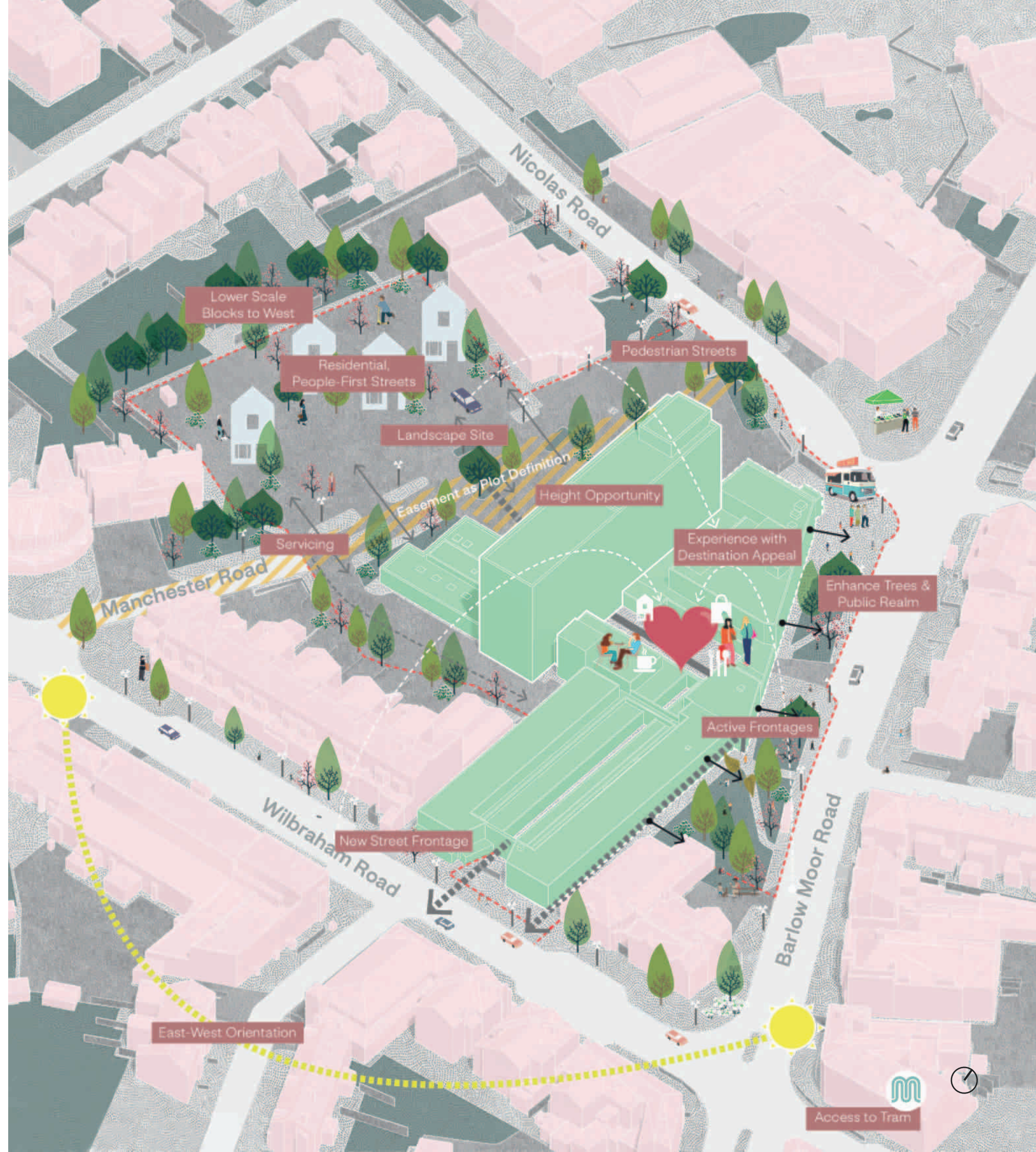


4.5 CONSTRAINTS & OPPORTUNITIES

4.5.2 Key Opportunities

The constraints of the Site can be used to the development's advantage to respond to what is familiar to the town in the following ways:

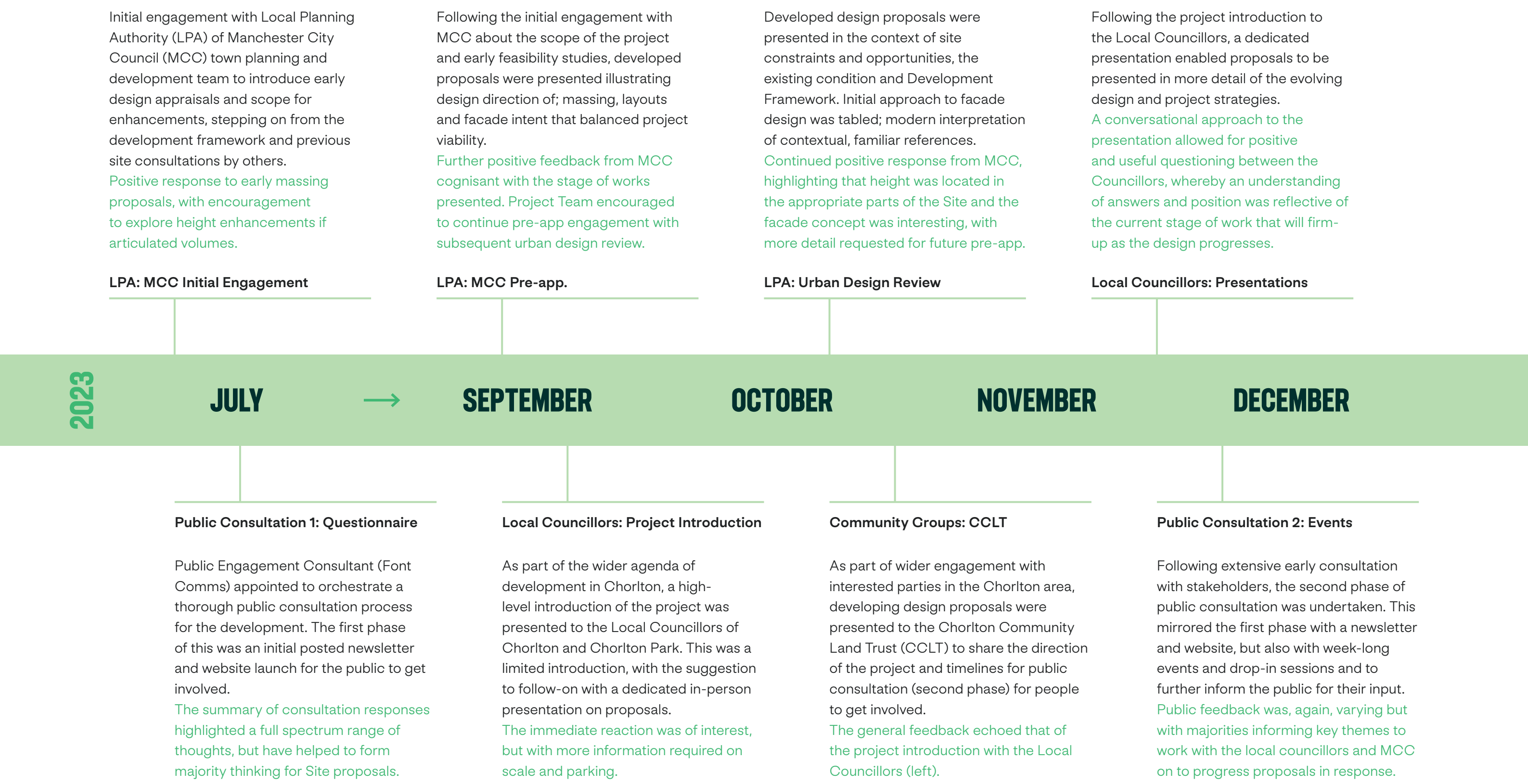
- Use existing street scale to inform height approach from Development Framework towards boundaries
- Graeme House sets useful height datum and optimum east-west facing orientation
- Utilise existing access routes from Manchester Road, but with pedestrian-first shared surfaces
- Use sewer easement as way of defining plots of the Site for development
- Turn the precinct 'inside-out' to create an active street along Barlow Moor Road to fit within the wider context of the Chorlton town centre streetscene
- Explore retention of mature trees that define part of the Site's character and screen to buildings beyond
- Embrace and enhance Barlow Moor Road green boundary, with opportunity for park dwell and retail 'spill-out'
- Respect northern boundary and proximity to medical centre by setting-back the northern boundary
- Lower scale development to western boundary to mediate density of the Site within suburban 3 to 4-storey datum
- Include access route east off Manchester Road for existing retail terrace and to service new Site amenity offer



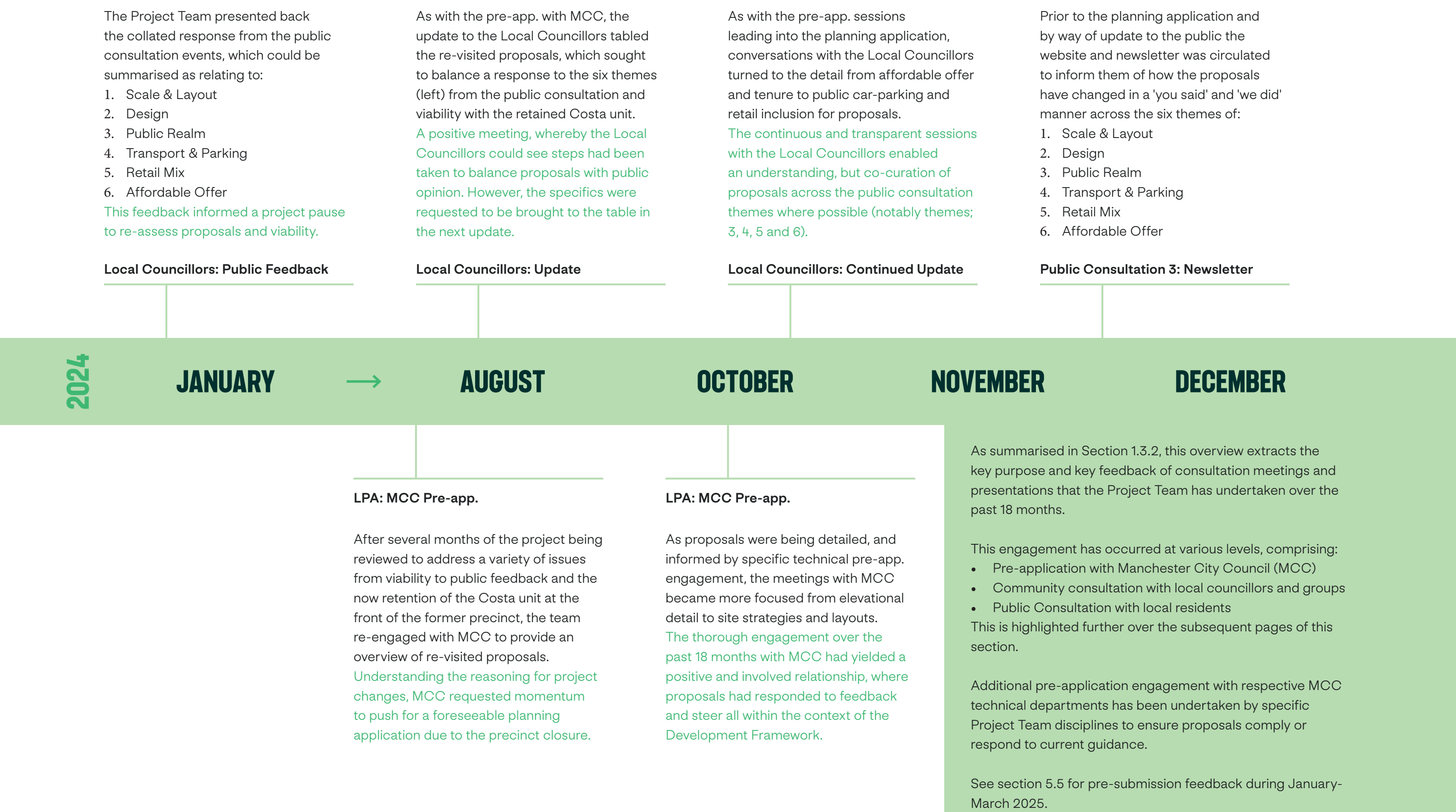
5 PROJECT ENGAGEMENT



5.1 OVERVIEW



5.1 OVERVIEW



5.2 PRE-APPLICATION CONSULTATION

5.2.1 LPA: MCC Initial Engagement

Target Scheme
Stage 0&1 Design



Potential Enhancements
For Stage 2 Review



For the initial engagement with MCC, prior to formal planning pre-app, we introduced the scheme to:

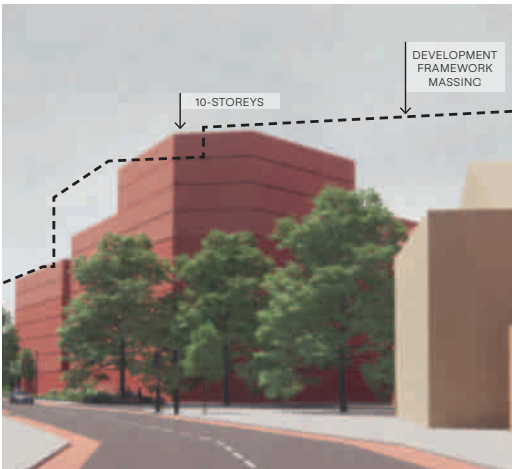
- Re-frame the project against the Development Framework
- Introduce analysis of the Site and key outcomes
- Summarise initial design options and 'target scheme'
- Pose potential enhancements to 'target scheme'

The initial response from MCC's town development team was positive and supportive of exploring enhancements (also summarised in Section 6.2).

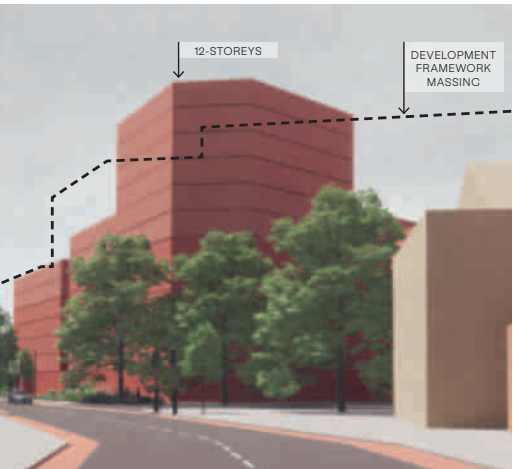
5.2 PRE-APPLICATION CONSULTATION

5.2.2 LPA: MCC Early Meetings & Urban Design Review

Interim Scheme Mid-Stage 2 Design



Potential Enhancements For Stage 2 Review



Following the initial engagement with MCC, the formal pre-app and subsequent urban design review provided more detail on the evolving scheme and design, including:

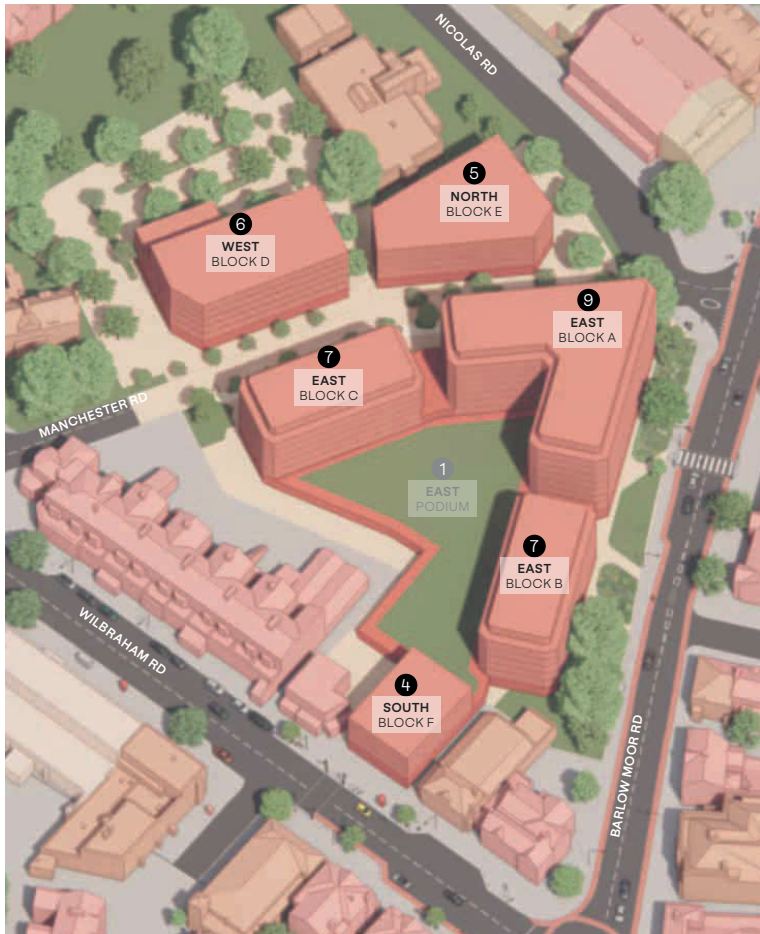
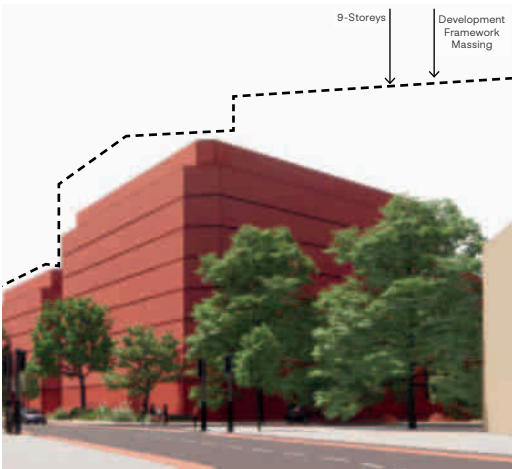
- Approach to massing, heights and public realm
- Introduce the design concept for building façades

The initial response from MCC's town development team was still positive and supportive. They highlighted that scale was apportioned to the appropriate parts of the Site, requesting more detail on how elevations will be realised with the concept.

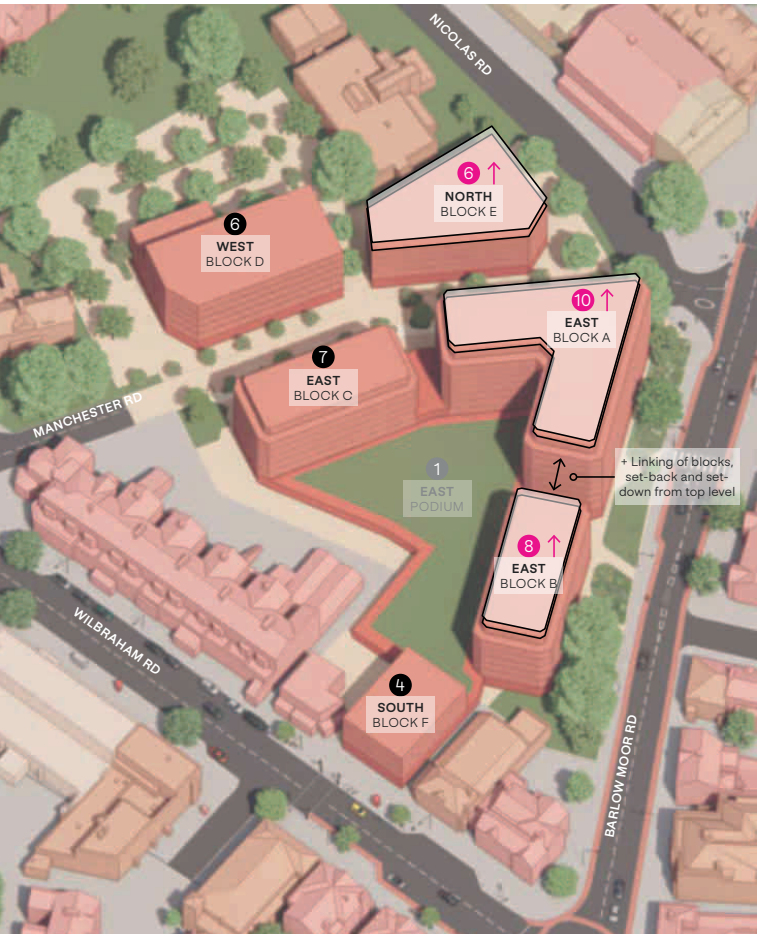
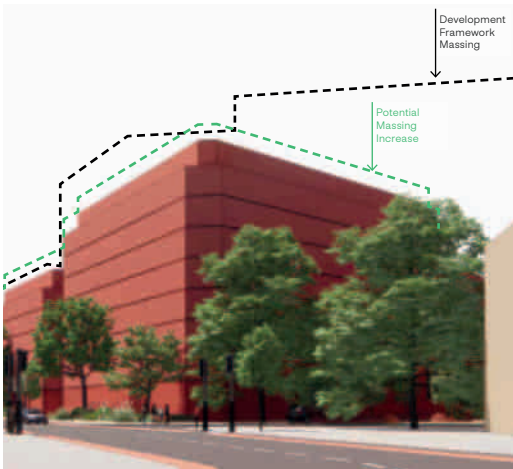
5.2 PRE-APPLICATION CONSULTATION

5.2.3 Pre-Submission Meetings

Working Scheme
Stage 2 Re-visit



Viability Enhancements
For Stage 3 Detail



Following project pause and review to address; feedback from the public consultation, retention of Costa unit on site and viability proposals were re-tabled to MCC within the overarching arrangement and concept of the previous scheme.

These proposals re-distributed height from previous pre-applications to better place scale away from the conservation boundary and lower overall. MCC feedback was encouraging, noting the articulation to the detail appearance, with elevational bay studies to convey (see Section 7.4).

5.2 PRE-APPLICATION CONSULTATION

5.2.4 Other Stakeholder Engagement

In parallel to formal pre-application consultation with MCC, and in advance of public consultation, the Applicant and Project Team engaged with a variety of local stakeholders.

These included:

- Local Councillors of Chorlton and Chorlton Park
- Chorlton Traders Association
- Chorlton Community Land Trust (CCLT)
- Chorlton Civic Society (Chorlton Voice)
- Manchester Heritage Panel

The aim and purpose of these sessions was to provide an insight, ahead of public consultation, of developing proposals and to couch opinion to help steer proposals.

Following these sessions, and in conjunction with the public consultation (see Section 5.3) continued consultation has been held with the Local Councillors (as summarised in Section 5.1) to help understand, steer and relay the scheme development.



5.3 COMMUNITY CONSULTATION

5.3.1 Public Consultation 1: Questionnaire

From project inception, the Applicant has been keen that consultation and engagement goes beyond statutory and direct stakeholders, but also canvasses public opinion and input for the development.

This is reflected in the appointment of a Public Engagement Consultant (Font Comms) in the early stages of the project, which in turn has informed a thorough three-phased approach to public consultation to allow for input throughout the pre-application design stages.

The first phase of this, ran in parallel to the initial massing appraisals of the Site, was in the form of a posted newsletter (illustrated right) and website launch. This format offered:

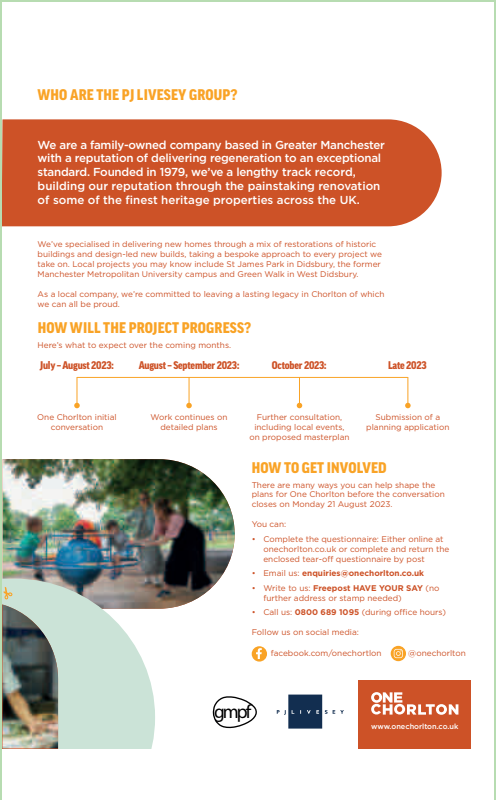
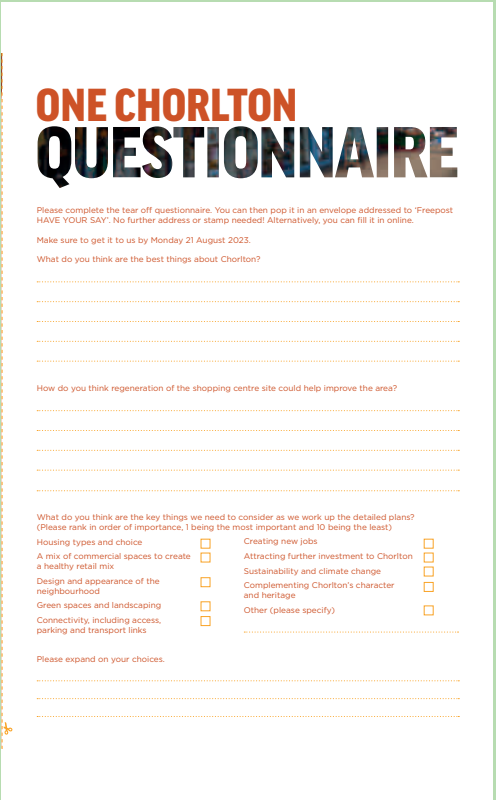
- An introduction to the Applicant
- Identifying the Site, including boundary extents
- Early, high level ideas for the development
- How the public can get involved to submit comments via a questionnaire

Design Use

The response to the first phase of public consultation indicated a high-level of interest in the development of the Site. Feedback was ranging, but the most popular themes included:

- Create a more inviting and attractive place
- Quality and independent shops, bars and restaurants as opposed to chain stores
- Provision of open and easily accessible spaces
- Opportunity to deliver more green public spaces
- Housing stock with a range of styles
- Provision of more affordable housing
- Ensure ample parking, but also acknowledgment of well-connected site to local networks including the tram
- Incorporates and prioritises sustainability practices

These responses have been used to help inform the follow-on design development towards the next public consultation.



5.3 COMMUNITY CONSULTATION

5.3.2 Public Consultation 2: Events

The second-phase of public consultation aims to present the RIBA Stage 2 concept design scheme to the public through a series of formats, which include:

- New newsletter with questionnaire (illustrated right)
- Website launch for the consultation period
- In-person exhibition events at the precinct
- Open, informal drop-in sessions at the precinct

The aim of this second-phase of consultation is to update interested parties on how proposals are developing and present the:

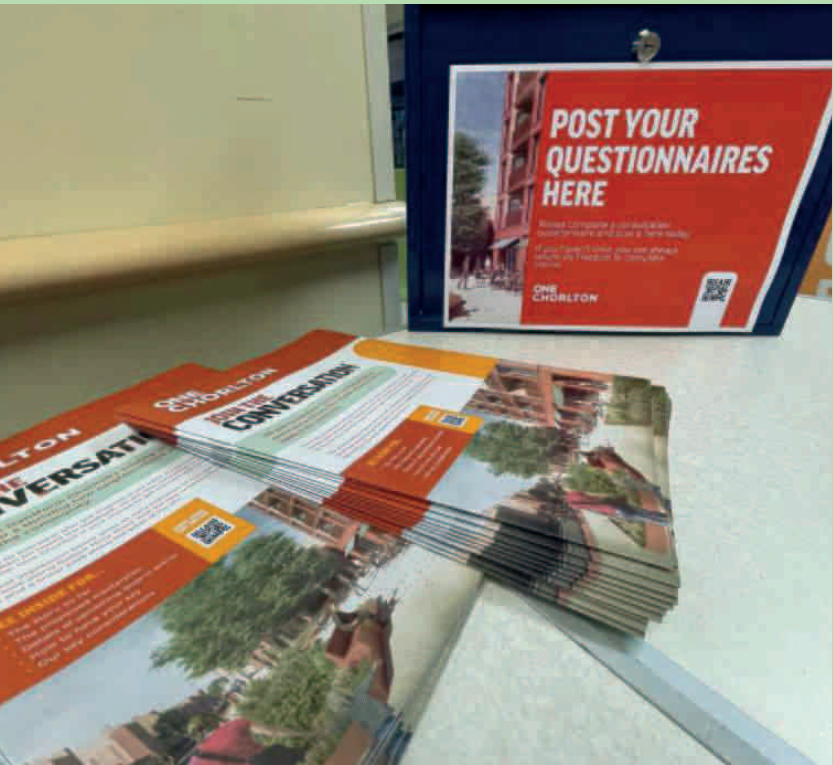
- Story so far, including the Development Framework
- Masterplan vision for the Site
- Range of housing mix and styles
- Integrated commercial offer for retail or food + beverage
- Enhanced public realm and green, open spaces
- Architectural character of proposals
- Sustainability credentials of the development
- Access and movement through and around the Site
- Means for continued public involvement and feedback

Design Use

The response to the second-phase of public consultation was wide ranging, but through collating common themes and the majority of comments the following were the headline topics:

1. Scale & Layout
2. Design
3. Public Realm
4. Transport & Parking
5. Retail Mix
6. Affordable Offer

Due to the extent of commentary, and other project viability and funding considerations, the project paused to fully consider these themes and how to shape proposals to respond.



5.3 COMMUNITY CONSULTATION

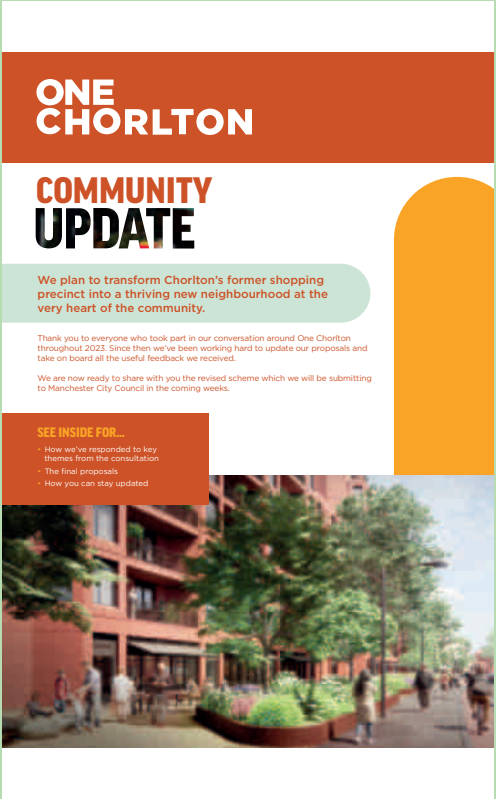
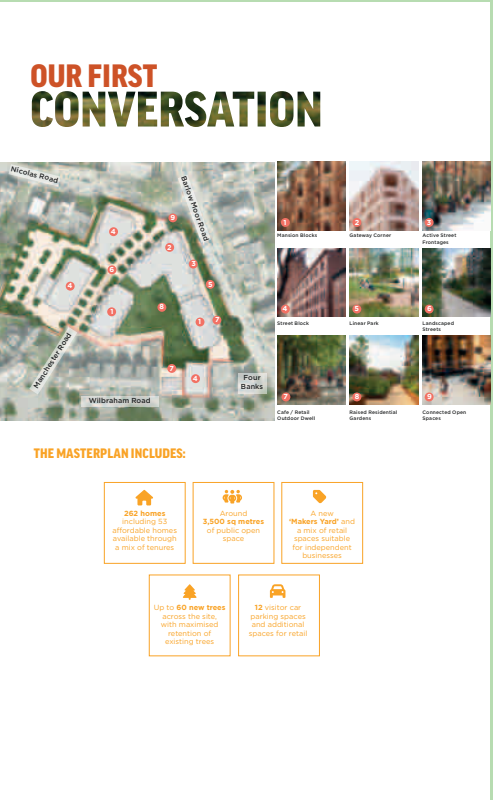
5.3.3 Public Consultation 3: Newsletter Update

The response to the extensive community consultation could be summarised with a 'you say' and 'we did' approach. The collation and extracting of key themes (see separate Statement of Community Consultation for more information) enabled the Project Team to re-shape proposals that seek to balance opinion and viability.

The 'You Said' Themes and 'We Did' Response

- Scale & Layout** (also see Section 6.2 and 6.3)
 - The Applicant has re-distributed scale, notably away from the western boundary and adjacent houses, whilst still balancing viability and the Development Framework brief.
- Design** (also see Section 6.4 and 7.4)
 - The viability of the scheme has ensured a protection of quality, manifested in elevational design that has distinctive detailing and character, such as the bay windows.
- Public Realm** (also see Section 9)
 - The restriction of vehicular access, notably through the Site, to create a pedestrian and landscaped public realm for all that also maximises retention of existing trees.
- Transport & Parking** (also see Section 8.5)
 - Working with the Local Councillors and LIF, proposals now include a provision for public car-parking that range from pay and display to accessible and EV spaces.
- Retail Mix** (also see Section 8.3)
 - The scheme has developed ground floor commercial space to be flexible to support a range of retail opportunity from medium format units to smaller independent start-up.
- Affordable Offer** (also see Section 8.1)
 - Working with the Local Councillors and Manchester Housing Providers' Partnership (MHPP), the scheme can support a range of tenure and achieve the required affordable provision target for a scheme of this type.

The newsletter (illustrated right) has been circulated ahead of the application to provide an advanced update of the revised proposals to the local community and surrounding neighbourhoods.



5.4 ENGAGEMENT WITH LIF

The Project Team had also been encouraged by MCC to engage with Optimised Environments (OP-EN) on the forthcoming Development Framework for Chorlton's Local Infrastructure Fund (LIF).

The LIF aims to address and improve infrastructure within the district centre (illustrated right), including; centralised parking locations and public realm opportunities.

Albeit not part of the Site or the development proposals within this application, engaging with this wider vision for Chorlton assisted with appreciating and supporting broader forthcoming proposals aiming to unify and enhance Chorlton's town centre.

The Site aims to contribute to this primarily through the consideration of access and movement, parking, public realm and green spaces around and through the Site (see Section 8 and 9 for more detail on these proposals), which in turn tie-in to the wider Chorlton centre.



5.5 PRE-SUBMISSION FEEDBACK

5.5.1 MCC Detailed Feedback & Responses

In advance of the planning submission, the design team sought detailed comments and feedback from MCC on the scheme to address any remaining concerns collaboratively.

The table opposite describes individual areas of MCC feedback along with design team responses and the outcome agreed on each item. These feedback comments were largely design related and have been addressed within the scheme's design and associated submitted pack of information. The majority (29 of 31) of these feedback comments have been integrated with only two (item 015 and 018) being difficult to accommodate - these two have further justification provided in this document (see Section 5.5.2 and 5.5.3).

The table opposite records MCC comments related to:

- Scheme quantum
- Block A+B
- Block C
- Block D
- Block E
- Block F

Item No.	MCC Planning Department (inc. Heritage Panel) Feedback	Design Team Response	Design Output agreed with MCC Planning Department
SCHEME QUANTUM			
001	It is noted that the proposals are now for 262 residential units, this appears to have increased by an order of 42 units since the previous scheme iteration. We will need to understand what has driven this increase in accommodation at the site particularly as it has led to the scale of blocks now envisaged across the site.	Applicant will identify the viability requirements that have led to the current proposals to retain a balanced and high-quality submission that is deliverable for the centre of Chorlton.	Applicant provided separate supporting evidence with submission to planning department regarding scheme viability.
002	The mix of floorspace for residential and retail is significantly out of synch with the framework, again we need to understand the drivers for these changes particularly with the drop in retail floorspace.		
BLOCK A+B			
003	The prominence and repetition of balconies on the Barlow Moor Road frontage conceal the positive visual impact of projecting bays. Options should be reviewed to remove some of these balconies to ensure that the full design intent of the bays are achieved and appreciated in the Barlow Moor Road elevations.	The design comment is noted, but we understand that providing balconies provides two greater benefits to the scheme and end-users: 1) each unit has private external amenity directly associated with their home, as encouraged by the Manchester Residential Quality Guidance, 2) balconies also act as a solar shading device for the units to balance overheating and solar gains, which in-turn reduces operational energy use and demand through comfortable internal environments.	Balconies retained, but with redefined materiality to better define and accentuate the projecting bays - associated elevations and illustrative views updated to suit.
004	The long corridor proposed between penthouses to linking block, more detail required on how this element manifests externally and roof level which could compromise appearance.	This is a set-back moment that is generally not visible, which we do not believe to compromise the elevations – MCC to clarify any further concern, upon review. Additional information, 8metres long and set-back from facade min. 6.5metres up to 9metres from projecting bay face (refer to; 2104-FCBS-ZZ-ZZ-DR-A-0851) at the upper level only.	MCC agreed this was acceptable upon clarification.
005	The introduction of smaller windows to bedrooms are visually discordant on the elevation and these should be enlarged to full height windows.	The smaller windows are those that to the back on the balcony and therefore would generally not be read due to generally viewing the elevations obliquely, with the recessed windows also being concealed by the balcony balustrade overlay. Furthermore, these are introduced to manage heat loss from the overall apartment by reducing the glazing ratio overall in the least impactful part of the elevation.	Smaller windows retained, but with recessed brickwork below window to provide overall proportion relative to full-height windows - associated elevations and illustrative views updated to suit.
006	Main entrances to the apartments lack visual prominence.	Design Team will re-visit to enhance prominence, without compromising shopfront, to create own sense of individuality.	Additional bay studies within the DAS to illustrate design development to provide prominence and detail on apartment block entrances, with associated elevations and illustrative views updated to suit.
007	The blank portions between ground floor bays on the Manchester Road elevations to ground floor apartments creates poor street scene, openings and doors to ground floor apartments need to be introduced to create active street frontages.	Design Team will re-visit and seek to introduce front doors to ground floor units to add personality to streetscene where possible.	Additional bay study within the DAS to illustrate design development of layouts with front doors to Manchester Road (blocks A & C), with associated elevations and illustrative views updated to suit.
008	Shopfront windows have horizontal emphasis and it is considered that a reduction in height of stall riser would assist in changing this emphasis.	Design Team keen to understand MCC concerns on glazing height vs. width further, which was clarified as stretching the windows to ground to increase the verticality at ground floor.	Shopfront glazing update to be full-height to ground - associated elevations and illustrative views updated to suit.
009	The use of PPC aluminium for fixed canopies to the retail units is not supported, an integrated design for canopies should be pursued and these should be designed so that they can be retracted.	Design Team will re-visit to change to folding canopies, with a fixed colour palette that will be elaborated upon within new Signage and Shopfront Strategy information (see item 031).	Design updated on current bay studies, with associated elevations and illustrative views updated to suit.
010	Whilst the approach to a uniformed colour of materials maybe considered suitable, in this instance given the scale and scope of the development it is felt that overall, the materiality appears monochromatic and would benefit from adding tonal/colour or a texture variation to the material palette. This would also help to breakdown the perceived mass particularly given the limited set backs on the taller elements of this element of the proposal.	Design will re-visit to explore tonal shift in colour at ground floor to distinguish a strong base at an immediate street, person scale. Above, it is proposed that the relief and detail of form and coursing will naturally create texture and colour shifts across the elevations through light and shadow. However, subtle shifts in tone and textured brick choice could be explored to accentuate and respond to comments, especially on the smaller blocks with flatter facades.	Design updated on current bay studies, with additional material diagrams within DAS to describe approach - associated elevations and illustrative views updated to suit
011	Southern gable to this block needs additional articulation and uplift in elevational treatment, this will be a prominent elevation viewed from the wider area.	Design Team will elaborate on current design, currently only illustrated at scale, to better illustrate how openings and textured brickwork can be achieved in the detail to avoid a 'flat gable'.	Additional bay study within the DAS to illustrate textured detail, with associated elevations and illustrative views updated to suit.
BLOCK C			
012	The south facing gable elevation is the prominent elevation when viewed from the conservation area and is one of the first elements of the proposal seen when approaching from the south. As such there needs to be a great emphasis on the design intent on this gable elevation.	Design response will be covered under review of item 011 for Blocks A+B when applied site-wide across all blocks.	
013	The low level link building between this block and Block A/B fails to provide a sense of arrival that the landscaping suggests. The main entrance lacks prominence and does not positively respond to the street being created.	Design response will be covered under review of item 006 for Blocks A+B when applied site-wide across all blocks.	
BLOCKS D & E			
014	Appearance appears visually monolithic and requires more articulation and tonal variation in materials.	Design response will be covered under review of item 010 for Blocks A+B when applied site-wide across all blocks.	
015	Entrances are proposed to side and rear and do not address the street frontage and this is vital for social inclusion, ensuring the apartments form part of the wider community and to activate this street. Front doors to ground floor units should be onto the street being created. Again more clarity and prominence are required to the main entrances.	Design response to entrances will be covered under review of item 007 for Blocks A+B when applied site-wide across all blocks. However, existing site level constraints mean that Blocks D & E cannot readily accommodate front doors without an excessive ramp for level access that would significantly reduce the available greenspace and would create heavily engineered features in the public realm which negatively impact the functionality and aesthetics of the landscape corridor.	
016	Use of smaller window proportions appears at odds with the overall composition, this has been partially addressed with a decorative recess to visually align with larger windows. A contrasting shade in brick detail may help add interest.	As per item 005, the smaller windows are introduced to manage heat loss from the overall apartment by reducing the glazing ratio overall. It is positive the decorative recess is recognised, but a colour shift is a concern for proposals due to the patchwork appearance this could present to the elevations. Design Team would prefer to explore a tonal shift across the facade in general, as per item 010.	MCC agreed this was acceptable upon clarification and aligned to item 005 design development.
017	Windows on Block E towards the medical centre would give rise to direct overlooking, whilst the central residential unit has a poor aspect. Need to investigate directional windows away from views direct towards the medical centre given the close relationship.	Design Team to explore window options to address overlooking concerns.	Additional bay study within the DAS to illustrate proposed projecting window detail to resolve overlooking concerns, with associated elevations and illustrative views updated to suit.
BLOCK F			
018	This block is visually discordant with rest of street scene in terms of scale, massing, and design. Elevations lack verticality and the boxy form is incongruous in the street scene. There is a need to review how the upper floor is treated such as potential inclusion as a mansard roof or other roof type profile reflective of the street.	Applicant confirms that this block has been explored in various forms, including taller and wider formats. The constraint of Costa beyond the red line is a natural parameter that informs the massing, whilst changes to the roofline would increase the scale of the block on the street scene to maintain NDSS areas within the affordable apartment layouts. Requirement for entirety of available flat roofspace for PV array to address Places for Everyone (PFE) Joint Development Plan Policy JP-S2 (Carbon and Energy) to mitigate carbon emissions on-site as much as possible.	Due to requirements for compliance with PFE Joint Development Plan Policy JP-S2 (Carbon and Energy) a flat roof of maximum area is required to accommodate PV array. This policy compliance requirement has taken priority over design comment for the overall scheme to achieve on-site generation requirements via maximising PV inclusion to all rooftops.
019	Shopfront window glazing could be broken up by central pilaster facing Wilbraham Rd to create more verticality, and window cills to line through on front elevation.	Design response will be covered under review of item 008 for Blocks A+B when applied site-wide across all blocks.	
020	We do not support a side entrance to flats, this is not an obvious entrance location and is 'hidden' to the side and is contrary to social inclusion. There are some concerns with how this side of the building with the access route through to the pocket park on Barlow Moor Road is treated particularly to ensure the potential for this to be an area of ASB is reduced.	Design Team clarified the 'side entrance' noted to the small entryway to the east is for fire escape only and the main entrance will be off a new publicly activated outdoor space surrounded by active shopfrontages.	MCC agreed this was acceptable upon clarification.
021	The space to the entrance of Makers Yard is overly narrow on the development side and relies on the chamfered corner of the Costa unit in order for it to be revealed from the main street. This block needs to ensure it creates a positive entrance to the Makers Yard to support its success.	The Design Team clarified proposals follow the existing building line towards Barlow Moor Rd, this is a natural width to achieve NDSS affordable apartment layouts with minimum circulation core requirements.	n/a

5.5 PRE-SUBMISSION FEEDBACK

5.5.1 MCC Detailed Feedback & Responses

The table opposite records MCC comments related to:

- Landscaping
- Materials
- Highways
- Signage & shopfront strategy

LANDSCAPING			
022	Whilst the creation of pedestrian focused new street along Manchester Road is generally supported the success of this relies on it being successfully activated. There is a significant concern with the lack of front doors to the street.	Landscape to review/update, subject to Block changes (above) and where final entrances, retail etc. are located, whilst reviewing separate landscape only items with the MCC-LIF.	Masterplan drawing updated to show revised landscaped relationships.
023	The setting of block D should be enhanced particularly to the rear where car parking areas dominated right up to the rear of the building.	The setting of this block is particularly constrained by the required positioning, scale and layout of the building footprint within the site, provision of public and private parking spaces to south and west of the building, vehicular access, building access points and retention of existing trees. Various options for enhancing the landscape setting, which work within the outlined constraints, have been explored and the maximum amount of landscape is currently shown on the latest plan, primarily to ensure public provision is retained.	n/a
024	An illustrative view from conservation area boundary would be helpful. The road arrangement here from Manchester Road is awkward and appears over engineered. This is a main gateway to the site but currently appears to be dominated by vehicular access.	Manchester Road requires a robust highway arrangement which allows access to the east and west for public and private parking, deliveries, refuse, fire tender and emergency access, and maintenance vehicle access. The junction into the site has been designed to the minimum vehicle tracking requirements, with a robust surface treatment, which can accommodate these uses accordingly. Pedestrian movement is directed along the western side of the road with a raised section of footway provided where it crosses the road to provide a pedestrian priority route. The change in levels will slow traffic and provide a flush safe footway surface for all users.	An illustrative view from further south along Manchester Road has been prepared to help explain the proposals, which will instinctively be drawn to the high-quality architecture and landscaped green corridor with extensive tree planting.
025	The pocket park created towards the southern end of Block B and through route to Wilbraham Road needs careful consideration to ensure this is a safe and useable space there are concerns that this area would potential be an area of concern with regards to ASB given its relatively isolated nature and lack of overlooking.	Enhancements to the glazing have been made to the budling facades overlooking the pocket park to provide further informal surveillance of the space. Planting will be low level to provide clear views into the space, and a robust lighting and CCTV strategy will be put in place to reduce the potential for ASB.	Block B elevations and masterplan drawing updated to show revised landscaped relationships to elevations.
026	The area around block A and B on Barlow Moor Road needs to ensure that is maximises routes to the ground floor commercial space particularly making the most of the signalised crossing that has been installed. Some consideration and discussion should also be given to improving the pedestrian environment on Barlow Moor Road by installing the bus stop into the site and allowing a wider pavement to be created free of this structure.	The angled planting bed to the north of the crossing point has been pulled back to ensure access to the signalised crossing is maximised and logical desire lines are considered. The angled planting beds along Barlow Moor Rd have been designed to provide screening of the road as much as possible, maximise greening and tree planting opportunities, whilst providing logical access routes, and comfortable spill out and dwell spaces along the new retail frontage. The existing bus stop (newly installed as part of the cycleway works) is enclosed and not open to the site – it essentially turns it's back on the site. For various logistical and ownership issues it is not possible to relocate the bus shelter within the site red-line. An additional footpath around the back of the existing shelter has been considered but was deemed impractical. The size and shape of the planting bed directly behind the bus shelter has been carefully designed to provide vital green screening of the main retail spill-out seating space and pocket park from the road. Removal, or reduction in the size of the planting area will negatively impact the setting of both spaces. The planting bed accommodates an existing cherry tree which would need to be removed if any works are carried out around the shelter.	Masterplan drawing updated to show revised landscaped relationships.
027	We need to understand the quality of materials to be used for the public realm and those outside of the site. It is important for the development to improve the pedestrian environment around those areas where members of the public would access the site Wilbraham Road frontage to the front of Block F, along Barlow Moor Road with options on the treatment of the public realm where the access points to the site are.	Suggested surfacing materials are included in the landscape section of the DAS. The proposed surfacing of the space fronting Nicolas Rd has been amended following comments from MCC - the proposed surfacing in this area (within the site red-line, and outside the red-line up to back of highway kerb) is now natural sandstone to align with the potential future works outlined in the LIF / Chorlton Public Realm document.	Masterplan drawing and DAS information on materials updated to show revised treatment.
MATERIALS			
028	The approach is understood, however, given the scale and extent of the proposed buildings these may appear monochromatic in nature. There needs to be further options and consideration to vary these and the finishes to add interest and articulation across all elevation of the proposed new development.	Design response will be covered under review of item 010 for Blocks A+B when applied site-wide across all blocks.	
HIGHWAYS			
029	Accessible car parking spaces; number of accessible car parking spaces across the site appears very low as a proportion of overall numbers.		
030	Servicing: There are some concerns around the servicing arrangements for the proposed development and those existing business fronting Wilbraham Road that still require servicing to the rear. The circulation space for delivery and servicing vehicles together with management of the access and egress into the residents parking areas has the potential to be a busy area where there will be competing demands and movements.	This has been reviewed and agreed with Highways via Civic Engineers as Transport Consultant and captured within the separate Transport Assessment document as part of the application.	
OTHER			
031	We will require a Signage & Shopfront Strategy to ensure the design intent of signage zones and shopfronts is maintained through by occupiers of the commercial spaces. There also needs to be clear demarcation of main entrances to the apartments, so these are legible and prominent features of each block which are clearly distinct from the shopfronts.	Noted.	Additional information to be provided within the DAS under the cover of 'Signage and Shopfront Strategy'.

5.5 PRE-SUBMISSION FEEDBACK

5.5.2 Item 015 - Manchester Road Front Doors (Blocks D & E)

There is a significant level change from Manchester Rd to the internal FFL of Blocks D & E.

It could be achieved with stepped paths, but this will introduce accessibility issues. Note these apartments are M4(3) apartments (refer to section 8.2.3).

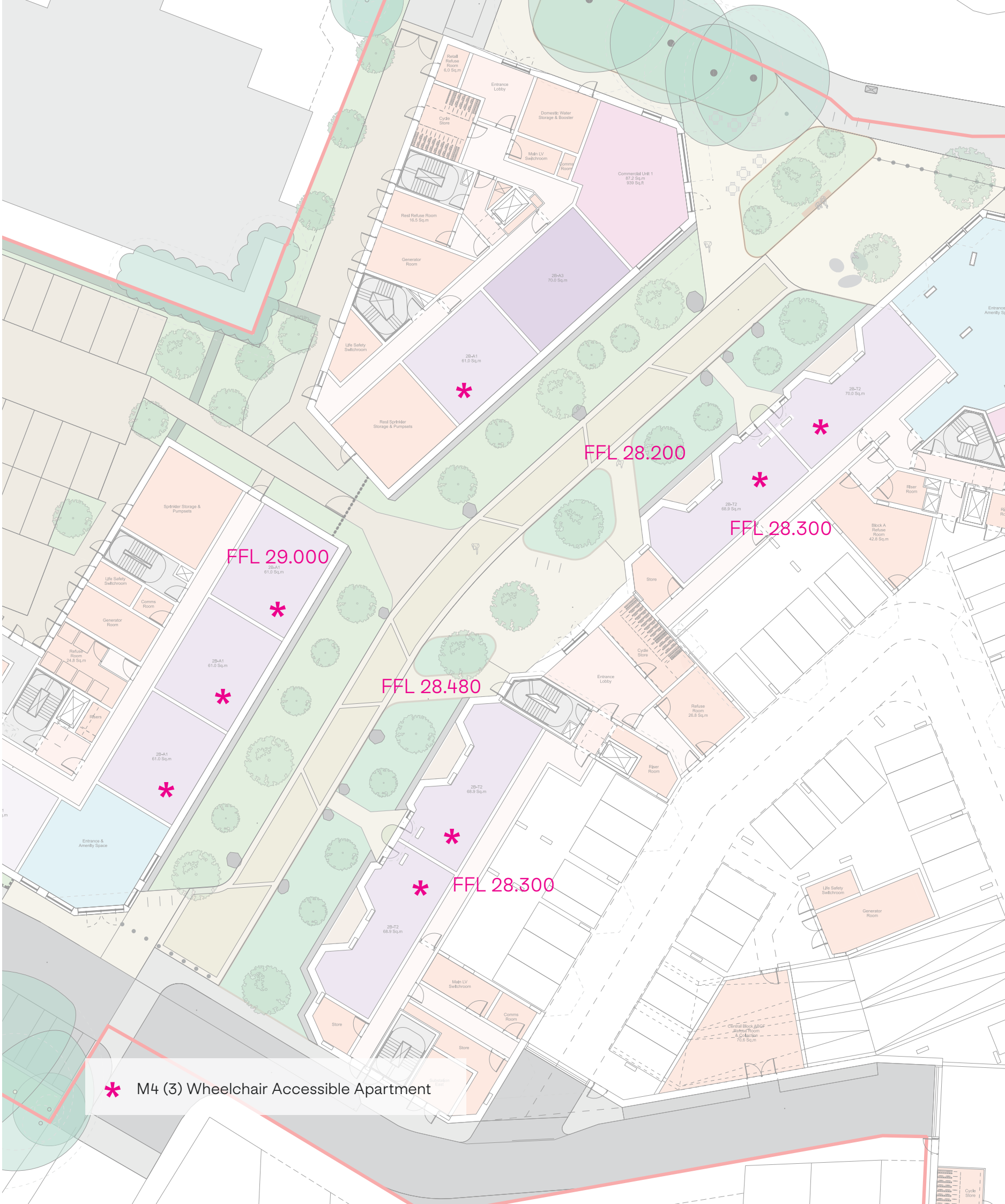
Various potential ramp options have been reviewed with the Landscape Architect to provide front door access to Blocks D & E. Using British Standard guidance on gradients / DDA compliant principles for sloped access.

Both options significantly reduce the available greenspace (BNG) and would create heavily engineered features in the public realm, which negatively impact the functionality and aesthetics of the landscaped corridor route of Manchester Road that was a separately consulted and design response.

Due to these constraints and impacts, front doors to Blocks D & E will not be proposed.



Option - Rejected double ramp access proposal



5.5 PRE-SUBMISSION FEEDBACK

5.5.3 Item 018 - Block F Roof

The roof form of Block F has been explored in various forms, including taller and wider formats. The constraint of Costa beyond the red line is a natural parameter that informs the massing, whilst changes to the roofline would increase the scale of the block on the street scene to maintain NDSS areas within the affordable apartment layouts.

There is also a requirement for entirety of available flat roofspace to be used as a PV array (see plan right) to address Places for Everyone (PFE) Joint Development Plan Policy JP-S2 (Carbon and Energy) to mitigate carbon emissions on-site as much as possible - maximising all rooftops, not just Block F, is required to achieve compliance.

In parallel to this technical environmental compliance, Lanpro Services (Heritage Impact Assessment) has provided specific commentary in relation to streetscape design:
'The built form of Block F of the Proposed Development is not out of character within the existing setting of the Conservation Area, as it is currently defined by Graeme House. Therefore, this roof structure would be concurrent with the existing conditions found within the roof line on Wilbraham Road. Furthermore, the treatment and build quality of the Proposed Development is of superior quality and will have a beneficial impact on Wilbraham Road.'



Key:

PV Array

6 DESIGN RESPONSE



6.1 SITE PARAMETERS

6.1.1 Development Framework: Notional Proposal

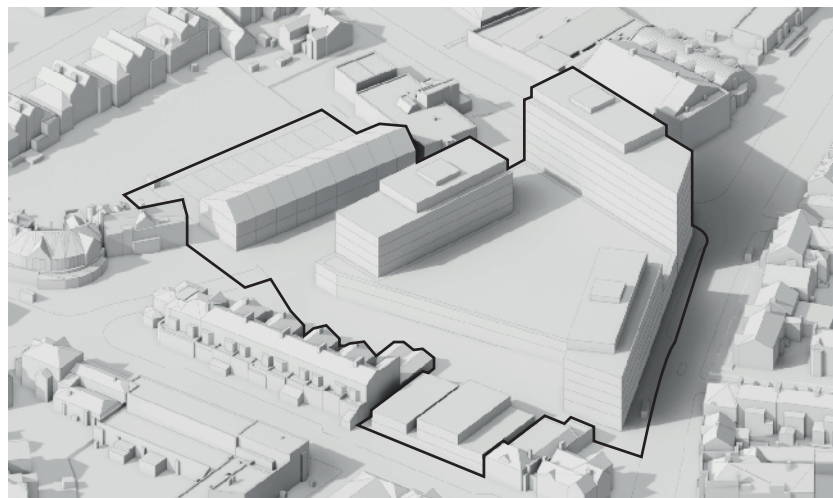
As described in Section 3.2.5, the Development Framework for the Site included a notional proposal based on the design principles set-out by the framework.

