



Development Frameworks for:

Victoria Park, Charles Street and Granby Row

**Student
Accommodation**

DRAFT FOR CONSULTATION: JUNE 2020

Foreword

A unique opportunity to bring about generational change to three substantial sites within the City, providing much needed affordable and key worker housing along with revitalising key central destinations within the city centre.

Manchester is consistently recognised as one of the world's leading cities to live, play and work in. Businesses, visitors and talent are attracted to the City because of its accessibility and connectivity; the quality of education available at its universities; its talent pool; its cultural diversity; its iconic sporting attractions and the high quality of life which it offers. It is therefore no surprise that the City has a rapidly expanding population and is one of the fastest growing economies in the UK.

With continuing population and economic growth, significant investment in the City's development is crucial to support Manchester's success over the next decade. I am proud of iQ's active role in the City's economy to date and excited to share the details of our proposal for long-term investment in the City's development and regeneration.

iQ has been a part of Manchester's thriving economy since 2016. We currently own and operate over 3,600 Purpose Built Student accommodation (PBSA) beds across 11 sites. Our Echo Street development, which is currently under construction, will be the first purpose-built co-living scheme outside of London. Opening in c.2023, it will offer Manchester residents much-needed accessible and diverse accommodation in the heart of the City.

Following strategic engagement with Manchester City Council (MCC) since early 2019, it gives me great pleasure to introduce this Development Framework: a comprehensive and cohesive strategy for long-term investment in Manchester. We believe that this framework is a unique opportunity to significantly enhance three diverse sites across the City, creating large-scale regeneration and the provision of city centre accommodation. As we continue to invest, we believe we have a responsibility to deliver spaces that reflect

the needs of Manchester's changing population, uphold and enhance the City's stunning architecture and heritage, and provide new affordable housing and other housing options in areas of highest demand.

This Framework is designed to respond to key areas of development need, namely the pressing demand for more affordable housing, a diverse range of central residential accommodation at a variety of price points, quality central PBSA and central hotels. The framework sets out how we can deliver housing that is well-connected, quality-designed, energy-efficient, sustainable and affordable to Manchester's residents, supporting the strategic aims of MCC.

Our ground-breaking approach will see our sites in Victoria Park released for the development of affordable housing in partnership with a registered provider, delivering around 300 affordable new homes close to the city centre to meet the needs of local families and professionals. This will help deliver 10% of the City's affordable housing target for 2025. The site is well-positioned close to major employers such as the Royal Infirmary Hospital and the University of Manchester, fulfilling the need for key worker housing.

Our sites in the city centre will be redeveloped for a mix of commercial and residential uses appropriate to the location. These sites provide an opportunity to regenerate characterful areas of the city centre into landmark architecture and quality public spaces. Co-living, hotel and other commercial uses will enable these under-invested areas to be reinvented for the benefit of communities and future generations. Our investment will be about more than creating new buildings; we are committed to delivering vibrant neighbourhoods – with beautiful green spaces, sustainable travel and social places for the community.

Community and sustainability sit at the heart of this Development Framework. Our vision will make a significant contribution to Manchester becoming a zero-carbon City by 2038 and will create new, distinctive places which encourage social interaction and resident wellbeing.

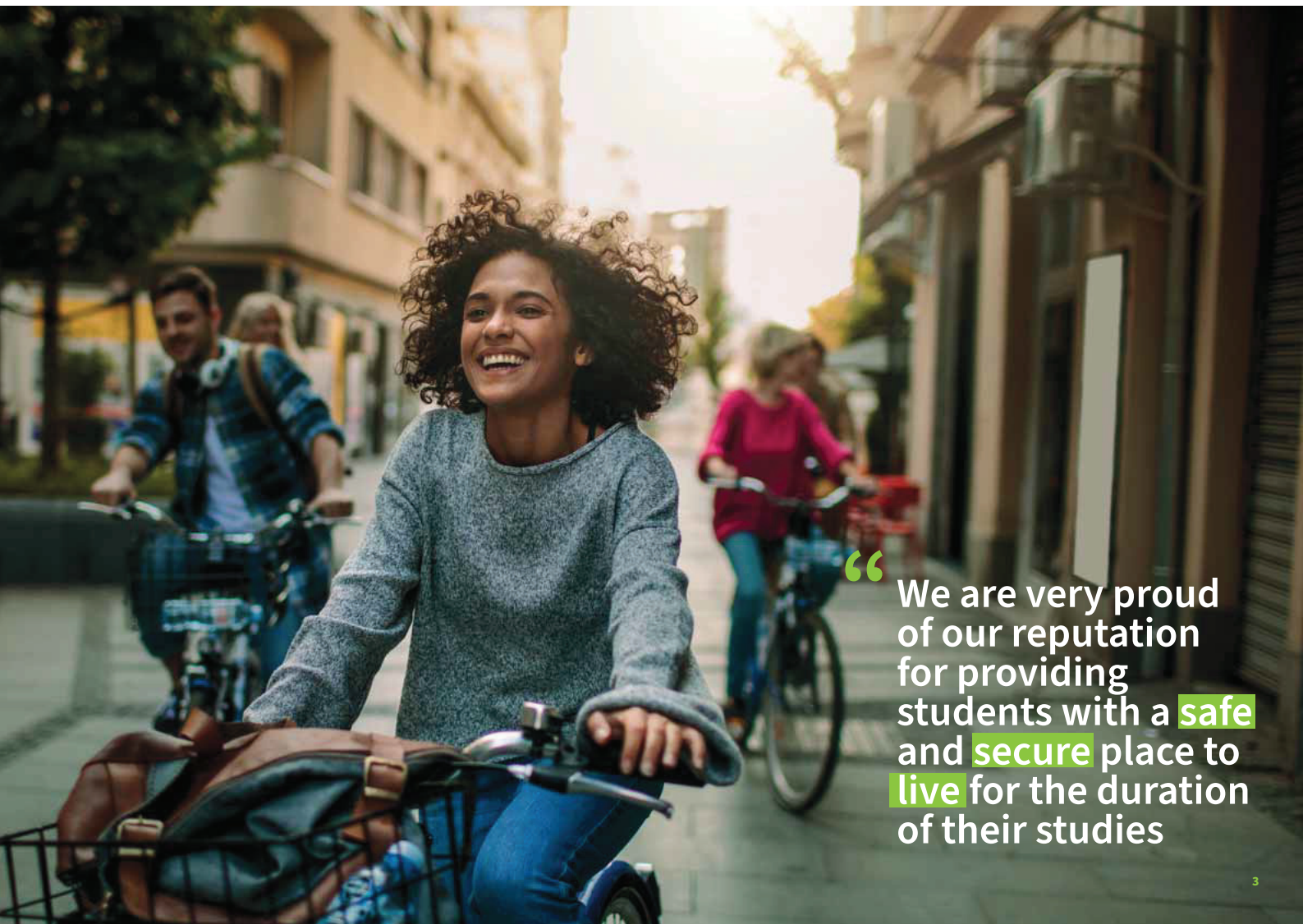
Collectively, the delivery of the three schemes within the Framework will ensure the supply of diverse and quality housing and social spaces to support the needs of Manchester's growing population, which will be critical to the City's growth and success – now and in the years to come.

I invite you to review the proposals presented within this Development Framework and to engage with us during the upcoming period of stakeholder and community consultation and engagement.



Rob Roger

CEO iQ Student
Accommodation



“ We are very proud of our reputation for providing students with a **safe** and **secure** place to **live** for the duration of their studies

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Student
Accommodation

simpsonhaugh



Turner & Townsend





01 - Introduction

This Development Framework has been prepared by iQ Student Accommodation. It presents an overarching vision and suite of strategic development principles for the comprehensive redevelopment of land within its ownership, strategically located within the City Centre, Corridor Manchester and Victoria Park.

Where appropriate the Framework also considers the potential of land outside iQ's ownership where it forms part of the same 'city block' and therefore allows a comprehensive, long term strategy for the regeneration of a particular area to be defined.

The proposals and guiding principles presented within the Development Framework have been informed by consideration of the key strategic issues presently being faced by Manchester and those likely to be faced by the City over the next 10-15 years which are summarised below and expanded upon in Appendix 2 and 3.

Manchester is a global city. With a population of c 550,000 it has one of the fastest growing economies in the UK and a world-renowned Higher Education Sector. With continuing population and economic growth, significant and sustained investment in the city's development is crucial to support its long term success.

A Sustainable and Carbon Neutral City

- There is a pressing need for the City of Manchester to reduce its carbon footprint and address the damaging effects of climate change. All new development must play its part in Manchester becoming a carbon neutral city by 2038, at the latest.

Affordable Housing:

- The provision of affordable housing is also of critical importance. Over 3,000 affordable homes are required by 2025. This an urgent situation with over 5,000 Manchester residents currently classed as being in need of affordable housing.



3,400 affordable homes

are required to be delivered
in the period 2021-2025 (as a minimum)

Holistic regeneration and development:

- There is significant development activity in central Manchester, however some areas of the city centre are overlooked and need investment to connect them with existing regeneration areas and create cohesive communities and public spaces.

Purpose Built Student Accommodation

- A refreshed pipeline of Purpose Built Student Accommodation (PBSA) is required within the city centre and other locations close to the academic campuses, if Manchester is to continue to attract, retain and cater for significant numbers of students from across the UK and internationally.
- The city has the second highest student population in the country and suffers from an undersupply of PBSA. There is presently demand for 49,785 beds against an existing supply of just 27,086 beds. This means that a high proportion of students are living in housing built for families and competing for accommodation with working households.



49,785 PBSA Demand

There is currently demand for 49,785 PBSA
bedspaces in Manchester and a supply of 27,086

City Centre Accommodation

- Ensuring a supply of residential accommodation of various types in the city centre is vital to Manchester's ability to attract and retain talent in the long-term. Over 60,000 people presently live centrally with this figure projected to increase to 100,000 by 2025 as the city's economy continues to thrive.
- Whilst there remains a need and demand for traditional apartments to rent and to buy there is also a requirement for a more flexible form of accommodation to complement the existing offer. Co-Living offers an 'all inclusive' lifestyle and appeals to a broad demographic, including those who would otherwise be unable to afford to live in the city centre and those who seek a more communal way of living with all its associated wellbeing benefits.



