The Trilogy

Manchester

Detailed Planning Application

Design & Access Statement

Produced by Chapman Taylor on behalf of Barings

December 2025

CHAPMAN TAYLOR

BARINGS

THE TRILOGY
MANCHESTER

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Development Description

‘The Trilogy is a Build-to-Rent (BtR) apartment complex comprising 232 homes, located between Ellesmere Street and Chester Road, on the south-western fringe of the St George’s area of Manchester City Centre.

First welcoming residents in May 2019, The Trilogy attracts a mix of residents, a combination of solo occupants, couples, and small groups of friends, with a smaller proportion of families.

The development offers the advantages of city living while maintaining a degree of separation from the immediate hustle of the city centre. It is conveniently located just a 3-minute walk from Cornbrook Metrolink station, a key transport hub that provides frequent, direct services across multiple tram lines into central Manchester and beyond.

The building includes a basement level with 75 leasable car parking spaces, a secure cycle store, and two dedicated bin stores.

One of The Trilogy’s stand-out features is the generous size of its apartments and the ample storage provided, an increasingly rare offering in many newer BtR schemes.

Current resident amenities include a ground floor reception, communal lounge, gym, and parcel/letterbox area. However, as one of Manchester’s first BtR developments, the amenity provision now falls short when compared to more recent BtR schemes. It has therefore been identified that there is an opportunity to enhance these spaces to remain competitive and meet growing expectations for luxury living within the BtR market.’

Summary of Revisions

- **General Arrangement Plans**: Added annotations and a colour-coded key (pp. 31, 34, 37).
- **Bay Study**: Updated to illustrate boundary treatment and the decorative louvre design (pp. 41–42).
- **Sections**: Added (p 45).
- **Elevations**: Revised to show materials applied to proposed elements only (pp. 50–53).

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01

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01 Introduction

1.1 Purpose of the Document

This Design and Access Statement forms part of a Detailed Planning Application submitted on behalf of Barings for improved amenity space at ground and first floor and top floor extension of Block A of The Trilogy. The proposals aim to strengthen the site's Build-to-Rent offer by increasing amenity provision for existing residents, while also enhancing the building's relationship with Ellesmere Street through improved active frontage at ground level.

This statement should be read alongside the Planning Statement and other supporting documentation submitted as part of the application.

Key

The Trilogy



Aerial view of The Trilogy

1.2 Project Objectives

Barings is a global asset management firm that partners with institutional, insurance, and intermediary clients, supporting leading businesses through flexible financing solutions. Barings is the investor behind The Trilogy, with Allsop acting as the scheme's operator. Allsop is a highly regarded, award-winning Build-to-Rent (BtR) operator, known for managing some of the highest-ranking developments in Manchester, including the Chapman Taylor-designed Eda in Salford, which consistently ranks first in HomeViews reviews.

The Trilogy was one of the first BtR buildings to be managed by Allsop. Since then, their portfolio has expanded significantly to over 5,000 BtR units across the UK. In Greater Manchester, Allsop currently manages Vox, Eda, and The Slate Yard, with further expansion expected over the next 12 months.

At the 2025 HomeViews Awards, The Trilogy and Allsop jointly secured:

- **2nd place in Best Small Community (101–300 units) in the UK**
- **Best Small Operator**
- Additionally, Allsop was named **Property Manager of the Year** at the 2025 RESI Awards.

The proposed scheme will deliver an enhanced Build-to-Rent residential development, aligning with the growing appeal of institutionally owned and professionally managed rental housing. The BtR model is not simply an affordable alternative to home ownership—it is a resident-focused approach to renting that prioritises high-quality living, a sense of community, and best-in-class service and amenities. Drawing from principles rooted in the hospitality sector, BtR offers a lifestyle-driven alternative that is tailored to modern renters' needs and aspirations.

Chapman Taylor has been commissioned to assess how the current amenity offer at The Trilogy can be enhanced to maintain its competitiveness in a maturing BtR market, and to explore the introduction of additional homes in response to increasing demand. The design approach has been shaped through a Pre-Application consultation with Manchester City Council, as well as early engagement within the Hulme Ward and existing residents of The Trilogy.



Awards:

- **10 Excellence Awards**
- **10 Design Awards**
- **10 Facilities Awards**
- **11 Location Awards**
- **10 Value Awards**
- **11 Management Awards**

Schemes managed by Allsop in Greater Manchester:



1.3 The Trilogy

The Trilogy is one of Manchester's pioneering Build-to-Rent (BtR) developments, welcoming its first residents in May 2019.

The development currently comprises **232 apartments across a mix of 1, 2, and 3-bedroom layouts,** providing a variety of options to suit different lifestyle needs:

- 75 one-bedroom apartments
- 119 two-bedroom apartments
- 38 three-bedroom apartments

Approximately 78% of the apartments are furnished, with internal sizes ranging from 575 sqft to 1,202 sqft. A key strength of The Trilogy is the generous apartment sizes and ample storage—an increasingly rare offering in newer BtR schemes.

The current resident demographic is predominantly working professionals aged between their mid-20s and mid-30s, with a mixture of solo residents, couples, and friends sharing, along with a smaller number of families.

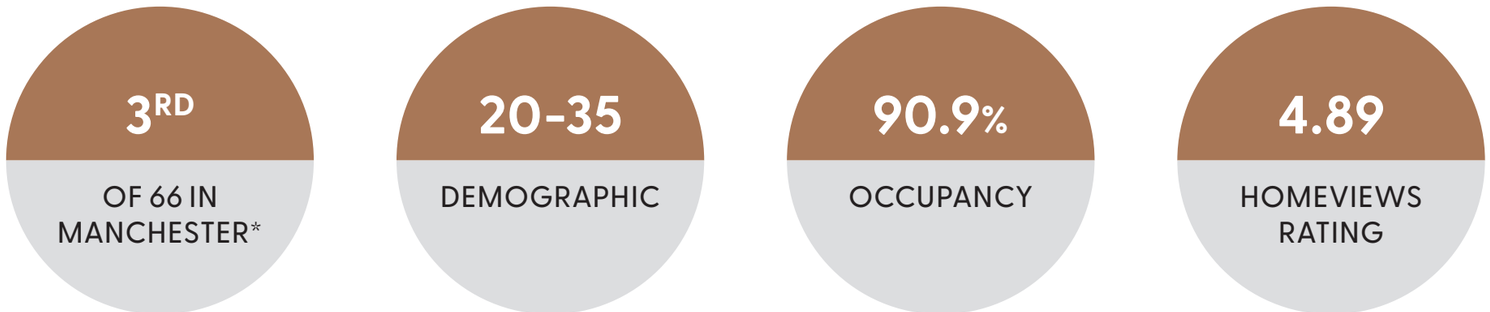
In May 2025, The Trilogy had an occupancy rate of 90.9%, with occupancy and reservations combined reaching 92.7%. With the busier rental period approaching (typically June to October), further increases in occupancy are anticipated.

Additional facilities include a basement level with:

- 75 secure car parking spaces available to lease
- Secure cycle storage
- Two dedicated refuse stores

Current on-site amenities consist of:

- A ground floor reception area
- A communal lounge
- A residents' gym
- A dedicated parcel and letterbox area



Awards:

- **Location Award: 2024, 2023**
- **Excellence Award: 2024, 2023**
- **Management Award: 2024, 2023**
- **Value Award: 2024, 2023**
- **Facilities Award: 2024, 2023**
- **Design Award: 2024, 2023**

Amenity:



Apartment Provision:



* As per Homeviews Rating

1.4 The Trilogy - Amenity Uplift

While these internal amenities were appropriate at the time of the building's completion, the current offer no longer meets the expectations of today's BtR market, particularly when compared with newer schemes that provide more extensive, high-end resident facilities. An uplift to the amenity provision is therefore essential to ensure The Trilogy remains competitive in the BTR market and continues to offer an attractive living experience.

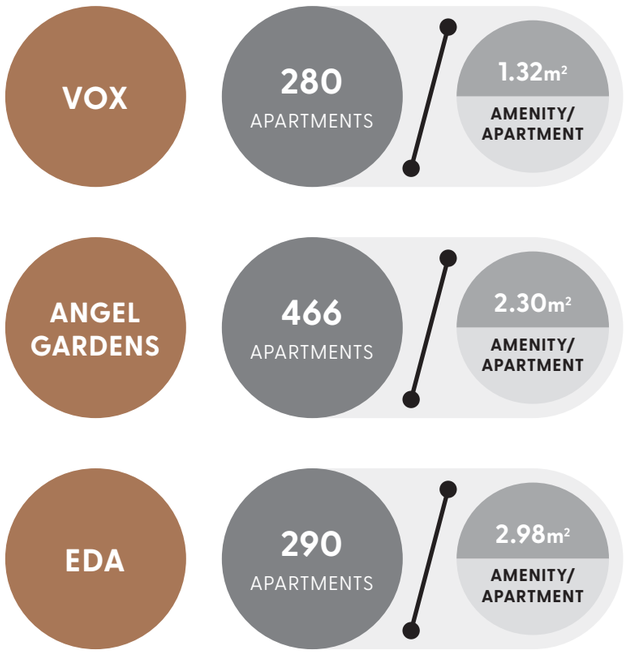
Currently, The Trilogy provides 1.09m² of amenity per unit, which is significantly below popular local BtR schemes such as:

- Vox: 1.32 m²/unit
- Angel Gardens: 2.3m²/unit
- Eda: 2.98m²/unit

The proposals are therefore looking to raise amenity space in **The Trilogy to 2.92m²/unit,** a substantial uplift that aligns with the building's popularity and consistently positive resident feedback.



Other schemes:



1.5 The Amenity Provision

The Proposed Development

The Trilogy currently comprises three apartment blocks arranged around a central communal residential amenity space.

The proposed development aims to expand the existing amenity provision at ground- and first-floor levels, while also introducing an additional floor to Block A, accommodating ten new apartments.

Enhanced Amenity Provision

To facilitate the expansion of amenities, two ground-floor apartments within Block A will be removed, making way for a single-storey extension at the front of the building. The ground floor will be reconfigured to incorporate a new reception area, co-working space, gym, postal room, and staff office.

The internal courtyard will remain largely unchanged in layout, with existing landscaping retained but enhanced by improved dog-washing and dog-agility areas. New outdoor working pods and an event pod are also proposed, providing more functional and engaging spaces for residents. At present, this courtyard is underutilised and lacks vibrancy.

At first-floor level, a new amenity suite is proposed, featuring a private dining room and a terrace above the ground-floor extension.

As a result of these improvements, the internal amenity space will increase from **255 sqm** to **702.8 sqm**, while the external amenity space will expand from **836 sqm** to **972 sqm**.



Existing Reception



Existing Lounge Area



Existing Gym



Existing Post Boxes



Existing Co-Working Area

1.6 Site Location

The site comprises The Trilogy, a Build-to-Rent (BtR) apartment complex featuring three residential blocks of 7 (Block C), 8 (Block A) and 11 (Block B) storeys, situated between Ellesmere Street and Chester Road (A56).

The development is arranged with Block C, the northernmost building, fronting Ellesmere Street, while Blocks A and B, to the south, face Chester Road. These two southern blocks are linked by an internal staircase at ground floor level. Internal and external residential amenity spaces create separation between Block C and the southern blocks. Vehicular and cycle parking is located in the basement, accessed via Ellesmere Street. The primary pedestrian entrance is also on Ellesmere Street, with a secondary access point from Chester Road.



Aerial view of The Trilogy

1.6 Site Location



Aerial view of The Trilogy

1.6 Site Location



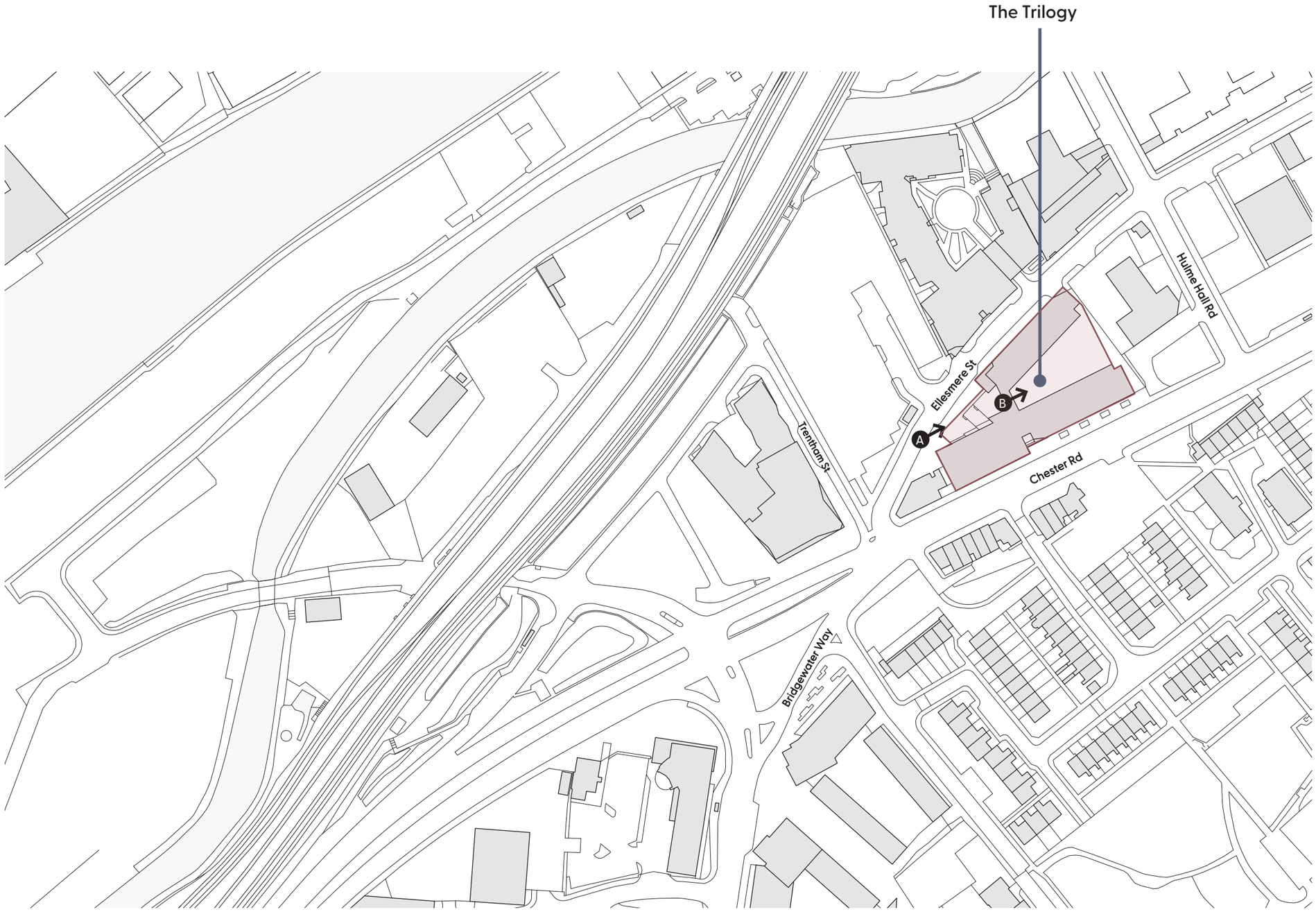
Aerial photo of The Trilogy



View A



View B



Site location of The Trilogy

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02

Context

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2.1 Site History

2.1.1 The Surrounding Area Development

The surrounding area was once run-down, defined by under-utilised industrial buildings and a generally poor quality environment. It has undergone significant regeneration, driven by a mix of new-build developments and the adaptive reuse of former industrial and employment sites into residential and commercial spaces.