This notional proposal comprised a development split east and west of Manchester Road running through the Site as follows:

- To the east of Manchester Rd;
 - 2no. 7-storey blocks (east-west facing), with the top floor set-back, flanking Barlow Moor Road and Manchester Road
 - 1no. 9-storey block (north-south facing), with the top floor set-back, along the northern edge to Nicolas Road
 - The lower 2-storeys offer a connected podium to all blocks
- To the west of Manchester Road;
 - 1no. 3-storey block (east-west facing)

An initial appraisal of this proposal highlighted several issues (illustrated right) that early feasibility would seek to address, to:

- Improve relationship of buildings to street
- Orientate blocks to omit / limit north-facing dwellings
- Address the retention of the Costa unit to Wilbraham Rd
- Respond to macro-economic factors since this Development Framework was published pre-pandemic



Massing of Notional Proposal from Development Framework



6.1 SITE PARAMETERS

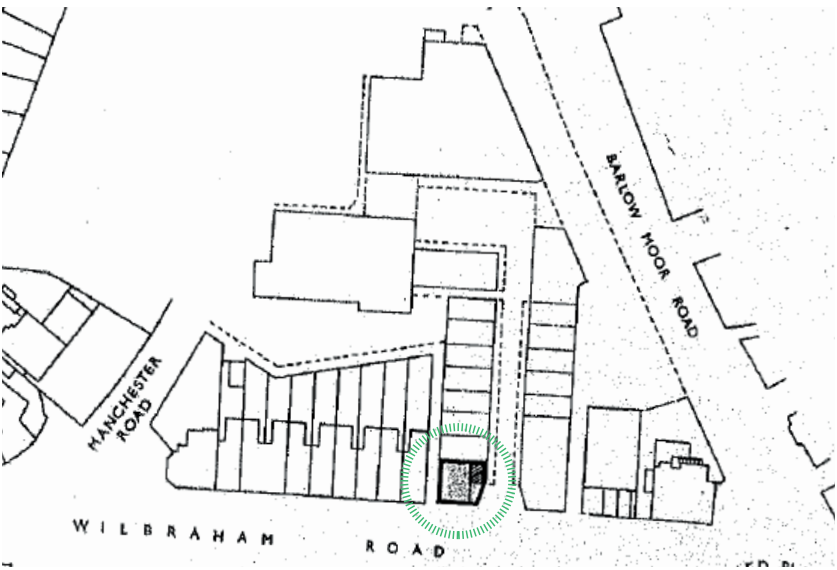
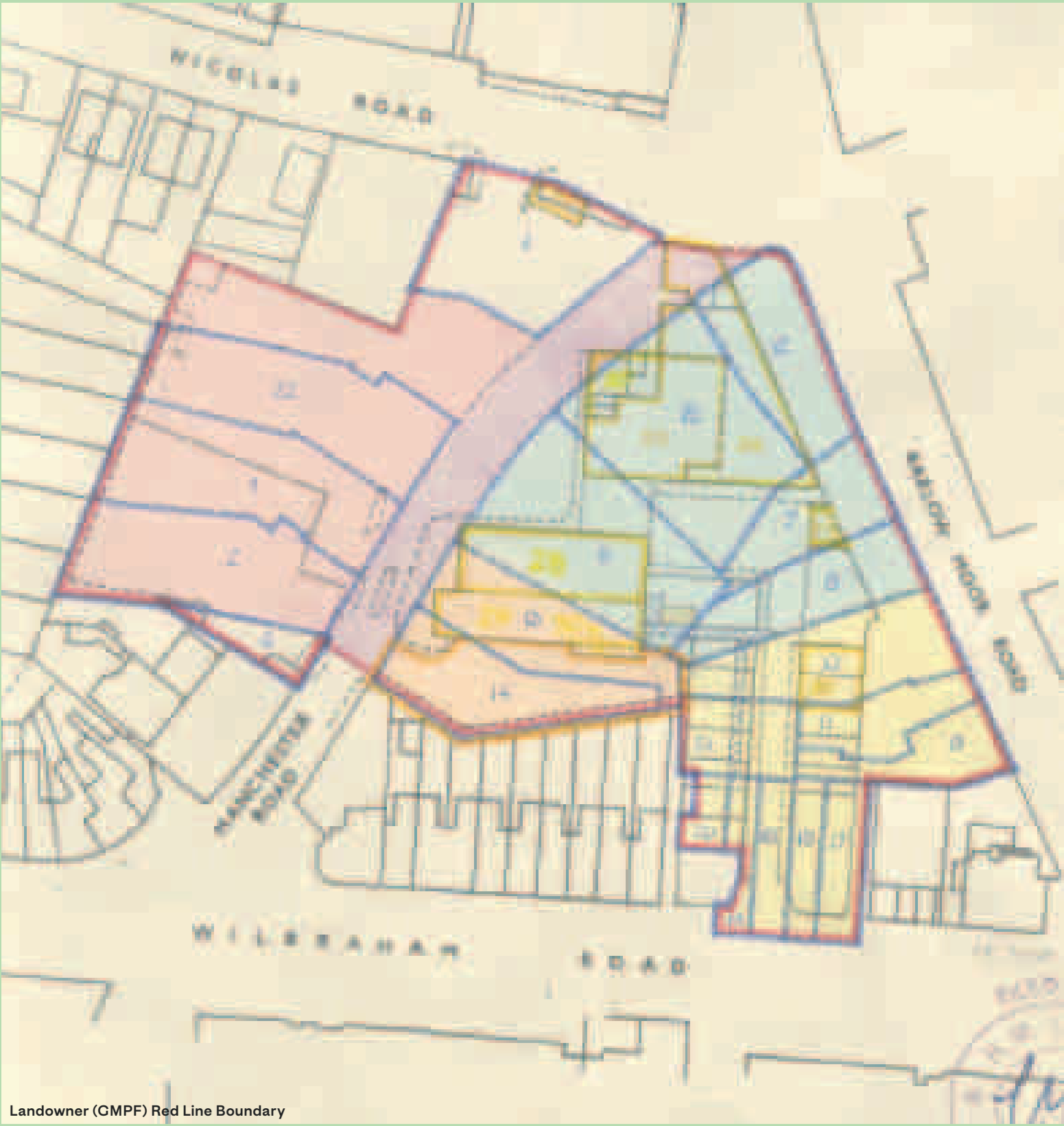
6.1.2 Retention of Costa Unit

Unlike the notional Development Framework proposal (previous page) the Costa unit falls outside of the red line boundary and is sought to be retained separately.

Therefore, the scheme has had to review how to positively respond to this part of the site to support retention, whilst addressing Wilbraham Road and negotiating the scale of terraces to street in this location with the larger development blocks behind to the north.

Initial appraisals sought to include this area, but following discussions with the tenant and retention, proposals have reacted to create a positive retail space in this area.

Retained Costa Unit Boundary



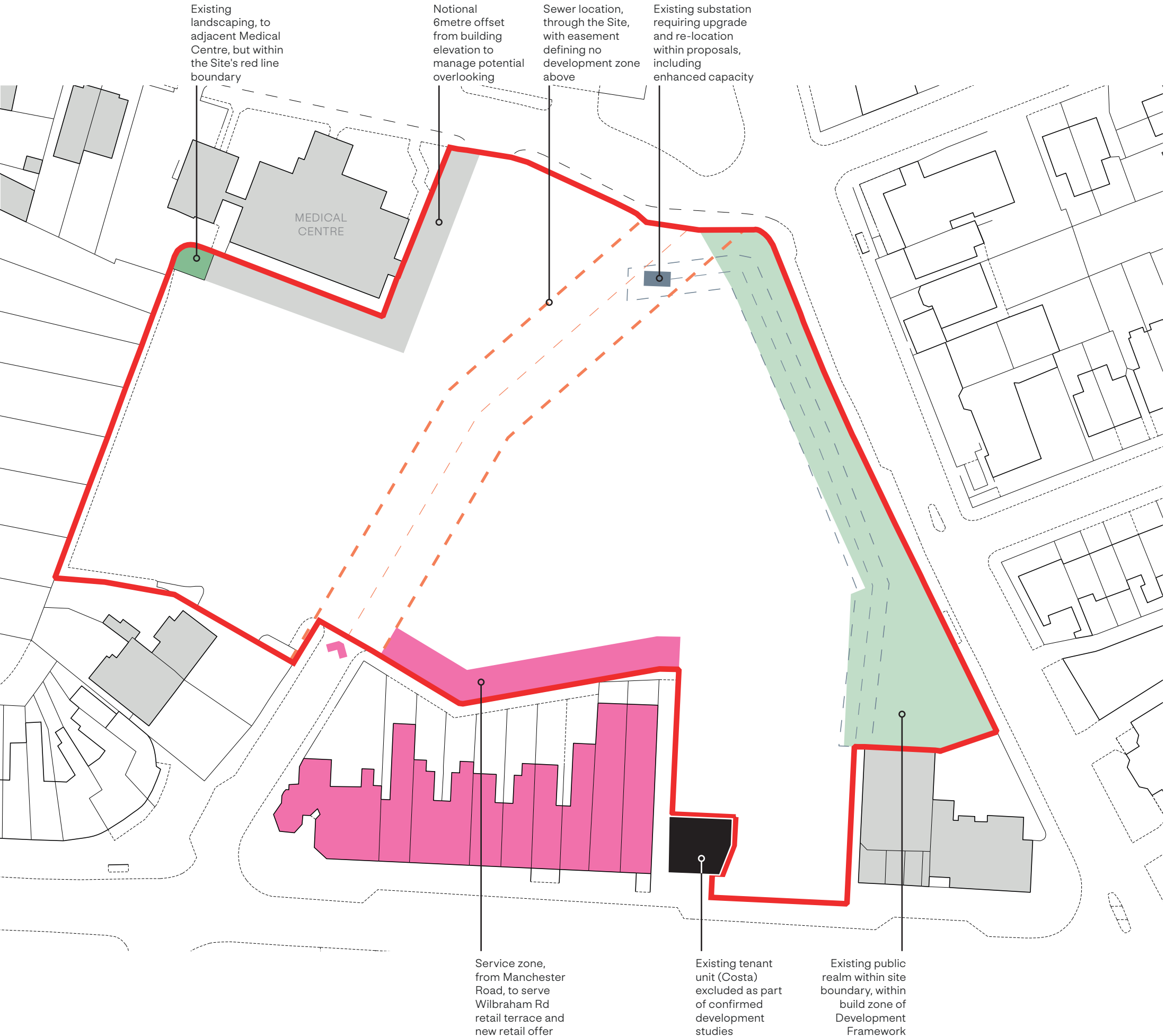
Landowner (GMPF) Red Line Boundary



6.1 SITE PARAMETERS

6.1.3 Parameter Plan

In contrast to the Development Framework, overlaying various parameters for the Site created a natural 'clearing' of space for re-development proposals to occupy. These are summarised on this parameter plan.



Key:

- Site Boundary
- Costa Unit Demise

Wider Key:

- Retention: Green Space
- - - Sewer Location
- - - Sewer Easement
- Current Substation
- - - Substation Supply
- Service Access
- Overlooking Offset



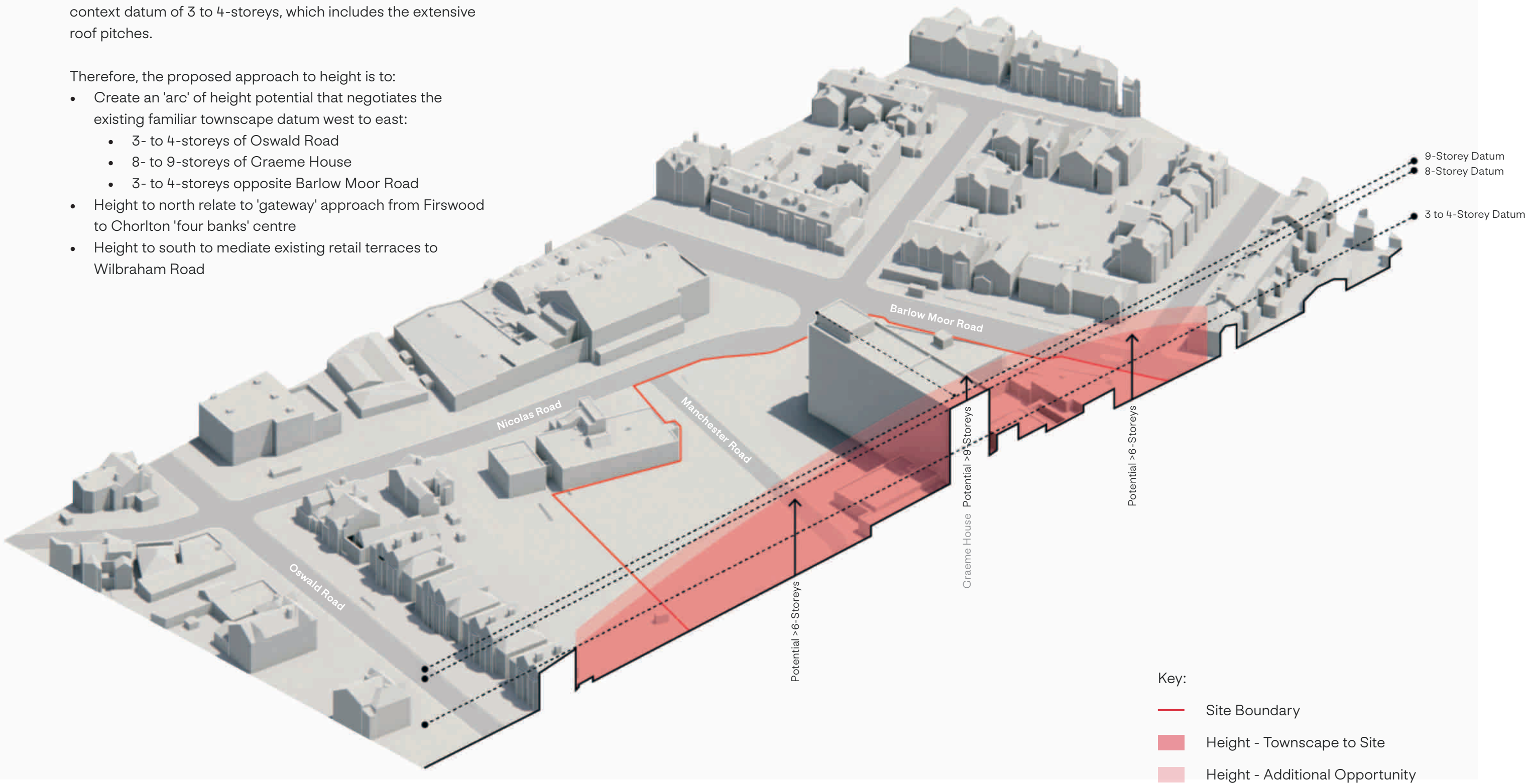
6.1 SITE PARAMETERS

6.1.4 Approach to Height

There is a familiar height datum within the Site that is set by the 8 to 9-storey Graeme House. This breaks the surrounding context datum of 3 to 4-storeys, which includes the extensive roof pitches.

Therefore, the proposed approach to height is to:

- Create an 'arc' of height potential that negotiates the existing familiar townscape datum west to east:
 - 3- to 4-storeys of Oswald Road
 - 8- to 9-storeys of Graeme House
 - 3- to 4-storeys opposite Barlow Moor Road
- Height to north relate to 'gateway' approach from Firwood to Chorlton 'four banks' centre
- Height to south to mediate existing retail terraces to Wilbraham Road

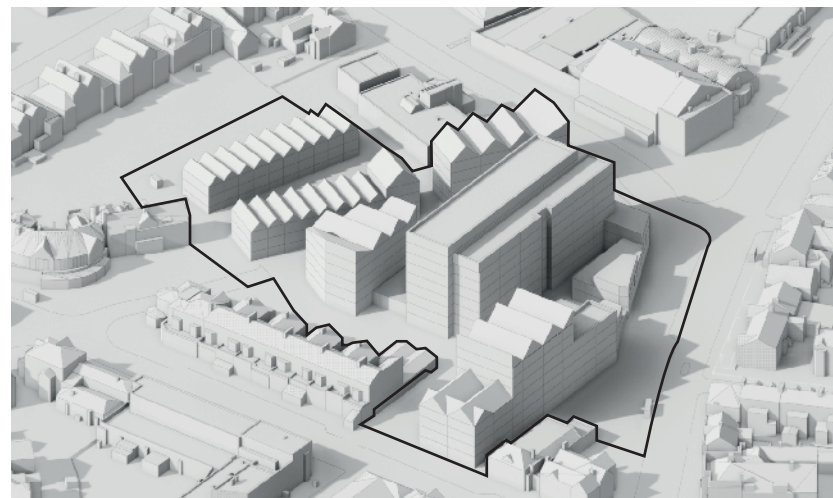


6.2 DESIGN EVOLUTION

6.2.1 Initial Feasibility

This initial feasibility comprised a development split east and west of Manchester Road, similar to the notional Development Framework proposal (section 6.1.1). However, it also acknowledged the 13metre sewer easement to propose the following block layout on an east-west orientation:

- To the east of Manchester Road;
 - Retention and extension of 8-storey Craeme House
 - Retention and refurbishment of north-east buildings
 - 2no. blocks, articulated from 2-5 storeys
- To the west of Manchester Road;
 - 1no. 5-storey block
 - 2no. terraces of 3-storey dwellings



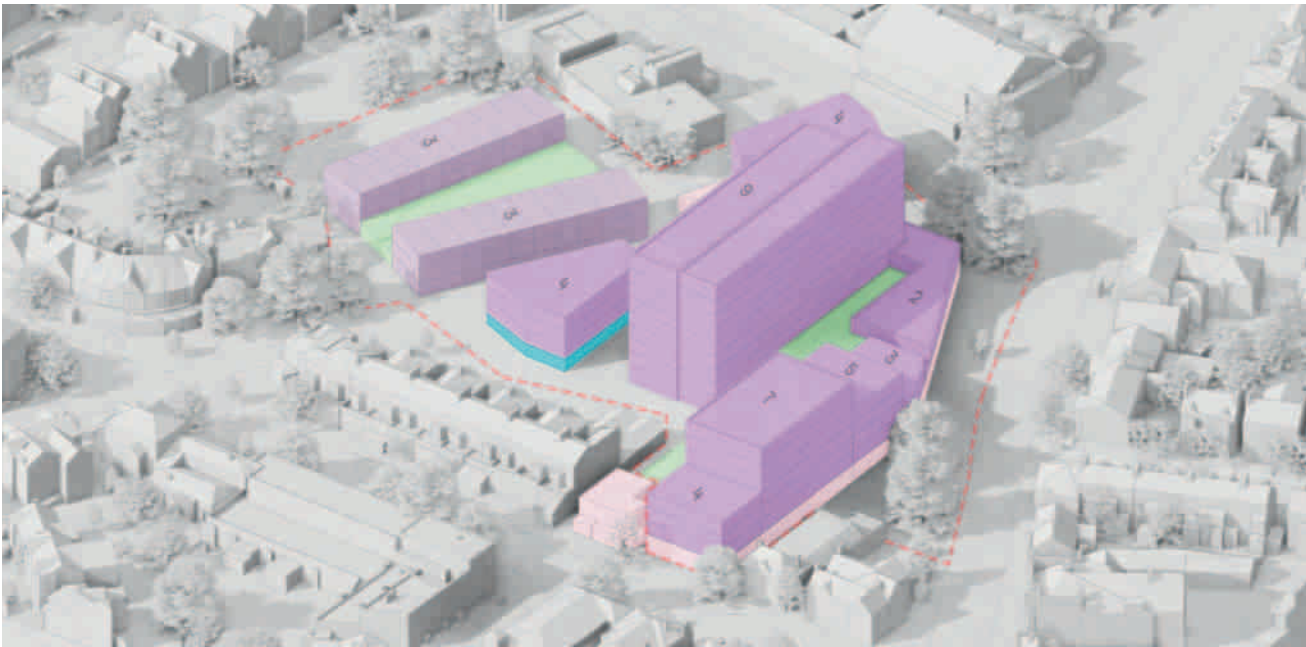
Massing of Initial Feasibility



6.2 DESIGN EVOLUTION

6.2.2 Feasibility Development: Retention

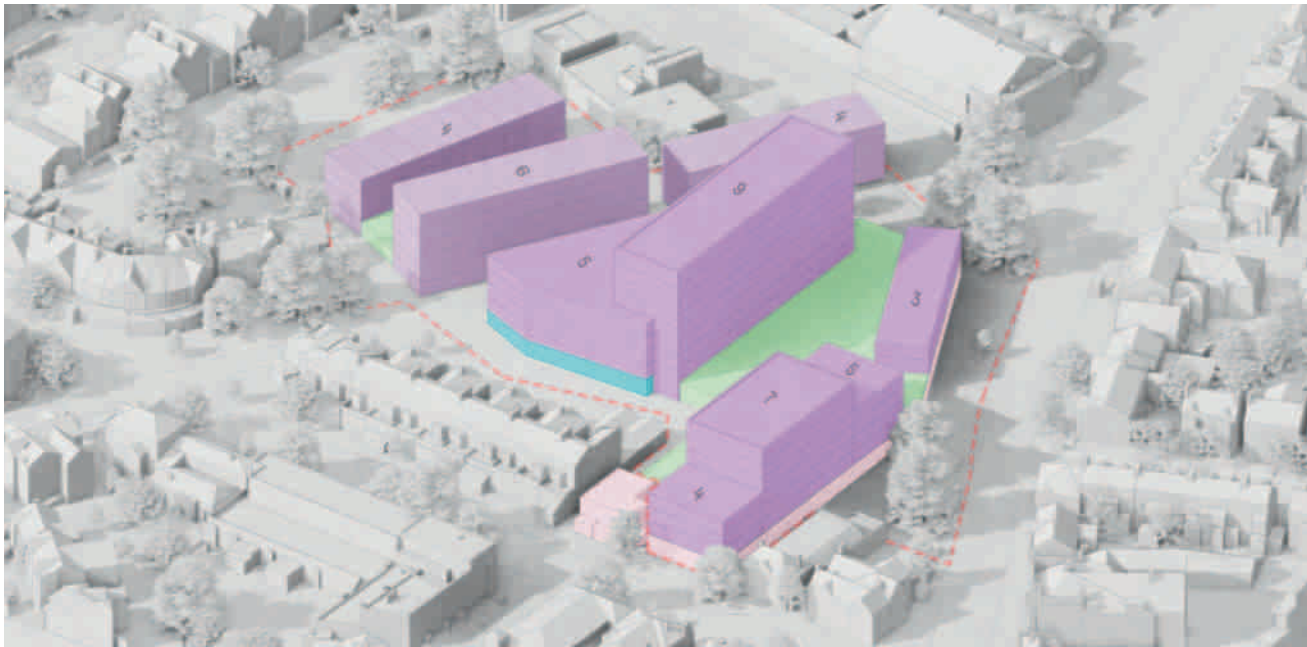
Developed Initial Feasibility



This option retains the earlier desire to re-use the existing buildings, but with a simpler approach to the initial feasibility through:

- Omitting 'designed' rooftops for massing/quantum studies
- Introducing a podium to both the east and west plots
- Retaining similar heights to the bid scheme

Alternative to Initial Feasibility



This alternative option retains the principles of the previous iterations including; retention of Graeme House and street response to sewer easement, but seeks to:

- Strengthen buildings framing the street through the Site
- Shift height towards the street between the east-west plots
- Extending Graeme House with an attached south-west corner block

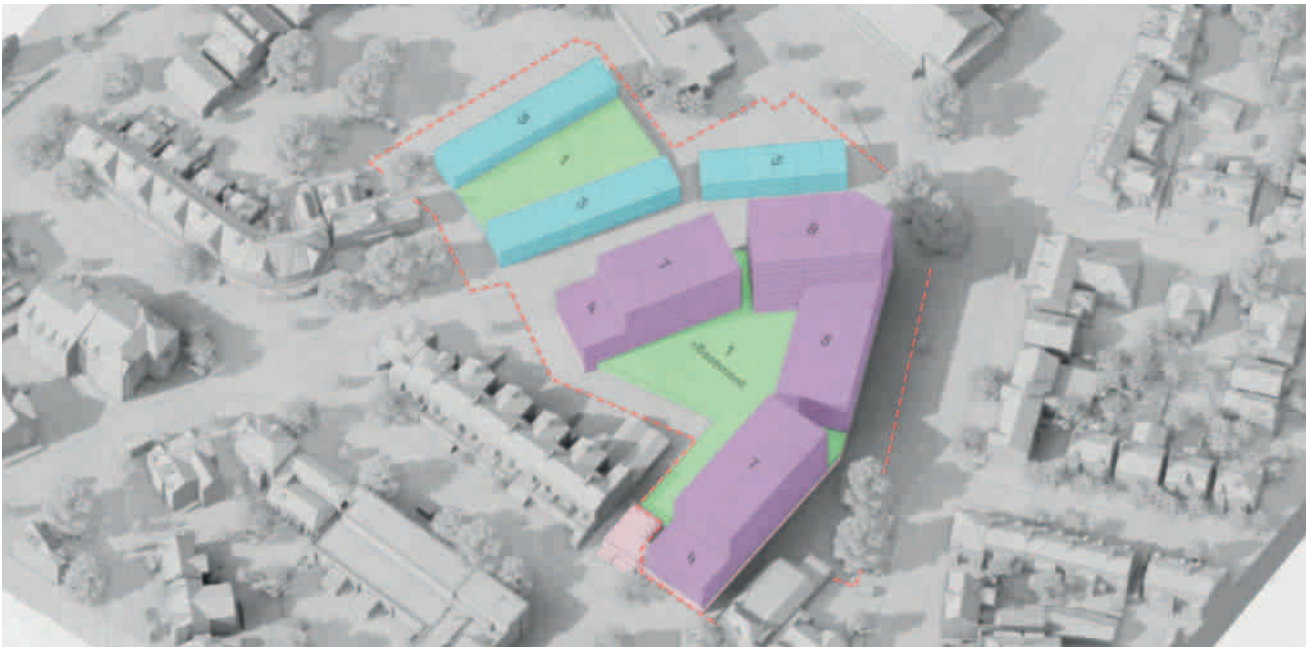
- The early options for the Site sought to:
- Relate to the quantum alluded to by the notional proposal of the Development Framework
 - Progress the principles and approach set-out by the Applicant's brief
 - Explore different height and density massing options, based around the retention of Graeme House and no-build zone of the sewer easement
 - Explore different locations for different housing typologies and a varied ground floor offer of retail and/or workplace



6.2 DESIGN EVOLUTION

6.2.3 Feasibility Development: New-Build

Example of New-Build Option, Retained Costa Unit



The first appraisal option without retention, notably Graeme House, had simple base principles of:

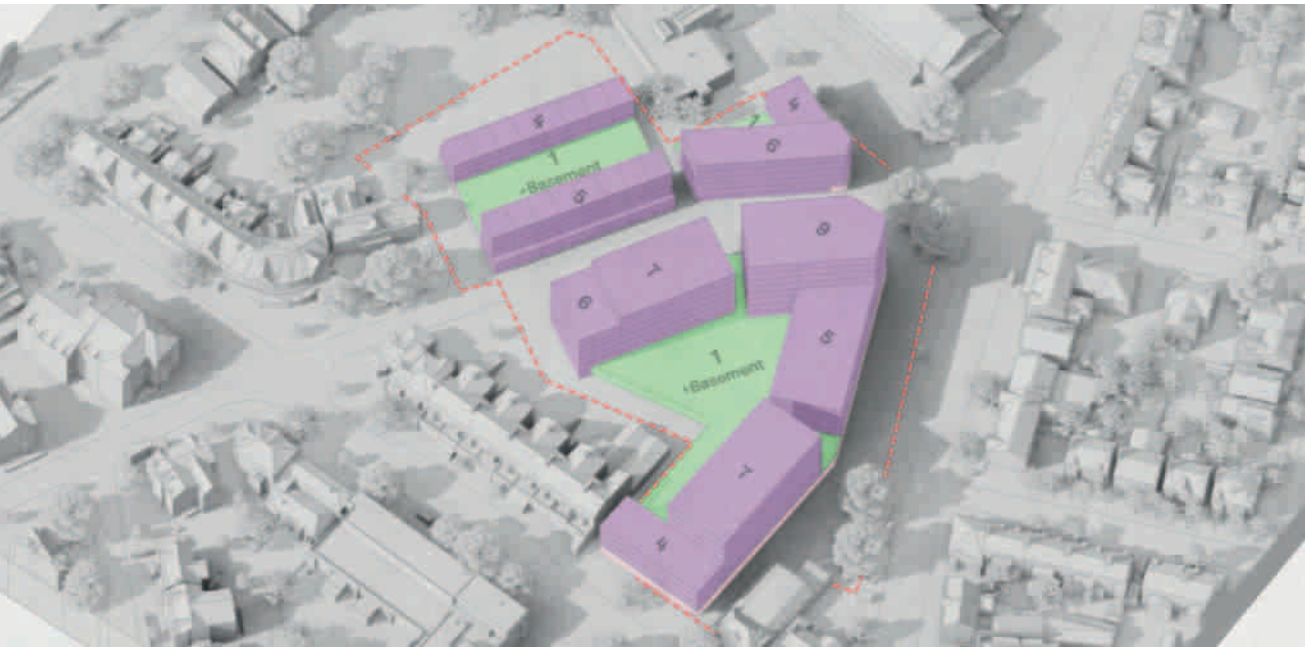
- Maximising the east plot geometry between the existing public realm and sewer easement
- Retaining simple townhouse 'product' as terraces to the west and north plots
- Working around the existing Costa unit to the south on Wilbraham Road

Following the initial options, developing further options was a cyclical review and feedback process that was:

- Based on new-build across the whole of the Site to maximise plot definition and building footprints around the no-build zone of the sewer easement
- Start to consider the independence of blocks for affordable provision by a MHPP.

This page just illustrates a sample of options explored and used for early pre-app. with MCC (see Section 5.2.1)

Example of New-Build Option, Omitted Costa Unit



Further option arrangements explored variations on a theme to the east and west of the Site:

- West plot as single-banked apartment only blocks
- Different roofscape articulation and additional storeys of efficient floor-plates
- Omitting or building over Costa unit to add floor space



6.2 DESIGN EVOLUTION

6.2.4 Feasibility Development: Option for Urban Design Review

Previous Preferred New-Build Option, Omitted Costa Unit



Previous Option with Potential to Enhance Height to Corner



The evolving scheme options were building on the previously referenced storey heights, but starting to express specific volumes to:

- Create affordable blocks to north and/or south plots
- Create efficiency through symmetry and repetition
- 'Gateway corner' reaching 10-storeys or more

This page just illustrates a sample of options being honed and tabled in an Urban Design Review with MCC (see Section 5.2.2) and to inform the public consultation scheme.



6.2 DESIGN EVOLUTION

6.2.5 Feasibility Development: Re-visit Options

All Apartment Scheme Option, Offsetting from West Boundary



Responding to Confirmed Retention of Costa Unit



- Following viability and market reviews, public consultation feedback and further pre-app. with MCC, additional options were explored that created:
- All apartment scheme in response to viability and market
 - Reviewing block types from NDSS to premium layouts
 - Smaller south plot as Costa unit retention confirmed

This page just illustrates a sample of options that were reviewed to tease out the most viable scheme that balanced consultation feedback.



6.2 DESIGN EVOLUTION

6.2.6 Proposed Massing

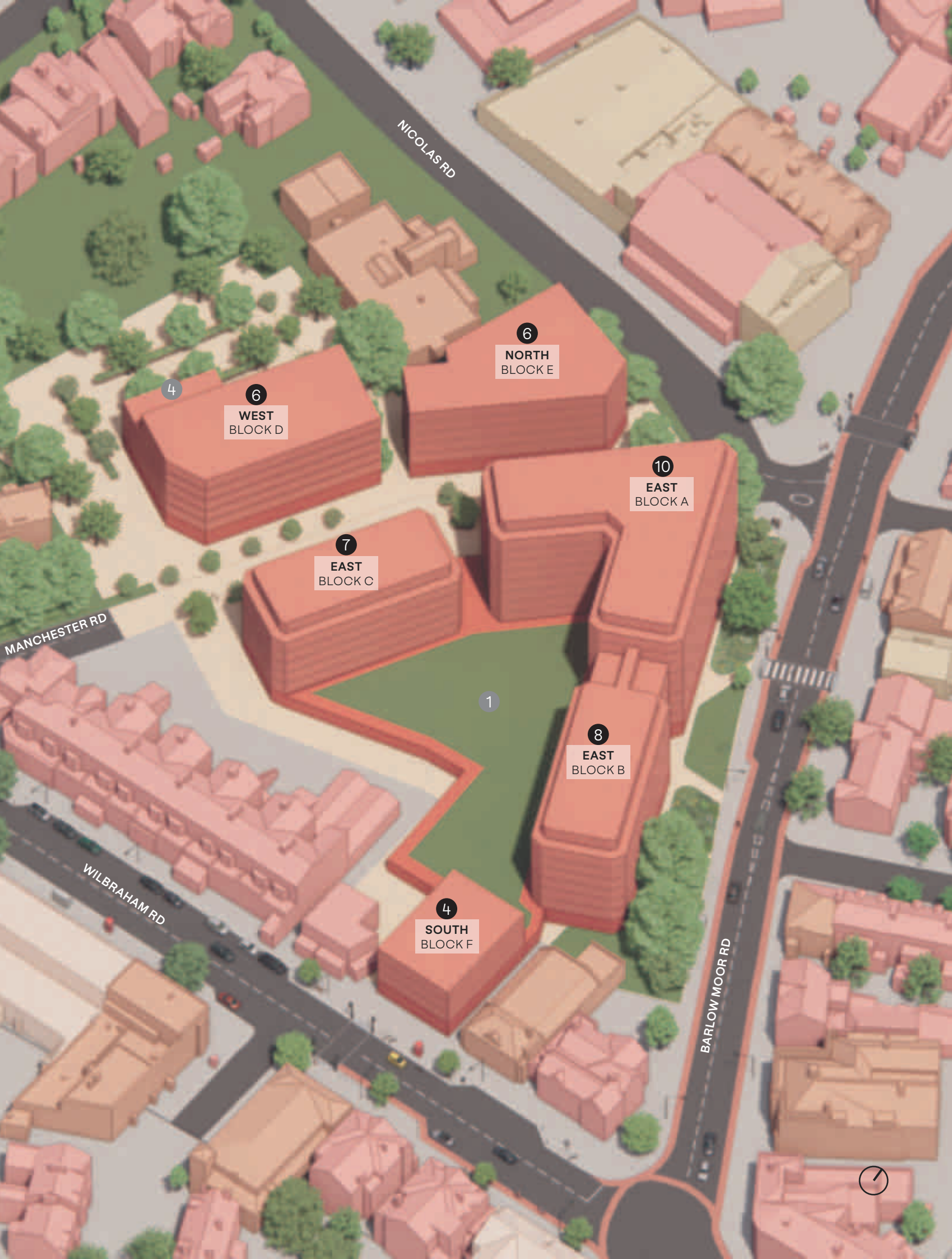
The design evolution culminated with the preferred option to balance feedback from:

- Viability reviews
- Pre-application consultation
- Community consultation
- Affordable provision

All set against the material consideration of the approved Development Framework for the Site.

In summary, the proposed massing comprises:

- East Plot
 - Block A at 10-storeys with set-back upper level
 - Block B at 8-storeys with set-back upper level
 - Block C at 7-storeys with set-back upper level
 - All including single-storey Ground Floor Podium with basement below
- West Plot
 - Block D at 6-storeys with 4-storey step-down towards boundary
- North Plot
 - Block E at 6-storeys
- South Plot
 - Block F at 4-storeys



6.3 SCALE & MASSING

6.3.1 Comparative Massing: Development Framework

The approved Development Framework provides a useful reference point against which to review proposals against due to the scale, arrangement and extent of layouts.

Albeit now in different economic times, the scale and massing provides useful datums to strive towards, but with densification to optimise the Site potential.

We consider the key elements to consider and to address are the flat, sheer scale of elevations to street and maximised blocks that omit the green space to Barlow Moor Road and open space to Nicolas Road.

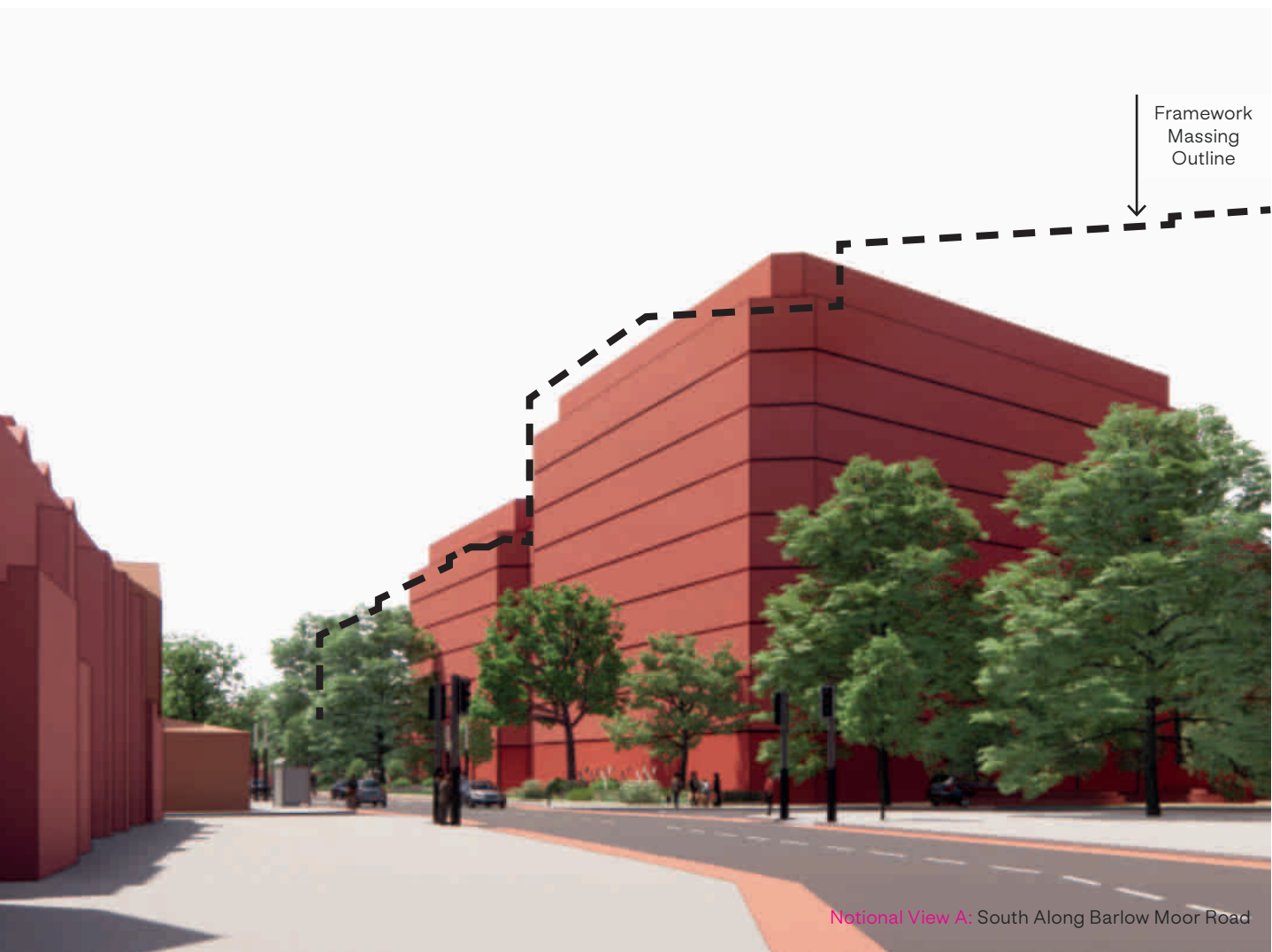
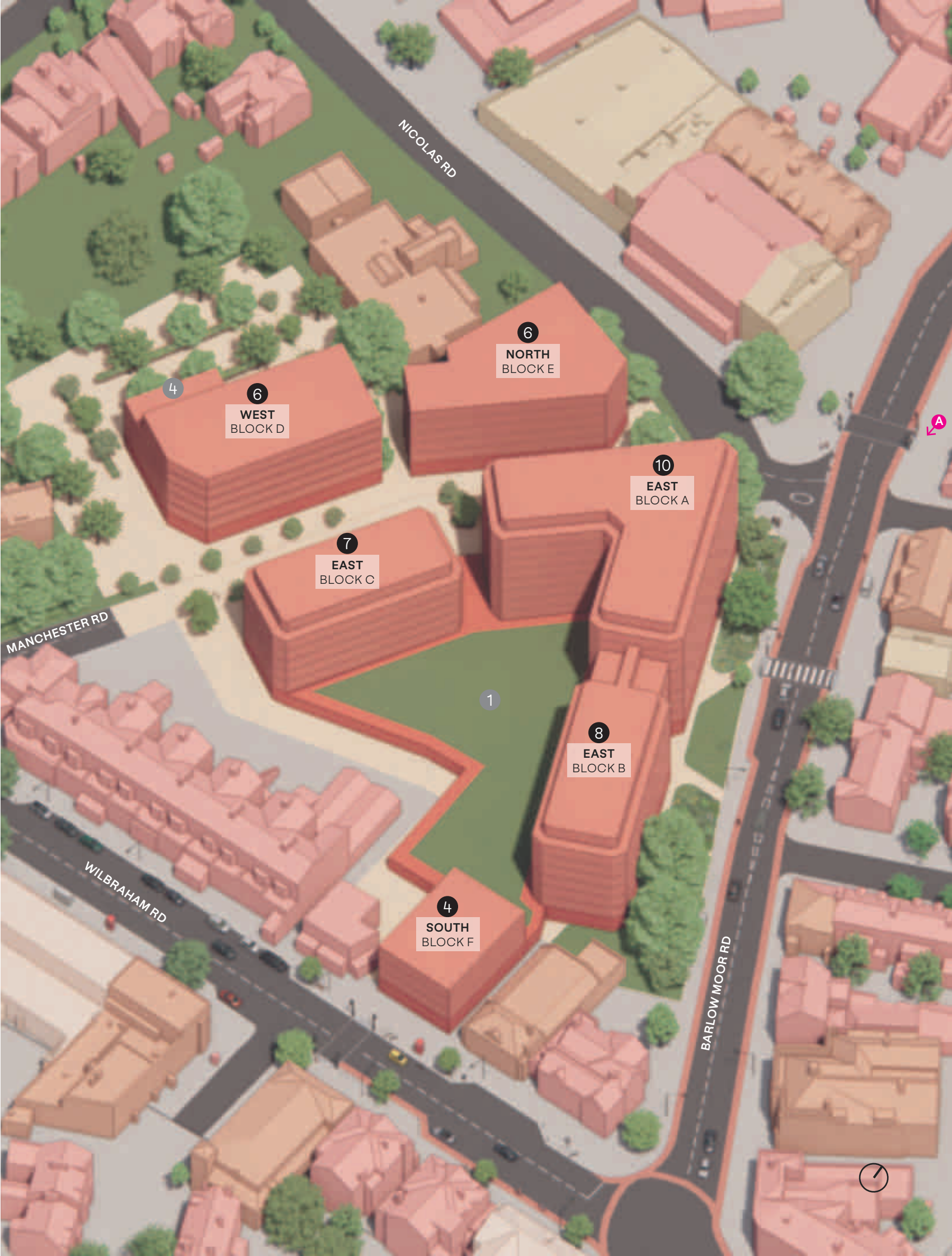


6.3 SCALE & MASSING

6.3.2 Comparative Massing: Proposed Massing

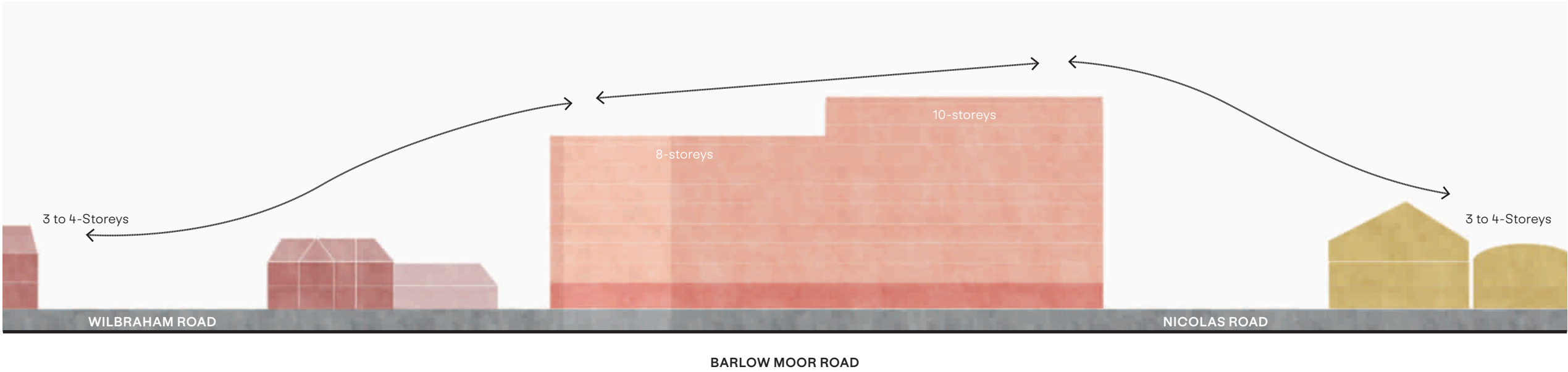
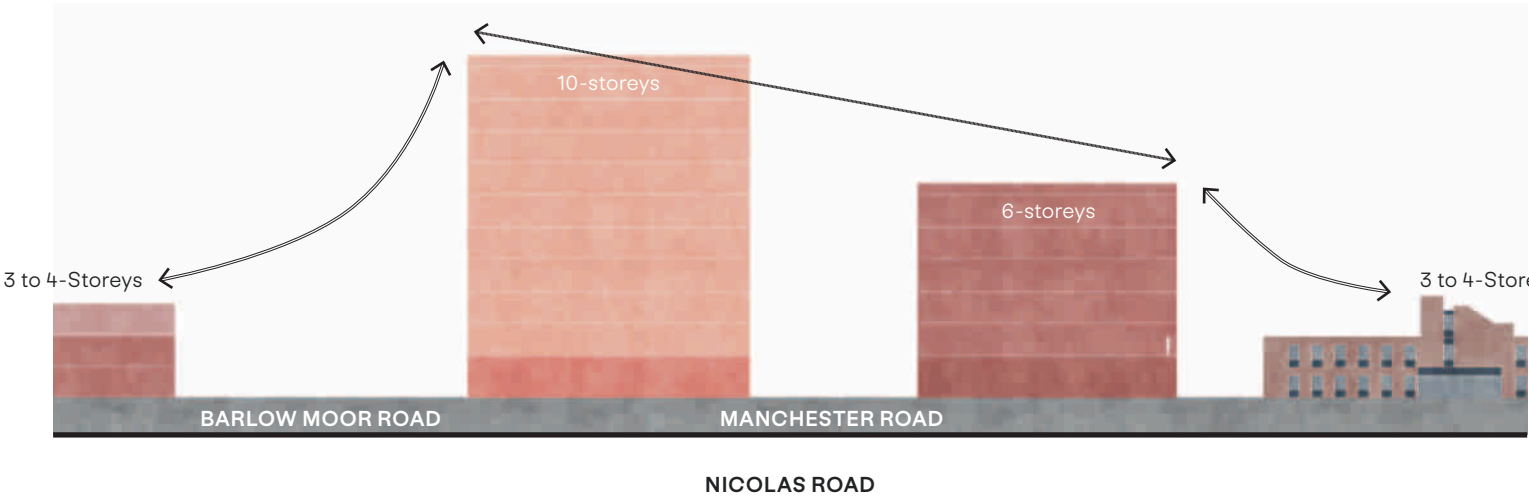
The proposed massing uses the principles of the Development Framework scale and massing, but optimises land use on an east-west orientation whilst also responding to site parameters.

The shaping of ends or key corners to all blocks, whilst taller blocks having a form of set-back to articulate rooflines assists with mitigating the visual impact to street. Moreover, the setting-back of blocks from pavement edges to retain existing green space and openness to nearest buildings over the road place the proposed massing within the Development Framework context to the public street views (illustrated below).



6.3 SCALE & MASSING

6.3.3 Illustrative Streetscenes



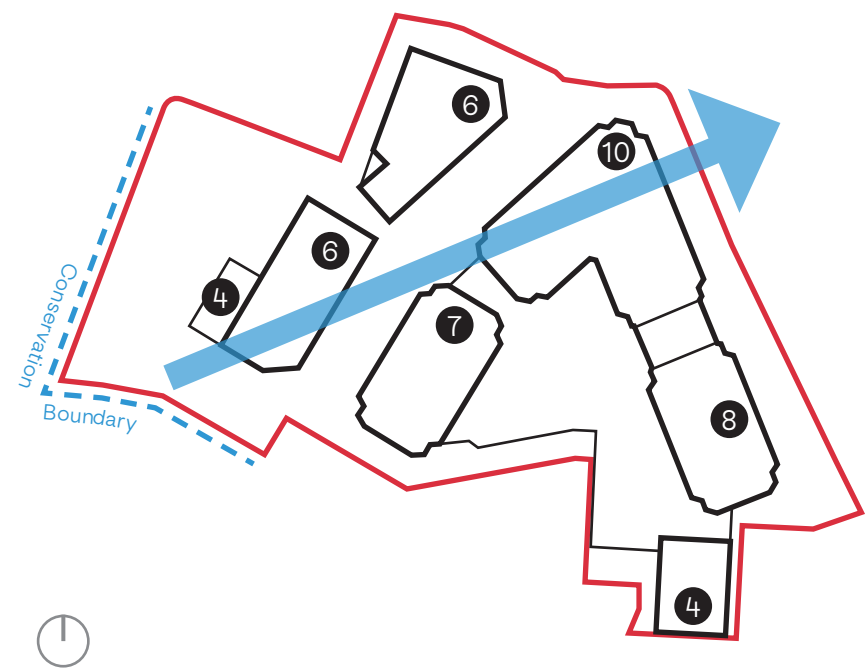
The scale of the developing blocks has been shaped to balance the development viability and placing height where openness can be used to best mediate between existing street datums of 3 to 4-storeys (refer to Section 6.1.4).

This has resulted in the analysis of the key outwardly-facing streets of the Site (illustrated here) to; Barlow Moor Road, Nicolas Road and Wilbraham Road to ensure that height is managed through appropriate shifts, using roads as natural breaks and openness to increase in scale.

6.3 SCALE & MASSING

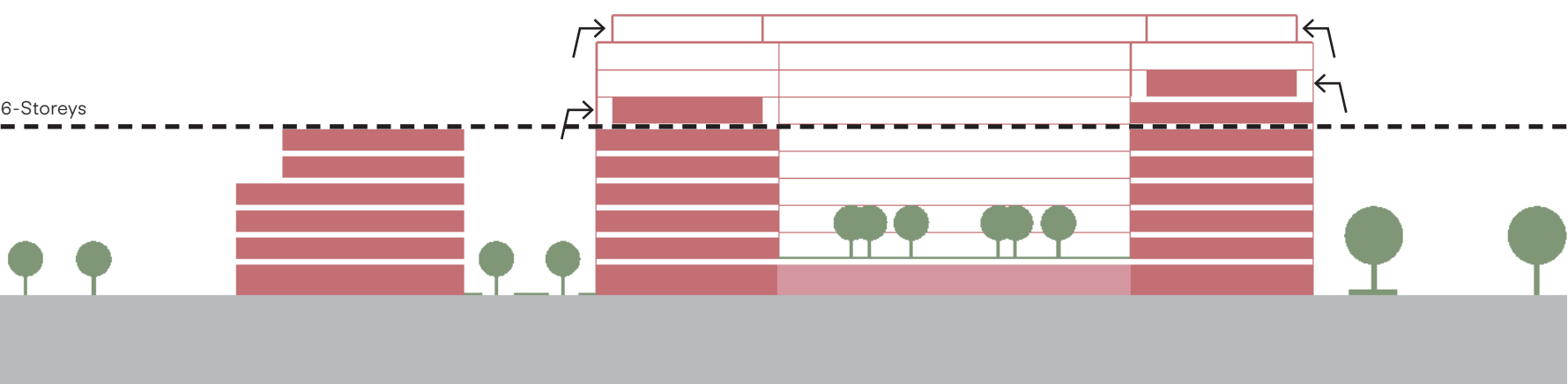
6.3.4 Mitigating Height Impact

Height Towards Open 'Gateway' Corner
Away from Conservation Boundary



The south-west corner of the Site abuts the local Conservation Area boundary (refer to Section 3.3.1). Therefore, height has always targeted to be lower towards this corner and increasing towards the more open and city 'gateway' corner.

Creating a 'Shoulder' Height
6-storey datum defining 'street block' type



Striking a 6-storey 'shoulder' height across the Site helped to set a datum that mediated between the typical 3 to 4-storey townscape height and taller blocks, defining a 'street block' type that could be simpler in form and appearance.

Setting-Back Upper Levels Above 'Shoulder'
Articulated rooflines above 6-storey datum

Above the Site's 'shoulder' height of 6-storeys, all taller blocks should then consider set-backs to upper levels and articulation of rooflines to mitigate height from the street, but also against the skyline.

From the early design stages it was always conceived that beyond mediating height to streetscenes (previous page) additional devices would be required to mitigate impact of scale. These can be summarised as:

- Direction of height away from Conservation Boundary
- Shoulder height of 6-storeys to define 'street block' type
- Setting-back of upper levels to blocks >6-storeys
- Furthermore, articulation and layering of taller blocks to de-scale elevations (refer to Section 6.4)

These moves informed an early approach towards elevations.

6.4 ELEVATIONAL APPROACH

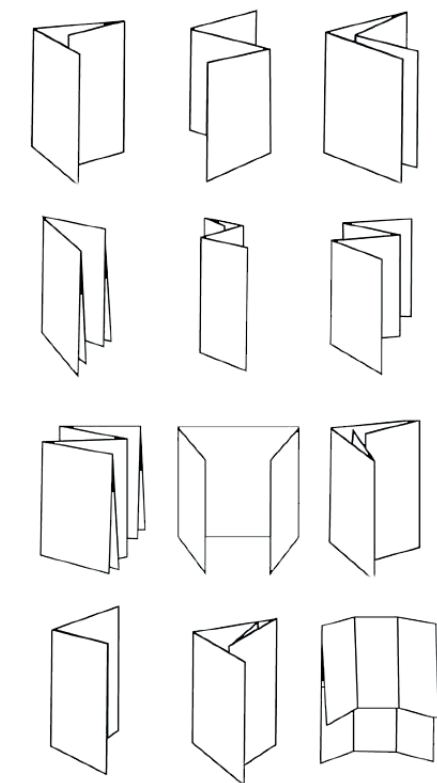
6.4.1 Conceptual Approach

The proposed development will create a rejuvenated central destination for Chorlton, achieved by an exciting streetscene and ground floor presence through new retail opportunity.

Therefore, above ground, the building elevations want to become a scaled backdrop that feels familiar to minimise their assertion in the townscape. This has steered the conceptual design approach to a contextual response informed by the site analysis and context studies (see Sections 4.3 and 4.4).

The resulting concept is referring back to the existing building stock of 'street blocks' that feature textured detailing and reveals coupled with 'mansion blocks' that crease and peel-away along their faces through bay windows and set-backs...

A CHORLTON RHYTHM OF 'FOLDS'



6.4 ELEVATIONAL APPROACH

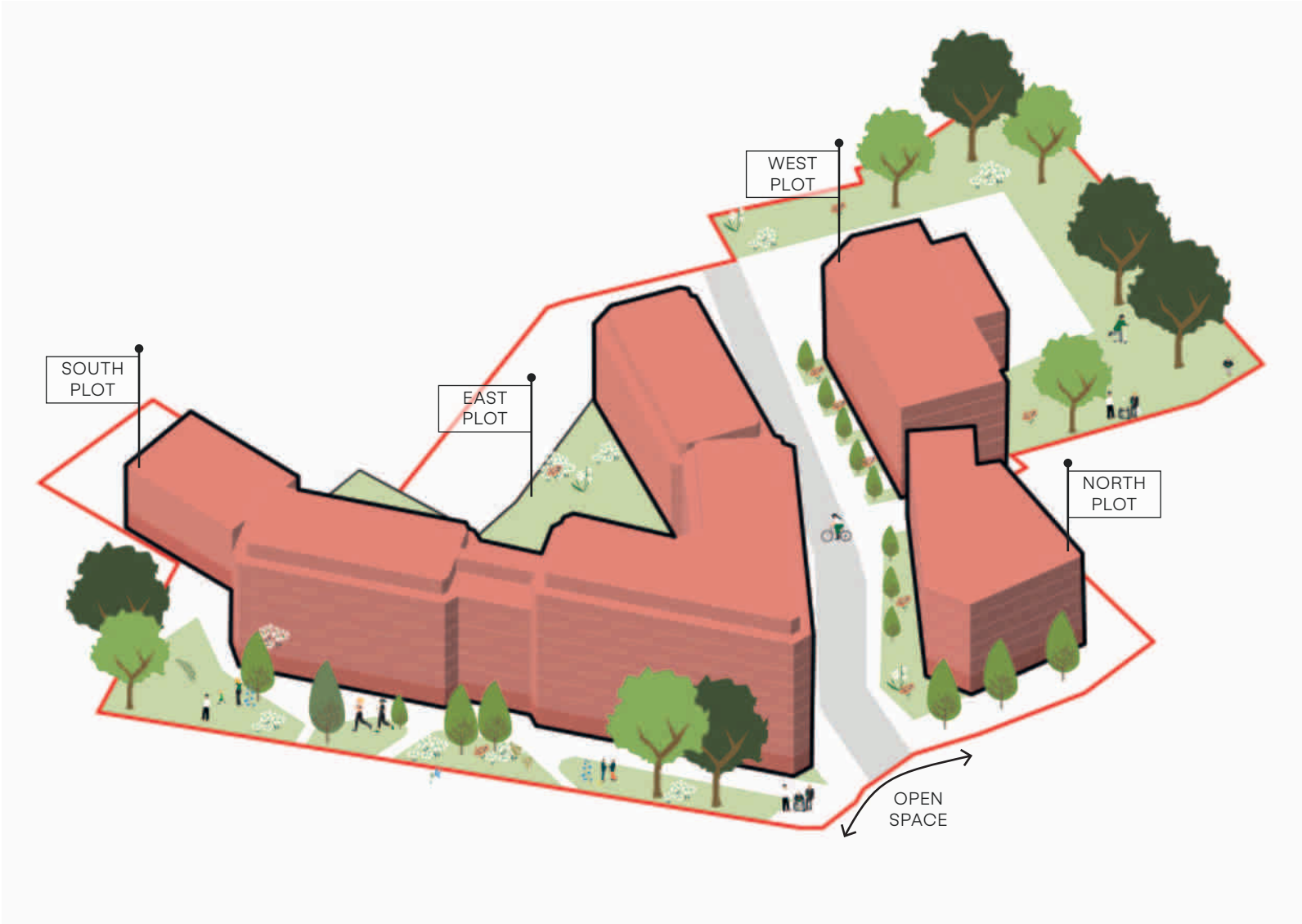
6.4.2 Block Definition

To develop the concept of 'Mansion Block' and 'Street Block' types, it was determined that:

- Larger blocks would be Mansion Blocks as these would feature more articulation of façades and rooflines, which would assist with mitigating height impact from street
- Smaller blocks would be Street Blocks as these are less dominant in scale and can provide a calmer setting to the larger, more detailed mansion block type.

Therefore, the block definition (illustrated right) for the Site is:

- East Plot
 - Block A Mansion Block
 - Block B Mansion Block
 - Block C Mansion Block
- West Plot
 - Block D Street Block
- North Plot
 - Block E Street Block
- South Plot
 - Block F Street Block



Blocks A / B / C
Mansion Blocks



Block A
Mansion Block Gateway Corner



Blocks D / E / F
Street Block

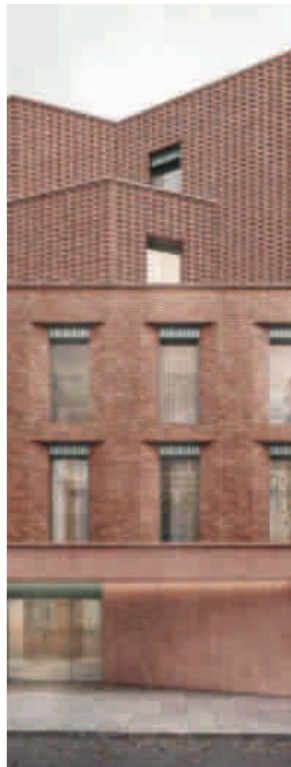


6.4 ELEVATIONAL APPROACH

6.4.3 Mansion Blocks: Precedent

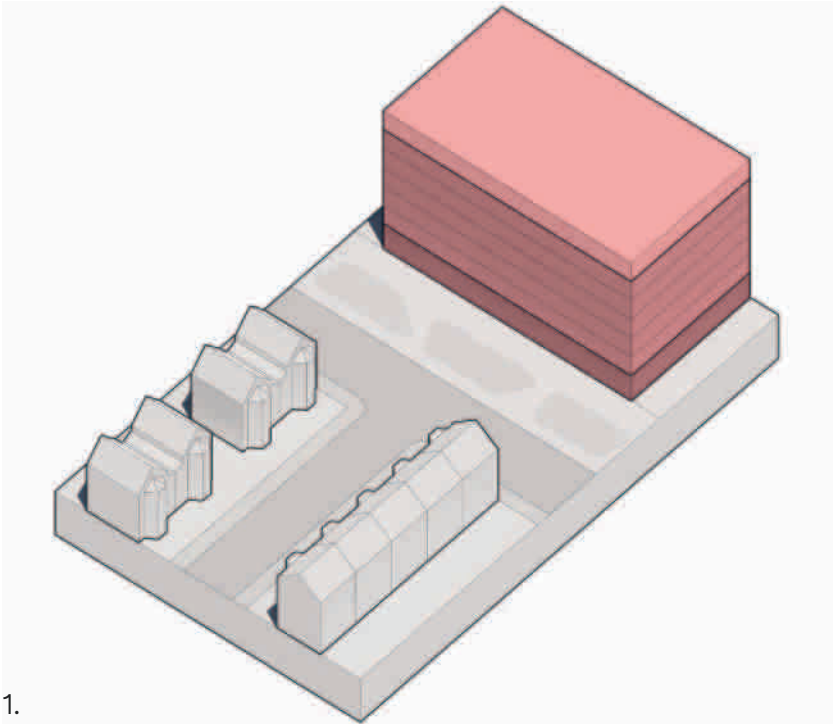


Proposals will embrace the Chorlton rhythm of 'folds', taking cues from referential buildings, streets and details to inform a distinctive mansion block design that creates a new focal point for the town.