60,000 people

A city centre population of approximately 60,000
which is predicted to increase to 100,00 by 2025

Tourism and Leisure

- Manchester's visitor economy continues to thrive. It is the third most visited city in the UK by international visitors and its growing popularity is driving demand for hotel accommodation, particularly in the city centre. A range of operators wish to open a hotel in the city centre.



3rd most visited

In 2018 Manchester welcomed 1.6 million
international visitors, 108 million day visitors
and 11.5 million staying visitors

01 - Introduction

How the Development Framework Responds

In response to the strategic context presented above, the Development Framework has been created with the following strategic objectives:

- Net Zero carbon developments;
- An increased supply of mixed tenure affordable housing;
- The reuse of previously developed land (PDL) in priority locations;
- New areas of public realm connecting communities and neighbourhoods;
- Increased PBSA capacity in the city centre, close to University campuses;
- Diverse and flexible residential accommodation in the city centre;
- Enhanced facilities for tourism and leisure;
- Design of the highest quality;
- Opportunities for sustainable travel; and
- A long-term commitment to support Manchester's economy.

The Development Framework is a comprehensive and interconnected strategy for long term investment in Manchester by iQ, which identifies three diverse sites within its Manchester estate (see Appendix 2) which are presently under-utilised but which have the potential for large-scale regeneration therefore increasing their contribution to the environmental, social and economic success of the city.

These site are strategically located within the City Centre, Corridor Manchester and in close proximity to key employers such as the Manchester Royal Infirmary (MRI) – priority locations for new development.

When combined with land in other ownerships and the regeneration schemes currently being delivered (such as Circle Square), the impact of redevelopment could be truly transformational.

Three Development Framework Areas have been identified:

- **Victoria Park** (comprising the Manchester Gardens and Daisy Bank Hall sites);
- **Charles Street** (comprising the Weston Hall and Pendulum Hotel sites within the city centre) but also including adjoining land within the ownership of the University of Manchester and Accor Investments to ensure a comprehensive approach to urban design and regeneration; and
- **Granby Row** (comprising the Bainbridge House and Lambert/ Fairfield House sites).

The Development Framework sets out a series of guiding principles and parameters for each Framework Area which facilitates:

- The release of the **Victoria Park sites** for much-needed affordable housing in important keyworker locations, providing c.300 mixed tenure homes for local people, and the relocation of PBSA accommodation to more appropriate sites in the City Centre.
- The redevelopment of land within the **Charles Street Framework Area** for a combination of new student accommodation, residential accommodation and commercial uses, which could include bars, restaurants and retail outlets, alongside generous new areas of public realm.
- The redevelopment of **Granby Row Framework Area**, to create a new landmark building and enhance the appearance of Lambert / Fairfield House. The development would accommodate a hotel and co-living accommodation and facilitate new commercial uses within the ground floor of Lambert and Fairfield House.

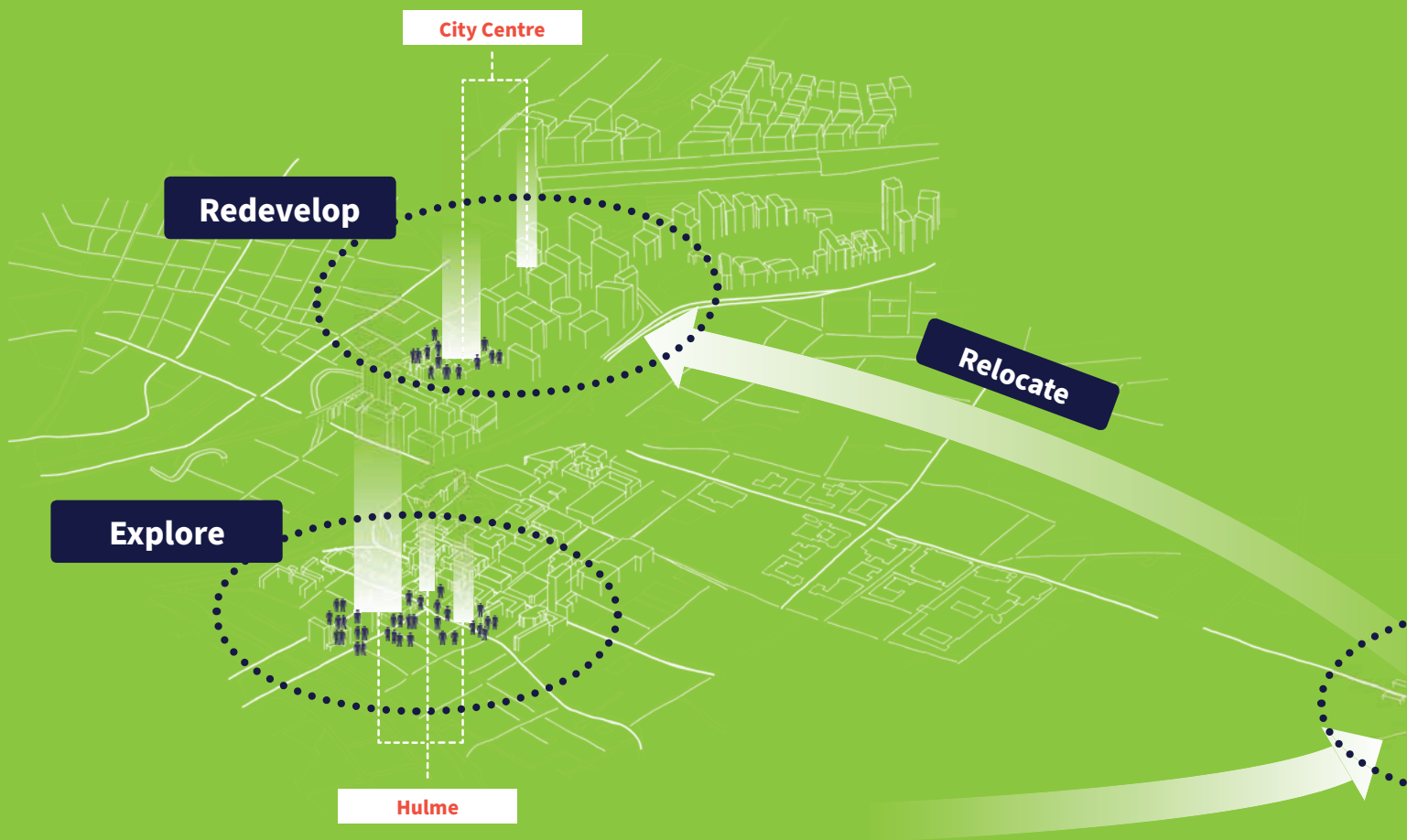
A Holistic Approach

The scale of regeneration opportunity presented within this Development Framework has been conceived as a cohesive whole with the redevelopment of land within the Charles Street and Granby Row Framework Areas facilitating the release of land within the Victoria Park Framework Area for a significant quantum of mixed tenure affordable housing.

Section 5 of the Framework provides further details of the inter-relationship between the sites and the mechanisms through which delivery of affordable housing in the Victoria Park Framework Area will be secured relative to the timing of development in the Charles Street and Granby Row Framework Areas.

In addition to land within the three Framework Areas, iQ additionally own 732 PBSA bed spaces across three sites in Hulme which are subject to a partnership agreement with Manchester Metropolitan University (MMU).

Whilst these sites do not form part of the current Development Framework, iQ retains a wish to explore their condition, position within the student accommodation market and redevelopment potential in greater detail in the longer term.



? What

- Release iQ Victoria Park sites for **much-needed affordable housing** in important keyworker locations
- **Relocate** iQ Victoria Park PBSA accommodation to the **City Centre**
- **Redevelop & optimise** Weston Hall & Pendulum hotel site for PBSA and commercial uses
- **Redevelop** Bainbridge House for **Co-Living / Hotel**
- **Enhance appearance** of Lambert / Fairfield House
- **Explore potential** of Hulme sites in the longer term

? Why

- Meet need for **affordable/key worker** housing
- Meet need for **modern PBSA** in Corridor Manchester
- Diversify city centre housing stock through provision of Co-Living to help **retain talent**
- city centre sites **regenerated** and **optimised**
- **Net zero carbon** development delivered
- **Ease of access** to public transport and cycle routes

Victoria Park



Family Homes, Affordable,
Key Worker



Next Steps

iQ recognises the importance of consultation, and the views of the local communities and other stakeholders will be sought on this draft document. Once the initial period of consultation activity is completed the draft Framework will be submitted to MCC for consideration by the Executive Committee.

The Executive Committee will be asked to support a further period of formal consultation on the document.

When consultation is complete iQ will review the draft Development Framework in light of feedback received and put forward a final version for endorsement by MCC.

If the Development Framework is endorsed by MCC it will become a material consideration in the determination of future planning applications on the identified sites.

“The scale of regeneration opportunity presented within this Development Framework has been conceived as a cohesive whole to the benefit of multiple areas of Manchester City Centre.



Development Framework Structure

The Development Framework is structured as follows:

- Section 2 – Vision
- Section 3 – Development Framework Principles
- Section 4 - Estate and Neighbourhood Management
- Section 5 – Delivery
- Section 6 – Outcomes and Benefits
- Section 7 – Next Steps
- Appendices



A Vision

for long term
investment and
sustainable
development



Victoria Park Framework Area

- A unique opportunity to redevelop an existing student accommodation site within an established residential area
- Providing over 300 affordable / key worker homes, close to the city centre and key public transport links
- Addressing an urgent need and meeting 10% of the City's requirement in the period to 2025 in a location next to major employers
- Sensitively reinstating a residential community in the heart of the Victoria Park Conversation Area
- Delivering different types and tenure of residential accommodation to meet the diverse needs of a growing population
- Replacing incongruous buildings with quality architectural design to create an attractive, inclusive and sustainable community



Charles Street Framework Area

- An opportunity to create a new destination within a forgotten area of the city centre, regenerating a neglected space
- Providing a range of commercial and social spaces such as bars, restaurants and retail facilities, encouraging visitors to spend time and socialize
- Meeting increased demand for central accommodation for students and homes for working households
- Offering generous areas of new public realm and green space
- Ensuring connectivity and integration with neighbouring regeneration areas
- Providing a safe and secure pedestrian route from Oxford Road to Piccadilly



Granby Row Framework Area

- An opportunity to transform a central location into a vibrant and diverse neighbourhood, a gateway into the City for those arriving into Manchester Piccadilly Railway Station
- Incorporating a mix of uses including commercial, retail/leisure and high quality residential accommodation
- Providing a landmark eastern gateway into iD Manchester, linking Piccadilly and Mayfield in the east to Charles Street and Circle Square in the west
- Diversifying the supply of residential accommodation in the city centre - complementing Manchester's first Co-Living development opposite at Echo Street
- Enhancing the qualities and character of the Whitworth Street Conservation Area with quality architecture and complementing existing regeneration

“A unique opportunity to unlock three diverse sites across the City creating large-scale opportunities for **regeneration and community creation**”



Each of the developments will be designed and delivered to the highest environmental standards and seek to achieve '**net zero**' carbon by 2038.

