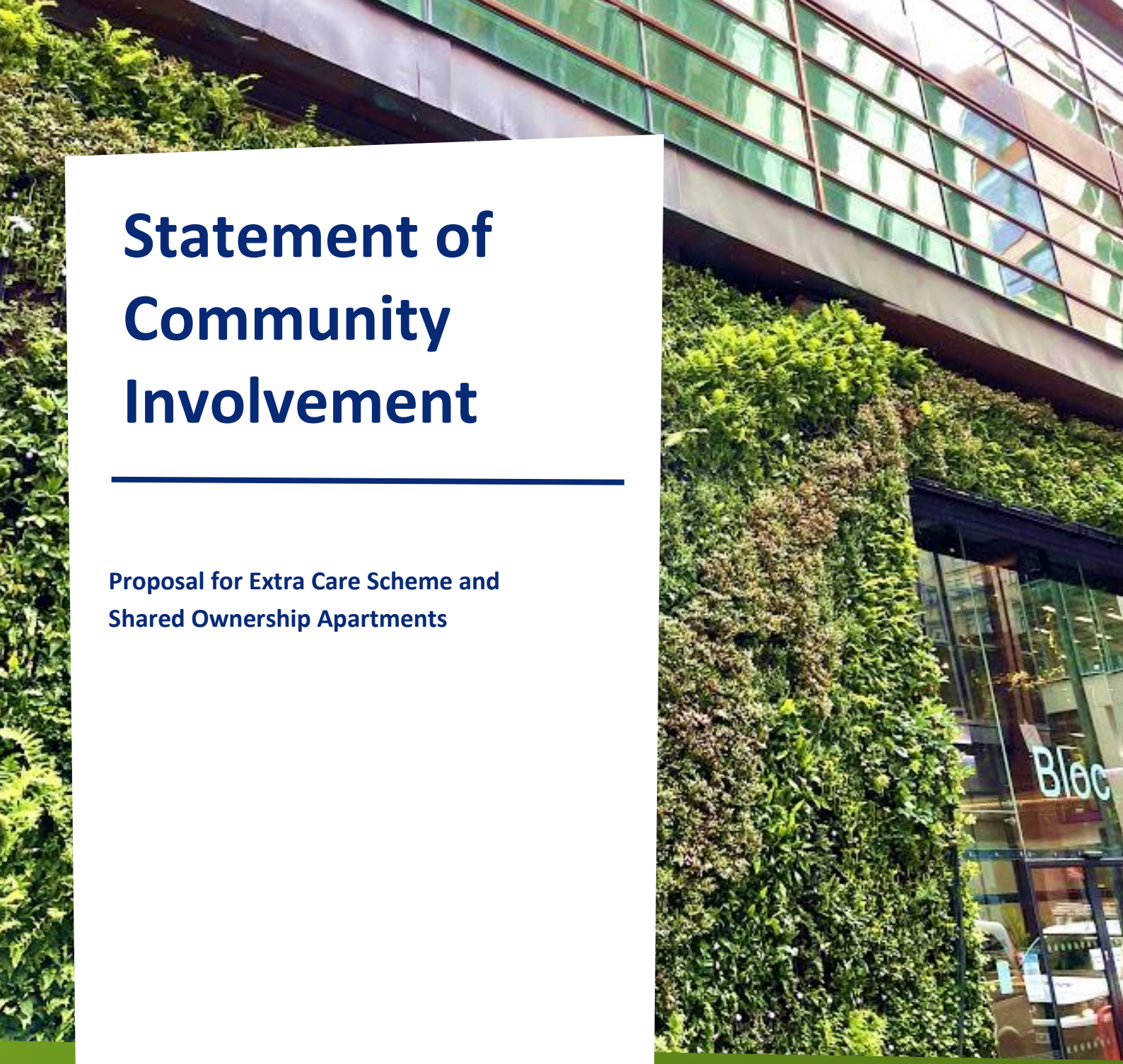


Statement of Community Involvement

Proposal for Extra Care Scheme and Shared Ownership Apartments

Russell Road, Whalley Range
On Behalf of Great Places

JULY 2024

mosaic
town planning

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1 Introduction

1.1 This statement has been prepared to support a full planning application made by Great Places Housing Group (GPHG) for development of extra care and shared ownership apartments on Russell Road, Whalley Range.

1.2 The site is owned by Manchester City Council (MCC) who have appointed GPHG to deliver the scheme and will transfer ownership of the site. The Council has therefore been a key stakeholder and has worked proactively with GPHG throughout the process to ensure that the scheme has a lasting positive impact.

1.3 The scheme will provide the UK's first purpose-built LGBTQ+ majority extra care scheme as well as shared ownership apartments. Due to the unique nature of the scheme, GPHG has undertaken a comprehensive process of engagement with Council, local Councillors and members of the public and LGBTQ+ community.

1.4 By engaging thoroughly with several stakeholders, the applicant has better understood their needs and opinions, taking on board concerns raised. This process has helped to steer the development and inform the evolution of its design.

1.5 This Statement will describe the extent of community involvement, the outcomes and how views have been accounted for.

1.6 Matters of site and surroundings, planning policy and principle of development are discussed in the Planning Statement and Design and Access Statement submitted with the application.

2 The Proposals

2.1 The application description is as follows:

"The erection of a five-storey extra care scheme comprising 80 dwellings with ancillary facilities and circulation space, a four-storey residential block comprising 40 dwellings, and associated landscaping, private amenity space, access and parking"

2.2 The proposed development consists of two apartment blocks, one providing 80 extra care apartments for over 55s and the other providing 40 affordable apartments available through shared ownership tenure. The proposals will make use of brownfield land at the site of the former Spire Hospital which was demolished in 2019, bringing this site back into active use.

2.3 The extra care aspect of the scheme will be the first of its kind in the UK, providing specialist accommodation catered to the needs of members of the LGBTQ+ community aged 55 and over.

2.4 Each building will provide the following, as well as necessary ancillary, plant and servicing areas:

Extra Care

- 42 x 1-bed apartments
- 38 x 2-bed apartments

Shared Ownership

- 25 x 1-bed apartments
- 15 x 2-bed apartments

2.5 The proposed development will also provide:

- Shared gardens, courtyard, amenity spaces and landscaping.
- Vehicular and pedestrian accesses from Russell Road, Carlton Road and Whalley Road.
- Car, cycle and mobility scooter parking.
- Essential plant equipment and services including bin stores and an electricity substation.

2.6 Further details of the proposed development are contained in the submitted Planning Statement and Design and Access Statement.

3 Consultation Guidance

3.1 The Manchester City Council Planning and Development Statement of Community Involvement (adopted June 2018) provides guidance on how the Council intends to involve the community in preparation of new policies and plans, as well as during the determination of planning applications. Whilst the document is primarily for the Council's processes, it also provides useful guidance on how applicants should engage with the Council and local community. This guidance is mostly contained in Chapter 9 and Appendix 1 of the document.

3.2 On the importance of appropriate pre-application consultation, the document states that: ***"Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community. This will mean that there are likely to be fewer objections once an application is submitted."***.

3.3 In order to ensure that there is an effective opportunity for people to comment and steer development, applicants are encouraged to use a range of methods of communication. On page 33 of the MCC SCI, the following are listed as methods of engagement which should be used where appropriate:

- *"**Letters sent to residents and businesses** in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views*
- ***Public exhibition** in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments*
- *A **website** set up by the developer*
- ***Leaflets** distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments*
- ***Social media** used by the developer to advertise the development and associated consultation events"*

3.4 In the interest of maintaining transparency in the consultation process: ***"When the developer submits a planning application following the consultation, they are expected to accompany it with a record of the consultation that took place. Copies of responses will be requested and required for the planning submission, so that it can be seen how the developer incorporated people's comments into their final proposal and for us to consider."***.

3.5 Guidance contained in Appendix 1 on developer-led early engagement outlines the importance of engaging stakeholders, including local communities, at as early a stage as possible to achieve the best outcome for all parties.

3.6 Also contained in Appendix 1 of the document are a number of best practice principles, the application of which can support positive early engagement. It must be noted that these principles are not mandatory or exhaustive but provide a useful steer on how to achieve a positive outcome in developer-led consultation. These principles can be summarised as below:

- Consider how best to identify all stakeholders.
- Involve local ward members who have expertise and local knowledge and are well placed to know of local groups.
- Use a range of methods of engagement to suit the community's needs including but not limited to: a website, letters, emails, social media, leaflets and questionnaires. Where applicable, existing local forums should be considered as means of engaging the community.
- Ensure that venues used and the format of documents are accessible.
- Where consultation documents are lengthy, key messages should be highlighted and made available in a range of formats to suit stakeholders' needs. These should be written in clear, jargon-free language.
- Key policy issues should be clearly explained, particularly principles that are already established in existing policy.
- Information should be given to stakeholders about the timescale for the consultation, how comments should best be made, how they will be responded to and what the next steps will be.
- Sufficient time should be allowed for individuals and groups to understand the proposals and co-ordinate a response.

3.7 At national level, the National Planning Policy Framework (NPPF, December 2023) provides further guidance on consultation best practice.

3.8 Paragraph 39 reinforces that early engagement has ***"significant potential to improve the efficiency and effectiveness of the planning application system for all parties" and that "good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community."***.

3.9 Paragraph 41 states that the greatest benefit can be derived from a scheme when as many issues are resolved at the pre-application stage as possible.

3.10 Finally, paragraph 42 explains how ***"The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle"***.

4 Consultation Exercise

4.1 As indicated above, both national and local guidance encourage pre-application engagement and community involvement at the pre-application stage of the development planning process.

4.2 Owing to the unique nature of the proposals, a thorough and robust consultation exercise formed a vital aspect of the planning and design process, utilising all suitable methods of engagement mentioned in MCC's guidance.

4.3 The increased level of involvement from MCC as a stakeholder has allowed the project team to gain feedback throughout an iterative design process, producing a scheme which is appropriate to the context and provides a lasting impact to the local area and wider community.

4.4 In order to ensure a broad scope of engagement and to garner as much feedback as possible, several methods of consultation were employed. These will be detailed further below, but involved pre-application discussions held with MCC, a consultation website, a public consultation event held across two days, distribution of informative leaflets to surrounding properties and engagement with local councillors.

4.5 As well as the typical methods above, a co-production process was undertaken involving a number of meetings and events held with an appointed Community Steering Group (CSG) throughout the course of the project. The shared vision of what this process of co-production should achieve and how the process should be undertaken was summarised in a 'Ways of Working Document' produced by GPHG, MCC and the LGBT Foundation which is appended to this Statement.

4.6 As a unique and pioneering project in the UK, the scheme has benefitted from a far greater level of media exposure than would be typical for an application of this scale, helping to increase the publicity of the proposed development and encourage a broader scope of engagement in the consultation process.

4.7 The consultation exercise adhered to the best practice principles outlined in Appendix 1 of MCC's Planning and Development Statement of Community Involvement. Each aspect of the exercise is described in more detail in this chapter.

Pre-Application Discussions with MCC

4.8 Throughout the process, GPHG has worked closely alongside MCC to ensure that the final scheme is appropriate to its context and provides lasting public benefits. This engagement with the Council has

consisted of several formal and informal pre-application meetings and discussions, along with interim email correspondence and written feedback.

4.9 These discussions have spanned the length of the development process and allowed the Council to have an active input into all relevant aspects of the scheme. The most notable exchanges between the applicant and MCC are summarised below, providing a summary of the key comments provided throughout the development process.

18th October 2023: Pre-application Meeting 1

4.10 The first formal pre-app meeting allowed the project team to share some initial ideas with the Council and agree on a suitable direction of movement in design terms before the next meeting. The indicative site layout and massing proposals shown to the Council are included in Appendix 3. The scope of the discussion was broad and few specific comments were provided due to the early stage of the design process, but the meeting helped to establish some fundamental principles which informed the design of the scheme moving forward. Key points covered included the following:

- There should be a secondary access to the extra care aspect if one is to be taken from Whalley Road.
- The longer the site sits vacant, the more used to there not being a building there local residents will be, but residents still seem to remember the scale of the Spire Hospital and a large building will be acceptable if desi
- To be discussed further at a later date, but it was suggested that it is unlikely parking will be required to be 100%.
- The Carlton Club is very nearby and includes some community facilities, so anything offered in the scheme should complement this rather than compete.
- Biodiversity Net Gain will be important regardless of whether the scheme is submitted prior to this legislation being formally introduced.
- It is very important to retain trees where possible and tree work should be undertaken as soon as possible to ensure that the site layout is informed by this.
- The sustainability of the building will be important.

11th March 2024: Pre-application Meeting 2

4.11 The meeting provided an opportunity for the project team to provide a progress update and present current design iterations for comment. Whilst the Council's Conservation Officer could not attend the meeting, draft plans (see Appendix 4) were shared in advance of the meeting to give MCC time to

review the plans internally and get comments on the design from a heritage and conservation perspective. The key feedback received from MCC from the discussions can be summarised as below:

- There was criticism of the institutional feel of the building in places, despite an acceptance that there is a precedent set for this scale by the former hospital.
- The cladding used for the roof and upper storeys is too dominant visually and a darker colour roof material would be more in keeping with the surrounding area and more appropriate to the conservation area.
- A dark roof material and more brick used on upper floors were proposed as alternatives to the light-coloured cladding mansard roof as this would feel more 'honest' in the conservation area.
- MCC accepted that some degree of harm to the conservation area will be inevitable, the objective will be to minimise this harm so that it is clearly outweighed by the significant public benefits.
- The gable ends onto Russell Road and Whalley which project past the building line are a concern and should either be pushed in flush or given more visual interest as they are prominent elevations.
- Detailing must be used throughout to ensure that elevations do not become monolithic.
- Deep window reveals should be used wherever possible to break up elevations and increase shadowing and depth of elevations.
- MCC outlined the importance that the two buildings must be well related in design terms so that they read as one and don't feel separate.
- Parking provision for shared ownership aspect does not need to be 100% due to expected car ownership and sustainable location.
- The scheme would benefit from being bedded in with as much as landscaping as possible, it was proposed that if the parking provision for the shared ownership block was reduced from 100%, this could free up some space for further landscaping.

18th April 2024: Pre-application Meeting 2 Follow-up Design and Heritage Discussion

4.12 The meeting was attended by representatives from MCC including its Conservation Officer and served as a follow-up to the previous meeting, aiming to gain a steer from MCC from a design and heritage perspective as to the best approach for refining the roof scape and materiality of the scheme.

4.13 The meeting covered several topics, but the main point of discussion was to gain input from the Council on the preferred roof design option including getting the opinion of the Conservation Officer on which roof type would be most appropriate for the conservation area setting. Four roof design options were presented (shown below) and all members of MCC in attendance showed a strong preference towards the pitched roof design (option D on figure 1 below) feeling that this was more in keeping with the surrounding architectural style in the conservation area. Further discussion revealed that MCC were prepared to accept an increased ridge height as a trade-off in order to accommodate a traditional pitched roof form, accepting that this was necessary to achieve the same number of units.

4.14 Triangle Architects and MCC discussed some suitable precedents to take cues from to achieve an appropriate contemporary take on a pitched roof design.

4.15 The idea of introducing an extra storey to part of the rear of the shared ownership block was raised by the applicant as a means of ensuring that unit numbers remained high enough to secure the viability of the scheme. This idea was not well received as it was the feeling of MCC that this may look incongruous and would negatively impact on the design quality of the roof scape.

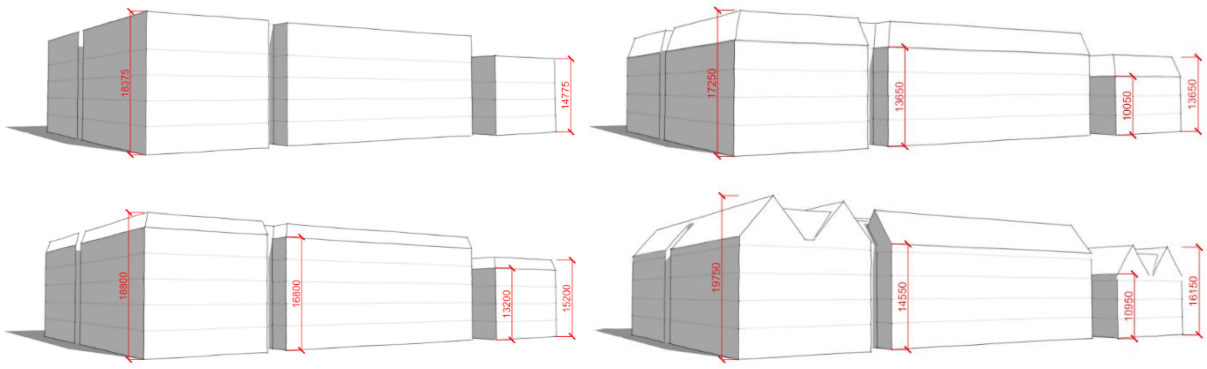


Figure 1: Roof form options presented for comment at Design and Heritage Discussion 18/04/24. From top left to bottom right: Option A (Flat), Option B (Mansard - Flats within roof), Option C (Mansard - Above flats), Option D (Pitched).

24th May 2024: Pre-application Meeting 3 and Subsequent Written Comments

4.16 The meeting was held online on the 24th May between the project team and MCC, providing the applicant with a chance to provide an update on progress and get advice on a number of design revisions. The draft plans presented for discussion are shown in Appendix 5. The key points raised in the discussion are as follows:

- GPHG outlined concerns over the buildability of the roof in its current format and proposed some alternatives for comment.
- An alternative design was proposed with a series of gable end roofs along each elevation which MCC felt was a backwards step in design terms as this would make the elevations overly busy.

- GPHG queried whether it would be acceptable to raise the eaves height whilst retaining the same ridge height in order to improve the buildability and fire safety of the building. MCC stated that they couldn't provide comments without seeing how this could be achieved, and reaffirmed that they were happy with the eaves height as currently proposed.
- MCC confirmed that they were pleased with the architectural devices used to break up the massing of the elevations and that these included design features which they encourage elsewhere.
- The contrast in materials and variations in depth are difficult to perceive on a flat elevation and as such, it was difficult to comment on these with too much detail.

4.17 MCC offered to follow up with a written response providing more detailed comments on the proposals as shown in the draft plans, and the applicant keenly accepted this offer. These comments were received via email on 12th June and can be summarised as below:

- The design has progressed positively and MCC are comforted by the direction the scheme is heading in.
- Whilst the building is of a large scale and massing which contrasts with the more domestic scale which is common in the development in the surrounding conservation area, it is noted that the previous building on site was substantial.
- Attempts to break down the footprint and form of the building including separation of blocks, balconies, window reveals, tripartite order and detailing features all help to create a design which is more successful in its appearance and as a response to its context.
- Th design is simpler and more sophisticated and addresses concerns over the dominance of cladding have been addressed by introducing more brick, giving a more settled elevational treatment.
- Concerns over blank and prominent gable ends have been addressed and these are now considered as part of a more unified elevational treatment, providing a positive street frontage.
- More detailed elevations have been shown and the roofscape appears more considered in its context.
- The Carlton Road elevation requires further design consideration to break down its appearance as a long elevation.
- The dormer windows have a broad framing which should be reduced with further consideration given to the detailing.

- Canopies and signage over entrances appear heavy and require finessing.
- The ground floor elevations on Russell Road and Whalley Road appear heavy and lack interest, and would benefit from a more lightweight appearance with more glazing and animation.
- To help define the tripartite arrangement and break up the massing, more brick detailing should be included on blank sections at ground floor level.
- In order to deliver a high-quality scheme in the conservation area, the fine design details will be important.

28th June 2024: Final Pre-App Meeting

4.18 The final pre-app meeting prior to submission was held online on the 28th June, offering a final opportunity for MCC to provide comments before the scheme was finalised for submission. The most salient points covered were as follows:

- The project team shared the design changes since the previous meeting which addressed some of the comments received, including changes to the upper storey, refinement of ground floor design and material choices.
- It was discussed that if the roof space was not to be built in, the dormer windows would no longer serve a function and it would not be logical to include them as a false design feature.
- There was an acknowledgement that the current design iteration had worked to address the written comments received on 12th June, particularly in relation to developing the less detailed elevations.
- Brick reveals around windows should ideally be deeper for more relief in the elevations.
- More consideration should be given to the design of the louvers as these appear utilitarian.
- The loss of brick detail at ground floor level is seen as a backwards step and more visual interest was sought.
- Overall, MCC were satisfied with the roofscape as proposed and generally comfortable with the direction in which the scheme had been taken.

The Community Steering Group and the Co-Production Process

4.19 In order to steer the development and ensure that the scheme is responsive to the preferences and needs of the LGBTQ+ community, a Community Steering Group was formed specifically for this purpose. The group is formed of members of the LGBTQ+ community, local residents, members of

local groups and older people and the co-production process has provided a structured framework for the group to have an active role in shaping the proposed development.

4.20 The process began with an initial discussion between GPHG and members of MCC, the Community Steering Group and the LGBT Foundation on the 26th April 2023, shortly after GPHG were appointed as the developer of the scheme. The meeting introduced GPHG as the developer, explaining the company's background and presenting some of their previous work, before establishing objectives for what should be achieved from the co-production process. This helped to establish a structure for the process which would allow the CSG to provide input on all the most important aspects of the proposed scheme.

4.21 The co-production process was structured around a number of co-production sessions run in a workshop style, each focussing on a specific topic relating to the design of the scheme. These core sessions were supplemented by various other informative events and activities with the CSG to provide inspiration and context, enabling members of the CSG to provide more informed feedback, especially those who do not have a background in housing or development.

4.22 The core co-production sessions were structured as below, with each session covering a specific theme, however as the process progressed, the scope of discussion became less focussed as topics of discussion became more diffuse. The key discussions from each of the 6 sessions is summarised in this section.

4.23 The majority of the input provided by the steering group has been in relation to the extra care housing aspect of the scheme as this will need to reflect the needs and preferences of both over-55s and the LGBTQ+ community.



Figure 2: The Community Steering Group and members of the project team at Design Meeting 3 in October 2023.

25th July 2023: CSG Design Meeting 1 - Scheme Overview and Background

4.24 The first meeting between the project team and the community steering group was also attended by Kathryn Hanna, Emma Rosen of MCC. Presentations were delivered by Triangle Architects and Kathryn Hanna from MCC giving an overview of the scheme and setting out the co-production vision, before opening to a discussion. Key points covered in the discussion can be summarised as below:

- Due to rising construction costs, a separate shared ownership apartment block would be required in order to make the scheme financially viable.
- The CSG raised concerns about the inclusion of the shared ownership block but recognised that this was necessary to financially support the extra care aspect.
- The shared ownership block will be open to all residents but will be LGBTQ+ affirming.
- There were concerns raised about maintaining continuity between the shared ownership and extra care blocks and ensuring that the blocks are well related despite the need for physical separation.
- Any services provided need to be sustainable and consider the impact on service charge. It was agreed that opening these to the public would require further discussion.