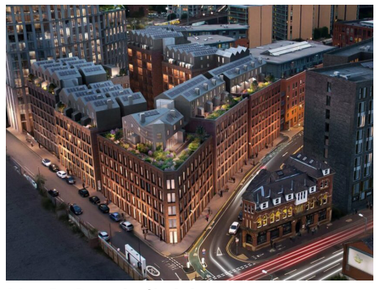
To the north of the site, across Ellesmere Street, Albert and Britannia Mills have been converted into apartments with ground-floor commercial uses. Further east along Ellesmere Street, the Gallery Gardens development has secured planning permission, while construction at Talbot Mill began in autumn 2024. To the west, No.1 Castlefield and No.1 Cornbrook have received planning approval; however, No.1 Castlefield will require a new planning application. Between the two sites sits the completed Vox development.

Together, these projects are contributing to the area's rapid transformation into a vibrant residential neighbourhood, underpinned by strong and growing demand for housing.





Botanica Gardens



No. 1 Castlefield



Vox



The Talbot



Gallery Gardens

2.1 Site History and Surrounding Area

2.1.2 Historical Background

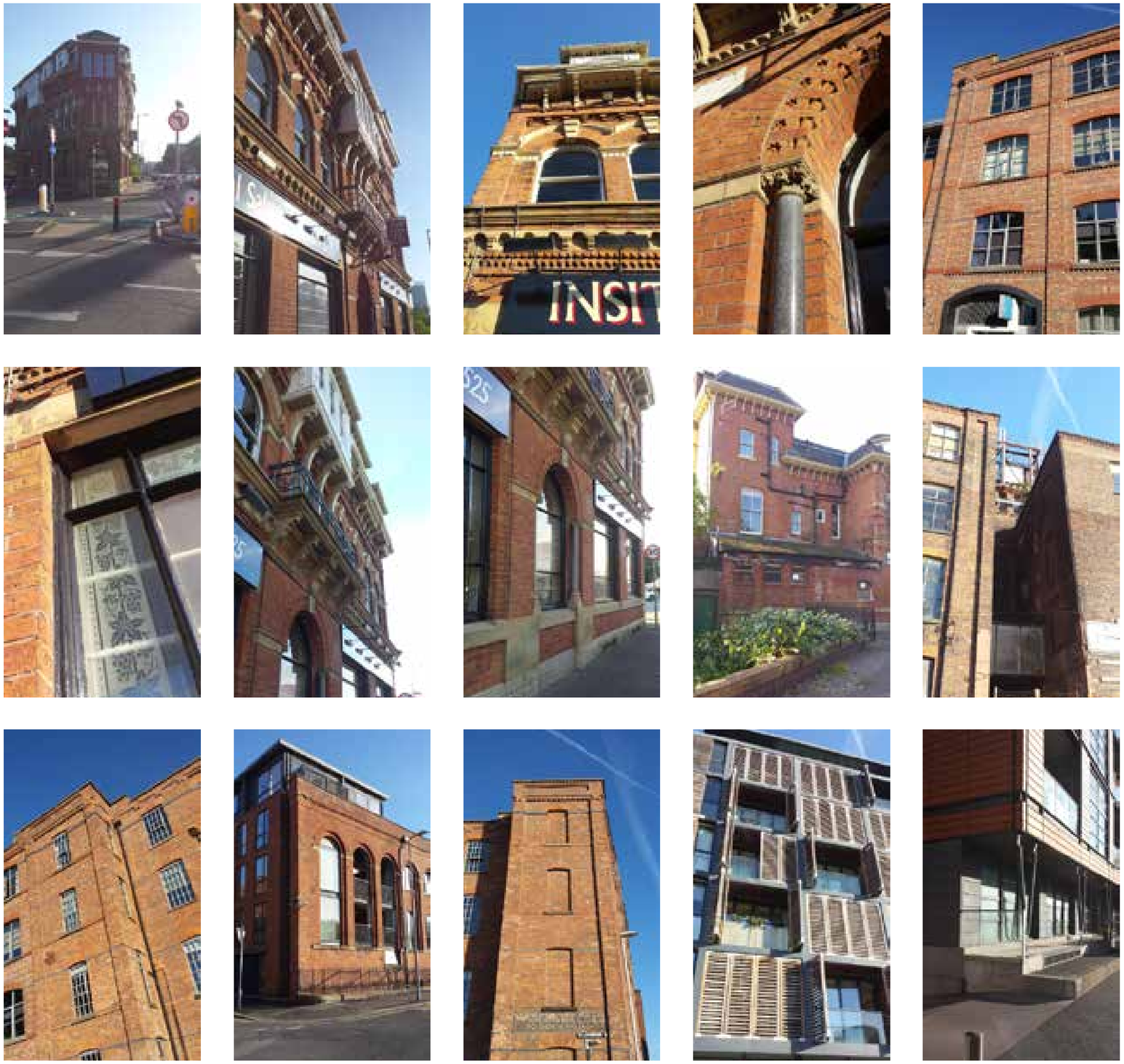
The development of the area surrounding the site began in the early 19th century, with significant growth occurring during the late 1800s and early 20th century as the Industrial Revolution took hold. Much of this expansion was driven by the construction of Victorian-era mills along the Bridgewater Canal, with the area becoming a hub for the textile and brewing industries.

Several large spinning mills were established during this period, many of which still stand as important markers of the area's industrial heritage—most notably the Britannia and Albert Mills, built in the 1850s.

As industrial activity increased and employment opportunities expanded, there was a growing demand for workers' housing. The proposed site originally served this purpose, having been developed with back-to-back terraced housing. To support this layout, the site was once divided by two now-lost streets: Stafford Street and Guest Street. These were gradually erased as the area underwent deindustrialisation in the mid-20th century.

The site lies immediately adjacent to a Grade II listed building—the former Turville public house, now home to Insitu Architectural Salvage. Although the site itself is not within a designated Conservation Area, it sits close to the boundary of the Castlefield Conservation Area.

Several listed buildings are located nearby, including the Grade II* listed St George's Church to the northeast, the Grade II listed former Albert Mill on Ellesmere Street, and 215–219 Chester Road, also Grade II listed.



2.1 Site History

2.1.3 St. George's Church

This application paid regard to the relationship between the scheme and St. George's Church, particularly the visibility of the church from within the development.

During the initial design stage, we conducted site walks and assessed the views from various vantage points around the project to understand the extent of visibility. Our analysis found that views of the church from within the development are already limited, and as one moves closer, visibility further diminishes.

Is it worth also noting that in recent years a number of developments have been granted permission which further reduces the view of the church through the buildings. See next page for visuals of consented developments.



View A





View B

2.2 Site Adjacencies

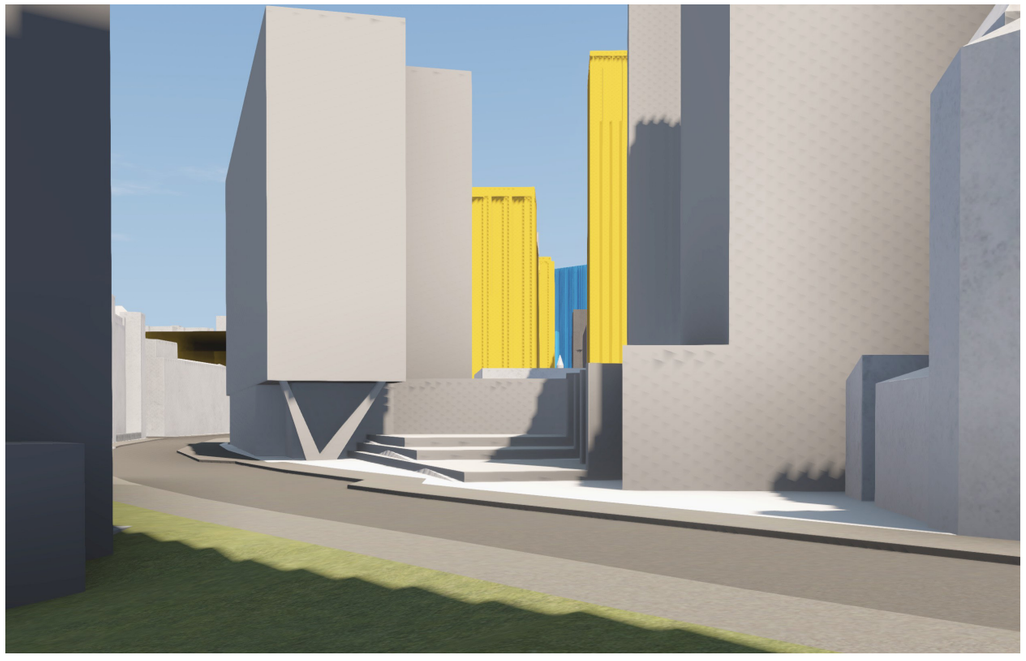
2.2.1 Neighbouring Developments

These images illustrate neighbouring consented schemes and the massing impact they will have on the streetscape. The significant density proposed across these adjacent sites underscores the area's transformation into a vibrant residential neighbourhood. Our proposal responds to this emerging context, complementing the surrounding developments while contributing to the delivery of much-needed homes and enhancing local amenity.

Consented Schemes
Under Construction







2.3 Building Heights

2.3.1 Surrounding Development Context

The surrounding area includes several consented schemes that have yet to be developed. Once completed, the proposed building heights will be as follows:

- The Gardens: 5 storeys
- Urban Splash: 8 storeys
- Bentinck Street: 11–12 storeys
- Phoenix Works: 13 storeys
- Vox: 16 storeys
- No.1 Castlefield: 16 storeys
- Gallery Gardens: 18 storeys
- No.1 Cornbrook: 24 storeys

The proposed development aims to add an additional residential storey to Block A (currently 8 storeys), resulting in a total of 9 storeys. Blocks B and C will remain at their current heights. This amendment aligns with the parameters outlined in the original planning application from 2015. The proposed scheme has been designed with consideration of the neighbouring developments, ensuring it complements the scale of the surrounding area.

Traffic Flow

Ellesmere Street is one-way in the southbound direction near the site. Further east along Ellesmere Street, traffic flows in both directions. Chester Road is a major highway with traffic traveling in both directions.

Pedestrian Routes & Public Transport Access

Pedestrians heading toward the city centre can either walk along Chester Road or travel east along Ellesmere Street, passing through Castlefield. The site benefits from excellent public transport access, with the Cornbrook Tram and Metro stop just 350m to the west. Deansgate Train Station is located approximately 1.7km east of the site.

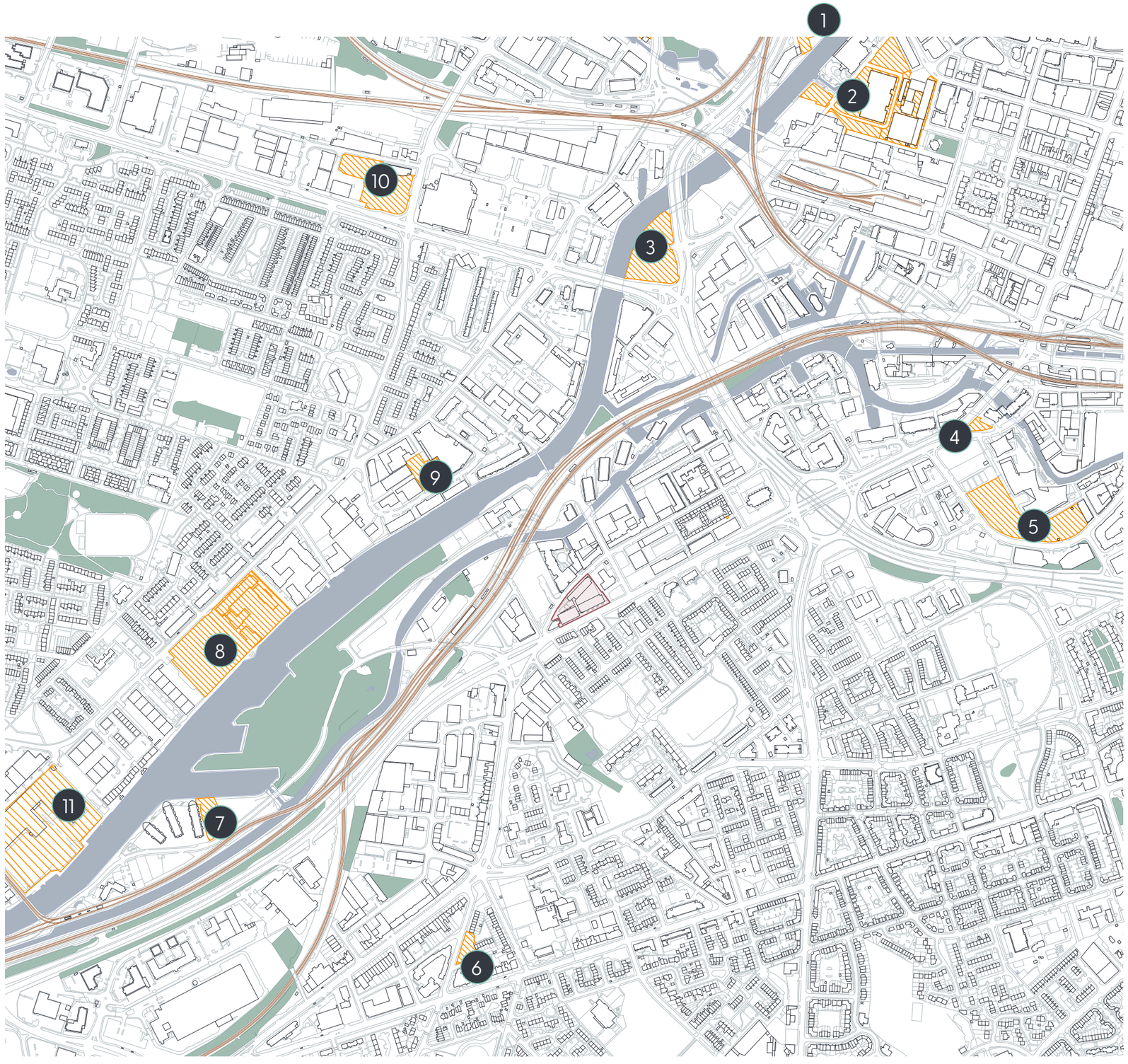


2.4 Future Development

2.4.1 Developments on Site

The map to the right illustrates all residential projects currently under construction, highlighting the need to enhance amenity provision at The Trilogy in response to the increasing supply in the surrounding area.