Meeting a range of **Manchester City Council's Strategic Objectives**

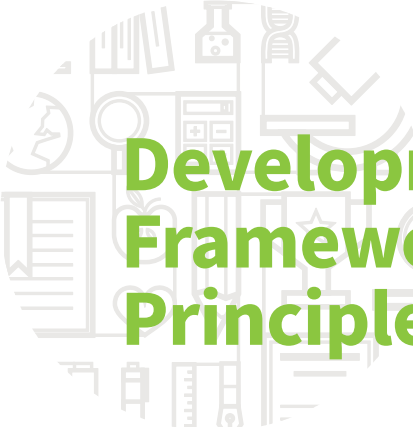


02 - Vision

The Development Framework is delivering a range of accommodation to meet housing needs at different stages of life.



03 - Development Framework Principles



Development Framework Principles

This section of the Development Framework presents the strategic development principles which will guide the preparation of future planning applications and, over time, the delivery of development within the different Framework Areas.

The principles are based upon the Planning and Regeneration Policy context presented in Section 4 and a detailed analysis of the individual sites: their constraints, opportunities and context.

Environmental Sustainability sits at the very heart of iQ's aspirations for redevelopment of each site. iQ is committed to the delivery of "net zero carbon" developments and seeking to ensure that each site delivers a net gain to biodiversity.

iQ are committed to playing their part in ensuring that Manchester becomes a carbon neutral City by 2038.

The section is arranged as follows:

Part 3a – Principles for Sustainable and Carbon Neutral Development

Part 3b – Victoria Park Framework Area

Part 3c – Charles Street Framework Area

Part 3d – Granby Row Framework Area

Sections 3b-3d begins by presenting an understanding of 'Place' before presenting the key development principles.

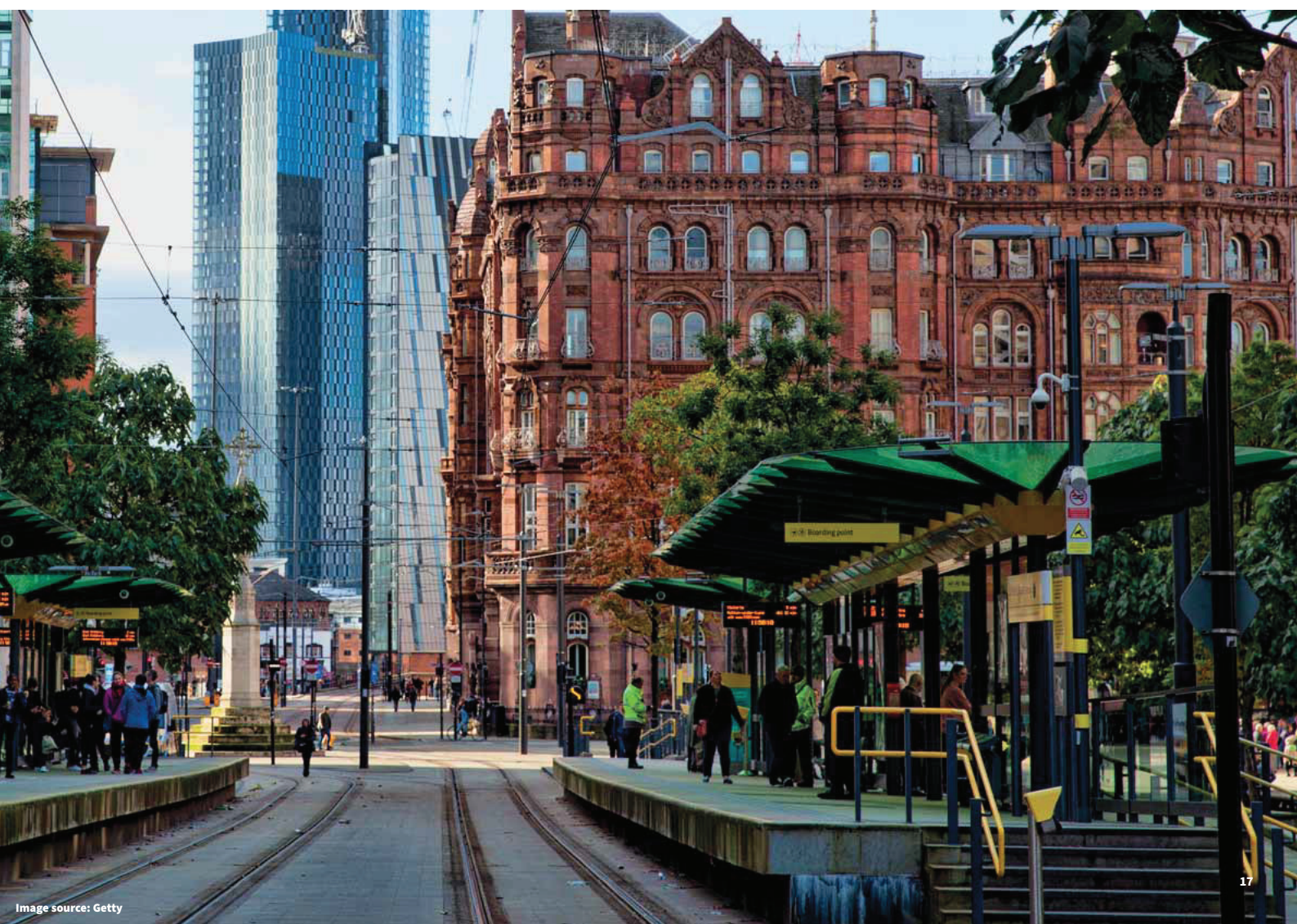
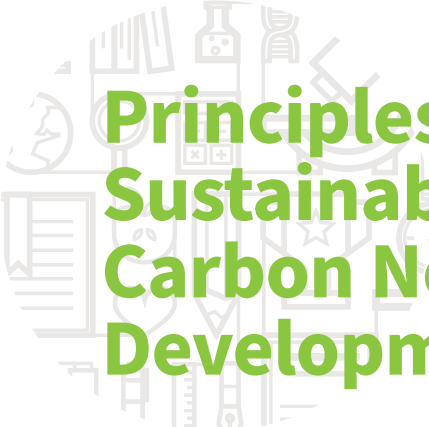


Image source: Getty

03A - Principles for Sustainable and Carbon Neutral Development



Principles for Sustainable & Carbon Neutral Development

The existing buildings within the Victoria Park, Charles Street and Granby Row Framework Areas were originally constructed in the 1970s-1990s and do not benefit from the high standards of insulation, energy efficiency and general sustainability which we have come to expect of buildings constructed in recent years.

There is an opportunity to replace these buildings with new developments which could make a meaningful contribution to Manchester becoming a carbon neutral City by 2038.

A fundamental principle of this Development Framework is, therefore, to secure the highest standards of environmental, social and economic sustainability in the future redevelopment of the identified sites. This includes significantly reducing energy demand and carbon emissions at source during construction and operation through appropriate design and specification, protecting and enhancing site biodiversity, minimising water consumption, promoting sustainable transport, ensuring high quality and healthy indoor and outdoor spaces, and contributing to Manchester's net zero carbon ambitions through the procurement of off-site renewable energy and high quality carbon offsets to address residual carbon emissions.

It promotes these standards by applying the RIBA Sustainable Outcomes Guide (2019)¹. This guide provides a concise and measurable set of sustainable outcomes and metrics across these key sustainability issues.

This outcomes-based approach seeks to resolve common gaps between design intent and in-use performance to deliver real and lasting sustainability performance by reinforcing the feedback loop between project briefings and outcomes.

Sustainable buildings delivered in the 2030s may differ significantly to those delivered today due to new or matured technologies (e.g. battery storage) or the availability of new standards or industry approaches to emerging issues such as embodied carbon and climate resilience.

This imperative to systematically improve upon current performance is recognised by the RIBA Guide which sets stepped targets to be achieved in new development by 2020, 2025 and 2030 to support the UK's zero carbon targets.

Appendix 4 describes the key sustainability outcomes which will form minimum standards to be achieved through redevelopment of the identified sites, and with the highest standards proposed by RIBA for 2030 pursued from the outset where feasible.

Where updated standards and targets are proposed through revisions to the RIBA Sustainable Outcomes Guide or relevant local or national standards (such as the Building Regulations Part L 2020 update and Future Homes Standard 2025) these will be reviewed and incorporated as appropriate as further details become available. However the RIBA sustainable outcome principles and targets are high-level and forward-looking and likely to align with or even go beyond such future standards, thereby promoting future proofing for the Development Framework.

For each outcome described, the RIBA Guide outlines the key performance metric and a set of design principles to be followed by future design teams working on individual projects. This approach allows creative flexibility in applying sustainable assessment methods and modelling tools to deliver the outcomes and targets.

The sustainable outcomes are closely interrelated and should be pursued together. For example, net zero operational carbon and net zero embodied carbon are twin targets under the concept of whole life net carbon as defined by the UK Green Building Council Net Zero Carbon Buildings Framework (2019)².



“

There is an opportunity to deliver **net zero carbon** development and a net gain to biodiversity, with each Framework Area contributing to Manchester becoming a **carbon neutral city** by 2038.