22nd August 2023: CSG Design Meeting 2 - Internal Apartment Layouts

4.25 The second meeting was again attended by Kathryn Hanna and Emma Rosen from MCC and was structured in a workshop style. Triangle Architects presented several apartment layout options and members of the CSG shared views before attempting to reach a consensus on preferred options. The key outcomes of the session were as follows:

- Open plan layouts would be preferrable for 1-bed apartments, whereas an enclosed hallway may be more suitable for 2-bed apartments.
- A half-height wall between the kitchen and living area would be the preferred option rather than an entirely enclosed kitchen.
- 'Jack and Jill' bathroom access would provide a number of benefits and should be included.
- Built in furniture will not be included as this will reduce the cost of apartments and provide more choice to residents who may be moving in furniture form their previous home.
- It was agreed that all apartments of the same type should have broadly the same layout.
- There was a lack of consensus on the preferred option for balconies, and the solution proposed was to include a mix of both walk-on and Juliette balconies.

- It was agreed not to include an internal window from the kitchen into communal corridors as this provided no real benefit and impacted on privacy and cost.
- More discussion is needed over communal washing facilities, but it's important to have a space within apartments to provide an option.

26th September 2023: CSG Design Meeting 3 - Internal Communal Spaces

4.26 The meeting began by providing the CSG with a general progress update, before moving onto a discussion of internal communal spaces.

4.27 As well as the meeting, the group also used the session to film interview segments for a publication video for the scheme. The video provided members of the steering group with an opportunity to explain what drew them to being involved with the scheme, and what outcomes they hope will be achieved. At the time of submission, the video can be accessed at:

https://www.youtube.com/watch?v=RYkWbIE2HyY

4.28 The key points drawn from the discussion are summarised below:

- A thorough discussion of what catering would be made available to residents, but no final conclusions were reached.
- At least one, preferably two, multi-purpose treatment rooms should be included for use by residents and the general public. These should be positioned away from communal or publicly accessible areas where possible for privacy.
- A multifunction room would be useful and it would be beneficial to include sliding walls to subdivide the room when necessary.
- A private residents lounge should be included, ideally facing the internal courtyard.
- The main entrance should be overlooked by staffed areas to increase feelings of security and there should be no direct route through to the internal courtyard so that it remains private.
- A secondary fob-controlled entrance should also be included, solely for use by residents and staff.
- Some communal laundry space should be included, but further discussion will be necessary to determine specific arrangements.

24th October 2023: CSG Design Meeting 4 - Plans and Massing

4.29 As well as the project team and community steering group, Kathryna Hanna and Angela Maffia from MCC were in attendance. The session began with Triangle Architects and GPHG giving a brief account

of the pre-app meeting held with MCC the previous week, including a summary of any initial feedback received. It was also agreed that the session would cover a range of unresolved matters rather than being solely focussed on the original intended theme of Plans and Massing.

4.30 Key feedback:

- After a discussion, it was decided that to keep the costs to residents down, the scheme would be progressed on the basis of 2-bed 3-person apartments rather than 2-bed 4-person.
- The priority is meeting identified need, so in order to settle on a 1-bed / 2-bed split, any more research would be beneficial.
- Space for a catering kitchen should still be included, but this can be repurposed later in the process if a smaller scale food offering is settled on.
- Lifts should be centrally located near communal spaces on the ground floor.
- Scooter stores should be located near the lifts where possible to minimise the distance that less mobile residents need to walk to flats.
- A statement staircase was decided against primarily due to security concerns with access to upper floors.
- Two treatment rooms should be included, including provision for assisted bathing and a flexible treatment room.
- Residents' lounges should be included on upper floors as well as the ground floor.

28th November 2023: CSG Design Meeting 5 - Elevations and Materials

4.31 The meeting was attended by Emma Rosen, Angela Maffia and Adam O'Leary from MCC. The meeting began by introducing some context regarding the Whalley Range Conservation Area and the role that this plays in shaping the design of the scheme. Some design precedents of the character of the local area were circulated throughout the group. The session also provided an opportunity to share details of the public consultation event and gather input from the group on the format, timing and location of the event. Key feedback and comments from the meeting are as follows:

- A combination of Juliette and walk-on balconies will be considered.
- There was a discussion of the pros and cons of floor-to-ceiling windows, with no final consensus reached.
- The group highlighted the importance of complementing the area in design terms, with the design longevity of the cladding as proposed questioned.

- Windows should be inset would be good, also likely to be requested by MCC.
- CSG pointed out that due to scope of scheme, consultation will be wider than just local area and making the consultation event as accessible as possible time and location wise is important.
- The prospect of a green wall was discussed, but there were concerns over ongoing maintenance costs being passed on to residents through the service charge. There was also agreement that the benefits of green walls are maximised in city-centre locations with minimal surrounding greenery rather than in a leafy suburban context as is the case here.

27th February 2024: CSG Design Meeting 6 - Feedback from Public Consultation Event

4.32 The sixth CSG design meeting was held two weeks after the public consultation event and was attended by the CSG, project team and Kathryn Hanna and Eleanor Weaver from MCC. The main purpose of the meeting was to discuss key feedback received from the public consultation event and the wider public consultation period thus far. The meeting also allowed members of the CSG to provide input on how this feedback could be incorporated into the scheme and inform design amendments. Key points and outcomes of the discussion included the below:

- 51.7% of consultation respondents so far were from the LGBTQ+ community which confirmed that the consultation had reached the intended demographic.
- There was a discussion around the finding the right balance with parking provision but no consensus was reached. It is important to encourage sustainable transport, but whilst also making sure that the scheme doesn't exacerbate existing issues in Whalley Range including pavement parking. The group agreed that the best approach would be to take advice from MCC.
- It will be important to provide two separate access points to the extra care block, particularly due to any highways implications of the adjacent Our Lady's Primary School, including potential proposed school street measures on Whalley Road.
- There were suggestions of a green roof, but an acknowledgement that this wouldn't be possible with an angled roof and may also not look traditional in the conservation area.
- The prospect of a green wall was revisited, but the high cost of long-term management costs being passed on to residents via the service charge was again highlighted.
- Whalley Range Climate Action Group outlined the importance of keeping mature trees wherever possible.

- The scheme should not be aiming to mirror the hospital in design terms as the hospital didn't contribute positively to the character of the area. The project should be seen as an opportunity to improve upon what was there previously.
- It was noted that there was conflicting feedback on whether to make the building look modern or traditional and that a traditional building style with modern elements may achieve both.
- It is better to give communal rooms a purpose to save them from becoming generic spare rooms which are often surplus. There was positive feedback in response to the indicative room uses proposed.
- External patio space should be included for some of the ground floor flats which face the courtyard.
- There have been no significant design changes from the previous meeting as a result of the public consultation, which the group felt stands as testament to an effective co-production process.

Further Activities

30th May 2023: Site Visit and Local Area Walk

4.33 The CSG visited the application site with the project team before having a guided walk around the local area. The group had a chance to view the site within its context before identifying local amenities in the area and examining the character of the surroundings and local architecture.

17th July 2023: Visit to Elmswood Park Extra Care Scheme and Information Session on Extra Care in Manchester

4.34 The session began with a tour of the Elmswood Park Extra Care Scheme in nearby Moss Side, looking principally at the design of communal spaces and internal layouts. Once the tour had concluded, the group had a chance to briefly discuss their thoughts from the tour before a session was delivered by MCC on extra care housing. The session covered commissioning, care provision and service design as well as reviewing matters relating specifically to extra care housing provision in Manchester.

19th September 2023: Online Information Session on the Planning Process

4.35 An additional online informative session was held to provide the CSG with a deeper understanding regarding the planning process and the planning context of the site. This was delivered by Jennifer Connor from MCC and provided insight on topics such as the application and determination process, section 106 agreements, trees, and the significance of a conservation area. This provided important context for the group, allowing members to provide feedback at future meetings with a more rounded understanding of the project and the planning and development process.

24th October 2023: Visit to Village 135 Extra Care Scheme

4.36 The group were given a guided tour of the Village 135 extra care apartment scheme in Wythenshawe. The 135-apartment complex was completed in 2017 and serves as a useful precedent from which to take inspiration and design cues. The tour covered the majority of the scheme, allowing the steering group and project team to look at internal apartment layouts, internal and external communal areas and the scheme's facilities and amenities.

Consultation Website

4.37 A consultation website was published which provided key information on the scheme and a platform for the public to share their views. Whilst the window for consultation responses has now elapsed, at the time of submission the website is still live and can be accessed at:

https://ourvoice.greatplaces.org.uk/russell-road-your-views

4.38 The website included a map clearly marking the development site, links to relevant social media accounts, a summary of key dates, and thorough information about the proposed scheme and who is involved. In addition, contact details of Chris Baldwin, Development Programme Manager at GPHG were included to offer a direct line of communication to the development team.

4.39 Notable project updates were posted on a 'news feed' section of the website, which were then circulated on GPHG's social media accounts, in order to keep the public informed and up-to-date with the progress of the project.

4.40 The website contained a link to access the survey report undertaken in 2020 by the LGBT Foundation into housing, ageing and extra care in Manchester's LGBTQ+ community. The report: 'Housing, Ageing + Care: What Manchester's LGBT communities want from the UK's first purpose built extra care scheme' provided the public with important context regarding the need for the scheme and providing the project team with a valuable insight into the most important outcomes which the project should achieve. As well as the report, the following plans and documents were available to download from the website:

- C-04 Proposed Site Plan with Ground Floor Plans
- C-05 Proposed Block Plans (ECH and SO) Floors 1 and 2
- C-06 Proposed Block Plans (ECH and SO) Floors 3 and 4
- C-07 Example Flat Types (Extra Care Housing Apartments)

- C-08 Example Flat Types (Shared Ownership Apartments)
- External 3D Views
- Street Elevations
- Visual view in situ

Public Consultation Event

4.41 A public consultation event was held across two days at the site, offering a chance for local residents and members of the community to view information about the scheme displayed on boards (see Appendix 6), speak with those involved in the development process, and provide their valuable feedback. The event was held in a temporary cabin placed on site and was scheduled as follows:

- Friday 12th January 2024: 2pm - 8pm
- Saturday 13th January 2024: 12pm - 2pm

4.42 The timing and location of the event was chosen to ensure that as many members of the community as possible were able to attend. The public were able to attend in the daytime or evening during the week as well as at the weekend, recognising the range of time commitments which the local community may have. In addition, locating the consultation event on site ensured that those most local to the proposed development were able to access the event easily. It was highlighted in the CSG's fifth design meeting in November that it was very important for the consultation event to be as accessible as possible.



Figure 3: Cabin on the application site set up with information boards for the consultation event.

Leaflet Distribution

4.43 Prior to the public consultation period in January 2024, an information leaflet was distributed to all properties in the immediate vicinity of the site. The leaflet offered a summary of key information about the proposed development and provided a link to the consultation website for further details. The leaflet also advertised the public consultation, notifying recipients of the consultation event to be held on the 12th and 13th January and providing an opportunity to comment via the online form or directly by email.

4.44 The leaflet which was distributed is included in appendix 8, and figure 4 below shows the GPS tracking of the leaflet drop, showing the area within which leaflets were distributed. This ensured that the closest properties to the development site were notified of the development and provided an opportunity to engage without reliance on digital means.



Figure 4: GPS tracking displaying the addresses to which consultation leaflets were distributed.

Local Councillor Engagement

4.45 Local Councillors have been notified of the progress of the project through update meetings throughout the development process. This consisted principally of three meetings between GPHG and local councillors held on 19th December 2023, 23rd May 2024 and 9th July 2024. These meetings ensured that members were kept up to date with project progress and could communicate this information to the local community as well as provide their own comments and input.

4.46 The following Councillors were engaged through this process:

- Cllr Gavin White
- Cllr Sam Lynch
- Cllr Angeliki Stogia
- Cllr Thomas Robinson
- Cllr Mugaddasah Bano
- Cllr Aftab Razak

4.47 In addition, GPHG attended the Whalley Range Ward Coordination Meeting on 5th February 2024 to provide key updates and answer the queries of stakeholders.

Media Coverage

4.48 As outlined above, the proposed development has attracted a far greater degree of media exposure than would be typical of a scheme of this scale. The scheme was covered by a number of local, regional and national media outlets which helped to publicise the scheme and the consultation process.

4.49 This media coverage occurred over two main periods of the development process. The first came when GPHG were publicly announced as the appointed developer in March 2023 and the second came in January 2024 when details of the public consultation process, notably the consultation events and website, were publicised.

4.50 Notable news articles from a range of popular media outlets covering the scheme are shown in Appendix 10.

5 Summary of Public Feedback

Consultation Event Comments

5.1 At the consultation event and on the consultation website, members of the public were prompted to complete a short questionnaire to provide their feedback on the proposals and the consultation itself. These digital responses were collated and are presented in the summary reports which are appended to this Statement. The below section will provide an analysis and summary of the key feedback provided throughout the consultation period.

5.2 There were three main questions, as well as preliminary screening questions and an open prompt for any further comments. Feedback received is summarised below by question. In each case, similar comments were grouped into categories by theme in order to identify key opinions, with the frequency of mentions included in brackets after.

5.3 Questions 4 and 5 asked for respondent's opinions on the consultation itself, with Question 4 asking respondents to select from a Likert Scale in response to the question: ***"How informative have you found the consultation?"***. This revealed that more than 95% of those surveyed felt that the consultation was either somewhat or very informative.

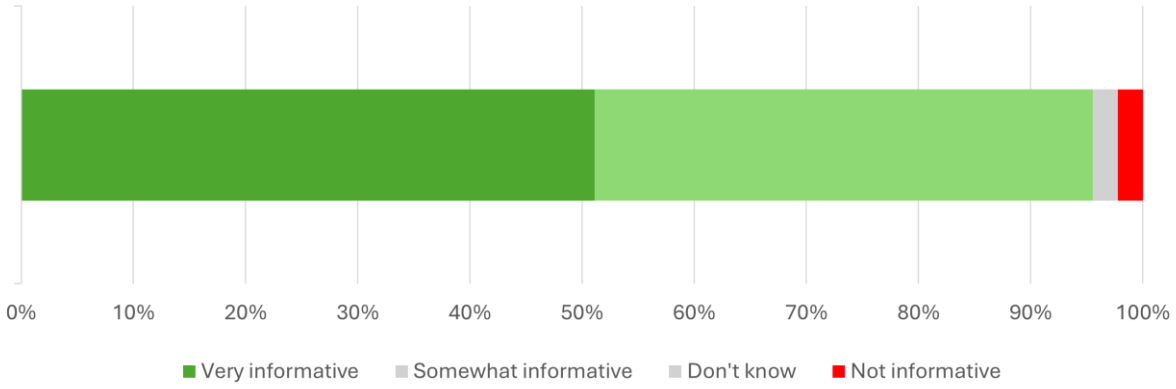


Figure 5: Responses to the question "How informative have you found the consultation?"

5.4 Question 5 then asked respondents to provide reasoning for their response to Question 4. Below are the most frequently occurring comments left regarding the consultation, split into positive and negative comments and placed in descending order of frequency.

Positive

- (a) Satisfied with the amount of information provided (8)
- (b) Information was clear and/or well explained (6)

- (c) Leaflet received was informative (1)

Negative

- (a) Not enough information provided and/or specific points were not covered (6)
- (b) Consultation was not publicised broadly enough (1)

5.5 Question 6 prompted comments regarding the principle of developing the scheme with the question: ***"Do you have any comments on the proposal to develop this site to provide extra care accommodation?"***. Of the 44 responses received, 29 expressed a general opinion towards the development, these responses can be categorised as follows:

- 20 Support (69%)
- 6 Object (21%)
- 3 Undecided (10%)

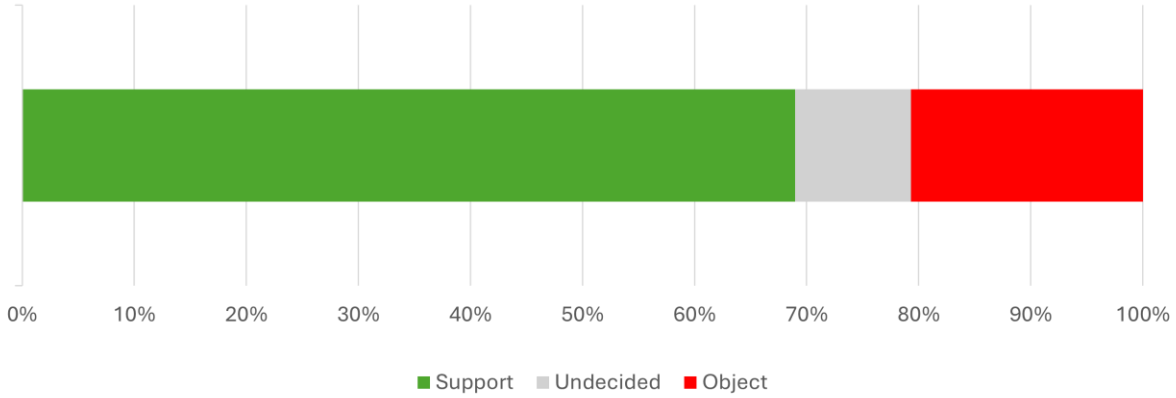


Figure 6: Opinion of respondents regarding the principle of development.

5.6 As well as a general opinion towards the development, the following were the most frequently provided comments. All comments mentioned more than once have been included in descending order of frequency, the positive comments are also displayed on a radar chart in figure 6.

Positive

- (a) There is a need for this type of LGBTQ+ housing (8)
- (b) There is a need for extra care provision (6)
- (c) Good use of a derelict site (5)
- (d) Will benefit Whalley Range neighbourhood (4)

- (e) There is a need for social / affordable housing (3)

  Negative

- (a) Segregated / exclusionary nature of extra care aspect (7)

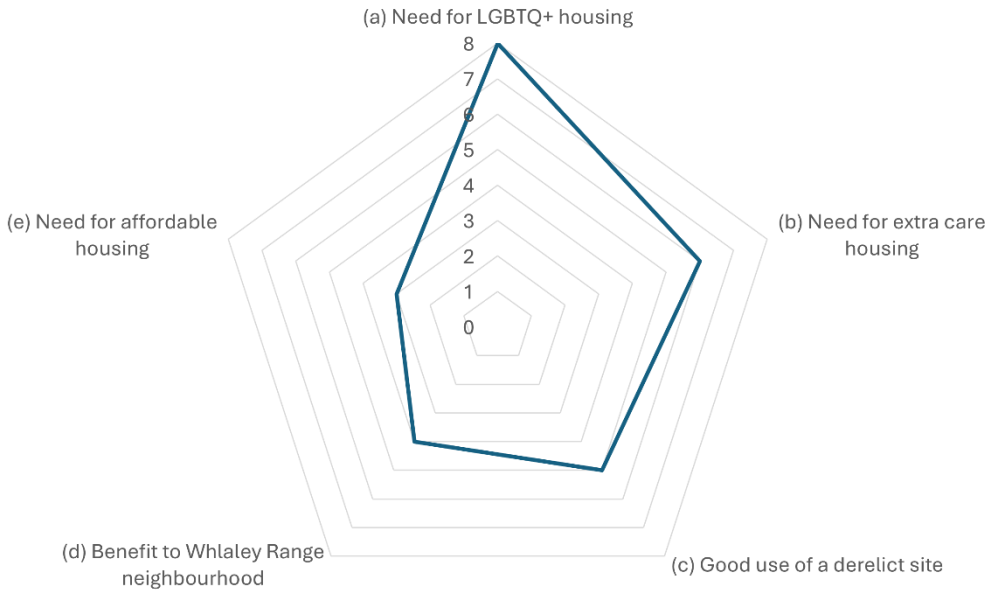


Figure 7: Most frequently occurring positive comments regarding the principle of development.

5.7 The next question concerned respondent's opinions in terms of design, asking the question: ***"Do you have any feedback on the design and layout of the proposals?"***. Of the 38 responses provided, 25 expressed a general opinion towards the design and layout of the proposals as below:

- 9 Support (36%)
- 4 Object (16%)
- 12 Undecided or no comment at this stage (48%)

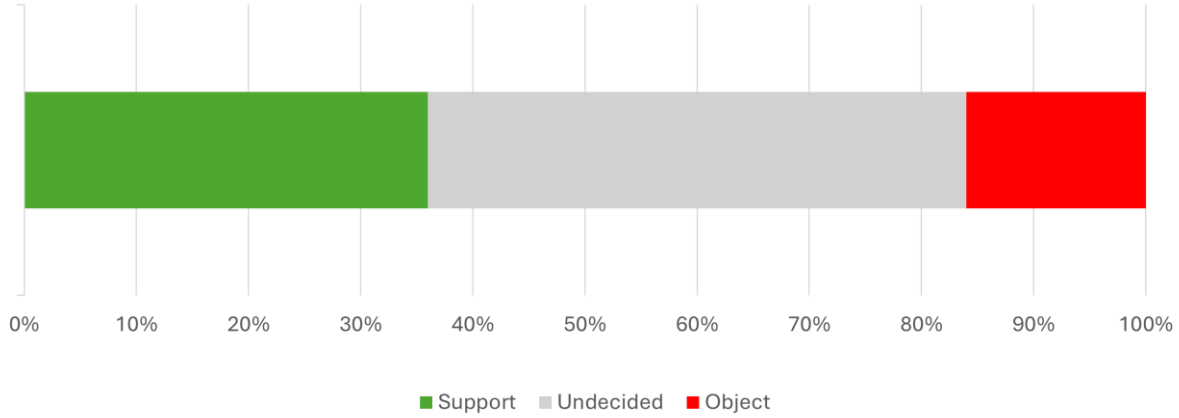


Figure 8: Opinion of respondents regarding the design and layout of the proposals as shown.

5.8 Many responses also included more specific comments, the most frequent of which are outlined below. In this case, all comments have been included as only one comment occurred more than once.

Positive

- (a) Good amount of landscaping (1)
- (b) Good amount of parking (1)
- (c) In keeping with the local area (1)
- (d) Good amount of communal areas included (1)

Negative

- (a) Scale / massing too big for the location (2)
- (b) Too much parking (1)
- (c) Not enough landscaping / garden areas (1)
- (d) Unsuitable materials (1)
- (e) Unsafe access from Russell Road (1)

5.9 A full account of comments received from the public consultation events is provided in the reports included in Appendices 1 and 2.

6 A Responsive Design

6.1 As detailed above, the applicant has undertaken a thorough and robust process of community consultation and participation, where the views of Manchester City Council, the LGBTQ+ community, older people and the wider public have actively shaped all aspects of the scheme as submitted.

6.2 Previous chapters of this Statement have provided an account of the key feedback and input received across the course of the project and the below chapter will outline how different facets of the submitted scheme respond to and reflect this.

Apartments

6.3 All 2-bedroom apartments in the extra care block have been designed as 2-bed 3-person apartments. This came as a result of feedback from the fourth CSG Design Meeting in October where the importance of keeping the cost of apartments down for future residents was highlighted.

6.4 All extra care apartments will feature a half height wall between the kitchen and living room. This was unanimously agreed upon in the second CSG Design Meeting as it creates a more sociable environment in the apartment and allows caregivers to engage with residents whilst preparing food. The steering group also identified the benefits which this may have for residents with cognitive impairments by providing a visual stimulus to eat.