1. **Novella**
2. **Goods Yard Street**
3. **Vista River Gardens**
4. **Fusion**
5. **Square Gardens**
6. **Trafford Regeneration Project**
7. **Manchester Water's Building**
8. **Berkeley Square**
9. **Regents Plaza**
10. **Merchant's Wharf**
11. **Soapworks**



Key

Developments currently on site

2.5 Access to Development

2.5.1 Key Routes to Access The Trilogy

Traffic Flow

Ellesmere Street operates one-way in the southbound direction near the site, transitioning to two-way traffic further east. Chester Road, a major highway, carries traffic in both directions.

Pedestrian Routes & Public Transport Access

Pedestrians heading toward the city centre can walk along Chester Road or follow Ellesmere Street eastward. The site is also within close proximity to Cornbrook Tram Stop, making the Ellesmere Street entrance a key point of arrival for those travelling via the Metro system.

Cycling

Recent improvements have been made to cycleways along Chester Road. Cyclists can access this route or use emerging dedicated lanes near the Ring Road. Chester Road's cycle lane connects to National Cycle Route 6 (NCR6) at the A34 bridge, approximately 1.6km north of the site. Ellesmere Street features a dedicated on-street cycle lane on its western side, marked for northbound travel.

Metro

The site benefits from excellent public transport links, with Cornbrook Tram and Metro stop located just 350m to the west.

Bus

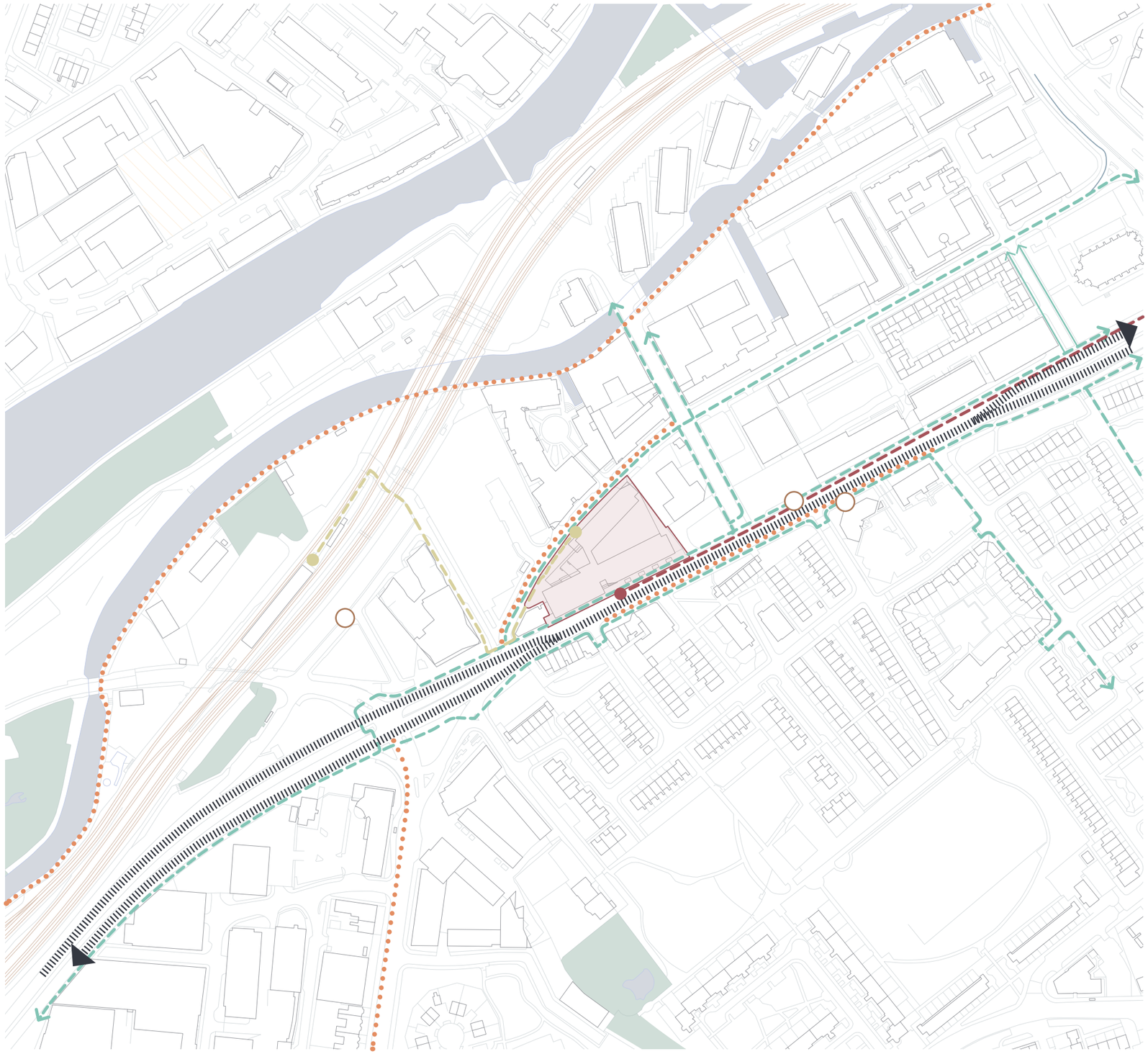
The Hulme Hall Road bus stop, only 110m east of the site, provides highly convenient access for residents.

Train

The site is approximately 1.7km from Deansgate Train Station, with national connections available via Manchester Piccadilly.

Key

- Public footpaths
- Primary car access
- Route to Metro
- Route to Bus Stop
- Bus stops
- Cycle Route



2.6 Early Engagement with Manchester City Council

2.6.1 Outcomes of Pre-Application

A pre-application request was submitted to MCC on 7th April 2025. Subsequently, a meeting with Planning Officers was held on 22nd May 2025.

Several key points were raised in the Pre-Application with Manchester City Council (MCC), such as:

1. Open Space & Amenity Provision

MCC emphasised the need to justify the design intent of the landscaped areas fronting Ellesmere Street, their current use and the impact of their potential loss. MCC emphasised that any reduction in the landscape areas should be balanced by enhanced landscaping or improved functionality.

Response: This Design and Access Statement aims to review the original planning application and provide a clear rationale for changes, supported by landscaping enhancements, where possible. Non-Material Amendment application 116542/NMC/2017 put forward plans to remove much of the soft landscaping. As the building has matured, it is apparent more greenery and street activation is required, so our application takes the original landscape intent into account.

2. Design and Massing

MCC noted that the additional floor must be visually consistent with the existing building, with a strong advice against contrasting additions (e.g. "tin roof" look). While MCC expressed reservations about extending a relatively new building, it was not explicitly an objection.

Response: This proposal is to develop a design that integrates seamlessly with the existing façade.

3. Unit Mix

The inclusion of studios and 1-bedroom units in the new floor of Block A was not supported by MCC. Policy requires no more than 33% of units to be 1-beds which the pre-app layout would have exceeded. MCC confirmed that 2-bed units are preferred.

Response: The extension to Block A will seek to replicate the existing typical floor plan, rather than to propose an alternative unit mix. This will ensure the 1-beds will stay within the policy at 33%.

4. Heritage & Highways

No objections were raised regarding highways. No heritage concerns, however, it was emphasised that any alterations must appear as part of the original development.

Response: The proposed scheme's design to consider its surrounding listed buildings and conservation context.

5. Community Engagement

MCC advised that early and meaningful engagement with residents and local ward councillors is essential.

Response: A series of consultation sessions have been organised and received feedback has been incorporated and documented within this submission.

6. Supporting Documentation

MCC advised that the planning submission should be as comprehensive as possible. Key documents requested include:

- TV Reception Assessment (noted as a local issue)
- Construction Management Plan
- Construction Waste Management Plan (to safeguard existing residents)

Response: All highlighted documents to be included within the submission pack.

2.7 Public Consultation

2.7.1 Outcomes of Public Consultation

A public consultation for the residents of The Trilogy was held between Wednesday 22nd July and Friday 27th July, with an in-person event on 22nd July from 4:00pm to 7:30pm, attended by representatives from Chapman Taylor and Lichfields. Residents and community members were invited to view the proposals, ask questions, and share feedback. A feedback collection box was left on site throughout the week, and each display board featured a QR code to allow for digital comments and further engagement.

The in-person session on 22nd July was well attended and generally very positive. Residents and local stakeholders expressed particular enthusiasm for the proposed improvements to the external landscaping, which prioritise well-being and create more opportunities for outdoor use. A local councillor welcomed the enhancements, noting they would significantly improve the currently hard-landscaped and relatively sterile public realm.

Most conversations were centred around curiosity and interest in specific amenities such as co-working spaces and the gym, with questions about design and access. A few residents raised concerns about potential disruption during construction, particularly with regard to noise. These matters will be carefully considered and managed through an appropriate construction programme to ensure minimal impact on current residents.









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Design Development

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3.1 The Brief

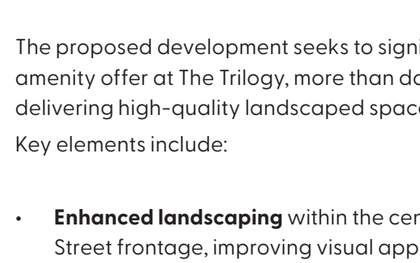
3.1.1 Enhancing an Award-Winning Community

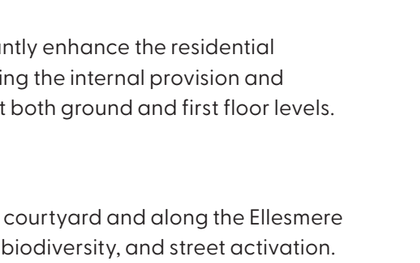
The proposed development seeks to significantly enhance the residential amenity offer at The Trilogy, more than doubling the internal provision and delivering high-quality landscaped spaces at both ground and first floor levels.

Key elements include:

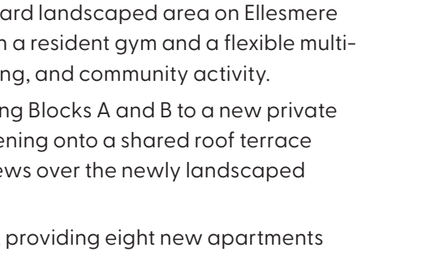
- **Enhanced landscaping** within the central courtyard and along the Ellesmere Street frontage, improving visual appeal, biodiversity, and street activation.
- **Ground floor extension** into the existing hard landscaped area on Ellesmere Street, replacing two residential units with a resident gym and a flexible multi-purpose studio to support health, wellbeing, and community activity.
- **First floor wellness-focused corridor** linking Blocks A and B to a new private dining room in the knuckle of Block C, opening onto a shared roof terrace above the ground floor extension with views over the newly landscaped street frontage.
- **One-storey vertical extension to Block A**, providing eight new apartments (five one-bedroom and three two-bedroom units) following the existing floorplate for efficient service and structural stacking, resulting in a net gain of six apartments overall.

This design approach prioritises wellbeing, community engagement, and sustainability while strengthening The Trilogy's identity within a rapidly evolving residential context.