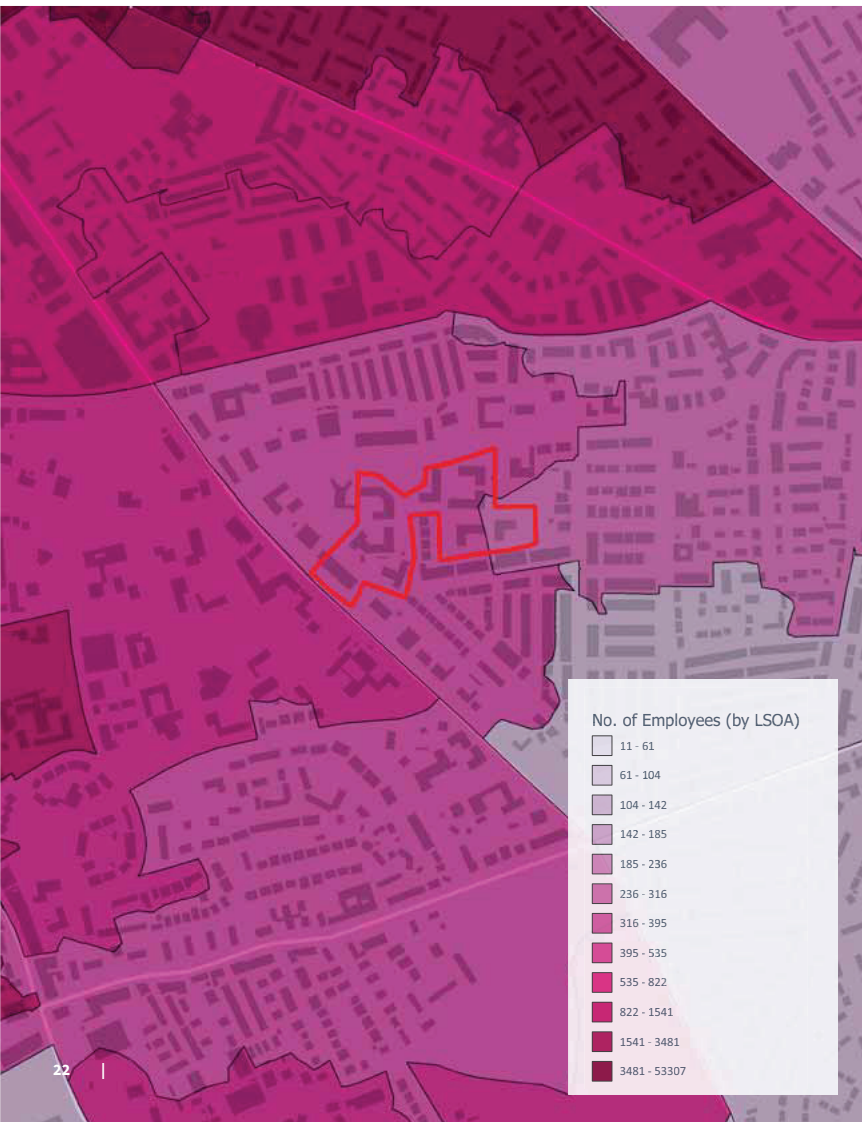
03B - Development Principles: Victoria Park Framework Area



Vision

- *A unique opportunity to redevelop an existing student accommodation site within an established residential area*
- *Providing over 300 affordable / key worker homes, close to the city centre and key public transport links*
- *Addressing an urgent need and providing 10% of the City's affordable housing requirement in the period to 2025 in a location next to major employers*
- *Sensitively reinstating a residential community in the heart of the Victoria Park Conversation Area*
- *Delivering different types and tenure of residential accommodation to meet the diverse needs of a growing population*
- *Replacing incongruous buildings with quality architectural design to create an attractive, inclusive and sustainable community*





An Understanding of Place

Strategic Location

The Victoria Park Framework Area comprises the Manchester Gardens and Daisy Bank Hall student accommodation sites. The sites are situated within the Victoria Park Conservation Area, c. 0.2km to the south of the City Centre and Corridor Manchester boundaries.

The Manchester Royal Infirmary (MRI) is located 0.7km to the north, beyond which are the University of Manchester (UoM) and University of Manchester (MMU) campuses (c. 1.2km north). These institutions provide employment for over c. 17,000 people.

A range of other employment opportunities are available within Corridor Manchester at locations such as City Labs, Manchester Science Park and the National Graphene Institute. Further opportunities will arise in the future as key sites such as the Elizabeth Gaskell Campus and Upper Brook Street sites are developed for uses associated with the commercialisation of research in the health / science / technology / engineering sectors.

There are also a range of services and facilities located nearby, within walking distance. These include the Surrey Lodge Group GP Practice (and Wise Pharmacy), a Post Office (c 0.5km) on Hathersage Road and a range of convenience and food stores within 0.6km including Lonsis, Aldi, Nisa (c. 0.6km). Birch Dental Practice is also located nearby (c. 0.6km) whilst Longsight Library and Learning Centre is located around 1km to the east.

St Josephs Primary School and the Manchester Academy High School are located within 1km of the site, to the east and west respectively.

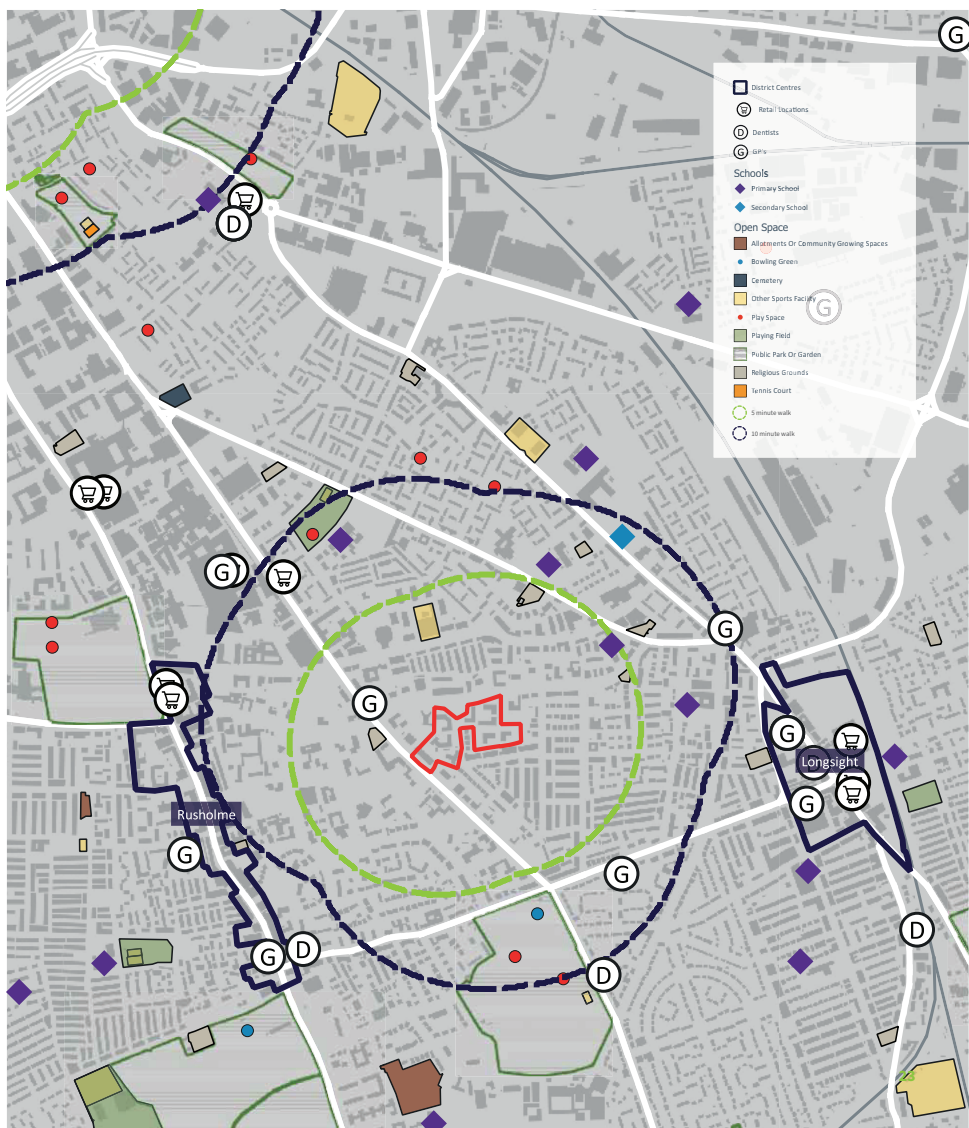
The site is also within walking distance of a number of parks, this includes Whitworth Park c. 0.5km to the west, Birchfields Park c. 0.6km to the south and Platt Fields Park c. 0.7km to the south west.