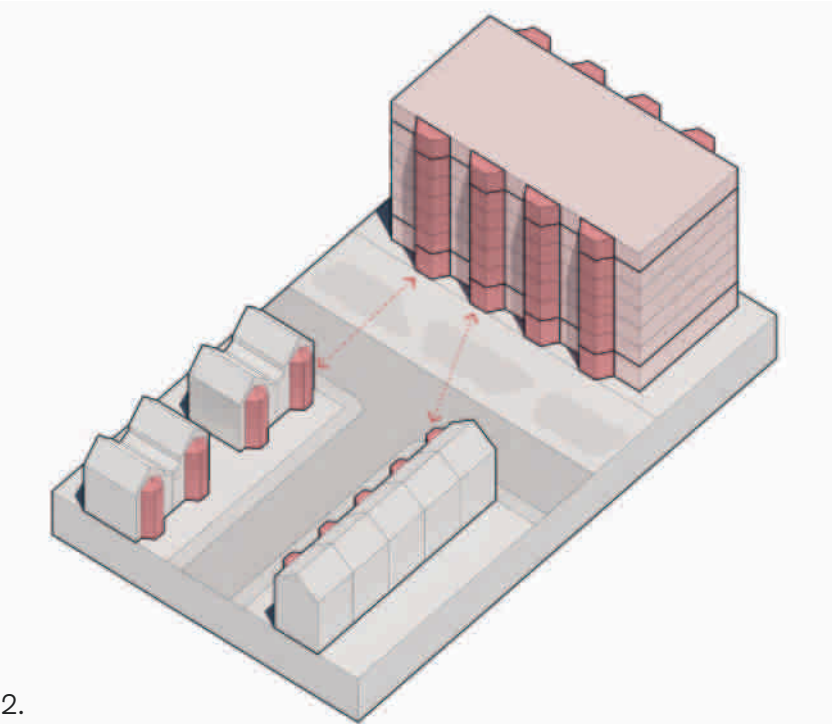


6.4 ELEVATIONAL APPROACH

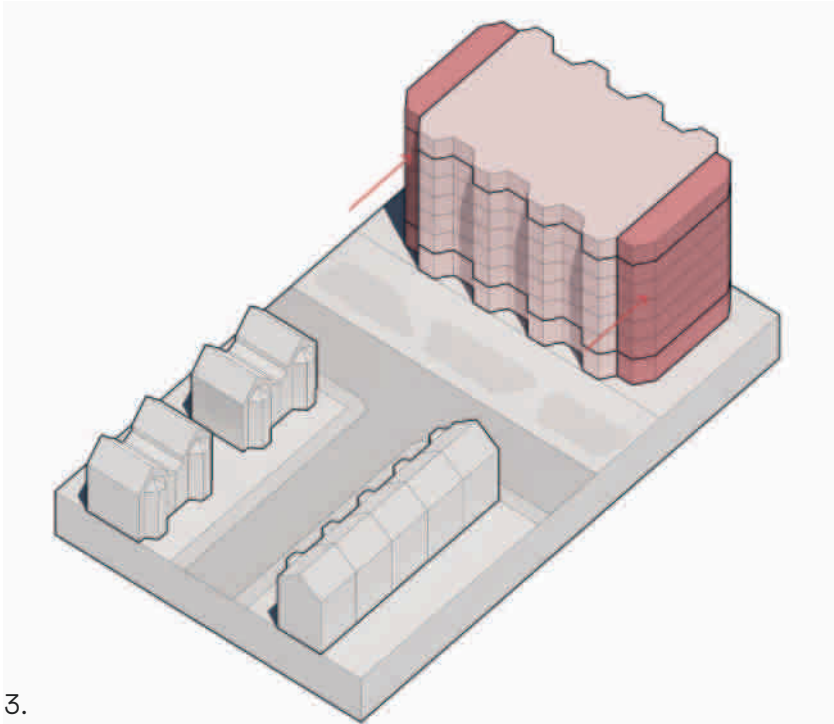
6.4.4 Mansion Blocks: Design Concept



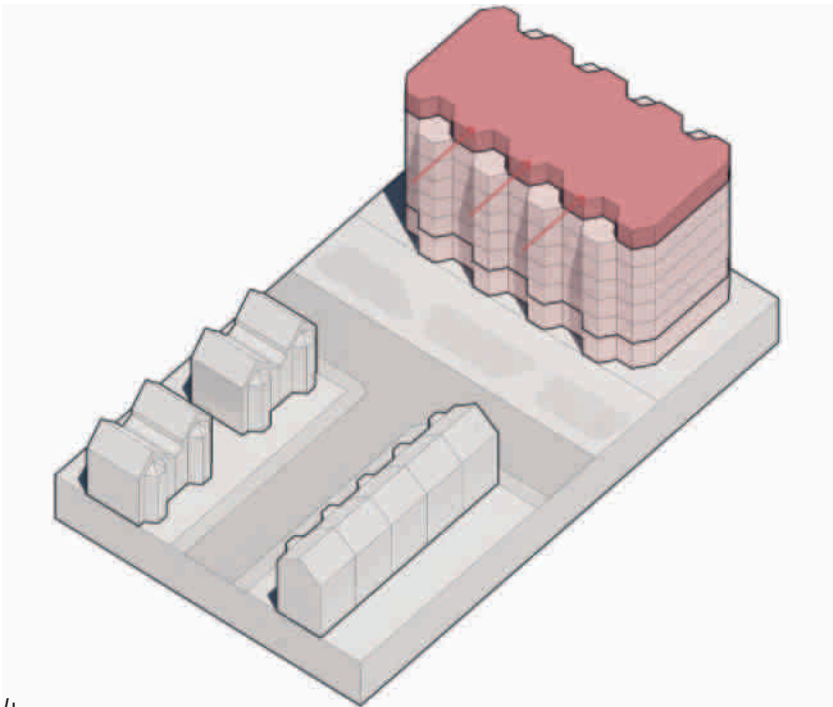
1.
Define a Hierarchy



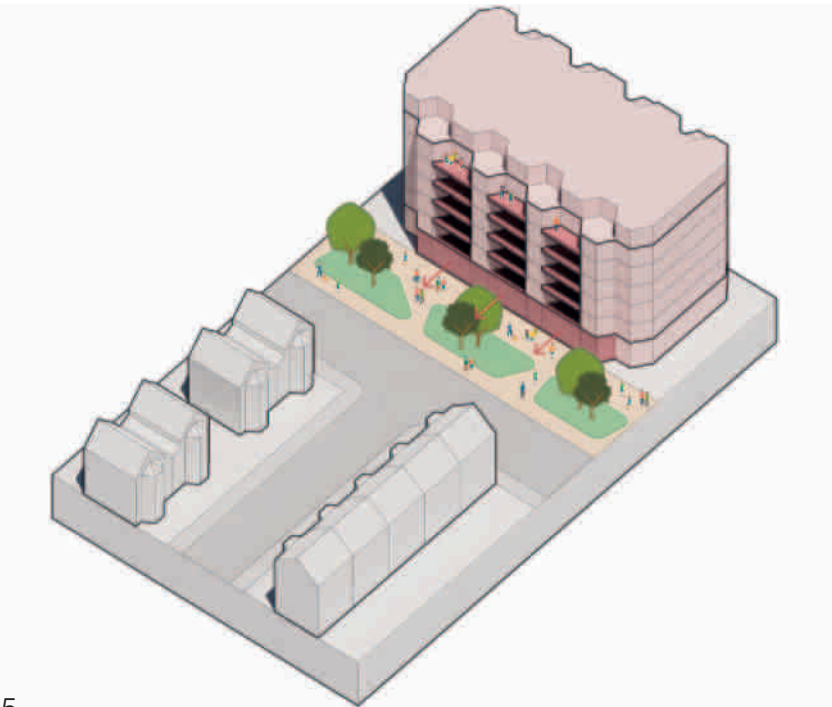
2.
Define bay-fronted Living Spaces



3.
Shape the Cables



4.
Fold-back the Upper Levels

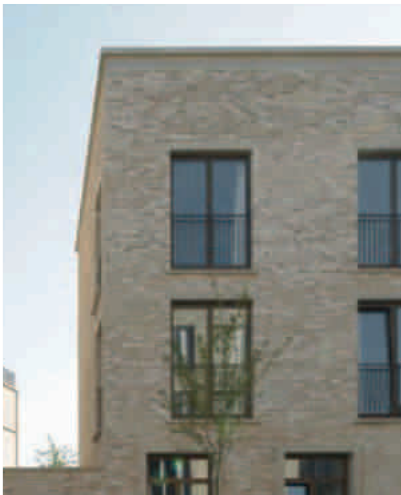


5.
Create Positive Outdoor Spaces

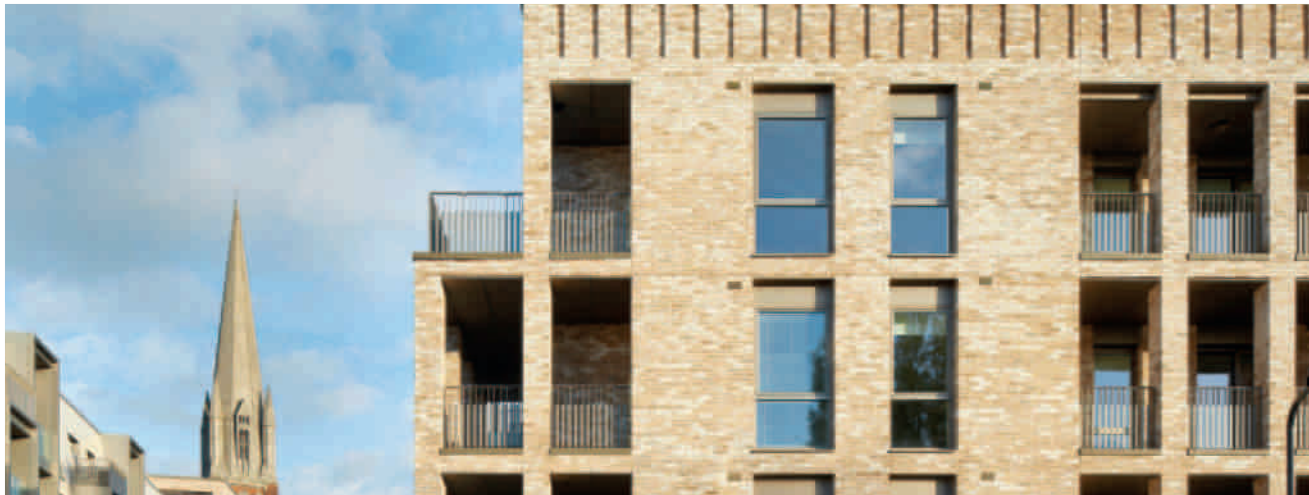
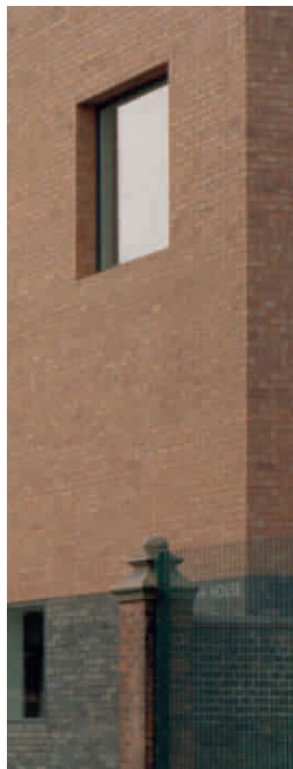
The design concept for the east plot blocks is to create a set of 'Mansion Blocks' that take cues from the Chorlton 'type'. This approach assists with reducing visual impact through the shaping of 'tops' and 'ends', whilst utilising people-scale details, such as bay windows and balconies, to humanise the blocks.

6.4 ELEVATIONAL APPROACH

6.4.6 Street Blocks: Precedent

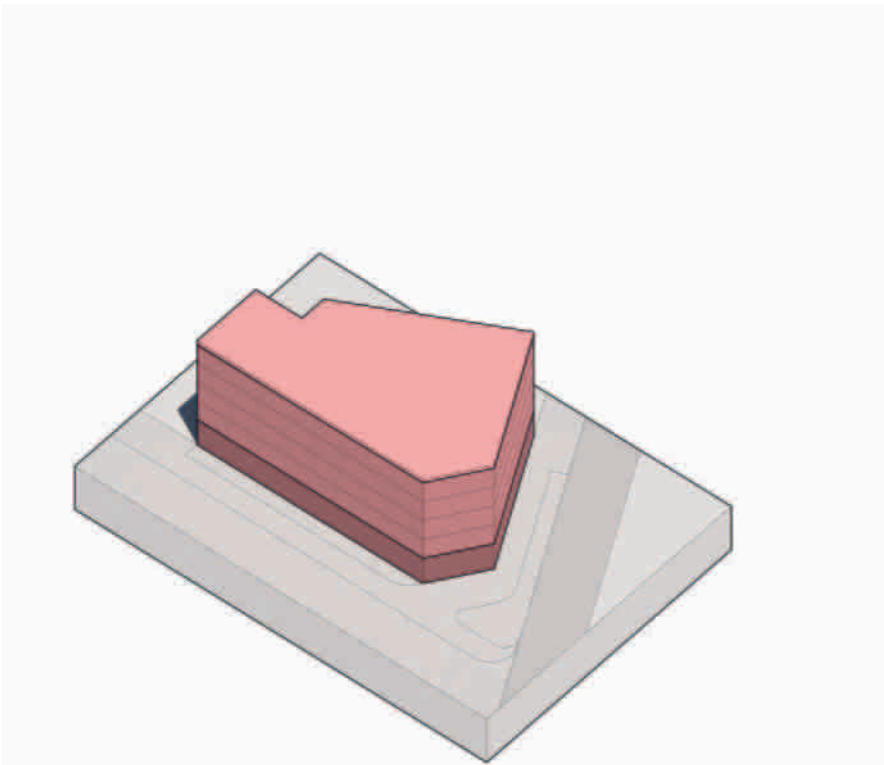


Proposals will mediate the site mansion block proposals and immediate context through calmer forms, with a shared material palette, that soften the connecting moments to the adjacent streets.

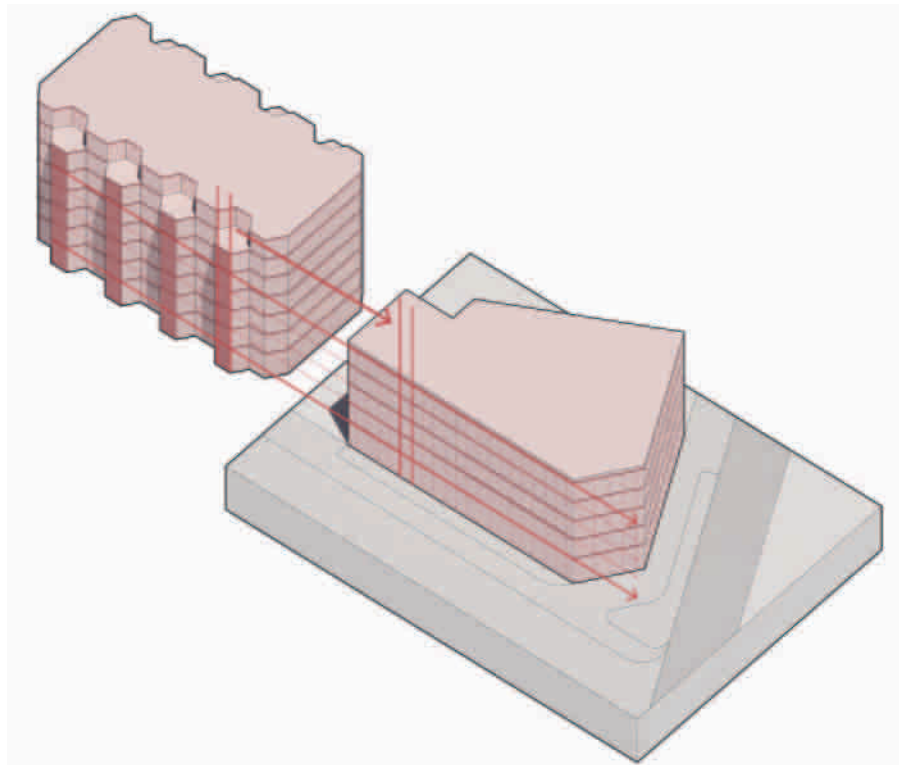


6.4 ELEVATIONAL APPROACH

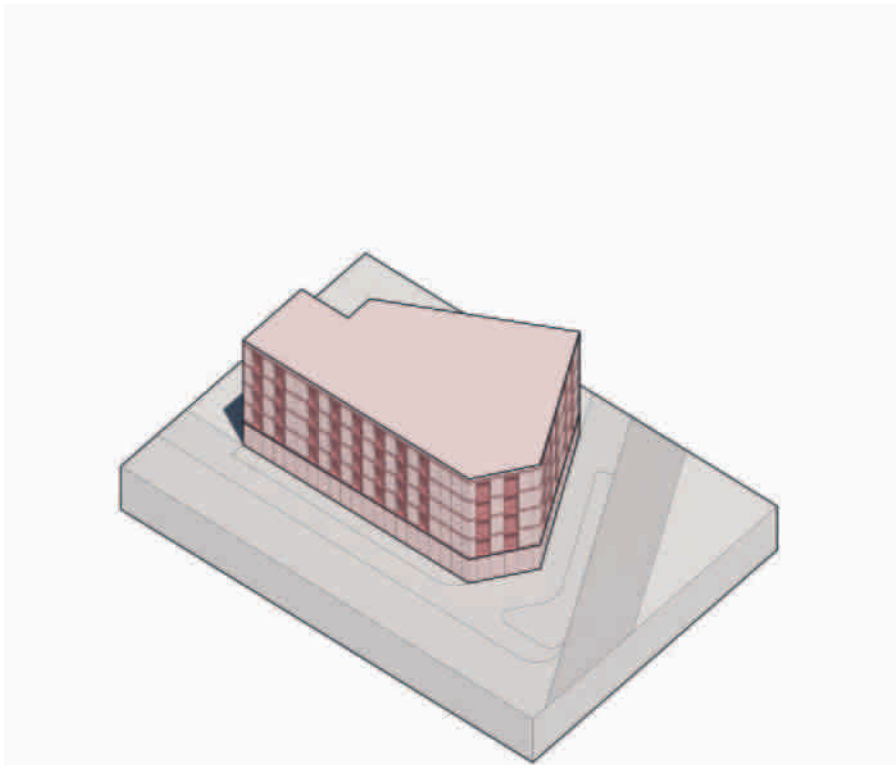
6.4.7 Street Blocks: Design Concept



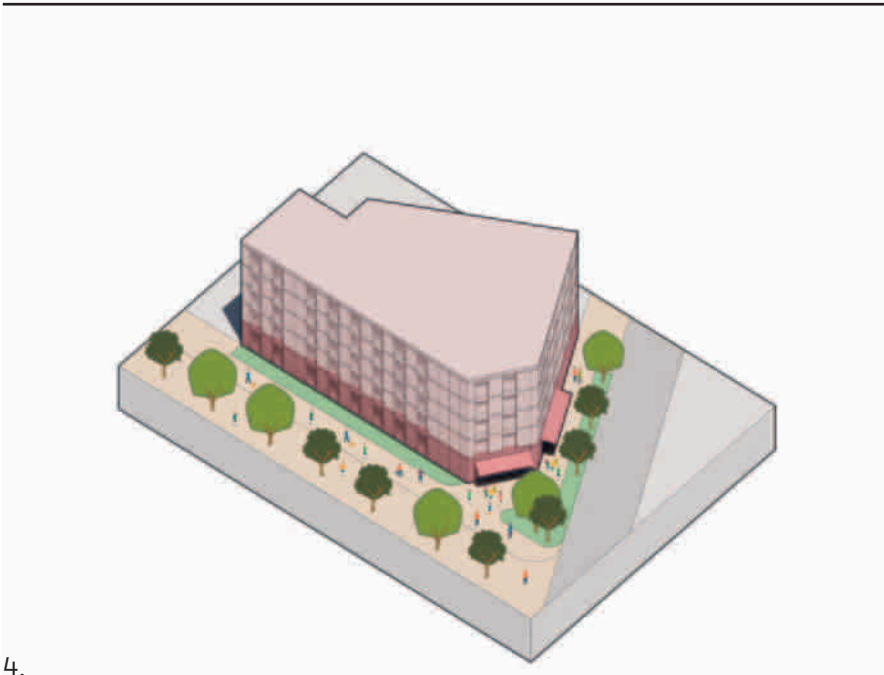
1.
Define a hierarchy



2.
Apply a consistent grid across the scheme



3.
Windows to bedrooms and Juliet balconies to living spaces



4.
A base that activates public realm

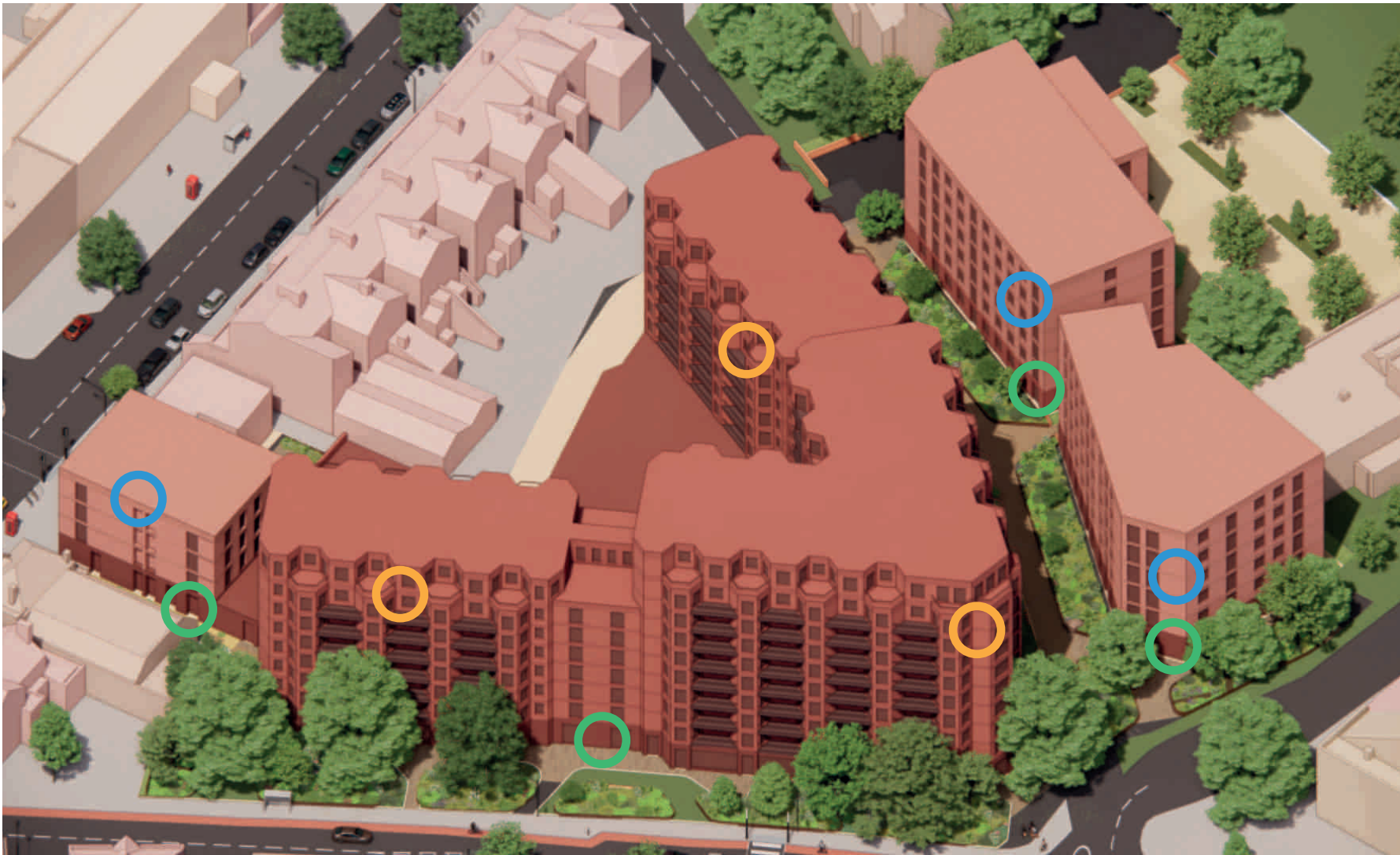
The design concept for the west, north and south plot blocks is to create a set of 'Street Blocks' that address Wilbraham and Nicolas Road. The design takes proportional reference from the mansion blocks and reinstates them in a simplified form - window proportions are the same, whilst also sharing a material palette across the facade.

6.4 ELEVATIONAL APPROACH

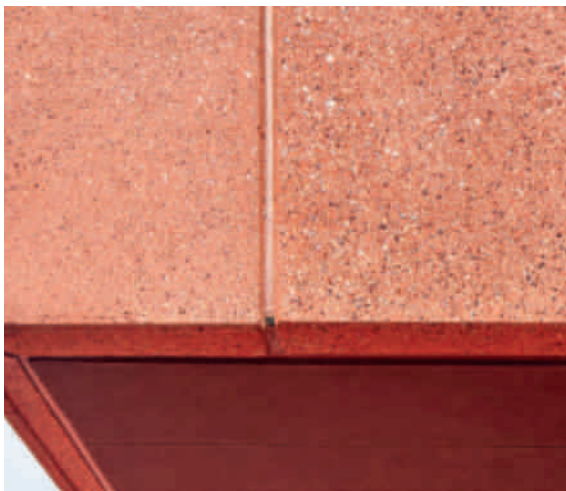
6.4.8 Material Expression & Articulation

The design approach is to express and articulate the scheme using materiality in three key ways:

- Shared base - by using a tactile, human scale material with a rich tone to distinguish a clear shared 'base' to the street-scape that unifies the scheme across all blocks.
- Mansion block - uniform harder brickwork expression to upper parts of A, B & C blocks.
- Street block - a softer brickwork expression o upper parts of blocks D, E & F.



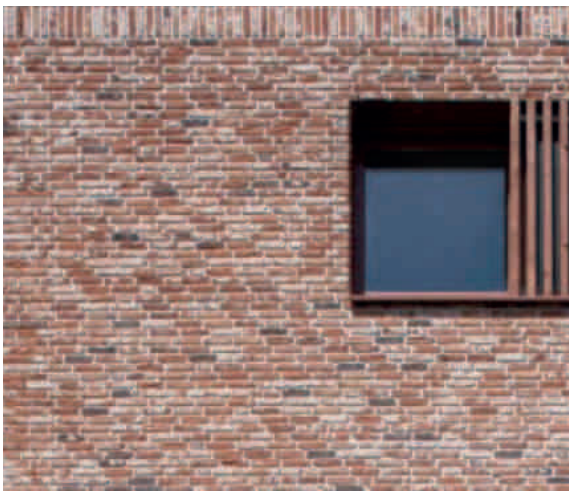
SHARED 'DARKER' BASE ACROSS ALL BLOCKS



HARDER FACING BRICKWORK



SOFTER FACING BRICKWORK



6.4 ELEVATIONAL APPROACH

6.4.9 Party Wall Treatment to Retained Costa Unit

Within the proposals for the Site, there is a boundary condition to the retained Costa unit that will require treatment following the demolition of the former precinct (see key plan, below).

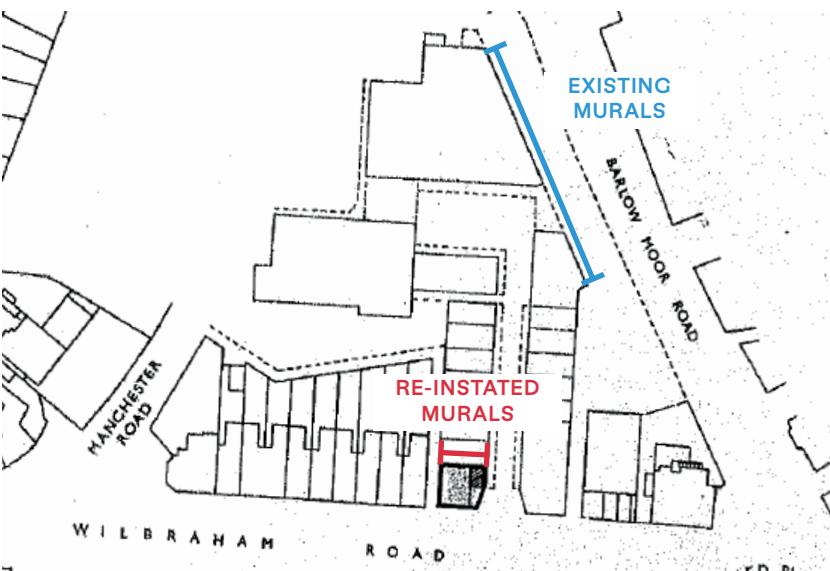
Within the proposed layouts (refer to Section 7.3), there is a proposed new open public space to a retail yard, termed Makers Yard (see image, top right), that has been formed to not only create a new retail and dwell space, but to also manage the relationship of the development to the retained Costa unit.

It is proposed that the new party wall to the rear of Costa (north elevation) will be re-clad in brickwork, to match existing, and the re-use or re-interpretation of the painted murals currently along Barlow Moor Road (see image, bottom right) as a positive community contribution to this new public space.



Illustrative View in Proposed Makers Yard with Painted Murals

Key Plan



Current Murals to Barlow Moor Road

6.5 APARTMENT TYPOLOGIES

6.5.1 Type Locator

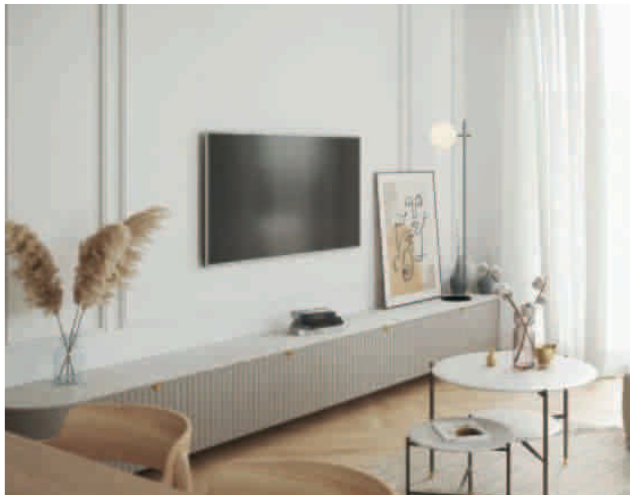
Key:

- Blocks A / B / C Premium PJLC product
- Blocks D / E / F Target NDSS product

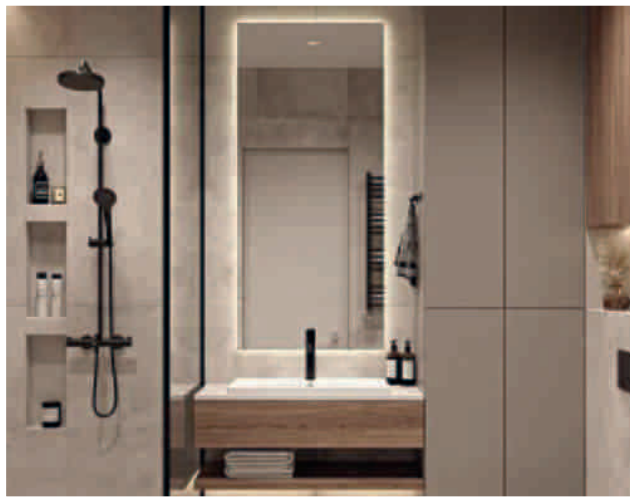
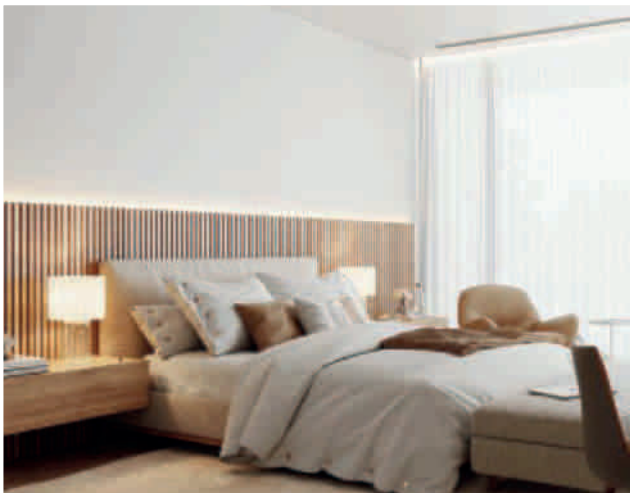
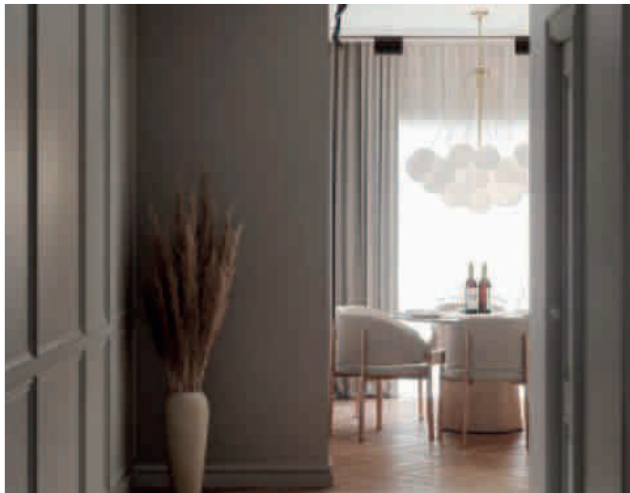
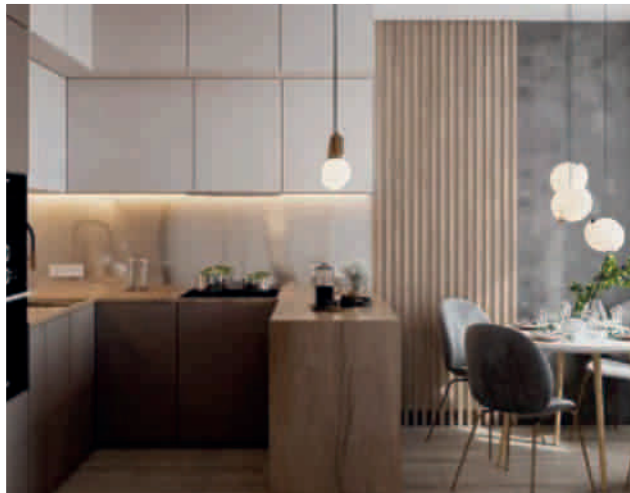


6.5 APARTMENT TYPOLOGIES

6.5.2 Design Ambition



Apartments will embrace the architectural character, occupying bay windows in the larger blocks, whilst also being surrounded by high-quality interiors to enhance the living environment.



6.5 APARTMENT TYPOLOGIES

6.5.3 Block A / B / C: Typical Arrangement

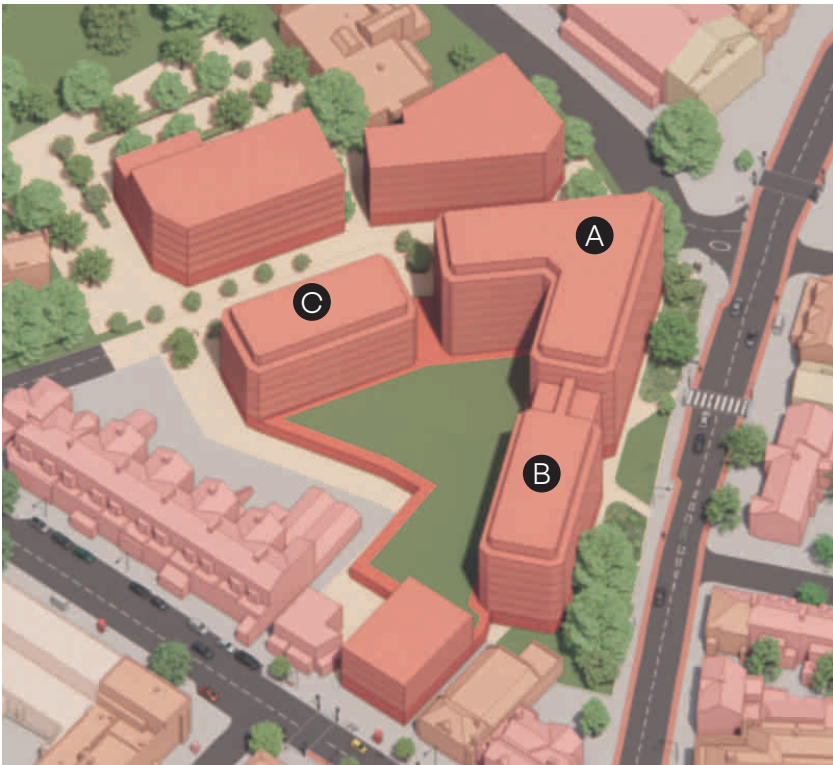
The apartments that configure Blocks A + B and C (see key plan, below) are enhanced NDSS layouts, i.e. larger apartments and associated areas than typically developed currently in the UK as they are an uplift on the Nationally Described Space Standards (NDSS).

Formed from the bay window of the 'mansion blocks' building appearance (see Section 6.4), which naturally provides the additional area to enhance their spatial layout, these layouts create a generous alternative to the standard sales market.

These blocks are made up of 12no. layout types (see page, over), with the typical level (see plan, right) creating perimeter blocks around a podium garden with larger, penthouse units to the set-back upper levels.

Refer to plan series 0650 to 0669 for block plans with layouts.

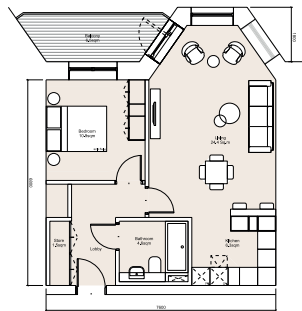
Key Plan



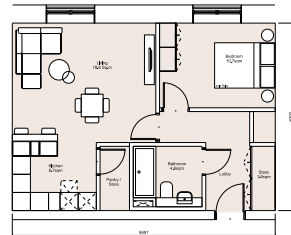
6.5 APARTMENT TYPOLOGIES

6.5.4 Block A / B / C: Layout Types

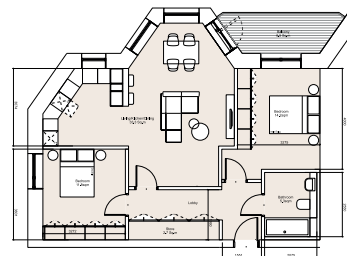
1B-T1



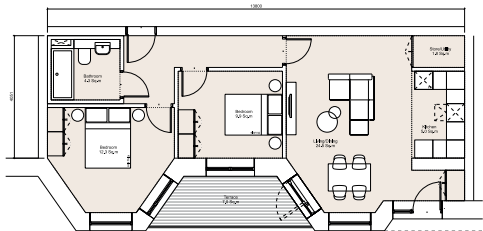
1B-T2



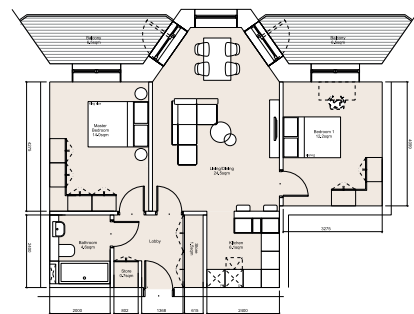
2B-T1



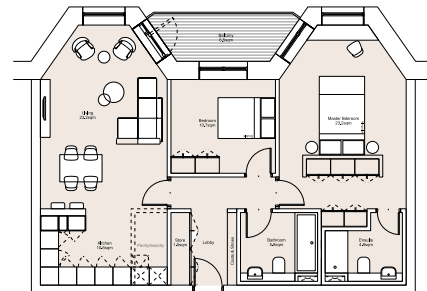
2B-T2



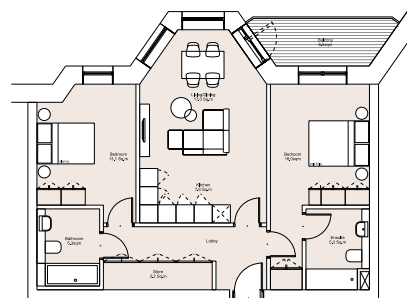
2B-T3



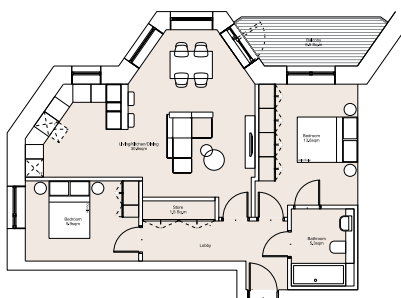
2B-T4



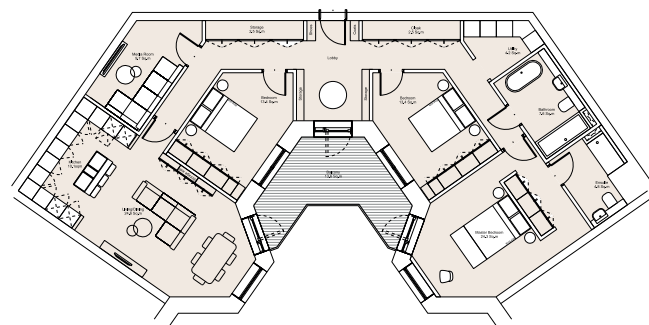
2B-T5



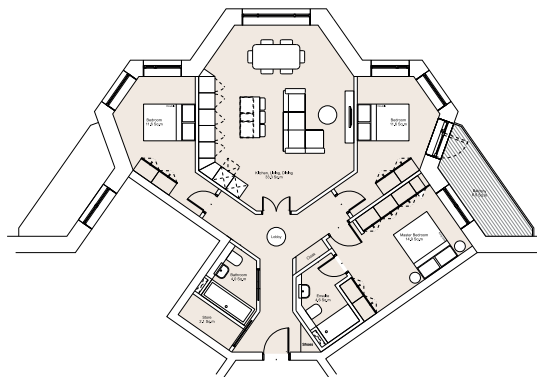
2B-T6



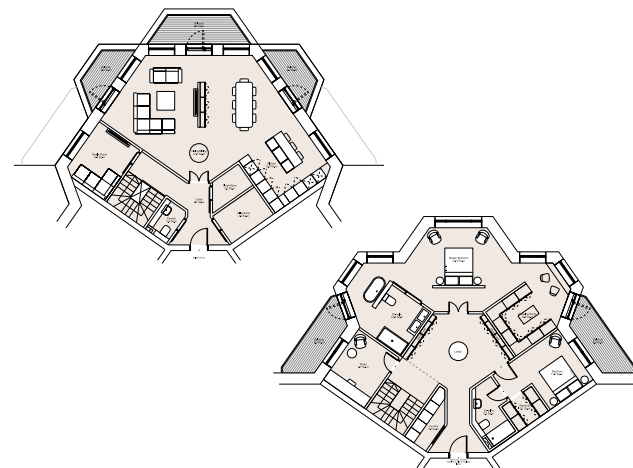
3B-T1



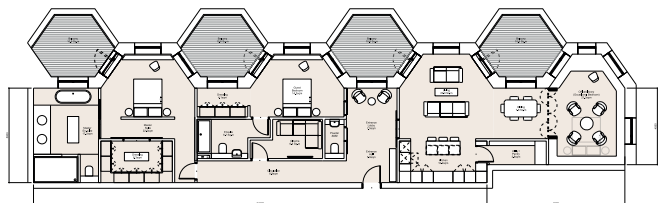
3B-T2



PH-T1



PH-T2 / T3 / T4



6.5 APARTMENT TYPOLOGIES

6.5.5 Block D / E / F: Typical Arrangement

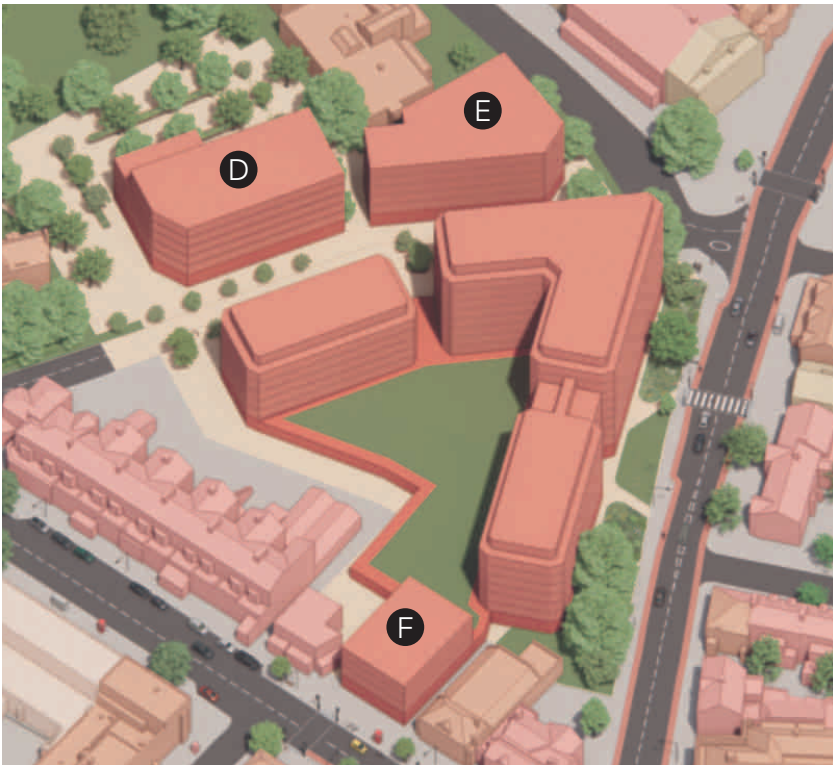
The apartments that configure Blocks D, E and F (see key plan, below) are more traditional NDSS layouts, i.e. standard apartments and associated areas typically developed currently in the UK in line with the Nationally Described Space Standards (NDSS).

The lower scale 'street blocks' (see Section 6.4), are optimised to provide efficiencies in the plan that comply with the NDSS requirements, whilst maximising unit quantum to each block. With the larger apartment types, these layouts complete a true spectrum of homes for the sales market.

These blocks are made up of 10no. layout types (see page, over), with the typical level (see plan, right) being repetitive through the block given their lower scale.

Refer to plan series 0670 to 0699 for block plans with layouts.

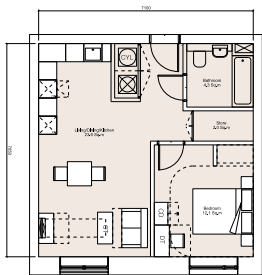
Key Plan



6.5 APARTMENT TYPOLOGIES

6.5.6 Block D / E / F: Layout Types

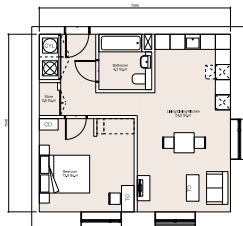
1B-A1



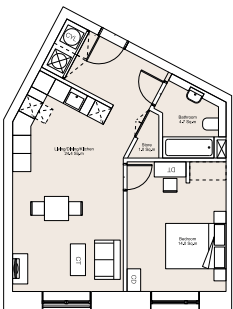
1B-A2



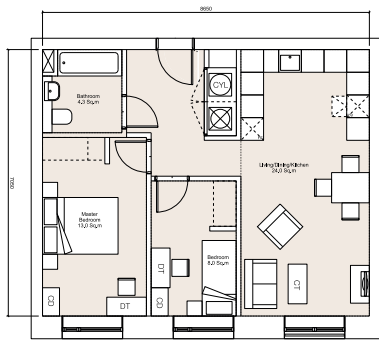
1B-A3



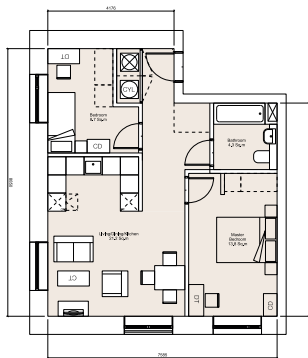
1B-A4



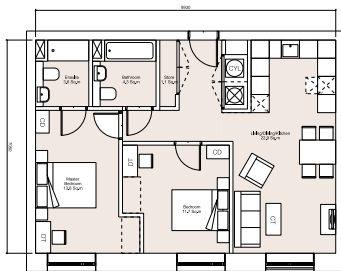
2B-A1



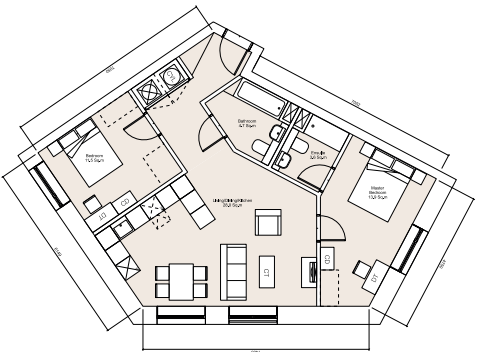
2B-A2



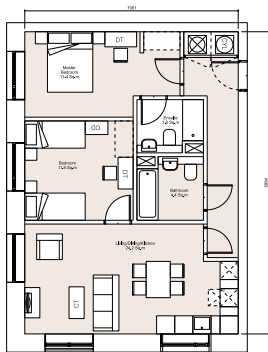
2B-A3



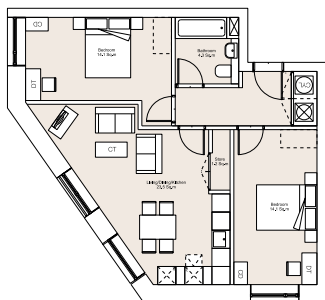
2B-A4



2B-A5



2B-A6



6.6 AMENITY & RETAIL

6.6.1 Spaces for Residential Amenity

1. Podium Gardens



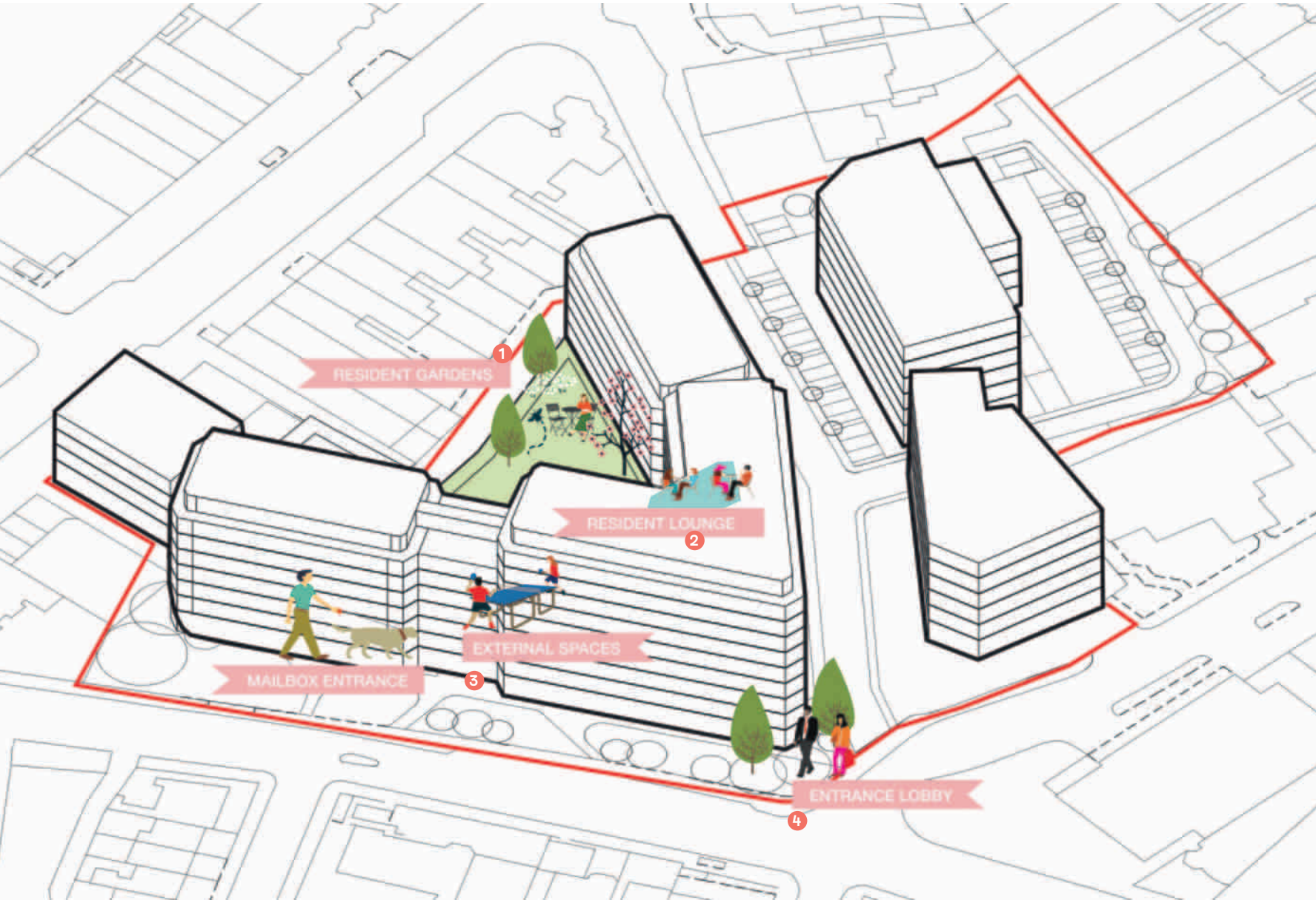
2. Residents Lounge / Dining



3. External Lounge Space



4. Super-Lobby



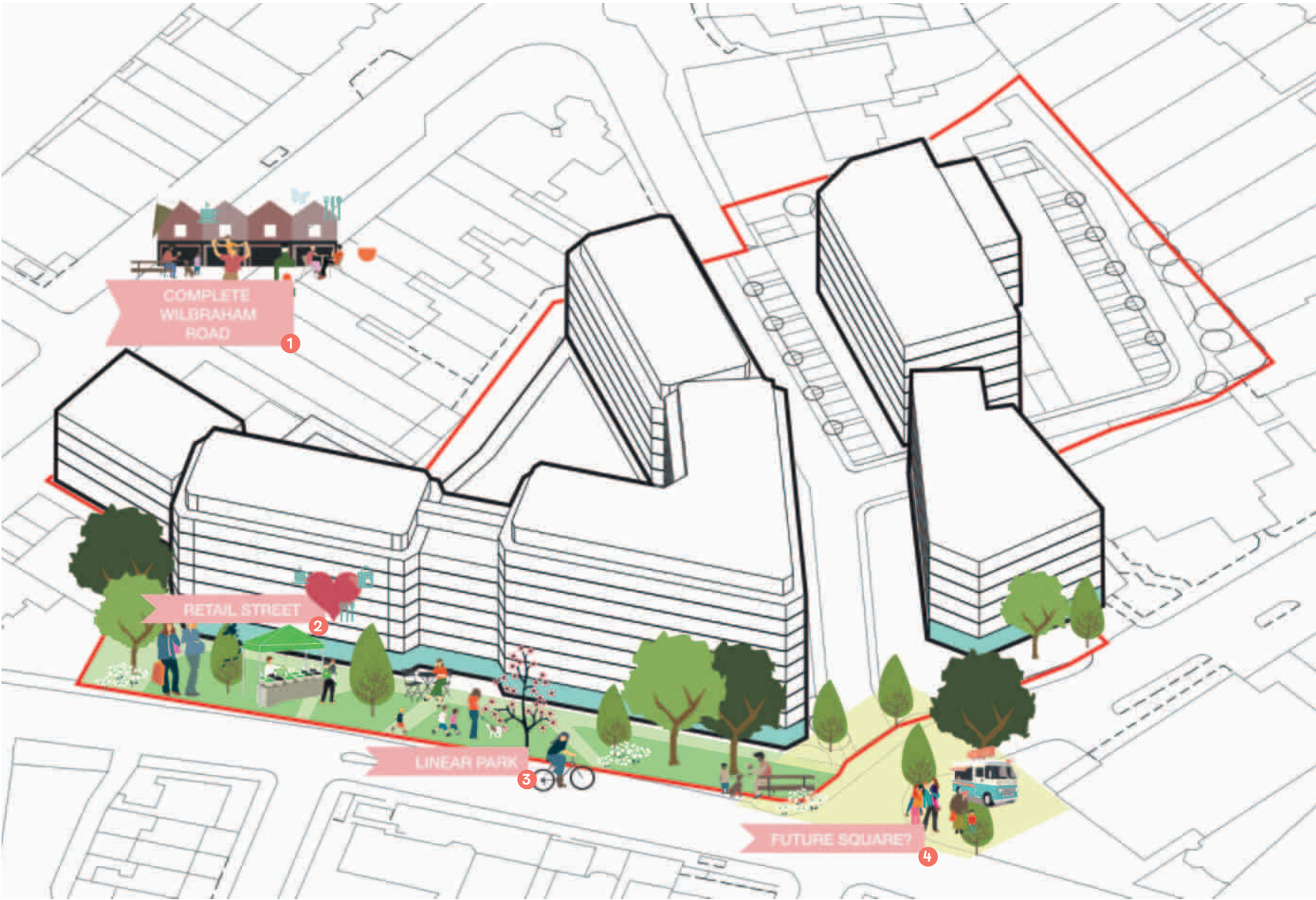
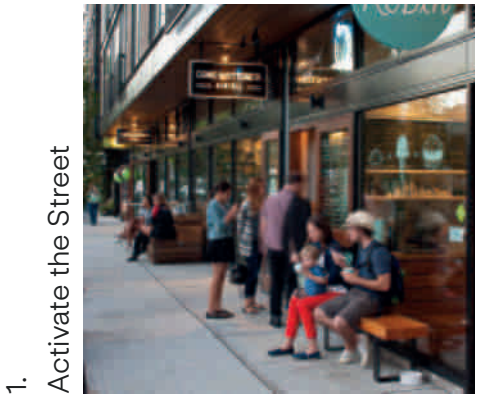
Beyond the varied and quality residential offer of proposals, the scheme is to also provide a set of spaces for residents, for them to enjoy and gather or dwell as part of a new community.