6.5 An internal window from the kitchen to the hallway will not be included in apartments as the Steering Group agreed in the second Design Meeting that this would lead to a rise in cost with no tangible benefit. The choice not to include this window also results in a greater degree of privacy and more usable wall space in the kitchen.

6.6 Jack and Jill bathrooms will be included in all extra care apartments, with access from two separate doors. This was decided on in CSG Design Meeting 2 as the group agreed that this provided safety benefits as carers can gain access in an emergency where one door may be locked or blocked. The two separate access points also help those with mobility issues by limiting distance to the bathroom.

6.7 The Steering Group reached a consensus at the second Design Meeting that no built-in furniture should be included. This would keep apartment costs down and provide more flexibility, allowing residents to make the apartments their own. There was also an acknowledgement that many elderly residents may be right-sizing and have furniture which they wish to keep.

Internal Communal Spaces

6.8 Much of the design of internal communal spaces was guided by discussions held at the third and fourth CSG Design Meetings in September and October. As the voice representing the needs of the prospective residents, it is important that this was the driving force behind the design of these communal spaces in order to ensure that they provide the maximum benefit to future occupants.

6.9 After thorough discussion between the Steering Group and project team across several meetings, no final consensus was reached on what scale of food or retail offering should be included within the scheme. It was agreed that due to the scale of the scheme it would be difficult for a café or bistro to be self-sustaining financially with the customer base restricted to residents. As such, a flexible space has been included which provides enough space for a catering kitchen if required, providing flexibility and avoiding an overly prescriptive layout which prejudices the end use.

6.10 Two adjoining multipurpose treatment rooms have been included, positioned away from busy or publicly accessible areas of the building in order to increase privacy. This stemmed from concerns raised in the third CSG Design Meeting over the privacy of treatment rooms if areas of the building were to be publicly accessible. These concerns were reaffirmed by the visit to the Village 135 extra care scheme, where staff highlighted these issues of privacy, mentioning that if building the scheme again, more careful consideration would be given to positioning these away from public view.

6.11 A number of other aspects of the design of internal communal areas have been designed in response to feedback provided by the Steering Group, primarily across the third and fourth sessions. This includes:

- Opportunities to subdivide multipurpose rooms with sliding doors to provide flexibility for the use of these rooms.
- The private residents lounge will be located to face the internal courtyard for privacy and to enjoy views of the landscaped communal gardens.
- A communal laundry room has been included on the ground floor.
- The reception has been located directly adjacent to the main entrance to give residents a greater feeling of security.
- A secondary fob-secured entrance has been included on the Whalley Road frontage to provide easy access to staff and residents whilst retaining security.
- Lifts are centrally located near communal spaces on the ground floor so that they are easily accessible from all flats.

- Two buggy / scooter stores are included, one of which is located directly adjacent to the lift to minimise the walking distance required for those with mobility issues.
- Staircases are concealed rather than prominent to provide separation between public and resident-only areas and increase privacy.
- A range of communal spaces are provided on upper floors including computer lounge (1st), quiet lounge / library (2nd), games room (3rd), residents lounge, roof terrace and cinema room (4th).
- Two guest suites are included which can be booked in advance for visitors to stay which provides residents with flexibility, allowing those without a spare bedroom to accommodate guests.

Site Layout

6.12 The site layout as presented in the second pre-app meeting featured gable ends to each block which projected out beyond the established building line of the opposite block fronting Russell Road and Whalley road. The building footprint was altered so that the gable ends were aligned flush with the building line of the opposite block in response to concerns raised in the pre-app that these gables will not be the most detailed elevations and as such, should not be prominent frontages which protrude beyond the building line.

6.13 The footprint of the building was also adjusted throughout the development process to ensure that appropriate separation distances were included protecting the amenity of neighbouring buildings to the north-east. This was highlighted as a key consideration from the outset in the pre-app process and has been a key design parameter which the project team has worked within. The final scheme includes a minimum separation distance of 14.1m to neighbouring buildings and these elevations do not include windows to habitable rooms. More commonly, there are circa 36-45m separation distances elsewhere where there are habitable-to-habitable room interfaces.

6.14 Parking provision for the shared ownership apartments was initially proposed at 100%, with 40 spaces provided to serve the apartments, however in response to feedback from MCC, the final provision has been adjusted to 20 spaces. The Council did not believe that 100% parking provision was appropriate or necessary for an apartment scheme in an accessible location and did not align with the Council's ambition to encourage sustainable modes of transport where possible. MCC felt that the site area used to accommodate this additional parking could be better used to accommodate more landscaping and amenity space for residents. These comments were taken on board and the final site layout responds to this, using this area to bed the scheme in with landscaping, in keeping with the leafy character of Whalley Range.

6.15 Two separate vehicular accesses have been included to the car park for the extra care apartments from Whalley Road and Russell Road, with a separate access to the shared ownership apartments provided from Carlton Road. This addresses concerns raised during the public consultation as to the impact that the site access onto Whalley Road may have, particularly during peak hours at the start and end of the school day of the adjacent primary school.

Elevations and Massing

6.16 The materiality of the scheme has evolved over time in response to input provided by MCC and the Steering Group. The first design iteration presented for consultation used a combination of lighter red brick and a light metallic-finish cladding to the upper storeys and mansard roof. In the November Design Meeting, some members of the CSG questioned the design longevity of the cladding and whether this was in keeping with the surroundings in Whalley Range, prompting the project team to consider alternative options. Feedback received from MCC in the pre-app meeting also questioned the inclusion of the light cladding, stating that it was too dominant visually and a darker colour of roof material would be more appropriate in the conservation area. A darker slate-style roof material was proposed as a more 'honest' alternative, which has been used for the roof of the scheme as submitted.

6.17 One important aspect of the design which has been subject to considerable evolution over time has been the roof form. Initially, a mansard roof was proposed. In the second pre-app meeting held with MCC in March, concerns were raised over the mansard roof and the resultant impact that the scheme had on the conservation area and its surroundings as the Council did not feel that the roof form did not respond to its context. This prompted a follow-up meeting where the project team presented several alternative options in order to find a roof form which the Council felt was more in keeping with the building's surroundings and limited the impact on the Conservation Area. Of the options presented, there was strong support for a more traditional style pitched roof, which has been adopted in the submitted scheme. The Council accepted that an increase in the ridge height would be required in order to achieve a pitched roof design, but acknowledged that as the eaves height would remain largely constant, this wouldn't have a material impact on how the massing of the building is perceived.

6.18 Window reveals have been included which have a reveal depth of 95mm from the façade line to offer shadowing and depth and break up the elevations. These have been included in response to comments received throughout the pre-app process by MCC that deep window reveals should be included where possible as an effective device to add visual interest to the elevations.

6.19 An important principle which has been adhered to throughout the design process has been ensuring consistency in design across the two buildings so that the scheme feels coherent and there is not an impression of segregation between the extra care and shared ownership aspects of the scheme. Whilst the shared ownership apartments will be LGBTQ+ affirming, they will be available to the general public and it is important that the design of the buildings is consistent and fosters a sense of unity between the two aspects of the scheme. The importance of this principle was initially conveyed by the CSG in the first Design Meeting and was reaffirmed by MCC in the second pre-app meeting. As such, other than the height difference between the two buildings, and features specific to the function of the extra care block, there is a consistent and unified approach to the design of the two buildings, resulting in a coherent scheme.

6.20 The overall scale of the scheme is responsive to feedback from MCC and the public and strikes a balance between accommodating as many apartments as possible to meet the needs of local people, whilst limiting any visual or amenity impacts on the surrounding area. The project team took comments raised by neighbours at the public consultation event on board regarding the scale and massing of the scheme in this location. These comments raised concerns over the scale of the blocks, but there was an acknowledgement of the large, institutional scale of the former Spire Hospital which previously occupied the site. Consequently, where possible the applicant has sought to limit exceedance beyond the massing of this building, keeping the scale of the building to an appropriate level.

6.21 Brick detailing has been used throughout the scheme to break up the elevations and add visual interest, addressing concerns raised by MCC throughout the pre-app process. In the second pre-app meeting, MCC suggested that brick detailing should be considered as an architectural device to avoid the elevations appearing monolithic. The brick detailing includes projecting snapped headers and brick banding on the ground and upper floors, helping to establish a tripartite appearance, with three distinct vertical sections visually. The importance of this detailing was reiterated by MCC in subsequent pre-app feedback which explained the contribution it makes to breaking down the massing of the elevations and justifying the scale of the building. Brick detailing has also been used to add visual interest to areas of ground floor frontages where glazing is not appropriate, including ‘hit and miss’ headers to plant areas and bin stores.

6.22 Previous design iterations included dormer windows to the upper storey, however, these do not feature in the submitted scheme. As the design of the scheme has evolved, the functionality of the dormer windows diminished, resulting in them become a purely aesthetic, false design feature. When discussed in the final pre-app meeting, MCC agreed with the applicant that form should follow

function and agreed with the decision to remove these in favour of a more honest, stripped back façade.

6.23 Consensus reached throughout discussion in several CSG design meetings was that a combination of balcony types should be included. The scheme includes a mix of Juliette and walk-on balconies, with walk-on balconies on the internally facing elevation. Each apartment will feature either a Juliette or walk-on balcony across both blocks and there is a communal roof terrace on the extra care housing block. The importance of using balconies as a device to break up the elevations visually was highlighted throughout the pre-app process by MCC, who also reiterated that balconies should be well considered and integrated into the scheme. Ground floor flats will not feature balconies, but will have large sliding doors, with apartments fronting the internal courtyard including an area of patio space.

6.24 The written comments received from MCC on 12th June highlighted several aspects of the ground floor design which could be refined. In response to these comments, the weight of canopies and signage above entrances has been reduced, more glazing has been introduced throughout, and the design of louvers has been refined so that these have a more natural appearance.

7 Conclusion

7.1 This Statement of Community Involvement has been produced to summarise the process of engagement with the community and Local Planning Authority. It has been completed in line with guidance found in the Manchester City Council Planning and Development Statement of Community Involvement as well as paragraphs 39-42 of NPPF.

7.2 This guidance was used to help shape the consultation methodology to ensure that as many relevant members of the community were informed of the proposed development and offered a chance to engage with the consultation process. This took place in early 2024 included members of the LGBTQ+ community, older people, local Councillors, and local residents and business owners.

7.3 This process of public consultation was undertaken simultaneously along with pre-application discussions with Manchester City Council and ongoing consultation and engagement with a specially appointed community steering group throughout the process. The feedback and input garnered through this processed played a crucial role in shaping the proposed development.

7.4 In line with guidance in MCC's guidance, a broad range of methods were used by the applicant to ensure that the consultation was accessible to as many people as possible. This included a consultation website, a public event, leaflet distribution, and a series of meetings with local councillors. In addition, the scheme benefitted from far-reaching media exposure which helped to advertise the consultation process to a wide audience.

7.5 All feedback and input received throughout the consultation process was analysed and reviewed throughout and informed an iterative design process, with amendments made at each stage to ensure that the scheme addresses comments received from all relevant stakeholders.

7.6 This robust and thorough process of consultation has produced a scheme which is responsive to the needs, preferences and priorities of the Council and community, ensuring that the scheme is appropriate to its context and provides tangible and long-lasting benefit

Appendix 1 - Survey Response Report

Your feedback on the proposals

SURVEY RESPONSE REPORT
13 March 2023 - 14 January 2024

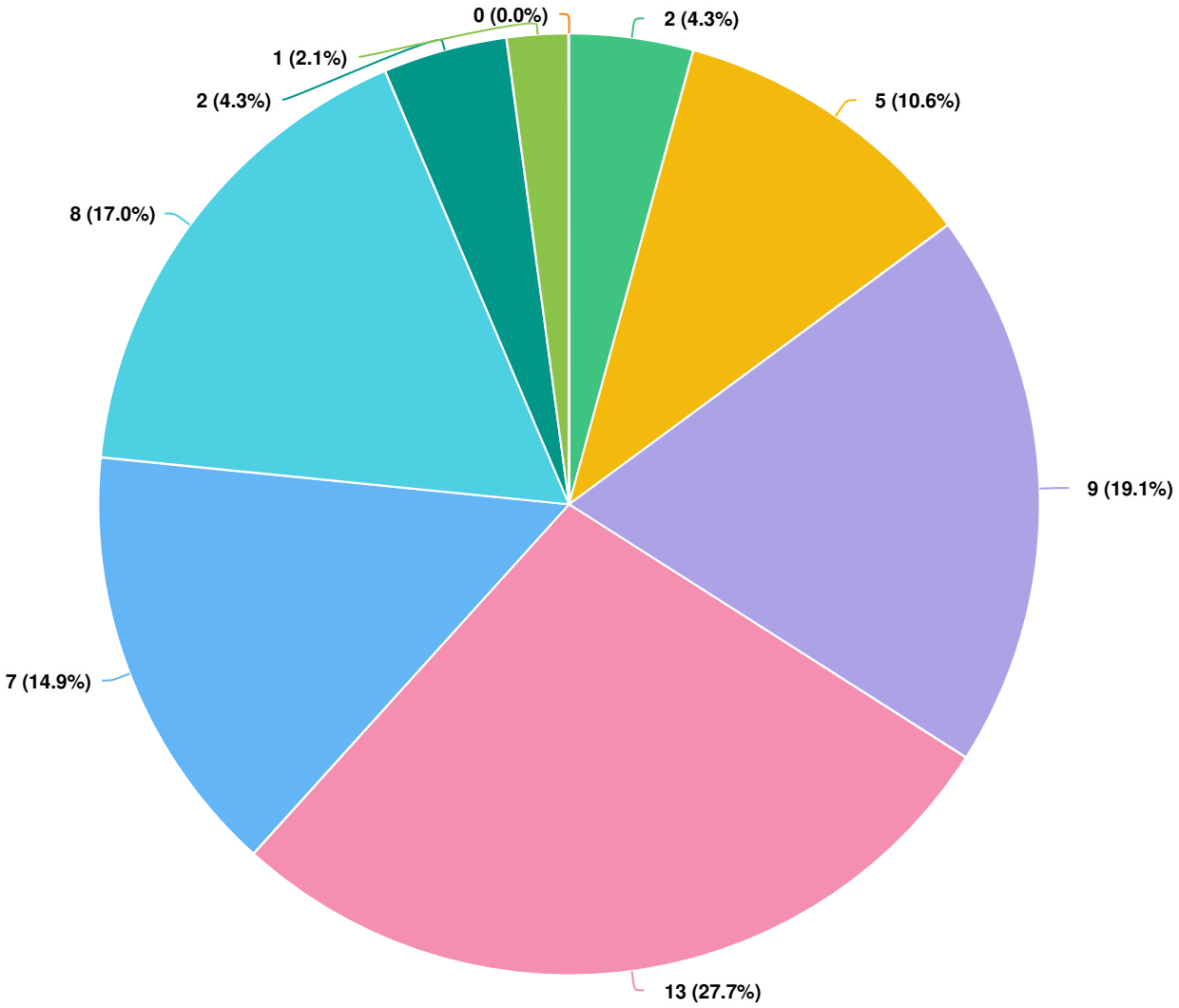
PROJECT NAME:
Russell Road - your views

BANG THE TABLE engagementHQ

REGISTRATION QUESTIONS

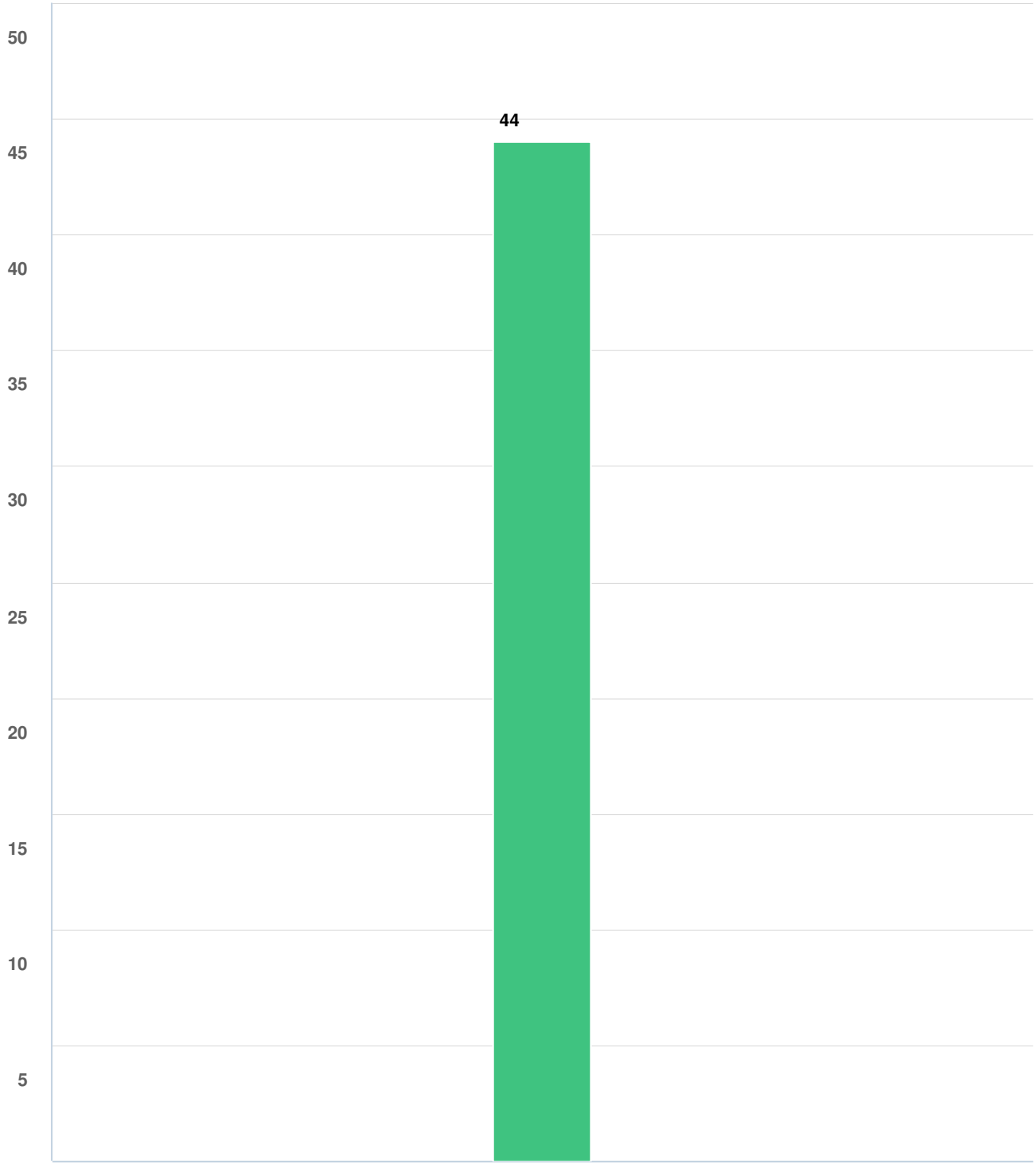
SURVEY QUESTIONS

Q1 Age group



Optional question (47 response(s), 6 skipped)
Question type: Dropdown Question

Q2 Above 13

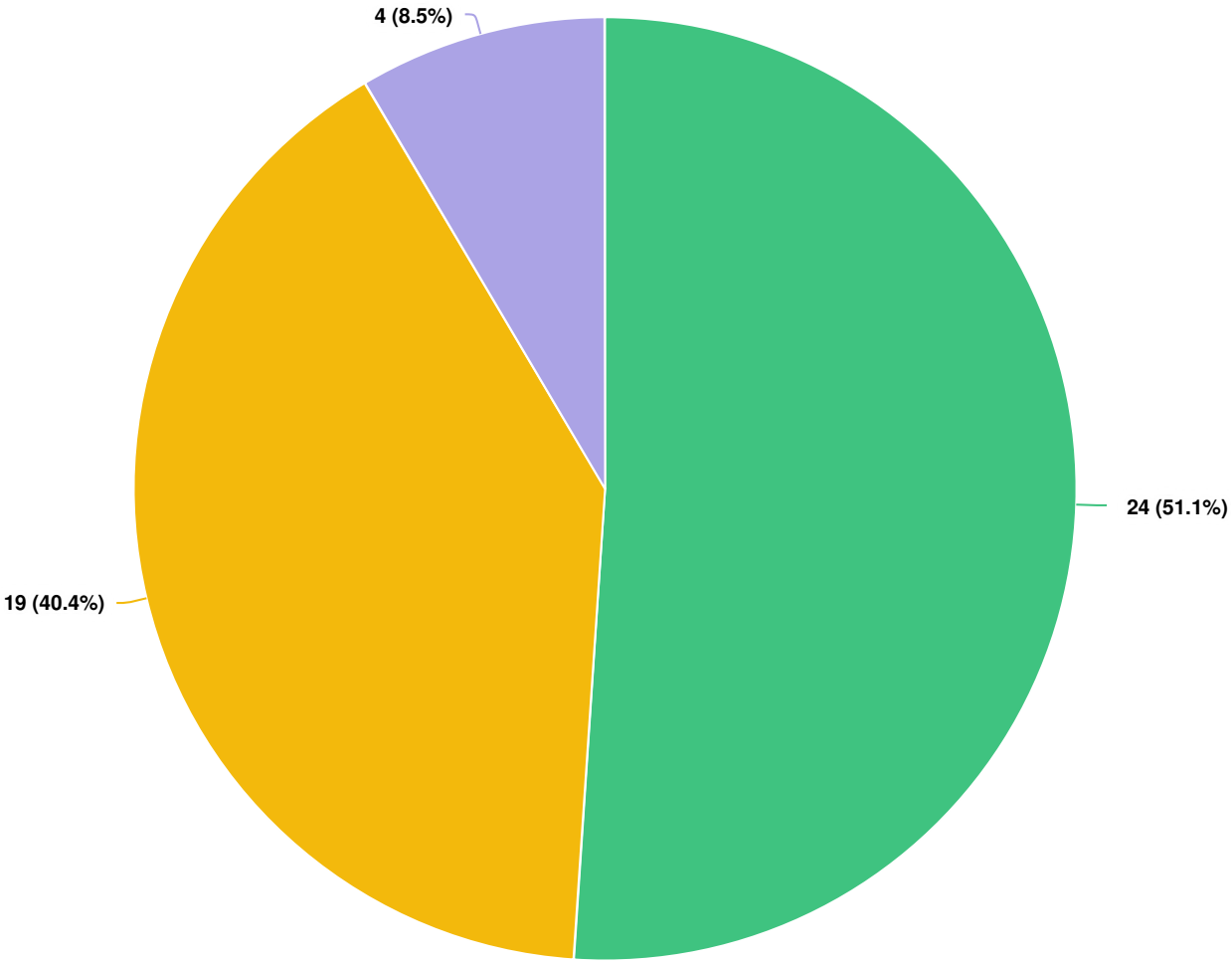


Question options

- Please check this box to confirm you are 13 or older

Optional question (44 response(s), 9 skipped)
Question type: Checkbox Question

Q3 Do you consider yourself to be a member of the Lesbian Gay Bisexual Trans+ (LGBT+) community?