Sites (Employment Hotspots 3-4)

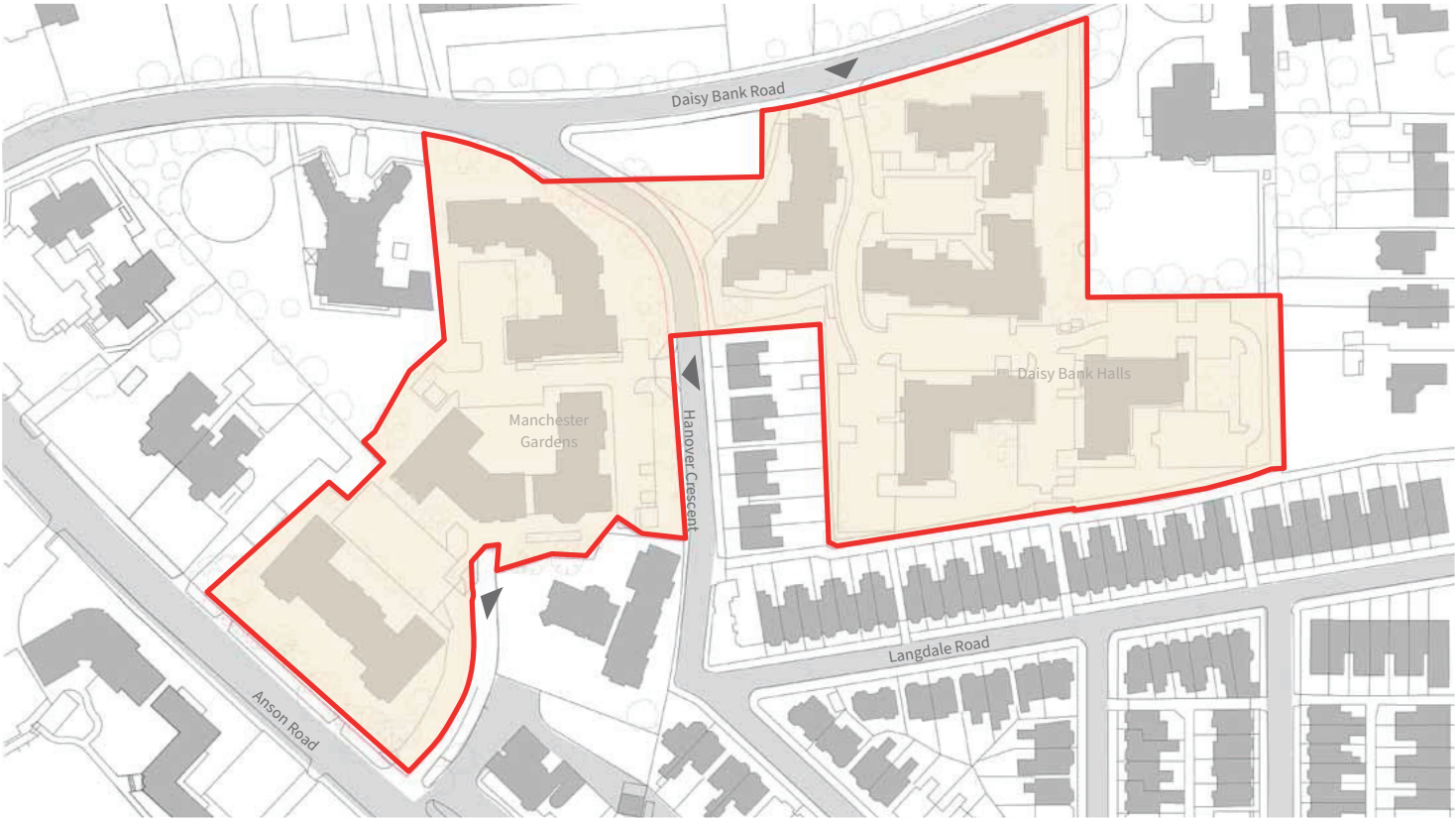
3 Manchester Gardens

4 Daisy Bank

“The Victoria Park Framework Area is strategically located close to areas of employment, various local amenities and is connected to the city centre by public transport.



03B - Development Principles: Victoria Park Framework Area



Victoria Park Framework Area Framework Area Site Entrances

Site Ownership

The sites are owned under freehold by iQ. Manchester Gardens (430 beds) is operated on a direct let basis following the end of a long term nomination agreement with University of Manchester in September 2019. The nominations agreement was not renewed by the institution.

Daisy Bank Hall is currently the subject of a nomination agreement with Manchester Metropolitan University (MMU) until September 2020.

Existing Use

The Manchester Gardens and Daisy Bank Hall sites contain a number of low-rise (c.4 storey) first generation PBSA buildings providing 430 and 461 bedspaces respectively. The sites are separated by Hanover Crescent.

The buildings are surrounded by internal access roads, areas of surface car parking and areas of incidental landscape planting.

Mature trees are located along the Anson Road, Daisy Bank Road and Hanover Crescent boundaries of the Manchester Gardens site. The northern boundary is also comprised of mature trees.

Mature trees are similarly present on the Daisy Bank Road frontage of Daisy Bank Hall and along its eastern boundary to Summerville.

A limited number of trees are located within the centre of each site. The majority of trees are considered to be in an acceptable or good condition at the time of surveying³.

The sites are not publically accessible having been secured with perimeter fencing and access controlled gates.



Daisy Bank



Manchester Gardens



Existing Trees



Overlooking Set-backs

03B - Development Principles: Victoria Park Framework Area



- Character areas
- Anson Road - urban setting
 - Terraced Housing - traditional residential setting
 - Daisy Bank Road - grand villa setting

“The existing buildings detract from the character of the **Victoria Park Conservation Area**.”

Surroundings:

The Framework Area is located within the Victoria Park Conservation Area.

The Former First Church of Christ, Scientist (Edgar Wood Centre) (Grade I listed) is situated immediately to the north of Manchester Gardens.

Further analysis of the character of the Victoria Park Conservation Area and the significance of the nearby listed buildings can be found in Appendix 5.

Located to the south, is an apartment building, a public house (the Rampant Lion) and a restaurant (Sama). Also located nearby is a nursing home and GP surgery. Dalton Ellis Halls of Residence is located on the opposite site of Anson Road.

Two-storey residential properties are situated on the opposite side of Hanover Crescent with rear gardens forming the northern boundary (in part) of the Daisy Bank Hall site. Residential properties of a similar scale (on Langdale Road) form the western boundary. Summerville (an apartment building is located to the south).

The surrounding area of the site, beyond the immediate boundaries, is predominately residential.

Image source: Turley



Heritage Assets

Victoria Park Conservation Area

Victoria Park Conservation Area was designated in March 1972.

Listed Buildings

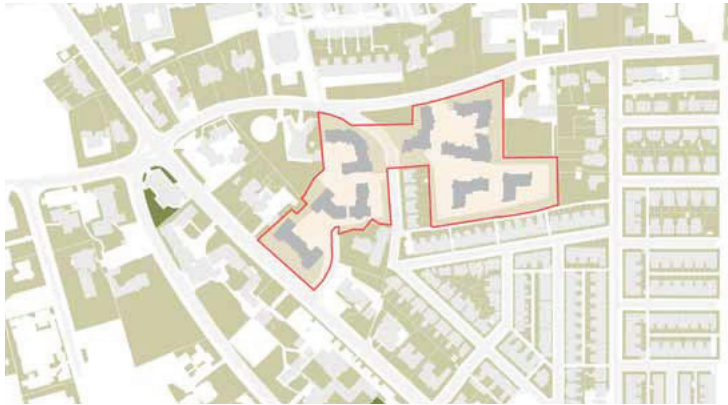
The following listed buildings are located within the Conservation Area and close to the Daisy Bank and Manchester Gardens sites.

- 1 Addison Terrace (grade II)
- 2 Arched gateway to First Church of Christ Scientist (grade II)
- 3 Buckingham Crescent (grade II)
- 4 Church of St Chrysostom (grade II)
- 5 Dalton Hall with attached forecourt walls (grade II)
- 6 Eaglesfield (grade II)
- 7 First Church of Christ Scientist (grade I)
- 8 Newbury (grade II)
- 9 Summerville (grade II)
- 10 The Rampant Lion Public House (grade II)

The Heritage Asset Plan to the right shows the boundary of the Conservation Area and listed buildings near the Daisy Bank and Manchester Gardens sites.



Victoria Park Conservation Area & Heritage Assets



Green Spaces



Front Doors



Contextual Uses

Houses	Student Accommodation	Hotel	Commercial
Apartments	Public Building/ Religious	School/ Nursery	Retirement/ Nursing

“The Former First Church of Christ, Scientist (Grade I listed) is situated immediately to the west of Manchester Gardens.

Precedent: Leaf Street by Mecanoo





Environmental Designations and Green Infrastructure

The sites are located within Flood Zone 1 (the lowest probability of flooding from rivers or sea).

No European Protected Sites, Sites of Special Scientific Interest, Local Nature Reserves or Local Wildlife Sites are located within 1km of the sites. The habitats on site are considered to be typical of urban areas and are widespread and common throughout the UK and Manchester.

Existing features are considered to provide negligible or low potential for roosting bats.

Transport and Accessibility:

The sites benefit from excellent levels of accessibility.

They are located adjacent to Anson Road (A34) which provides a direct connection into the City Centre to the north and to the suburbs further south and beyond.

Anson Road, is served by bus route 50 which provides regular services between East Didsbury/Parrs Wood to the south (4 to 9 services per hour) and the city centre to the north (11 to 15 services per hour). The nearest bus stop is located 50 metres to the south of the site. The nearest south bound bus stop is located immediately adjacent to the site.

Oxford Road is located c.600 metres to the west where regular services are available between Piccadilly Gardens in the city centre to southern suburbs such as Didsbury and Withington.

Ardwick Train Station is situated c. 2.1 km to the north east of the site. Levenshulme Train Station is situated c. 2.5 km to the south east of the site. Manchester Piccadilly Train Station is situated c. 3 km to the north. Oxford Road Station (3 km to the north) can be accessed directly via the bus services operating on the A34.

Redevelopment of the sites at a lower density than existing presents an opportunity to reduce the level of traffic and increase green infrastructure.

“ Redevelopment of the sites at a lower density than existing presents an opportunity to reduce the level of traffic and increase the level of green infrastructure.

Precedent: Leaf Street by Mecanoo

“A highly sustainable and accessible location adjacent to a high frequency bus route which links the city centre to south Manchester.



03B - Development Principles: Victoria Park Framework Area

Victoria Park Framework Area: Development Principles

Presented below are a series of development principles and parameters. These will ensure that future development within the Framework Area will deliver new buildings of the highest quality of architectural design and a place which is attractive, inclusive and sustainable; a place which enhances the character and appearance of the Victoria Park Conservation Area.

The principles and parameters will be of assistance to design teams in preparing future planning applications and Manchester City Council in their consideration / determination of those applications.

Use and Quantum of Development

The Manchester Gardens and Daisy Bank Road sites presently accommodate blocks of purpose built student accommodation of between 3 and 4 storeys, with large floor-plates and limited architectural quality. Large areas of surface car parking are interspersed with areas of incidental landscape planting.

There is an opportunity to replace this accommodation with a lower density of residential development which displays a greater level of sensitivity to the character and appearance of the Victoria Park Conservation Area, the amenities of neighbouring residential properties and which helps to better connect the existing community.

The aspiration is to partner with a Registered Provider to deliver in the region of 300 affordable homes of mixed tenure.

The tenure mix will be determined at the time of a future planning application but a blend of shared ownership, affordable rent and social rented properties is envisaged, with all properties to be retained as mixed tenure affordable / key worker housing in perpetuity.