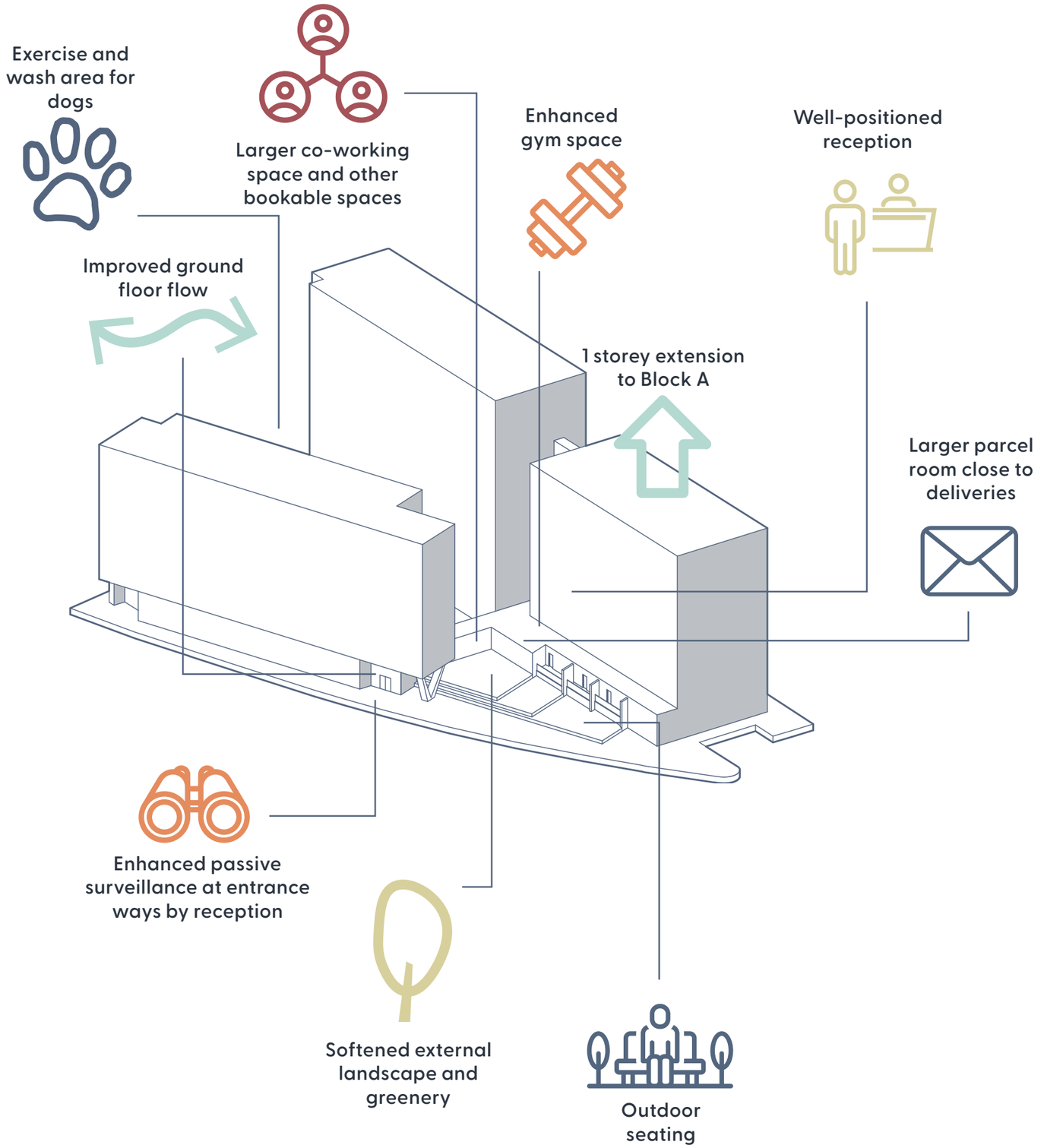








Existing provision



3.2 The Narrative

3.2.1 The Brewery Heritage

The design narrative which underpins the redesign of The Trilogy draws from the site's layered industrial and social heritage, particularly its proximity to the former Cornbrook Brewery, a once-iconic landmark that shaped the local character and economy.

Though the original brewery no longer stands, its legacy lives on through the adjacent 'Insitu' architectural salvage centre—housed in a Grade II-listed building that blends Victorian and Italianate styles. Originally built in 1870 as the Commercial Hotel, and later known as The Turville and finally The Last Hop, the building once served as a vibrant social hub, pouring pints and sharing stories for generations of workers from the nearby Pomona docks. As one of the last pubs in an area once teeming with them, the building stood as a vibrant social anchor, offering warmth, familiarity, and a strong sense of community.

This heritage of craftsmanship, conviviality, and resilience has been translated into the new design. Materials draw on the warm brick tones and robust detailing of the area's industrial past, while the public realm echoes the brewery's role as a social anchor, creating spaces that encourage chance encounters and shared experiences. Landscaping softens the urban edge, framing views to historic landmarks, while architectural forms and rhythms subtly reference the proportions and ornamentation of Victorian industrial buildings.

The result is a contemporary living environment that honours its roots, celebrating the area's history not as a static memory, but as a living influence shaping a new chapter for the community.



3.3 Interior Look & Feel

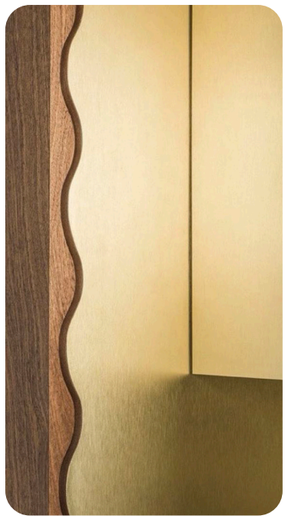






soft gold

terracotta

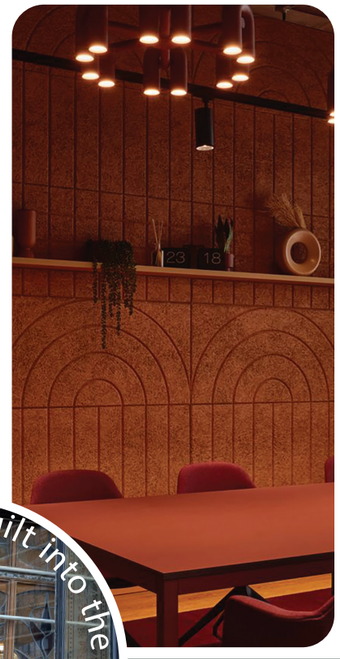


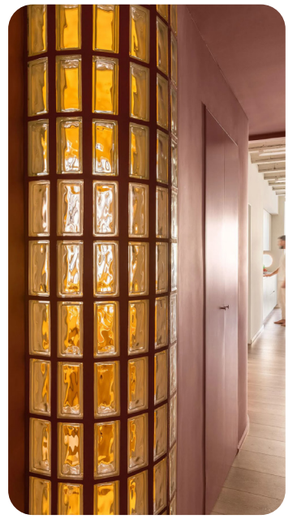


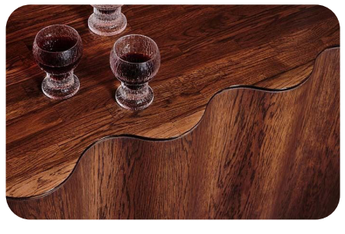
refined industrial

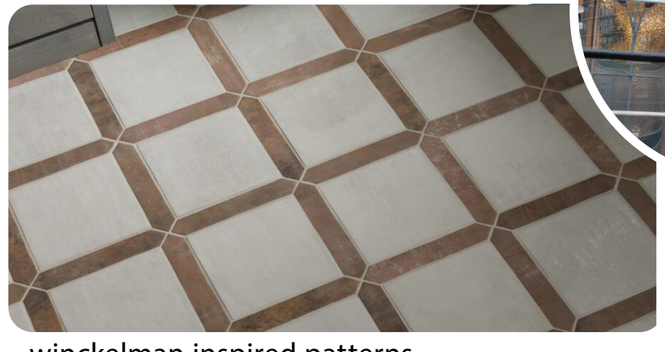


trilogy brewing connections









winckelman inspired patterns

THE TRILOGY
MANCHESTER

04

Design Statement

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4.1 Layout

4.1.1 Layout Adjustments

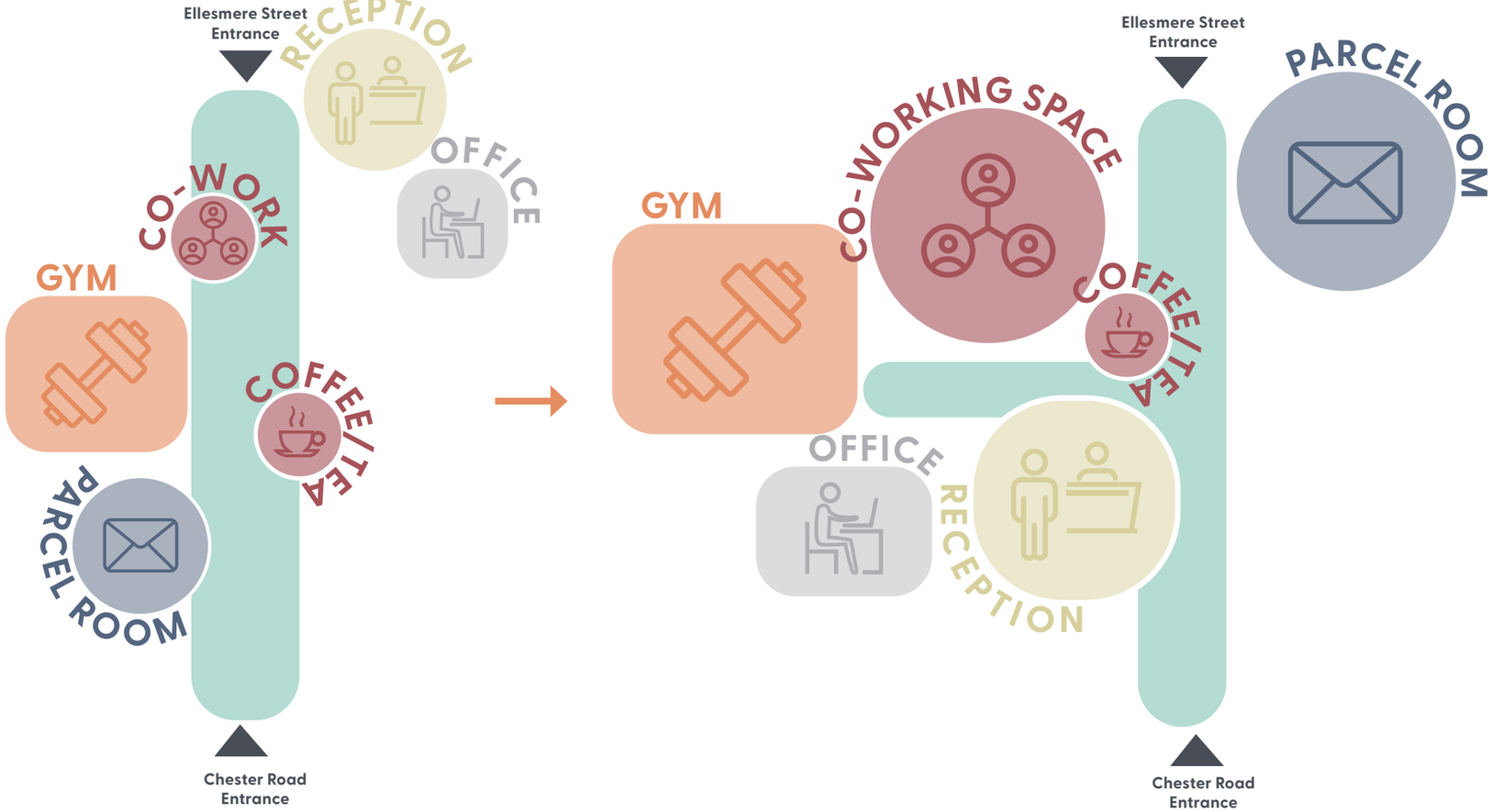
The proposed development will enhance residential amenity at ground and first floor levels, incorporating improved landscaping within the central courtyard and along the public frontage on Ellesmere Street. The ground floor will be extended into the existing hard landscaped area facing Ellesmere Street, with two current residential units removed to create a resident gym and a flexible multi-purpose studio.

At first floor level, a wellness-focused glazed corridor will link Blocks A and B to a new private dining room located within the knuckle of Block C. This space will open onto a shared roof terrace positioned above the ground floor extension, offering views over the newly landscaped frontage on Ellesmere Street.

An additional floor is proposed for Block A, accommodating eight new apartments: comprising five one-bedroom and three two-bedroom units aligned with the existing floorplate below.

255m²
Existing Ground Floor Amenity Provision

708m²
Proposed Ground Floor Amenity Provision

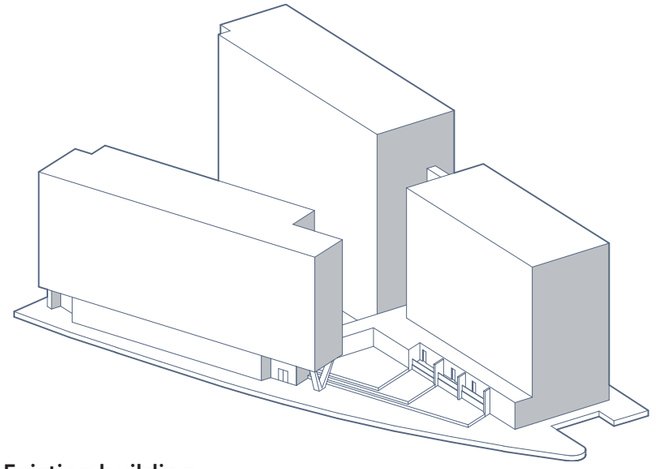


4.2 Scale & Massing

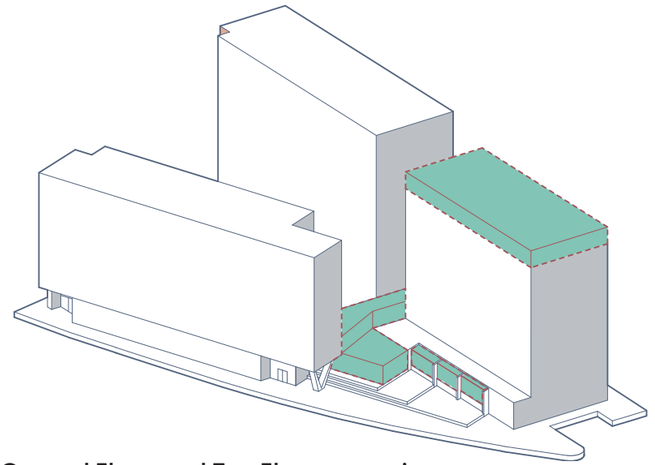
4.2.1 Block A Extension

The proposed development carefully responds to the established scale and height parameters of the site. A modest increase in massing is introduced at ground and first floor levels to accommodate enhanced amenity provision, while a sensitively designed one-storey rooftop extension to Block A adds 5 one-bedroom and 3 two-bedroom apartments.