These spaces will include:

- 1. Communal gardens on podium
- 2. Resident rooms, such as; lounge, dining and media
- 3. Associated external space from resident rooms to gardens
- 4. Main 'super-lobby' entrance with co-working
- 5. Secondary GF entrances with mailboxes

6.6 AMENITY & RETAIL

6.6.2 Retail Opportunity for Chorlton



At street level, proposals knit in to the wider community with spaces for the public through new commercial unit opportunity and landscaped outdoor dwell.

These spaces are to be defined further, but will include:

- 1. Addition to Wilbraham Road to complete high-street
- 1. New retail space at varying scales
- 2. Enhanced 'linear park' to Barlow Moor Road with dwell
- 3. Open public realm spaces to engage with outdoor market programme and other community events

6.7 SUSTAINABILITY

6.7.1 Fabric First Approach to Buildings

The project aims to support the Manchester 2038 zero carbon target by placing fabric and energy usage as primary environmental drivers through the use of 'Passivhaus principles', which include (below and right):

- Good form factor
- High-performing insulation zone to envelope
- High-performing window units
- Optimised glazing ratios
- Solar shading, notably to living space
- Design for 20degree internal temp. all year round
- Optimised heating solution due to low demand
- Energy source as ASHP with some on-site PVs
- MVHR, for fresh air, with high efficiency (%) rating
- Minimised thermal bridging
- Attention to air tightness at junctions
- Conscious material choices
- Approach of 'reduction first' through removal or combining of elements

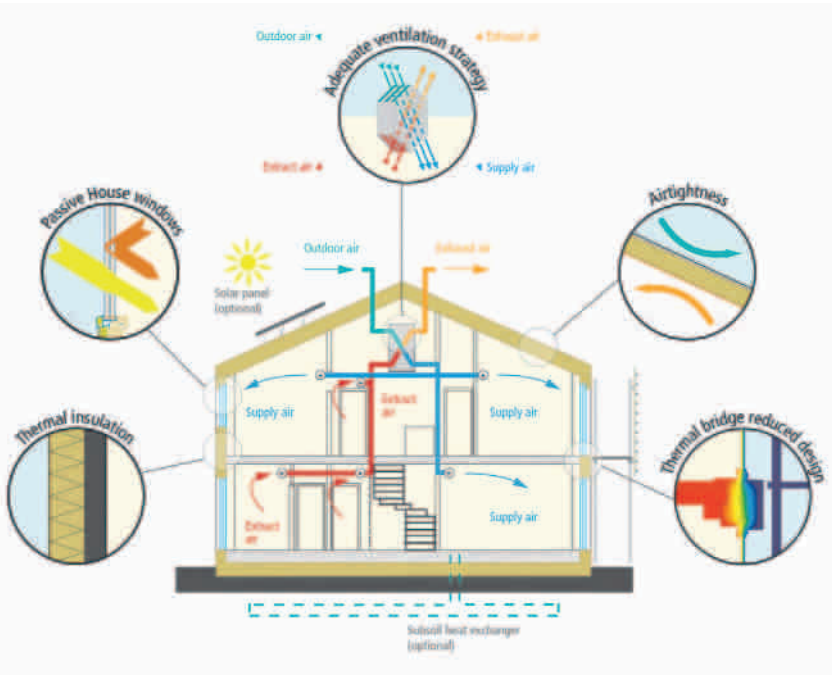


Image from Passive House Institute

Key advantages to adopting a fabric first approach to buildings, which practice 'Passivhaus principles', is that it helps deliver more efficient buildings in response to climate change.

The benefits can be split into those for the end-user and those for the wider environment as follows:

End-user

- Lower energy bills
- More comfortable homes
- Better internal air quality
- Mould-free

Wider-impacts

- Energy conservation
- Reduced carbon emissions
- Financial economic benefits
- Higher-quality buildings
- Long-term performance

6.7 SUSTAINABILITY

6.7.2 Landscaped Approach to Outdoor Space

Beyond the built fabric, proposals have grounded buildings within a landscaped site that promotes connection to nature and outdoors, whilst also maximising the retention of existing trees to create a lush, green environment for residents and the public.

This landscaped approach to the ground plane also provides opportunity for passive drainage and bio-diversity net gain inclusions to boost the sustainability credentials for the Site and proposals.



Linear Park
Barlow Moor Road



Pedestrian, Car-Free Street
Manchester Road



6.7 SUSTAINABILITY

6.7.3 Holistic Approach to the Site

In parallel to a fabric first approach to the buildings, being conscious of energy and materials, the project will also aim to consider wider elements of sustainability to propose a holistic response that addresses the full spectrum of sustainability issues.

To do this, the project has been reviewed against the ten themes of sustainable design (illustrated right) as set-out by the One Planet Living framework, which are:

1. Health and happiness
2. Equity and local economy
3. Culture and community
4. Land use and wildlife
5. Sustainable water
6. Local and sustainable food
7. Sustainable materials
8. Sustainable transport
9. Zero waste
10. Zero carbon

This is the a useful tool we have found to recognise and address the wider factors that can contribute to sustainable and fair futures.





APPLICATION PROPOSALS

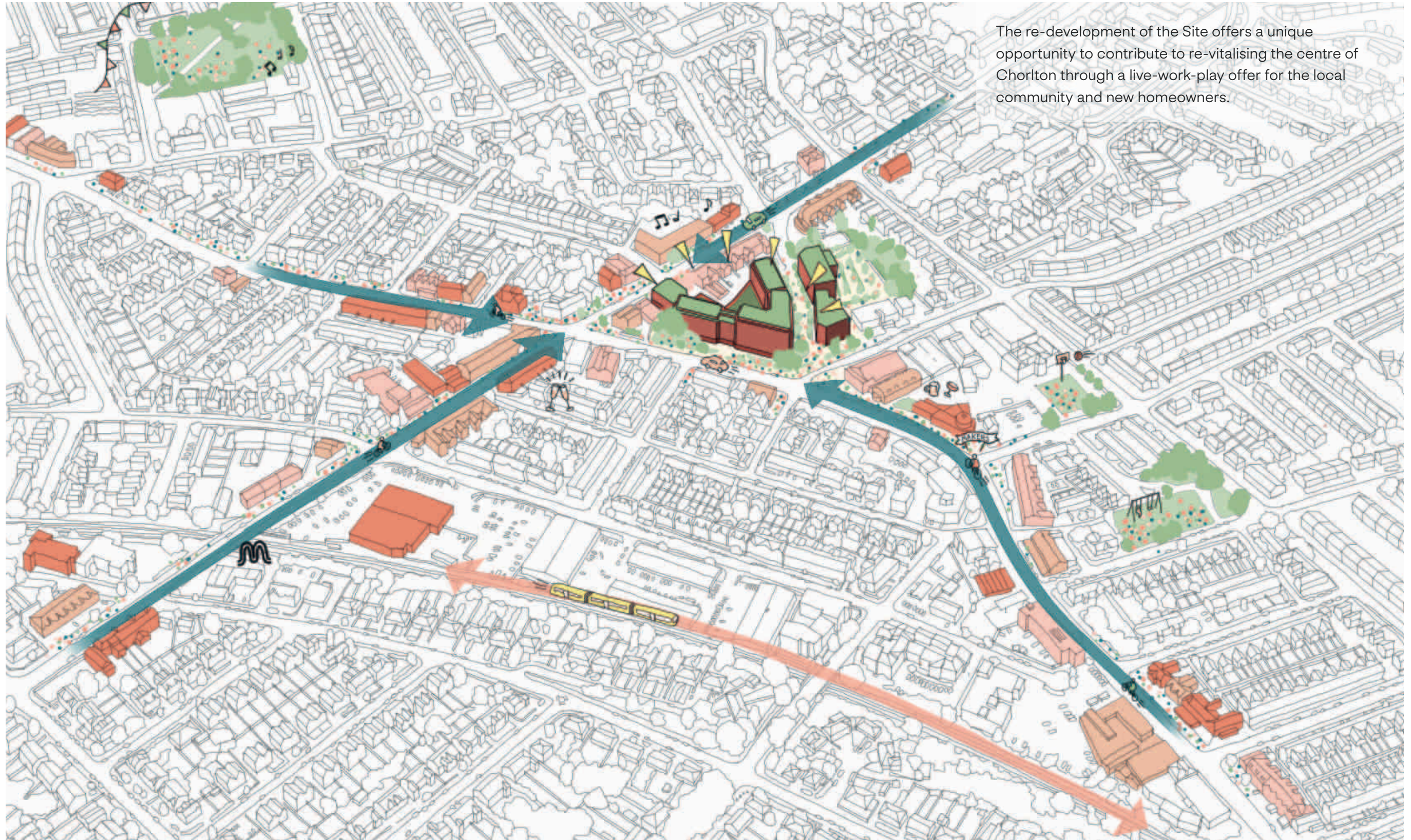


7 GA PROPOSALS



7.1 MASTERPLAN

7.1.1 Re-vitalised Destination Site



7.1 MASTERPLAN

7.1.2 Development Vision



1. Mansion Blocks



2. Gateway Corner



3. Street Block



4. Active Street Frontages



5. Linear Park



6. Landscaped Streets



7. Cafe / Retail Outdoor Dwell



8. Raised Residential Gardens



9. Connected Open Spaces



7.2 USE & AMOUNT

7.2.1 Summary of Provision

Totals:

Number of Homes	262 units	
Residential Area (NIA)	19,727 sqm	212,336 sqft
Retail Area (NIA)	976 sqm	10,504 sqft

Market Sale Homes Mix:

1Beds 2persons	27%
2Beds 3persons	43%
2Beds 4persons	20%
3Beds	7%
Penthouse	3%

Affordable Homes Mix: (also refer to Section 8.1.1 for provision)

1Beds	33%
2Beds 3persons	33%
2Beds 4persons	34%

Storey Heights:

Block A	10-storeys	with upper level set-back
Block B	8-storeys	with upper level set-back
Block C	7-storeys	with upper level set-back
Block D	6-storeys	with 4-storeys towards boundary
Block E	6-storeys	
Block F	4-storeys	

Refer to Appendix A for detailed area schedule



7.3 BUILDING LAYOUTS

7.3.1 Plan Matrix



7.3 BUILDING LAYOUTS

7.3.2 Typical Levels

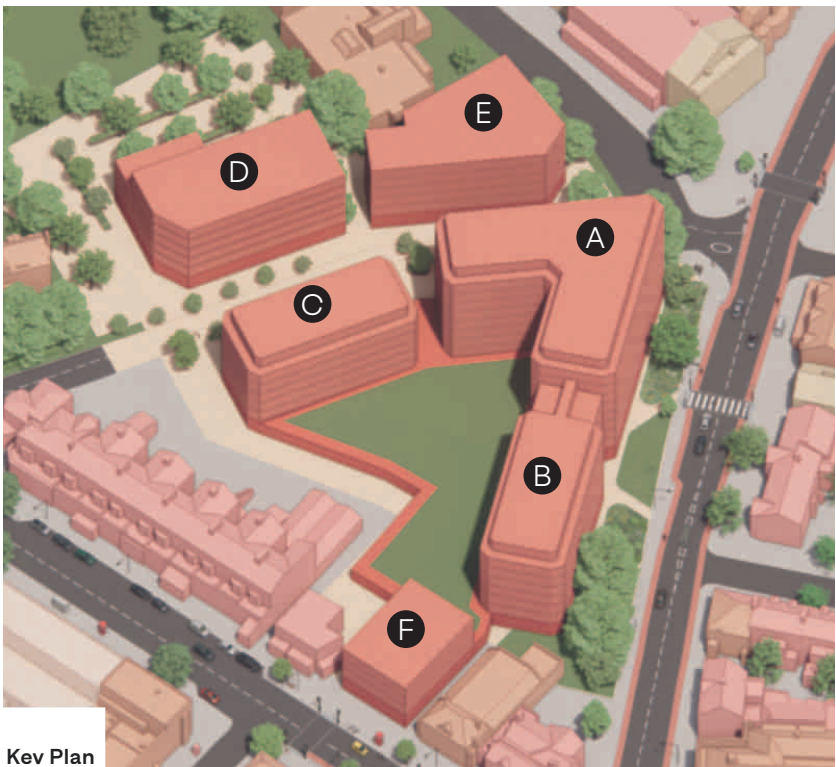
As per Section 6.1.3, the layout of the eastern plot of the Site is a natural formation of perimeter buildings that respond to the:

- Sewer easement through Manchester Road and cranking towards the corner of Nicolas Road to Barlow Moor Road
- Retention of the community gardens along Barlow Moor Road, with the building line being retained to enhance this space as a linear park with retail spill

This has naturally formed the three 'mansion blocks' of Block A + B and C. The 'street blocks' of Block D, E and F are then mediating blocks that frame Manchester Road and Wilbraham Road respectively.

All blocks have an economy of scale and vertical repetition, with only all ground floors and Block A+B and C having upper level set-back differences.

Refer to plan series 0600 for all CA and block layouts.



Kev Plan



Level 03 Plan



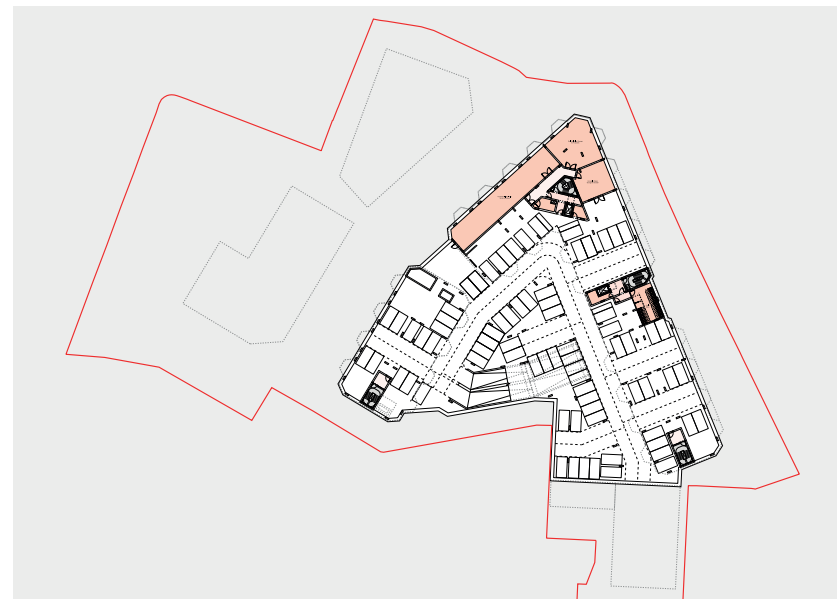
7.3 BUILDING LAYOUTS

7.3.3 Lower Levels

The ground floor for the scheme becomes a highly functional base for the development, with Blocks A+B and C sharing a podium that conceals services and parking that is wrapped by active frontages through; retail space, entrance lobbies and ground floor apartments. This provides a raised residents garden above and a basement below to further conceal services and parking for the development.

The other blocks; D, E and F are managed in a similar manner whereby back-of-house services are located away from streets and fronted through; retail space, entrance lobbies and ground floor apartments.

Refer to plan series 0600 for all CA and block layouts. Also refer to Section 8; Site Strategies for more information on the access and function of the lower levels.



Basement Plan



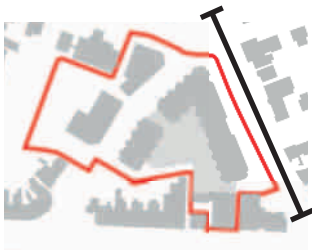
Ground Floor Plan

7.4 APPEARANCE

7.4.1 Mansion Block: Elevation in Context

Following reference to Section 6.4, the 'mansion blocks' shaping through folds and chamfered bay windows assist with mitigating the scale of the elevation through vertical devices, whilst cascading block heights create the subtle arc of height from boundary to boundary to settle the buildings.

Refer to drawing series 0800 for proposed elevations, at two scales; in context and block elevations.

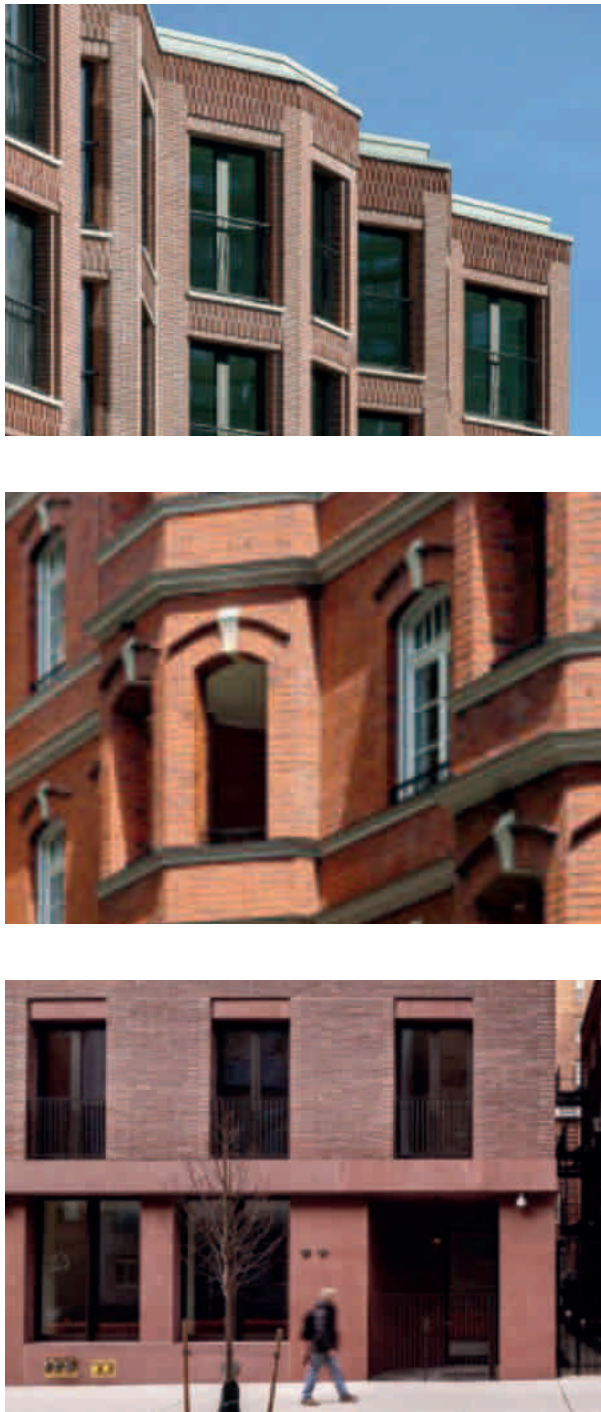


Sample Context Elevation: Barlow Moor Road

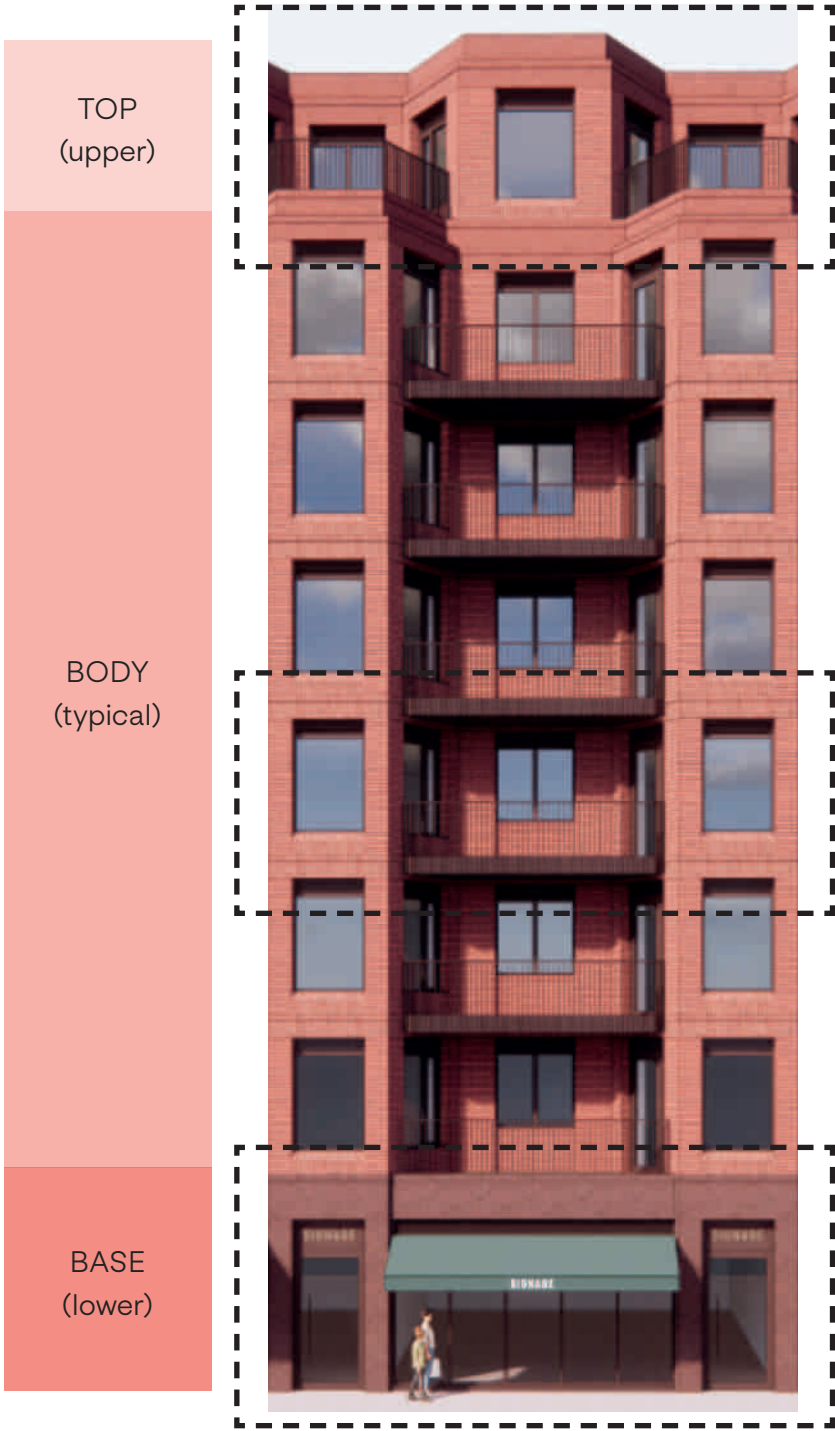
7.4 APPEARANCE

7.4.2 Mansion Block: Architectural Intent

Concept Precedents



Elevation Overview for Bay Studies



Material Samples



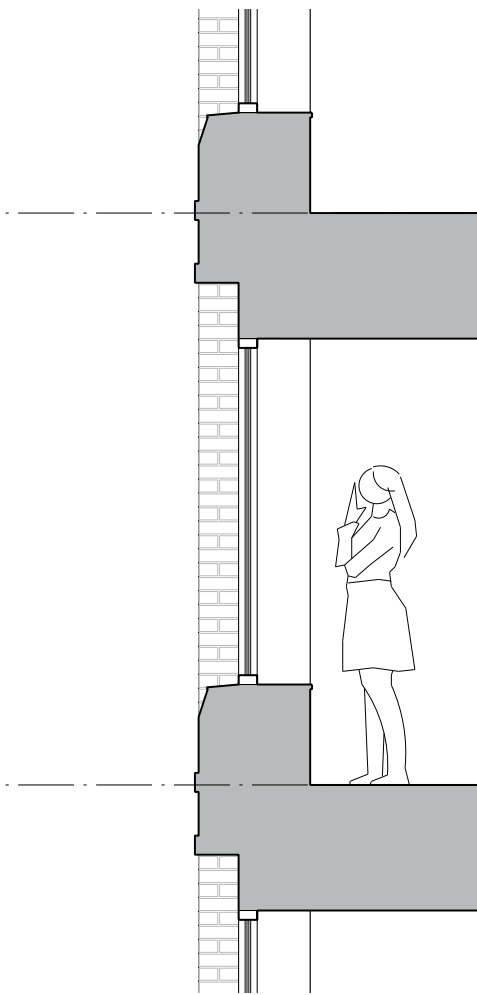
The form of the 'Mansion Blocks' works at two scales; mitigating sheerness of the overall block through bay windows and balconies, which in-turn provides a human scale to each level and element.

The materiality is proposed to be within the 'Chorlton Type' to be referential and complementary of the context through masonry and colour.

7.4 APPEARANCE

7.4.3 Mansion Block: Bay Study for Block A / B / C - Typical Level (Body)

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations

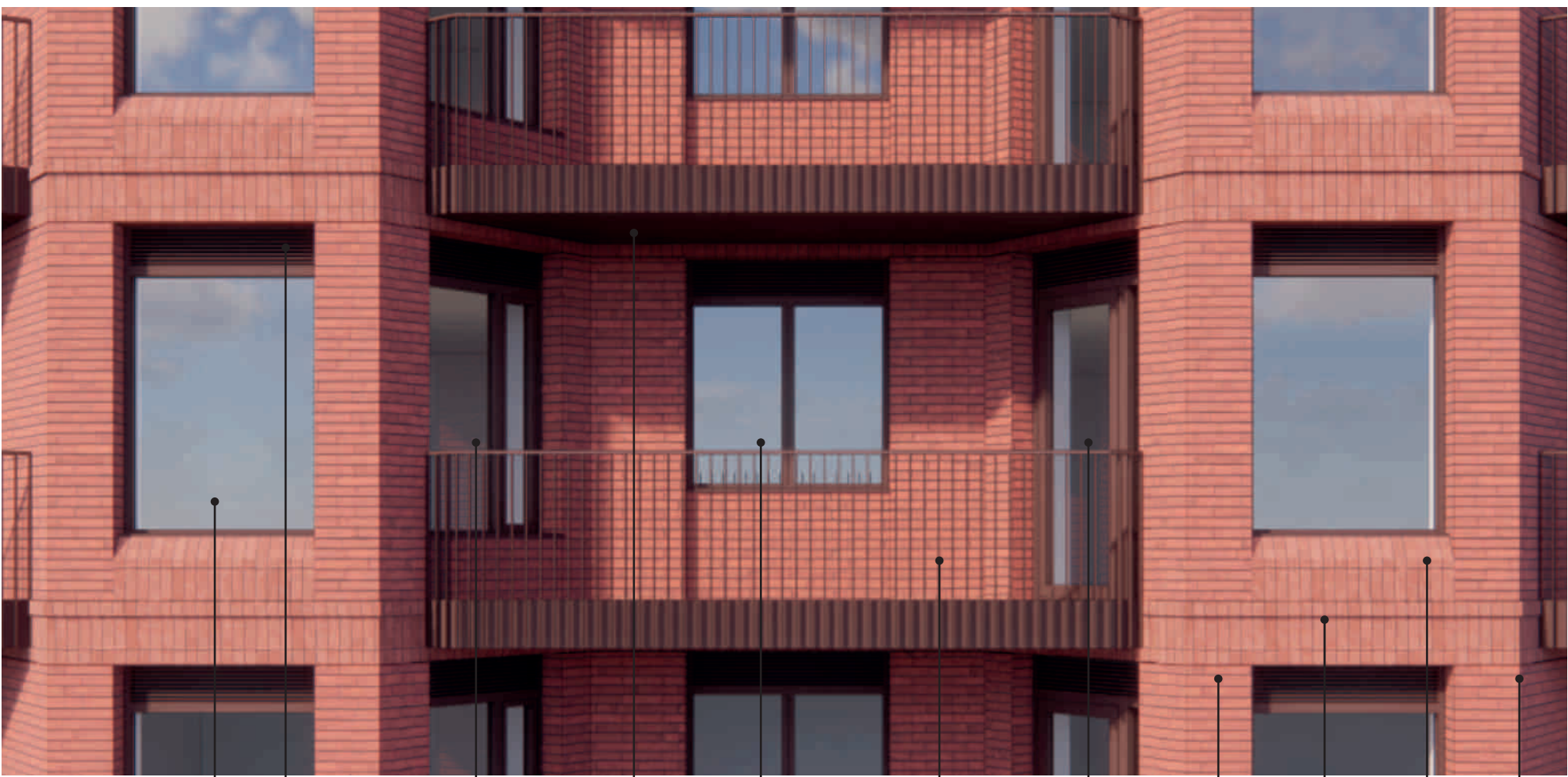


Section

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)



Elevation

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

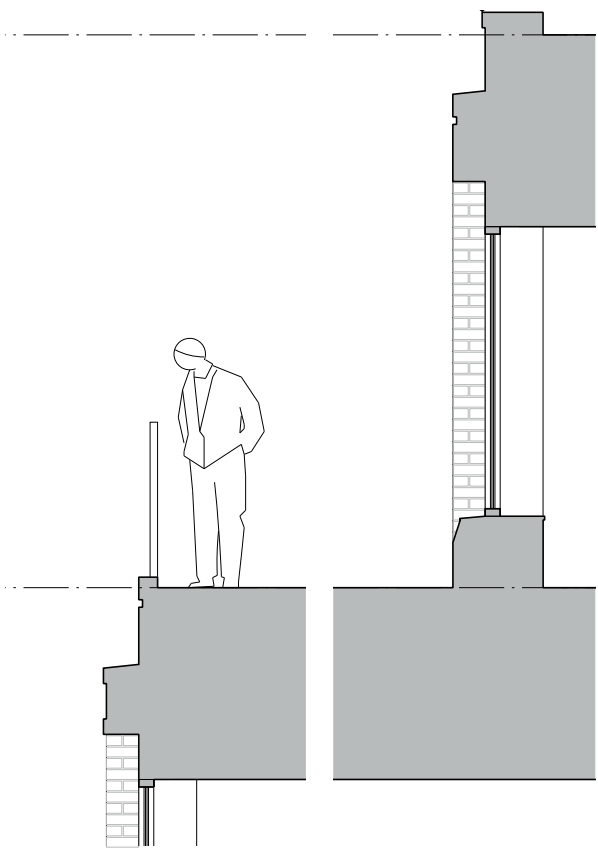
Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Micro-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.4 Mansion Block: Bay Study for Block A / B / C - Upper Level (Top)

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations



Section



Elevation

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

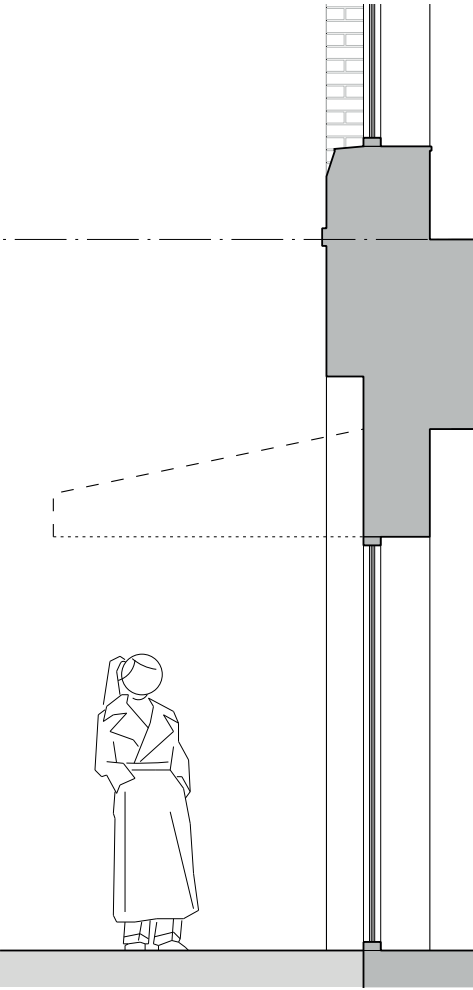
Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Micro-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.5 Mansion Block: Bay Study for Block A / B / C - Ground Floor (Base)

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations
Also refer to Appendix C (Signage & Shopfront Strategy) for more detail



Section

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)



Elevation

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Micro-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.5 Mansion Block: Bay Study for Block A - Ground Floor Entrance (Base)

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations



Elevation

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Mirco-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.6 Mansion Block: Bay Study for Block B / C - Ground Floor Entrance (Base)

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations



Elevation

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Mirco-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.7 Mansion Block: Bay Study for Block B / C - Ground Floor Apartment Front Doors (Base)

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations



Elevation

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

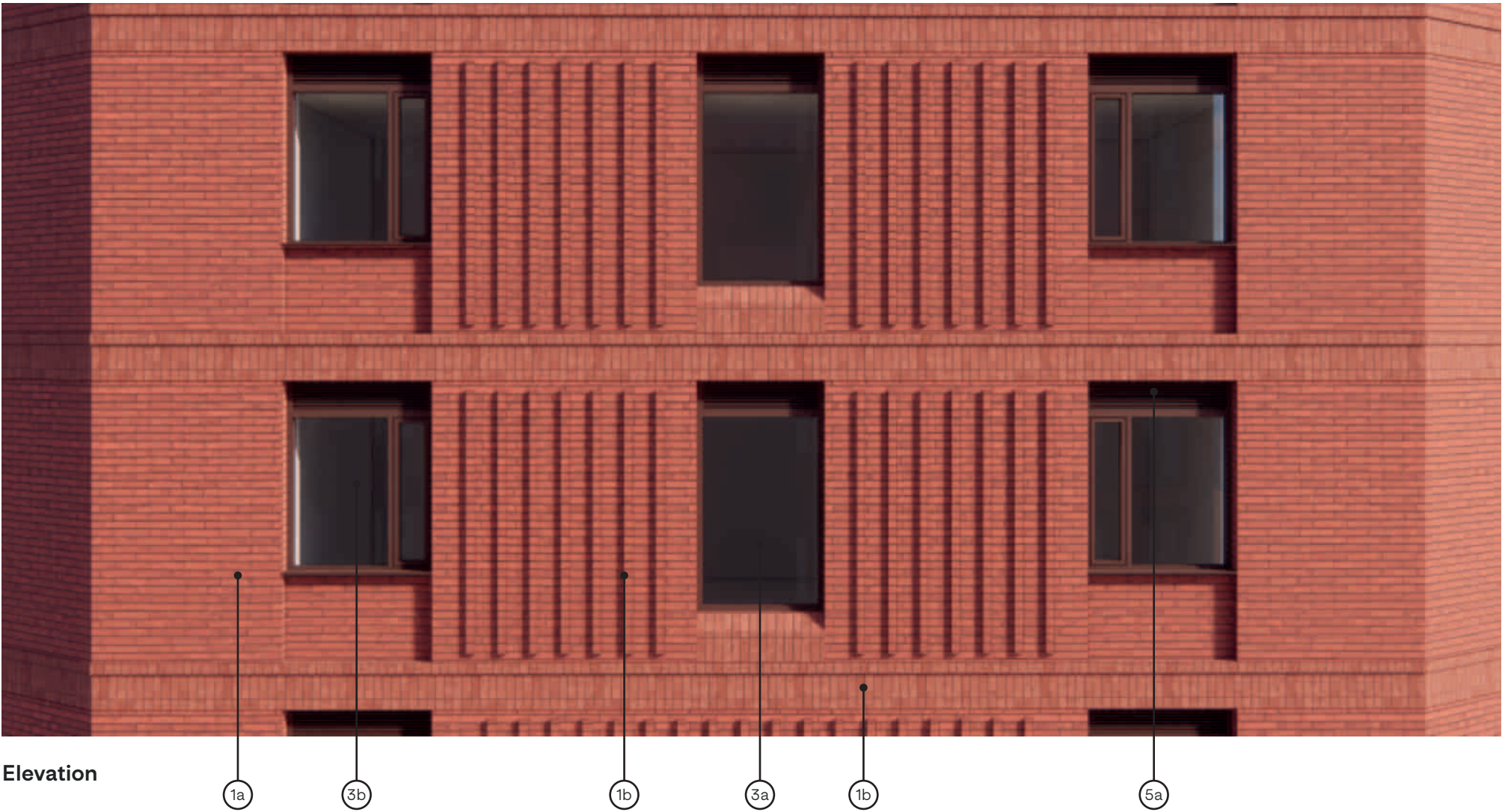
Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Mirco-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.8 Mansion Block: Bay Study for Block A / B / C - Cable Type 1

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations



Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

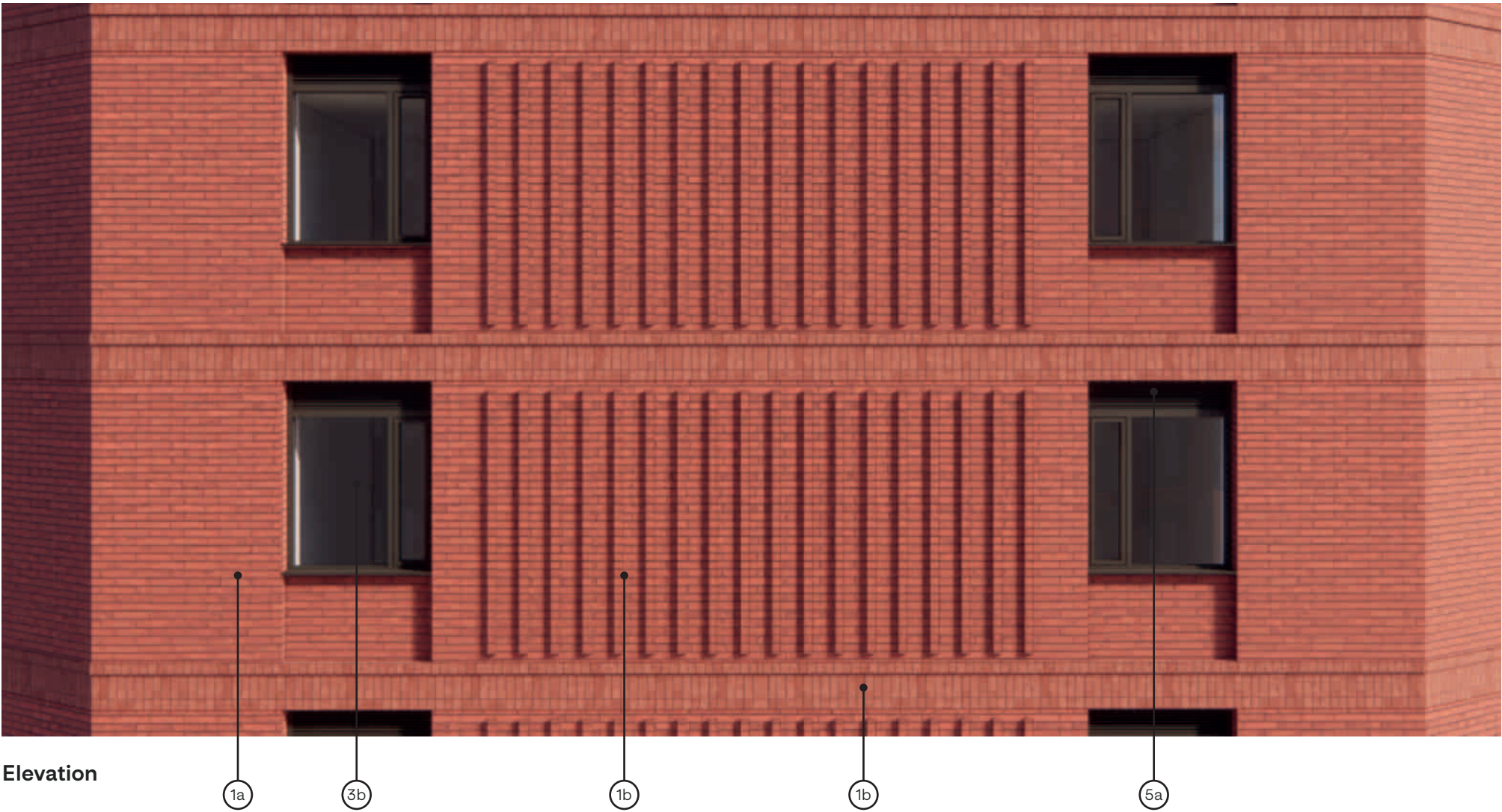
Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Mirco-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.9 Mansion Block: Bay Study for Block C - Gable Type 2

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations



Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

Other:

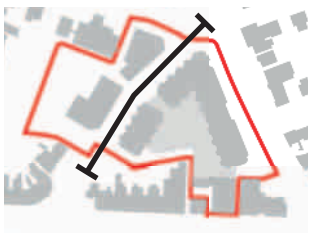
- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Micro-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.10 Street Block: Elevation in Context

Following reference to Section 6.4, the 'street blocks' are more simple in form as they sit within the Site's 6-storey 'shoulder' height datum. They follow the proportions and palette of the 'mansion blocks', but are calmer in appearance as they mediate the townscape datum and the taller blocks.

Refer to drawing series 0800 for proposed elevations, at two scales; in context and block elevations.

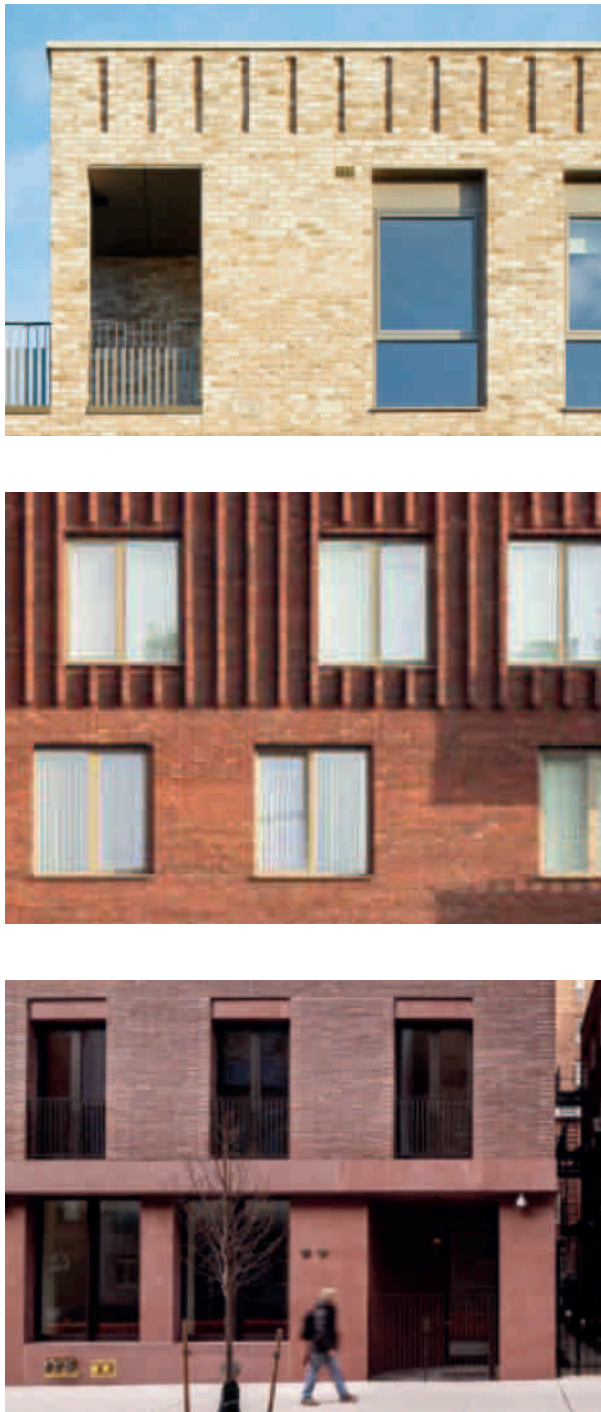


Sample Context Elevation: Manchester Road

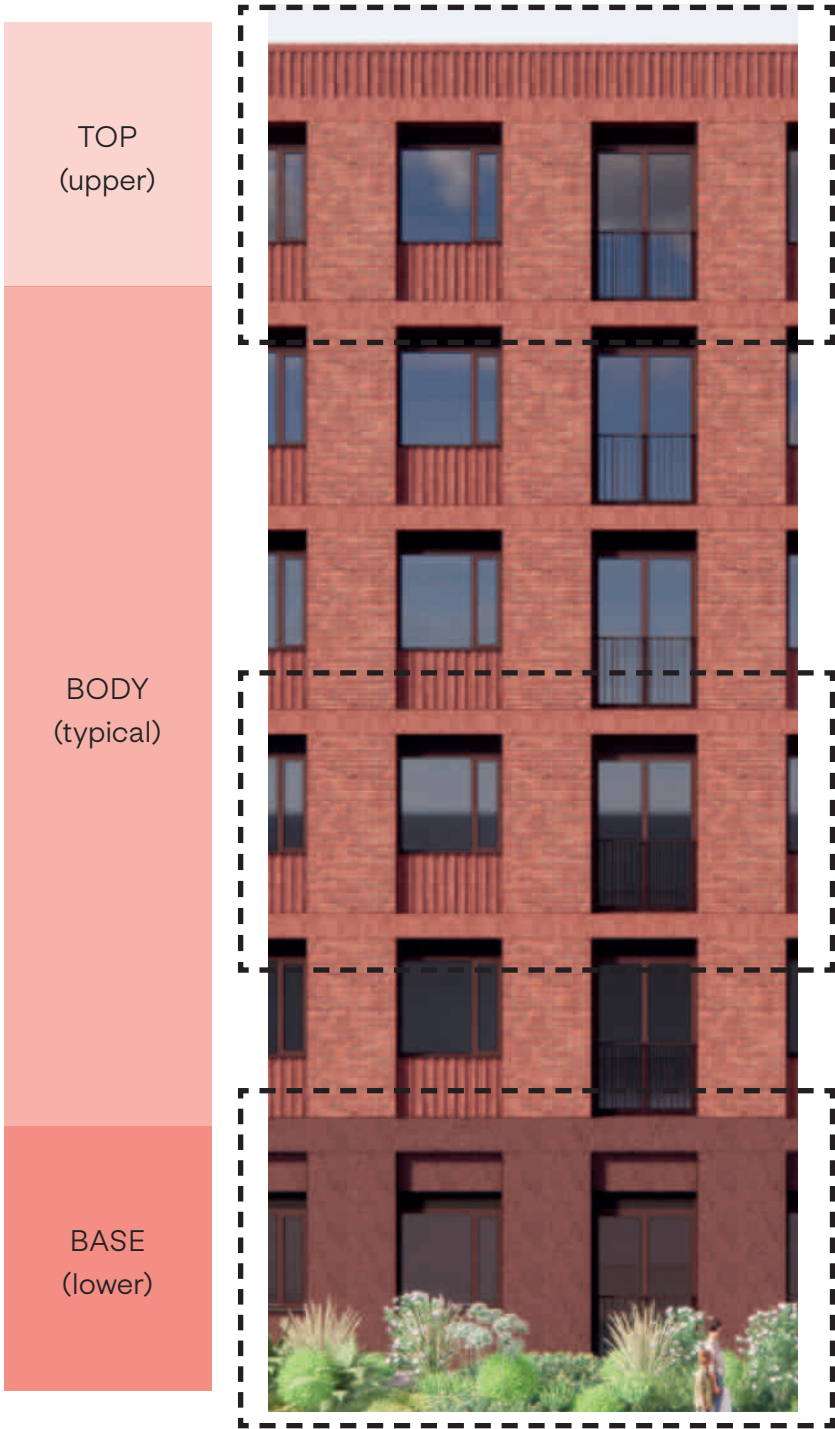
7.4 APPEARANCE

7.4.11 Street Block: Architectural Intent

Concept Precedents



Elevation Overview for Bay Studies



Material Samples



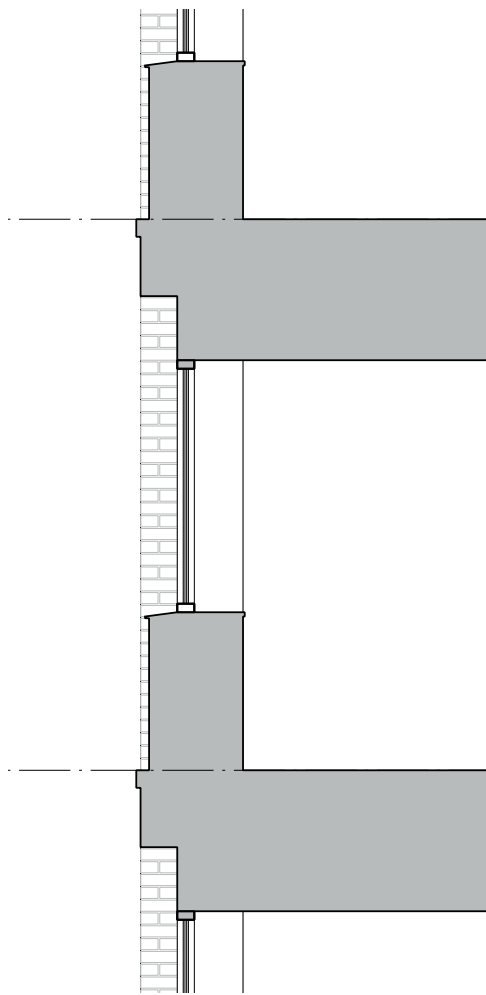
The form of the 'Street Blocks' is in-keeping with the more traditional scale of an urban block. Referencing the proportions of the 'mansion blocks', they achieve interest and texture through subtle moves of brick relief and coursing.

The materiality is shared across the masterplan to be referential and complementary of the context through masonry and colour.

7.4 APPEARANCE

7.4.12 Street Block: Bay Study for Block D / E / F - Typical Level (Body)

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations



Section



Elevation

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

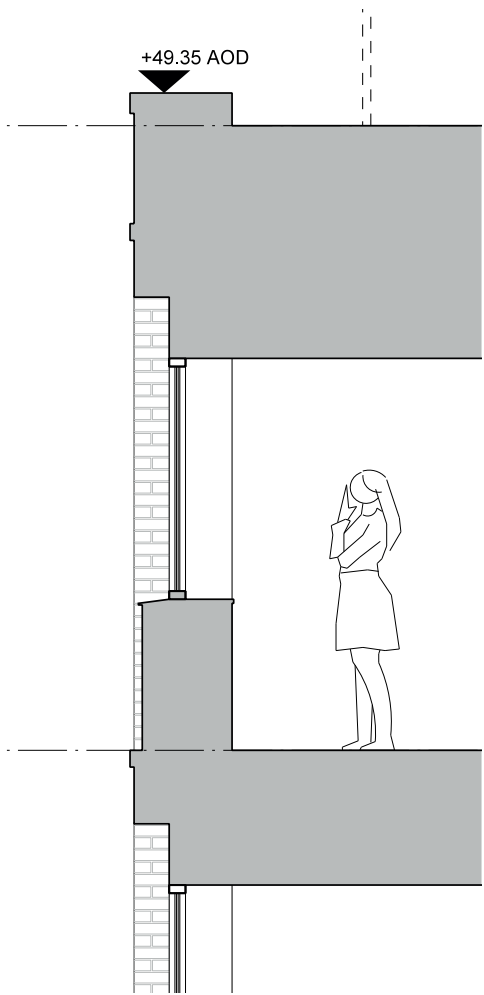
Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Micro-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.13 Street Block: Bay Study for Block D / E / F - Upper Level (Top)

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations



Section

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)



Elevation

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

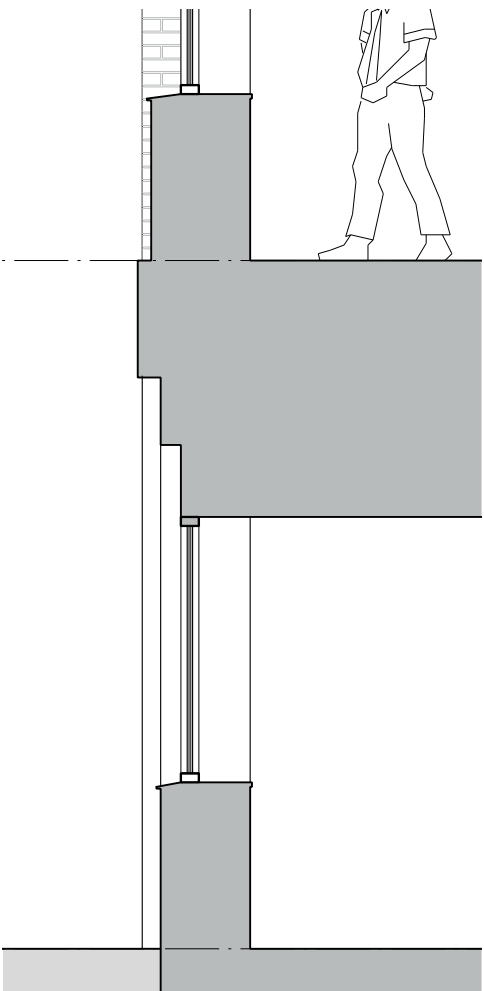
Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Micro-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.14 Street Block: Bay Study for Block D / E / F - Ground Floor (Base)

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations



Section

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)



Elevation

Openings:

- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Micro-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.4 APPEARANCE

7.4.15 Street Block: Bay Study for Block E - West Elevation

Also refer to planning drawings; 0700 series for sections and 0800 series for elevations



Angled View

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)
 - c) Textured Panel (entrances)



Elevation

Openings:

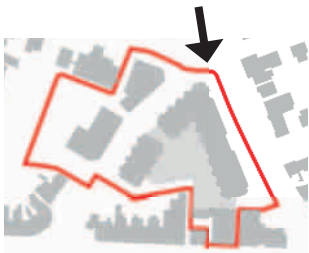
- 3) PPC Aluminium Windows (colour; warm brown red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
 - e) Fixed (opaque glazing)
 - f) Projecting (glazing front fixed fritted / side clear opening)
- 4) PPC Aluminium Glazed Doors (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - c) Double-leaf
- 5) PPC Aluminium Spandrel (colour; warm brown red)
 - a) Micro-Louvres
 - b) Solid

Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed - colour; warm brown red)
- 7) PPC Aluminium Signage (lettering - colour; white / brass / bronze)
- 8) Canvas Awning (retractable - colour; green)
- 9) PPC Aluminium Micro-louvred door (colour; warm brown red)
- 10) PPC Aluminium Solid Door (colour; warm brown red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
- 11) PPC Aluminium Roller Shutter Garage Door (colour; warm brown red)
- 12) PPC Aluminium Micro-louvre Panel (colour; warm brown red)
- 13) PPC Aluminium Erectable Roof Guarding (colour; warm brown red)
- 14) PPC Aluminium Perforated Screen (colour; warm brown red)
- 15) Roof Level Plant (smoke vent fans / PV)
- 16) PPC Aluminium Balcony Soffit (colour; warm brown red)

7.5 ILLUSTRATIVE VIEWS

7.5.1 View South from Former Picturehouse Building



7.5 ILLUSTRATIVE VIEWS

7.5.2 View North along Barlow Moor Road



7.5 ILLUSTRATIVE VIEWS

7.5.3 View West along Warwick Road



7.5 ILLUSTRATIVE VIEWS

7.5.4 View East along Wilbraham Road



7.5 ILLUSTRATIVE VIEWS

7.5.5 View of New 'Makers Yard' (to Rear of Costa)



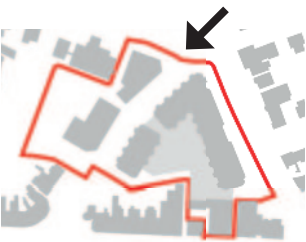
7.5 ILLUSTRATIVE VIEWS

7.5.6 View North along Manchester Road



7.5 ILLUSTRATIVE VIEWS

7.5.7 View South from Nicolas Road





8 SITE STRATEGIES



8.1 AFFORDABLE HOUSING

8.1.1 Achieving 20% Target

Key:

- Blocks A / B / C / D

Market Sale
213 units
- Blocks E and F

Affordable
49 units
E = 37 units
F = 12 units

Affordable Offer:		
Block E and F	49 units	18.7%
Target	53 units	20.0%

Additional units to achieve 20% (53 units)
Block A and C + 4no. discounted units to market

Overall Affordable Offer:		
Total	53 units	20%



8.2 INCLUSIVE DESIGN

8.2.1 Accessible Buildings

Approach and Entrance

All buildings are accessible with step-free approach and level thresholds to entrances. Entrance doors and communal doors will have a minimum clear opening of 850mm. Lobbies, corridors and lifts are all designed to meet, and in most cases, exceed Part M requirements. Lifts are provided in all blocks and serve all levels.

Apartment types

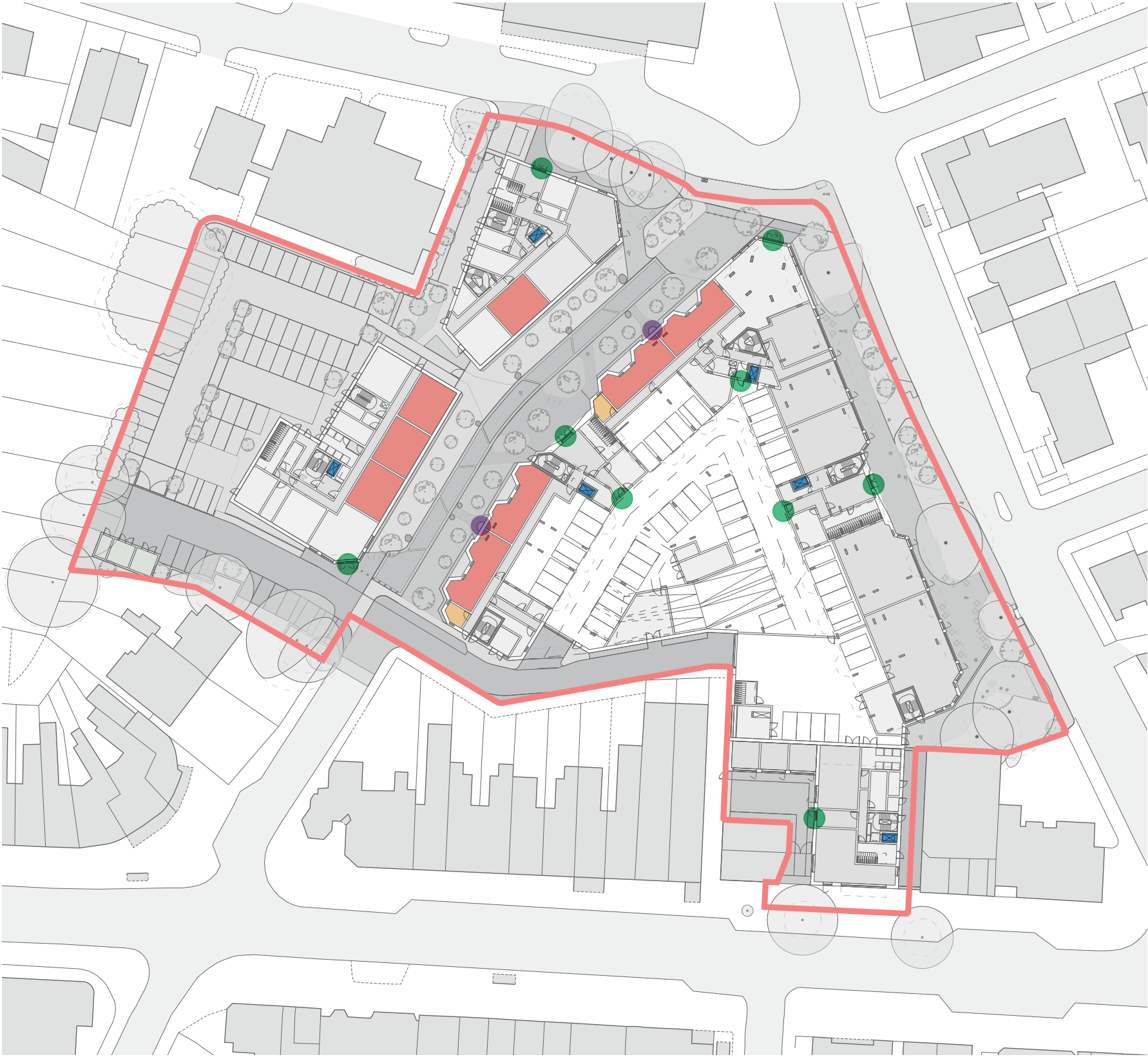
All apartments in the scheme will comply with Part M4(2) Category 2 - Accessible and Adaptable dwellings.