Redevelopment should aim to deliver a variety of types of accommodation including apartments and townhouses of between one and three bedrooms.

Analysis of site conditions and the character and appearance of the Victoria Park Conservation suggests that higher density development should be located within the Manchester Gardens site, towards Anson Road and along Daisy Bank Road in the form of apartments. Lower density development could be sited adjacent to the existing terraced housing on Langdale Road and Hanover Crescent in order to provide an appropriate neighbour for existing residential properties.

All accommodation should comply with the requirements of the Manchester Residential Space Standards.

Such provision of mixed tenure affordable / key worker housing would make a significant contribution to meeting the identified requirements for affordable housing provision in the City and in a location which is strategically significant: being within walking distance of the Manchester Royal Infirmary and University campuses where substantial numbers of key workers are employed.

“Addressing an urgent need and providing 10% of the City’s affordable housing requirement by 2025 in a location next to major employers.

Use Type Areas

- A Apartments - lower density
- B Apartments - higher density
- C Houses

- Houses
- Apartments
- University Buildings
- Commercial
- Retirement/ Nursing
- Public Building/ Religious
- School/ Nursery
- Hotel



03B - Development Principles: Victoria Park Framework Area

Height

The Framework Area presents primary frontages to Anson Road, Daisy Bank Road and Hanover Crescent. It is enclosed by areas of differing character, architectural style and building scale.

The height of individual buildings within the Framework Area should be sensitive to the specific character of neighbouring buildings.

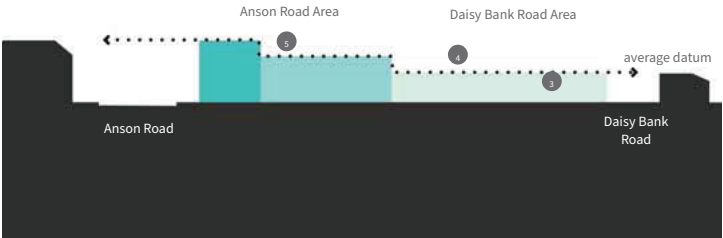
Buildings should be predominately three storeys in height (maximum) within the eastern section of Manchester Gardens and north-eastern section of Daisy Bank Road in order to preserve the setting and significance of the Former First Church of Christ Scientist. Particular consideration should be given to the position, height, scale and mass of new buildings close to these buildings and others including Sommerville, and the Rampant Lion Public House.

Buildings within the western section of the Daisy Bank Hall site (in the area bounded by Hanover Crescent, Langdale Road and Scarsdale Road) should similarly be limited to three storeys in height (or 2 + roof-space accommodation) in order to protect the amenities of existing residential properties.



Height Zones and Peak Points

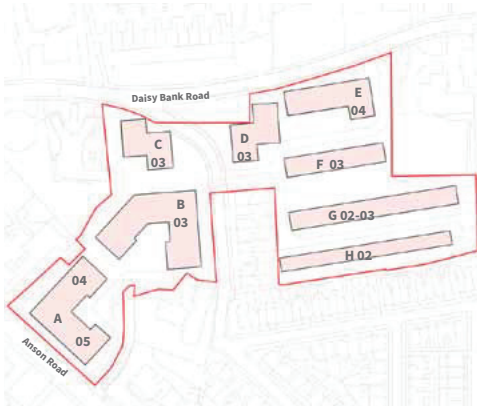
- 6 Storeys +
- 5 Storeys
- 4 Storeys
- 3 Storeys (or 2 + pitch)
- Peak Points
- Suggested Storey Heights



Flowing transition between maximum and minimum heights.



Protect and frame the view setting of The Former First Church of Christ Scientist



Height parameter plan

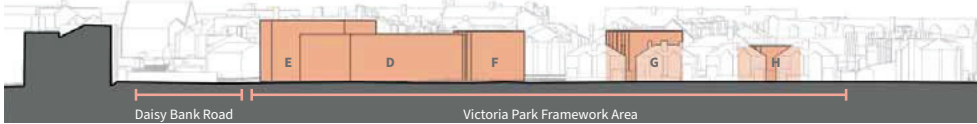
There are opportunities for buildings of greater height adjacent to Summerville House and Newbury, subject to consideration of context.

Along the frontage of Anson Road there is also an opportunity for increased height where the existing context is of larger properties (both in terms of footprint and height).

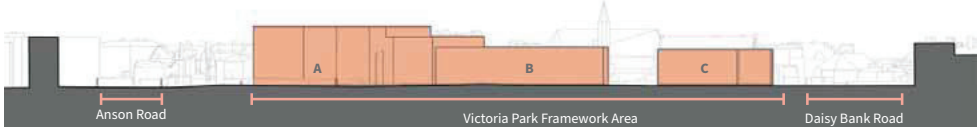
The buildings adjacent to Anson Road have the capacity to be taller than those adjacent to Daisy Bank Road. The transition across the Framework Area should be gradual and stepped.

Residential storey heights should seek to maximise natural day lighting. A minimum floor to ceiling height at 2.5m is strongly encouraged in all habitable rooms.

“The height of individual buildings within the Framework Area should be sensitive to neighbouring buildings.”

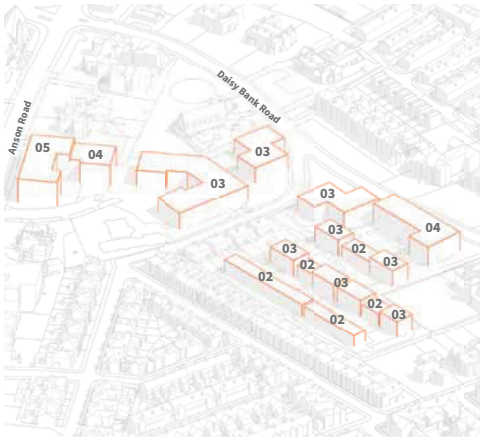


Section A - East Facing



Section B - West Facing

Maximum Heights



Maximum massing parameters

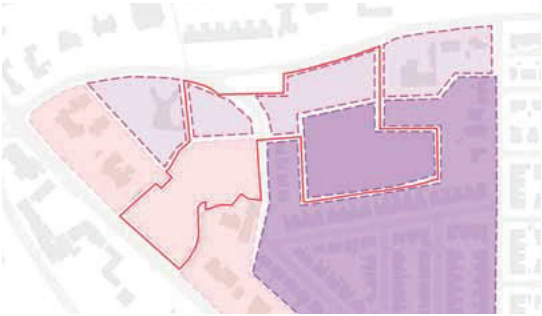
03B - Development Principles: Victoria Park Framework Area

Language and Quality

The existing student accommodation buildings within the site make little contribution to the character or appearance of the Victoria Park Conservation Area and there is an opportunity to repair the townscape qualities of this area through a sensitive approach to the scale of development, architectural detailing and choice of materials.

The aspiration is for new buildings within the Framework Area to conserve and, where possible, enhance the character and appearance of the Conservation Area through regard to the following development principles:

- A. Roof heights should generally be of domestic scale of 2-3 storeys and not exceed a maximum of 4-5 storeys in occasional feature buildings.
- B. The existing townscape contains landmark and distinctive buildings often to corner plots. An opportunity exists to replicate this approach with buildings of increased height or mass or a distinctive architectural approach to prominent or corner positions.
- C. To the north new buildings could respond to the ‘villa’ character of the northern part of the Conservation Area. To Anson Road there is an opportunity for the development of larger scale buildings and to the south a denser arrangement of development could respond to the existing terraces and semi-detached housing.
- D. The surrounding context does not dictate a particular architectural style and there is an opportunity for distinctiveness and creativity in new house types, respecting that there is a quality and robustness to the existing buildings.
- E. A mix of quality traditional red brick and other materials including render could be applied to new buildings, with accents and details to reflect the richness and distinctiveness of the existing townscape within the Conservation Area and of those properties located outside to the south and east.
- F. Rooflines may be articulated to soften the upper edges of the mass of individual buildings and relate to the pitched roof vernacular.
- G. Recesses and reveals could be incorporated to reduce the massing of individual buildings.
- H. Decorated and celebrated openings (entrances and window details) could be incorporated into the proposals.
- I. Future development should seek to reflect and respect the verdant and spacious qualities of the Conservation Area and incorporate open spaces and green areas between buildings.

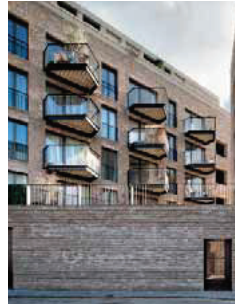
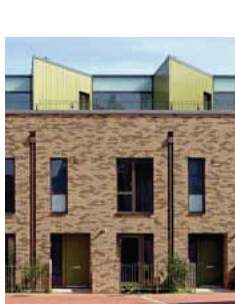


01. Character areas

- Anson Road - urban setting
- Daisy Bank Road - grand villa setting
- Terraced Housing - traditional residential setting



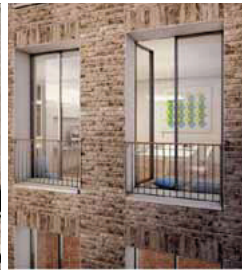
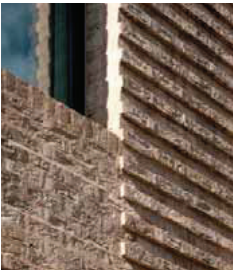
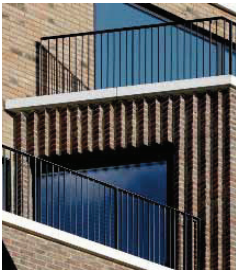
02. Character area materiality