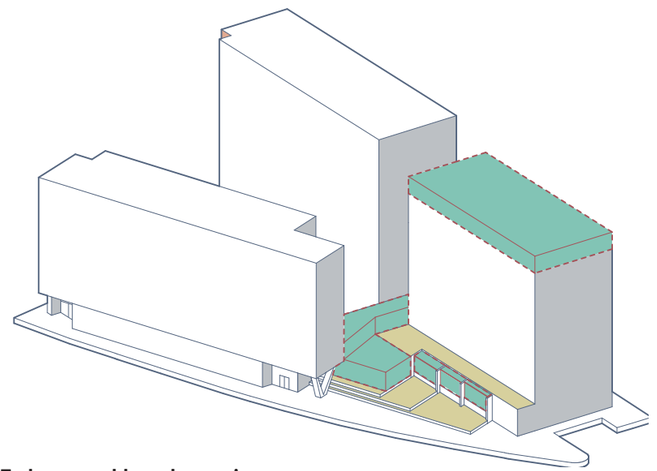
The new storey follows the footprint and proportions of the existing block, ensuring visual consistency and structural efficiency. The massing strategy reinforces the architectural rhythm of the development without overwhelming the existing form, maintaining a balanced relationship with the surrounding context.



Existing building



Ground Floor and Top Floor extension



Enhanced landscaping

4.3 Proposed Massing

4.3.1 Scale & Massing

The view towards St George's Church was identified as having particular significance. Our approach therefore began with creating a detailed digital model of the area, incorporating all consented and under construction schemes, to assess whether this view remained critical. As the massing studies illustrate, the proposed extensions have only a limited impact, as the view is already largely obscured by recently approved developments positioned between The Trilogy and the Church.



Before



After

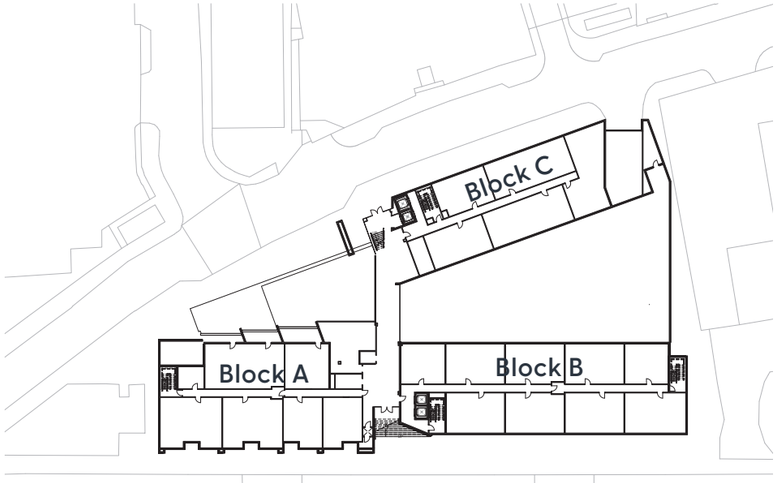
Key

- Consented Schemes
- Under Construction
- Proposed Massing

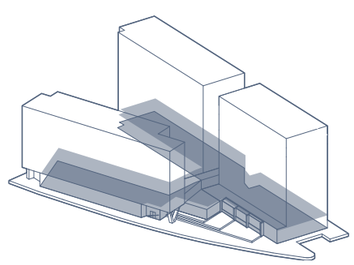
4.4 Ground Floor

4.4.1 Ground Floor Plan

To enable the expansion and enhancement of resident amenities, the proposal seeks to reconfigure the ground floor of Block A by removing two existing apartments to create space for a new single-storey front extension. This extension will accommodate a new reception area, co-working space, gym, postal room, and staff office—delivering a more comprehensive and integrated amenity offering. While the existing external ground-floor amenity space will largely be retained, the scheme proposes thoughtful additions, including new seating areas and designated dog-walking facilities, to further enrich the resident experience.



Existing Ground Floor Plan





Proposed Ground Floor Plan - Extension to Block A

Planning Application Boundary
Ownership Boundary

4.5 Ground Floor Amenity Proposal

4.5.1 Ground Floor Approach

The interior draws inspiration from the heritage of breweries and the timeless tradition of pubs - spaces where beers and stories are poured, and communities naturally flourish. The fluid flooring design creates 'zonal spills' that guide movement and enhance wayfinding. Caramel-toned glazed bricks evoke the warmth of brewed beer and act as a bridge between areas, fostering connections not only between people but also between the spaces.

The design offers a variety of settings, encouraging both individual reflection and group interaction, creating a lively and welcoming environment for all.



Key

1. Reception
2. Staff Room
3. Staff WC
4. Staff Shower
5. Accessible WC
6. Post Boxes
7. Parcel Room
8. Pet Corner
9. Multi-functional Studio
10. Storage Room
11. Gym
12. Water Station
13. Co-working Space
14. Focus Room
15. Residents Terrace
16. Communal Terrace

4.5 Ground Floor Amenity View

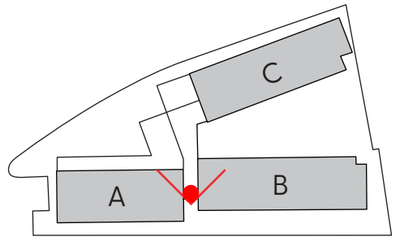
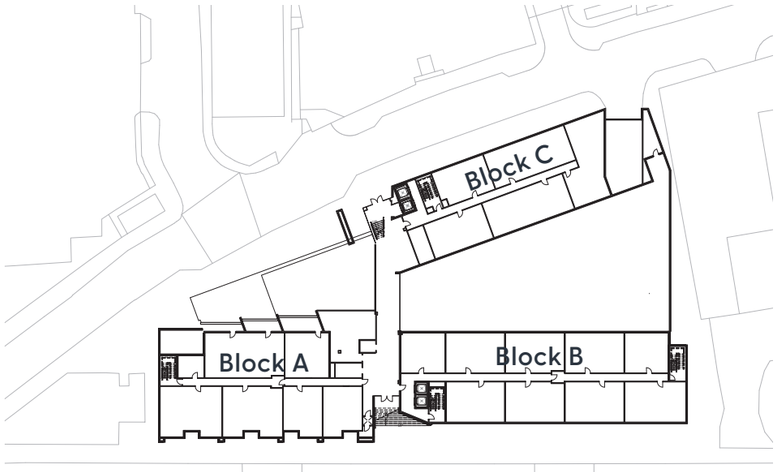


Image for illustrative purposes only

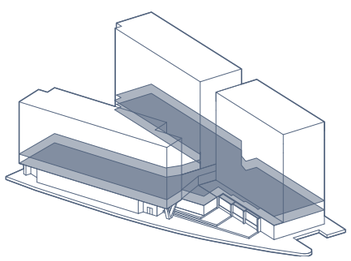
4.6 First Floor

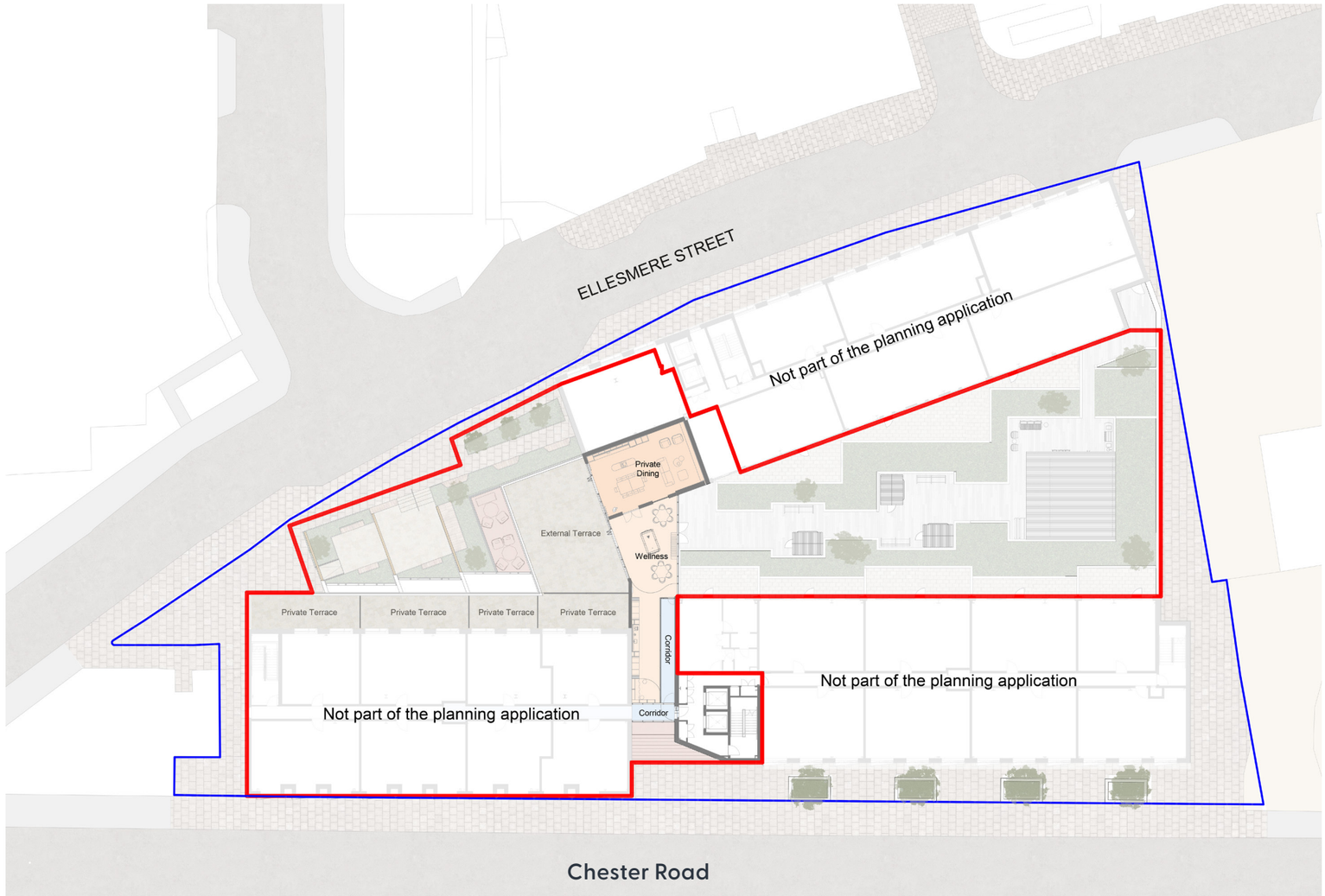
4.6.1 First Floor Plan

At first-floor level, the proposal introduces a new resident amenity space, comprising a private dining area and an outdoor terrace positioned above the newly created ground-floor extension. This addition is designed to enhance wellbeing and provide further high-quality communal space for residents, while carefully maintaining the architectural language and material coherence of the existing building.



Existing First Floor Plan





Proposed First Floor Plan - Extension to Block A

Planning Application Boundary
Ownership Boundary

4.6 First Floor Amenity Proposal

4.6.2 First Floor Approach

The same language continue to the first floor, with areas of gaming and reading aimed at creating engaging moments for residents.

In the private dining room, bi-folding doors open to the wellness terrace, and a caramel-glazed partition offers a warm glimpse into the gaming area, keeping spaces connected even when events are private.



Key

1. Library Corner
2. Tea Point
3. Gaming Area
4. Private Dining
5. Wellness Terrace

4.6 First Floor Amenity View

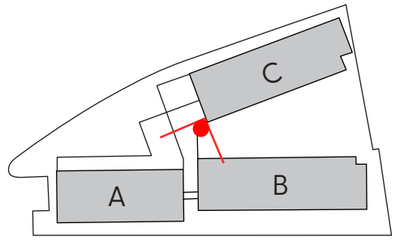
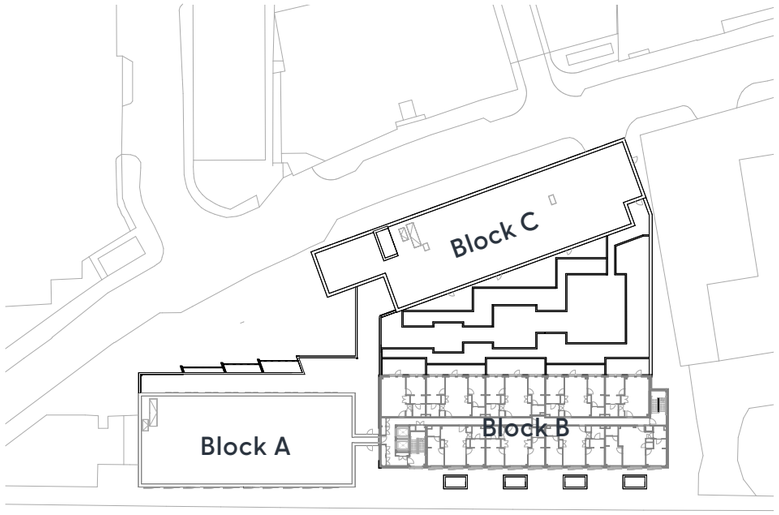