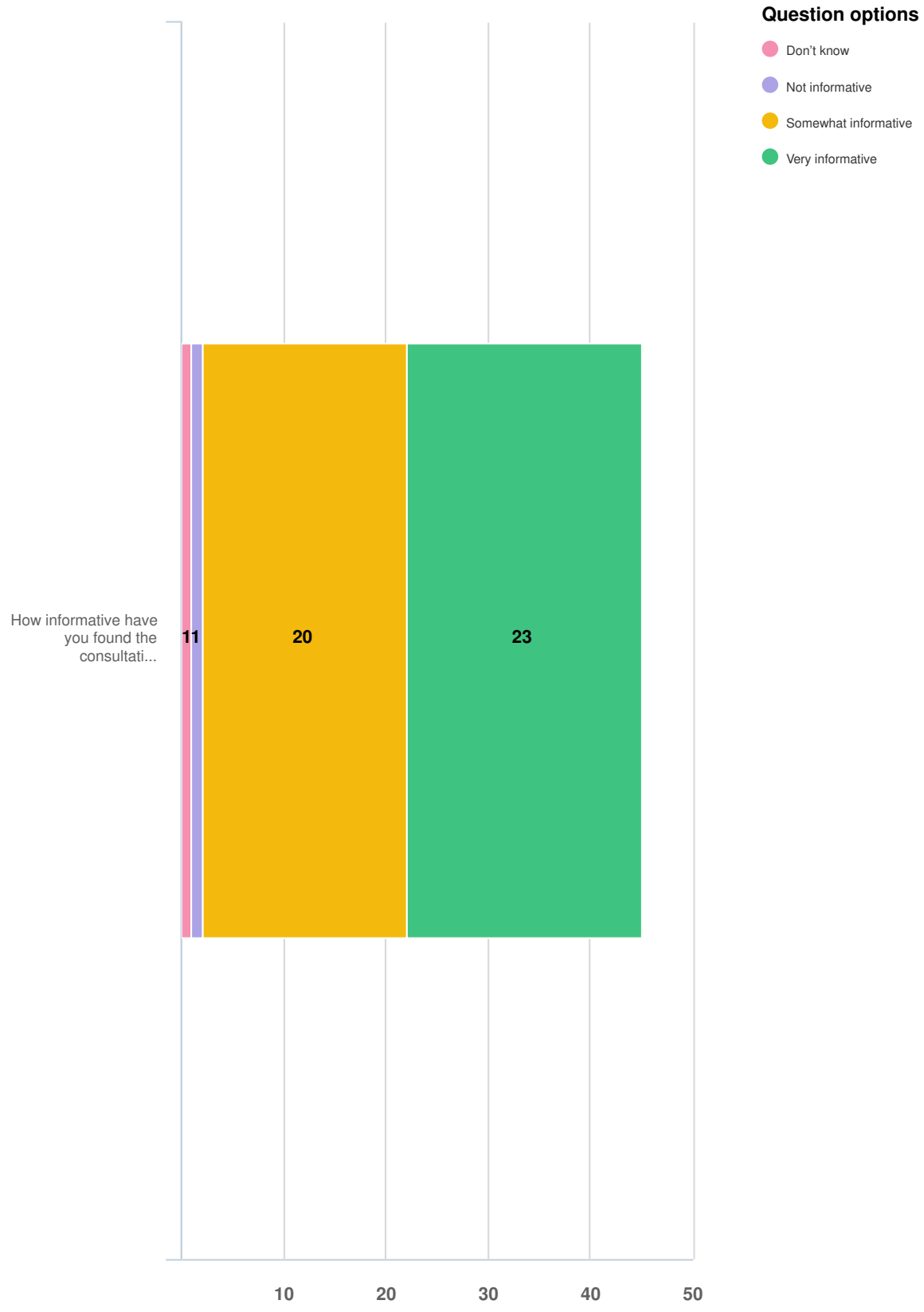


Question options

Yes No Prefer not to say

Optional question (47 response(s), 6 skipped)
Question type: Dropdown Question

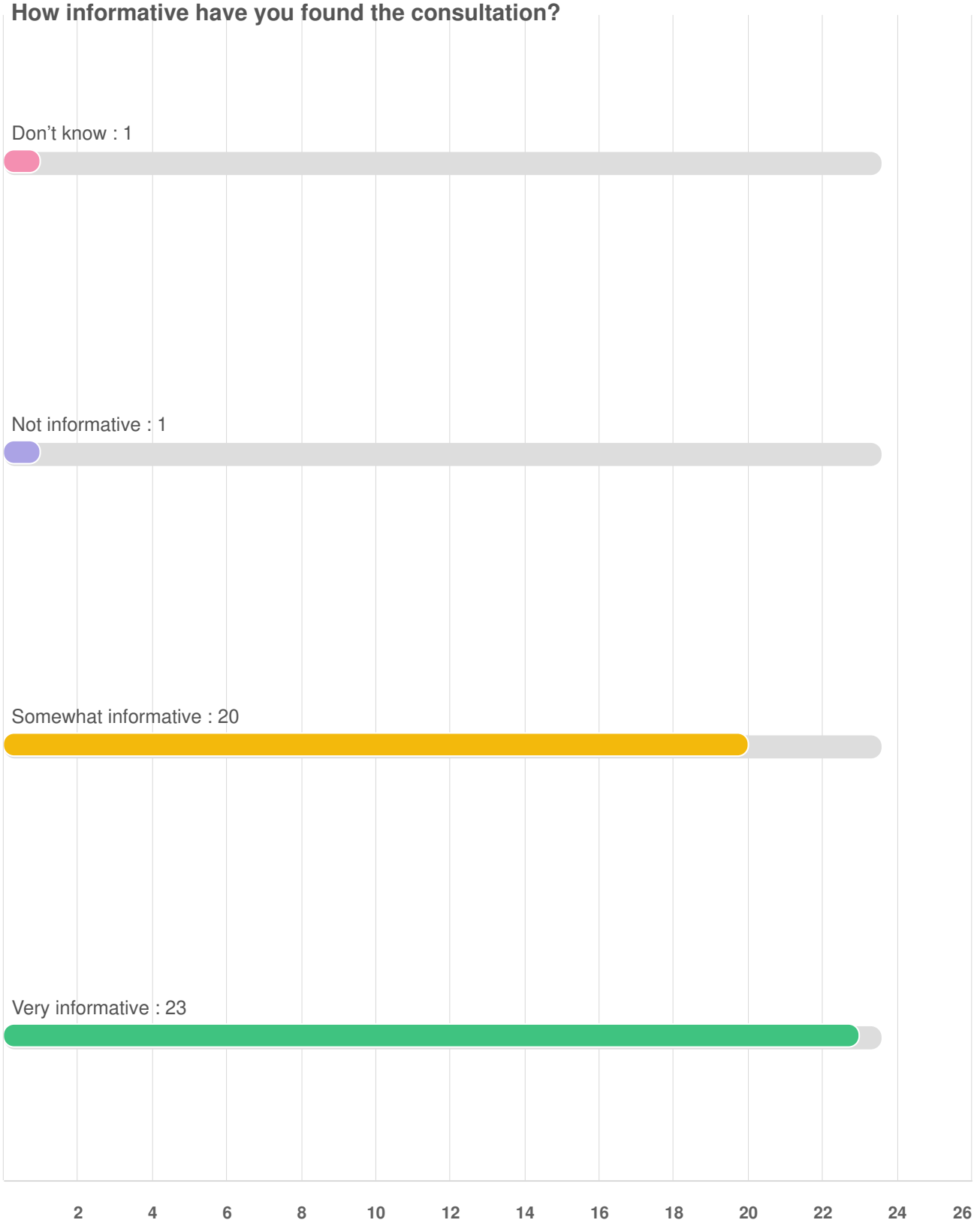
Q4 How you felt about the consultation



Optional question (45 response(s), 8 skipped)
Question type: Likert Question

Q4 How you felt about the consultation

How informative have you found the consultation?



Q5 What is the reason for this?

Screen Name Redacted 1/02/2024 04:24 PM	Helpful leaflet posted and option to attend further consult
Screen Name Redacted 1/02/2024 11:22 PM	Lots of information
Screen Name Redacted 1/03/2024 08:54 AM	The documentation is clear but CGI could provide more detail of texture etc.
Screen Name Redacted 1/03/2024 09:15 AM	Quite clear on detail though approximate about number of shared ownership apartments. I would want this to be specific, guaranteed and accountable.
Screen Name Redacted 1/03/2024 09:56 AM	I'd like to know more about how the LGBT+ majority proportions would work.
Screen Name Redacted 1/03/2024 10:17 AM	There is insufficient information about how the development will meet the essential goals if low emissions and the Manchester Council policy on Net Zero. New buildings should be first and foremost reducing impact on pollution and the Climate Emergency. No details about on site power generation (solar etc) about insulation standards (passive Haus could be built in) not about heat networks, grounds source heat pumps etc.
Screen Name Redacted 1/03/2024 12:27 PM	I would have liked to see more materiality of the new blocks, more/any information on the landscape ambitions and integration into the wider area. Sections comparing the proposals heights and mass to the previous Spire building would have been useful.
Screen Name Redacted 1/03/2024 05:06 PM	Details are yet to be discovered.
Screen Name Redacted 1/03/2024 06:31 PM	I have not seen much detailed information at the moment.
Screen Name Redacted 1/03/2024 07:15 PM	Have been excited about the proposals since I lived in Whalley range. Keen to understand how it becomes a safe place for queer and allies.

	And the vision on protecting the space in that regard.
Screen Name Redacted 1/03/2024 07:54 PM	I thought the plan had been shelved as not seen anything in the press recently.
Screen Name Redacted 1/04/2024 09:48 AM	Only just seen the project
Screen Name Redacted 1/05/2024 04:17 PM	Not widely communicated
Screen Name Redacted 1/06/2024 10:33 AM	It was good to learn about the scheme and know that minority groups are being thought about and protected. I had no idea about it before. It's great it's inclusive and for the older generation.
Screen Name Redacted 1/06/2024 11:29 AM	Interesting proposal.
Screen Name Redacted 1/08/2024 10:42 AM	Lots of information available
Screen Name Redacted 1/08/2024 02:40 PM	Good information available online
Screen Name Redacted 1/09/2024 11:34 AM	Provides all the details regarding the build and design approach, not so much regarding the blatent discrimination regarding who can buy or occupy the property.
Screen Name Redacted 1/10/2024 12:18 PM	Na
Screen Name Redacted 1/10/2024 01:58 PM	I would like more information, ie will support for social and neighbourhood services and how residents will be engaged in their community to ensure this prospers and grows.
Screen Name Redacted 1/11/2024 09:56 AM	I know what's expected from the development
Screen Name Redacted 1/11/2024 01:28 PM	Haven't heard much about it

Screen Name Redacted 1/12/2024 07:22 AM	I prefer meetings in person however I have only just found out about this
Screen Name Redacted 1/12/2024 03:15 PM	Colleagues were able to explain the project and answer my questions.
Screen Name Redacted 1/12/2024 03:33 PM	I was surprised the opposition to this by a certain section of what I can only describe as bigots. Hopefully this is just a minority.
Screen Name Redacted 1/12/2024 03:43 PM	I found it helpful to know roughly when the scheme would be built and it was helpful to see the layout plans
Screen Name Redacted 1/12/2024 05:30 PM	I was shown around the drawings and designs and questions answered
Screen Name Redacted 1/12/2024 05:51 PM	I live opposite, people have answered all my questions
Screen Name Redacted 1/12/2024 06:04 PM	There are still a lot of decisions to be made so a few questions to be asked
Screen Name Redacted 1/12/2024 06:19 PM	Very informative to talk to architects, council employee etc who gave detailed info on all aspects of the proposed development
Screen Name Redacted 1/12/2024 08:41 PM	I really support the proposal to provide safe accommodation for the LGBT community
Screen Name Redacted 1/13/2024 10:18 AM	All my questions were answered satisfactorialy.
Screen Name Redacted 1/13/2024 12:34 PM	Clear message in relation to the buildings and care aspect

Optional question (33 response(s), 20 skipped)
Question type: Essay Question

Q6 Do you have any comments on the proposal to develop this site to provide extra care accommodation?

Screen Name Redacted 1/02/2024 04:24 PM	I think its a fantastic idea. The land is a waste land currently and prone to flytipping so to have it used will be great and to hear its for social affordable housing for an older LBGTQ community feels so right for the area and ethos of Whalley Range.
Screen Name Redacted 1/02/2024 11:22 PM	Will it offer any services to Russell Road residents
Screen Name Redacted 1/03/2024 08:54 AM	I am a local resident who is aware how much NIMBYism is strangling our nation. Too often the voices of a few disgruntled residents overrule the needs of the many and apathetic locals do not get in touch. I welcome these proposals, which will provide environmentally sustainable accommodation and provide a local businesses with increased custom. I welcome a more inclusive and diverse neighbourhood. Manchester desperately needs more homes and more modern, well insulated and well designed homes are very much welcome. In order to reach environmental goals we need to provide as many people with an opportunity to live sustainably and these homes have good access to jobs, services and employment, so I very much welcome them.
Screen Name Redacted 1/03/2024 09:15 AM	Generally positive; I am happy to see a proposal for a mix of affordable social housing for older people and shared ownership.
Screen Name Redacted 1/03/2024 09:56 AM	It would be great to think about soft lighting and noise reduction solutions in shared public spaces like the lounge and eating area so they could be nice for everyone and comfortable for neurodivergent people.
Screen Name Redacted 1/03/2024 10:17 AM	At this early planning stage it's essential to plan for and build in insulation and design to conform to net zero standards. A few trees is it enough....there should be a comprehensive plan for reducing emissions, reducing energy costs for residents and improving their quality if life.
Screen Name Redacted 1/03/2024 12:27 PM	It is a great use for the site.

Screen Name Redacted 1/03/2024 05:06 PM	Whilst many are waiting/looking for an affordable flat/house as their shelters, the proposal itself delivers a result, though not deliberately, a sort of discrimination and unfairness. Why a particular sector(s) of citizens have to be singled out for different treatment. Instead of specifically tailored made, anyone stated to be LGBTQ or their allies should be treated equally as others who are not that category. No particular sector of the community should be treated differently merely because of their skin colour, religious beliefs, identity chosen...etc.
Screen Name Redacted 1/03/2024 06:31 PM	I'm conflicted as to whether it is a good thing or not. If it helps to reduce isolation and loneliness then that is great. If it creates a silo or focal point for negativity then that is bad. What is critical is providing low income social housing. LGBTQ+ people have a high proportion of single households that puts a financial pressure or breeds poverty due to single incomes, or the need for welfare benefits.
Screen Name Redacted 1/03/2024 07:08 PM	Fully support
Screen Name Redacted 1/03/2024 07:15 PM	It will be better for the community in its entirety.
Screen Name Redacted 1/03/2024 07:54 PM	I think it is a fantastic idea and use of the site catering for a broad section of the LGBTQ+ community.
Screen Name Redacted 1/04/2024 12:19 AM	I am contributing to this survey to say that I find the concept quite disturbing for a modern democratic society to be entertaining. As an open minded, liberal person I believe strongly that someone's race, religion, gender, etc should not be a barrier to access to services and products. Can you imagine the outrage that would quite rightly be shown if a new development was proudly advertised as "...majority of residents at the scheme identifying as straight..." Also, if this housing is of high quality, I can see it being a cause of animosity from other members of the community directed against the very groups it purports to be helping. Finally, I find it hard to believe there is any straightforward way to enforce this policy - will applicants have to somehow 'prove' that they are from the LGBTQ+ community?! I am an outspoken supporter of the freedoms we have in this country and have been acutely focussed on avoiding bias and promoting equality in education over a career of many years. If I am struggling to see the reasoning behind this scheme, I suspect a great number of people will feel the same.

Screen Name Redacted 1/04/2024 09:38 AM	Providing Extra care accommodation is fine but why create a ghetto for LGBTQ+ people. If one wants acceptance why would acting as if one isn't just like everyone else be helpful?
Screen Name Redacted 1/04/2024 09:48 AM	In general the more community provision the better. I know of a project in Greenwich which has an art area/room and IT base with support worker as well as cafe, lounge etc
Screen Name Redacted 1/05/2024 04:17 PM	The proposal is positive discrimination and is not inclusive. Areas should not be set aside specifically for sexual orientation. We dont set aside for ethnicity. For many years, the LBGTQ+ community have sought inclusivity, this proposal isolates the LBGTQ+ community, and there will be resentment amongst non-lbgtq+ community that they only have the accommodation because they are from lbgtq+ community, which is not a good thing.
Screen Name Redacted 1/06/2024 10:33 AM	No
Screen Name Redacted 1/06/2024 11:29 AM	I think it's a great idea and will be a brilliant proposition for LGBTQ+ people.
Screen Name Redacted 1/08/2024 09:28 AM	Yes if it is only for LGBTQ people then how dies this encourage integration?! If anything this development is going to be a target for harassment.
Screen Name Redacted 1/08/2024 10:42 AM	Great idea, much needed for the LGBTQ+ community
Screen Name Redacted 1/08/2024 12:09 PM	I just wanted to message to show my support for the plan for this to be for LGBTQ people. I am part of this community and know that there is a need for this kind of safe space particularly for trans people.
Screen Name Redacted 1/08/2024 02:40 PM	No
Screen Name Redacted 1/08/2024 09:06 PM	Im strongly in favour. Would be proud to see a development like this in my local area!

Screen Name Redacted 1/09/2024 11:34 AM	Perfectly happy with the proposals just not discrimination of people.
Screen Name Redacted 1/10/2024 12:05 PM	Very supportive of the lgbt angle
Screen Name Redacted 1/10/2024 12:18 PM	I think it is a good thing to have
Screen Name Redacted 1/10/2024 01:58 PM	None
Screen Name Redacted 1/11/2024 09:56 AM	I think that this is an excellent idea, and something I and my husband would likely want to live in when we age.
Screen Name Redacted 1/12/2024 07:22 AM	I believe this to be discrimination to house a group of people chosen by there colour. No I know it's not colour but what's the difference. Are we in America living in the depression. I am disgusted in this day and age. Let's segregate all races, cultures, sexes, sexual orientation!
Screen Name Redacted 1/12/2024 03:15 PM	Very welcome
Screen Name Redacted 1/12/2024 03:33 PM	I'm all for it.
Screen Name Redacted 1/12/2024 03:43 PM	Yes, I think this is a very good idea. As I am 55 years old, I feel I would need the extra care accommodation, especially as I get older
Screen Name Redacted 1/12/2024 05:30 PM	I'm happy with the proposed usage of the site but have some concerns over the design and how it will impact the traffic, pollution and aesthetic of the area
Screen Name Redacted 1/12/2024 05:51 PM	Happy with extra care provision
Screen Name Redacted 1/12/2024 06:04 PM	I think this is a very positive project and as a local resident, I welcome it in the area.
Screen Name Redacted	This seems a well thought out scheme that would enable people to

1/12/2024 06:19 PM	stay in their own place rather than a care home. I like the idea of enabling people to preserve their independence with additional support
Screen Name Redacted 1/12/2024 06:23 PM	Strongly in favour. The provision is needed and it will benefit the area
Screen Name Redacted 1/12/2024 06:23 PM	When established, consider 'core and cluster' for LGBT people living in the immediate area served from the complex. Would maximise the impact of the service and minimise the need for people to go into residential care.
Screen Name Redacted 1/12/2024 08:41 PM	I hope it becomes a trail blazer for other social housing providers
Screen Name Redacted 1/13/2024 10:01 AM	Absolutely love it.
Screen Name Redacted 1/13/2024 10:18 AM	It looks like a good idea and will fit well in Whalley Range
Screen Name Redacted 1/13/2024 12:34 PM	Its well needed, I am disabled both physically and mentally, I have numerous caring needs
Screen Name Redacted 1/13/2024 12:59 PM	Don't want to live in ghetto Want to be part of a community Shared space - family room / creative space / prayer & spiritual space / workspace room /
Screen Name Redacted 1/13/2024 02:19 PM	Please support Carlton Club accessibility. Please do more to make scheme sustainable. Solar is cheap & works. I have solar PVs and solar thermals on this road. Don't use gas boiler!. Air source or ground source heat pumps.

Optional question (44 response(s), 9 skipped)
Question type: Essay Question

Q7 Do you have any feedback on the design and layout of the proposals?

Screen Name Redacted	No

1/02/2024 04:24 PM	
Screen Name Redacted 1/02/2024 11:22 PM	Not yet
Screen Name Redacted 1/03/2024 08:54 AM	I would like to see less parking spaces. This is a well connected neighbourhood where we could be phasing down car usage. This could be more space for apartments or more space for gardens.
Screen Name Redacted 1/03/2024 09:15 AM	I am not in favour of the idea of 5-storey development; barely four storey. Most of the existing housing, which is within the conservation area, is three storey maximum and much of the remaining higher rise buildings have been done unsympathetically in days gone by and should have been controlled more effectively by planning/building control at Council level. I wouldn't want the bar setting to the lowest existing standards. Likewise I don't see how metal cladding has any benefit to the character of a conservation area.
Screen Name Redacted 1/03/2024 09:56 AM	I love the emphasis on the trees and landscape and the grouping of buildings around a courtyard.
Screen Name Redacted 1/03/2024 10:17 AM	It's unclear how transport links have been considered including spacious bike storage (for residents or visitors) .
Screen Name Redacted 1/03/2024 12:27 PM	As above in point 12. I do not think the architectural response has been sufficiently detailed to give proper feedback.
Screen Name Redacted 1/03/2024 05:06 PM	No.
Screen Name Redacted 1/03/2024 06:31 PM	Not until a read a bit more about it
Screen Name Redacted 1/03/2024 07:15 PM	Ensuring that the needs of older people reflect the needs of progressively older people. Ie it can revolve as society evolves.
Screen Name Redacted 1/03/2024 07:54 PM	They look a good mix of size, layout and accessibility.
Screen Name Redacted	I just don't think ghettoising is the way forward.