3% of apartments will comply with Part M4(3) Category 3 - Wheelchair user dwellings. This provision consists of 8no. 1bed 2person apartments spread across Blocks A, C, D and E (illustrated right).

Typical examples of M4(2) and full versions of M4(3) compliant apartment layouts are shown on the following two pages.

Key:

- Principal entrance
- Apartment Street Doors
- Lifts
- M4(3) compliant apartment
- Wheelchair store



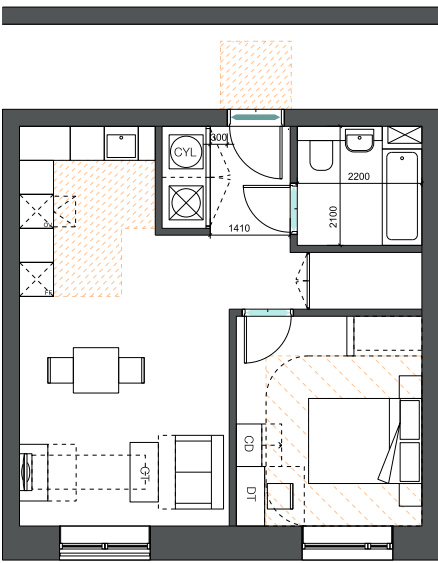
8.2 INCLUSIVE DESIGN

8.2.2 Part M(2) Compliance

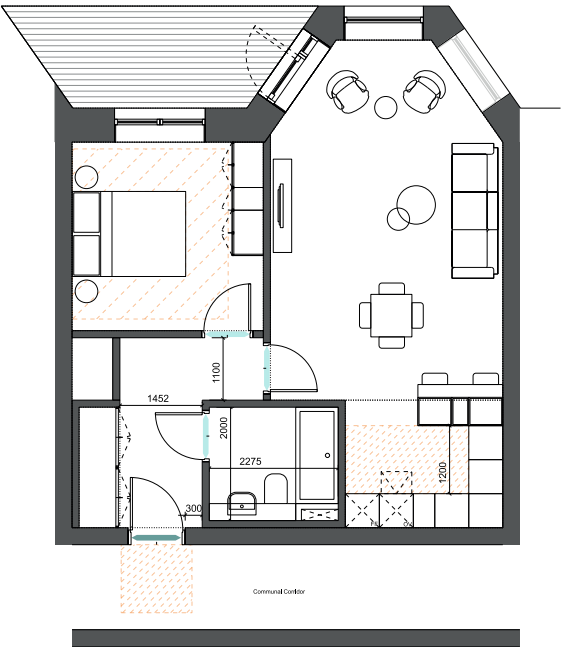
The adjacent diagrams show how typical apartments types comply with Part M4(2) Category 2 - Accessible and Adaptable dwellings.

Minimum access areas are shown in orange and clear opening widths in blue demonstrating compliance with Part M4(2). All corridor widths are minimum 900mm or greater where required. In all apartments the bathroom complies with Part M4(2) Diagram 2.7 Example 2.7B.

Loose furniture impeding an access zone has been highlighted as potential to be removed and, where required, alternative locations have been indicated.

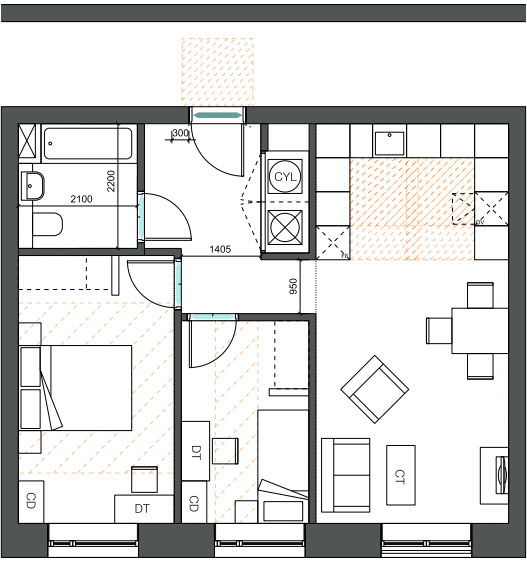


Type 1B-A1 M4(2) Compliant

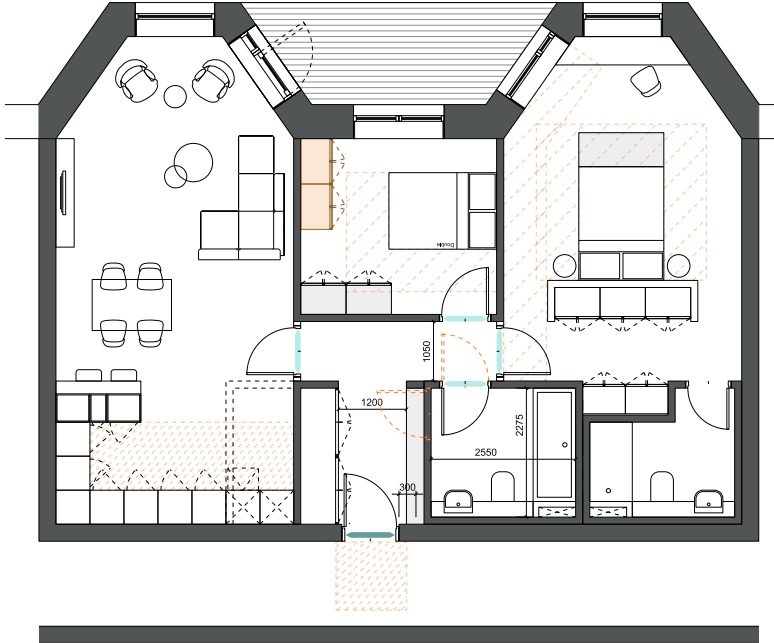


Type 1B-T1 M4(2) Compliant

- KEY
- Door with 775mm clear opening width
 - Door with >850mm clear opening width
 - Alternative position of door to open out
 - Clear zone 750mm
 - Clear zone 1200mm
 - Movable loose furniture to achieve clear widths
 - Alternative position of loose furniture to achieve clear widths



Type 2B-A1 M4(2) Compliant



Type 2B-T4 M4(2) Compliant

8.2 INCLUSIVE DESIGN

8.2.3 Part M4(3) Unit Adaptability

The adjacent diagrams show how apartments types 2B-A1 and 2B-T2 can be organised to comply with Part M4(3) Category 3 - Wheelchair user dwellings to provide 8no. compliant apartments in blocks A, C, D and E.

Clear turning circles and minimum access areas are shown in orange demonstrating compliance with Part M4(3) and furniture meets dimensions set out in Part M appendix D. In both options the bathroom complies with Part M4(3) Diagram 3.16 Example 3.16A.

All doors have minimum 850mm clear openings, with a 300mm nib to leading edge and 200mm nib to the following edge. Internal corridors are kept at minimum 1200mm wide.

Window sill as maximum 850mm above floor level, or as required to meet Part K.

For 2B-T2 type, a separate storage area is shown for wheelchair storage accessed via the communal corridor. This store would be shared by 2 adjacent Part M4(3) apartments and would be secure. Locating the store as shown (illustrated right, bottom) improves the spatial organisation of the apartment rather than being internal of the apartment.

KEY

Storage 1.5sqm required

Wheelchair Store 1700x1100mm

Lowered/adjustable section of worktop

Worktop length min 6130mm

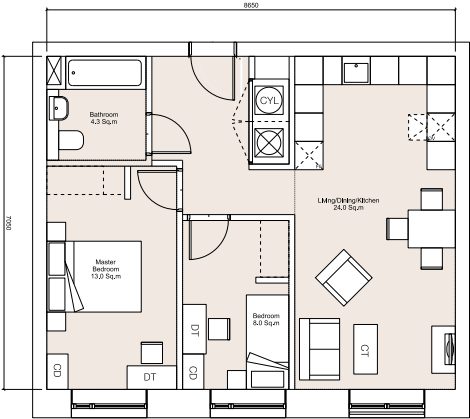
Kitchen/Living/Dining area 25sqm required

Principal Bedroom area 13.5sqm required

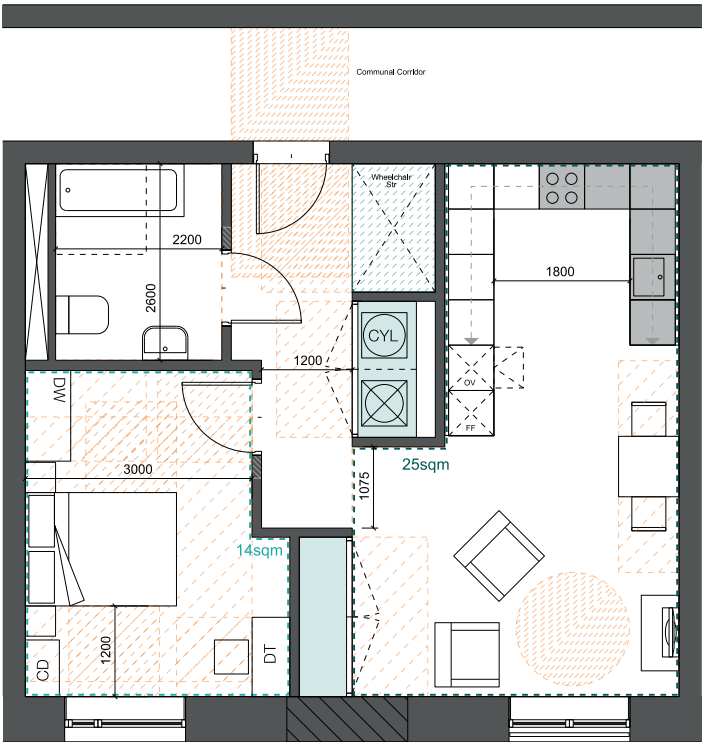
Clear zone 1000mm

Clear zone 1200mm

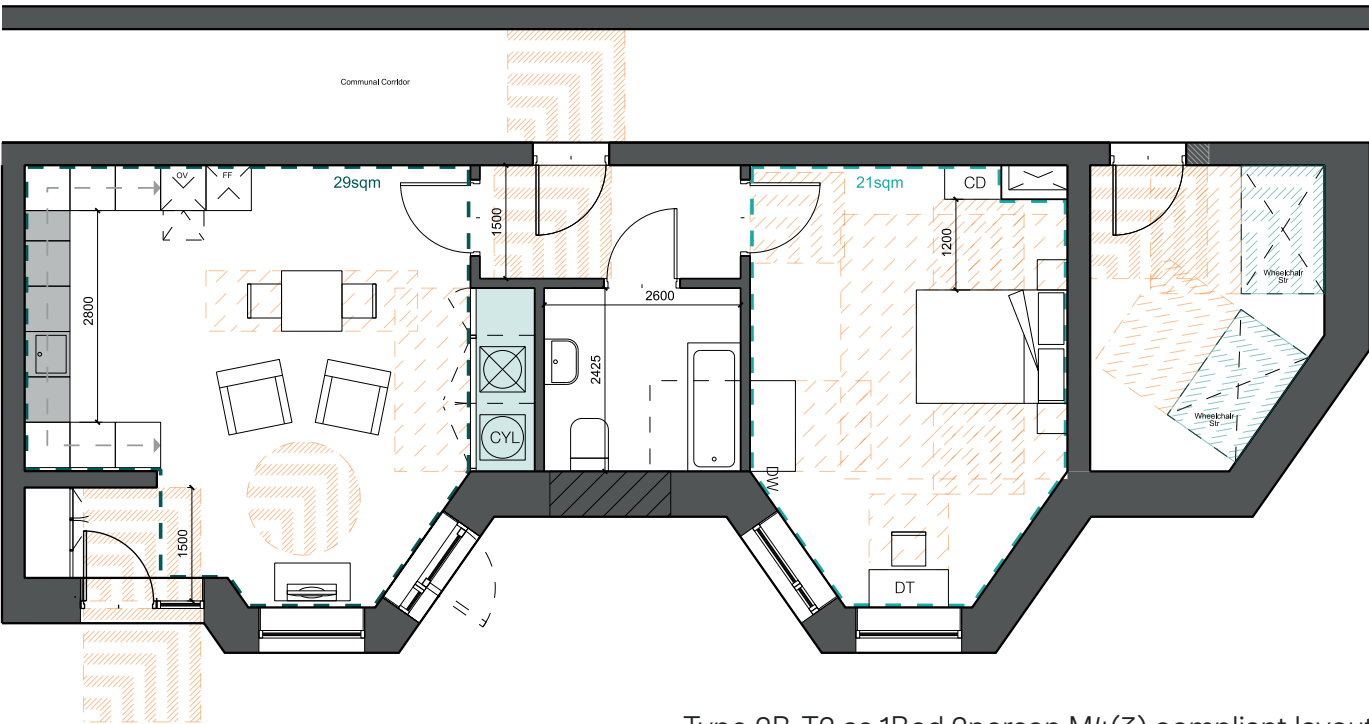
Clear zone 1500mm



Type 2B-A1 typical



Type 2B-A1 as 1Bed 2person M4(3) compliant layout



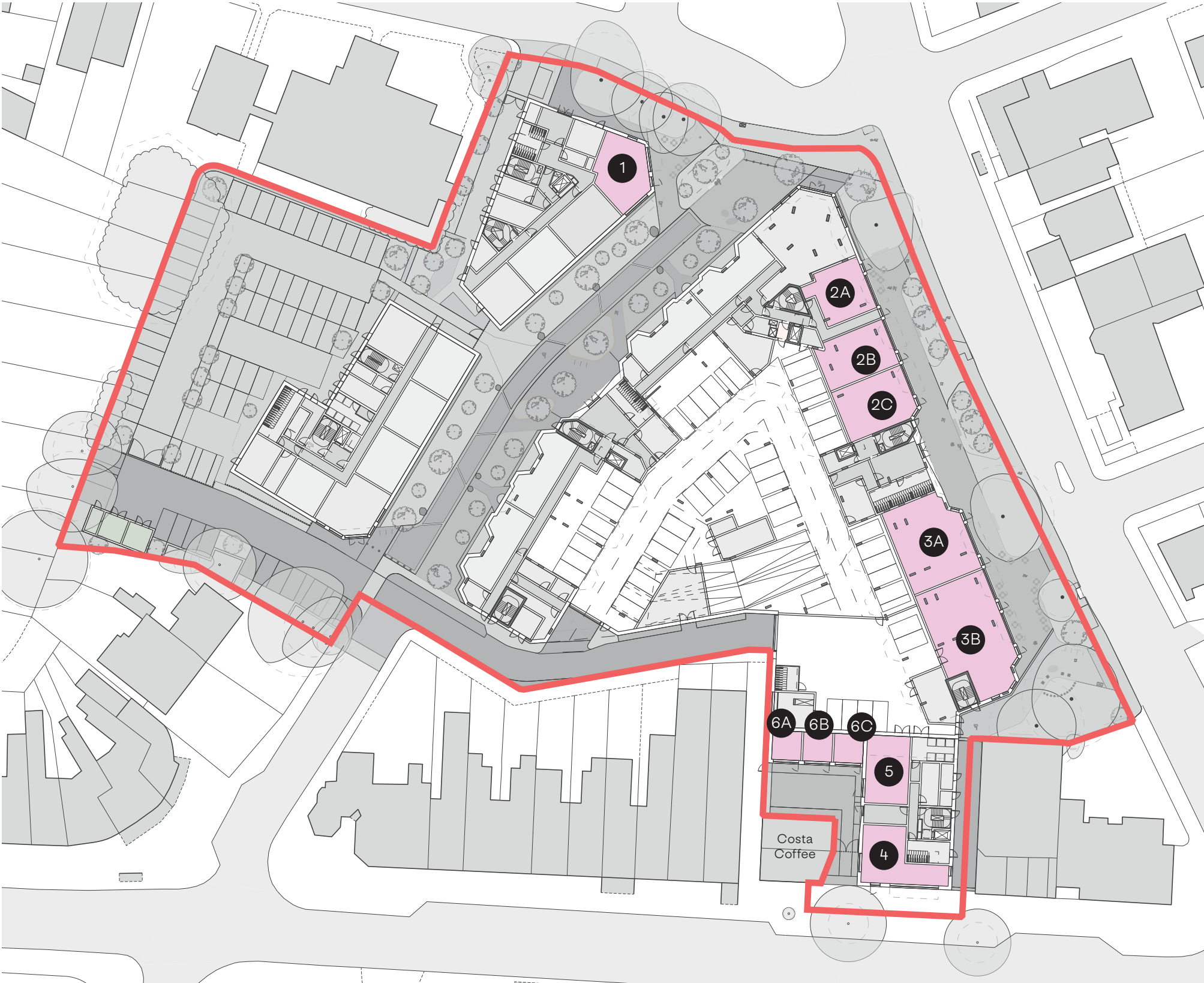
Type 2B-T2 as 1Bed 2person M4(3) compliant layout

8.3 RETAIL & SIGNAGE

8.3.1 Flexible Offer

The proposals at ground floor seek to activate the street edges to the outer parts of the Site with various sized flexible commercial retail units at the corner of Nicolas Road / Manchester Road and along Barlow Moor Road. Furthermore, the proposals seek to 'plug-in' at ground floor to the street-scene of Wilbraham Road with retail frontage and create a Makers Yard of micro retail units behind the retained Costa.

UNIT 1	
87.2 sqm	939 sqft
UNIT 2A	
79.1 sqm	851 sqft
UNIT 2B	
93.6 sqm	1,008 sqft
UNIT 2C	
105 sqm	1,130 sqft
UNIT 3A	
162.1 sqm	1,745 sqft
UNIT 3B	
210.4 sqm	2,265 sqft
UNIT 4	
91.5 sqm	985 sqft
UNIT 5	
78.7 sqm	847 sqft
UNIT 6A	
22.7 sqm	244 sqft
UNIT 6B	
22.7 sqm	244 sqft
UNIT 6C	
22.7 sqm	244 sqft
TOTAL	
975.7 sqm	10,504 sqft



8.3 RETAIL & SIGNAGE

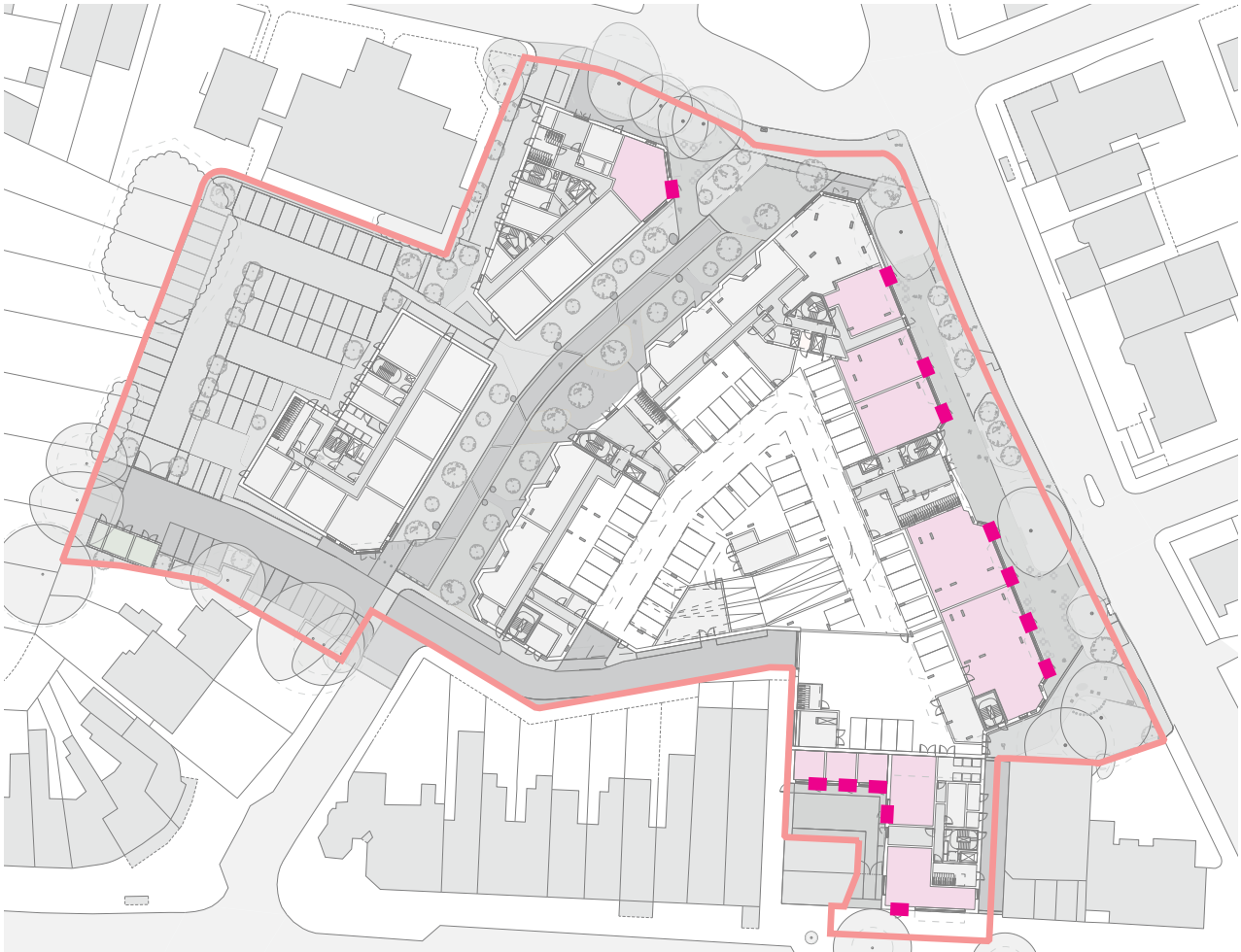
8.3.2 Signage Strategy

As identified in Section 7.4.5 and through the illustrative views (see Section 7.5), the signage strategy for retail within buildings is considered across the masterplan to offer an informed and shared approach to street frontage and appearance.

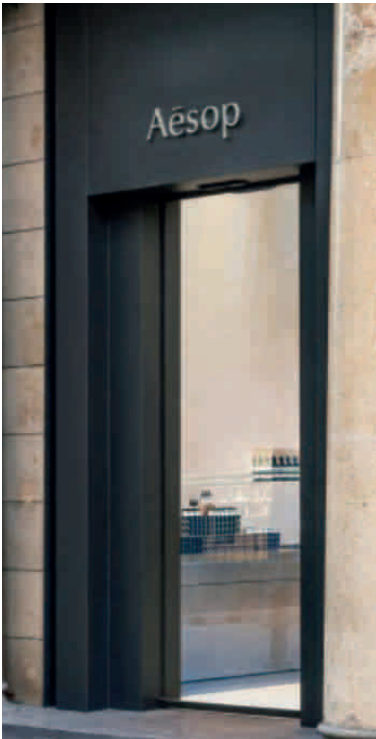
Shop-front signage will be limited to lettering applied over the entrance doors, with any other tenant signage to be back-of-glass within the associated unit windows. There is further limited opportunity to incorporate signage to the leading edge of the canopy awning where appropriate.

The signage locations across the masterplan are identified on the plan (see right, top) and elevation detail on the bay study (see right, bottom). These signage zones would be limited to 1.2m x 0.6m. An example of how this signage strategy would appear is illustrated in the precedent below.

For further information, please refer to appendix C - Signage & Shopfront Strategy.



Plan of Fixed Signage Locations



Signage Intent Precedent



Elevation Example of Fixed Signage Location Over Entrance Doors

8.4 EXTERNAL SPACES

8.4.1 Engaging with Context

Proposals can improve and enhance the vitality of the town 'journey', acting as a catalyst for further positive change across Chorlton. The four themes identified below outline key principles that the Site and development can embrace to promote positive contributions to the centre:

Enhance Public Realm

The Site currently has pockets of green space and established trees, notably along the eastern boundary to Barlow Moor Road, as part of the existing public realm. Proposals will seek to retain and enhance this public realm with outdoor dwell spaces and new greened streets, which will sit alongside the new cycleway further buffering the Site from the road.

Add to the Community

The strong sense of community in Chorlton is present along the 'journey' through the town centre, from the makers market outside the Public Library, stretching past the Site towards Beech Road. Activating frontages to the street will engage them with the retained public realm and can add to the community feel and town centre vitality.

Activate the Streets

The former internal-facing precinct offer, with the hidden public square, disconnects the Site from this central part of Chorlton off 'four-banks'. Turning the offer 'inside-out' can activate the blank frontages to Barlow Moor Road and engage with the existing amenity offer along the other side of the street.

Destination for Chorlton

A new, considered and coherent development can re-invigorate the Site and place it back within public view as a desirable and well-connected location to; live, work and relax in modern fit-for-purpose buildings and welcoming landscaped streets.



8.4 EXTERNAL SPACES

8.4.2 Site Principles

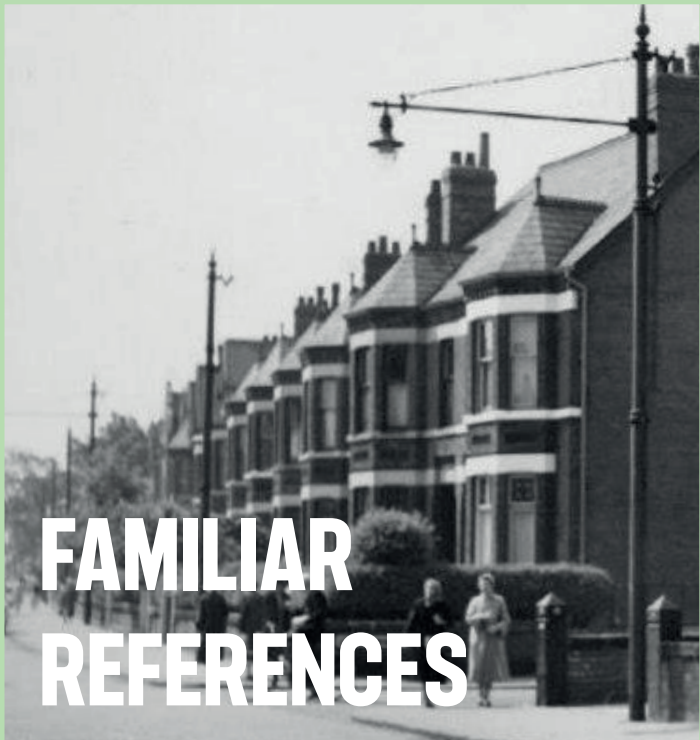
Beyond the offer of housing (including amenity) and retail, the overall development will seek to stitch the Site to the surrounding streets and context through the reference and creative interpretation of familiar building styles and streets.

Additionally, the proximity of the Site to arterial roads, Barlow Moor Road and Wilbraham Road, for driving and cycling in conjunction with the nearby Metrolink (Chorlton station), the Site can offer a moment of respite to the centre of Chorlton.

This can be done through placing pedestrians and residents as the primary user, people-first, offering a shared experience of external spaces and streets that are tree-lined with pockets of green space for activity or commercial 'spill-out'.

Adopting these principles for the Site naturally starts to connect the Site more actively into the town centre through the themes of; public realm, community, active streets and destination appeal.

For further information on landscape proposals, see Section 9 by Randall Thorp.



8.5 PARKING

8.5.1 Cars

The proposals provide a total of 164 private residential parking spaces (63% ratio provision). There are 12 public car parking spaces provided on-site (8 standard, 2 accessible and 2 EV charging spaces) to the south-west accessed from Manchester Road. A further 6 private spaces are provided for retail tenants.

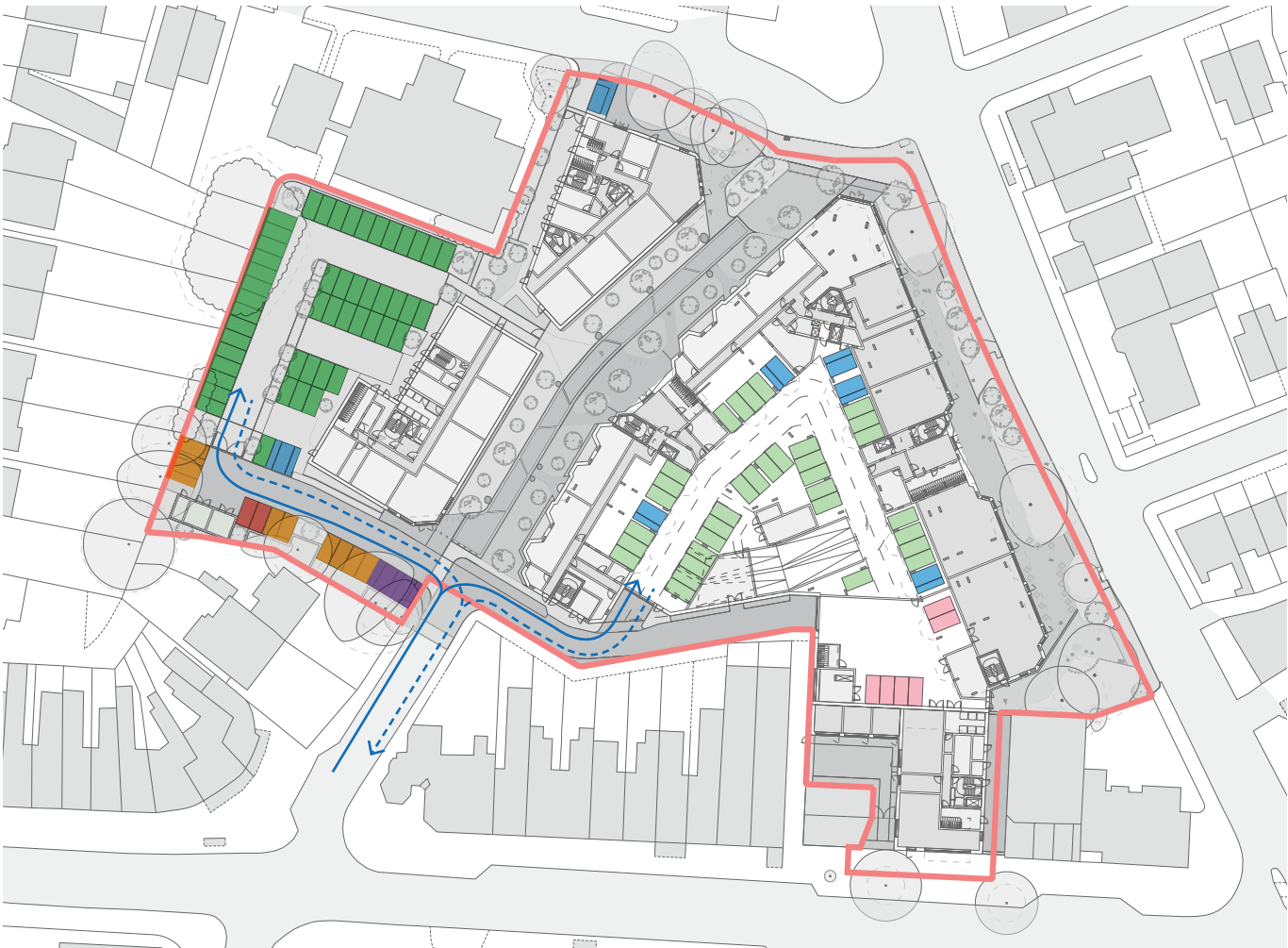
Basement Plan



Key:

- ← Car Access Route
- Private Residential Parking Space
- Private Residential Parking Space (EV charging)
- Private Residential Accessible Parking Space
- Private Retail Parking Unit
- Public Parking Space
- Public Parking Space (EV charging)
- Public Accessible Parking Space

Ground Floor Plan



8.5 PARKING

8.5.2 Cycles

The proposals provide secure internal level-access cycle store spaces to each block. These provide a variety of storage space types including Sheffield stands (with additional width) and double stack stores. There are further cycle stands provided throughout the landscape near to building entrances.

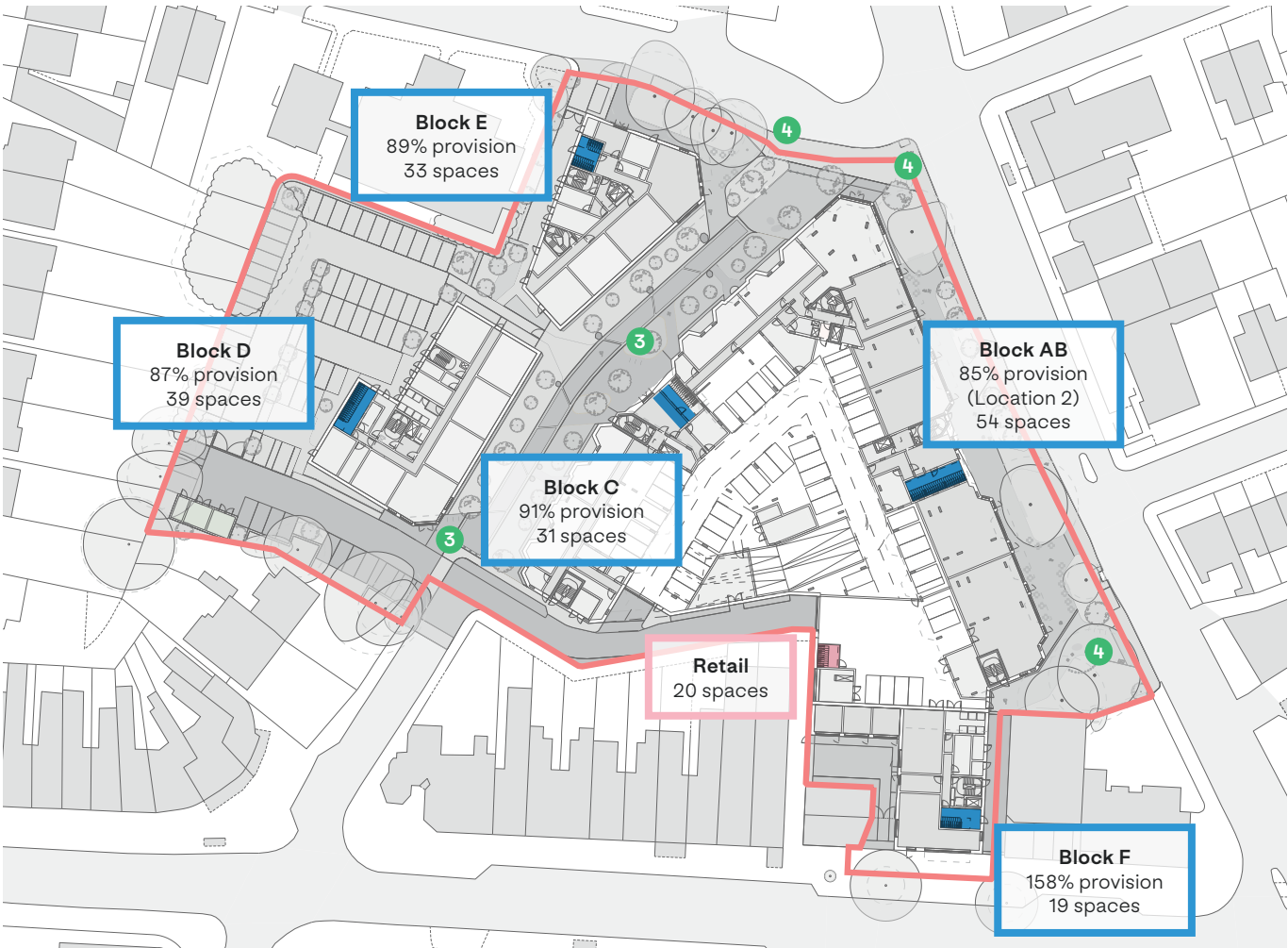
Basement Plan



Key:

- Residential Internal Secure Cycle Store
- Retail Internal Secure Cycle Store
- Outdoor Cycle Stand Location & Quantum

Ground Floor Plan



8.6 REFUSE

8.6.1 Waste Collection

All blocks are provided with internal refuse rooms that have been sized using MCC Guidance (GD04 Waste Storage and Collection Guidance for New Developments). Vehicle movements have been tracked through the landscape masterplan to ensure movements are appropriate.

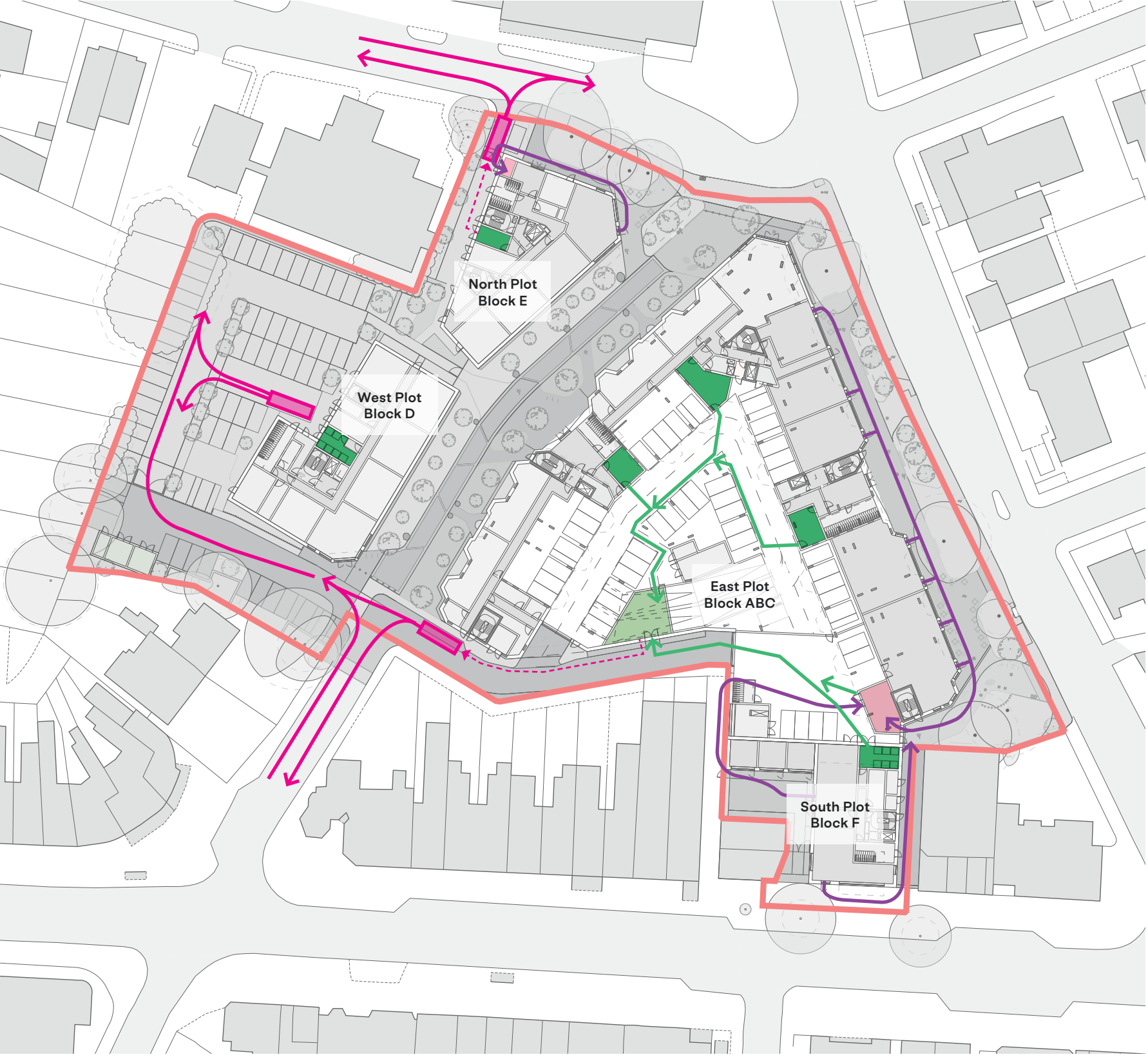
North Plot (Block E)
Residential refuse to be collected from a single refuse room accessed from an off-street service area that has provision for the collection vehicle accessed off Nicolas Road as indicated. A separate commercial refuse room utilises the same collection strategy.

East Plot (Blocks ABC) & South Plot (Block F)
Residential refuse dropped by residents in stores located local to each primary circulation core. A separate central commercial refuse room is used by retail units in East and South plots. Building management are to move refuse receptacles to the collection store the day before collection. On collection days, refuse operatives collect receptacles and move to refuse vehicle loading bay as indicated.

West Plot (Block D)
Residential refuse to be collected from a single refuse room accessed from a collection area as indicated.

Key:

- Residential Refuse Room
- Managed Refuse Movement to Collection Store
- Refuse Collection Store (Blocks A/B/C)
- Commercial Refuse Store
- Commercial Drop Route to Refuse Store
- Refuse Vehicle Stopping Location
- Refuse Receptical Movement to Refuse Vehicle
- Notional Refuse Vehicle Movement Route



8.7 SERVICING & MAINTENANCE

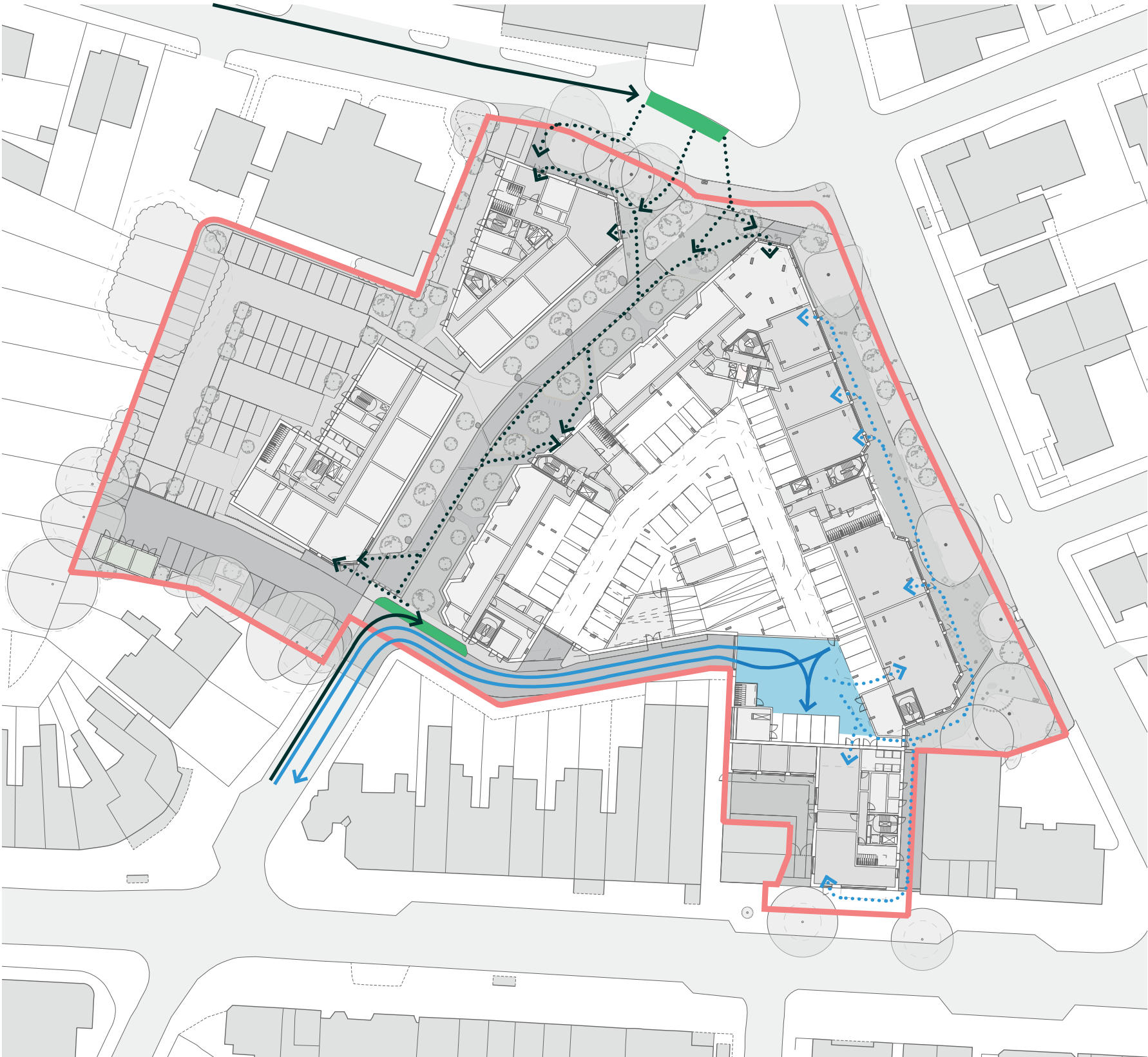
8.7.1 Loading and Deliveries

Marked loading bays are available to the North and South of the Site. The North utilises an existing on-street loading bay area. The South has a loading bay provision as part of the landscape design. These loading bays can be used for deliveries for residents (and retail for the North plot).

The retail units located in the East and South Plots will have access to a dedicated loading / service area that is accessed from the service road to the south of the Site. There will be a 2.8m maximum headroom for vehicles. This will enable a variety of small van-sized vehicles to use this area for loading and deliveries to the retail units. Vehicle movements have been tracked in this area.

Key:

- Loading Bay Area
- ➔ Loading Bay Vehicle Movement Route
- ⋯➔ Loading Bay Person Movement Route
- Retail Unit Loading / Service Area
- ➔ Retail Unit Loading / Service Vehicle Movement Route
- ⋯➔ Retail Unit Person Movement Route

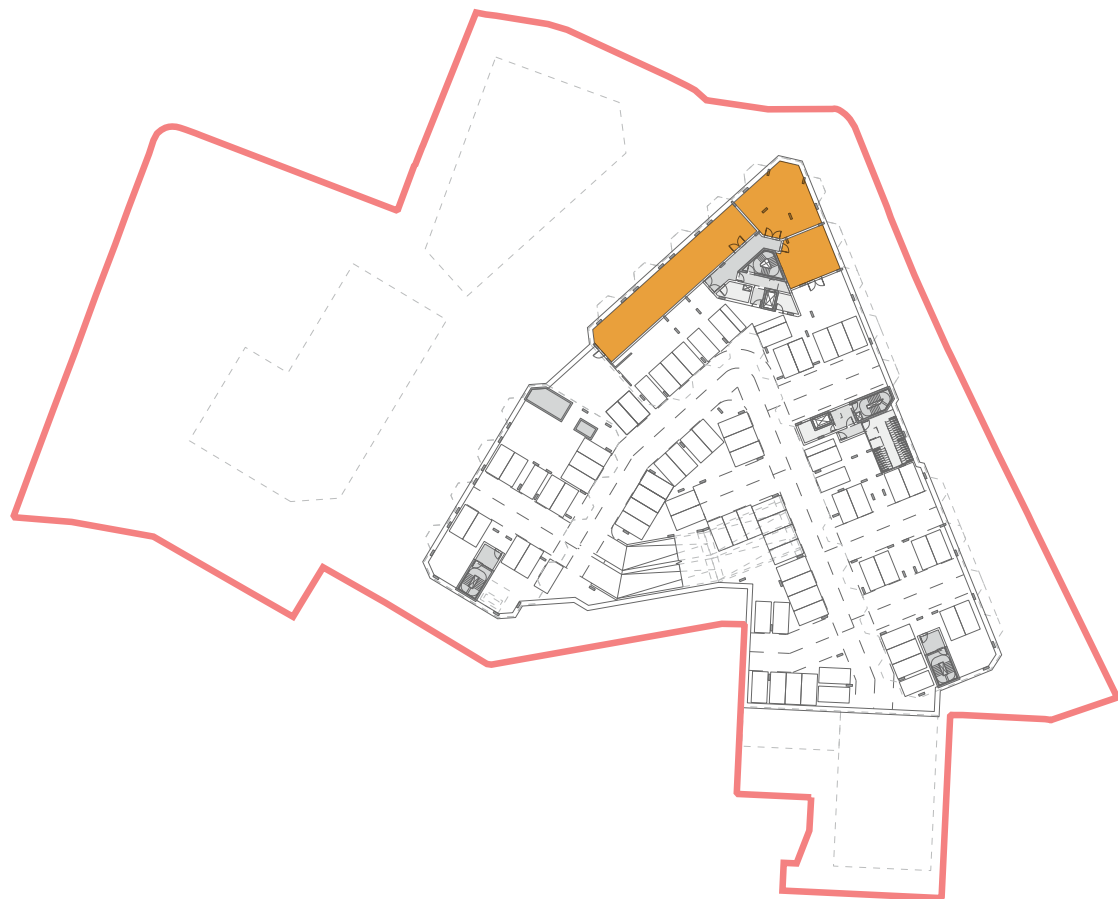


8.7 SERVICING & MAINTENANCE

8.7.2 MEP Plant

MEP Plant rooms have been located to reduce impact on active ground floor street edges by placing these in basements and/or on elevations with least impact (i.e. rear elevations with less prominence), where possible. The proposals include a requirement for 3x substations. (2x to the West and 1x to the East of Manchester Road).

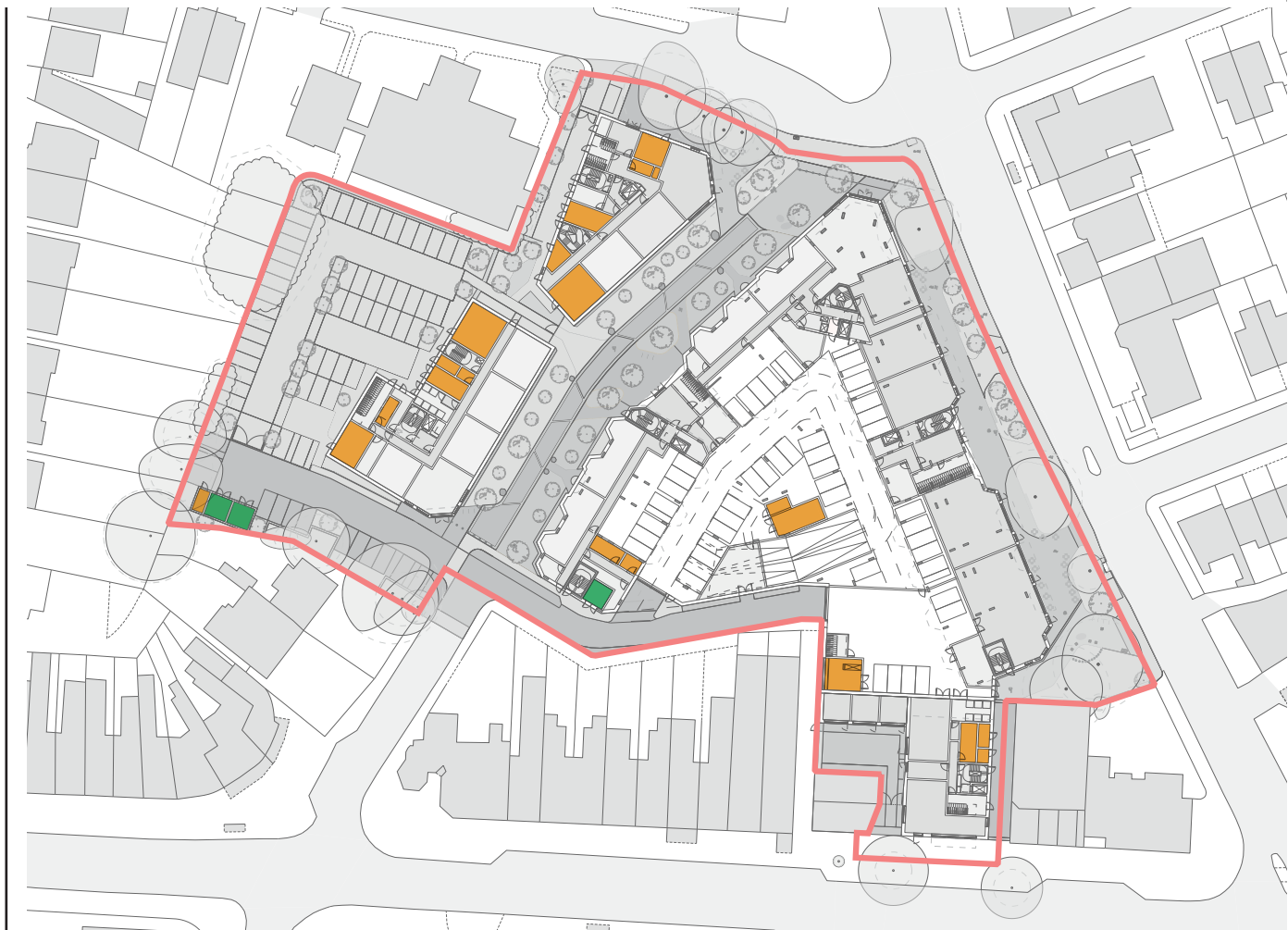
Basement Plan



Key:

- Plant Space
- Substation

Ground Floor Plan



8.7 SERVICING & MAINTENANCE

8.7.3 Roof Access

Roof level plant is limited to smoke shaft vent fans and photovoltaic (PV) panels on all blocks.

Access is restricted to roof level on all blocks for maintenance and testing of roof plant, cleaning and general maintenance of the roof system and photovoltaic (PV) panels. Access to roof level is provided via fixed stairs that run from cores up to a low-profile roof hatch. Roof edges are proposed to be protected by fold-down edge 1100mm guarding that is erected when access to the roof level is required.

There are small roof areas to the West plot and the link between East plot block A and B that are provided access via openable windows and have a mansafe system provision; these roofs are only required access for annual cleaning and general maintenance of the roof system.



Key:

- Access Hatch Location
- Roof Access Route
- Fold-down Edge Guarding
- Mansafe System
- PV Array
- Smoke Shaft Vent Fan

8.7 SERVICING & MAINTENANCE

8.7.4 Facade Cleaning & Maintenance

Co-ordination with the landscape proposals has been undertaken to ensure that allowance around the perimeter of the scheme can be accommodated to allow sufficient access for cleaning and maintenance of the facade. This exercise was informed following input from a specialist access & maintenance consultant. Tracked MEWP movements are described on the diagram opposite.

Primarily the buildings will be accessed via appropriate MEWP or scissor lifts. Windows and facade that can be accessed from balconies will be cleaned by residents.



- Key:
- MEWP / Scissor Lift Access
 - Resident Balcony Access
 - Mansafe Access

8.7 SERVICING & MAINTENANCE

8.7.5 Fire-Fighting

Co-ordination with the landscape proposals has been undertaken to provide access for fire tender to the areas indicated opposite to ensure all areas of the scheme are within permitted maximum distance limits.

All stairs to each block have direct protected egress to the external environment.



- Key:
- Fire Tender Access Provision
 - Escape Stair
 - Escape Stair Route

9 LANDSCAPE PROPOSALS

BY RANDALL THORP



LANDSCAPE CONTENTS

9.1	Introduction
9.2	Landscape Planning Context
9.3	Landscape Vision
9.4	Landscape Constraints
9.5	Landscape Opportunities
	Landscape Masterplan
9.6	Landscape Masterplan Development
9.7	Overall Landscape Masterplan
9.8	Landscape Character Spaces
	o Barlow Moor Road Linear Park
	o Barlow Moor Road Pocket Park
	o Manchester Road Greenway
	o Manchester Road Pocket Square
	o Courtyard Garden
	o Makers Market Courtyard
	o Landscaped Car Park
	Landscape Strategy
9.9	Access and Circulation
	Hard Landscape
	Tree Survey
	Tree Strategy
	Softworks
	Ecology and Biodiversity
	Drainage and Levels
	Play
	A Safe Place
	Street Furniture
	Lighting
	Boundary Treatments
	Wayfinding
	Art
9.10	Outline Landscape Maintenance Plan

9.1 INTRODUCTION

This strategy outlines the vision and design principles for the development’s landscape and public realm proposals.

The proposals present an integrated and holistic approach to the landscape design in response to the site conditions, architectural design, intended uses, and Chorlton’s rich and unique local context.

The information contained in this Design and Access Statement (DAS) should be read in conjunction with the application drawings and other documents submitted as part of the application.

The design proposals are a culmination of extensive consultation with officers from Manchester City Council (MCC), ward councillors, and the local community.

The following pages describe the proposals for various ground floor landscape and public realm spaces, and a first floor private podium courtyard garden.

The key landscape and public realm proposals include:

- The creation of high quality flexible public realm spaces at ground level including biodiverse planting and strengthened pedestrian connections along the surrounding roads and through the site.
- The creation of a primary ground floor active frontage along Barlow Moor Road to buildings A and B which supports inside / outside uses, including potential retail, food and beverage, and social activities. Secondary active retail frontage is proposed to building E fronting Nicholas Road.
- A linear green space along Barlow Moor Road which includes informal spill out spaces for tables and chairs, pockets of naturalistic planting to help screen the road, and new tree planting to supplement the existing retained mature trees.
- To the southern end of the Barlow Moor Road linear green space, a quieter, community focused ‘Pocket Park’ space is proposed for local residents and passers-by, with shaded seating and informal nature inspired play.
- A publicly accessible pedestrianised ‘greenway’ route through the site is proposed along Manchester Road, including woodland inspired planting, rain gardens and natural ‘play on the way’ features.
- To the northern end of Manchester Road a ‘Pocket Square’ will be created to encourage people to dwell and provide a focal public space for Chorlton residents.
- An intimate Makers Market courtyard is proposed to the side and rear of the existing Costa Coffee unit off Wilbraham Road to provide space for smaller independent businesses.
- A biodiverse wildflower meadow green roof is located at first floor level overlooking the Makers Market courtyard.
- A large communal courtyard garden is located at first floor podium level for the use of the residents of buildings A, B, and C.