Image for illustrative purposes only

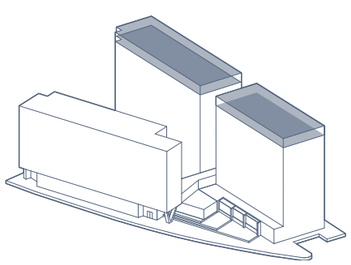
4.7 Ninth Floor

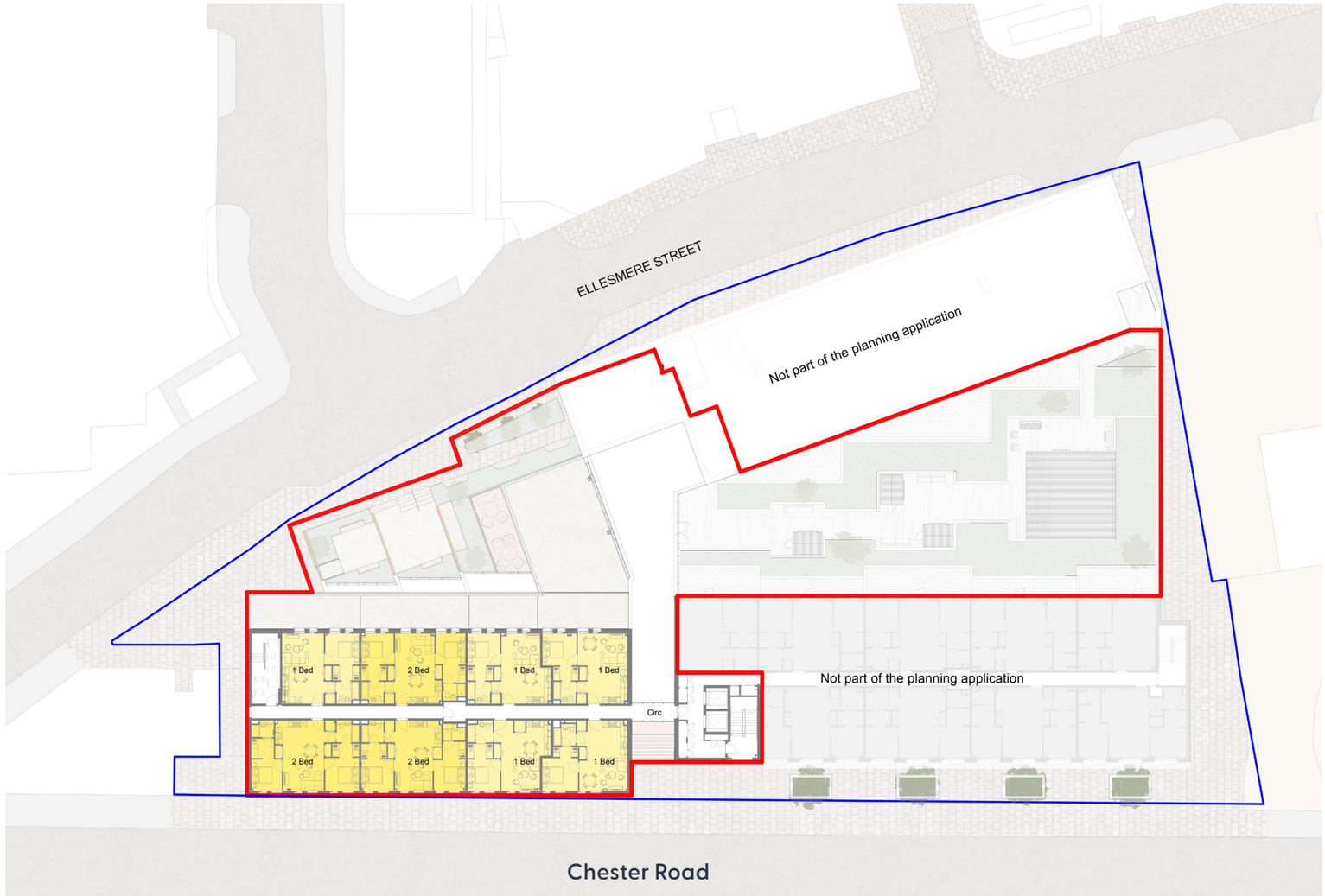
4.7.1 Ninth Floor Plan

The proposal includes a one-storey rooftop extension to Block A, comprising 5 one-bedroom and 3 two-bedroom apartments. The design replicates the existing typical floorplate of Block A to ensure consistency in layout and efficiency. This approach also maintains alignment with the 33% one-bedroom provision in accordance with planning policy.



Existing 9th Floor Plan





Proposed 9th Floor Plan - Extension to Block A

Key

1 Bed

2 Bed

Planning Application Boundary

Ownership Boundary

4.8 1 Bedroom Apartment

4.8.1 Typical 1 Bedroom Apartment Layout

The proposed extension to Block A includes five 1-bedroom apartments that closely follow the existing spatial layout. This approach enables efficient stacking of services and structural elements, ensuring design consistency and optimised buildability.



1 Bedroom Apartment

Image for illustrative purposes only

4.9 2 Bedroom Apartment

4.9.1 Typical 2 Bedroom Apartment Layout

The proposed extension to Block A includes three 2-bedroom apartments that closely follow the existing spatial layout. This approach enables efficient stacking of services and structural elements, ensuring design consistency and optimised buildability.



2 Bedroom Apartment

Image for illustrative purposes only

4.10 Appearance

4.10.1 Appearance & Materiality

The proposed extensions at ground, first, and top floor level of Block A will be carefully designed to complement the existing architecture, drawing from the established material palette with particular attention to tone, texture, and composition. The aim is not to replicate the existing building in a pastiche manner or create a clearly distinct addition, but rather to integrate the new elements as a seamless and thoughtful continuation of the original design.

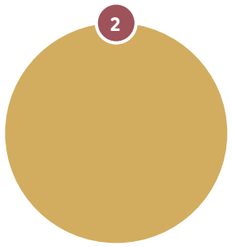
Material choices are therefore intentionally subtle, with soft articulations of gold detailing and planting used to complement the existing grey-brown brickwork, enhancing the scheme's character while remaining grounded in its architectural context.



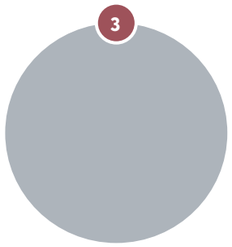
On site material palette



Grey/brown brick



Gold elements



Light metal elements

Proposed materials



Grey/brown brick



Elegant gold metal elements



Planting embedded in design



Bay study

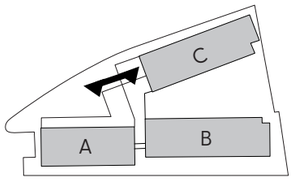
4.10 Appearance

4.10.1 Bay Study

This section illustrates the relationship between internal and external spaces, with particular emphasis on the terrace-level boundary detail.

It sets out the balustrade design and proposed materiality, all of which are drawn from the existing palette to ensure a cohesive integration between the existing building and the proposed extensions. The design carefully balances privacy and safety with openness, maintaining a high quality of natural light and reinforcing a clear and seamless transition between indoor and outdoor environments. Refined detailing sit comfortably alongside the existing brickwork and metal elements, creating a layered threshold that enhances the connection between internal living spaces and external terraces without appearing visually dominant.

Key Plan



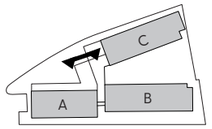
Key

1. Dark Multi Smooth Brick
2. Dark Multi Smooth Brick with Relief Pattern
3. PPC Metal Cladding Panel
4. Full Height Window with PPC Metal Frame
5. PPC Metal Splayed Window Reveal
6. Opaque Glazed Spandrel Panel
7. PPC Metal Parapet Capping
8. Full Height Curtain Wall Glazing
9. Vertical Bar Metal Railing
10. Foldable Curtain Wall Glazing
11. Dark Multi Smooth Brick Planter
12. Decorative Perforated Screen



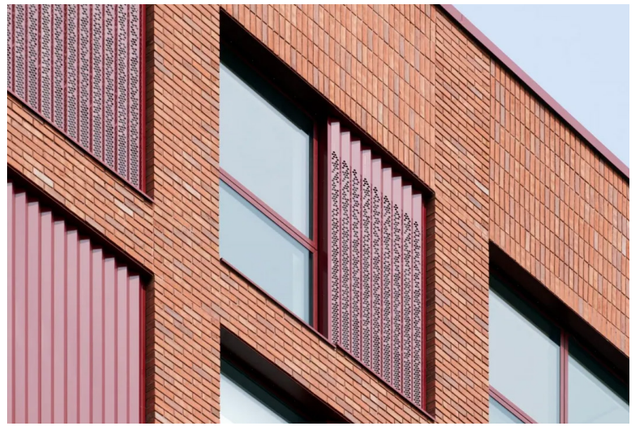
Ground Floor Bay Study - Balcony Section with Decorative Louvre

4.10 Appearance



4.10.2 Precedent Study

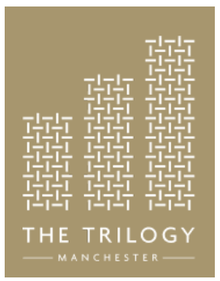
The intent for the louvres is to be decorative to benefit the external design. This has been achieved in many scheme across Manchester City Centre. New Cross Central achieved perforations to their back of house areas and adjacent to the floor to ceiling windows.



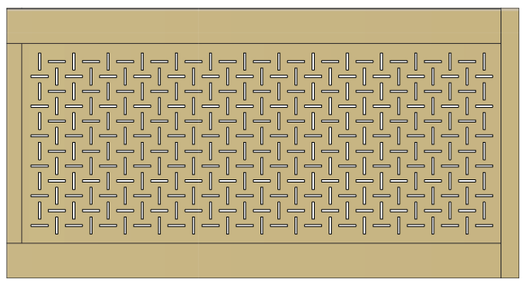
Precedent - New Cross Central

4.10.3 Decorative Application

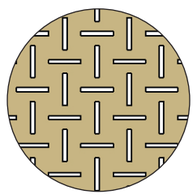
The façade arrangement combines vision glass, solid spandral panels and perforated rapid vent panels for ventilation. The proposed decorative louvres draw inspiration from the branding and narrative of The Trilogy, establishing a consistent architectural language across the development, using a gold palette to compliment the existing scheme.



The Trilogy Logo



Decorative Louvre Pattern





Ground Floor Bay Study - Balcony Section with Decorative Louvre

4.10 Appearance

4.10.1 Overall Elevation Design

The elevations illustrate a clear design intention to integrate the proposed elements seamlessly with the existing building, employing a consistent colour palette. The gold metal accents—echoing those used throughout the ground floor and in the window detailing—reinforce visual cohesion and continuity across the scheme.









4.10 Appearance

4.10.1 Ground Floor Extension & Landscaping

The proposal aims to strengthen the relationship between the building and the streetscape by introducing enhanced landscaping with greenery and seating along Ellesmere Street. This is complemented by extending the gold architectural element across the ground floor, creating a cohesive visual identity and a softer, more inviting edge that responds to the newly activated landscape zone.





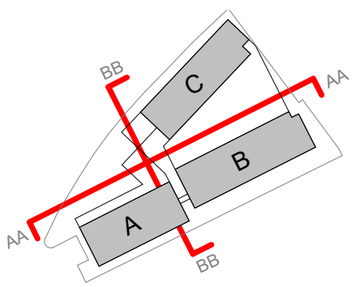
Extract of North Elevation - ground floor extension

4.10 Appearance

4.10.1 GA Sections

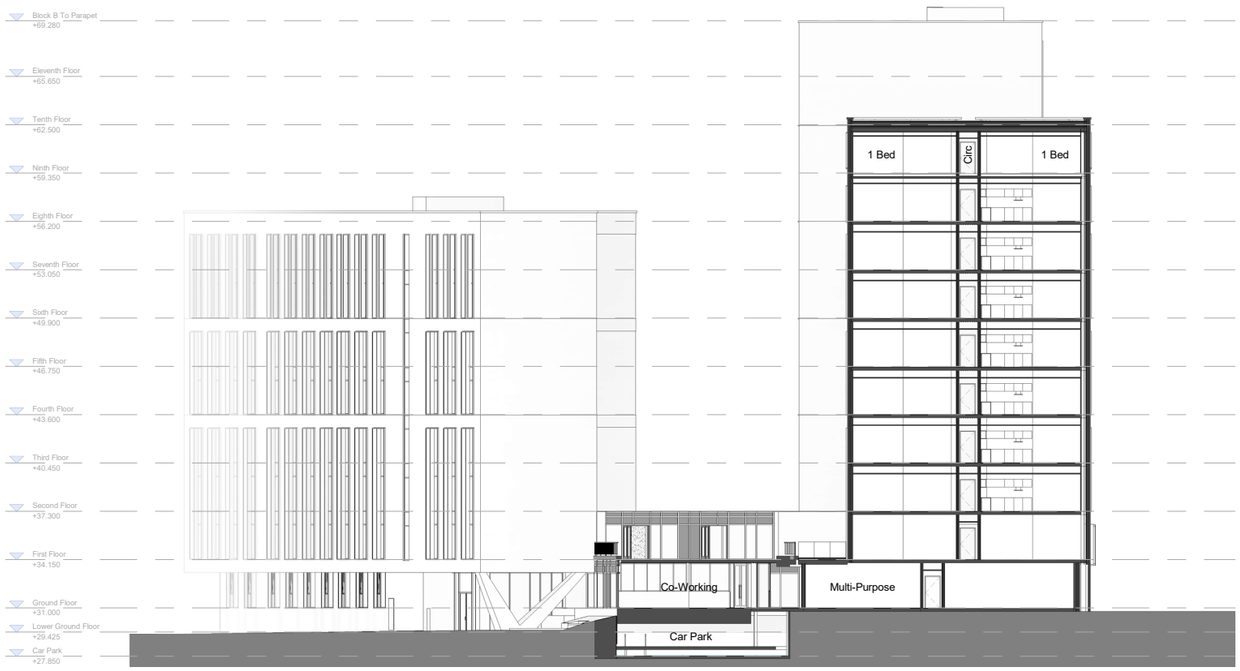
The sections demonstrates how the proposal sits in relation to adjacent exsting spaces and external ground levels, ensuring that the proposal does not adversely affect the functionality of the existing building. Overall, the arrangement supports a high-quality amenity environment that enhances resident experience while respecting the existing scheme.

Key Plan





GA Section AA



GA Section BB

4.11 Outside Space - Public Courtyard

4.11.1 Public-Facing Open Space

The small intervention on the ground floor proposes improvements to the existing amenity and landscape provision for both residents and the general public. A small area is designated for residents only to allow them to move between the co-working space and an outside seating area.

The surrounding benches and planting softens what is currently a very hard landscaped area, with plenty of opportunities for sitting and socialising. This will provide immense improvement to the activation of Ellesmere Street which currently has a lot of foot-traffic but less places to stop and pause.