04. Break up large massing

05. An articulated roofline

07. Overhangs and projections



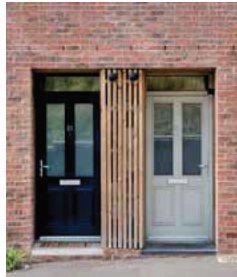
03. Detailed articulation

06. Varying height articulating the street corners

08. Recesses and reveals



09. Large openings



12. Front doors



10. Visually permeable boundaries



14. Gardens and communal street space



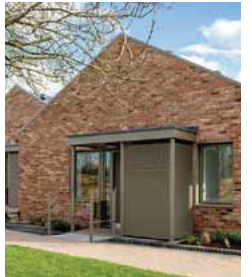
11. Bin Store



13. Parking and shared surface finishes



15. Cycle Storage



Precedent: Leaf Street by Mecanoo



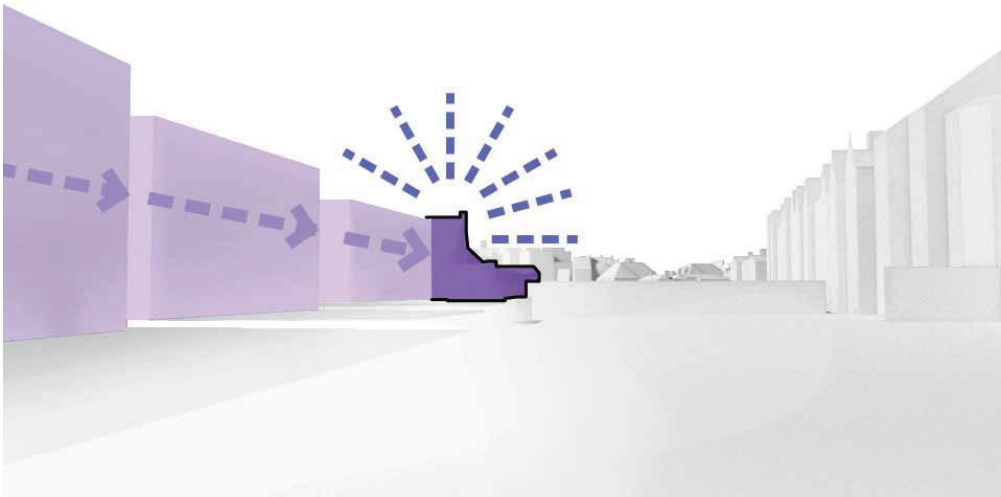
03B - Development Principles: Victoria Park Framework Area

Building Edges, Active Frontages and Pedestrian Permeability

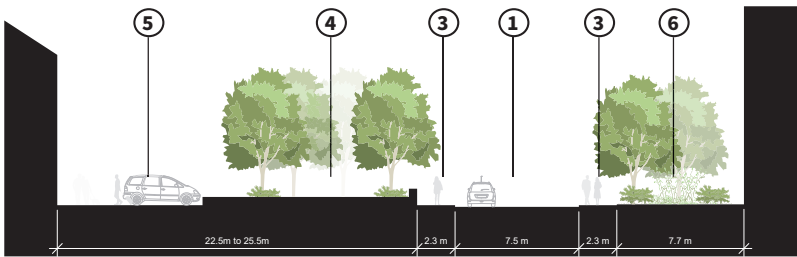
The existing blocks of student accommodation are set back from road frontages and behind belts of mature tree planting. They provide limited activation of the street with building entrances largely located within the centre of each site and hidden from view.

The perimeter fencing and security controlled access points further emphasise the inward looking and impermeable nature of the development. The existing buildings make a very limited contribution to townscape quality.

“
There is an opportunity
to repair the urban
grain and townscape
qualities in this area.



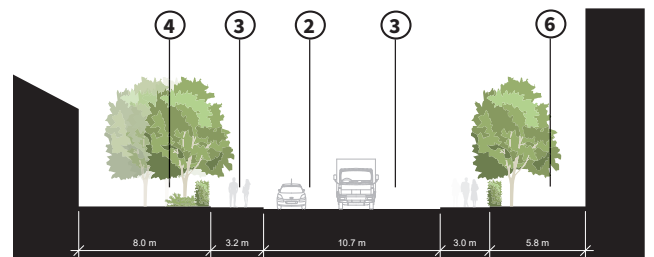
Enhance the view along Daisy Bank Road, terminating with The Former First Church of Christ Scientist and reflecting Addison Terrace.



Daisy Bank Road

- 4.0 m min. distance of facing elevations from street
- Green, visually permeable boundary

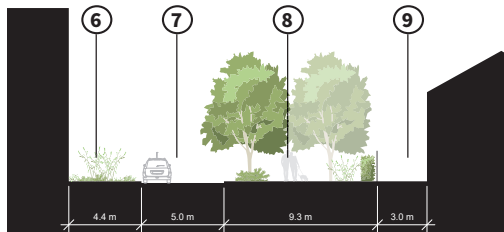
- a. 22.5 to 25.8m
- b. 2.3m
- c. 7.8m
- d. 2.3m
- e. 4 to 7.7m



Anson Road

- 4.0 m min. distance of facing elevations from street
- mid-height solid boundary

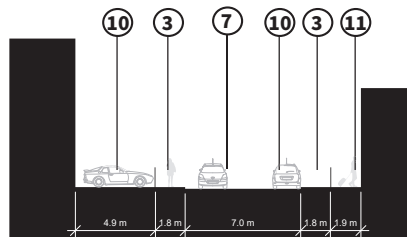
- a. 8m
- b. 3.2m
- c. 10.7m
- d. 3.0m
- e. 6.8m



Internal Roads

- 4.0 m min. distance of facing elevations from street
- Green, visually permeable boundary

- a. 4.4m
- b. 3.0m
- c. 9.3m
- d. 3.0m



Residential

- 4.0 m min. distance of facing elevations from street
- mid-height solid boundary

- a. 4.8m
- b. 1.8m
- c. 7.0m
- d. 1.8m
- e. 1.9m

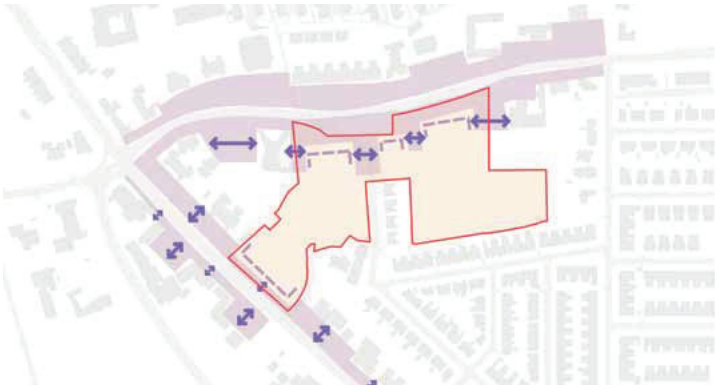
- 01. Daisy Bank Road
- 02. Anson Road
- 03. Pavement
- 04. Existing Private Green Space
- 05. Existing Private Parking
- 06. New Green Buffer
- 07. New Access Road
- 08. New Pedestrian Priority Green Space
- 09. Existing Private Garden
- 10. New Parking
- 11. New Private Garden

03B - Development Principles: Victoria Park Framework Area

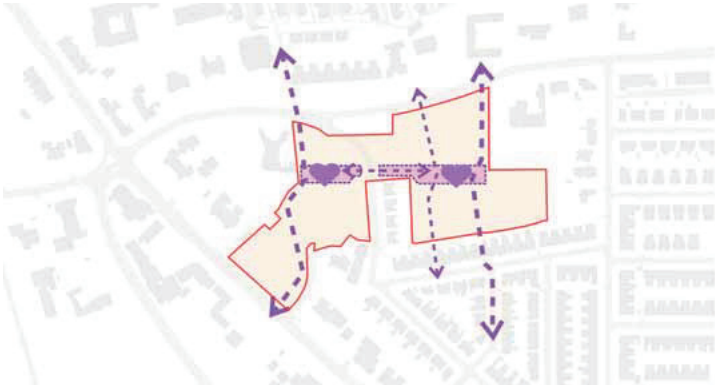
There is an opportunity to repair the urban grain and townscape qualities in this area and development should seek to be in accordance with the following guiding principles:

- New buildings should present primary frontages to Daisy Bank Road, Anson Road and Hanover Crescent where possible, with legible entrances visible from the street.
- Buildings should be set back from the Daisy Bank Road frontage by between 4 and 10 metres and follow a stepped alignment where possible in order that views of the Former First Church of Christ Scientist from the south are retained and enhanced. The spacing and rhythm of buildings to Daisy Bank Road should seek to reflect the existing street pattern.
- Buildings should be set back from the Anson Road frontage by c.4 metres in order to respect the rhythm of the street and provide an appropriate level of enclosure and activation where possible.
- In order to safeguard the amenities and privacy of existing residential properties on Hanover Crescent whilst providing an appropriate level of enclosure to the street, buildings within Manchester Gardens should be set back from the street by c.8 metres.
- A minimum separation distance of c.18 metres to the rear elevation of properties on Hanover Crescent and Langdale Road should be provided. Reduced distances may be considered appropriate where the internal layout of houses minimises the potential for over-looking and facilitates an enhanced urban design.
- An appropriate separation distance (c.11 metres) to the Former First Church of Christ Scientist should be maintained so that its prominence within the neighbourhood is respected.
- Throughout the site the opportunity to 'pair' front doors to encourage chance meetings between neighbours should be explored. Front doors could be created as a space for welcoming guests; material choice could differ from the main facade to announce the entrance.
- Plot boundaries should be visually permeable where possible to encourage interaction between neighbours. Material and detail quality should reflect those set by the choice for the main facades.
- Wherever possible, buildings should be arranged to facilitate pedestrian movement and permeability through the sites on an east-west axis and between Daisy Bank Road, Anson Road and Langdale Road, taking advantage of existing ginnels and other public rights of way to connect communities.