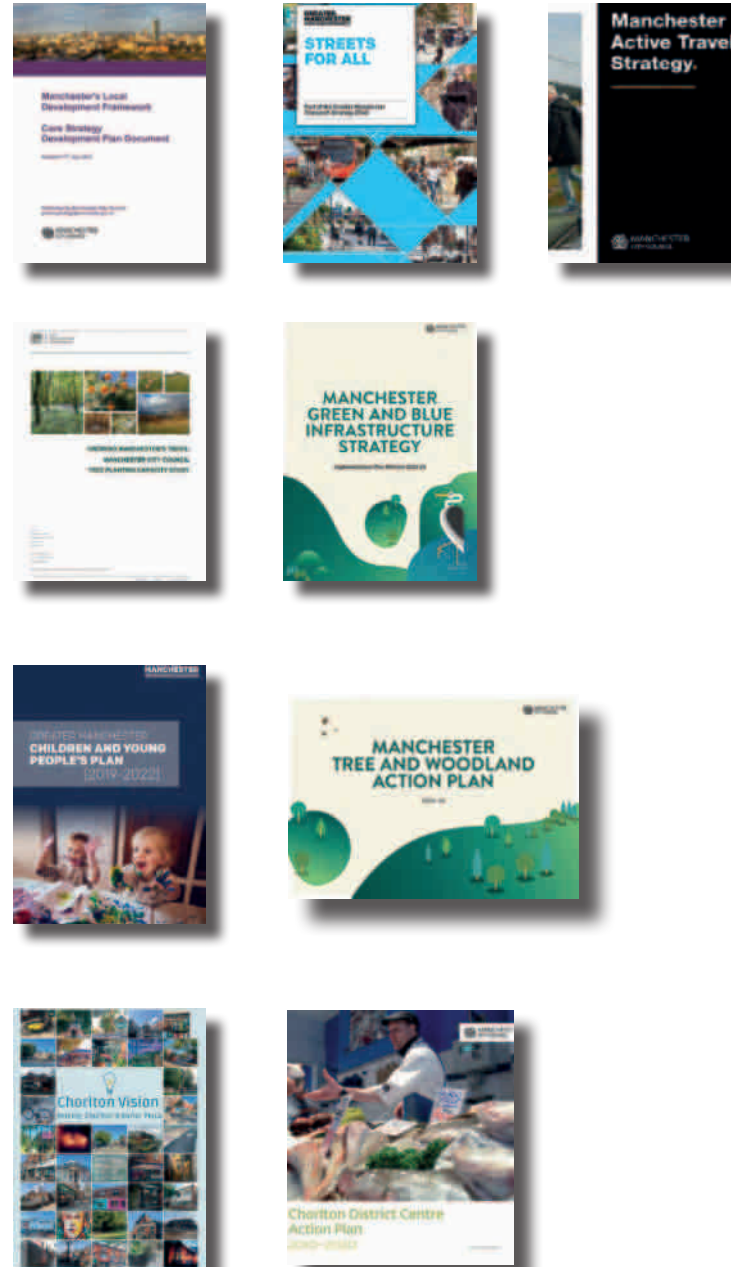
9.2 CONTEXT

LANDSCAPE PLANNING CONTEXT

To help guide and shape the landscape and public realm proposals the following publications and strategies have been reviewed, which have provided an in-depth knowledge base and understanding of MCC and the local community expectations and aspirations for the site.

- Places for Everyone (PfE) Development Plan Document 2024
- Manchester City Council's adopted Local Development Framework Core Strategy 2012
- Guide to Development in Manchester SPD 2007
- GM Moving - Healthy Active Places Principles
- GM Moving - Healthy Active Places for Children and Young People
- Manchester Active Travel Strategy and Investment Plan 2023
- Manchester City Council's Climate Change Action Plan 2020 - 2025
- Growing Manchester's Trees: Manchester City Council Tree Planting Capacity Study 2022
- Greater Manchester's Streets for All Strategy 2021
- Manchester Green and Blue Infrastructure Strategy 2021-2025
- Manchester Tree and Woodland Action Plan 2024-2034
- Chorlton District Centre Action Plan 2010-2020
- Chorlton Vision: Making Chorlton a Better Place
- Chorlton Precinct Development Framework Summary 2017
- Chorlton Local Infrastructure Framework (LIF) 2025

The above publications each highlight principles and strategies that MCC are aiming to work towards. They offer best practice advice and provide guidance to ensure the landscape and public realm proposals reflect the key policy aspirations.



Overarching compliance with policy, and pre-application consultation with MCC and local ward councillors is covered in detail in Chapter 3 - Application Context of this Design and Access Statement (DAS), and the Planning Statement submitted with this application. Relevant landscape related key local and national policy is outlined over the following pages.

LOCAL PLANNING POLICY

The adopted statutory development plan for the area comprises the Manchester Core Strategy (2012), Saved Policies of the Unitary Development Plan (1995), and Places for Everyone (PfE) Plan (2024). The Addendum to the Manchester Core Strategy (2024) outlines which policies of the Core Strategy have been partially replaced by PfE. This is supported by guidance, advice notes, and Supplementary Planning Documents. Relevant local plan documents and policy are described below.

MANCHESTER CORE STRATEGY (2012)

The Core Strategy "*describes Manchester today and outlines the Council's vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision*". Planning policies most relevant to landscape and public realm are:

Policy EN9 – Green Infrastructure requires that new development maintains existing green infrastructure in terms of quantity and quality and developments are encouraged to "*enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure*". This includes the continued development of a network of green spaces, the "*encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas*".

Policy DM1 – Development Management requires development to have regard to the following issues: "*Appropriate siting, layout, scale, form, massing, materials and detail; Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area*" and "*Effects relating to biodiversity, landscape, archaeological or built heritage; Green Infrastructure including open space, both public and private*".

Other policy of relevance include:

- **Policy EN11 - Quantity of Open Space, Sport and Recreation**
- **Policy EN15 – Biodiversity and Geological Conservation**

9.2 CONTEXT

LANDSCAPE PLANNING CONTEXT

THE PLACES FOR EVERYONE (PFE) PLAN (2024)

PfE is a Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan Councils. Policies most relevant to landscape and public realm are:

Policy JP-G6: Urban Green Space concerns the protection and enhancement of existing urban green space and the delivery of new urban green spaces.

Policy JP-G7: Trees and Woodland includes the need to *“deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them”*. The development proposals will comply with the following policy requirement: *“Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision”* and by *“Protecting trees and woodland during the construction phase of development”*.

Policy JP-P1: Sustainable Places states that all development, wherever appropriate, should be: distinctive, conserving and enhancing the natural environment and landscape features; visually stimulating; socially inclusive; resilient; adaptable; durable; resource efficient; safe; functional and convenient; inclusive; and legible. Development should include *“high quality and well managed green infrastructure and quality public realm”*.

Also of relevance are policies:

- **Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity**
- **Policy JP-P7: Sport and Recreation**
- **Policy JP-C5: Streets for All**
- **Policy JP-C6: Walking and Cycling**

OTHER RELEVANT STANDARDS AND GUIDANCE

MANCHESTER GUIDE TO DEVELOPMENT SPD

The Guide to Development in Manchester is a hybrid document acting as both a Supplementary Planning Document and planning guidance. MCC have produced the document as a means of guiding those involved in the development process in their preparation of Design and Access Statements. Developers will be expected to have regard to both the SPD and planning guidance in their preparation of these statements.

Part one includes guidance on ‘Creating a Sense of Place’ and ‘Design’ such as considering the character and context, continuity and enclosure, legibility, ease of movement, quality of the public realm, diversity and adaptability.

Part two includes descriptions of the city’s character areas. Of particular relevance is the section regarding ‘District and Local Centres’ which states *“Development proposals will need to help enhance the character and quality of the centres by well-designed shop fronts, signage and security, by providing up to date refuse and waste minimisation facilities, and by contributing to the upgrading of the public realm”*(para 11.27).



9.2 CONTEXT

LANDSCAPE PLANNING CONTEXT

CHORLTON PRECINCT DEVELOPMENT FRAMEWORK SUMMARY

In 2017, Manchester City Council conducted a consultation regarding the redevelopment of Chorlton Precinct. The Development Framework is intended to guide future development of the site and to form the basis of more detailed design and any future planning applications. The summary document provides information on site context, character, and design principles.

The guiding Design Principles which underpin the Development Framework are described on page 25 of this DAS. The key landscape related principles are:

- Pedestrian Permeability – Creation of a clean and safe pedestrian route through the site, with revised vehicular access for access to the car park, residential units, and servicing of retail units.*
- Landscape and Daylight – Provision of an attractive and well maintained environment through a combination of hard and soft landscaping. Orientation of living spaces to maximise direct light.*



The proposals outlined in this DAS take into account the guiding Development Framework Design Principles, but make a number of enhancements to the site layout which substantially benefit the landscape and public realm.

The key points of change from the high-level scheme presented in the Development Framework are:

- Barlow Moor Road frontage** – the new building line along Barlow Moor Road is now set back to accommodate the existing green space, providing opportunities for enhanced public realm areas and green buffering of the new buildings from the road.
- Tree removal** – the realigned building frontages along Barlow Moor Road and Nicolas Road allow for the retention of high-quality mature trees which contribute positively the site and surrounding streetscape. They provide shading, and contribute significantly to the site's biodiversity value.
- Manchester Road** – the realignment of the Manchester Road corridor (to comply with sewer and easement constraints which were not considered in the Development Framework) now allows for a more welcoming public realm open space at the key intersection of Barlow Moor Road and Nicolas Road to be provided.
- Pedestrian connectivity** – the Manchester Road corridor is principally now traffic free, providing an attractive, green, and safe pedestrianised route through the site. The Barlow Moor Road frontage space provides an alternative pedestrian route away from the road.
- Makers Market** - the Makers Market is a new proposal which responds positively to the constraints imposed by the retained Costa Coffee premises to create a vibrant courtyard setting for small independent business.

CHORLTON LOCAL INFRASTRUCTURE FRAMEWORK (LIF)

Manchester City Council have commissioned a Local Infrastructure Framework (LIF) for Chorlton District Centre. This provides an analysis of existing social and public infrastructure and sets out a vision of how Chorlton's public realm can be improved in the future. The LIF was approved by the Manchester City Council Executive on 19th February 2025.

The Chorlton Precinct site is a fundamental component of the district centre public realm. It is important that the Precinct site works in harmony with the surrounding public realm and there is a joined-up approach with potential future development adjacent to the site and in the wider Chorlton centre.

We have engaged in detail with the council and their design team during the pre-application period to ensure the proposed spaces, particularly around the site boundaries along Barlow Moor Road and Nicolas Road, are designed in a way which aligns with the aspirations of the LIF. Coordination on aspects such as the proposed materials and planting palettes will ensure a holistic treatment across Chorlton centre can be delivered.



9.2 CONTEXT

LANDSCAPE PLANNING CONTEXT

NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF 2024) promotes a presumption in favour of sustainable development for both plan-making and decision-taking (Paragraph 11).

Of most relevance is Section 12, Achieving Well-Designed Places (paragraphs 131 and 135-137).



NATIONAL DESIGN GUIDE

The National Design Guide identifies “how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice”. It encompasses all current best practice thinking in urban design.

Well-designed places are achieved through making the right choices at all levels of the design process, including in relation to the layout (or masterplan), the form and scale of buildings, their appearance, landscape, materials, and detailing. These design choices contribute towards achieving the ten characteristics of well-designed places and shape the character of a place. The National Design Guide summarises this process in the following paragraph:

“Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.”

With regard to tall buildings the National Design Guide states: “Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasising important places and making a positive contribution to views and the skyline”.



National Design Guide - 10 characteristics of a well designed place

9.3 LANDSCAPE VISION

LANDSCAPE VISION

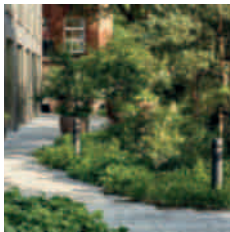
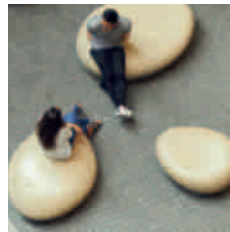
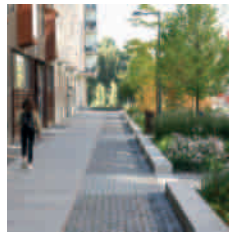
The proposals seek to create a vibrant and welcoming landscape that makes the most of this key location in Chorlton centre.



PLACE

Creation of a distinctive identity and character which is unique to the place.

Reimagine the site, activating and opening up the ground level to create a variety of new spaces, helping address the current lack of accessible public realm in Chorlton.

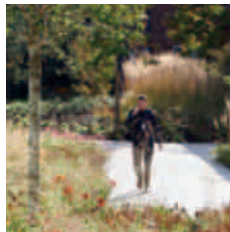


NATURE

A place for people and nature.

Abundant planting and use of natural materials to make people feel closer to nature, providing a greener and more inclusive environment.

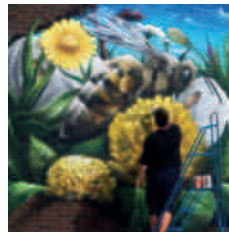
Encouraging wildlife into the site by enhancing ecology and increasing biodiversity.



COMMUNITY

A public realm which offers opportunities for social activities, rest and relaxation, and nature inspired play.

Improve the local neighbourhood and activate underused areas, making the space feel safe and welcoming.



CONNECTIONS

A public realm that is well connected with the local context and existing community.

Pedestrians and cyclists take priority.

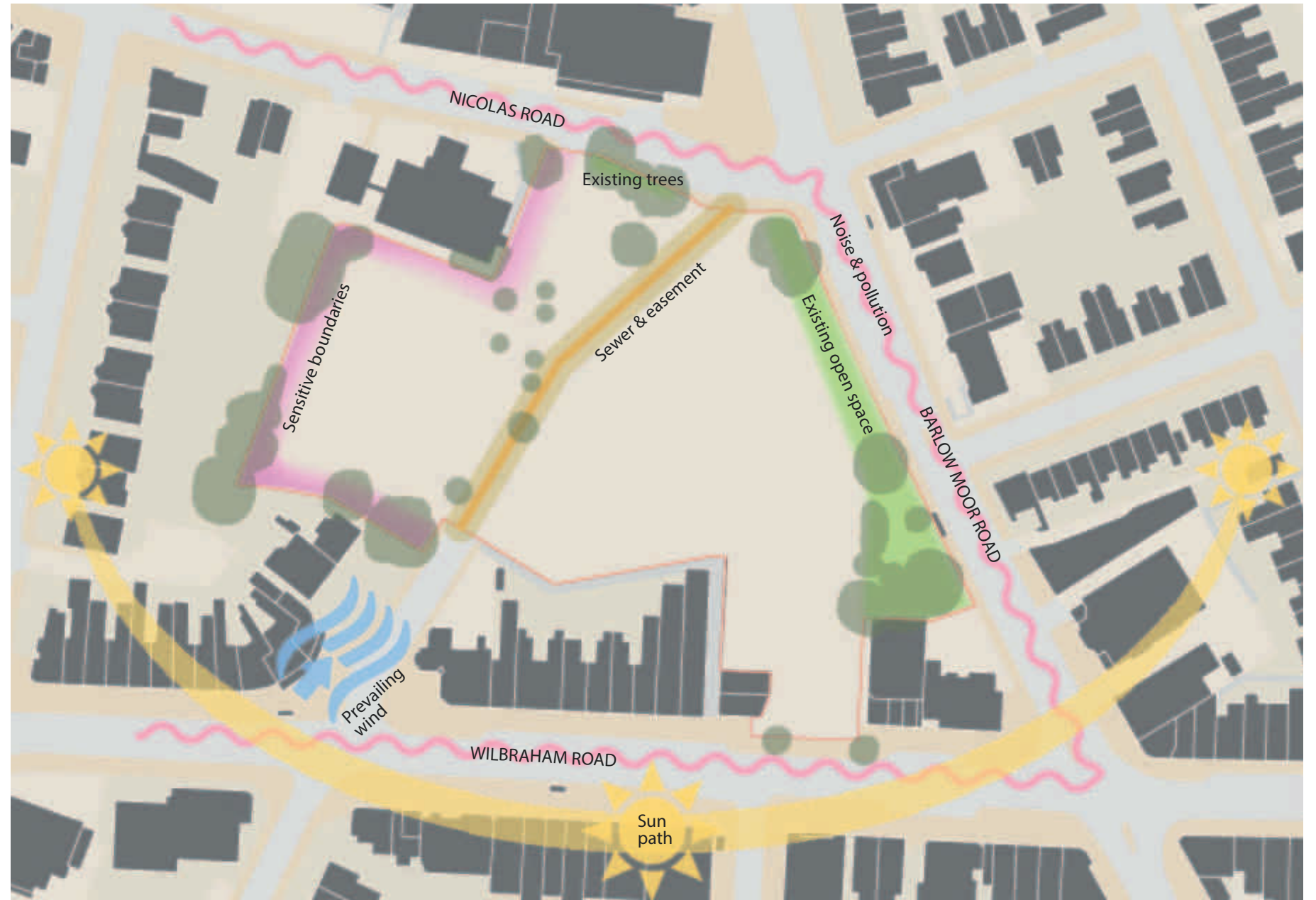
Movement routes which are generous, clear, safe, and easy to navigate for both residents and visitors.



9.4 LANDSCAPE CONSTRAINTS

The following key development constraints have been considered and must be accommodated in the site layout and landscape proposals.

- **Existing sewer** - existing sewer and the associated easement which follows the route of Manchester Road must be accommodated.
- **Existing trees** - existing trees should be retained where possible and their associated Root Protection Areas (RPAs) must be accommodated.
- **Existing open space** - open space set-back along Barlow Moor Road must be retained for public use.
- **Levels and topography** - the site levels must accommodate safe and comfortable access for all users.
- **Drainage** - a drainage system which deals sustainably with surface water and reduces flood risk must be accommodated.
- **Micro-climate** - how the site layout responds to and impacts localised exposure to sun and shading and the prevailing wind conditions must be considered.
- **Sensitive boundaries** - existing uses surrounding the site boundaries including the medical centre and the gardens of neighbouring properties must be dealt with sensitively.
- **Noise and pollution** - the site is located in a busy, urban environment and is adjacent to the main road network - the noise and air pollution this brings must be considered.



9.5 LANDSCAPE OPPORTUNITIES

The landscape proposals respond positively to the challenges presented by the site constraints.

The following key landscape opportunities have been identified.

- **Unlocking the public realm potential** - provision of high quality open public realm for all, with spaces and retail offer that create places for people to come together, encouraging neighbourliness and developing a sense of community through a shared landscape environment. Opportunities for enhanced public realm along Barlow Moor Road, Nicolas Road, and along Manchester Road which align with the aspirations of the Chorlton LIF document.
- **Nature and greenspace** - bring nature into the site through habitat creation and biodiversity gain, including street trees, extensive biodiverse planting and the use of natural materials.
- **Existing trees** - retain as many of the existing trees as possible to provide a mature setting to the streetscape, buffering of noise and pollution, and retain valuable wildlife habitat.
- **Permeability** – create a safe and attractive network of movement routes to ensure the site is well connected in terms of pedestrian links as well as optimising opportunities to connect with the wider Chorlton centre. Provide welcoming off-road pedestrianised green routes along Manchester Road and Barlow Moor Road.
- **Drainage** – provide a sustainable drainage network, where possible with a landscape first approach to dealing with surface water attenuation.
- **Micro-climate** – work with the site layout orientation and climatic conditions to provide sheltered, shaded, and comfortable places to dwell and spend time in.
- **Site boundaries** - Create positive enhancements to site boundaries.



9.6 LANDSCAPE MASTERPLAN DEVELOPMENT

The development of the Landscape Masterplan has been an iterative process - informed by the refinement of the architectural layout, input of technical constraints information, and feedback from Manchester City Council and the local community.

The landscape scheme shown opposite was presented to the public at a series of consultation events during November 2023. Feedback was collated and has been used to positively inform the further development of the Landscape Masterplan.

Landscape related consultation feedback was generally positive and can be summarised as:

- Support for enhanced public realm along Barlow Moor Road
- Support for retention of existing mature trees
- Support for part-pedestrianisation of Manchester Road

Specific landscape related comments included:

- Request for extended pedestrianisation of Manchester Road
- Request for more public realm space at Nicolas Road
- Request for more existing trees to be retained
- Request for more public parking provision

The current Landscape Masterplan, which is described over the following pages, takes into consideration all comments received at the public consultation.

Specific changes to the Landscape Masterplan following the consultation include:

- Manchester Road is now primarily a pedestrian only route
- A public realm 'Pocket Square' is now included at Nicolas Road
- A row of mature trees are now retained along Nicolas Road
- Public parking provision, including accessible spaces, electric charging, and car-club spaces are now provided

For further information regarding project engagement and consultation, and the pre-application planning process, please refer to Chapter 5 of this Design and Access Statement, and the Community Involvement Statement submitted with this application.

Public Consultation Landscape Masterplan - November 2023



Landscape Masterplan Design Evolution



October 2023



October 2024



November 2024

9.7 OVERALL LANDSCAPE MASTERPLAN



9.8 LANDSCAPE CHARACTER SPACES

The landscape masterplan proposes a number of character spaces that define the use and function of particular areas.

The landscape character spaces can be broadly categorised into the following areas:

- 1. Barlow Moor Road Linear Park
- 2. Barlow Moor Road Pocket Park
- 3. Manchester Road Greenway
- 4. Manchester Road Pocket Square
- 5. Makers Market Courtyard
- 6. Courtyard Garden
- 7. Landscaped Car Park



9.8 LANDSCAPE CHARACTER SPACES

BARLOW MOOR ROAD LINEAR PARK

The building line has been significantly pulled back compared to the previous Development Framework proposals to facilitate a wider public space along Barlow Moor Road. The activation of this space with new retail uses at ground floor will create life and vibrancy - it has been carefully considered to balance zones for social interaction, relaxation, and spill out spaces to sit, dwell, and make use of the new retail offer and public green space.

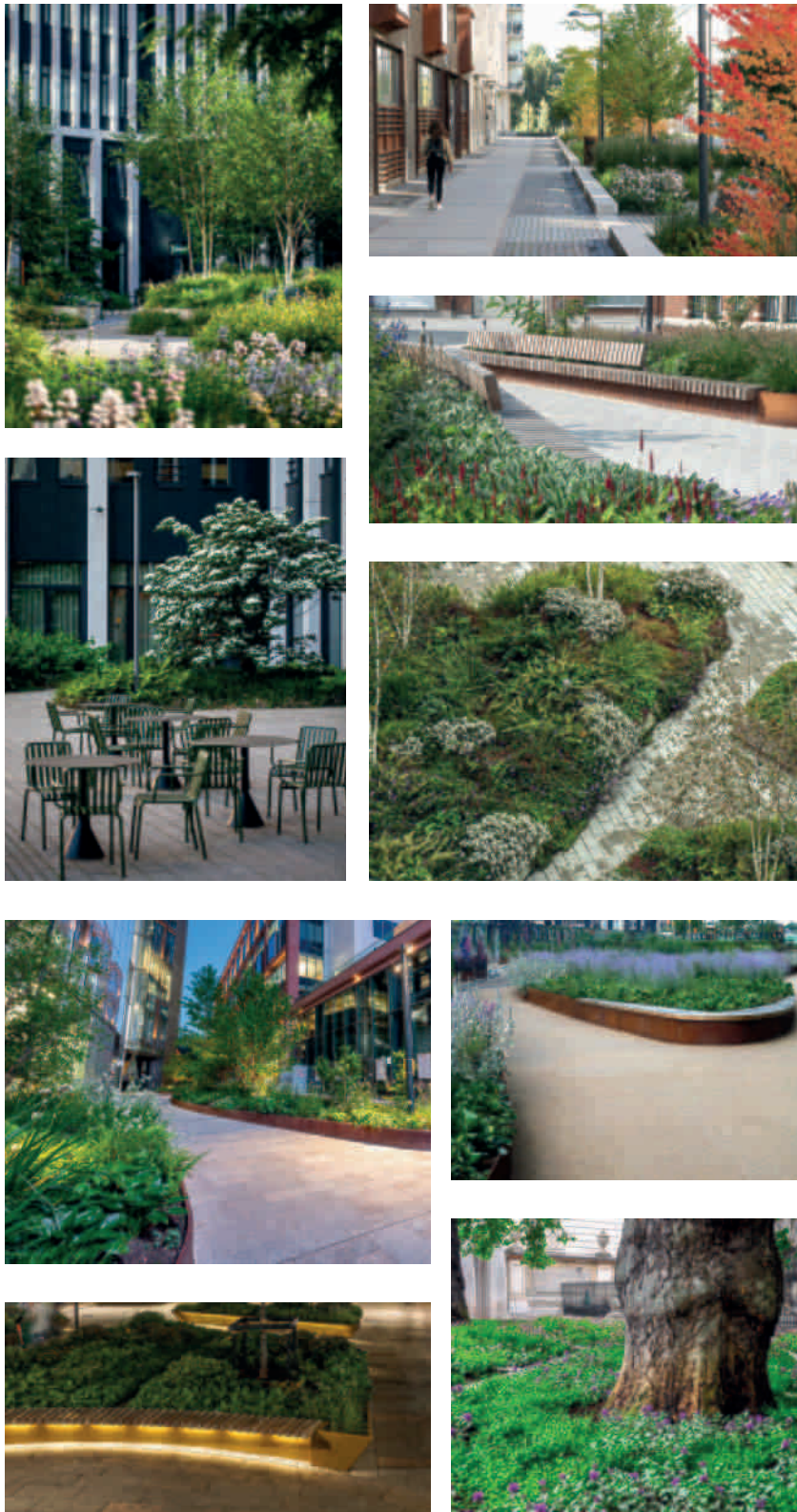
Key design principles

- Retention and enhancement of the tree lined streetscape. Mature trees and new tree planting will create a 'tree curtain', softening the architecture and providing a green screen.
- Trees act as a visual and acoustic buffer between the site and the road. Continuing the rhythm of canopy cover along the Barlow Moor Road corridor will extend the visual green amenity, provide an enhanced streetscape environment, enhance biodiversity value, and provide opportunities for shaded seating.
- Generous pedestrian paths will encourage people to travel alongside the building façade, providing an attractive alternative walking route separate from the road.
- Clear connections are established with existing footways, crossing points, and bus stops on Barlow Moor Road to accommodate logical desire lines for pedestrians.
- Trees will be integrated into low steel edged planters, providing opportunities to sit facing away from the road towards the active retail fronts.
- Landscaping serves a dual purpose - it introduces pockets of naturalistic green planting, delineates spaces, and helps shield the space from the busy road.
- There is ample opportunity for informal surveillance from adjoining and adjacent residential and retail uses, instilling a sense of safety and security that spans from day to night.
- High quality natural sandstone surfacing will be used to reflect the key position within the public realm (as recommended in the Chorlton LIF document).
- The recently completed Manchester to Chorlton Cycle Way, part of the Greater Manchester Bee Network, runs along Barlow Moor Road providing excellent active travel connections.



9.8 LANDSCAPE CHARACTER SPACES

PRECEDENT LOOK AND FEEL IMAGES



SECTION A _ _ A



SECTION B _ _ B



9.8 LANDSCAPE CHARACTER SPACES

BARLOW MOOR ROAD POCKET PARK

This small Pocket Park space forms part of the Barlow Moor Linear Park but takes on a more informal and intimate character to the adjoining retail frontage. It provides a community focused space, a place to dwell, meet with neighbours, play, and to be in nature under the dappled light of the surrounding trees.

Key design principles

- Sculptural seating in the form of a series of playful charred oak blocks will allow users to sit beneath the tree canopy, encouraging informal play and social gathering.
- A large granite boulder with a cut polished top will provide a focal sculptural feature, functioning as public art, a tactile natural play feature, and additional informal seating.
- Bug hotels, bee posts and log piles within planting areas will enhance the Pocket Park's community and nature focused narrative, evoking the feel of a woodland edge that complements the existing mature trees. The log piles will function as both wildlife habitat and sculptural features, adding interest and focal points, especially during the less active winter months.
- Planting will be tolerant of dry shade and will have a naturalistic woodland understory character. Plants will be low in height to allow open views across the space.
- A series of staggered naturally rusting steel panels at varying heights will help screen the existing unsightly buildings and the boundary fence. These panels can potentially incorporate sculptural elements or artwork. Larger evergreen shrubs and climbing plants will also be used to help screen the boundaries and create a verdant backdrop to the space.
- Surfacing will be a contrasting naturally coloured resin-bound gravel to emphasis the change in character, and include small unit natural stone cobbles at thresholds and edges.
- Natural timber stepping logs are provided to create a playful route though the planting for children to use.
- A comprehensive lighting scheme and CCTV coverage will ensure the space feels safe during the evening and night, and discourage anti-social behaviour.



9.8 LANDSCAPE CHARACTER SPACES

PRECEDENT LOOK AND FEEL IMAGES



SECTION C-C



9.8 LANDSCAPE CHARACTER SPACES

MANCHESTER ROAD GREENWAY

The historic route of Manchester Road through the site will become a generous pedestrianised greenway. Significant greening is proposed along the route to create an attractive, traffic free, safe environment for pedestrians.

The design concept aims to create a native birch woodland theme characterised by groves of silver birch trees and vibrant shade loving naturalistic understory planting. The light canopy and striking white bark of the birch trees will contrast with the lush green underplanting.

Key design principles

- The route is intentionally generous in width to allow room for pedestrians to comfortably pass through the space.
- Natural 'play on the way' features, including granite boulders and hardwood stepping logs, are nestled in the planting to enliven the space and create a fun playful landscape for children passing by.
- Wide raised planting strips along the western edge of the greenway will have subtly sloping topography. This will elevate the verdant planting and enhance the woodland atmosphere.
- Rain gardens with a contrasting sunken topography are positioned along the eastern edge of the greenway to make use of the natural fall in gradient and form part of the site-wide sustainable drainage network.
- Privacy for adjacent residents will be enhanced by the wide planting strips, creating a natural green threshold to the ground floor apartments.
- Private front door access is provided to four ground floor apartments at Block A and Block C.
- Surfacing will be resin-bound gravel with natural stone edging, banding, and threshold detailing. This will help to define the space's primary function as a movement route.
- The greenway accommodates an existing sewer and associated easement, which places certain restrictions on planting and landform within the corridor.



9.8 LANDSCAPE CHARACTER SPACES

PRECEDENT LOOK AND FEEL IMAGES



SECTION D__D



SECTION E__E



SECTION F__F



9.8 LANDSCAPE CHARACTER SPACES

MANCHESTER ROAD POCKET SQUARE

The previous Development Framework proposals pulled the building line tight up to Nicolas Road in this location. The new proposals now create a gateway destination space at the northern end of the site which sits alongside the main entrances to Block A and Block E, providing a generous paved open space, marking this important arrival and gathering space.

The square provides a much needed public communal space in Chorlton centre for people to meet, dwell, and socialise – a space for the community to come together. It is designed to be flexible in order to accommodate a range of activities and pop-up events, and complement the potential future development of the public realm on the opposite side of Nicolas Road (as proposed in the Chorlton LIF document).

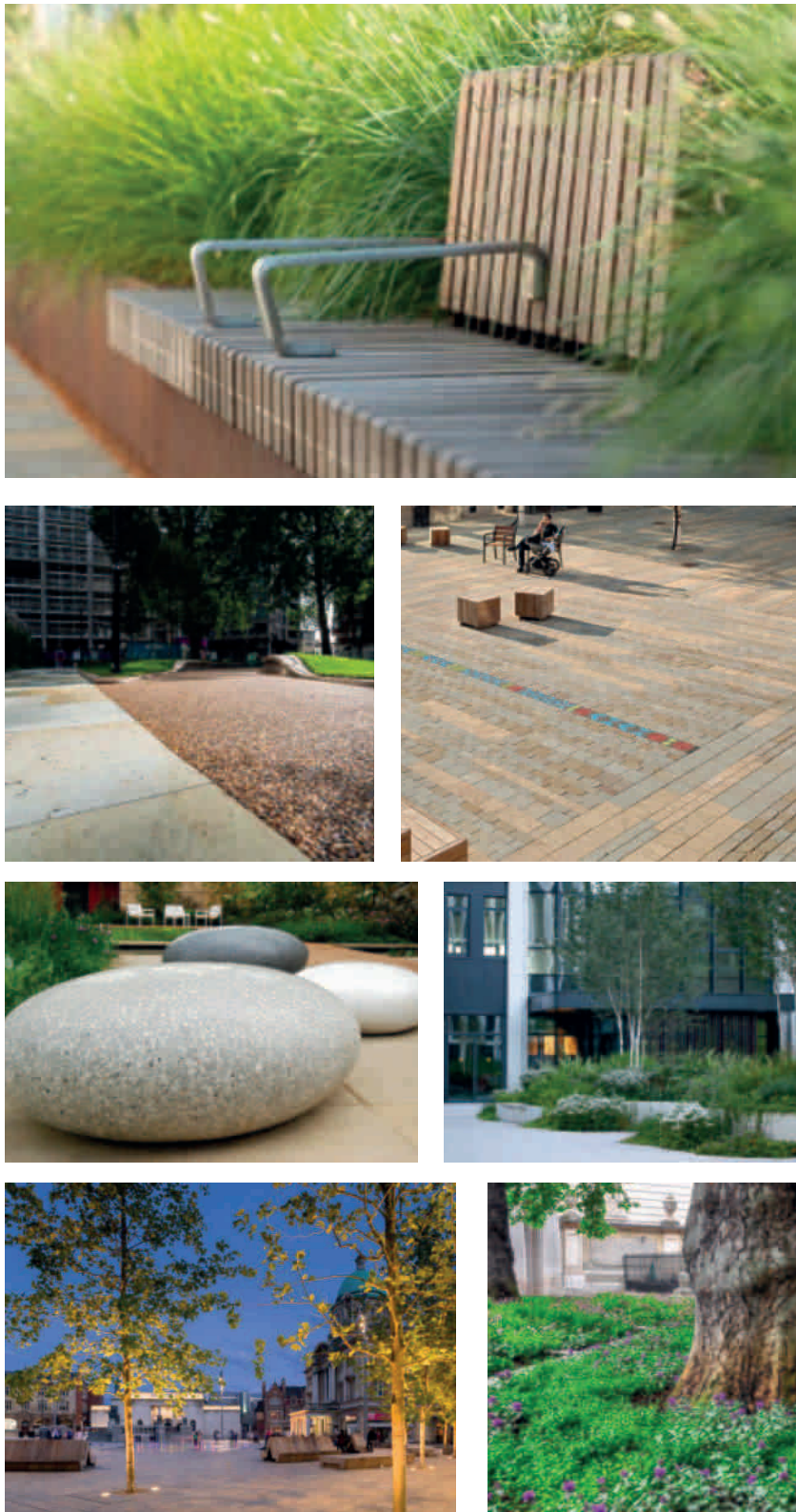
Key design principles

- Along the western edge of the square, a raised pocket garden defines the space and provides a green backdrop to seating overlooking the square.
- The square is intentionally set back from the road edge and has been carefully designed to provide an enclosed and easily observable pedestrian space, ensuring the safety and enjoyment of all visitors.
- Tree planting is used to frame the space and the new buildings - their canopies will, in time, provide a natural umbrella, helping to create a comfortable shaded micro-climate.
- A family of three sculptural highly-polished concrete pebbles will create a focal feature in the square, and also provide informal play and seating opportunities.
- A clear visual change in surface materiality marks the square out as a key public meeting and gathering space. As recommended in the Chorlton LIF document, high quality natural sandstone paving will be used to define the extent of the area.



9.8 LANDSCAPE CHARACTER SPACES

PRECEDENT LOOK AND FEEL IMAGES



SECTION G _ _ G



SECTION H _ _ H



9.8 LANDSCAPE CHARACTER SPACES

COURTYARD GARDEN

The Courtyard Garden provides communal amenity green space for residents of Blocks A, B, and C. The courtyard will include a range of spaces, from outdoor entertainment areas to more intimate private seating nooks. A key driver is the importance of creating a design which is visually interesting when viewed from the surrounding apartments and from the balconies and windows overlooking the space.

Key design principles

- The design aims to provide spaces for a wide range of activities which, as well as being flexible, can be programmed by the residents. Possible activities include outdoor dining, games, relaxation, fitness and yoga, and home working.
- The layout takes cues from the building orientation and façade fenestration, creating a series of angled, raised, and mounded planted areas, networks of paths, and numerous seating opportunities, including lawn areas for social gatherings, and smaller intimate areas to sit and relax.
- Areas of open lawn are positioned through the centre of the space in the sunniest areas, for informal picnicking and play.
- A raised section is required in the centre of the podium to accommodate increased ceiling heights for service rooms below. The floor level change is used positively to create a multi-purpose entertainment area with potential dining furniture or outdoor sofas, integrated benches, seating steps, platforms, and planters. A central pergola structure will provide a focal point for the courtyard.
- Buffer planting to apartments directly overlooking and accessing the courtyard will provide privacy and a defensible boundary, and will provide a green backdrop to the central courtyard spaces. Small semi-private patio 'bays' face out into the courtyard and mimic the building bay window typology.
- Planting areas will include a number of large multi-stem shrubs/ small trees to provide height, structure, shade, and privacy. Naturalistic planting including shrubs and colourful perennials for sunny and shady areas, grasses, groundcover, and bulbs will provide year-round structure and interest throughout the seasons.
- Planting will include a range of perennial herbs and fruiting plants, along with other aromatic and ornamental plants, for residents to use in cooking and drinks or for therapeutic purposes.

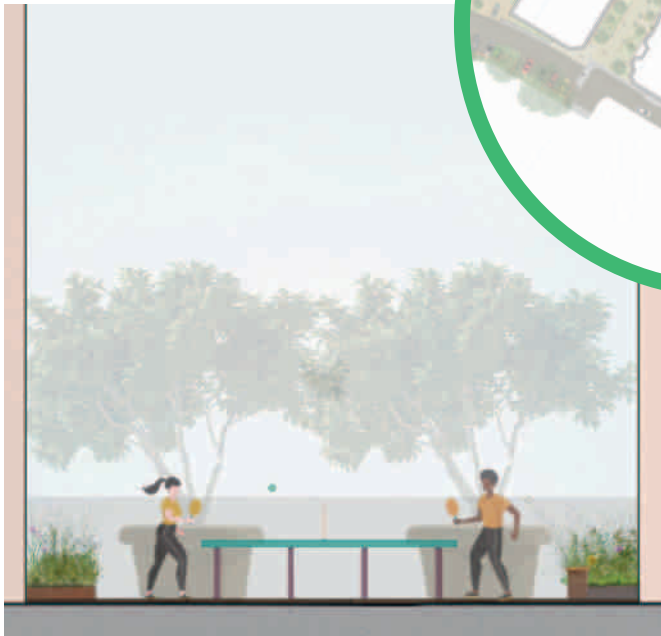


9.8 LANDSCAPE CHARACTER SPACES

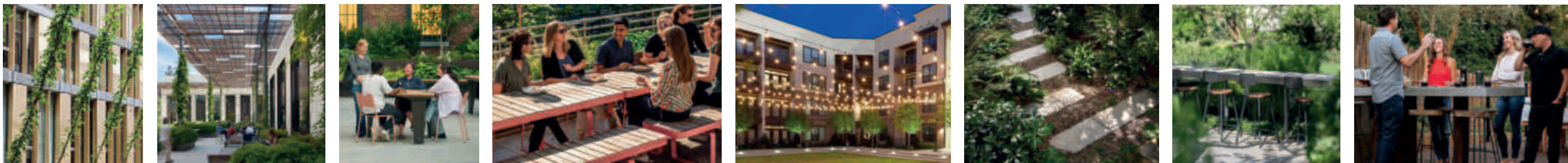
PRECEDENT LOOK AND FEEL IMAGES



SECTION K _ _ K



SECTION L _ _ L



9.8 LANDSCAPE CHARACTER SPACES

MAKERS MARKET COURTYARD

The Makers Market Courtyard is intended to be an intimate and lively public space, with spill out from a range of vibrant small independent shops and food and drink outlets.

The existing Costa Coffee unit and new apartment building fronting Wilbraham Road frame the alleyway to the courtyard. Active façades line the alleyway and northern side of the courtyard.

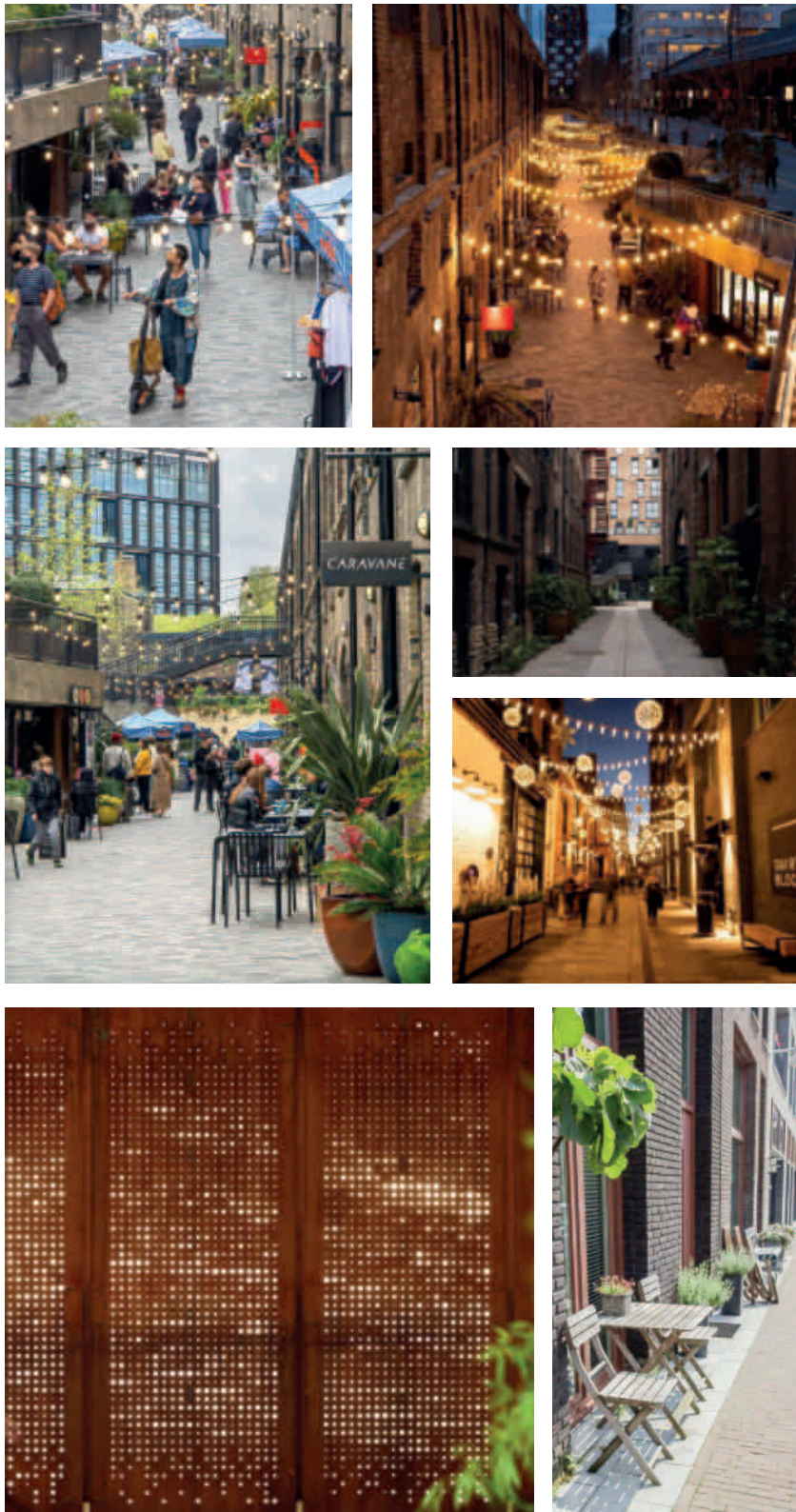
Key design principles

- Natural stone cobble paving will strengthen the 'market' character and elevate the quality of the space, providing a robust and durable surface. Natural stone cobbles also make reference to the traditional alleyways which are a common feature of the local area.
- The laying pattern and unit size of the paving will mark out movement routes and use zones. The central walkway and courtyard will be defined by smaller unit cobbles and the spill out edges will be defined by larger unit paving.
- Overhead lighting, signage, and lettering or artwork etched into the paving will mark the alleyway entrance and threshold to draw people into the space.
- A louvred decorative screen will partition the space from the adjoining alleyway and provide a focal sculptural backdrop to the courtyard. The screen will conceal views of the unattractive alleyway, service entrances and refuse bins associated with the adjacent businesses. A concealed gate will be integrated into the screen design to allow service and a secondary emergency access from the courtyard. Detailed design of the screen will follow the initial planning application.
- A narrow planting strip at the base of the screen will include shade tolerant plants and climbers.
- During the evening and night-time, when the businesses are closed, the courtyard will be gated to prevent anti-social behaviour.

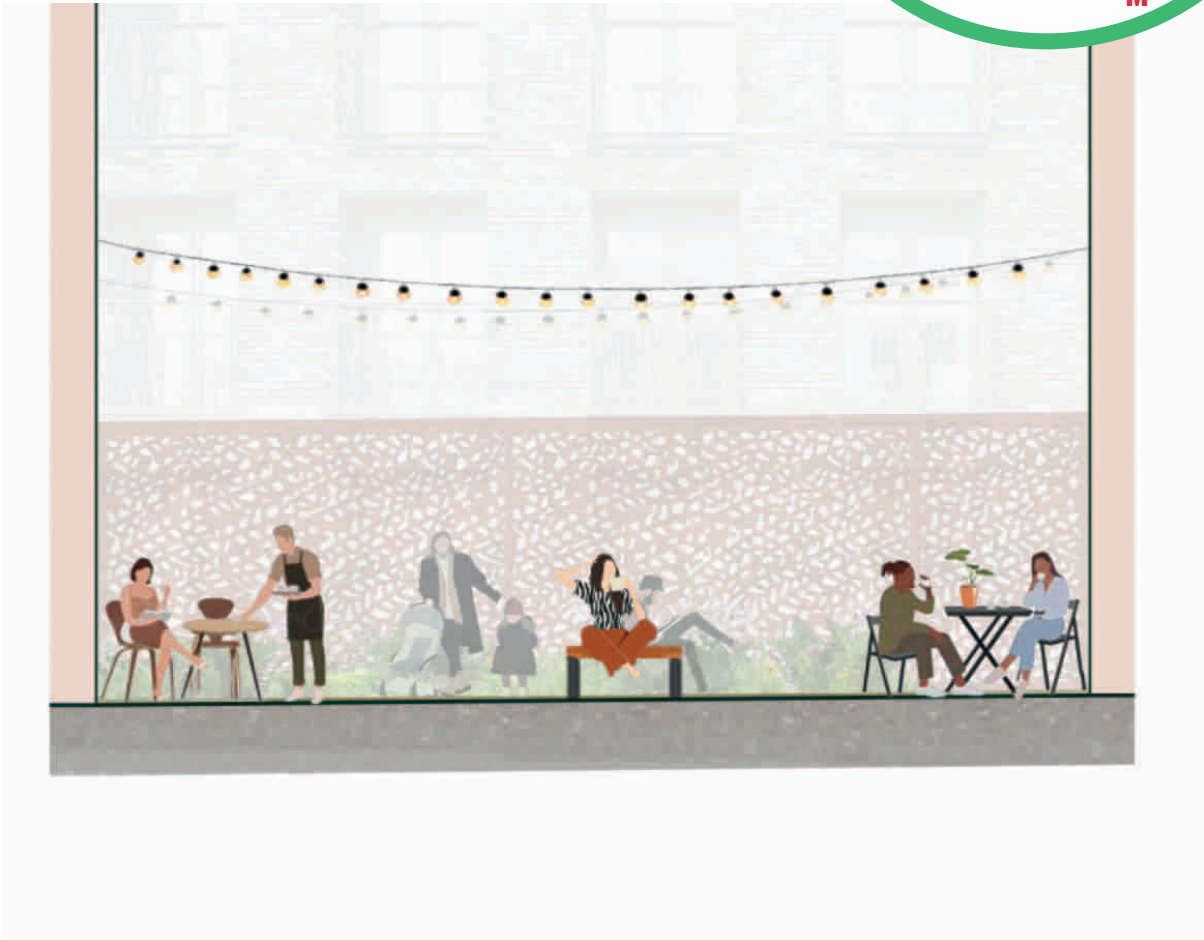


9.8 LANDSCAPE CHARACTER SPACES

PRECEDENT LOOK AND FEEL IMAGES



SECTION M-M



9.8 LANDSCAPE CHARACTER SPACES

LANDSCAPED CAR PARK

The over ground car park areas are designed to be safe, secure and welcoming spaces which are softened by biodiverse planting wherever possible.

Key design principles

- Planting, including native trees and shrubs, is provided within verges, in spaces around the car park edges, and around the building façade.
- A native hedgerow is proposed along the northern car park boundary to provide green screening to the health centre.
- The proposed surfacing for the private parking area has been selected with buff coloured natural tones to create a light feel to the space. This will create a more attractive outlook for residents of the adjacent apartment building.
- All private parking surfacing materials will be permeable to assist with the sustainable drainage strategy.
- Black tarmac surfacing is proposed for the public parking areas. It is anticipated that the public spaces will receive a high degree of use, and a simple, robust, easily repairable surface is appropriate for these areas.
- A gated pedestrian footpath, flanked by planting and a small lawn area, will link the private car park space with Manchester Road Greenway to the north. A second gated pedestrian access is provided to the south.
- Simple metal railings and locking self-closing gates will define and secure the public and private parking areas. The railings and gates will match the architectural metalwork in style and colour.
- Black weld-mesh fencing will secure the boundary with the health centre. A mix of hedging, shrubs and climbers will be planted in front of this fence to create an attractive wildlife-friendly green screen along this boundary.



9.8 LANDSCAPE CHARACTER SPACES

PRECEDENT LOOK AND FEEL IMAGES



SECTION N...N



9.9 LANDSCAPE STRATEGY

ACCESS AND CIRCULATION

The access and circulation network been designed with careful regard to optimising the balance of pedestrian safety and vehicle movement. A clear street hierarchy, with pedestrians given priority, helps to ensure the site is a safe, legible place which is easy to navigate for both residents and visitors.

The diagram opposite highlights key pedestrian routes, vehicular access, and key public and private access points for retail and residential users.

Dwell and move

People will use the new public realm in a variety of different ways. Some will want to spend time in the spaces, to stop, relax, and to socialise. Some will want to quickly get from A to B. The public realm has been designed with this in mind. Desire lines have been anticipated and spaces and movement routes have been designed accordingly.

To generate dwell and move spaces we have identified a need for clear definition of walking routes, places to pause, places that are not too overlooked, places with prospect and refuge, places for people of all ages and abilities to sit comfortably and relax, places away from busy movement routes, and places with the ability to attract social uses.

Changes in surfacing materials and patterns will subtly direct movement and mark out different spaces and uses. Important thresholds will be highlighted in paving details to indicate gateways or entrance points.

Access for all

The public and private landscape spaces will be accessible to everyone - incorporating comfortable slopes, wide walk-ways, and seating areas that accommodate all users. The needs of different age groups and abilities has been carefully considered to create a fully inclusive environment.



9.9 LANDSCAPE STRATEGY

HARD LANDSCAPE

The choice of materials contributes greatly to the overall feel and character of the place, and careful consideration of materiality is required due to the site’s important location in Chorlton centre. Materials are chosen to be in keeping with the local character and complement the existing and proposed architecture.

The proposals focus on the use of durable natural (or natural looking) materials which have a timeless quality and which age gracefully. Materials such as natural stone, resin-bound gravel, granite-look high quality block pavers, hardwood timber, and naturally weathering steel will harmonise with the proposed architecture whilst also introducing points of difference and contrast.

The proposed materials are consistent with the recommended palette outlined in the Chorlton Public Realm Plan document and have been agreed with the relevant MCC officers to ensure they will work in harmony with other potential future public realm developments in Chorlton.

The principles of the hard landscape strategy are as follows:

- The hard landscape materials palette aims to create a unifying character across the site.
- Materials must be high quality, robust, hard-wearing, easily replaceable, and sourced as locally as possible.
- Materials must be appropriate for their anticipated level of use, loading, and activity.
- The hard landscape materials palette will respond to the locally existing and proposed architectural façades and materials and create the desired atmosphere appropriate to each of the public and private spaces. Paving colours and textures have been chosen to work harmoniously alongside their surroundings.
- Surface materials have natural tones, incorporating subtle variation, and reflect the pedestrian prioritised environment throughout the site.

Using the material palette:

- Materials will be used in a consistent way to avoid a patchwork appearance.
- Demarcation to define shared/unified surface areas will be designed with subtle changes in paving direction, texture, or kerb levels. Significant variations in colour or tone will be avoided.
- Material combinations and laying patterns will be tested with sample panels before final implementation.

The project civil engineering team will determine the minimum paving depths, aligning with the expected usage patterns based on the anticipated vehicle loading. This will guarantee the immediate functionality of the paving and also provide a durable long-lasting solution that can withstand wear and tear over time, with low maintenance requirements and a long lifespan.

9.9 LANDSCAPE STRATEGY

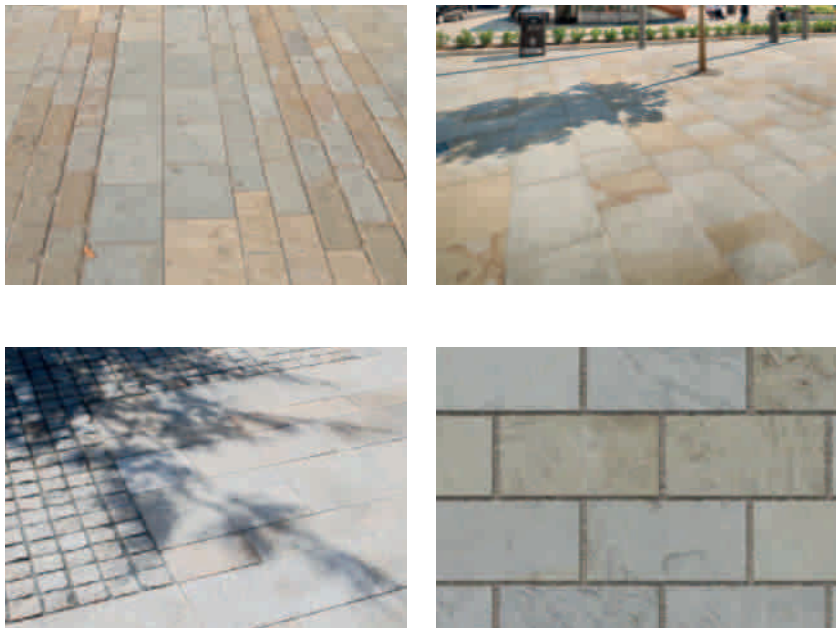
HARD LANDSCAPE PALETTE

NATURAL SANDSTONE PAVING

Position: Used for high quality key public realm gathering / retail frontage areas (as recommended in the Chorlton LIF document) at Barlow Moor Linear Park, Manchester Road Pocket Square, and Nicolas Road frontage (including adopted areas outside of the red-line up to the existing kerb-line).

Material: Natural Sandstone, Marshalls Scoutmoor buff/light grey, or similar approved alternative.

Design notes: To be used as large format slabs, smaller units, and (or) setts in varying finishes to create interest in banding, create visual thresholds, and direct pedestrian movement and use.

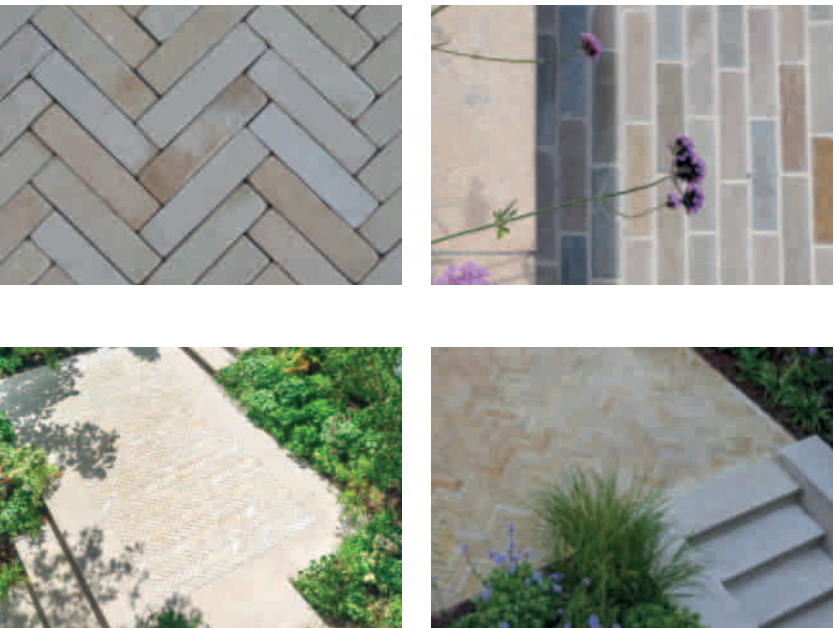


NATURAL SANDSTONE BRICK PAVERS

Position: Used to mark and define private residential building entrance points.

Material: Allgreen Sandstone ‘Stackers’ light buff/light grey mix, or similar approved alternative.

Design notes: To be used in a herringbone pattern to create domestic scale 'landing spaces' at residential entrance points. Can also be used in brick or stack bond to add detail and variety in laying patterns or as border/thresholds. Colour chosen to contrast with the building brick facade material.



NATURAL STONE COBBLE PAVING

Position: Used at the Makers Market Courtyard.

Material: Sandstone tumbled/weathered cobbles or setts (potentially reclaimed).

Design notes: Main courtyard surfaced with rectangular cobbles, edge strips surfaced with larger sandstone flag units, thresholds marked with smaller unit setts.



9.9 LANDSCAPE STRATEGY

HARD LANDSCAPE PALETTE

RESIN BOUND GRAVEL

Position: Used to define pedestrian movement routes (Manchester Road Greenway) and also to define Barlow Moor Road Pocket Park.

Material: Addagrip Terrabase Rustic Cove Resin Bound 6-10mm permeable (at Barlow Moor Road Pocket Park) and Addagrip Terrabound Hazelnut Resin Bound 6mm for occasional vehicular use areas (Manchester Road Greenway), or similar approved alternatives.

Design notes: Natural stone setts used as edging strips, thresholds, and in bands to create smaller panels and break up large areas. No-dig build-up specification used at Barlow Moor Road Pocket Park.

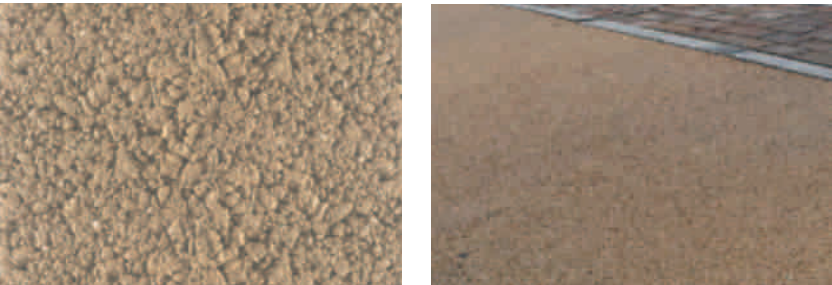


COLOURED ASPHALT

Position: Private overground car park access roads.

Material: NatraTex Cotswold buff 2 colour (permeable), or similar approved alternative.

Design notes: Asphalt surface course installed at the same depth and sub-layers (base/binder course) as a conventional tarmac.



NATURAL AGGREGATE BLOCK PAVING

Position: Transition spaces and key boundary edges along Barlow Moor Road frontage footpath (including adopted areas outside of the red-line up to the existing kerb-line). As recommended in the Chorlton LIF document.

Material: Marshalls Conservation X Block - silver grey / Conservation X Sett - Silver Grey (100 x 100mm), or similar approved alternative.

Design notes: Block paving using a mix of natural crystalline aggregates, which gives a granite-look finish. Setts to demarcate thresholds, entrances or crossing points.



9.9 LANDSCAPE STRATEGY

EXISTING TREES

A tree survey and Arboricultural Impact Assessment (AIA) has been undertaken by Tyler Grange which identifies all trees on site and those directly adjacent to the site which could potentially be impacted by the development.

The trees on the development site comprise a total of 39 individual specimens and 5 tree groups.

A summary of the respective retention category gradings of the site trees is provided in the AIA, with respect to expected tree removals in order to facilitate the proposed development.