This zone benefits from a lot of afternoon sunlight so it is anticipated it will be very well utilised and full of activity.



Image for illustrative purposes only

4.12 Outside Space - Private Courtyard

4.12.1 Internal Courtyard

The internal courtyard will be enhanced with a series of thoughtfully designed pavilions, creating comfortable and flexible co-working spaces. Drawing inspiration from the undulating curves featured throughout the ground floor, this motif is reflected across the courtyard design.

Co-working Pods:

These bookable pods provide individual workspaces, with timber cladding painted in bright, uplifting colours to ensure the courtyard remains light and inviting.

Event Pod:

A larger, multifunctional space that can host resident-wide events, dinner parties, or birthday celebrations. The windows can open to create an informal bar setting, encouraging social interaction.

Dog Agility Zone:

An upgraded outdoor area dedicated to the building's canine residents. Designed in collaboration with our landscape architect, it incorporates durable and hygienic materials suitable for pet activity.

Dog Washing Zone:

A practical facility to help residents keep their apartments clean, supporting the pet-friendly nature of the scheme.

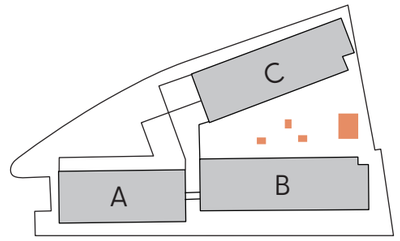




3D render of internal courtyard

Image for illustrative purposes only

4.12 Outside Space - Private Courtyard



4.12.2 Work-from-Home and Event Pods

The proposal introduces areas of external amenity in the internal courtyard, including Work-from-Home pods and a Multi-use event space for residents to use as part of a booking system managed by the operator and for events organised by the management team.



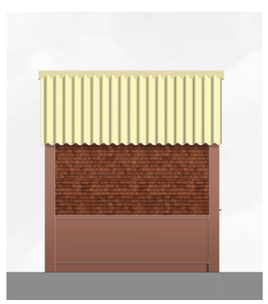
WfH Pod - Front Elevation



WfH Pod - Back Elevation



WfH Pod - Side Elevation (Window)



WfH Pod - Side Elevation



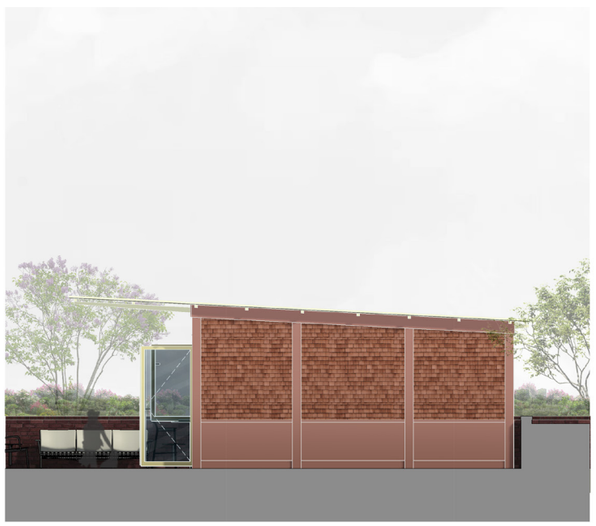
Multi-use pod - Front Elevation



Multi-use pod - Back Elevation



Multi-use pod - Side Elevation (Bar)



Multi-use pod - Side Elevation

4.12 Outside Space - Private Courtyard

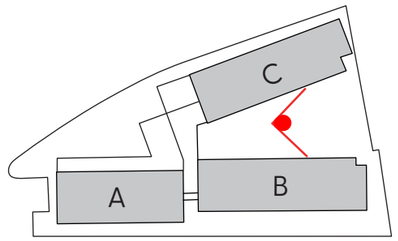


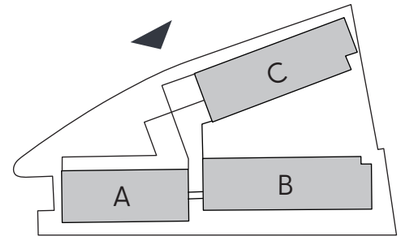
Image for illustrative purposes only

4.13 Appearance

4.13.1 Elevation - North (Ellesmere Street)

Key

1. Dark Multi Smooth Brick
2. Dark Multi Smooth Brick with Relief Pattern
3. PPC Metal Cladding Panel
4. Full Height Window with PPC Metal Frame
5. PPC Metal Splayed Window Reveal
6. Opaque Glazed Spandrel Panel
7. PPC Metal Parapet Capping
8. Full Height Curtain Wall Glazing
9. Vertical Bar Metal Railing
10. Foldable Curtain Wall Glazing
11. Dark Multi Smooth Brick Planter
12. Decorative Perforated Screen



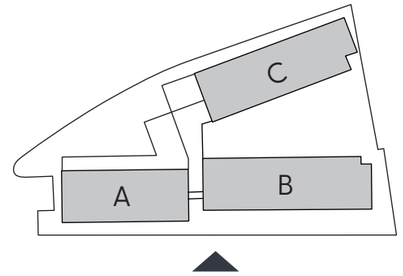


4.13 Appearance

4.13.2 Elevation - South (Chester Road)

Key

1. Dark Multi Smooth Brick
2. Dark Multi Smooth Brick with Relief Pattern
3. PPC Metal Cladding Panel
4. Full Height Window with PPC Metal Frame
5. PPC Metal Splayed Window Reveal
6. Opaque Glazed Spandrel Panel
7. PPC Metal Parapet Capping
8. Full Height Curtain Wall Glazing
9. Vertical Bar Metal Railing
10. Foldable Curtain Wall Glazing
11. Dark Multi Smooth Brick Planter
12. Decorative Perforated Screen



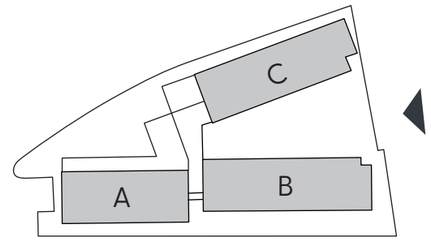


4.13 Appearance

4.13.3 Elevation - East

Key

1. Dark Multi Smooth Brick
2. Dark Multi Smooth Brick with Relief Pattern
3. PPC Metal Cladding Panel
4. Full Height Window with PPC Metal Frame
5. PPC Metal Splayed Window Reveal
6. Opaque Glazed Spandrel Panel
7. PPC Metal Parapet Capping
8. Full Height Curtain Wall Glazing
9. Vertical Bar Metal Railing
10. Foldable Curtain Wall Glazing
11. Dark Multi Smooth Brick Planter
12. Decorative Perforated Screen



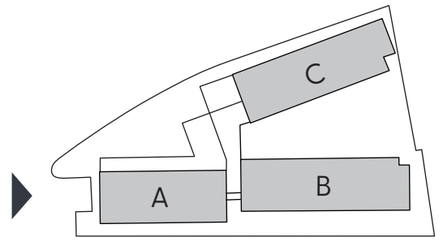


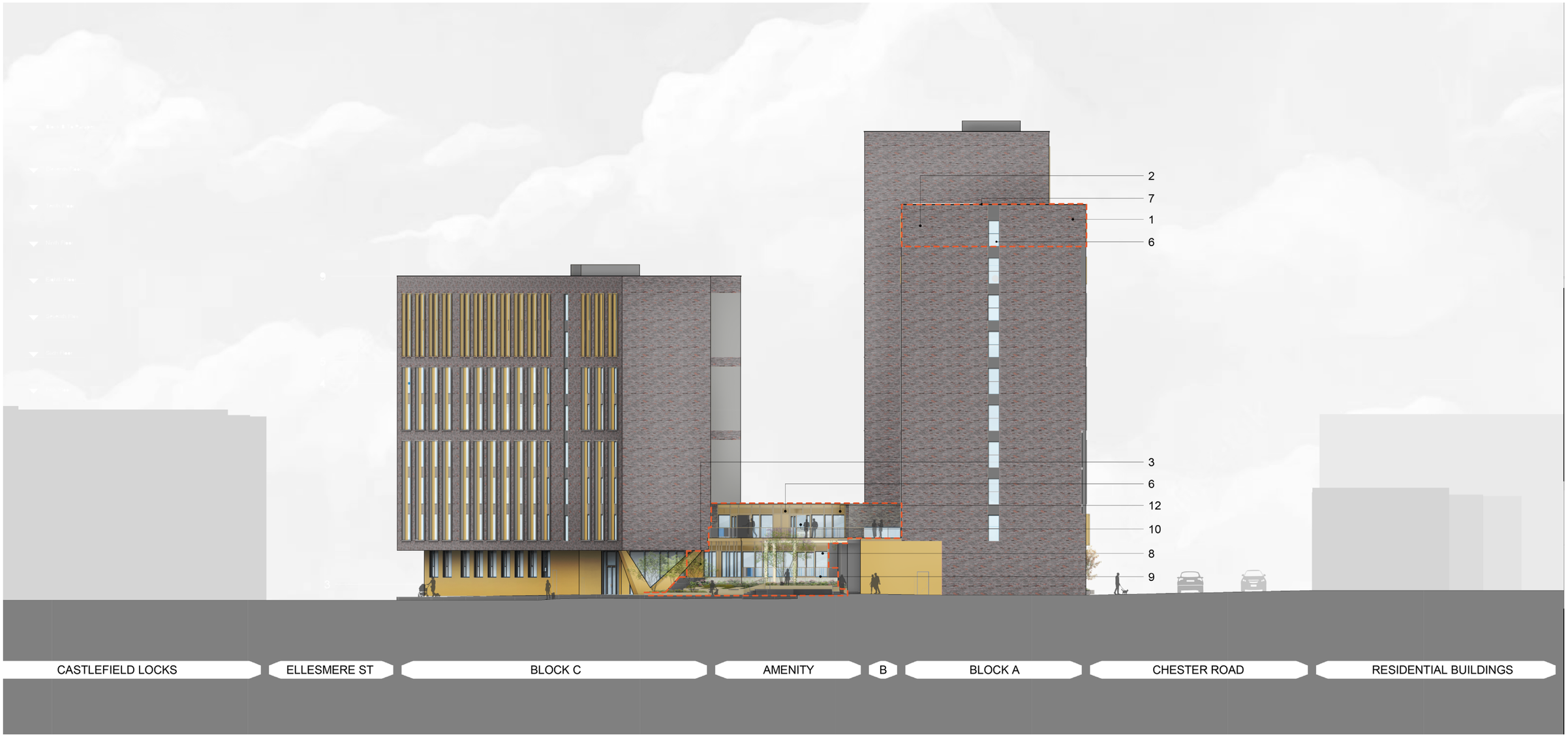
4.13 Appearance

4.13.4 Elevation - West

Key

1. Dark Multi Smooth Brick
2. Dark Multi Smooth Brick with Relief Pattern
3. PPC Metal Cladding Panel
4. Full Height Window with PPC Metal Frame
5. PPC Metal Splayed Window Reveal
6. Opaque Glazed Spandrel Panel
7. PPC Metal Parapet Capping
8. Full Height Curtain Wall Glazing
9. Vertical Bar Metal Railing
10. Foldable Curtain Wall Glazing
11. Dark Multi Smooth Brick Planter
12. Decorative Perforated Screen





4.14 Amount

Existing Development

Total No. Units 232:

- Studio: 0 (0%)
- 1-Bed: 75 (32.3%)
- 2-Bed: 119 (51.3%)
- 3-Bed: 38 (16.4%)

	Block A					Block B					Block C			
Levels	**1 Bed**	**2 Bed**	**3 Bed**	**Unit total**		**1 Bed**	**2 Bed**	**3 Bed**	**Unit total**		**1 Bed**	**2 Bed**	**3 Bed**	**Unit total**
Level 12														
Level 11						2	7	0	9					
Level 10						2	7	0	9					
Level 09						2	7	0	9					
Level 08	5	3	0	8		2	7	0	9					
Level 07	5	3	0	8		2	7	0	9		1	1	5	7
Level 06	5	3	0	8		2	7	0	9		1	1	5	7
Level 05	5	3	0	8		2	7	0	9		1	1	5	7
Level 04	5	3	0	8		2	7	0	9		1	1	5	7
Level 03	5	3	0	8		2	7	0	9		1	1	5	7
Level 02	5	3	0	8		2	7	0	9		1	1	5	7
Level 01	5	3	0	8		2	7	0	9		1	1	5	7
Level 00	3	2	1	6		2	7	0	9		1	2	2	5
TOTAL	**43**	**26**	**1**	**70**		**24**	**84**	**0**	**108**		**8**	**9**	**37**	**54**
as %	61%	37%	1%	100%		22%	78%	0%	100%		15%	17%	69%	100%

Proposed Development

Total No. Units 238:

- Studio: 0 (0 %)
- 1-Bed: 79 (33.2%)
- 2-Bed: 122 (51.3%)
- 3-Bed: 37 (15.5%)

	Block A					Block B					Block C			
Levels	**1 Bed**	**2 Bed**	**3 Bed**	**Unit total**		**1 Bed**	**2 Bed**	**3 Bed**	**Unit total**		**1 Bed**	**2 Bed**	**3 Bed**	**Unit total**
Level 12														
Level 11						2	7	0	9					
Level 10						2	7	0	9					
Level 09	5	3	0	8		2	7	0	9					
Level 08	5	3	0	8		2	7	0	9					
Level 07	5	3	0	8		2	7	0	9		1	1	5	7
Level 06	5	3	0	8		2	7	0	9		1	1	5	7
Level 05	5	3	0	8		2	7	0	9		1	1	5	7
Level 04	5	3	0	8		2	7	0	9		1	1	5	7
Level 03	5	3	0	8		2	7	0	9		1	1	5	7
Level 02	5	3	0	8		2	7	0	9		1	1	5	7
Level 01	5	3	0	8		2	7	0	9		1	1	5	7
Level 00	2	2	0	4		2	7	0	9		1	2	2	5
TOTAL	**47**	**26**	**0**	**76**		**24**	**84**	**0**	**108**		**8**	**9**	**37**	**54**
as %	62%	33%	0%	100%		22%	78%	0%	100%		15%	17%	69%	100%

THE TRILOGY
MANCHESTER

05

Landscape Design

5.1 Ellesmere Street Public Space 49

5.1 Ellesmere Street Public Space

5.1.1 Overview

Existing situation

The public realm on Ellesmere Street comprises a terraced area of hard landscape located within a setback between the buildings.