1/04/2024 09:38 AM	
Screen Name Redacted 1/04/2024 09:48 AM	Please send me a copy
Screen Name Redacted 1/05/2024 04:17 PM	no
Screen Name Redacted 1/06/2024 10:33 AM	It looks fantastic
Screen Name Redacted 1/06/2024 11:29 AM	Looks good. Might want to consider access to Russell road And additional retail/food/café space.
Screen Name Redacted 1/08/2024 09:28 AM	Once again it’s gentrifying areas. I have visited other forms of shelter accommodation, retirement homes and over 55’s developments and people of all backgrounds and status live together. But it seems to be that white , middle class, LGBQT people don’t want to mix with others.
Screen Name Redacted 1/08/2024 10:42 AM	No
Screen Name Redacted 1/08/2024 02:40 PM	No
Screen Name Redacted 1/09/2024 11:34 AM	None
Screen Name Redacted 1/10/2024 12:18 PM	No
Screen Name Redacted 1/10/2024 01:58 PM	None
Screen Name Redacted 1/11/2024 09:56 AM	No, I think it looks/sounds good as it is, and in keeping with the area.
Screen Name Redacted 1/12/2024 07:22 AM	Nothing wrong with the materialistic proposals

Screen Name Redacted 1/12/2024 03:15 PM	Please bear in mind d older people may want their grandchildren to stay who may e too young for the guest accomodation.
Screen Name Redacted 1/12/2024 03:33 PM	No. Looks good.
Screen Name Redacted 1/12/2024 03:43 PM	I think they were quite clear and easy to understand
Screen Name Redacted 1/12/2024 05:30 PM	1. Entrance on Whalley Road. This is unwise and unnecessary. This is a school safe road which has limited access time with the aim of reducing pollution and making it safe for the children at the school. Including an entrance here will increase traffic, pollution and visitors will park on this street around the school area. There will be quite some coming and going due to the nursing care visits and visitors alongside residents. This all goes in direction opposition to the aims of the locals and council for this street and area. The entrances on Carlton and Russell road should be sufficient. 2. The height of the care flats. I feel that 5 stories (including the ground floor) is excessive and reducing to 2 or even 3 floors would be lots of housing but make much less visual and physical impact. 4 floors will really stick out, being much taller than any other buildings in the area. It will overlook our house and the school quite significantly. 3. Trees and aesthetic It is really important to us that the current trees are kept and more green added to ensure that the project merged in with Whalley Range's green eco conscious protected area. This will ensure good integration of not only the new buildings, but on acceptance of the residents into this community.
Screen Name Redacted 1/12/2024 05:51 PM	I'd like to have a cafe to visit
Screen Name Redacted 1/12/2024 06:04 PM	I am curious to hear more about the sustainable as zero carbon aspects as the projects. I would appreciate the project to be more ambitious regarding net zero, maybe by thinking outside the box and include local residents (e.g. heating system like heat pump go be offered to other local residents to limit costs, car clubs etc.)
Screen Name Redacted 1/12/2024 06:19 PM	I like the mixof accommodation together with communal areas where people can mix. These definitely need a person with the role of encouraging people to mix, activities etc
Screen Name Redacted	It's a shame there won't be much private outside space

1/12/2024 06:23 PM

Screen Name Redacted 1/12/2024 06:23 PM	Would have liked to have seen an a 360 degree safe walking around the extra care bit so that those with dementia can wander without hitting locked doors or barriers
Screen Name Redacted 1/13/2024 10:01 AM	Amazing.
Screen Name Redacted 1/13/2024 10:18 AM	I hope the building will remain no higher than the previous building. I hope the number of parking spaces will not be reduced as plans progress
Screen Name Redacted 1/13/2024 12:34 PM	I love the layout and glad to hear trees will be preserved
Screen Name Redacted 1/13/2024 12:59 PM	Cycling
Screen Name Redacted 1/13/2024 02:19 PM	Please maintain the woodland feel Whalley Range. Keep biodiversity, wild areas, bird and Insect population. Have a pond.

Optional question (38 response(s), 15 skipped)
Question type: Essay Question

Q8 Do you have any other comments or suggestions?

Screen Name Redacted 1/02/2024 04:24 PM	The sooner the better !
Screen Name Redacted 1/02/2024 11:22 PM	Mentioned above
Screen Name Redacted 1/03/2024 08:54 AM	In keeping with the Victorian spirit of the area, I would suggest you could build higher if there is demand. The designs suggest this will only be a little taller than Danesfield. I would welcome a block 50% taller than Danefield, as long as it complies with the other needs of the conservation area.

Screen Name Redacted 1/03/2024 09:15 AM	I would like to see assurances that such a large development would not create extra strain on local provision in terms of primary schools and local health services; I imagine that there will be more local surgery places needed. Some kind of potential local impact study and statement would be welcome.
Screen Name Redacted 1/03/2024 09:56 AM	No
Screen Name Redacted 1/03/2024 10:17 AM	Issues around net zero have been raised repeatedly...it's time to act on these concerns for everyone's benefit
Screen Name Redacted 1/03/2024 12:27 PM	Massing and materiality need to be considered in more detail.
Screen Name Redacted 1/03/2024 05:06 PM	Instead of making the proposed site to accommodate to LGBTQ and/or their allies, the housing proposal should be opened to all others who equally looked for accommodation. Moreover, the proposal of building a designated site(s) peculiarly for a particular sector(s), it is fundamentally contrary to the spirit of bringing about a harmonious society.
Screen Name Redacted 1/03/2024 06:31 PM	It’s important that the projects reflects the broad spectrum of people. It would be easy to create an area that is based on stereotypes of what a gay community is.
Screen Name Redacted 1/03/2024 07:15 PM	Think about our diversity. Intersectionality. Make sure it’s a safe place for all, allow everyone that enjoys the space to have their voice but be pragmatic to outcomes.
Screen Name Redacted 1/03/2024 07:54 PM	Would be interested to see ball park prices for the shared ownership scheme
Screen Name Redacted 1/04/2024 09:38 AM	People are not just their sexuality.
Screen Name Redacted 1/04/2024 09:48 AM	Outside area is important with perhaps a covered area and area with possibility to garden.
Screen Name Redacted	Development plans be what may. The tenants should not solely

1/05/2024 04:17 PM	consist of lbgtq+ community just because they are from the lbgtq+ community.
Screen Name Redacted 1/06/2024 10:33 AM	At a time when hate crime is increasing and minority groups are increasingly facing hostility from right wing media, such a scheme is essential and feels genuinely innovative and necessary. Especially scoping out a space specifically for the older community as I feel they may often get left behind and actually need more focus and care as they get older.
Screen Name Redacted 1/06/2024 11:29 AM	Only as above
Screen Name Redacted 1/08/2024 09:28 AM	That it is not exclusive to only LGBTQ applicants.
Screen Name Redacted 1/08/2024 10:42 AM	No
Screen Name Redacted 1/08/2024 02:40 PM	Yes. In addition to aiming for 55+ year old LGBT people, it would also be worth considering opening applications to LGBT youth. LGBT youth are disproportionately affected by homelessness, and should therefore been given support/priority when applications are made for first time buyers in the non 55+ housing. Those facing housing insecurity, homeless, and hostile households should be considered carefully.
Screen Name Redacted 1/09/2024 11:34 AM	It is dispicable that we are discriminating again any class or community of people. The need to have an LGBT+ elligbility is unreasonable in this day and age. I'm certian if there was a site set up for only straight people there woudl be uproar! I fully support the LGBT+ community but we must stop with discrimination as it does not drive communities together only apart.
Screen Name Redacted 1/10/2024 12:18 PM	No
Screen Name Redacted 1/10/2024 01:58 PM	Excellent initiative
Screen Name Redacted 1/12/2024 07:22 AM	Nope I think I have said enough.

Screen Name Redacted 1/12/2024 03:15 PM	Space for cooking and sharing food together. Older LGBT people at the moment may feel more isolated and have more need for these kind of social opportunities to make friends.
Screen Name Redacted 1/12/2024 03:43 PM	No that's all
Screen Name Redacted 1/12/2024 05:30 PM	Whilst you are building please communicate via leaflets or email which phase you are in, timescales, anticipated noise levels and give a contact for us to use for any issues.
Screen Name Redacted 1/12/2024 05:51 PM	Very good
Screen Name Redacted 1/12/2024 06:04 PM	Not at this stage. It was very good to be able to engage with people involved in the project.
Screen Name Redacted 1/12/2024 06:19 PM	Isolation is the worst thing about getting older and I like the idea of activities and spaces so people can get together. Also that it would be open to the wider community - cafe etc. So it doesn't become an enclave for certain groups of people.
Screen Name Redacted 1/12/2024 06:23 PM	Can you ensure GP provision is Adequate?
Screen Name Redacted 1/12/2024 06:23 PM	Bee friendly plants in the landscaping, not the usual corporate low maintenance shrubs.
Screen Name Redacted 1/13/2024 10:01 AM	Absolutely amazing. So exciting.
Screen Name Redacted 1/13/2024 10:18 AM	As a person in the 80+ age range I always say in dwellings intended for more than one person it is desirable, almost necessary, to have two toilets. Speaking from the experience of two people is this age group living together we would not consider moving into a property with only one toilet available.
Screen Name Redacted 1/13/2024 12:34 PM	How do I join the team to help with further planning How do i put my name down

Screen Name Redacted 1/13/2024 12:59 PM	Somehwere that can add to life of the community whilst providing housing needs Link in with community - carlton club
Screen Name Redacted 1/13/2024 02:19 PM	I like the Leaf Street Hulme design. I like the Dutch architects influences.

Optional question (36 response(s), 17 skipped)
Question type: Essay Question

mosaic
town planning

Appendix 2 - Engage Great Places: Summary Report

Great Places
Russell Road, Whalley Range

Summary Report

13 March 2023 - 14 January 2024

Engage Great Places

PROJECTS SELECTED: 1

Russell Road - your views

FULL LIST AT THE END OF THE REPORT

Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY
1.2 k	462

NEW REGISTRATIONS
0

ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
54	352	1 k

PARTICIPANT SUMMARY

ENGAGED
INFORMED
AWARE

54 ENGAGED PARTICIPANTS

	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	0	0	53
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	1	0	0
Asked Questions	0	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

** A single engaged participant can perform multiple actions*

(%)

Russell Road - your views	54 (5.2%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

352 INFORMED PARTICIPANTS

	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	126
Visited the Key Dates page	27
Visited an FAQ list Page	129
Visited Instagram Page	0
Visited Multiple Project Pages	272
Contributed to a tool (engaged)	54

** A single informed participant can perform multiple actions*

(%)

Russell Road - your views	352 (34.0%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

1,034 AWARE PARTICIPANTS

	Participants
Visited at least one Page	1,034

** Aware user could have also performed an Informed or Engaged Action*

Russell Road - your views	1,034

** Total list of unique visitors to the project*

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ENGAGEMENT TOOLS SUMMARY

0	1	3	0	0	0	1	1	0
FORUM TOPICS	SURVEYS	NEWS FEEDS	QUICK POLLS	GUESTBOOKS	STORIES	Q&A'S	PLACES	

SURVEYS SUMMARY

1	Surveys
53	Contributors
53	Submissions

TOP 3 SURVEYS BASED ON CONTRIBUTORS

53
Contributors to

Your feedback on the proposals

NEWSFEEDS SUMMARY

3	NewsFeed
3	Visits
3	Visitors

TOP 3 NEWSFEEDS BASED ON VISITORS

1
Visitors to

Watch - Community Steering Group - LGBTQ+ majority Extra Care Scheme, Russell

1
Visitors to

October 2023 - Latest update on our Russell Road Extra Care Scheme Project

1
Visitors to

December 2023 - Latest update on our Russell Road Extra Care Scheme Project

Q & A SUMMARY

1	Q&As
0	Contributors
0	Questions

TOP 3 Q & A BASED ON CONTRIBUTORS

0
Contributors to

Your questions

PLACES SUMMARY

1	Places
0	Contributors
0	Pins

TOP 3 PLACES BASED ON CONTRIBUTORS

0
Contributors to

Location of the site

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INFORMATION WIDGET SUMMARY

21	0	0	1	1
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

DOCUMENTS

21	Documents
126	Visitors
420	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS

103	76	49
Downloads	Downloads	Downloads
deleted_document	Visual view in situ	deleted_document

FAQS

1	Faqs
129	Visitors
161	Views

TOP 3 FAQS BASED ON VIEWS

161
Views

Russell Road - your views

KEY DATES

1	Key Dates
27	Visitors
35	Views

TOP 3 KEY DATES BASED ON VIEWS

35
Views

Russell Road - your views

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TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
lnks.gd	146
www.placenorthwest.co.uk	93
www.greatplaces.org.uk	47
www.manchestereveningnews.co.uk	39
www.msn.com	33
www.google.com	26
t.co	22
tvchix.com	9
www.pbctoday.co.uk	9
android-app	5
lm.facebook.com	5
m.facebook.com	5
www-manchestereveningnews-co-uk.cdn.ampproject.org	5
greatplaces.interactgo.com	2
l.facebook.com	2

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SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
Russell Road - your views	1034	352	54

Powered by BANG THE TABLE engagementHQ

mosaic
town planning

Appendix 3 - Draft Plans October 2023

Great Places
Russell Road, Whalley Range

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- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES.
- ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
- REPORT ERRORS & OMISSIONS TO ARCHITECT.
- WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO. DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.
- CHECK ALL DIMENSIONS ON SITE.
- DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN. AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:

N

Site Boundary (0.9Ha)

Existing Buildings

Existing Trees
(Trees & Root Protection Areas estimated from previous survey)

Schedule of Accommodation (ECH Apartments - 5-Storeys)

Type	Area	Total	%
1 Bed 2 Person	51m^2	40	51
1 Bed 2 Person (CAT 3)	61m^2	1	1
2 Bed 3 Person	64m^2	37	47
2 Bed 3 Person (CAT 3)	72m2	1	1
Total		79	

Car parking: 20no.

Schedule of Accommodation (Shared Ownership - 4-Storeys)

Type	Area	Total	%
1 Bed 2 Person Flat	50.3m^2	24	63
2 Bed 4 Person Duplex	83m^2	14	37
Total		38	

Car parking: 39no. (103%)

Site Layout / Ground Floor

Rev	Date	By	Remarks

Client: Great Places Housing Group

Project Name: Russell Road Extra Care Housing

Drawing Name: Proposed Plans: Site Plan with Ground Floor Plan - Option 2

Drawing Purpose: INFORMATION

TRI no. — Project Number: 22-036 | Drawing Number: SK40 | Revision:

CDE no. — Project | Origin | Vol/Sys | Level | Type | Role | Number: XX - XX - XX - XX - XX - XX - XX

Status:	Scale @ A2:	Drawn:	Checked:	Date:
	1:500	MM	AJD	Oct 2023

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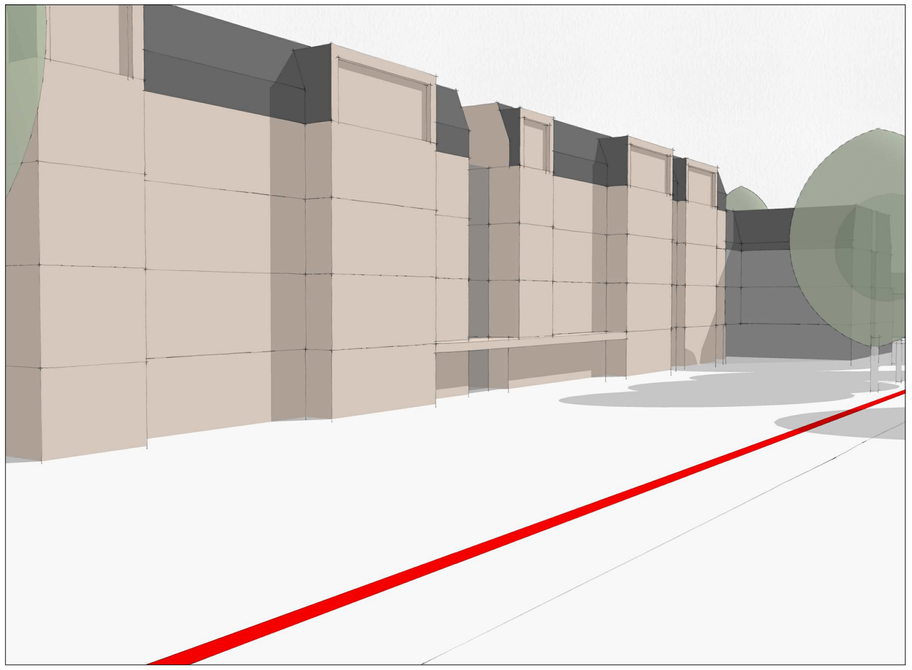
Raven House,
113 Fairfield Street,
Manchester,
M12 6EL



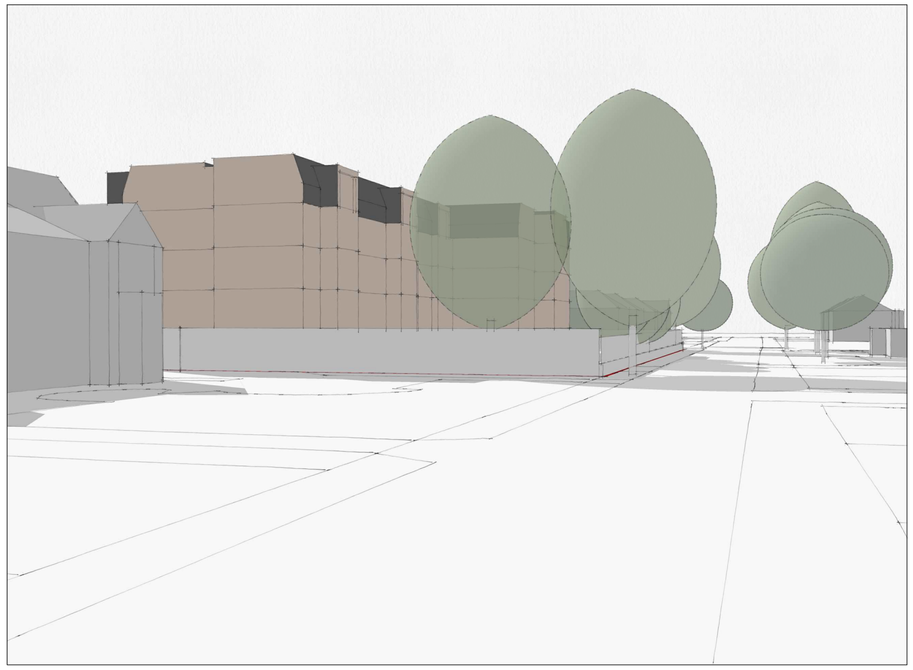
Bird's Eye View from South



Bird's Eye View from North-East



View Towards Russell Road Entrance
(Trees & Boundary Wall Hidden)



View Along Whalley Road, with St Luke's Centre on the Left

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Rev	Date	By	Remarks

Client: Great Places Housing Group

Project Name: Russell Road Extra Care Housing

Drawing Name: Initial Massing - Option 2

Drawing Purpose: INFORMATION

TRI no.	Project Number:	Drawing Number:	Revision:
	22-036	SK42	

CDE no.	Project	Origin	Vol/Sys	Level	Type	Role	Number
	XX - XX - XX - XX - XX - XX - XX						

Status:	Scale @ A2:	Drawn:	Checked:	Date:
	NTS	MM	AJD	Oct 2023

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113 Fairfield Street,
Manchester,
M12 6EL

Appendix 4 - Draft Plans March 2024

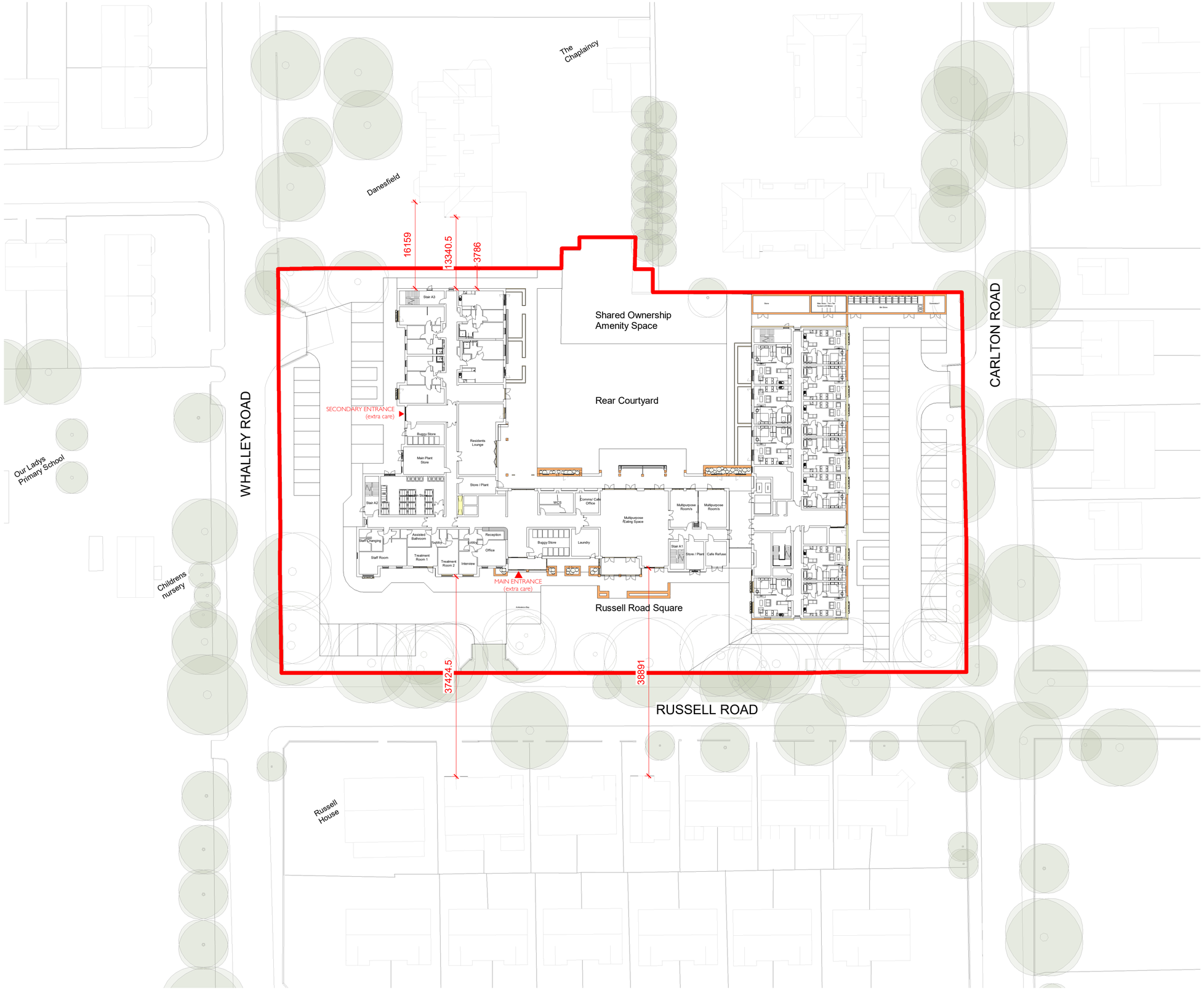
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Scale 1:500

0m 5m 10m 25m

Schedule of Accomodation (ECH Apartments)			
Type	Occupancy	Area	Total
Type A	1 Bed 2 person	<varies>	32
Type B	1 Bed 2 person	55 m²	8
Type C	1 Bed 2 person (CAT 3)	62 m²	1
Type D	2 Bed 3 Person	<varies>	37
Type E	2 Bed 3 Person (CAT 3)	73 m²	1
Total			79



Rev	Date	By	Remarks
/	21.02.24	MM	Draft Issue.