26 of the 39 individual trees will be retained in situ and integrated into the new landscape design. Sufficient development offset has been designed to enable the retention of these trees subject to appropriate targeted pruning and (or) works inside Root Protection Areas; details of such impacts and mitigation are specified in the AIA. At this stage, suitable tree protection measures for the duration of the demolition phase have been set out in the Tree Protection Plan and Demolition-Phase Arboricultural Method Statement (AMS).

Retained tree protection measures are set out in the AIA and illustrated on the Tree Protection Plan opposite.

It is proposed that 13 no. existing trees (comprising 1no. Cat A, 3no. Cat B, and 9no. Cat C trees), 2no. groups (both Cat C), and part of another tree group (Cat B) will be removed to accommodate the proposed development.

The rationale for selecting trees to be retained or removed is based on three main criteria:

- A technical and professional appraisal of the tree (AIA). This identifies those trees recommended for removal (retention category U (BS5837:2012). Additional trees may have to be removed (i.e. those identified as having decay which are later found to require removal).
- An aesthetic appraisal of the tree which also considers the long-term planting proposals and objectives for the site and the influence the trees may have on these proposals.
- A site and design appraisal undertaken by the arboriculturist and design team to prioritise and optimise the retention of the higher/moderate quality and value trees (Category A, Category B), where viable and in balance with the limitations and constraints of other factors including ground levels, building locations, and service infrastructure.

The landscape proposals seeks to retain as many of the high value Category A and B trees as possible.

Compensatory planting is proposed as part of a comprehensive tree planting strategy which is expected to provide adequate compensation for the aforementioned proposed tree and tree group removal. Compensatory tree planting will ensure compliance with the 2:1 tree replacement ratio set out in local planning policy.

A significant portion of the new trees proposed are of large sizes to initially offer more proportionate compensatory planting and to soften the proposed architecture and streetscape.

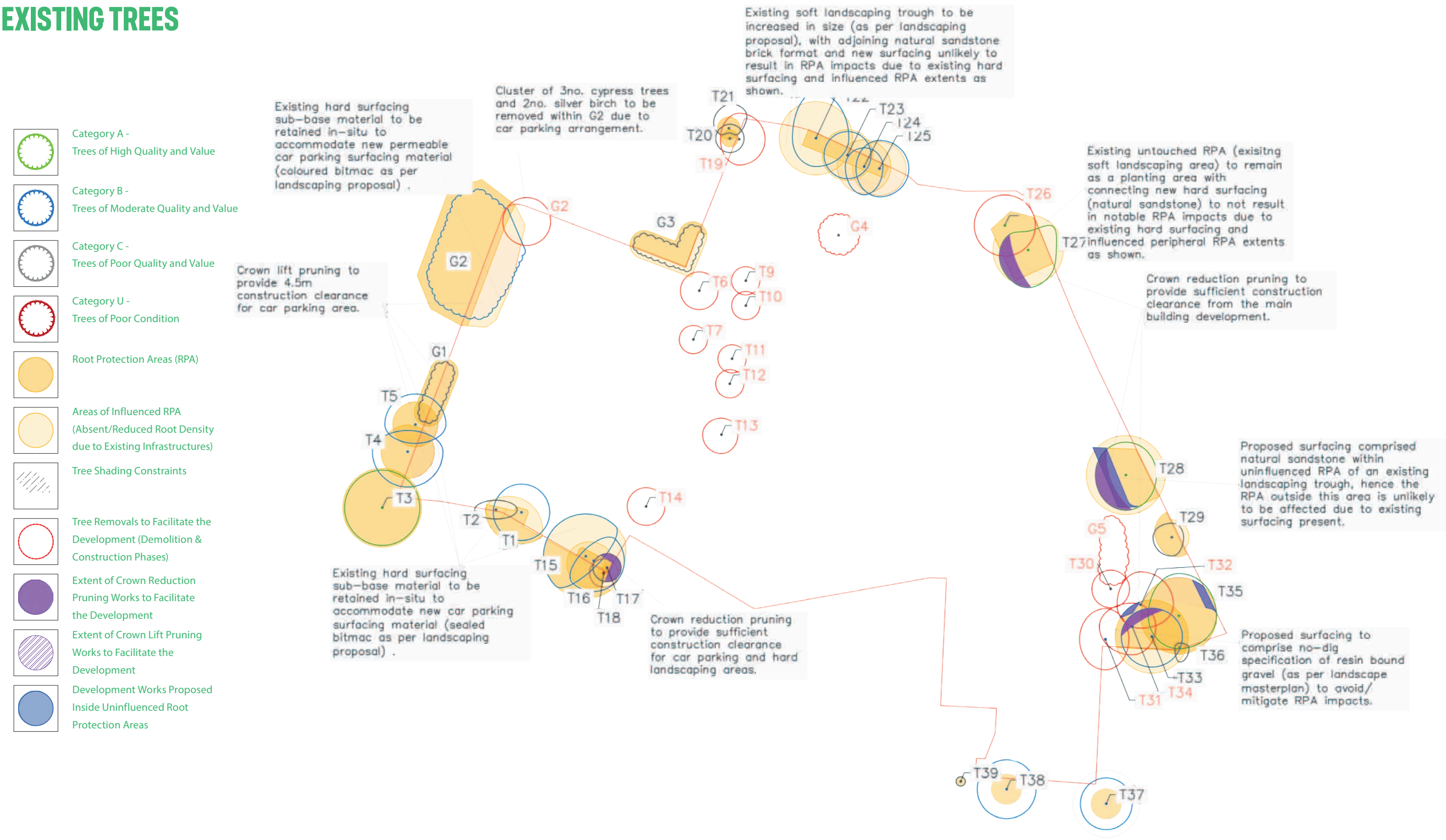
Careful consideration has been given to the selection of species appropriate for the site – including aspect, light, soil, and climate adaptability – to ensure the longevity of the trees.

Many of the existing trees have been poorly managed and will require crown lifting and trimming to provide a balanced canopy, and prevent any conflict with the proposed buildings.

Note: Please refer to the Tree Survey, Arboricultural Impact Assessment (AIA) and demolition-phase AMS, prepared by Tyler Grange for further details.

9.9 LANDSCAPE STRATEGY

EXISTING TREES



9.9 LANDSCAPE STRATEGY

TREE STRATEGY

New tree planting forms an essential part of the design of the landscape. Tree planting will aim to extend the tree canopy across the site, complementing and enhancing the existing site and neighbouring tree cover. New trees will provide seasonal interest and variation with a range of different species and sizes.

Both native and non-native trees are proposed to deliver a biodiverse, resilient landscape. Trees have been carefully selected based on the principles of ‘right place, right tree’ – taking account of character, form, seasonal change, colour, and their contribution to enhancing biodiversity. Tree selection also considers adaptability to climate change and their general resilience and suitability for planting in an urban environment.

In order to provide wildlife habitat and deliver a positive net gain in biodiversity there will be a c.50-50 split in native and non-native tree species across the site.

The tree layer creates a sense of identity and distinctiveness and forms an important component in wayfinding and legibility across the site, helping to guide people into and through spaces, and strengthening the site character.

Most trees within the public realm areas will be planted as large specimens to provide structure and maturity to the landscape. Where possible trees are positioned within large areas of soft landscape to ensure adequate rooting volume is provided.

Where trees are positioned within hard landscape, they will be planted in appropriate tree pits incorporating structural soil support cells to protect underground services and provide adequate root management and soil volume to ensure long term viability. The proposed structural soil cell system will provide pavement support for potential occasional vehicular loading whilst providing free uncompacted soil root zone to allow trees to thrive in a hard paved urban setting. Appropriate systems include the TreeParker Cell System or GreenBlue Urban ArborSystem.

All trees will be discreetly secured using below ground anchoring systems (Arbofix or Platipus anchor systems).

Appropriate root barriers will be provided where there is potential for ‘root heave’ to surrounding surfaces, or conflict between tree roots and service runs.

In order to reinforce the proposed character and hierarchy of the different spaces and routes the proposed tree planting follows a clear approach as illustrated in the tree strategy plan opposite.

The selection of tree species has been carefully considered to ensure they are appropriate for their location and micro-climate, and coordination has been carried out to ensure services and structures do not compromise the growth or health of the proposed trees, and vice versa.

The tree strategy will follow these guiding principles to ensure new tree planting makes a positive long-term contribution to the landscape:

- Support climate change mitigation.
- Have good drought and disease tolerance.
- Have appropriate tree pit design to allow extended root growth, and appropriate soil specifications, depths and structural capacity to support the anticipated surface loadings.
- Have appropriate aeration, effective drainage, and root protection measures.
- Have light foliage or narrow columnar form where potential over-shadowing or access may be a concern.
- Have special aesthetic and sensory qualities - form/ structure, leaf, flowers, fruits, and bark.
- Mix of species - diversity to improve biodiversity and habitat value, protect against disease, and provide visual interest.
- Positioned to ensure appropriate growth conditions are maximised and appropriate and safe management and maintenance conditions can be achieved.

The following tree palettes include species (and similar varieties) recommended in the Chorlton LIF document, and include species which are found in the local area.

9.9 LANDSCAPE STRATEGY

TREE STRATEGY

A total of 74 new trees are to be planted - 60 trees are proposed at ground level (33 native and 27 non-native) and 14 small ornamental multi-stem trees are proposed at the podium level courtyard garden. The plan opposite identifies the different types of tree and their location within the site.

- Key motif trees

 - Gleditsia triacanthos 'Skyline' (Honey Locust)
 - Liquidambar styraciflua 'Worplesdon' (Sweet Gum)
 - Liriodendron tulipifera (Tulip Tree)
 - Quercus palustris (Pin Oak)
- Structural native trees

 - Acer campestre 'Elsrijk' (Field Maple)
 - Alnus glutinosa 'Imperialis' (Alder)
 - Betula pendula (Silver Birch)
 - Carpinus betulus 'Frans Fontaine' (Hornbeam)
 - Prunus avium 'Plena' (Sweet Cherry)
 - Quercus robur 'Fastigiata Koster' (Oak)
- Small ornamental multi-stem trees

 - Amelanchier lamarckii (Juneberry)
 - Cercidiphyllum japonicum (Katsura Tree)
 - Cercis siliquastrum (Judas Tree)
 - Clerodendrum trichotomum (Harlequin Glorybower)
 - Heptacodium miconioides (Seven Son Flower Tree)



9.9 LANDSCAPE STRATEGY

TREE STRATEGY

KEY MOTIF TREES

Large single specimens within the public realm to create focal points and frame views The emphasis is on providing a greater diversity of species (ornamental), form, and size that will complement the existing trees in the wider area.

STRUCTURAL NATIVE TREES

Native trees with strong form, scale, and habitat value which provide green structure and rhythm to the linear space along the Manchester Road Greenway and throughout the landscaped car park areas and site edges.

SMALL ORNAMENTAL MULTI-STEM TREES

Small multi-stem trees which provide colourful blossom and seasonal interest. The framework of lower level multi-stem flowering trees will provide a distinctive character through their sculptural form and seasonality.

KEY MOTIF TREES

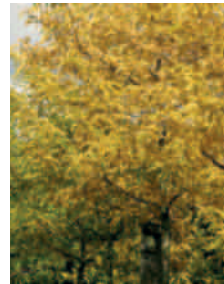
GLEDITSIA TRIACANTHOS 'SKYLINE'



Form

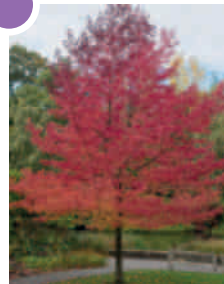


Leaf



Seasonality

LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'



Form



Leaf



Seasonality

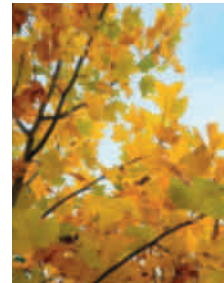
LIRIODENDRON TULIPIFERA



Form

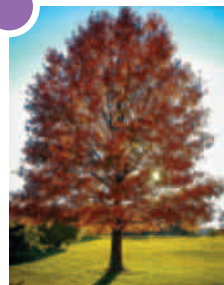


Leaf and flower



Seasonality

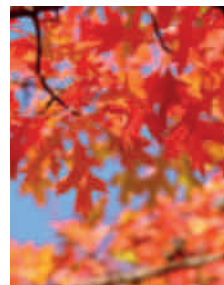
QUERCUS PALUSTRIS



Form



Leaf



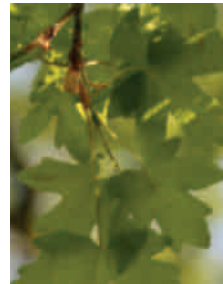
Seasonality

STRUCTURAL NATIVE TREES

'ACER CAMPESTRE 'ELSRIJK'



Form



Leaf

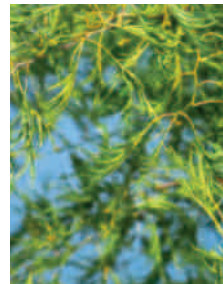


Seasonality

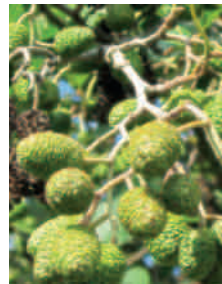
ALNUS GLUTINOSA 'IMPERIALIS'



Form



Leaf

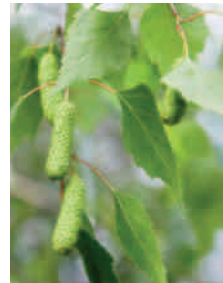


Seasonality

BETULA PENDULA



Form



Leaf

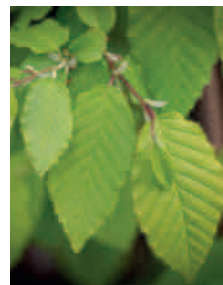


Seasonality

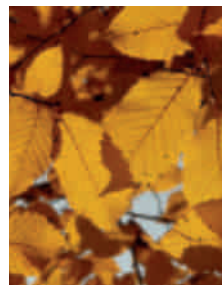
CARPINUS BETULUS 'FRANS FONTAINE'



Form



Leaf



Seasonality

9.9 LANDSCAPE STRATEGY

STRUCTURAL NATIVE TREES

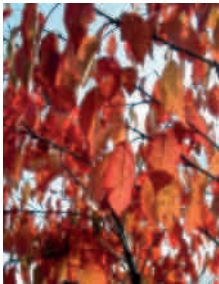
PRUNUS AVIUM 'PLENA'



Form



Leaf and flower



Seasonality

QUERCUS ROBUR 'FASTIGIATA KOSTER'



Form



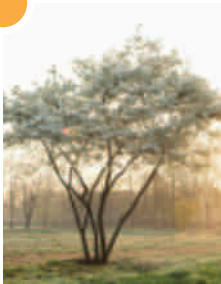
Leaf



Seasonality

SMALL ORNAMENTAL MULTI-STEM TREES

AMELANCHIER LAMARCKII



Form and flower



Leaf and berries



Seasonality

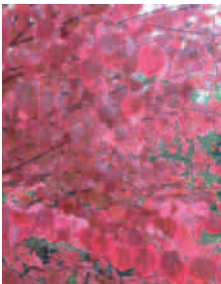
CERCIDIPHYLLUM JAPONICUM



Form



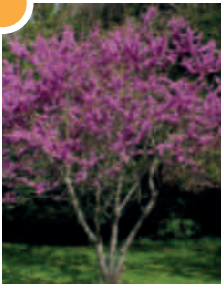
Leaf



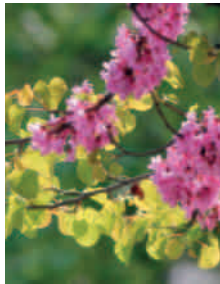
Seasonality

SMALL ORNAMENTAL MULTI-STEM TREES

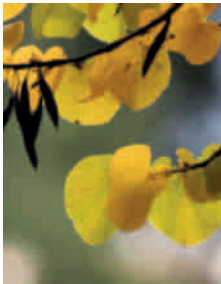
CERCIS SILIQUASTRUM



Form and flower



Leaf and flower



Seasonality

CLERODENDRUM TRICHOTOMUM



Form



Leaf and flower



Seasonality

HEPTACODIUM MICONIODES



Form



Leaf and flower



Seasonality

Botanical Name	Common Name	Girth/ Dia. cm	Height cm	Root Zone	Specification
Gleditsia triacanthos 'Skyline'	Honey Locust	25-30	550-600	RB	4x; Semi-mature; clear stem min. 200cm
Liquidambar styraciflua 'Worplesdon'	Sweet Gum	25-30	550-600	RB	4x; Semi-mature; clear stem min. 200cm
Liriodendron tulipifera	Tulip Tree	25-30	min 450	RB	4x; Semi-mature; clear stem min. 200cm
Quercus palustris	Pin Oak	35-40	600-700	RB	4x; Semi-mature; clear stem min. 200cm
Botanical Name	Common Name	Girth/ Dia. cm	Height cm	Root Zone	Specification
Acer campestre 'Elsrijk'	Field Maple	25-30	500-550	RB	4x; Semi-mature; clear stem min. 200cm
Alnus glutinosa 'Imperialis'	Alder	20-25	500-550	RB	4x; Semi-mature; clear stem min. 200cm
Betula pendula	Silver Birch		600-700	RB	4x; Multi-stem; bushy; 3 stems min.
Carpinus betulus 'Frans Fontaine'	Hornbeam	30-35	600-650	RB	4x; Semi-mature; clear stem min. 200cm
Prunus avium 'Plena'	Wild Cherry	25-30	550-600	RB	4x; Semi-mature; clear stem min. 200cm
Quercus robur 'Fastigiata Koster'	Oak	25-30	min 550	RB	4x; Large Feathered
Botanical Name	Common Name		Height cm	Root Zone	Specification
Amelanchier lamarckii	Juneberry		400-450	RB	6x; Umbrella shape; Multi-stem; 200-300cm wide; clear stems 150-200cm; clipped
Cercidiphyllum japonicum	Katsura Tree		400-450	RB	Multi-stem; raised stems; 3 stems min.
Cercis siliquastrum	Judas Tree		300-350	RB	Multi-stem; raised stems; 3 stems min.
Clerodendrum trichotomum	Harlequin Glorybower		300-350	RB	Multi-stem; raised stems; 3 stems min.
Heptacodium miconioides	Seven Son		300-350	RB	Multi-stem; raised stems; 3 stems min.

9.9 LANDSCAPE STRATEGY

SOFTWORKS

The vision for the softworks strategy is to create naturalistic, layered, successional planting communities similar to those found in nature. A 'designed ecology', which will create a lush, verdant, richly vegetated and floral landscape that enhances biodiversity and provides interest across all seasons.

By using a mix of native and non-native plants from around the world, the planting can pack in more diversity in a challenging urban setting. All plants will be robust, reliable, and low maintenance.

Due to the site orientation and building positions, many spaces will be in varying degrees of shade. To avoid the use of irrigation systems and to stand up to challenging conditions often at the base of tall buildings or under the canopy of existing trees, a range of plants that will thrive in dry shade have been selected.

In areas that have greater exposure to higher light levels, a palette of sun loving pollinator friendly species have been selected.

Rain gardens are required as part of the site SUDS strategy. They present a challenging environment for plants. The rain garden palette of plants are able to withstand both periodic drought and flood conditions. Being close to footpaths and vehicular routes, they also need to be suitably tough and robust species which are tolerant of urban pollution.

A range of plant palettes have been tailored to suit the site's varying micro-climates and proposed character spaces. The planting palette mixes provide a menu of the type of plants which will be used across the site.

The following softworks palettes include species (and similar varieties) recommended in the Chorlton LIF document.



9.9 LANDSCAPE STRATEGY

SHRUB LAYER

The shrub planting layer will provide structure, screening, and year round interest through a variety of form, texture, colour and flower. A selection of the shrubs shown on this page will be used across the site to suit different character spaces and micro-climates.

LARGE MULTI-STEM SHRUBS



Cercis canadensis 'Forest Pansy'



Cornus kousa 'Milky Way'



Cotinus coggygia 'Grace'



Hamamelis x intermedia 'Jelena'



Rhus typhina 'Tiger Eyes'



Viburnum plicatum 'Mariesii'

MEDIUM SHRUBS



Choisya x dewitteana 'White Dazzler'



Euonymus alatus 'Compactus'



Hebe parviflora angustifolia



Mahonia eurybracteata 'Soft Caress'



Cotinus coggygia 'Young Lady'



Fatsia polycarpa



Hydrangea paniculata 'Kyushu'



Viburnum opulus 'Compactum'

LOW SHRUBS



Daphne x transatlantica 'Eternal Fragrance'



Hydrangea paniculata 'Confetti'



Hydrangea quercifolia 'Snow Queen'



Salvia rosmarinus 'Prostratus Group'



Hebe 'Red Edge'



Hydrangea paniculata 'Little Lime'



Pinus mugo 'Mops'



Sarcococca humilis 'Fragrant Valley'

9.9 LANDSCAPE STRATEGY

SOFTWORKS PLANTING PALETTES

SHADE LOVING PLANTS

A selection of the following perennials, grasses, and ferns will be used in areas of the site which are exposed to varying levels of shade. These include areas in full shade under trees or at the base of tall buildings, and semi-shaded areas with some sun exposure.



Acanthus mollis 'Rue Ledan'



Anemone x hybrida 'Honorine Jobert'



Heuchera villosa 'Autumn Bride'



Persicaria amplexicaulis 'Alba'



Melica altissima 'Alba'



Sesleria autumnalis



Aruncus 'Horatio'



Astrantia major 'Shaggy'



Saxifraga x urbium



Selinum wallichianum



Asplenium scolopendrium



Blechnum spicant



Epimedium x perralchicum 'Frohnleiten'



Euphorbia amygdaloides var. robbiae



Thalictrum 'Black Stockings'



Tiarella 'Spring Symphony'



Dryopteris wallichiana



Polystichum setiferum 'Dahlem'



Eurybia divaricata



Geranium macrorrhizum 'Spessart'



Carex oshimensis 'Everest'



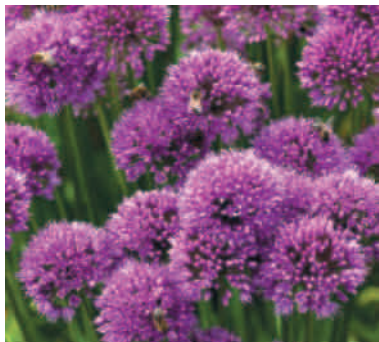
Hakonechloa macra

9.9 LANDSCAPE STRATEGY

SOFTWORKS PLANTING PALETTES

SUN LOVING PLANTS

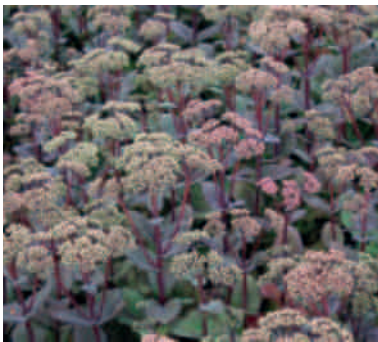
A selection of the following perennials and grasses will be used in more open areas of the site which are exposed to varying levels of sunlight.



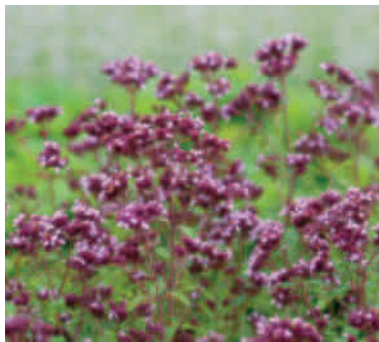
Allium 'Millenium'



Aster 'Little Carlow'



Hylotelephium 'Matrona'



Origanum laevigatum 'Herrenhausen'



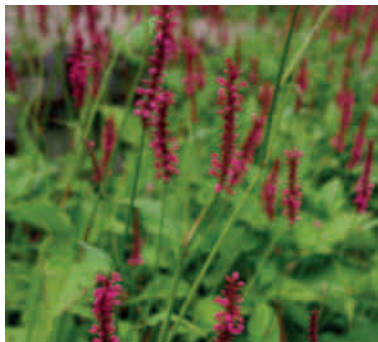
Calamagrostis x acutiflora 'Karl Foerster'



Calamagrostis brachytricha



Betonica officinalis 'Hummelo'



Bistorta amplexicaulis 'Firetail'



Phlomis russeliana



Salvia 'Little Spire'



Miscanthus sinensis 'Yakushima Dwarf'



Molinia caerulea 'Edith Dudsus'



Erigeron karvinskianus



Euphorbia characias 'Humpty Dumpty'



Salvia nemorosa 'Caradonna'



Sanguisorba officinalis 'Tanna'



Pennisetum orientale 'Fairy Tails'



Stipa lessingiana



Geranium 'Rozanne'



Geum 'Totally Tangerine'



Verbena bonariensis 'Lollipop'



Verbena officinalis grandiflora 'Bampton'

9.9 LANDSCAPE STRATEGY

SOFTWORKS PLANTING PALETTES

RAIN GARDEN PLANTS

A selection of the plants from the previous pages, along with the following perennials, grasses, and ferns, will be used in the rain gardens and are tolerant of periodic wet conditions and also periods of drought.



Anemone x hybrida 'Königin Charlotte'



Astrantia major 'Roma'



Galium odoratum



Geranium nodosum



Luzula nivea



Osmunda regalis 'Purpurascens'



Bistorta affinis 'Superba'



Carex pendula



Iris 'Caesar's Brother'



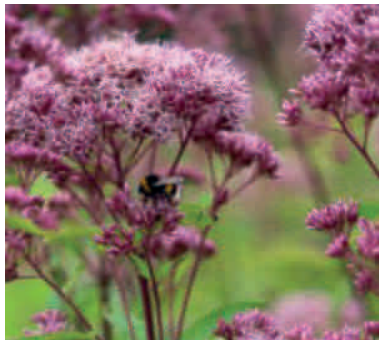
Iris 'White Swirl'



Pachisandra terminalis



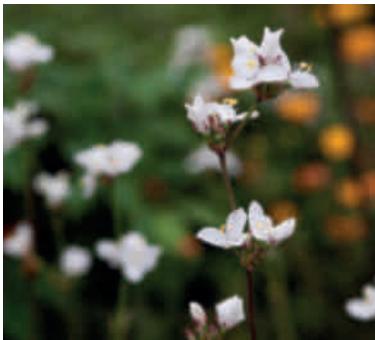
Primula vulgaris



Eupatorium maculatum 'Atropurpureum'



Euphorbia palustris



Libertia grandiflora



Liriope 'Big Blue'



Rudbeckia fulgida var. deamii



Vinca minor 'Gertrude Jekyll'

9.9 LANDSCAPE STRATEGY

SOFTWORKS PLANTING PALETTES

BULB LAYER

A selection of the following perennial flowering bulbs will be used throughout the planting areas to provide colourful seasonal interest.



Allium 'Purple Sensation'



Allium sphaerocephalon



Crocus tommasinianus'



Narcissus 'Actaea'



Narcissus 'Thalia'



Galanthus nivalis



Leucojum 'Gravetye Giant'



Tulip 'Ballerina'



Tulipa 'Spring Green'

CLIMBING PLANTS

A selection of the following climbing plants will be used to provide vertical greening of suitable walls and boundaries.



Akebia quinata



Clematis armandii 'Apple Blossom'



Clematis tangutica 'Bill MacKenzie'



Hydrangea anomala petiolaris



Parthenocissus henryana



Trachelospermum jasminoides

9.9 LANDSCAPE STRATEGY

ECOLOGY AND BIODIVERSITY

The landscape design process has been iterative and, in accordance with policy and best practice guidance, following an ecological ‘mitigation hierarchy’. As such, the development has been designed to avoid and retain the most important ecological features to ensure they can be managed in the long-term to enhance their importance for biodiversity. Where this is not possible, new habitats have been proposed to compensate for habitat losses, with the aim of maximising the overall ecological value of the landscape spaces.

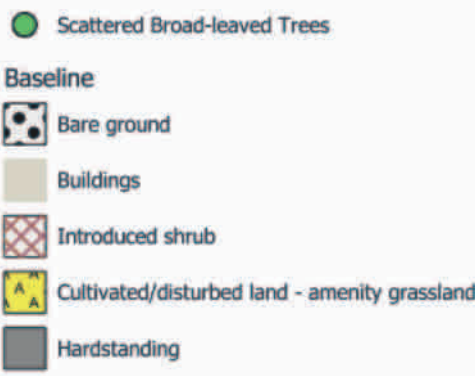
The development is expected to deliver a net gain increase of c.20.% in ecological value. This is through the provision of the following:

- Creation of a variety of landscape habitats with the objective to host different plant and wildlife communities.
- Bird and bat boxes positioned in existing trees and incorporated into the buildings where appropriate.
- Plant species selected that are proven to be a good source of nectar for pollinators, as well as planting that retains seed-heads over winter to prolong foraging opportunities.
- Additional enhancements within the landscape could include bee and bug hotels, log piles, rock piles, and sand piles.

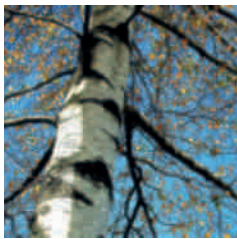
Details of habitat establishment and long-term management will be provided through the production of a Habitat Management and Monitoring Plan (HMMP). The HMMP will set out the prescriptions for the establishment and maintenance of the habitats for 30 years.

Note: Please refer to the Ecological Impact Assessment (EclA), prepared by Tyler Grange for further details.

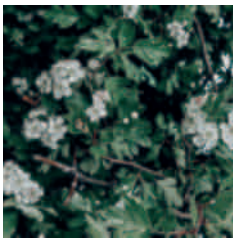
EXISTING BASELINE HABITATS



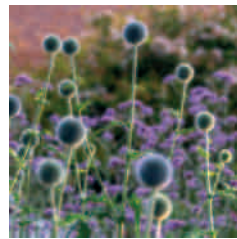
PROPOSED ECOLOGICAL HABITATS



Native trees



Native mixed hedge



Biodiverse planting



Wildflower green roof



Bird boxes



Bug hotels



Habitat log piles

9.9 LANDSCAPE STRATEGY

LEVELS AND DRAINAGE

SUSTAINABLE DRAINAGE

The proposed Sustainable Drainage Systems (SUDS) strategy has been developed in close coordination with Civic Engineers.

SUDS will be used where practicable throughout the site to provide source control, to reintroduce water into the subsoil, improve water quality, reduce flood risk, support biodiversity, and provide aesthetically attractive features within the public realm.

The general principles are as follows (subject to ground conditions and sub-soil permeability).

- Where appropriate surfacing materials are to be permeable
- Where appropriate drainage to discharge to the sub-base beneath the permeable paving surface
- Overground parking areas to generally have permeable surfacing where appropriate
- Excess flows to rain gardens/piped network/underground attenuation tanks
- Footpaths to discharge directly to rain gardens along Manchester Road
- Potential roof drainage to feed water storage tank for podium garden irrigation
- Potential grey water recycling to provide irrigation
- Potential to include SUDS tree pit systems

There are opportunities to introduce rain gardens within the Manchester Road Greenway corridor.

These rain gardens will act as natural filtration systems, purifying rainwater runoff and preventing pollutants from entering local waterways, and they will help manage storm-water to reduce the risk of localised flooding. They will enhance biodiversity by creating conditions which support varied plant habitats and a rich environment for wildlife to thrive. They will also serve as educational tools, raising awareness about sustainable water management practices and inspiring a deeper connection between the community and nature.



9.9 LANDSCAPE STRATEGY

LEVELS AND DRAINAGE

SITE LEVELS AND DRAINAGE STRATEGY

- Existing site ground levels vary approximately between 27.9 – 29.3 m AOD. Levels are relatively flat across the site – with a gradual increase from the east along Barrow Moor Road to the west of the site.
- The proposed site levels generally follow the existing topography and existing street levels. Where changes to levels are required, for drainage falls or build-ups over tree root protection areas, levels have been designed to ensure suitable drainage falls away from buildings and access for all compliance.
- Generally, gradients within the landscape and public spaces will be relatively flat and steps or ramps will not be necessary.
- The levels strategy has been designed with consideration given to the existing street surface levels to provide level access into the site and the new buildings.
- Levels inside the site boundary have been calculated ensuring an average of 1:40 - 1:60 slope for the efficient movement of surface water.
- Falls steeper than 1:40 have been avoided to ensure compliance with the Disability Discrimination Act (DDA) and the Equality Act 2010 to provide comfortable access throughout the public realm spaces and pedestrian routes.

Note: Please refer to Flood Risk Assessment and Drainage and SUDS Strategy by Civic Engineers for further details.



KEY		Gradient fall		Proposed spot height		Underground attenuation tank
	FFL 28.300	Proposed finished floor level		Rain gardens		Slot drains
		Existing spot height		Permeable surface		

9.9 LANDSCAPE STRATEGY

PLAY

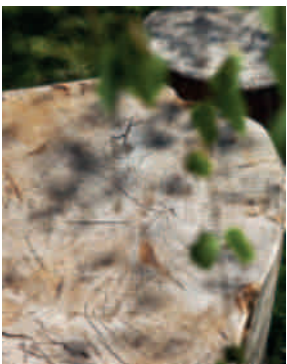
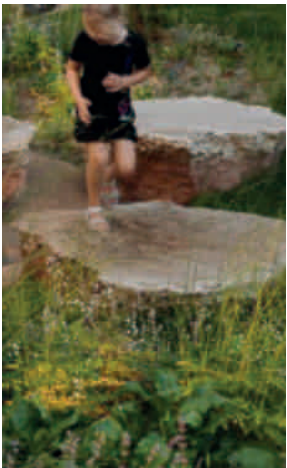
Informal natural play features will be nestled within the landscape throughout the site to provide opportunities for ‘doorstep play’ for children living nearby or ‘play on the way’ opportunities for those passing by. These features enhance the aesthetic appeal of the public realm and also encourage visitors, especially children, to engage with the natural surroundings in an imaginative and interactive manner.

Informal natural play features will include:

Stepping logs – naturally formed hardwood logs placed at varying heights through the edge of the planting beds along Manchester Road Greenway and at Barlow Moor Pocket Park.

Granite boulders – organically rounded weathered boulders in various sizes and shapes. Granite has a naturally grippy surface which is suitable for climbing and jumping without slipping. To add a further sculptural dimension, some of the boulders will be cut to provide a level top and polished to create a smooth and shiny surface. This will contrast with the rough surface of the natural boulders, further enhancing the play value and creating informal seating opportunities. The boulders will be placed along the edge of the Manchester Road Greenway. A large cut and polished boulder will form the centrepiece of the Barlow Moor Road Pocket Park.

Polished pebble features – highly polished concrete pebbles provide a playful piece of sculpture / informal seating. A family of three pebbles of varying size and shape are proposed as an interactive focal point feature at the Manchester Road Pocket Square.



9.9 LANDSCAPE STRATEGY

A SAFE PLACE

SECURED BY DESIGN

The landscape and public realm has been designed with regard to the principles of Secured by Design to create a safe place for all users. The design has also been coordinated with the Crime Prevention Officer and incorporates the following principles.

Access and movement

The proposed layout will be designed with well-defined routes, spaces, and entrances that provide for convenient movement without compromising security.

- A clear movement framework where footpaths/cycle routes and roads are designed as shared surface wherever possible
- Direct, overlooked, pedestrian/cycle routes

Structure

The proposed layout creates a development structure where adjacent uses are compatible and development blocks help to define the public/private interfaces.

- Active frontages to all public routes and spaces
- Any gable ends designed as ‘fronts’ with windows to habitable rooms and front doors where possible
- Defensible block structure enclosing private spaces

Surveillance

The proposed site layout has been designed to promote natural surveillance, with active frontage to all routes and spaces.

- There is a clear distinction between public and private realm
- All public realm spaces are well overlooked
- Public faces to all buildings are designed as ‘active frontages’ with windows for all habitable rooms
- All residential entrances address the public realm
- Parking spaces are in overlooked or in secure areas
- Suitable levels of lighting and CCTV will cover public areas

Ownership

There is clear distinction between public, private, and communal spaces. The standard of quality of the spaces will engender a sense of ownership, respect, territorial responsibility, and community.

- Frontage privacy strips provide defensible space between residential uses and the public realm
- Use of low walls, railings, hedges, and low planting to separate public from private and demarcation in paving to mark paths
- Clear and robust management strategy for the public realm
- Distinctive landscaped public spaces provide identity and help to promote a sense of civic pride

Physical protection

‘Soft’ measures are used where possible to design out the risk of crime. In addition we will ensure that the properties are as secure as possible through the specification of appropriate products. These will be selected with reference to Secured by Design recommendations.

Activity

The development provides a range of uses, homes, and spaces that will create different levels of activity throughout the day.

Range of unit sizes, types, and tenure will help to attract a mix of different people. This will help to ensure activity and surveillance at different times of the day.

- A hierarchy of routes and spaces create a range of activity levels
 - Pedestrian activity is focussed along the key public spaces
 - Residential parking areas will be used mainly by residents, reducing the anonymity of potential offenders

Management and maintenance

The landscape and public realm proposals have been developed with a full understanding of the future maintenance and management requirements. A private management company will maintain the site, funded by the occupants of the development.

An outline maintenance plan is included at the end of this chapter. A full detailed Landscape Management and Maintenance Plan (LMMP) and a Biodiversity Net Gain Habitat Management and Monitoring Plan (HMMP) will be provided following this planning application, which sets out how the landscape and ecological habitats will be managed and maintained in the long-term.

9.9 LANDSCAPE STRATEGY

STREET FURNITURE

Street furniture plays an important role in defining public space character and will be fully integrated into the public realm proposals. To help reinforce the identity and distinctiveness of the development, a family of high-quality street furniture is proposed. All furniture will be solid, simple, robust, and beautifully crafted using natural materials. It will feature consistent materials across the different furniture types, establishing a cohesive design that unifies the public realm. Furniture design and materials will be appropriate to their intended function and context.

The selection and location of street furniture considers the need to discourage, and be robust enough, to stand up to potential anti-social behaviour and vandalism.

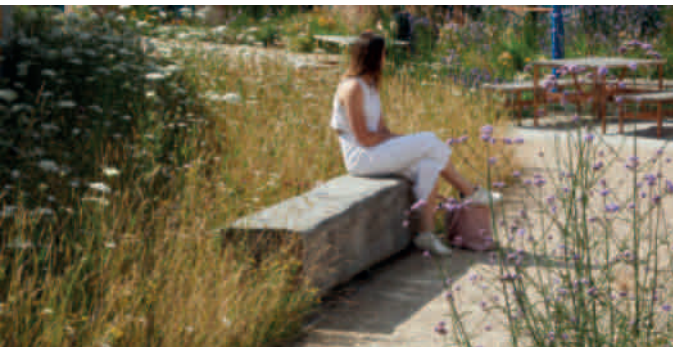
Emphasis will be placed on off-site manufacturing to ensure precision, efficiency, quality assurance, and safety. All elements of street furniture specified will be manufactured to the relevant current standards and cater for all ages and comply with DDA guidelines for street furniture under the Design and Equalities Act. This will include (but not limited to) accessibility (e.g. contrast, slip resistance, choice of materials), critical heights, etc.

A limited colour scheme, in robust finishes, which match the architectural specifications, will be used for all items throughout the development (signage, lighting, and street furniture) to enhance the ease of maintenance and create a distinctive, but cohesive character.

The proposals include timber seating at various locations around the site that are either standalone ground mounted timber beam benches or seating which is integrated as part of a planter edge. Seating will include suitable back and arm rests. Naturally weathered granite boulders will also provide further informal seating opportunities. Other street furniture will be limited to cycle stands, which will be a simple stainless steel 'Sheffield' style to tie in with those in the local area, and black litter/recycle bins to MCC's standard specification.

A key material used throughout the public realm is naturally weathered steel. This will be used for raised planters and edges, for screening purposes, and for any hardware and fixtures associated with the seating elements. Mild-steel or Cort-ten steel is selected for its hard-wearing, low maintenance qualities, and for its natural rusty colour tones, which blend in harmoniously with the landscape and proposed architectural façades.

The provision of CCTV cameras within the public realm will be considered as part of the family of street furniture and tie-in with the overall appearance and range of furniture. Layouts of camera positions will be co-ordinated with the detailing of the new buildings to minimise any additional furniture in the public realm.



9.9 LANDSCAPE STRATEGY

LIGHTING

Lighting across the proposed development contributes greatly to creating a welcoming and safe environment.

There is opportunity to extend the usage of the site into the evening and night-time and to create a distinctive lighting scheme that adds to the ambience and relaxed mood of the outdoor spaces, whilst providing safe and secure routes and spaces. The external lighting will be designed in tandem with the buildings ground floor uses and will integrate with the existing lighting around the site boundaries.

It is important that the lighting design plays a functional and aesthetic role. Lighting features must form an attractive part of the wider landscape and architectural proposals, and ensure the required lux levels are met and the appropriate levels of illumination are provided.

The lighting specification will be established by the lighting engineers in accordance with relevant guidance to ensure a well-lit and safe experience for all users of the public realm.

- The key principles of the lighting strategy are:
- A clear hierarchy of fittings will be established so that lighting elements can respond appropriately to their location.
 - All external lighting will be designed to be sensitive to the needs of local wildlife and to reduce light pollution and light spill into adjacent buildings.
 - Softer lighting will be used in areas of seating and socialising, with brighter light for footways and movement routes.
 - Uplighters should be used sparingly for increased impact and to highlight selected trees, and to reduce potential effects on nesting birds.
 - Appropriate luminaires will be selected to ensure that they reduce light spill and glare to a minimum, in particular when located close to the residential building façades.

- Lighting elements will include:
- Column and bollard lighting to mark movement routes.
 - Uplighters to highlight feature trees and important architectural/landscape features.
 - Recessed strip lighting along selected planters and seating.
 - Tree mounted fairy lights to pick out special trees and create a relaxed ambience.
 - Festoon lighting attached to buildings or landscape structures to highlight more intimate social spaces.
- Note: Please refer to Lighting Plan and Report by BWB Consulting for further details.

9.9 LANDSCAPE STRATEGY

LIGHTING

- Column lights
- Bollard lights
- Uplights
- String tree lights
- Strip lights
- Festoon lights

Note: Wall lights attached to building façades to also be included. Please refer to architects details for more information.



9.9 LANDSCAPE STRATEGY

BOUNDARY TREATMENTS

LOW BRICK WALL

Position: Used at the Manchester Road entrance to the site to replace the existing wall, and along the southern car park boundary to replace the retaining walls around the existing trees.

Material: Red brick to match the proposed building specification.

Design notes: c. 800-1000mm high when free standing, or to match the height of the existing walls to be replaced.



VERTICAL RAILINGS

Position: Used to define the boundary of the public and private car parking areas.

Material: Powder coated steel RAL colour matched with the architectural metalwork.

Design notes: c.1,800mm high with vertical rails with no horizontal cross bars that could be used as a climbing aid. Matching self-closing and locking gates.

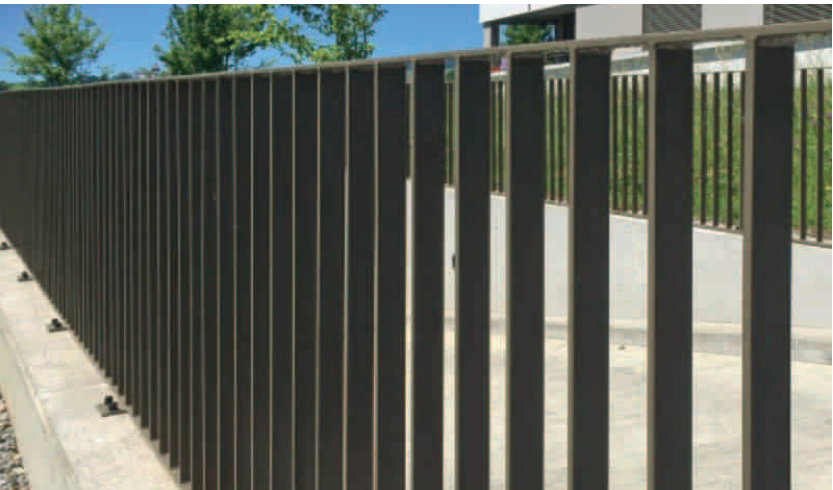


RAILINGS

Position: Used to define the podium Courtyard Garden and green roof meadow boundary and the podium Courtyard Garden balustrading.

Material: Powder coated steel RAL colour matched with the architectural metalwork.

Design notes: minimum 1,100mm height from FFL.



9.9 LANDSCAPE STRATEGY

SCREENING FENCE

Position: Used along the western boundary of the private car park area to screen unsightly rear garden boundaries.

Material: Steel posts with robust vertical timber slats.

Design notes: c.3,000mm high to screen the full height of the various existing neighbouring rear garden boundaries.



BLACK WELD MESH FENCE

Position: Used around the north and west boundaries with the Chorlton Family Practice health centre to create a secure boundary to the car park.

Material: Black powder coated steel.

Design notes: c. 1,800mm high, with native hedge / shrub and climbers planted in front to create a secure green screen.

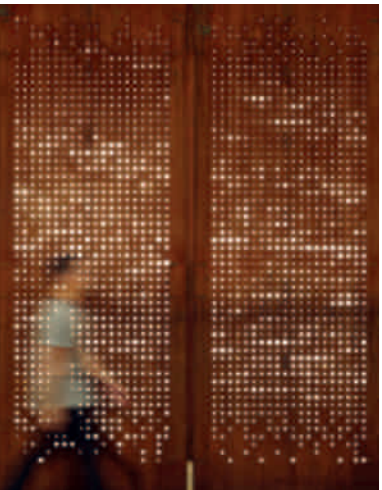


DECORATIVE SCREENS

Position: Used along the southern boundary of the Barlow Moor Road Pocket Park, the western boundary of the Makers Market, and the southern boundary of the podium Courtyard Garden.

Material: Pre-rusted Cor-ten steel panels, or similar approved.

Design notes: Varying heights and design details to provide the level of screening required. Further design detail TBC.



9.9 LANDSCAPE STRATEGY

SIGNAGE AND WAYFINDING

Signage is an key visual reference point that has an important role to play in the distinctiveness and overall character of the development.

Signage and information messaging will be required to provide basic advice on shop fronts, locations, and other facilities, as well as to aid future management of the development.

Signage will be wall mounted or integrated into the landscape without forming additional street clutter. The signage may also form part of the public art strategy for the site.

The plan opposite identifies potential key signage types and locations.

The detailed signage designs are not yet established at this stage. It is proposed that any signage be conditioned by MCC for detailing at Stage 4.

Retail signage will follow guidance set out in the MCC Shopfront Design Guide (adopted September 2024).

Refer to Section 8.3.2 of this Design and Access Statement for further information on signage.



- KEY
-  Residential entrance signage
 -  Retail signage
 -  Information and wayfinding signage

9.9 LANDSCAPE STRATEGY

ART

There are many opportunities within the public realm spaces to incorporate a meaningful layer of interpretation, enhance the sense of place, and stimulate visual interest for the general public.

The vibrant social history associated with Chorlton, for example Cosgrove Hall Films Studio and the Bee Gees, could be thoughtfully, and playfully integrated within the public realm, creating fun and engaging references. This approach not only preserves and celebrates local heritage but also enriches the community’s experience, fostering a meaningful connection with the past.

There are several opportunities to incorporate public art within the public realm. Chorlton’s rich history could be brought to life through murals on walls, engravings on paving stones, unique sculptural street furniture, play features, or signage and wayfinding elements.

Proposed sculptural metal screens at Barlow Moor Pocket Park and at the Makers Market could also provide unique opportunities to incorporate public art.

The public art strategy will be explored in greater detail following the initial planning submission, to allow further community involvement and input, and to engage with local artists and crafts people.



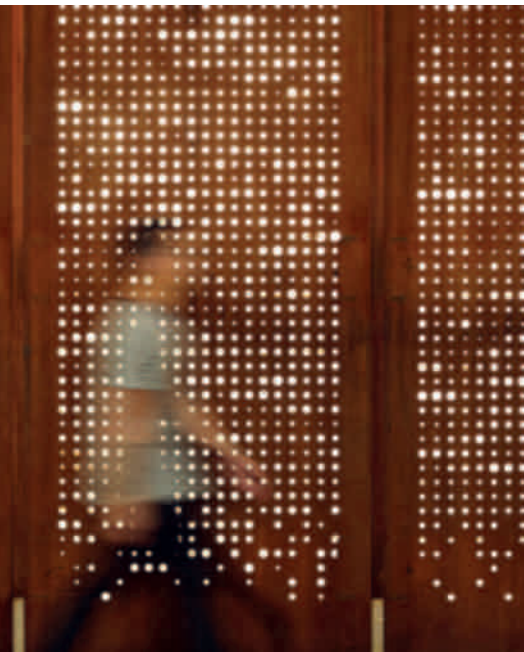
Naturally weathered granite boulders with cut and polished tops act as sculpture, natural play features and informal seating.



Highly polished concrete pebble seats create playful sculptural public art focal features.



The polished boulders can incorporate etched art work to enhance their sculptural character and play value.



Cor-ten steel screening features in various locations can form sculptural features and incorporate art work.



Street art and wall murals - potential for the existing community art-work to be recreated.



Charred oak block seating features with a natural sculptural quality.

9.10 OUTLINE LANDSCAPE MAINTENANCE PLAN

INTRODUCTION

The following outline maintenance information provides general recommendations and processes that will sustain the quality of the soft landscape after it has been implemented.

The planting strategy proposes planting that requires low to moderate levels of maintenance but provides both high aesthetic and biodiversity value.

A full detailed Landscape Management and Maintenance Plan (LMMP) and a Biodiversity Net Gain (BNG) Habitat Management and Monitoring Plan (HMMP) will be provided following this planning application.

A private management company will maintain the site, funded by the occupants of the development.

ECOLOGY

Management of existing and proposed planting will be sympathetic to wildlife, with some relaxation of cutting back of planting during summer months to allow birds to nest without disturbance.

Contractors will be reminded of their obligations and responsibilities with respect to wildlife. They will be informed of these recommendations and works will be monitored by a suitably qualified and experienced person to ensure compliance with BNG and the intended landscape design aesthetic.

LANDSCAPE MAINTENANCE AIMS

- **The sustainable management of existing vegetation:**
To retain existing trees where possible that are worthy of retention, and to enhance their character, composition, and age structure through positive management with consideration to long-term viability and health and safety.
- **To achieve exemplary standards of maintenance:**
To ensure the successful establishment and growth of new structural and ornamental planting and to take appropriate long-term management measures to ensure the high-quality appearance and sustainability of the landscape scheme. To ensure that landscape elements are replaced or enhanced over time.
- **To maintain and enhance biodiversity:**
To protect and enhance the nature conservation value of both existing and new habitats and to ensure the adoption of management practices that enhance the biodiversity value of the site. To fulfil all legal requirements in relation to BNG and the protection and management of ecological features and the protection and management of wildlife.
- **To ensure health and safety:**
To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property.

OVERARCHING MAINTENANCE OBJECTIVES

- Apply good horticultural and ecological practice to all operations;
- Promote healthy growth and establishment of all plants, trees and grass areas;
- Ensure consistent control of invasive and aggressive competitor species and/or invasive plant species listed in Schedule 9 of the Wildlife and Countryside Act;
- Ensure development of optimum plant form, shape and planting density;
- Provide protection against pests and diseases;
- Promote wildlife value and species diversity;
- Ensure long-term commitment to replacement of defective plant material; and
- Review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with the original design intentions.

SPECIFIC MAINTENANCE OBJECTIVES

- **Retained trees:** Existing trees to be healthy, free of disease, damaged or broken stems/branches, dead wood, etc. Regular safety inspections and reporting on the condition of trees by arboriculture advisor. Implement programmes of recommended tree work to comply with British Standard BS3998: 2010 'Tree Work – Recommendations'.
- **Proposed hedgerows:** Regularly trim hedges to maintain a uniform and tidy appearance and a well-developed cover of vegetation over the whole hedge. Cutting to be within ecological guidelines.
- **Tree planting:** Establish stable and healthy growing trees which are well-shaped for future growth. Where necessary pollard or coppice trees to prevent collapse.
- **Ornamental planting:** Ensure good horticultural practice is employed to encourage long term health and vitality of all plants. Planting to be thinned/re-spaced in order that they have sufficient room to develop. Maintain a clean and safe environment. Ensure compost is peat free, use a variety of organic mulches and fertilisers, and minimise the use of chemicals wherever possible.
- **Amenity grass:** Provide an attractive, even stand of mown grass in open public amenity spaces of uniform height and colour, comprising of hard-wearing grass species free of broad-leaved weeds.
- **Wildflower grass:** Provide a species-rich, predominantly weed-free sward of grasses and perennial wildflower species through the spring and summer months, with the balance of species maintained in accordance with the original design and in the interests of wildlife and biodiversity. All weeds such as docks, nettles, thistles, ragwort, etc. shall be eliminated from the sward.

TREE MAINTENANCE

Leading UK based tree nurseries have been consulted for the current best-practice advice on tree planting and maintenance.

All new trees to be supplied root-balled where possible and planted in the dormant season (October-March/April). Any containerised trees to be supplied in Air-Pots to ensure healthy root condition.

Guying:

All proposed trees to be semi-mature or other similar size. Tree guards will not be required. All proposed trees will be guyed below ground (drive in anchor systems), therefore no above ground staking/guying is required (Arbofix or Platipus anchor systems).

Watering:

During establishment (typically 2-3 years) after planting, trees must be watered. The recommended quantities of water will depend on specific site conditions. Tree Irrigator bags (Green-tech or similar) to be used, which zip around the tree trunk and allow the bag to be filled with water that is gradually released over 2 to 6 hours. Note: new trees must be planted in free draining soil.

After planting:

For trees in soft landscape:

- After planting, form a watering border slightly narrower than the root ball and roughly 15cm tall. This border will help funnel water into the root ball - without it the water will simply seep into the surrounding soil.
- Fill the watering border up approximately 2x after planting, to fill all air pockets in the soil that occur during planting.

Deciduous trees:

- Should ideally be planted without foliage (during the dormant season) and watered as above and thereafter from spring to the following regime.
- If deciduous trees are planted in the summer, they will need watering after planting (see above) and then minimum every second/third day (2-3 times a week).
- If the winter is very dry, it is recommended to fill the watering bag 1-2 x per month.

Summer watering regime:

Stem girth (cm)	Height (m)	Light/ sandy soil (ltrs)	Average/ Loam (ltrs)	Heavy/Clay soil (ltrs)
16/18cm	3.0-3.5	30	25	12
18/20cm	3.5-4.0	40	30	15
20/25cm	4.0-4.5	50	35	17
25/30cm	4.5-5.0	60	40	20
30/35cm	5.0-5.5	70	45	25

Ongoing watering:

When to start watering:

- Watering should commence in late spring when the ground first dries out to a depth of 50mm.

When to stop watering:

- Trees generally stop taking up water in late September (does not include evergreen trees which need water all year round).

How often:

Ensure that the root ball does not dry out and keep in mind that a tree may need to be watered regularly, even when the weather is damp. If there is a long dry spell, trees whose roots grow slowly may dry out even in the third or fourth year.

Good husbandry:

All young and transplanted trees to be maintained in a good condition. Notes should be taken of any dead, diseased, damaged, or vandalised trees as necessary. Dead trees shall be removed within weeks and replaced during the appropriate planting season.

All young trees and mature trees shall be maintained free of suckers, basal, and epicormic growth at all times. An allowance of 75mm growth shall be allowed between maintenance operations. Suckers and epicormic growth are defined as shoots from latent buds from the basal area of the stem or trunk of the tree.

9.10 OUTLINE LANDSCAPE MAINTENANCE PLAN

All suckers, basal, and epicormic growth shall be removed flush to the main stem, taking care to prevent damage to the bark. Suckers shall be cut back to the point of origin. Where necessary, excavation shall be undertaken to expose the origin of the sucker and back-filled to ground level on completion of the operation.

Dead leaves and debris contained within suckers, basal, and epicormic growth shall be left to rot in the root area in suitable locations. All arisings shall be removed from site. Only approved pruning knives, secateurs, heavy-duty pruners, loppers, and hand pruning saws shall be used. No mechanical equipment shall be used for this operation.

Pruning:

Formative pruning of young trees shall take place where necessary, ensuring co-dominate stems and crossed branches are removed. Pruning cuts are to be in accordance with good arboricultural practice – BS Standard 5837: 2012.

Pruning shall be carried out using a sharp handsaw or secateurs. Pruning cuts are to avoid cutting into the branch collar and are to be kept as small as possible.

Tree work standards: to BS 3998 and Forestry and Arboricultural Training and Safety Council Safety Guidance. Protect adjacent structures, plants, or trees.

Arboricultural work shall not be carried out in the bird nesting season (between the end of February and the end of July). Arboricultural work and maintenance operations must avoid harm to ground flora, over wintering bird and bat habitat. Remove any suckers or basal growth to create a well-balanced natural appearance. Cut back level with source stem or root. Chain saw work: operatives must hold a Certificate of Competence.

Weeding tree bases:

Trees shall be maintained weed-free at all times by manual means. Weeds, moss, other plant growth, litter, and all debris shall be removed by hand from the base of trees.

Mulch:

Mulches are best applied from mid to late spring or autumn, when the soil is moist and warm. It is best to avoid applying mulches in winter and early spring when the soil is too cold, and in summer, when it is too dry. They can be applied around new plantings or to established beds and specimen plants.

Depth required: Top up mulch to a thickness of 75mm. Do not exceed this depth. Material: Strulch mineralised straw, or Melcourt contract-grade bark or equal applied around the base of trees.

Trees in planting beds: Place the mulch in a mound about 1m in diameter around the tree. Do not pile it up against the tree stem - create a ring around the tree with a hollow in the centre to prevent the base of the tree rotting or putting out roots above ground. Preferably mulch onto damp soil.

HEDGE MAINTENANCE

Newly planted hedges::

- Once established, hedges should be cut back twice a year to encourage dense bushy growth.

Mulch to new hedges:

- Initial mulch laid to base of hedge to a depth of 75mm to aid establishment.

Established hedges:

- Should be trimmed to clean straight lines or smooth flowing curves. Form a clean edge, sloping slightly back from vertical. Hedges must be trimmed to prevent nuisance to adjacent properties and obstruction of paths, sight lines and access to inspection chambers.
- Maintain dense growth up to 2m high at site boundary and up to 1.2m high within the site.

Cutting established / mature hedges:

- Established/mature hedges to be trimmed not more frequently than alternate years/or alternate sides of each year.

SHRUBS, GRASSES AND PERENNIALS MAINTENANCE

Pruning shrubs:

Any vegetation which has encroached into walkways should be cut back as required and the debris removed.

At the end of the growing season, check all shrubs and remove obtrusive dead wood and broken damaged branches and stems. Shaping should be carried out in late spring.

Methods of pruning shall differ for species and varieties within genera, where there is doubt the appropriate method of pruning should be confirmed with a suitably qualified specialist.

All dead matter shall be removed and all arisings shall be removed from site.

Timing: Unless otherwise specified or instructed, prune:

- Shrubs flowering between March/July immediately after the flowering period.
- Shrubs flowering between July/October back to old wood in winter.

When to cut back perennials:

Dried herbaceous perennial plants can be left over winter to provide structure and interest, as well as food and shelter for wildlife. Care is needed when cutting back in spring to avoid damaging new growth. Plants can be cut back from early to mid March. Cut stems close to the 'crown' or dormant top of the plant, avoiding the removal of new shoots. Some selective cutting back can be carried out during autumn and winter, to clear up any untidy or damaged material or anything with signs of fungal growth.