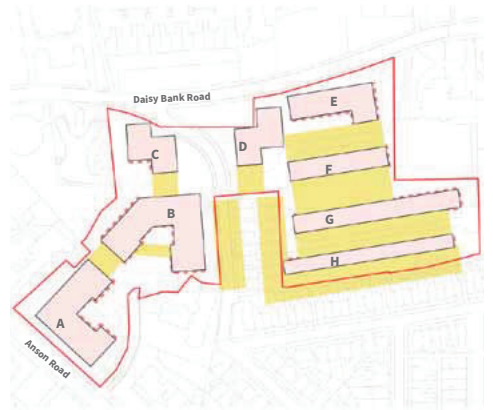
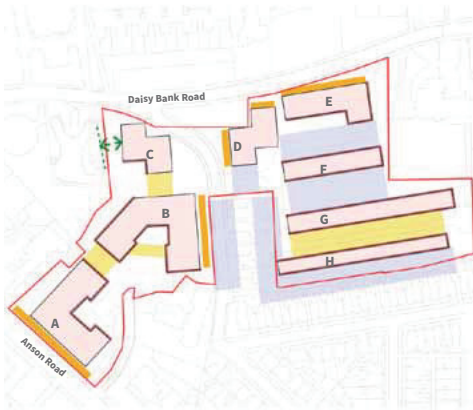
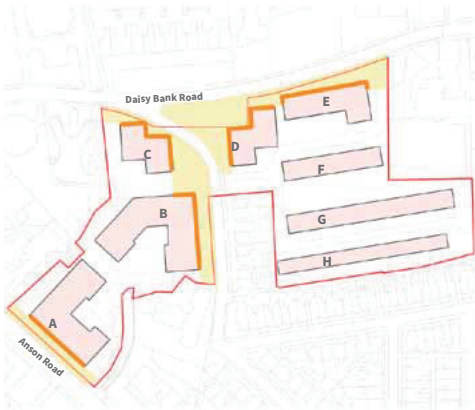
“
A mixed tenure development comprising homes and apartments of different sizes meeting the needs of local families.



Consider the set-back and rhythm of the negative space between buildings



Create a connected neighbourhood



Primary Road Frontages (Anson Road, Daisy Bank Road and Hanover Crescent)

Buildings should be set back from the primary roads to remain consistent with the character of the area.

- Massing Build Boundary
- Setback Zone from the street edge

Separation Distance

Appropriate separation distances between individual buildings should be provided. Overlooking separation distances should be maximised where possible, but can be reduced where stepped alignment of facing windows can be demonstrated.

- 18.0 m min. distance from existing homes
- 14.0 m min. distance from new homes where windows are offset
- 1.5m max. increase build zone
- 4.0 m min. distance of facing elevations from street
- min. 11.0m distance from the Former First Church of Christ Scientist

Increasing Build Zone

Building perimeter has potential to increase where the contextual setting is not as sensitive to the building edges. Overlooking separation distances need to be maintained.

- Extension of build perimeter
- Minimum overlooking zones

03B - Development Principles: Victoria Park Framework Area

Public Realm and Green Infrastructure

The Framework Area contains a significant number of individual trees and groups of trees which are primarily located around the boundary of the area. These trees are generally mature, in good condition and make a significant contribution to the verdant character of the Victoria Park Conservation Area.

The central parts of the Framework Area are however, dominated by buildings, areas of surface car parking and areas of incidental planting landscape planting.



Adobe Great Kneighton by Proctor & Matthews Architects

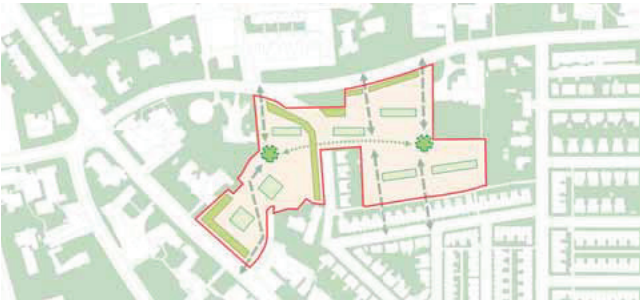
- Paths for a permeable neighbourhood
- Play Park
- Corner Green
- Courtyard Greenscape
- Neighbourhood Green

“ There is an opportunity for the level of green infrastructure and quality of public realm to be enhanced.

There is an opportunity for the level of green infrastructure and quality of public realm to be enhanced. This could be achieved through:

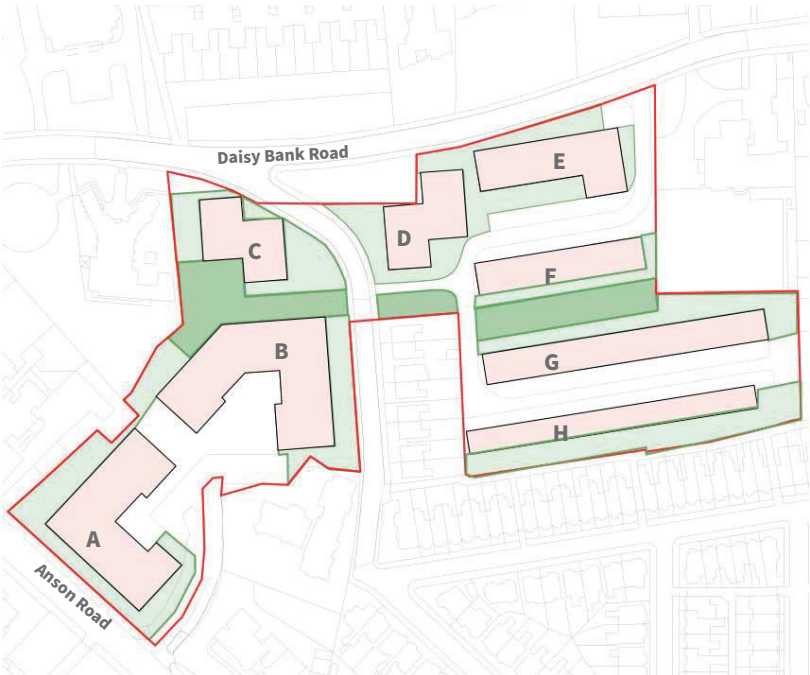
- The retention of existing trees situated around the edge of the Framework Area (subject to the creation of vehicular access points) and, where possible, trees within the centre of the Framework Area;
- The replacement of any trees removed on a 2 for 1 basis;
- The provision of public, semi-public and private green spaces to encourage social cohesion and the wellbeing of future residents;
- The provision of private gardens to the rear of houses, connecting to communal green spaces where possible to facilitate community interaction;
- The creation of pedestrian linkages through the Framework Area on a north-south axis to better connect communities on Daisy Bank Road to those on Anson Road and Langdale Road;
- The introduction of traffic calming measures to Hanover Crescent to facilitate the linking of sites to facilitate greater community cohesion.

Development should seek to deliver a net-gain for biodiversity.



Create a community asset that connects both sides of the Framework Area and links with existing neighbourhood

- Public Green Frontage (Existing trees to be retained where possible)
- Semi-Private Green Space
- Key Green Community Assets
- Pedestrian Links



Green Public Realm

Green Public Realm should be created between the buildings and through the Framework Area; providing places for residents, visitors and those passing through to sit, dwell and relax.

- Primary Green Open Space
- Secondary Green Open Space

03B - Development Principles: Victoria Park Framework Area

Vehicular Access and Movement

Vehicular access to the Framework Area is presently available from Daisy Bank Road and Anson Road.

In order ensure appropriate levels of accessibility and permeability, redevelopment should seek to ensure alignment within the following principles:

- The existing vehicular access from Anson Road may be retained;
- The existing vehicular access from Daisy Bank Road may be closed and relocated further west;
- A new vehicular access to the Daisy Bank Road site from Hanover Crescent could be provided;
- Internal roads should be designed to reflect their purpose as an access to homes and should be designed to discourage through traffic. Shared surfaces should be created wherever possible;
- Traffic calming measures could be introduced within Hanover Crescent to facilitate the linkage of the sites to facilitate community cohesion interaction.

“Green spaces, new areas of public realm and new footpaths to connect the neighbourhood.”



Establish a street hierarchy to protect pedestrian priority

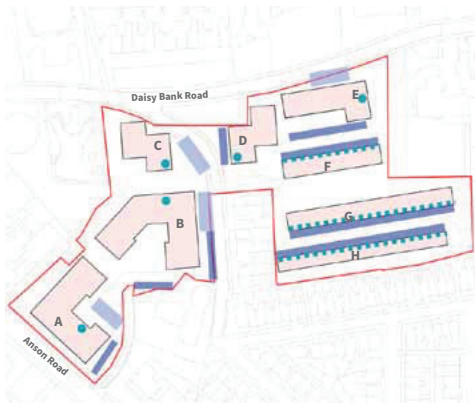
 Primary Routes	 Tertiary Routes	 Internal Roads	 Vehicular Access Points
 Secondary Routes	 Traffic Calming Measures	 Key Pedestrian Route	



Pedestrian Movement and Connectivity

A generous amount of open space should be left to create a key connection from west to east within the Framework Area and should unite the two halves of the development. Buildings should be arranged so as to facilitate the creation of new pedestrian links from north to south to connect residents more directly with local amenities.

-  Key Connection
-  New Pedestrian Routes
-  New Routes
-  Existing Routes



Services Access, Refuse & Parking parameter plan

-  Pull-in zones for emergency vehicles/ delivery/ drop-off
-  Resident's Parking
-  Integrated Refuse Store (per dwelling)

Car and Cycle Parking

The Framework Area enjoys a highly sustainable and accessible location being situated adjacent to a high frequency bus route which links the city centre to south Manchester. The site is also located within walking distance of a range of local facilities and employment opportunities.

In view of this sustainable location and to encourage accessible travel, the provision of car parking spaces should be limited with greater emphasis given to the provision of secure facilities for the storage of bicycles :

- A maximum of one car parking space per three dwellings could be provided;
- Car parking spaces should ideally be provided immediately outside individual houses or within communal parking areas. Where parking is required to be accommodated within the street, a shared surface could be used where possible to enhance the quality of the space;
- Electric vehicle charging points should be provided to all car parking spaces;
- Space for the secure storage of bicycles should be provided within the curtilage of individual houses to the rear of the property, where possible. Storage should be considered as part of the design and integrated with the dwelling;
- Facilities for the secure storage of cycles for each apartment should be provided and should seek to achieve a ratio of 1:1 provision.

Waste Storage

Space for the storage of refuse should be provided to the rear of individual properties, where possible.

Where refuse cannot be stored to the rear, facilities could be integrated into the design of individual houses and apartment buildings.

Levels of provision should accord with the requirements of Manchester City Council Waste Storage and Collection Guidance for New Developments.

“An **opportunity** to deliver mixed tenure affordable / key worker housing for local families and to **enhance** the character and appearance of the Victoria Park Conservation Area.



Precedent: Leaf Street by Mecanoo