Client: Great Places Housing Group						
Project No. / Project Name: 22-036 / Russell Road Extra Care Housing						
Drawing Name: Site Plan with Ground Floor Plan						
Drawing Purpose: INFORMATION						
Project:	Origin:	Vol/Level:	Type	Role	Drg No.:	Revision
RUS	TRI	22-036 - XX - XX - 2010				
Status	Scale @ A2		Drawn	Check.	Date	
	1 : 500		JM	MM	JAN 2024	

DRAFT

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1 Russell Rd Elevation - South West
1 : 100



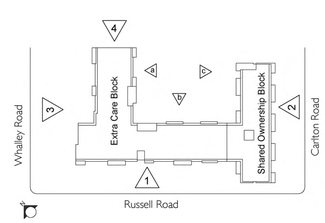
2 Carlton Road Elevation - South East
1 : 100



3 Whalley Road Elevation - North West
1 : 100



4 North East Elevation
1 : 100



Rev	Date	By	Remarks
/	21.02.24	MM	Draft Issue.

Client: Great Places Housing Group

Project No. / Project Name: 22-036 / Russell Road Extra Care Housing

Drawing Name: GA Elevations - External Elevations

Drawing Purpose: INFORMATION

DRAFT

Project	Origin	Volume	Level	Type	Role	Number	Revision
RUS	TRI	Z	ZZ	DR	A	2201	

Status	Scale @ A0	Drawn	Check	Date
S0	As indicated	JM	MM	JAN 2024

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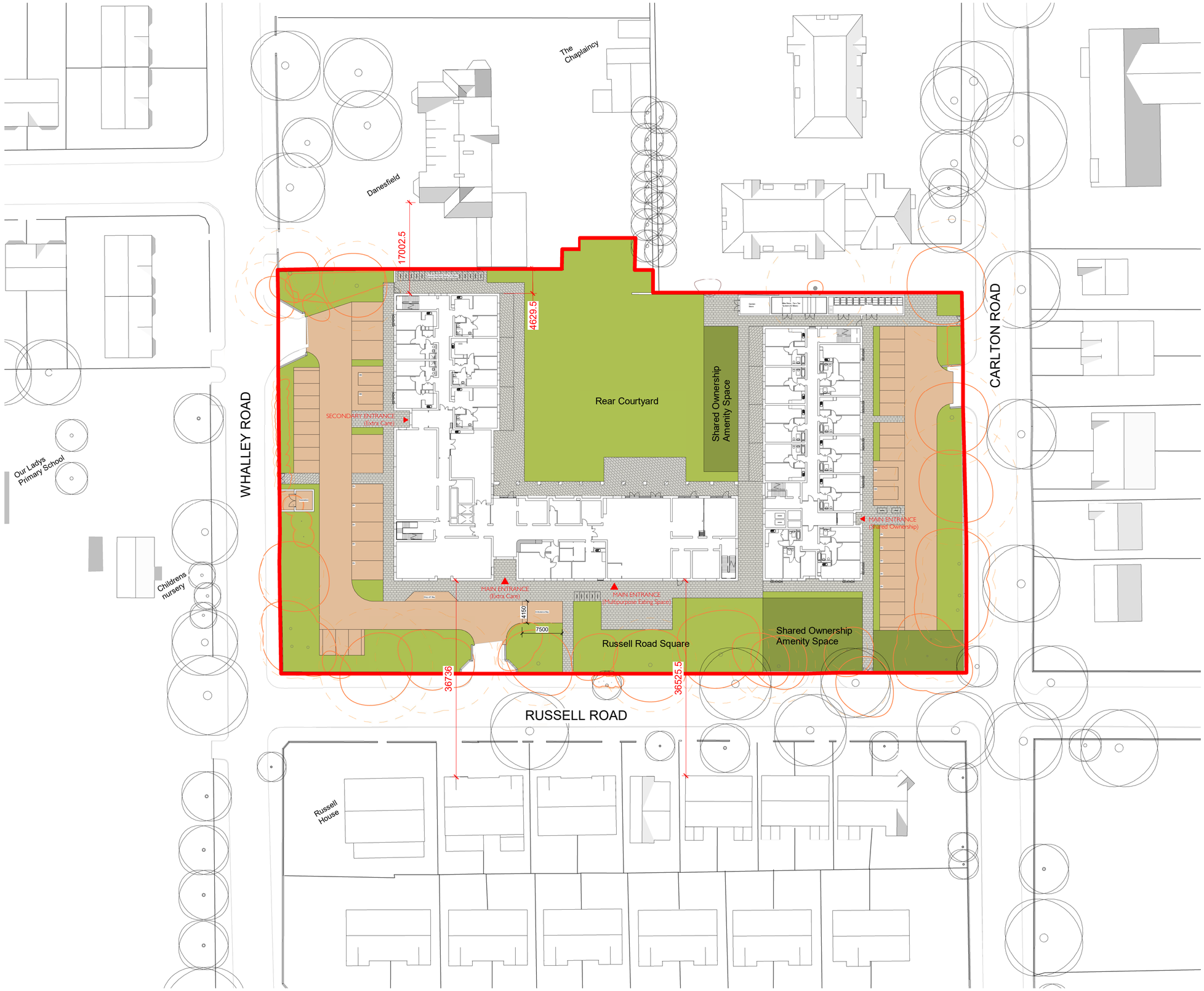
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mosaic
town planning

Appendix 5 - Draft Plans May 2024

Great Places
Russell Road, Whalley Range



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Scale 1:500

0m 5m 10m 25m

Rev	Date	By	Remarks
F	17.05.24	JM	General updates in-line with ongoing design & coordination
E	09.05.24	MM	Shared Ownership parking and amenity space altered. Ambulance bay size increased.
D	03.05.24	MM	Block plans updated. Site Plan updated.
C	11.03.24	JM	General Updates. Issued for Planning Pre-app meeting
B	07.03.24	MM	Updated to include EV parking spaces, additonal disabled bays, cycle provision and indicative pedestrian access routes.
A	27.02.24	MM	Draft Issue
/	21.02.24	MM	Draft Issue.

Client: Great Places Housing Group

Project No. / Project Name: 22-036 / Russell Road Extra Care Housing

Drawing Name: Site Plan

Drawing Purpose: INFORMATION

DRAFT

Project:	Origin:	Vol:	Level:	Type:	Role:	Drg No.:	Revision
RUS	TRI	2	0	DR	A	2010	F

Status	Size	Drawn	Check	Date
	A2	JM	MM	JAN 2024

1 : 500

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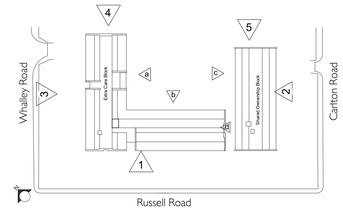
1 Russell Rd Elevation - South West
1 : 100



2 Carlton Road Elevation - South East
1 : 100



3 Whalley Road Elevation - North West
1 : 100



Rev	Date	By	Remarks
C	17.05.24	JM	General updates in-line with ongoing design & coordination
B	11.03.24	JM	General Updates. Issued for Planning Pre-app meeting
A	27.02.24	MM	Draft Issue
/	21.02.24	MM	Draft Issue.

Client:
Great Places Housing Group

Project No. / Project Name:
22-036 / Russell Road Extra Care Housing

Drawing Name:
GA Elevations - External Elevations

Drawing Purpose:
INFORMATION

Project	Origin	Volume	Type	Level	No.	Revision
RUS	TRI	Z	XX	00	2201	C

Status	Scale @ A0	Drawn	Check	Date
	As indicated	JM	MM	JAN 2024

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town planning

Appendix 6 - Public Consultation Event Information Boards

WELCOME TO OUR PUBLIC CONSULTATION DROP-IN EVENT AND THANK YOU FOR COMING ALONG

We would like to invite you to look at our proposals for a new residential scheme in Whalley Range.

Plans for an exciting new development have been unveiled by Great Places Housing Group. Proposals include the UK's first purpose-built and co-produced majority LGBTQ+ Extra Care housing scheme at the site of the former Spire Hospital on Russell Road, Whalley Range.

The planned scheme will deliver around 80 social rented apartments for older people, alongside a separate shared ownership block consisting of around 40 affordable apartments for first time buyers and eligible customers. The scheme aims to be as low-carbon as possible, and will take a 'fabric first' approach to energy efficiency.

The project will be developed by Great Places Housing Group in partnership with Manchester City Council, LGBT Foundation, Rowlinson Construction and the Russell Road Community Steering Group.

As part of the consultation process, we welcome your views and opinions on our proposals so that these can be incorporated into the plans we submit to the council as part of the planning process.



How to give feedback:

- Fill in a comments sheet in person.
- Visit ***ourvoice.greatplaces.org.uk/russell-road-your-views*** to fill in a survey online.
- Scan the QR code opposite to fill in a survey online.

Scan to fill in a survey online

great places HOUSING GROUP

MANCHESTER CITY COUNCIL

LGBT FOUNDATION

Rowlinson

SFP

TRIANGLE ARCHITECTS

To Trafford

To Manchester City Centre

King's Road Primary School

Kings Rd

St Mary's C of E Primary School

Indian Senior Citizens Centre

St Margaret's Church

Our Lady's Primary School

Upper Chorlton Rd

Russell Road Site Boundary

Carlton Rd

Manchester Chinese Christian Church

Church of St Edmund

Minhaj-ul-Qur`an International

The Carlton Club

Seymour Grove

Withington Rd

Alexandra Rd S

Alexandra Park

St John Vianney RC School

St Bede's College

The Pavillion

Manley Park Primary School

St Margaret's C of E Primary School

Manley Park Methodist Church

Manley Park

British Muslim Heritage Centre

KEY

- Retail, Cafes + Restaurants
- Healthcare + Education
- Community + Social
- Listed Buildings
- Religious Buildings
- Conservation Boundary
- Site Boundary
- Green Spaces
- Main Roads
- Feeder Roads
- Tram Lines
- Bus Stops

To Chorlton

To Withington

FOR ILLUSTRATIVE PURPOSES ONLY

Description: Site Location & Wider Context
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-01



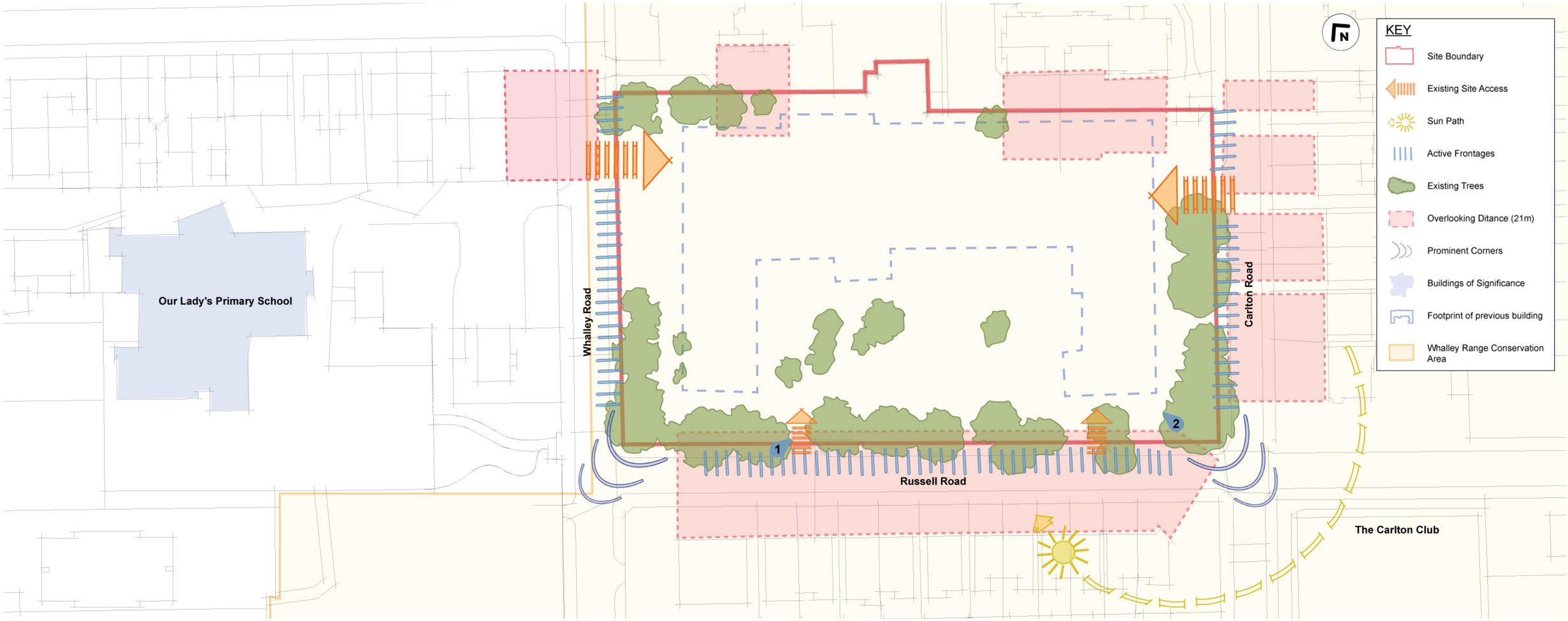
Surrounding Scale / Building Heights



1 View from existing Russell Road access (northern)



2 View from Carlton Road/Russell Road corner (within site boundary)



Site Constraints & Opportunities

FOR ILLUSTRATIVE PURPOSES ONLY

Description: Site Constraints & Opportunities
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-02

Extra Care Housing in Whalley Range

Extra Care housing helps to increase the affordable housing opportunities for older people aged 55 and over, helping people move into high quality accommodation, with flexible care and support services should they be needed. It can encourage older people to live independently for as long as possible, and can help with socialising and reducing the risk of social isolation.

Extra Care housing can also help to release existing family-sized homes and smaller properties onto the local housing market, which can benefit families and first-time buyers.

A survey carried out by LGBT Foundation to better understand housing and support needs of LGBTQ+ people aged 55 and over highlighted the need for an Extra Care scheme for a majority LGBTQ+ community.

Whalley Range was chosen as the location for the UKs first purpose-built majority LGBTQ+ Extra Care housing scheme due to its existing diverse and welcoming community, with the anticipation that the new scheme will further enhance the diversity and vibrancy of the neighbourhood.

The Community Steering Group (CSG)

The CSG are made up of representatives from the local, LGBTQ+ and older people's communities. Their primary role is to place communities and people with lived experience at the heart of the development of the LGBTQ+ majority Extra Care Scheme: sharing knowledge, skills and experience, informing the design principles of the scheme, considering the required services and facilities to be offered at the scheme, advising on the engagement with the range of LGBTQ+, older people's and Whalley Range communities through the process.

Co-Production

Co-production is a process where all parties involved (construction professionals and the community) have an equal say how the development is created.

Great Places Housing Group are working in close partnership with the CSG, Manchester City Council and LGBT Foundation on the design, development and service delivery of the scheme.

Regular meetings with the wider design team (Rowlinson Construction, Triangle Architects & Simon Fenton Partnership) have co-produced the high-level design of the scheme, and have included decisions about flat layouts, internal communal spaces and facilities for customers and the wider community (see diagram to right). Going forward, co-production with the CSG will support the design of the delivery of services, working closely with the care provider onsite to ensure that the needs of the LGBTQ+ and older people's communities are met.



JULY 2023

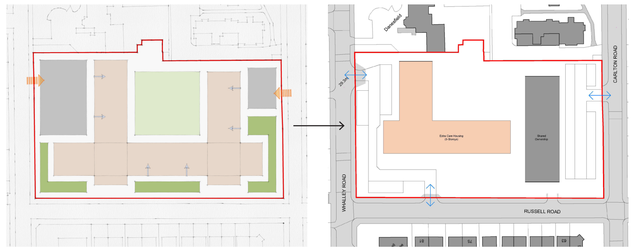
Meeting 1 - Introductions & Initial Discussions

Initial meeting between the CSG and the Project Team.

Discussion to bring the CSG up to date with the work that had taken place to bring the project to this point with the new Project Team.

Update on number of units for the Extra Care Housing, and introduction of the Shared Ownership apartments.

Points for consideration raised by the CSG, such as connecting the two elements (physically and community), parking numbers, bin storage, and size of apartments.



AUGUST 2023

Meeting 2 - Internal Apartment Layouts

Example discussion points:
- Open plan or enclosed hallway?
- Kitchen - open, enclosed or semi-enclosed?
- Jack & Jill bathroom or no access from bedroom?
- Built-in furniture or freestanding?
- Internal window to corridor?



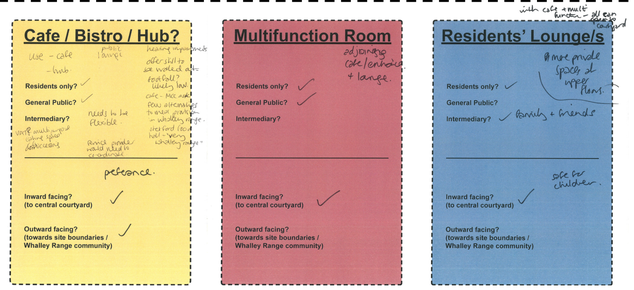
SEPTEMBER 2023

Meeting 3 - Internal Communal Spaces

Key spaces considered, such as:
- Café/Bistro/Eating Space
- Multifunction Room(s)
- Treatment Rooms
- Residents' Lounge
- Entrances

Discussion on whether each space should be:
- Residents only / general public / intermediary (friends and family)
- Inward or outward facing

Layout options provided to prompt discussion.



OCTOBER 2023

Meeting 4 - Plans & Massing

A meeting with planning officers had taken place prior to this meeting to discuss updated layouts and initial massing, as well as inform them about the Co-Production process. CSG updated on the outcome of this meeting.

Discussion on layouts produced based on feedback from previous meetings. Further input given by CSG and Project Team members to be adjusted for the next revision.

Simple massing images discussed.



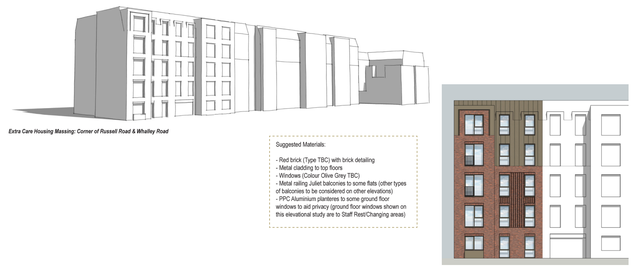
NOVEMBER 2023

Meeting 5 - Elevation Studies & Materials

Precedent images for the external appearance of the building discussed. Importance and implications of material choice in relation to the site's position within a Conservation area discussed.

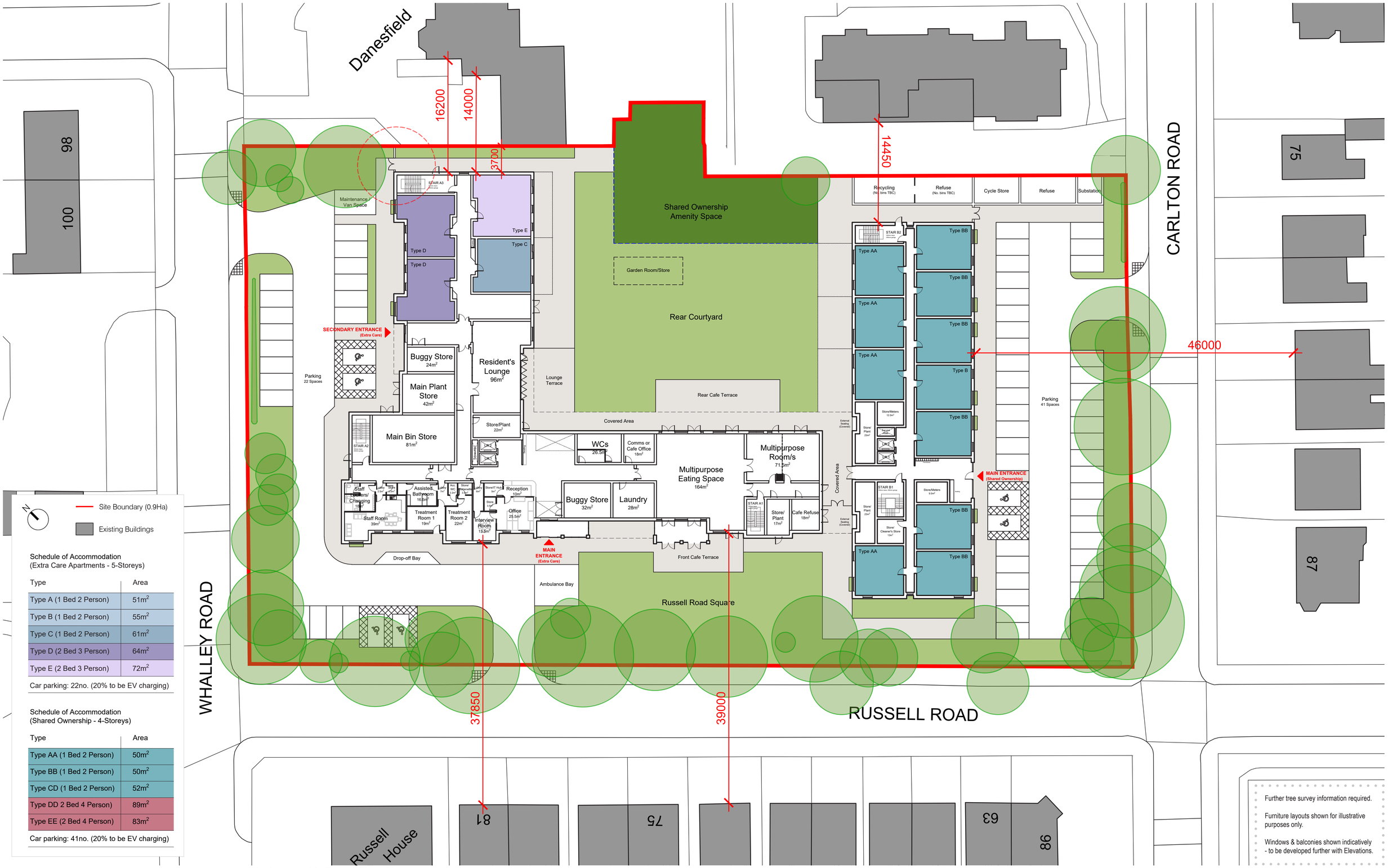
Elevation studies prepared for both the Extra Care Housing and Shared Ownership apartments reviewed. Discussion on how these needed to work in harmony, which could be achieved with the same materials, detailing and window sizes on both.

Precedent images for external landscaped areas discussed.



FOR ILLUSTRATIVE PURPOSES ONLY

Description: Co-Production Process
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-03



Schedule of Accommodation
(Extra Care Apartments - 5-Storeys)

Type	Area
Type A (1 Bed 2 Person)	51m²
Type B (1 Bed 2 Person)	55m²
Type C (1 Bed 2 Person)	61m²
Type D (2 Bed 3 Person)	64m²
Type E (2 Bed 3 Person)	72m²

Car parking: 22no. (20% to be EV charging)

Schedule of Accommodation
(Shared Ownership - 4-Storeys)

Type	Area
Type AA (1 Bed 2 Person)	50m²
Type BB (1 Bed 2 Person)	50m²
Type CD (1 Bed 2 Person)	52m²
Type DD 2 Bed 4 Person)	89m²
Type EE (2 Bed 4 Person)	83m²

Car parking: 41no. (20% to be EV charging)

Site Layout with Ground Floor Plan

Further tree survey information required.

Furniture layouts shown for illustrative purposes only.