When to cut back grasses:

Ornamental grasses fall into two groups, evergreen and deciduous. Deciduous grasses need cutting back annually to look their best. Evergreens just require a tidy-up. While many deciduous grasses will stand intact over winter, the old stems are effectively dead - the task is to periodically remove any untidy weather-damaged material and remove the rest of the old growth in early to mid March. Evergreen grasses need virtually no maintenance other than the removal of excess leaves from nearby deciduous plants. If the foliage of evergreens becomes tired looking they can be cut back - this must be done when they are actively growing from April to July.

Watering:

Mixed planting beds to be watered as required to ensure the continued survival and health of the planting. Soil to be wet to full rooting depth. If water supply is restricted by emergency legislation, an alternative suitable source of water should be sourced.

All planting to receive watering for at least the first two growing seasons. Always take into account published meteorological data on rainfall for any periods, in particular during periods of spring drought (April, May, and June).

Mulch:

Depth required: top up mulch to a maximum thickness of 50mm. Do not exceed this depth. Material: Strulch mineralised straw or Melcourt contract-grade bark or equal. Do not pile mulch up against/directly on any plants. Apply on the surrounding soil, with a ring shape/hollow around plants, to stop the base of the plants rotting or putting out roots above ground. Clear mulch that has migrated onto hard surfaces and grass areas.

9.10 OUTLINE LANDSCAPE MAINTENANCE PLAN

GENERAL AMENITY GRASS MAINTENANCE

Mowing:

- Maintain a height between 20mm and 40mm.
- Generally cut fortnightly using heavy duty cylinder mower.
- Remove all litter prior to cutting.
- Arisings to be removed from site.
- Clear adjacent paths and areas of hard standing after each cutting.

Grass cutting machinery:

- Must be appropriate to the grass cutting operation required, taking due regard to grass type, area to be mown, mowing specification, contours, and condition.
- Machinery is to be well maintained and correctly adjusted to give a clean even cut without damaging the grass.

Edges:

- No tufts or lengths of long grass to be left at edges.
- Cut edges to hard areas and planting areas with bare ground weekly during growing season and remove arisings.

Re-turfing:

- Damaged turf: Remove to a depth of 40mm, cultivate substrate to a fine tilth. Quality and appearance of replacement turf to match existing. Provide irrigation as necessary to promote successful germination and/or establishment.

Herbicide:

- Keep grassed areas free from serious infestations of undesirable broad-leaved weeds by spot application or weed wiping of suitable broad-leaved herbicide to encourage good grass cover. Sward to be substantially (95%) free of broad leaved weeds.

Feeding:

- Apply Enmag fertiliser (or similar approved). Spring application – slow release 60g/m2/ Autumn application - slow release 60g/m2.

WILDFLOWER GREEN ROOF MAINTENANCE

- The aim is to create a natural looking sward, where the objective is to allow the spring/summer flowers to bloom and set seed.

Mowing:

- Minimum height of sward 200mm to areas that are to be maintained long – cut once or twice a year depending on rate of growth (see establishment below)
- Remove all litter prior to cutting.
- Timing of cuts to depend on the flowering season, i.e. after the seeds have set, and in accordance with the supplier's guidance – generally early in the season after the first flush of spring growth, as necessary.
- Arisings must be removed from areas of wildflower meadow after each cut, in order to reduce nutrient levels in the soil. Arisings to be removed from site.
- Any arisings and vegetation which has encroached into drainage outlets, walkways, and the vegetation barriers (gravel boundary strips) should be removed.

Grass cutting machinery:

- Must be appropriate to the grass cutting operation required, taking due regard to grass type, area to be mown, mowing specification, contours, and condition.
- Machinery is to be well maintained and correctly adjusted to give a clean even cut without damaging the grass.

Establishment:

- During the early years after turfing it may be necessary to mow three times per year in order to suppress perennial weeds to less than 5% cover.
- The first cut should be in April, the last in late October/ November.
- Badly compacted areas of close mown grass are to be aerated in accordance with BS 7370: Part 3 section 4. Any build-up of dead grass or thatches is to be removed using a lawn scarifier.

Edges:

- If movement/settlement of the gravel vegetation barrier has occurred, additional washed gravel similar to the existing are to be added.

Re-turfing/re-seeding:

- Damaged turf: Re-seed/re-turf to failed areas with same seed mix/turf specification and appropriate sowing rate.

Herbicide / weeding:

- Keep area free of serious infestations from undesirable broad-leaved weeds by spot application or weed wiping of suitable broad-leaved herbicide (undesirable weeds are defined as creeping thistle, bristly oxtongue and ragwort). Thorough treatment in April of each year with follow-up visits as required. Hand-pulling of weeds where necessary and appropriate for scale of task.

Irrigation:

- It is generally not considered necessary to irrigate green roof systems. It is, however, advisable to ensure that there is a water supply point adjacent to the green roof, both to assist with general maintenance and as a precaution against extreme drought conditions.



10 CONCLUSIONS



10.0 CONCLUSIONS

As highlighted in Section 3.2.5, the Development Framework for the Site, sets out the aim to;

Support a high-quality, medium density development responding to the existing uses, built context and infrastructure whilst supporting a new residential-led mixed-use scheme that will enhance the existing residential and retail offer to Chorlton and the South Manchester market.

In summary, the proposals for the Site respond directly to the aim of the Development Framework through a varied residential-led scheme (see Section 6.5.3 to 6.5.6) that also includes an affordable tenure offer (see Section 8.1), whilst adding to the retail market (see Section 8.3) all within a distinctive design that responds to the existing context and townscape (analysed in Section 4 and referenced in Section 6).

Response to Design Principles of the Development Framework

The framework also poses the following seven design principles, which proposals in this planning application respond to as follows:

1. Complete the Retail Grain

Proposals invert the previous retail condition to turn the frontages inside-out, facing the street and creating a complete ground floor streetscene that inks up the centre of Chorlton in all directions from the 'four banks' intersection. Furthermore, a pedestrianised Manchester Road is extended through the Site with activated frontage through the presence of homes.

2. Complete the Residential Grain

As per principle no.1, the concept of facing buildings outwardly to flank existing and new streets creates a natural thoroughfare of active frontages, whether that be through retail opportunity or new ground floor homes. The overall area is also naturally viewed by apartments on upper levels, creating a natural surveillance for the new and enhanced public realm.

3. Complete the Urban Block

As identified in Section 6.4, notably Section 6.3.4, proposals have responded to boundaries to acknowledge their current condition, with particular sensitivity to moving height away from the south and west boundaries due to neighbouring gardens, and Conservation Boundary, whilst the scale of building appearing on Wilbraham Road is of purposeful low scale to be in-keeping with this terraced streetscene.

4. Pedestrian Permeability

Great consideration has been afforded to maximising an exciting and safe public realm (see Section 9), minimising vehicle movement through the Site which is managed off Manchester Road through thresholds and safe-turning manoeuvres (see Section 8.5 to 8.7).

5. Servicing, Cycles and Intelligent Parking

As per principle no. 4, Vehicle movement and servicing has been optimised to support the safeguarding of pedestrian-first streets (see Section 8.5 to 8.7). Car-parking has been consolidated, still affording space for public parking, with the local public transport network and cycling encouraged.

6. Landscape and Daylight

In contrast to the Development Framework, proposals have also sought to follow the orientation of the existing Graeme House building to create a suite of east-west facing blocks to maximise daylight and sunlight to homes. These blocks are then grounded in a landscaped masterplan, which softens their presence and encourages engagement through outdoor dwell, play or enjoyed access (see Section 9).

7. Designation of Scale

The response to massing and scale has been driven through referencing the existing Graeme House building, the Development Framework notional proposals and mediating the townscape datums. This has resulted in an optimised and viable scheme of cascading blocks from 10 to 4-storeys.





11 APPENDICES



APPENDIX A

AREA SCHEDULE

A

AREA SCHEDULE

A.1

Market Sale Totals: East and West Plot (combined)

FeildenCleggBradleyStudios
2104 - Chorlton Precinct
Manchester, UK

PLANNING
Stage: 3
Date: 14.03.25
Revision: B

Schedule: Market Sale Area Schedule

Proposed Storey	-1	1	2	3	4	5	6	7	8	9	10	TOTALS
Proposed Level	Basement	GF	1	2	3	4	5	6	7	8	9	
MARKET SALE TOTALS												
EAST + WEST PLOTS												
Areas												
Residential NIA (sqm)	-	501	2,149	2,430	2,430	2,315	2,315	1,789	1,236	832	720	16,718
Residential NIA (sqft)	-	5,393	23,135	26,156	26,156	24,923	24,923	19,256	13,302	8,960	7,747	179,952
Block GIA (sqm)	4,113	5,011	3,151	3,115	3,115	2,987	2,987	2,304	1,598	1,104	983	30,466
Block GIA (sqft)	44,287	53,935	33,918	33,525	33,525	32,148	32,148	24,796	17,202	11,897	10,578	327,929
Notional Net to Gross (%)	-	-	66%	78%	78%	78%	78%	78%	77%	75%	73%	Typical 76%
Residential Amenity (sqm)	-	241	321									562
Residential Amenity (sqft)	-	2,591	3,458	0	0	0	0	0	0	0	0	6,049
Retail NIA (sqm)	-	650										650
Retail NIA (sqft)	-	7,000										7,000
Unit Mix												
1Bed 2persons	-	1	8	9	9	8	8	5	3	4	1	56 26%
2Bed 3persons (Standard)	-	7	14	15	15	14	14	7	3	2	1	92 43%
2Bed 4persons (Premium)	-	0	7	7	7	7	7	4	2	2	0	43 20%
3Bed	-	0	1	2	2	2	2	2	2	1	1	15 7%
Penthouse	-	0	0	0	0	0	0	2	2	1	2	7 3%
Total	-	8	30	33	33	31	31	20	12	10	5	213 100%

A

AREA SCHEDULE

A.2

Market Sale Plots: East and West Plot (separate)

FeildenCleggBradleyStudios
2104 - Chorlton Precinct
Manchester, UK

PLANNING
Stage: 3
Date: 14.03.25
Revision: B

Schedule: Market Sale Area Schedule

Proposed Storey	-1	1	2	3	4	5	6	7	8	9	10	TOTALS
Proposed Level	Basement	GF	1	2	3	4	5	6	7	8	9	
EAST PLOT												
BLOCK A + BLOCK B												
Areas												
Residential NIA (sqm)	-	-	1,158	1,439	1,439	1,439	1,439	1,439	1,236	832	720	11,142
Residential NIA (sqft)	-	-	12,469	15,491	15,491	15,491	15,491	15,491	13,302	8,960	7,747	119,932
Block GIA (sqm)	-	-	1,860	1,824	1,824	1,824	1,824	1,824	1,598	1,104	983	14,664
Block GIA (sqft)	-	-	20,023	19,631	19,631	19,631	19,631	19,631	17,202	11,887	10,578	157,844
Notional Net to Gross (%)	-	-	62%	79%	79%	79%	79%	79%	77%	75%	73%	Typical 76%
Residential Amenity (sqm)	-	-	321									321
Residential Amenity (sqft)	-	-	3,458									3,458
Unit Mix												
1Bed 2persons	-	-	4	5	5	5	5	5	3	4	1	37 28%
2Bed 3persons ('Standard')	-	-	6	7	7	7	7	7	3	2	1	47 36%
2Bed 4persons ('Premium')	-	-	4	4	4	4	4	4	2	2		28 21%
3Bed	-	-	1	2	2	2	2	2	2	1	1	15 11%
Penthouse	-	-							1	2	5	4%
Total	-	-	15	18	18	18	18	18	12	10	5	132 100%
BLOCK C (MANCHESTER RD)												
Areas												
Residential NIA (sqm)	-	-	444	444	444	444	444	350				2,568
Residential NIA (sqft)	-	-	4,776	4,776	4,776	4,776	4,776	3,765				27,645
Block GIA (sqm)	-	-	583	583	583	583	583	480				3,393
Block GIA (sqft)	-	-	6,271	6,271	6,271	6,271	6,271	5,166				36,520
Notional Net to Gross (%)	-	-	76%	76%	76%	76%	76%	73%				Typical 76%
Residential Amenity (sqm)	-	-	-									0
Residential Amenity (sqft)	-	-	-									0
Unit Mix												
1Bed 2persons	-	-	2	2	2	2	2					10 31%
2Bed 3persons ('Standard')	-	-	2	2	2	2	2					10 31%
2Bed 4persons ('Premium')	-	-	2	2	2	2	2					10 31%
3Bed	-	-										0 0%
Penthouse	-	-					2					2 6%
Total	-	-	6	6	6	6	6	2				32 100%
PODIUM + BASEMENT												
Areas												
Residential NIA (sqm)	-	278	-	-	-	-	-	-	-	-	-	278
Residential NIA (sqft)	-	2,992	-	-	-	-	-	-	-	-	-	2,992
Block GIA (sqm)	4,113	4,293	-	-	-	-	-	-	-	-	-	8,406
Block GIA (sqft)	44,267	46,215	-	-	-	-	-	-	-	-	-	90,481
Notional Net to Gross (%)	-	-	-	-	-	-	-	-	-	-	-	-
Residential Amenity (sqm)	-	164	-	-	-	-	-	-	-	-	-	164
Residential Amenity (sqft)	-	1,764	-	-	-	-	-	-	-	-	-	1,764
Retail NIA (sqm)	-	650	-	-	-	-	-	-	-	-	-	650
Retail NIA (sqft)	-	7,000	-	-	-	-	-	-	-	-	-	7,000
Unit Mix												
1Bed 2persons	-	0	-	-	-	-	-	-	-	-	-	0 0%
2Bed 3persons ('Standard')	-	4	-	-	-	-	-	-	-	-	-	4 100%
2Bed 4persons ('Premium')	-	0	-	-	-	-	-	-	-	-	-	0 0%
3Bed	-	0	-	-	-	-	-	-	-	-	-	0 0%
Penthouse	-	0	-	-	-	-	-	-	-	-	-	0 0%
Total	-	4	-	-	-	-	-	-	-	-	-	4 100%

FeildenCleggBradleyStudios
2104 - Chorlton Precinct
Manchester, UK

PLANNING
Stage: 3
Date: 14.03.25
Revision: B

Schedule: Market Sale Area Schedule

Proposed Storey	-1	1	2	3	4	5	6	7	8	9	10	TOTALS
Proposed Level	Basement	GF	1	2	3	4	5	6	7	8	9	
WEST PLOT												
Areas												
Residential NIA (sqm)	-	223	547	547	547	433	433					2,730
Residential NIA (sqft)	-	2,401	5,890	5,890	5,890	4,656	4,656					29,382
Block GIA (sqm)	-	717	708	708	708	580	580					4,003
Block GIA (sqft)	-	7,720	7,623	7,623	7,623	6,247	6,247					43,084
Notional Net to Gross (%)	-	31%	77%	77%	77%	75%	75%					Typical 76%
Residential Amenity (sqm)	-	77										77
Residential Amenity (sqft)	-	827										827
Unit Mix												
1Bed 2persons	-	1	2	2	2	1	1					9 20%
2Bed 3persons ('Standard')	-	3	6	6	6	5	5					31 69%
2Bed 4persons ('Premium')	-		1	1	1	1	1					5 11%
3Bed	-											0 0%
Penthouse	-											0 0%
Total	-	4	9	9	9	7	7					45 100%
OTHER												
Notional Substation (sqm)	-	42										42
Notional Substation (sqft)	-	456										456

- NOTES
- Area conversion for sqm to sqft: 10.7639
 - Residential NIA is based on total area within party walls (NSA to be defined separately for WS3-end, if required)
 - Residential notional net to gross allows for two-means of escape (i.e. 2no. stairs) for North Plot, detailed design development with other consultants required
 - Retail NIA is based on whole footprints and does not currently account for any sub-division of tenant unit
 - Notional apartment mix has evolved following shift to target NIA and maximised massing / height
 - All plots are subject to design development beyond planning in Stage 3 and 4

A

AREA SCHEDULE

A.3

Affordable Totals: North and South Plot (combined)

FeildenCleggBradleyStudios
2104 - Chorlton Precinct
Manchester, UK

PLANNING
Stage: 3
Date: 14.03.25
Revision: B

Schedule: Market Sale Area Schedule

Proposed Storey	-1	1	2	3	4	5	6	7	8	9	10	TOTALS
Proposed Level	Basement	GF	1	2	3	4	5	6	7	8	9	
MARKET SALE TOTALS												
EAST + WEST PLOTS												
Areas												
Residential NIA (sqm)	-	501	2,149	2,430	2,430	2,315	2,315	1,789	1,236	832	720	16,718
Residential NIA (sqft)	-	5,393	23,135	26,156	26,156	24,923	24,923	19,256	13,302	8,960	7,747	179,952
Block GIA (sqm)	4,113	5,011	3,151	3,115	3,115	2,987	2,987	2,304	1,598	1,104	983	30,466
Block GIA (sqft)	44,287	53,935	33,918	33,525	33,525	32,148	32,148	24,796	17,202	11,897	10,578	327,929
Notional Net to Gross (%)	-	-	66%	78%	78%	78%	78%	78%	77%	75%	73%	Typical 76%
Residential Amenity (sqm)	-	241	321									562
Residential Amenity (sqft)	-	2,591	3,458	0	0	0	0	0	0	0	0	6,049
Retail NIA (sqm)	-	650										650
Retail NIA (sqft)	-	7,000										7,000
Unit Mix												
1Bed 2persons	-	1	8	9	9	8	8	5	3	4	1	56 26%
2Bed 3persons (Standard)	-	7	14	15	15	14	14	7	3	2	1	92 43%
2Bed 4persons (Premium)	-	0	7	7	7	7	7	4	2	2	0	43 20%
3Bed	-	0	1	2	2	2	2	2	2	1	1	15 7%
Penthouse	-	0	0	0	0	0	0	2	2	1	2	7 3%
Total	-	8	30	33	33	31	31	20	12	10	5	213 100%

A

AREA SCHEDULE

A.4

Affordable Plots: North and South Plot (separate)

FeildenCleggBradleyStudios
2104 - Chorlton Precinct
Manchester, UK

PLANNING
Stage: 3
Date: 14.03.25
Revision: B

Schedule: Market Sale Area Schedule

Proposed Storey	-1	1	2	3	4	5	6	7	8	9	10	TOTALS
Proposed Level	Basement	GF	1	2	3	4	5	6	7	8	9	
MARKET SALE TOTALS												
EAST + WEST PLOTS												
Areas												
Residential NIA (sqm)	-	501	2,149	2,430	2,430	2,315	2,315	1,789	1,236	832	720	16,718
Residential NIA (sqft)	-	5,393	23,135	26,156	26,156	24,923	24,923	19,256	13,302	8,960	7,747	179,952
Block GIA (sqm)	4,113	5,011	3,151	3,115	3,115	2,987	2,987	2,304	1,598	1,104	983	30,466
Block GIA (sqft)	44,287	53,935	33,918	33,525	33,525	32,148	32,148	24,796	17,202	11,887	10,578	327,929
Notional Net to Gross (%)	-	-	66%	78%	78%	78%	78%	78%	77%	75%	73%	Typical 76%
Residential Amenity (sqm)	-	241	321									562
Residential Amenity (sqft)	-	2,591	3,458	0	0	0	0	0	0	0	0	6,049
Retail NIA (sqm)	-	650										650
Retail NIA (sqft)	-	7,000										7,000
Unit Mix												
1Bed 2persons	-	1	8	9	9	8	8	5	3	4	1	56 26%
2Bed 3persons ('Standard')	-	7	14	15	15	14	14	7	3	2	1	92 43%
2Bed 4persons ('Premium')	-	0	7	7	7	7	7	4	2	2	0	43 20%
3Bed	-	0	1	2	2	2	2	2	2	1	1	15 7%
Penthouse	-	0	0	0	0	0	0	2	2	1	2	7 3%
Total	-	8	30	33	33	31	31	20	12	10	5	213 100%

FeildenCleggBradleyStudios
2104 - Chorlton Precinct
Manchester, UK

PLANNING
Stage: 3
Date: 14.03.25
Revision: B

Schedule: Market Sale Area Schedule

Proposed Storey	-1	1	2	3	4	5	6	7	8	9	10	TOTALS
Proposed Level	Basement	GF	1	2	3	4	5	6	7	8	9	
MARKET SALE TOTALS												
EAST + WEST PLOTS												
Areas												
Residential NIA (sqm)	-	501	2,149	2,430	2,430	2,315	2,315	1,789	1,236	832	720	16,718
Residential NIA (sqft)	-	5,393	23,135	26,156	26,156	24,923	24,923	19,256	13,302	8,960	7,747	179,952
Block GIA (sqm)	4,113	5,011	3,151	3,115	3,115	2,987	2,987	2,304	1,598	1,104	983	30,466
Block GIA (sqft)	44,287	53,935	33,918	33,525	33,525	32,148	32,148	24,796	17,202	11,887	10,578	327,929
Notional Net to Gross (%)	-	-	66%	78%	78%	78%	78%	78%	77%	75%	73%	Typical 76%
Residential Amenity (sqm)	-	241	321									562
Residential Amenity (sqft)	-	2,591	3,458	0	0	0	0	0	0	0	0	6,049
Retail NIA (sqm)	-	650										650
Retail NIA (sqft)	-	7,000										7,000
Unit Mix												
1Bed 2persons	-	1	8	9	9	8	8	5	3	4	1	56 26%
2Bed 3persons ('Standard')	-	7	14	15	15	14	14	7	3	2	1	92 43%
2Bed 4persons ('Premium')	-	0	7	7	7	7	7	4	2	2	0	43 20%
3Bed	-	0	1	2	2	2	2	2	2	1	1	15 7%
Penthouse	-	0	0	0	0	0	0	2	2	1	2	7 3%
Total	-	8	30	33	33	31	31	20	12	10	5	213 100%



APPENDIX B

LIST OF SUBMITTED DRAWINGS

B

LIST OF SUBMITTED DRAWINGS

LOCATION DRAWING	1:1250 @ A3
2104-FCBS-ZZ-XX-DR-A-0001	Location Plan
EXISTING DRAWINGS	
SITE PLAN	1:500 @ A1
2104-FCBS-ZZ-XX-DR-A-0101	Existing Site Plan
GA PLANS	1:200 @ A0
2104-FCBS-ZZ-XX-DR-A-0201	Existing GA Block Plan
CONTEXT SECTION	1:200 @ A0
2104-FCBS-ZZ-XX-DR-A-0301	Existing Sections
CONTEXT ELEVATIONS	1:200 @ A0
2104-FCBS-ZZ-XX-DR-A-0401	North (from Nicolas Rd) & South (Wilbraham Rd)
2104-FCBS-ZZ-XX-DR-A-0402	East (from Barlow Moor Rd) & West (Manchester Rd)
2104-FCBS-ZZ-XX-DR-A-0403	East (from Manchester Rd)

PROPOSED DRAWINGS	
SITE PLAN	1:500 @ A1
2104-FCBS-ZZ-XX-DR-A-0501	Site Plan
GA PLANS	1:200 @ A0
2104-FCBS-ZZ-XX-DR-A-0600	Basement Level
2104-FCBS-ZZ-XX-DR-A-0601	Ground Floor
2104-FCBS-ZZ-XX-DR-A-0602	Level 01
2104-FCBS-ZZ-XX-DR-A-0603	Level 02
2104-FCBS-ZZ-XX-DR-A-0604	Level 03
2104-FCBS-ZZ-XX-DR-A-0605	Level 04
2104-FCBS-ZZ-XX-DR-A-0606	Level 05
2104-FCBS-ZZ-XX-DR-A-0607	Level 06
2104-FCBS-ZZ-XX-DR-A-0608	Level 07
2104-FCBS-ZZ-XX-DR-A-0609	Level 08
2104-FCBS-ZZ-XX-DR-A-0610	Level 09
2104-FCBS-ZZ-XX-DR-A-0611	Roof Level
BLOCK PLANS	1:100 @ A0
2104-FCBS-ZZ-XX-DR-A-0641	Block A+B - Ground Floor
2104-FCBS-ZZ-XX-DR-A-0642	Block A+B - Level 01
2104-FCBS-ZZ-XX-DR-A-0643	Block A+B - Level 02-06
2104-FCBS-ZZ-XX-DR-A-0648	Block A+B - Level 07
2104-FCBS-ZZ-XX-DR-A-0649	Block A+B - Level 08
2104-FCBS-ZZ-XX-DR-A-0650	Block A+B - Level 09
2104-FCBS-ZZ-XX-DR-A-0651	Block A+B - Roof
2104-FCBS-ZZ-XX-DR-A-0661	Block C - Ground Floor
2104-FCBS-ZZ-XX-DR-A-0662	Block C - Level 01
2104-FCBS-ZZ-XX-DR-A-0663	Block C - Level 02-05
2104-FCBS-ZZ-XX-DR-A-0667	Block C - Level 06
2104-FCBS-ZZ-XX-DR-A-0668	Block C - Roof
2104-FCBS-ZZ-XX-DR-A-0671	Block D - Ground Floor
2104-FCBS-ZZ-XX-DR-A-0672	Block D - Level 01-03
2104-FCBS-ZZ-XX-DR-A-0675	Block C - Level 04-05
2104-FCBS-ZZ-XX-DR-A-0677	Block D - Roof
2104-FCBS-ZZ-XX-DR-A-0681	Block E - Ground Floor
2104-FCBS-ZZ-XX-DR-A-0682	Block E - Level 01-05
2104-FCBS-ZZ-XX-DR-A-0687	Block E - Roof
2104-FCBS-ZZ-XX-DR-A-0691	Block F - Ground Floor
2104-FCBS-ZZ-XX-DR-A-0692	Block F - Level 01-03
2104-FCBS-ZZ-XX-DR-A-0692	Block F - Roof

GA SECTIONS	1:200 @ A0
2104-FCBS-ZZ-XX-DR-A-0701	Sections
CONTEXT ELEVATIONS	1:200 @ A0
2104-FCBS-ZZ-XX-DR-A-0801	North (from Nicolas Rd) & South (Wilbraham Rd)
2104-FCBS-ZZ-XX-DR-A-0802	East (from Barlow Moor Rd) & East (Manchester Rd)
2104-FCBS-ZZ-XX-DR-A-0803	West (from Manchester Rd) & West (Lanscaped Car Park)
BLOCK ELEVATIONS	1:100 @ A0
2104-FCBS-ZZ-XX-DR-A-0851	Block A+B - Barlow Moor Road
2104-FCBS-ZZ-XX-DR-A-0852	Block A+B - Podium East
2104-FCBS-ZZ-XX-DR-A-0853	Block A+B / C - Podium East
2104-FCBS-ZZ-XX-DR-A-0854	Block A+B / C - Manchester Road East
2104-FCBS-ZZ-XX-DR-A-0855	Block A+B - Southern Cables
2104-FCBS-ZZ-XX-DR-A-0856	Block C - North & South Cables
2104-FCBS-ZZ-XX-DR-A-0871	Block D
2104-FCBS-ZZ-XX-DR-A-0881	Block E
2104-FCBS-ZZ-XX-DR-A-0891	Block F
ANCILLARY	1:100 @ A3
2104-FCBS-ZZ-XX-DR-A-0901	Substation West
BAY STUDIES	1:20 @ A1
2104-FCBS-ZZ-XX-DR-A-0911	Block ABC - Typical Level
2104-FCBS-ZZ-XX-DR-A-0912	Block ABC - Typical Upper Level
2104-FCBS-ZZ-XX-DR-A-0913	Block ABC - Typical Ground Floor
2104-FCBS-ZZ-XX-DR-A-0921	Block DEF - Typical Level
2104-FCBS-ZZ-XX-DR-A-0922	Block DEF - Typical Upper Level
2104-FCBS-ZZ-XX-DR-A-0923	Block DEF - Typical Ground Floor

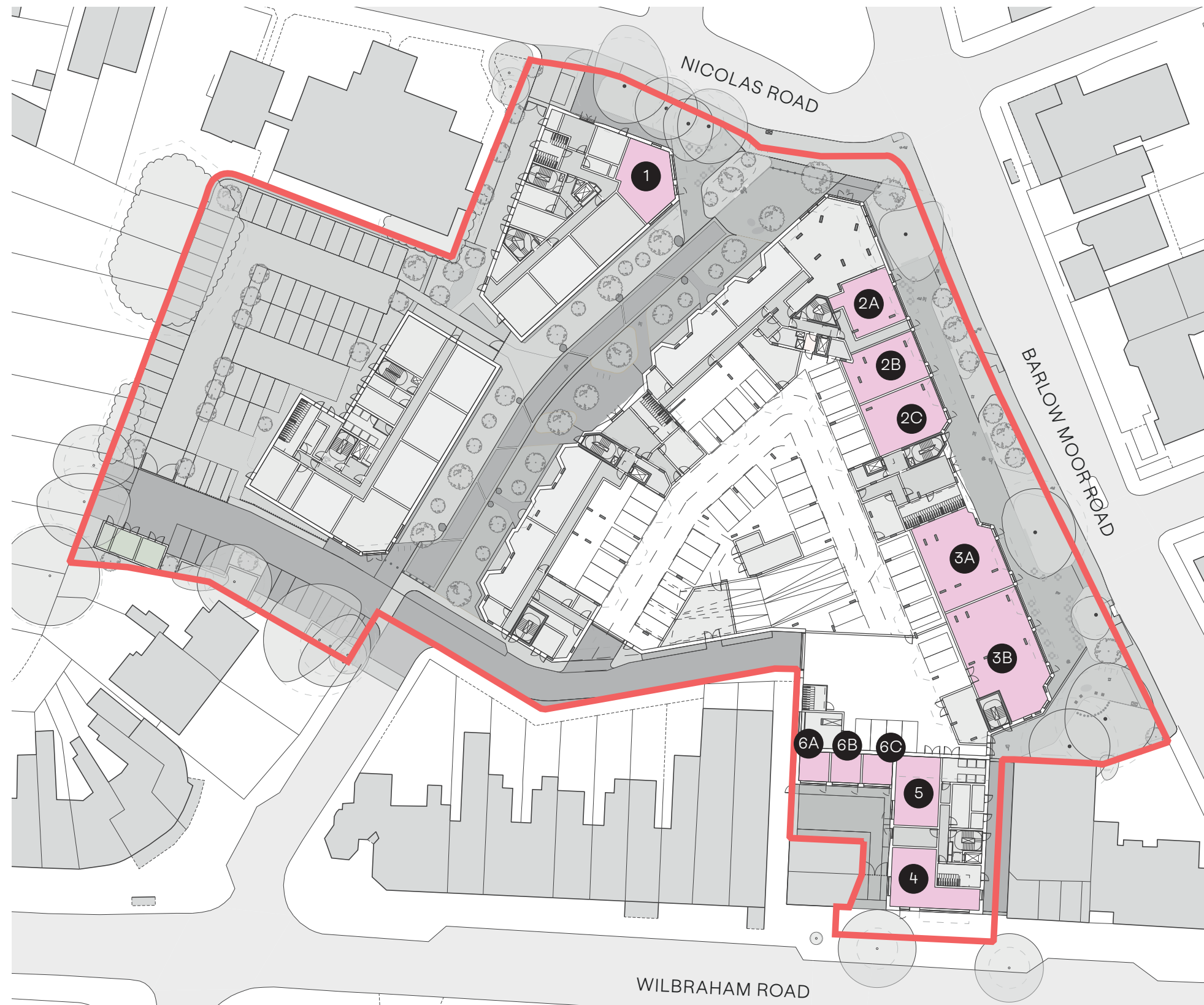
APPENDIX C

SIGNAGE & SHOPFRONT STRATEGY

SIGNAGE & SHOPFRONT STRATEGY

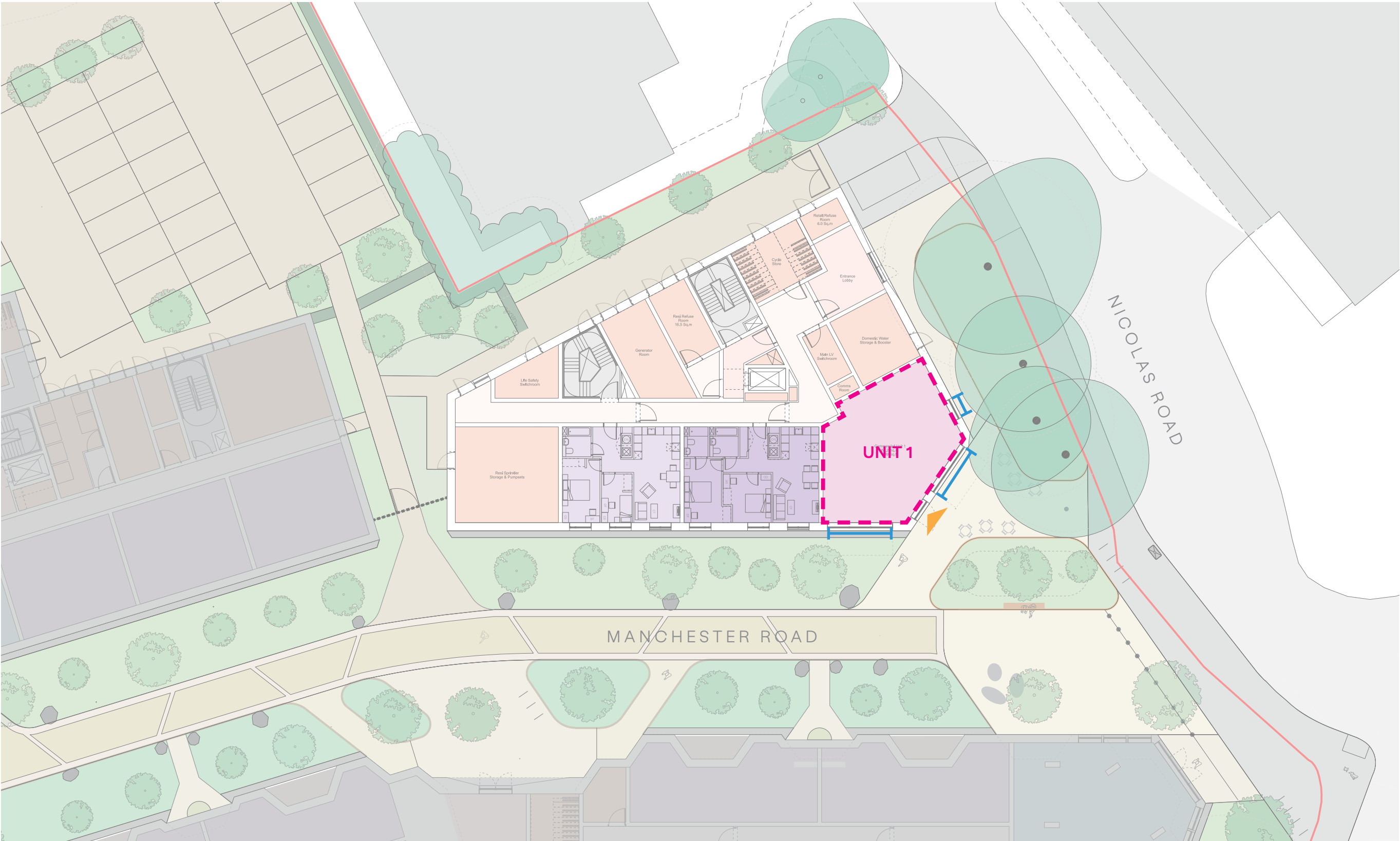
Retail Unit Locations & Size

UNIT 1		
87.2 sqm	939 sqft	
UNIT 2A		
79.1 sqm	851 sqft	
UNIT 2B		
93.6 sqm	1,008 sqft	
UNIT 2C		
105 sqm	1,130 sqft	
UNIT 3A		
162.1 sqm	1,745 sqft	
UNIT 3B		
210.4 sqm	2,265 sqft	
UNIT 4		
91.5 sqm	985 sqft	
UNIT 5		
78.7 sqm	847 sqft	
UNIT 6A		
22.7 sqm	244 sqft	
UNIT 6B		
22.7 sqm	244 sqft	
UNIT 6C		
22.7 sqm	244 sqft	
TOTAL		
975.7 sqm	10,504 sqft	



C **SIGNAGE & SHOPFRONT STRATEGY**

Nicolas Road / Manchester Road Location

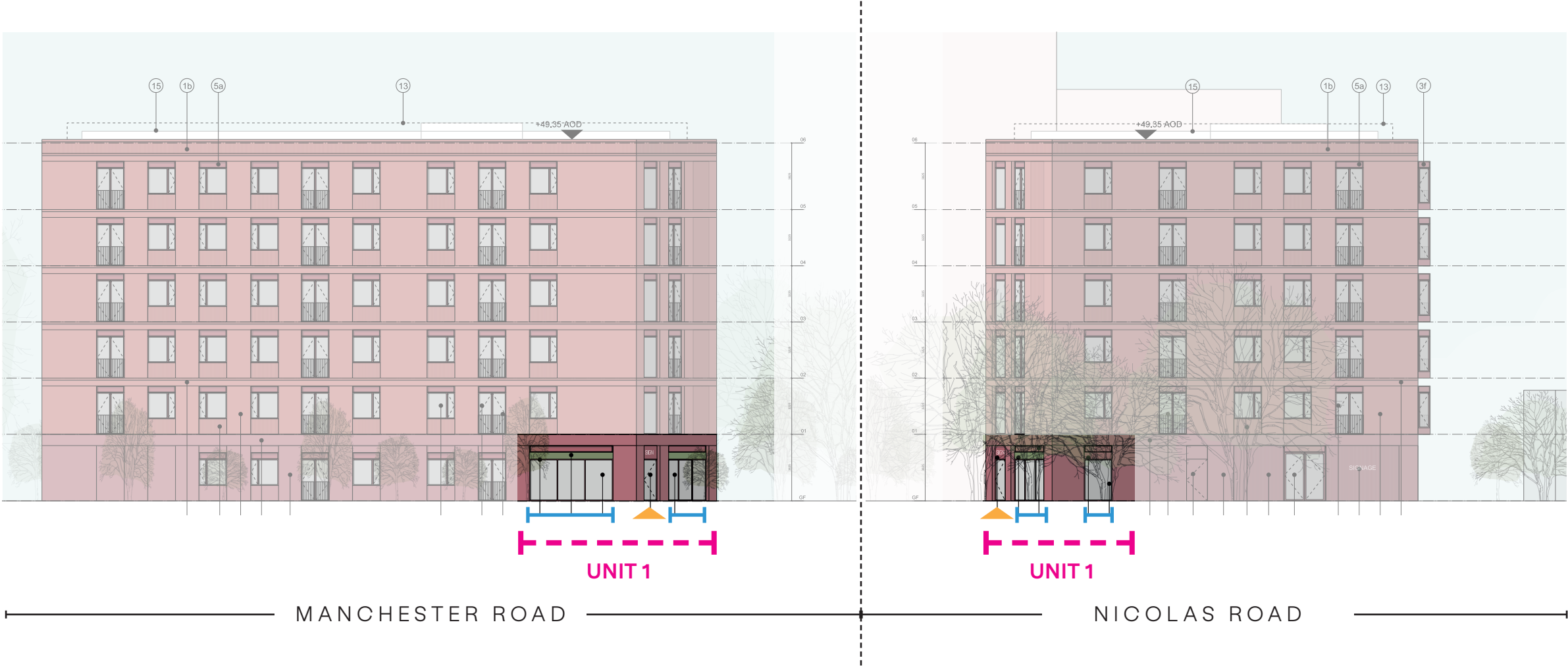


-  Commercial Entrance
-  Shopfront Windows



C **SIGNAGE & SHOPFRONT STRATEGY**

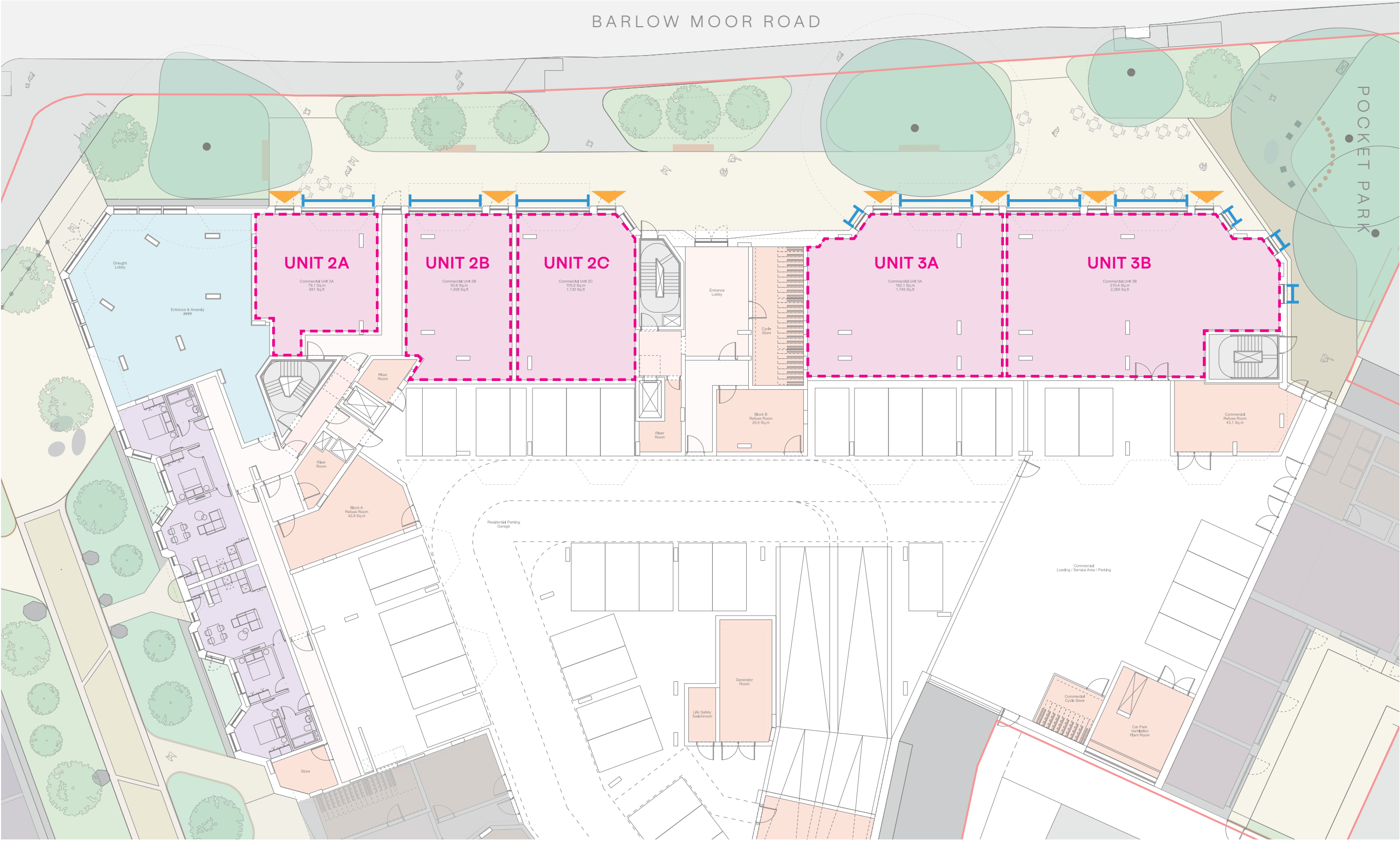
Nicolas Road / Manchester Road Location



-  Commercial Entrance
-  Shopfront Windows

C **SIGNAGE & SHOPFRONT STRATEGY**

Barlow Moor Road Locations

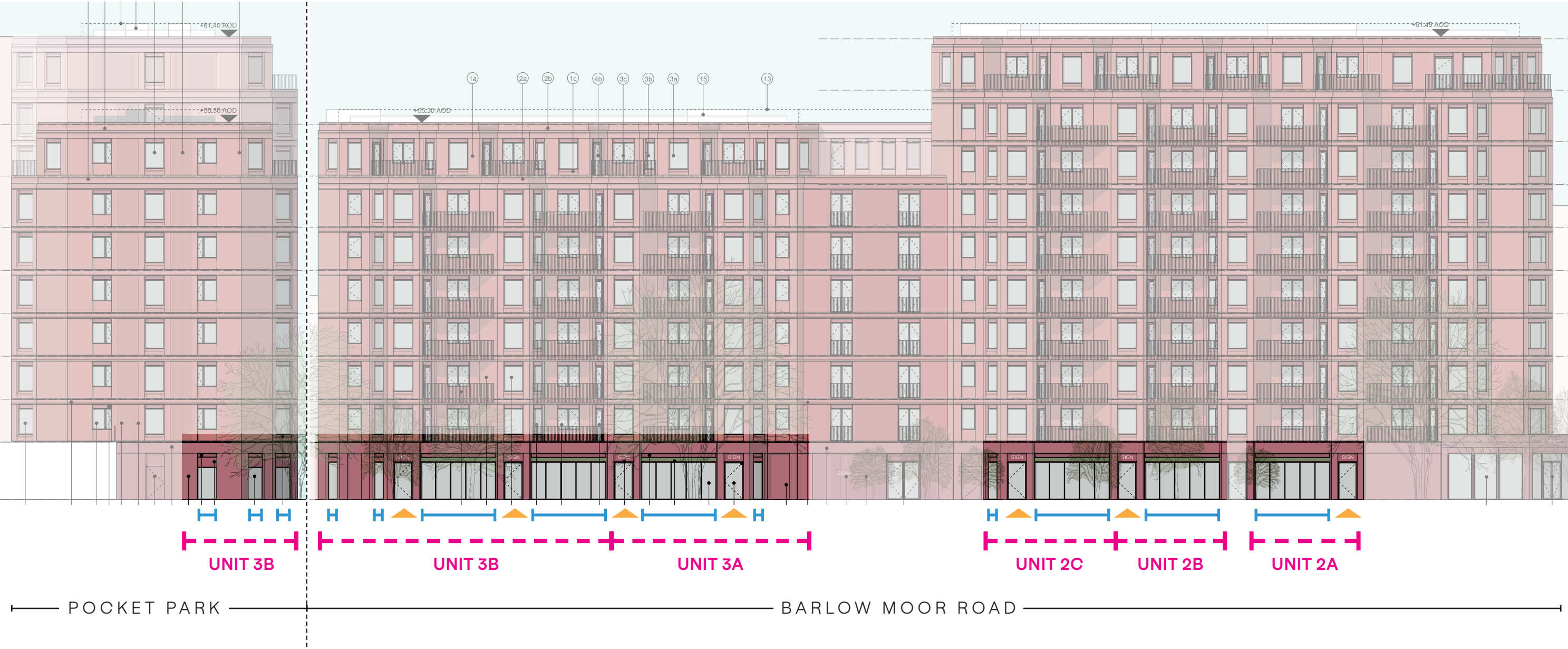


- Commercial Entrance
- Shopfront Windows

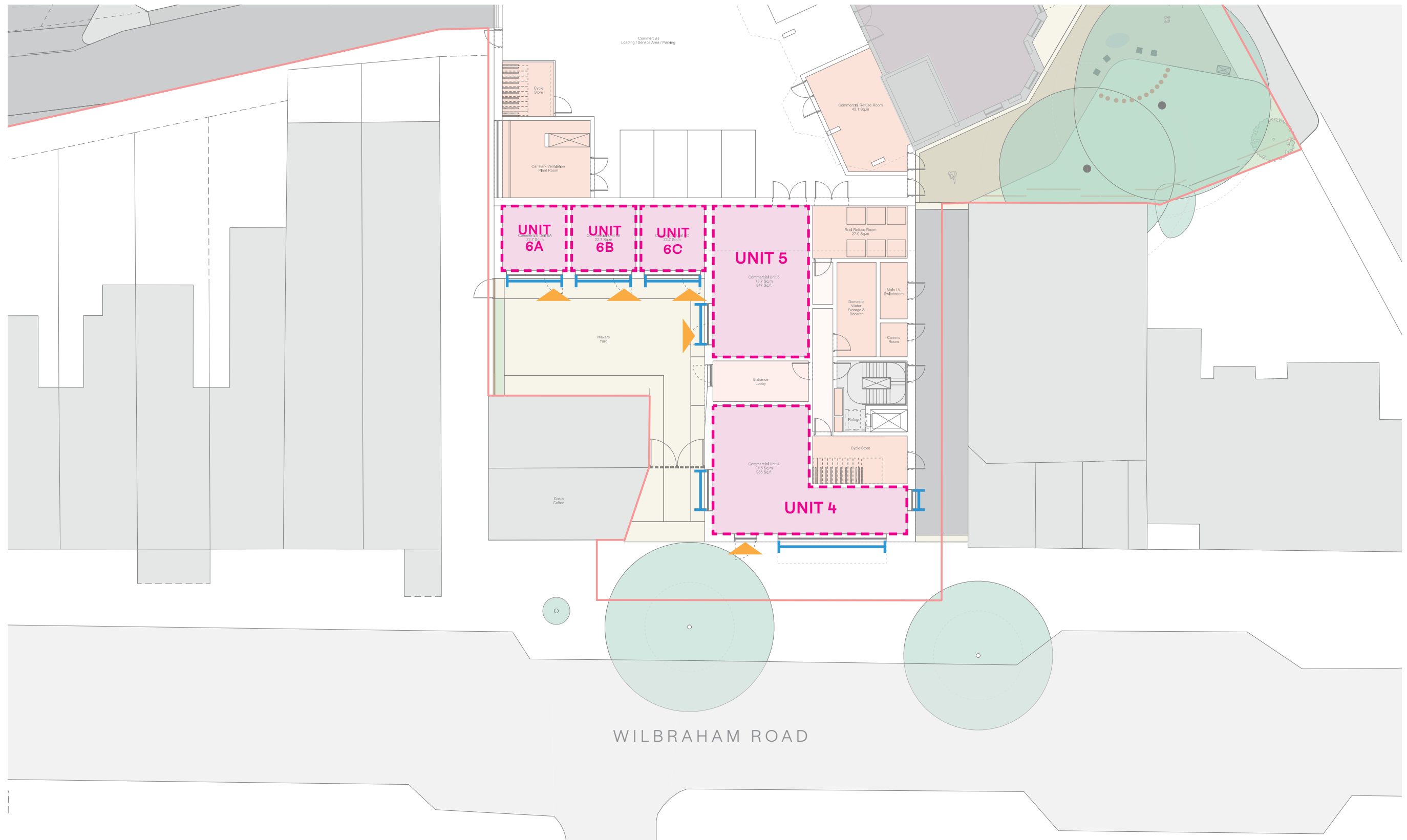
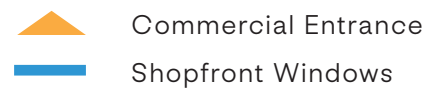


C **SIGNAGE & SHOPFRONT STRATEGY**

Barlow Moor Road Locations

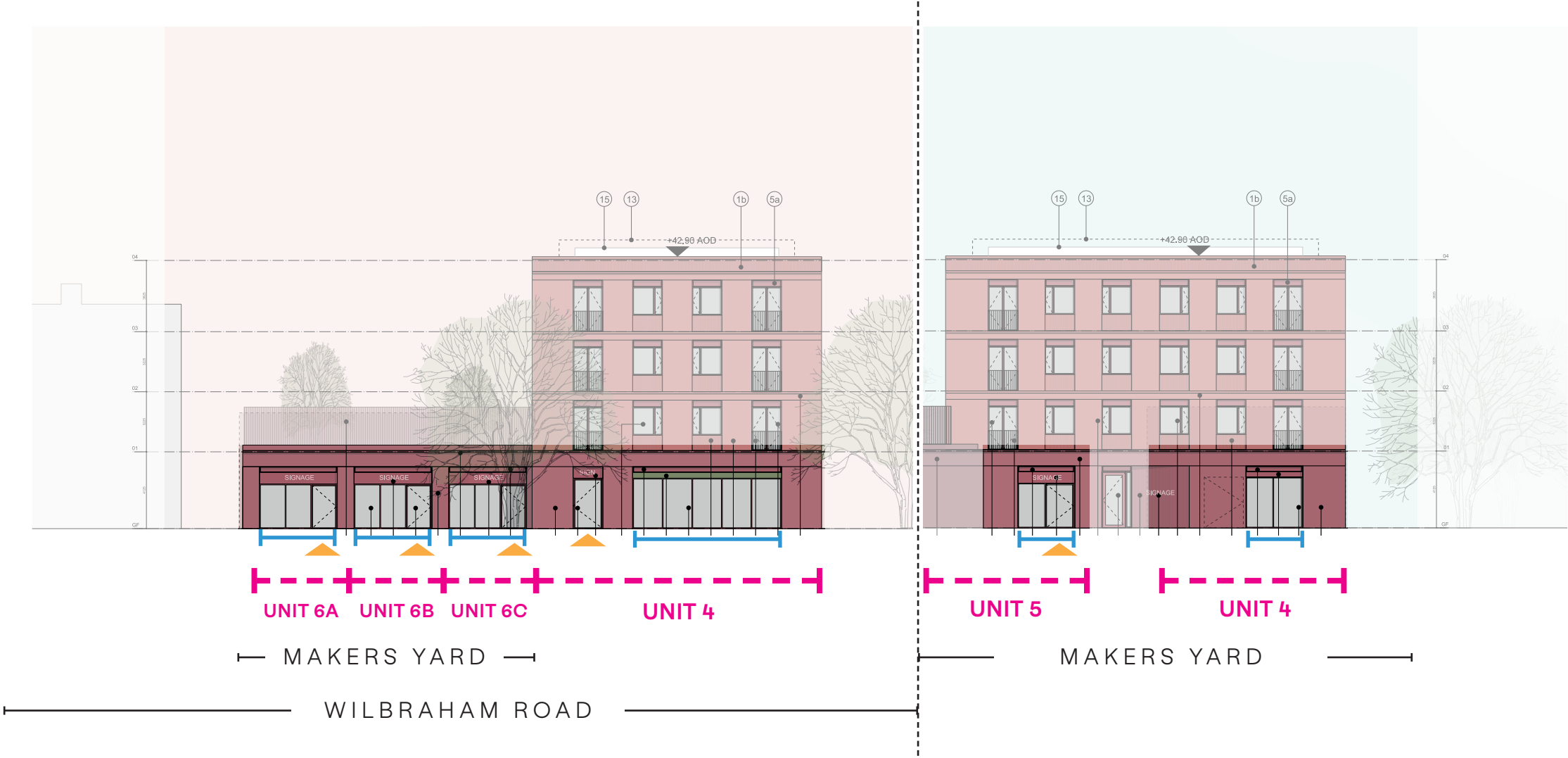


Commercial Entrance
Shopfront Windows



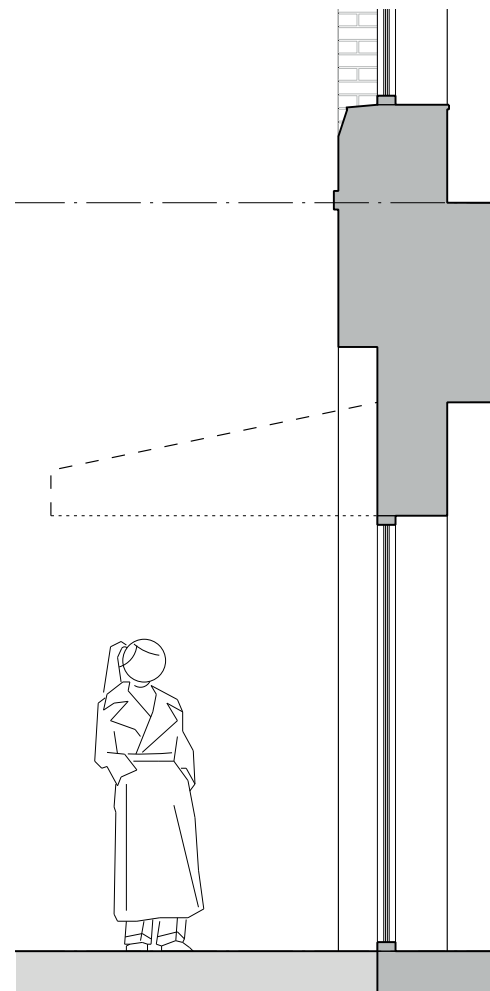
C **SIGNAGE & SHOPFRONT STRATEGY**

Wilbraham Road Locations



Commercial Entrance
Shopfront Windows

Typical Retail Bay Study



Section

Key

External Walls:

- 1) Brickwork (colour; red, flat)
 - a) Standard Coursing
 - b) Alternative Coursing (stringer / upstand)
 - c) Specials (chamfered)
 - d) Balcony Soffit
- 2) Masonry (colour; brown red)
 - a) Stringer (profiled horizontal)
 - b) Panels (verticals / upstands)

Openings:

- 3) PPC Aluminium Windows (colour; warm red)
 - a) Fixed
 - b) Single-opener (side)
 - c) Dual-opener (centred)
 - d) Fully-glazed (shop-fronts)
- 4) PPC Aluminium Glazed Doors (colour; warm red)
 - a) Single-leaf
 - b) Single-leaf with Glazed Side-Panel
 - b) Double-leaf

- 5) PPC Aluminium Spandrel (colour; warm red)
 - a) Micro-Louvres
 - b) Solid

Other:

- 6) PPC Aluminium Balustrade (flat verticals, framed, colour warm red)
- 7) PPC Aluminium Signage (colour white / brass / bronze)
- 8) Canvas Canopy (retractable; colour green)



Elevation

C SIGNAGE & SHOPFRONT STRATEGY

Retail Element: External Signage (Above Door)

External shop-front signage will be limited to lettering applied over the entrance doors to the Barlow Moor Road Units. Lettering will be centred on the door below and be a consistent white / brass / bronze coloured (exact colour subject to further design development and discussions with MCC Planners). These signage zones would be limited to 1.2m (w) x 0.6m (h).

Examples of how this signage strategy would appear is illustrated in the precedents below.



C SIGNAGE & SHOPFRONT STRATEGY

Retail Element: Retractable Canopy & Signage

Each retail unit will have a retractable canopy over the glazed shopfront. These will be all be a consistent single green colour (exact colour specification subject to further design development and discussions with MCC Planners).

The face of the straight-edge valance of the canopy will offer a limited signage opportunity for the tenant in white. Signage to the top of the canopy will not be allowed.

Examples of how this signage strategy would appear is illustrated in the precedents below.



Canopy Retracted



Canopy Deployed



SIGNAGE & SHOPFRONT STRATEGY

Retail Element: Internal Signage (Back of Glass)

Shopfront glazing is an opportunity to display products, services, activity or brand design identity.

Secondary tenant signage may be allowed internally at back-of-glass within the associated unit windows. All displays must be of high quality and may take the form of vinyl, light boxes or similar. Examples of how this signage strategy would appear is illustrated in the precedents below.

Glazing manifestation (where required) is to be consistent across all retail units. Pattern to be agreed at later design stage.

Security shutters may be considered on a case-by-case basis and must be installed internally behind the glazing line.



FCB Studios

Manchester

Carver's Warehouse
Lower Ground Floor
77 Dale Street
Manchester
M1 2HC
+44 (0)161 883 2544

Bath

Bath Brewery
Toll Bridge Road
Bath
BA1 7DE
+44 (0)1225 852545

London

Twenty
Tottenham Street
London
W1T 4RC
+44 (0)20 7323 5737

Project Reference: 2104

**Feilden
Clegg
Bradley
Studios**