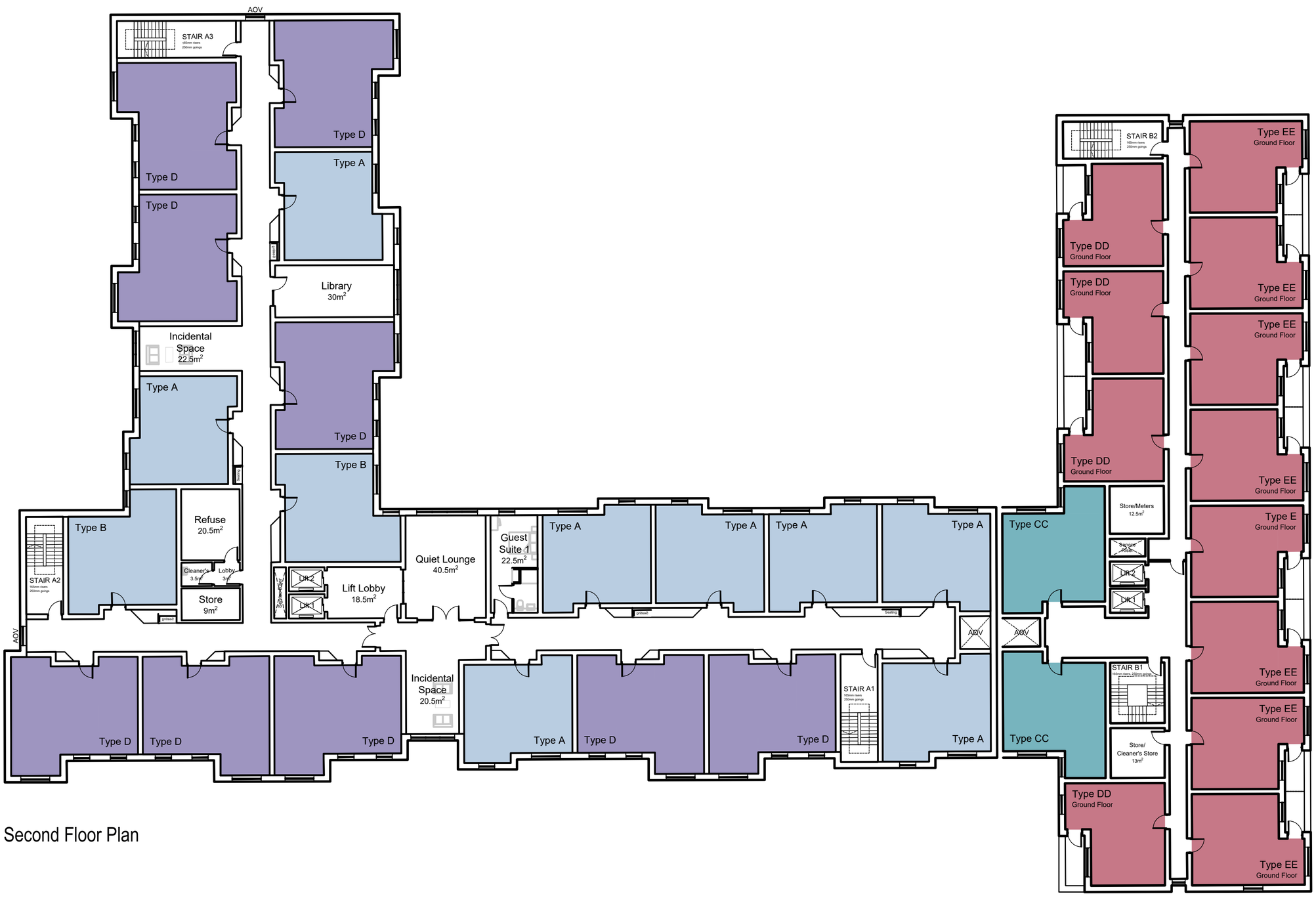
Windows & balconies shown indicatively - to be developed further with Elevations.

FOR ILLUSTRATIVE PURPOSES ONLY

Description: Proposed Site Plan with Ground Floor Plans
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-04



First Floor Plan



Second Floor Plan

Schedule of Accommodation
(Extra Care Apartments - 5-Storeys)

Type	Area
Type A (1 Bed 2 Person)	51m²
Type B (1 Bed 2 Person)	55m²
Type C (1 Bed 2 Person)	61m²
Type D (2 Bed 3 Person)	64m²
Type E (2 Bed 3 Person)	72m²

Car parking: 22no. (20% to be EV charging)

Schedule of Accommodation
(Shared Ownership - 4-Storeys)

Type	Area
Type AA (1 Bed 2 Person)	50m²
Type BB (1 Bed 2 Person)	50m²
Type CD (1 Bed 2 Person)	52m²
Type DD 2 Bed 4 Person)	89m²
Type EE (2 Bed 4 Person)	83m²

Car parking: 41no. (20% to be EV charging)

Furniture layouts shown for illustrative purposes only.

Windows & balconies shown indicatively - to be developed further with Elevations.

FOR ILLUSTRATIVE PURPOSES ONLY

Description: Proposed Block Plans (Extra Care Housing & Shared Ownership Apartments)
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-05



Third Floor Plan



Fourth Floor Plan

Schedule of Accommodation
(Extra Care Apartments - 5-Storeys)

Type	Area
Type A (1 Bed 2 Person)	51m²
Type B (1 Bed 2 Person)	55m²
Type C (1 Bed 2 Person)	61m²
Type D (2 Bed 3 Person)	64m²
Type E (2 Bed 3 Person)	72m²

Car parking: 22no. (20% to be EV charging)

Schedule of Accommodation
(Shared Ownership - 4-Storeys)

Type	Area
Type AA (1 Bed 2 Person)	50m²
Type BB (1 Bed 2 Person)	50m²
Type CD (1 Bed 2 Person)	52m²
Type DD 2 Bed 4 Person)	89m²
Type EE (2 Bed 4 Person)	83m²

Car parking: 41no. (20% to be EV charging)

Furniture layouts shown for illustrative purposes only.

Windows & balconies shown indicatively - to be developed further with Elevations.

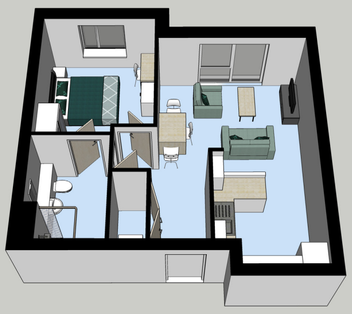
FOR ILLUSTRATIVE PURPOSES ONLY

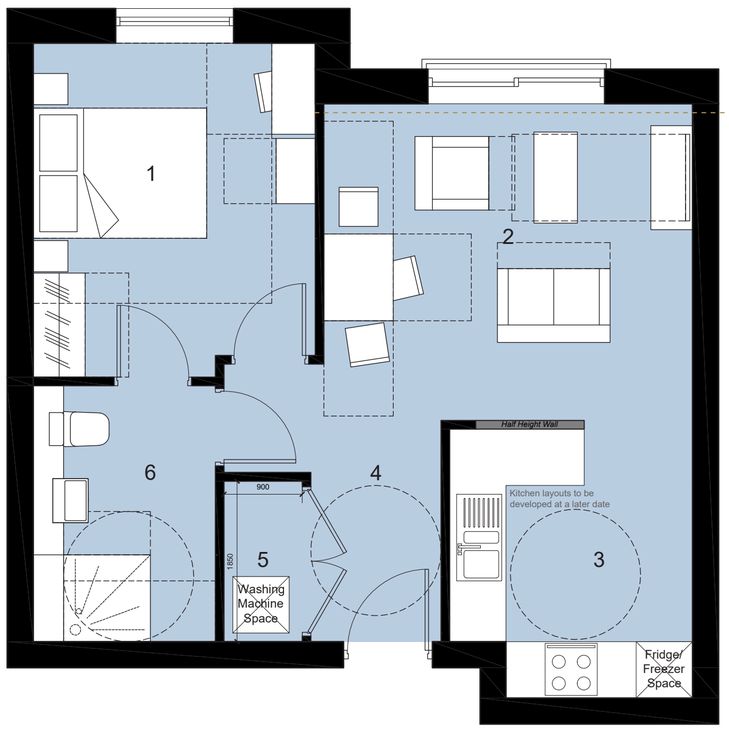
Description: Proposed Block Plans (Extra Care Housing & Shared Ownership Apartments)
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-06

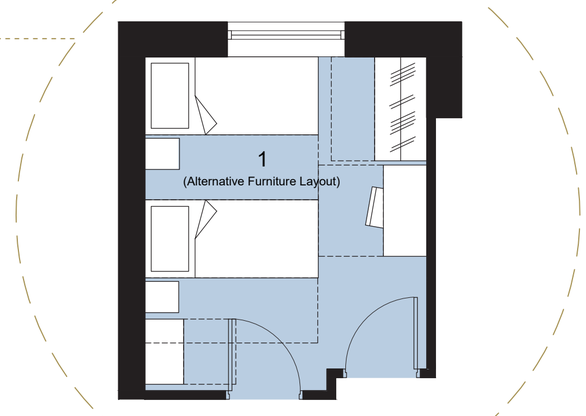
Typical 1-Bed Apartment
(1 Bedroom 2 Person)

1 Bedroom
2 Living/Dining Room
3 Kitchen
4 Hall
5 Store
6 Bathroom

Total Area: 51m²





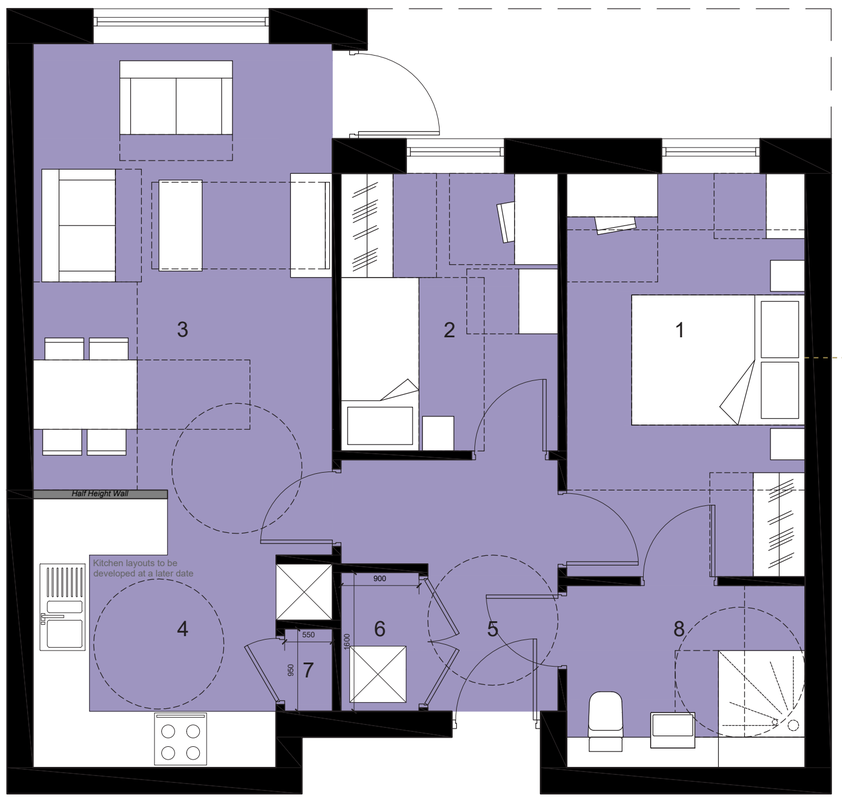


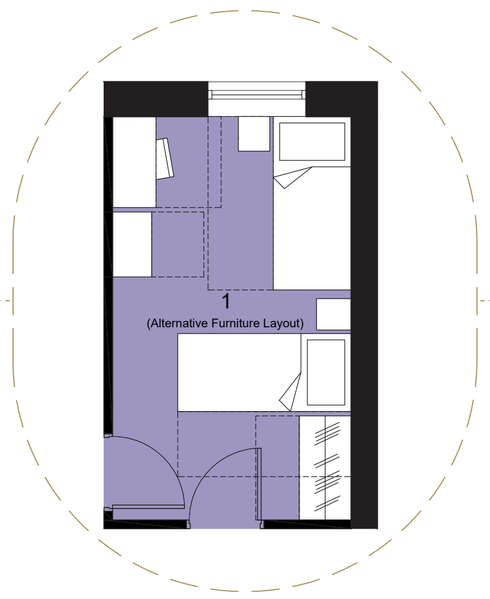
Typical 2-Bed Apartment
(2 Bedroom 3 Person)

1 Bedroom 1
2 Bedroom 2
3 Living/Dining Room
4 Kitchen
5 Hall
6 Store 1
7 Store 2
8 Bathroom

Total Area: 64m²









Typical 1-Bed Wheelchair Accessible Apartment
(1 Bedroom 2 Person)

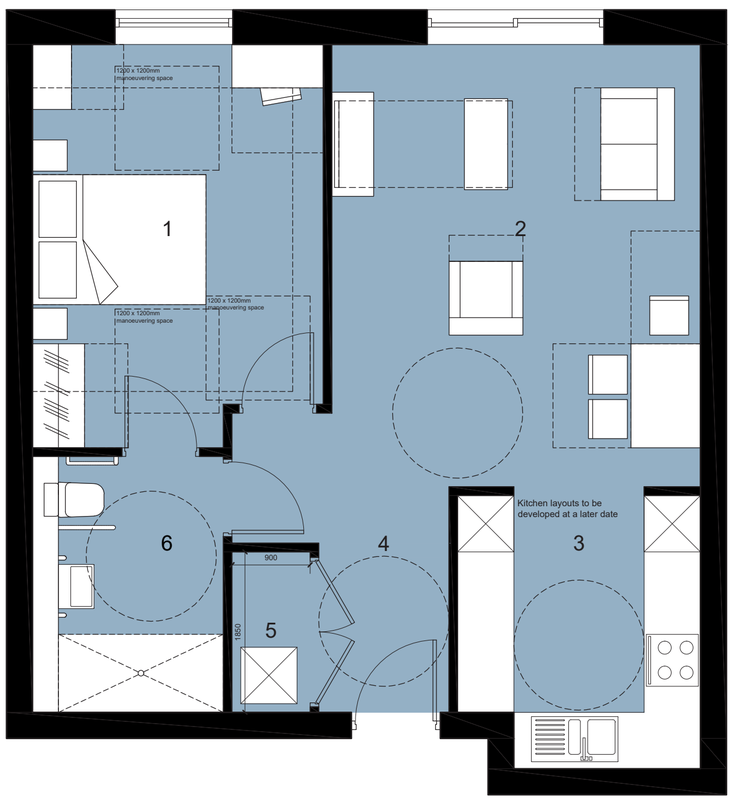
1 Bedroom
2 Living/Dining Room
3 Kitchen
4 Hall
5 Store
6 Bathroom

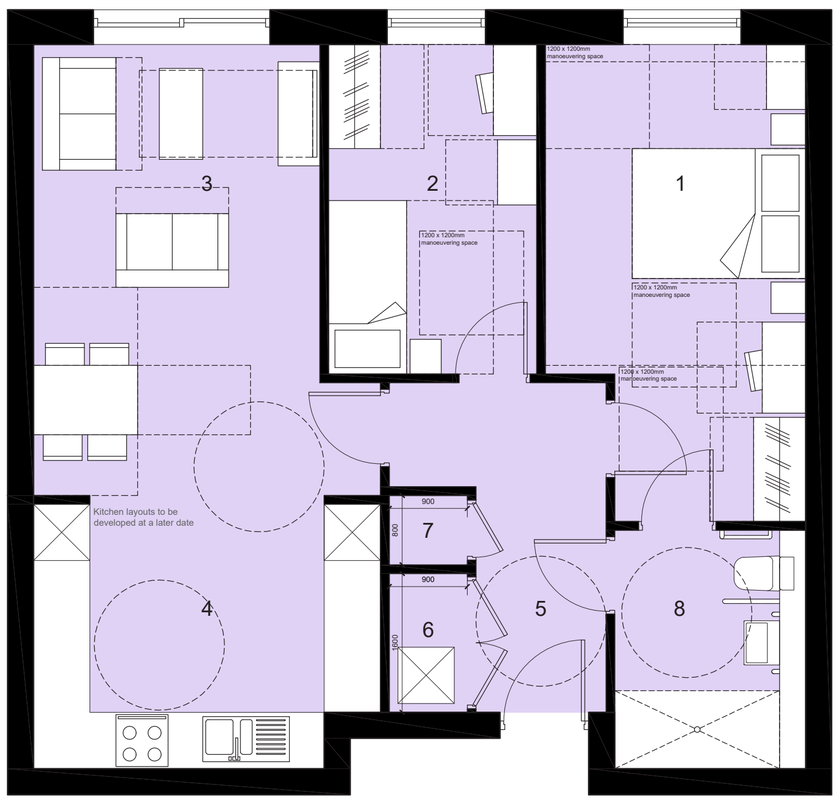
Total Area: 61m²

Typical 2-Bed Wheelchair Accessible Apartment
(2 Bedroom 3 Person)

1 Bedroom 1
2 Bedroom 2
3 Living/Dining Room
4 Kitchen
5 Hall
6 Store 1
7 Store 2
8 Bathroom

Total Area: 72m²





- All apartments sized to meet Manchester Space Standards.
- Storage space provided to meet these Space Standards, with additional included to allow provision of services within flats.
- Wheelchair Accessible apartments sized to meet Category 3 of Part M of Building Regulations (Access to and use of buildings).
- Furniture layouts shown for illustrative purposes only.
- Windows & balconies shown indicatively - to be developed further with Elevations.

FOR ILLUSTRATIVE PURPOSES ONLY

Description: Example Flat Types - Extra Care Housing Apartments
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-07

Typical 1-Bed Apartment
(1 Bedroom 2 Person)

1 Bedroom
2 Living/Dining Room
3 Kitchen
4 Hall
5 Store
6 Bathroom

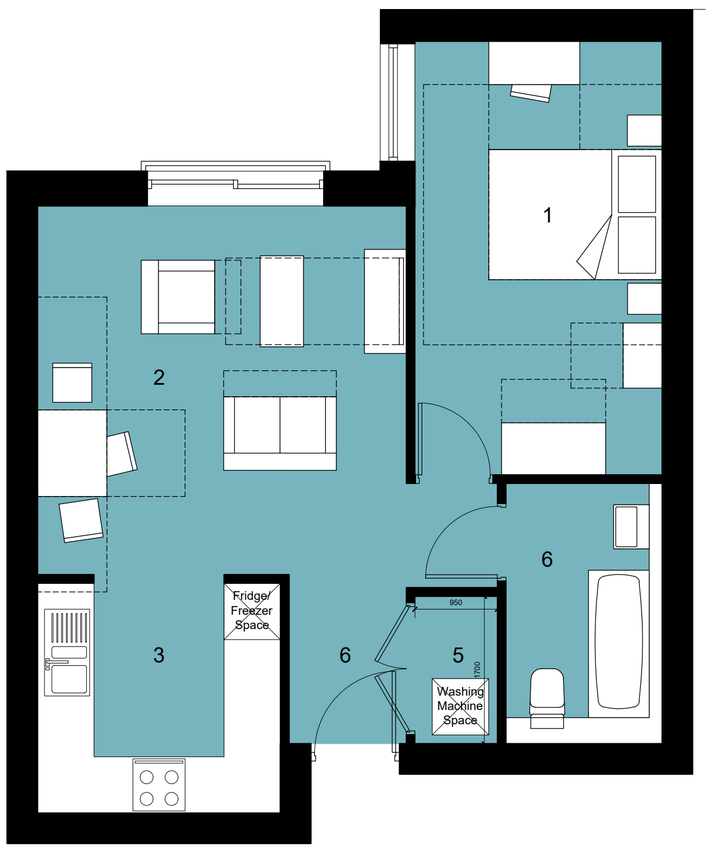
Total Area: 50m²



Typical 1-Bed Apartment
(1 Bedroom 2 Person - Corner)

1 Bedroom
2 Living/Dining Room
3 Kitchen
4 Hall
5 Store
6 Bathroom

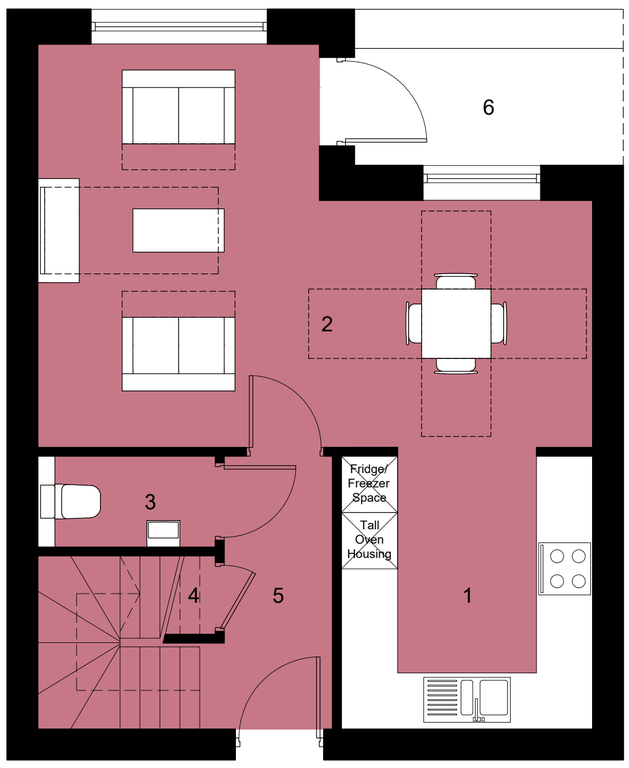
Total Area: 52m²



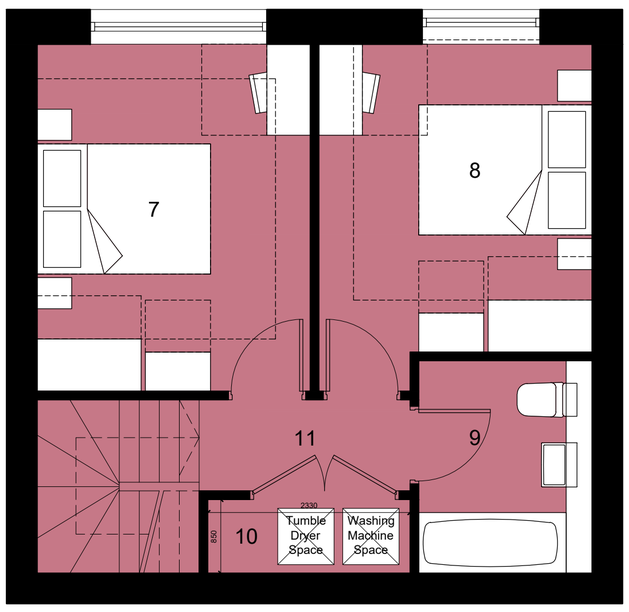
Typical 2-Bed Duplex
(2 Bedroom 4 Person)

1 Kitchen
2 Living/Dining Room
3 WC
4 Store 1
5 Hall
6 Terrace
7 Bedroom 1
8 Bedroom 2
9 Bathroom
10 Store 2
11 Landing

Total Area: 84m²



Ground Floor Plan



First Floor Plan

All apartments sized to meet Manchester Space Standards.

Storage space provided to meet these Space Standards, with additional included to allow provision of services within flats.

Furniture layouts shown for illustrative purposes only.

Windows & balconies shown indicatively - to be developed further with Elevations.

FOR ILLUSTRATIVE PURPOSES ONLY

Description: Example Flat Types - Shared Ownership Apartments
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-08



Chapter House, Lichfield, Proctor & Matthews Architects



New Avenue, Enfield, HTA Design



Leaf Street, Hulme, Mecanoo



Chapter House, Lichfield, Proctor & Matthews Architects



Moor's Nook, Woking, Coffey Architects

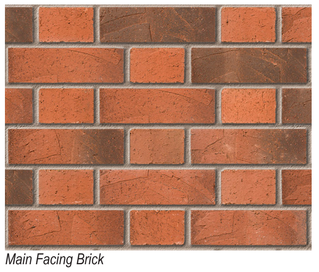


Moor's Nook, Woking, Coffey Architects



Auckland Rise, Croydon, HTA Design

Suggested Materials Palette



Main Facing Brick



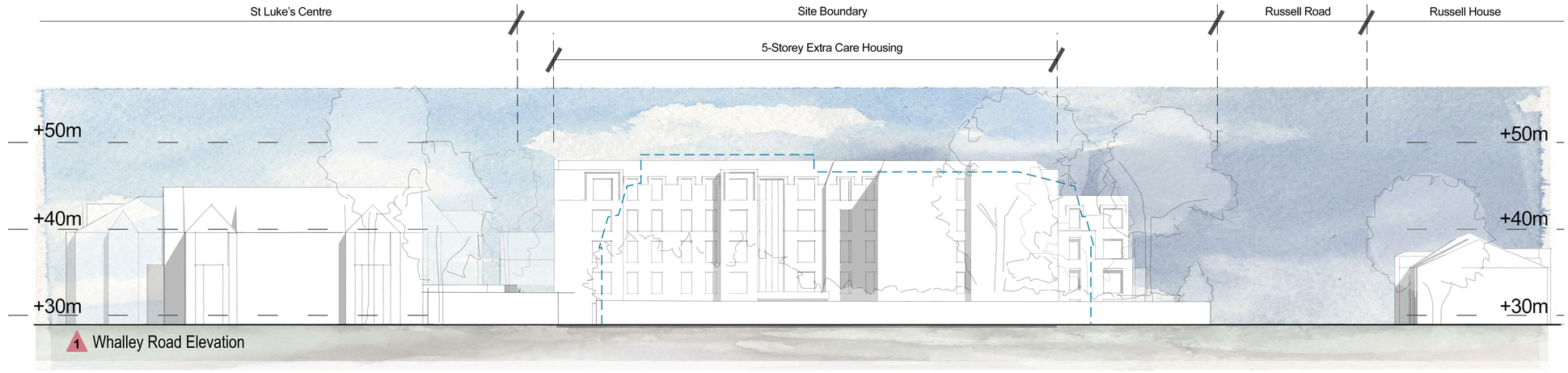
Feature Brick



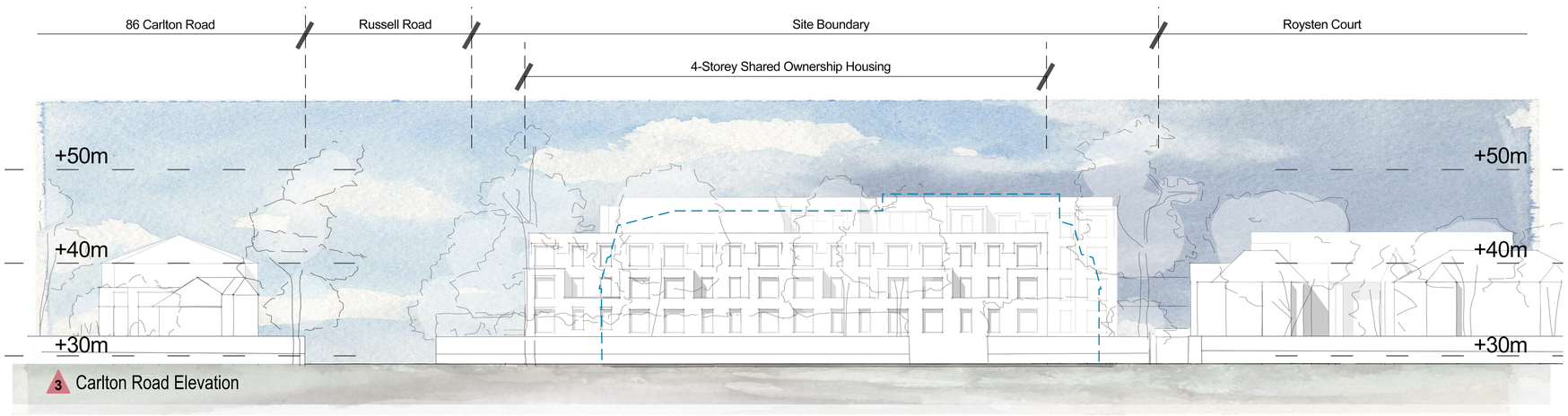
Metal Cladding & Windows

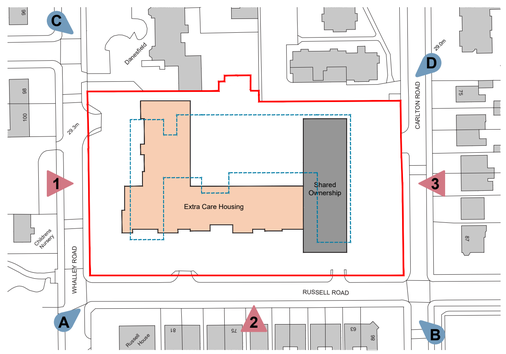
FOR ILLUSTRATIVE PURPOSES ONLY

Description: Precedents & Proposed Materials Palette
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-09









Key: Street Elevations & 3D Views

- Outline of previous Spire Hospital
- Street Elevation locations (this page)
- 3D View locations (adjacent page)

FOR ILLUSTRATIVE PURPOSES ONLY

Description: Street Elevations
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-10



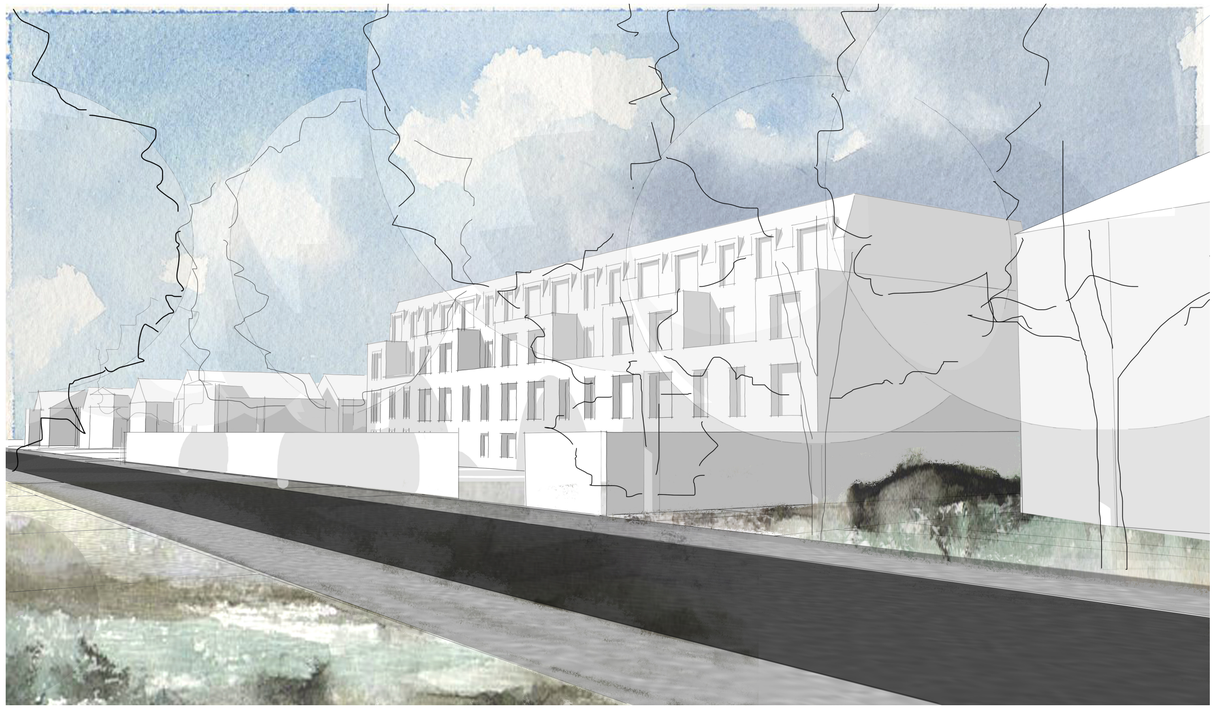
A View from corner of Russell Road and Whalley Road



B View from corner of Russell Road and Carlton Road



C View from Whalley Road, with St Luke's Centre adjacent



D View from Carlton Road, with Royston Court adjacent

FOR ILLUSTRATIVE PURPOSES ONLY

Description: External 3D Views
Project: 22-036: Russell Road Development, Whalley Range
Dwg. no.: C-11

Appendix 7 - Consultation Website



Russell Road - your views

Russell Road outline - This survey has now closed, thank you for participating.

All updates can be found in the news feed section on this page.

The scheme is proposed for the site of the former Spire Hospital, located on Russell Road, in the heart of Whalley Range, Manchester. It is currently a vacant parcel of brownfield land (i.e. previously developed land) following the hospital's demolition in 2019.

Working in partnership with Manchester City Council, LGBT Foundation and a Community Steering Group, Great Places will deliver the UK's first purpose-built LGBTQ+ majority Extra Care scheme on the site and Continue reading

Map | News feed

Location of the site

6 months



GO TO MAP

Page last updated: 30 Apr 2024, 09:55 AM

Key Dates

Survey closes
08 March 2024

Consultation drop-in events
12 January → 13 January 2023

Open for your views
January → March 2024

Plans and documents

Ground and site plans

CGIs and visuals

Information about the scheme and partners

What's in the scheme
- What is an Extra Care scheme?
- The Design
- Greenspace and landscaping
- Transport and parking
- Energy and sustainability
- Benefits

Who's involved
- About Manchester City Council's extra care programme
- About LGBT Foundation
- About the Community Steering Group
- About Great Places

Who's Listening

Chris Baldwin
Development Programme Manager
Great Places Housing Group



Email Chris.Baldwin@greatplaces.org.uk

Appendix 8 - Consultation Leaflet

PROPOSED DEVELOPMENT
Russell Road, Whalley Range



Great Places Housing Group is preparing to submit a planning application for the construction of around 120 new affordable homes on Russell Road, Whalley Range and we would really like to hear your views.

The purpose of this leaflet is to provide the local community with information relating to the proposed development. It will also provide you with a platform to submit your comments and suggestions and the details relating to community consultation events that are taking place on Friday 12 January and Saturday 13 January 2024.

Site History

The scheme is proposed for the site of the former Spire Hospital, located on Russell Road, in the heart of Whalley Range, Manchester. It is currently a vacant parcel of brownfield land (i.e., previously developed land) following the hospital's demolition in 2019.

Working in partnership with Manchester City Council, LGBT Foundation and a Community Steering Group, Great Places will deliver the UK's first purpose-built LGBTQ+ majority Extra Care housing scheme on the site and will also include a separate neighbouring block of apartments available for shared ownership.

The proposed Extra Care housing scheme will deliver high-quality accommodation for older people, to help address local housing needs and provide a model for inclusivity. The proposals aim to provide a low carbon development which responds to its local context, whilst being a model for inclusivity and putting Manchester at the forefront of age-friendly housing in the UK.

Overview of the Proposals

The scheme is for around 120 homes including:

- An Extra Care housing scheme of circa 80 apartments comprising a mix of one and two-bed apartments for people over 55 years of age.
- All apartments will be available as social rented, affordable housing.
- The Extra Care housing scheme will be welcoming and inclusive with the majority of residents at the scheme identifying as lesbian, gay, bisexual, trans or non-binary and allies.
- Shared facilities, including a cafe, lounges and treatment rooms.
- Feature attractive landscaped gardens providing access to green spaces.
- Parking provision in line with Manchester City Council's planning requirements
- The proposed shared ownership block, separate from the Extra Care housing scheme, will consist of a mix of 1 and 2 bed apartments, delivering affordable homes to first time buyers and eligible customers, helping to address emerging affordability issues in places such as Whalley Range.

Great care has been taken to ensure that the development reflects the character of the area. The design of the development is of a high quality and the residential nature of the scheme is considered to be compatible with the immediate surroundings. The proposals have also been informed by close liaison with the Manchester City Council Planning Officers who have also provided feedback on the scheme. This consultation offers you the opportunity to let us know your views on the proposals.

Next Steps

Following this consultation period, responses will be considered and a full planning application for the redevelopment submitted to Manchester City Council in Spring 2024.

Consultation Event Details

Great Places representatives and their consultants are holding community consultation events where you will be able to view the plans in more detail and ask any questions you wish, ahead of submitting your feedback. Here are the details:

LOCATION

Former Spire Hospital Site, Russell Road, Whalley Range, M16 8AW.

DATE & TIME

Friday 12 January – 2-8 pm

Saturday 13 January – 12-2pm

GIVE US YOUR VIEWS

We would like to hear your thoughts on our draft proposals. If you are unable to attend the public consultation event (or even if you are), please provide your comments via our online consultation page https://ourvoice.greatplaces.org.uk/russell-road-your-views or by contacting Chris.Baldwin@greatplaces.org.uk

Please provide your comments by 8th March 2024, we appreciate any time you can spare to respond.

mosaic
town planning

Appendix 9 - Ways of Working Document

Great Places
Russell Road, Whalley Range

Russell Road, Whalley Range, Manchester
LGBTQ+ Extra Care Tripartite Partner Commitments

There is shared commitment and passion amongst the partners to collaborate on this innovative development opportunity to deliver a LGBTQ+ Extra Care scheme at the Russell Road site. The development process is just the beginning, however, and thinking ahead to sustainable solutions for safe, enjoyable and affordable lifestyles is fundamental to the scheme's future success.

To maximise the chances of sustainable success, the partners are committed to this ways of working document, detailing the principles of 'how' the design and build stages will be co-produced and 'how' the long term management arrangements will be co-produced.

Principles

- Customers and community will be at the heart of all decision making; we will seek to the 'see the person' in every discussion and decision.
- Co-production and collaboration will be the foundations to all activity with all members of the wider project team offering their commitment to this principle.
- Inclusive engagement is crucial given the challenges ahead and so the ability and trust among partners to enable 'safe' conversations, however difficult the conversation, is at the heart of our commitments to each other.
- Aspiration and the philosophy of the scheme will remain at the heart of our shared objectives.

Ways of Working

- Multi-party honesty, transparency and open lines of communication are essential.
- All partners will maintain a solution-focused attitude, looking for outcomes and ways to navigate complex decisions.
- Negotiation and compromise are acceptable and will be needed.
- Creative thinking is welcomed and reflection time is encouraged.
- Each party brings expertise which needs to be drawn together and inter-connected given the benefits that shared learning brings: customer first, community, design, technical, sustainability, planning, political, legal, regulatory, financial, construction....

Success

- Delivery of shared objectives:
    - Flagship scheme that all partners can be proud of.
    - Customer satisfaction and community engagement.
- Trusting relations that:
    - Enable the delivery of a successful development.
    - Establish strong foundations for all parties to build from in the management of the building and the support services for customers.
    - Build the remit of the LGBT Foundation in the housing and development space.

Appendix 10 - News Articles

March 2023

Manchester Evening News (27/03/23): 'Scheme to create 'UK's first' LGBTQ+ apartments in Manchester gets housing provider'

https://www.manchestereveningnews.co.uk/news/property/scheme-create-uks-first-lgbtq-26569459


News › Property

Scheme to create 'UK's first' LGBTQ+ apartments in Manchester gets housing provider

The plans are set to create 100 one- and two-bedroom apartments for older LGBTQ+ people

NEWS By Adam Maidment What's On and LGBTQ+ Writer

14:54, 27 MAR 2023 | UPDATED 14:38, 28 MAR 2023

Bookmark

Place North West (24/03/23): 'Great Places picked for Manchester LGBTQ+ housing'

https://www.placenorthwest.co.uk/great-places-picked-for-manchester-lgbtq-housing/


Great Places picked for Manchester LGBTQ+ housing

24 March 2023 11:19 • Dan Whelan • Comments (2)

Inside Housing (27/03/23): 'Provider picked for first LGBTQ+ housing scheme in Manchester'

https://www.insidehousing.co.uk/news/provider-picked-for-first-lgbtq-housing-scheme-in-manchester-80857


Provider picked for first LGBTQ+ housing scheme in Manchester

NEWS 27.03.23 7.00 AM BY STEPHEN DELAHUNTY

January 2024

Manchester Evening News (03/01/24): ‘Manchester will get a 'first of its kind' LGBT+ housing development’

https://www.manchestereveningnews.co.uk/news/greater-manchester-news/manchester-first-kind-lgbt-housing-28382864



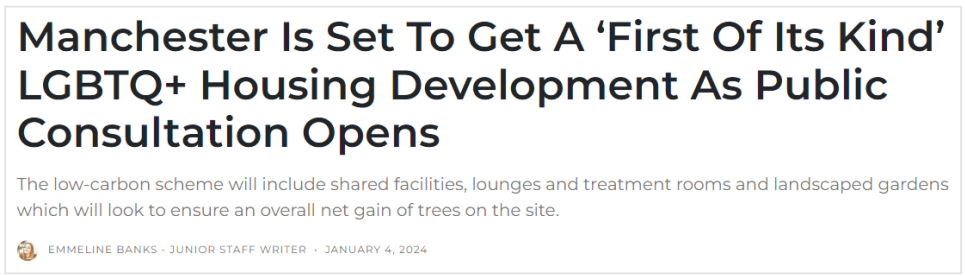
BBC News (03/01/24): ‘Public consultation begins on LGBTQ+ housing scheme in Manchester’

https://www.bbc.co.uk/news/uk-england-manchester-67873849



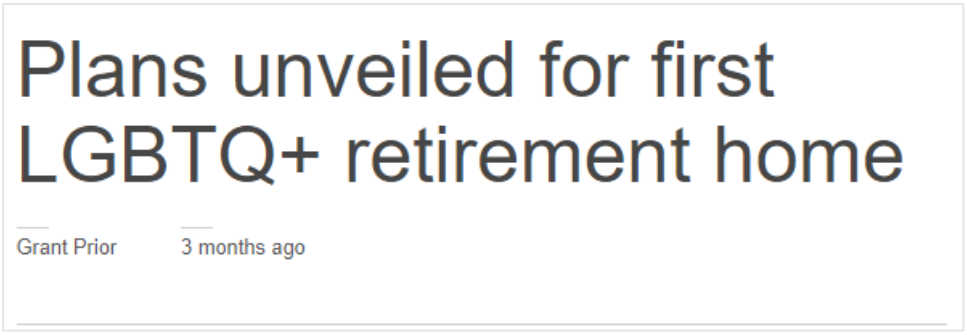
Secret Manchester (04/01/24): ‘Manchester Is Set to Get A ‘First of Its Kind’ LGBTQ+ Housing Development as Public Consultation Opens’

https://secretmanchester.com/manchester-lgbtq-care-housing/



Construction Enquirer (04/01/24): 'Plans unveiled for first LGBTQ+ retirement home'

https://www.constructionenquirer.com/2024/01/05/plans-unveiled-for-first-lgbtq-retirement-home/


Plans unveiled for first LGBTQ+ retirement home

Grant Prior 3 months ago

I Love Manchester (04/01/24): 'Great Places Housing Launches Historic Consultation for UK's First LGBTQ+ Housing Scheme'

https://ilovemanchester.com/great-places-lgbtq-housing-manchester-initiative


GREAT PLACES HOUSING LAUNCHES HISTORIC CONSULTATION FOR UK'S FIRST LGBTQ+ HOUSING SCHEME

In a groundbreaking move, Great Places Housing Association initiates a public consultation for the UK's first purpose-built LGBTQ+ housing scheme on the former Spire Hospital site in Whalley Range, Manchester.

Written by Thom Bamford Last updated 3 months ago
City of Manchester, Community, Featured, LGBT+

Share Tweet Share Chat

Mail Online (04/01/24): 'UK to get its first ever LGBTQ+ only housing for over-55s if new scheme in Manchester is approved'

https://www.dailymail.co.uk/news/article-12926315/LGBTQ-extra-care-housing-development-Manchester-UKs-55s-residents.html


UK to get its first ever LGBTQ+ only housing for over-55s if new scheme in Manchester is approved

By TOM COTTERILL
PUBLISHED: 13:33, 4 January 2024 | **UPDATED:** 14:12, 4 January 2024

GB News (05/01/24): ‘'Woke' row erupts as UK set for first ever LGBTQ exclusive housing complex’

https://www.gbnews.com/news/woke-row-erupts-uk-lgbtq-housing-complex


'Woke' row erupts as UK set for first ever LGBTQ exclusive housing complex

By George Bunn
Published: 05/01/2024 - 22:20

Comment

Development Finance Today (05/01/24): ‘Great Places launches public consultation on purpose-built LGBTQ+ care home’

https://developmentfinancetoday.co.uk/article-desc-9877

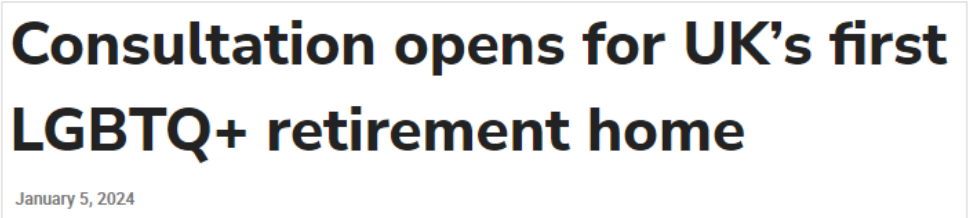

News > Planning

Great Places launches public consultation on purpose-built LGBTQ+ care home

JODIE BRADLEY | 11:39 FRIDAY 5TH JANUARY 2024 | 0

PBC Today (05/01/24): ‘Consultation opens for UK’s first LGBTQ+ retirement home’

https://www.pbctoday.co.uk/news/projects/consultation-opens-uks-first-lgbtq-retirement-home/135937


Consultation opens for UK’s first LGBTQ+ retirement home

January 5, 2024

Yahoo! News (08/01/24): ‘Plans unveiled for UK’s first LGBTQ+ care housing development for over-55s’

https://uk.news.yahoo.com/plans-unveiled-uk-first-lgbtq-131959428



Plans unveiled for UK’s first LGBTQ+ care housing development for over-55s

Dale Fox

8 January 2024 · 2-min read



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