The space is absent of any notable function, greenery or visual amenity. This subsequently results in a notably stark and desolate character that offers little positive contribution to the streetscape or benefit to residents.

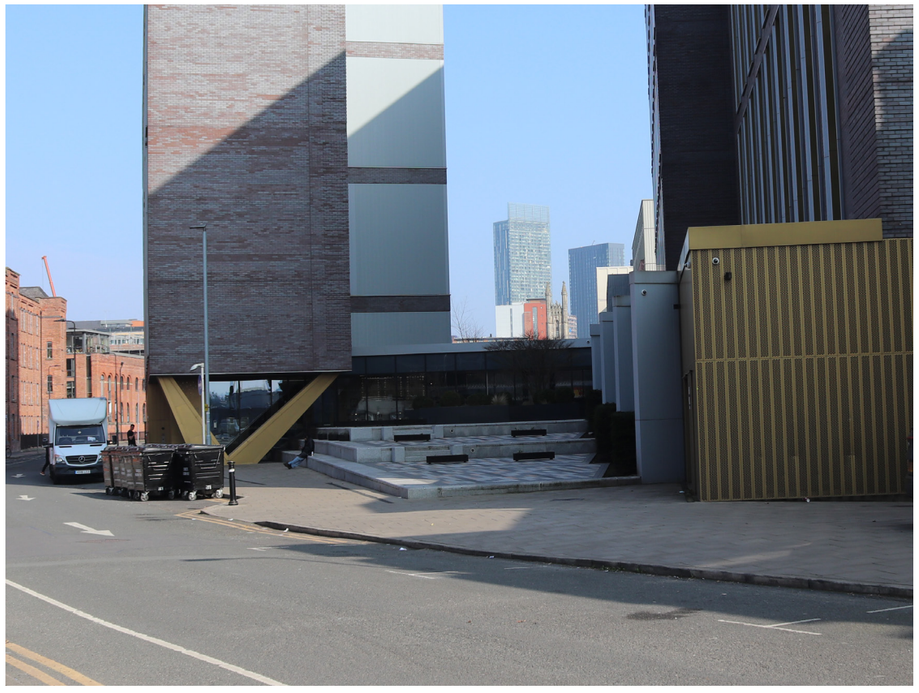
Opportunities

The space is situated in prominent location near to the western entrance of Ellesmere Street. It also one of the only situations along the street where buildings are set back from the footpath, creating a 'space'. There is potential to capitalise on this and introduce a more distinctive and meaningful piece of public realm that benefits the local urban environment and local residents.

The chapter discusses the space in more detail before introducing proposals for enhancing the streetscape.

For the purpose of this document, the space will be analysed in the context of the proposed building alterations, including the new extension at ground level.



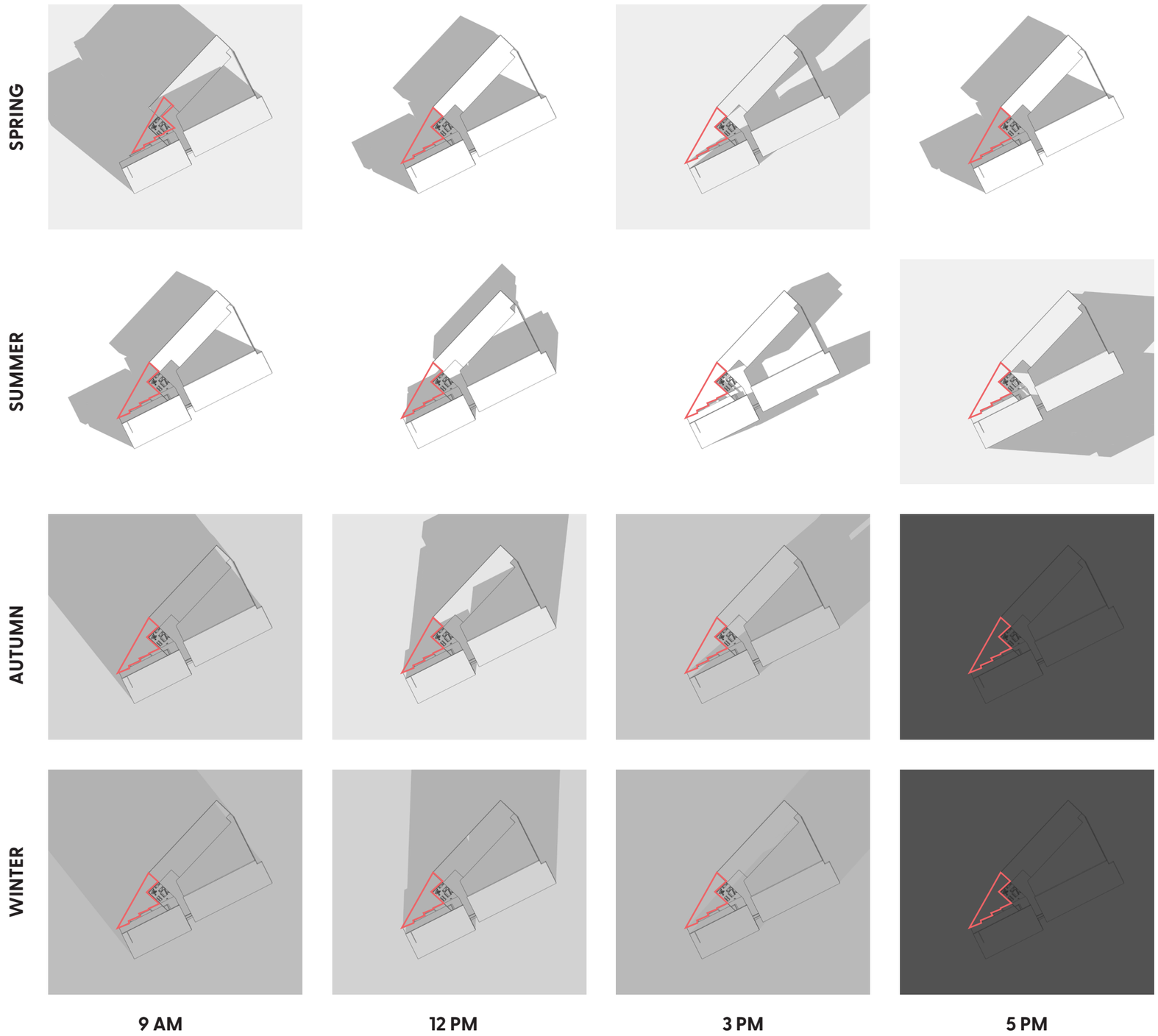


5.1 Ellesmere Street Public Space

5.1.2 Analysis

Sun and shade

The public space is situated on the northern side of the development along Ellesmere Street. It remains in full shade during the morning throughout the year but enjoys direct sunlight in the afternoon, providing a balance of light and shaded areas for users.



5.1 Ellesmere Street Public Space

5.1.3 Analysis

Access and movement

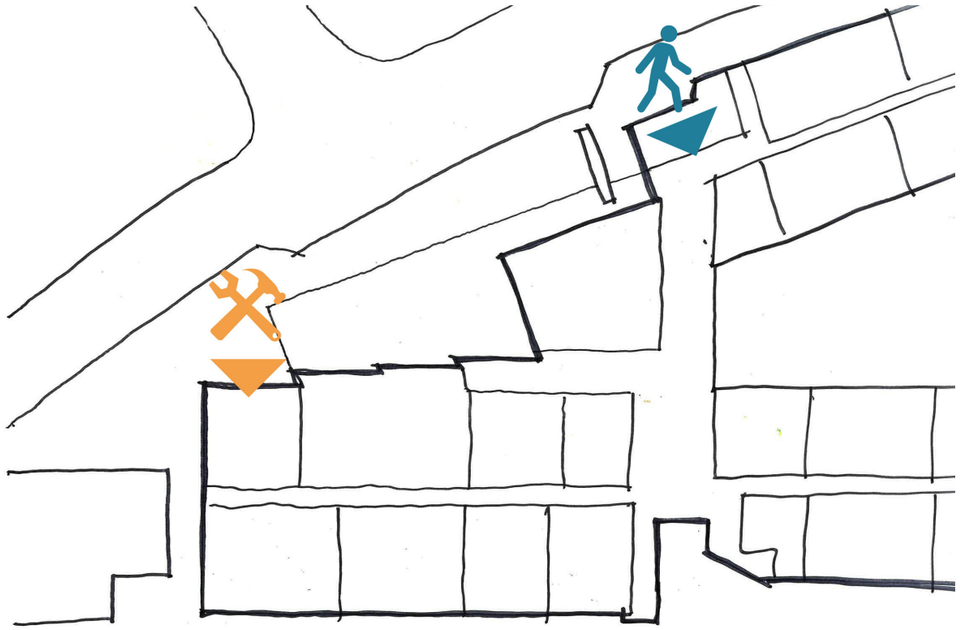
Below is an appraisal of how people move around the space and into the building.



Pedestrian routes

A footpath to Ellesmere Street runs along the northern edge of the terraces. This is predominantly flat, with no distinctly perceivable gradients or slopes.

The terraces are currently only accessible via stepped edges, with no step-free provision.



Key Entrances

The main entrance to the building is located to the east of the space. This will capture the primary footfall around the building to Ellesmere Street.

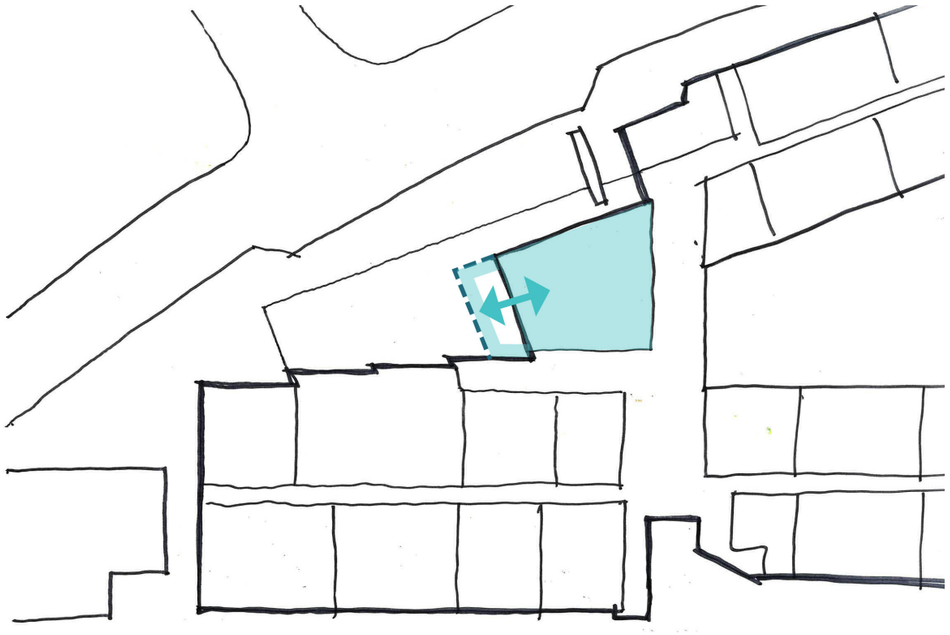
A back of house plant room is situated to the west of the space, which will require occasional servicing access.

5.1 Ellesmere Street Public Space

5.1.4 Analysis

Active frontage

The space benefits from active edges along the building elevations.



Inside out

The proposed extension building includes a secure door for residents use. The outside area associated with the internal amenity area is to be enclosed within a secure boundary fence.

This will provide an element of indirect activation to the edge of external space.



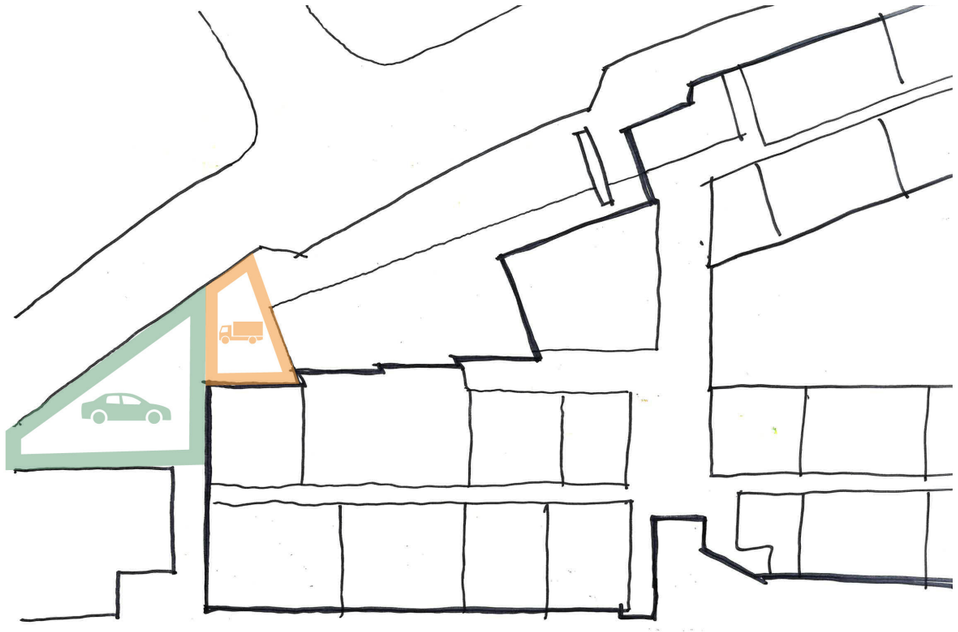
Overlooking

Internal residential amenity spaces , including a co-working space and gymnasium will overlook the public space, providing passive surveillance.

5.1 Ellesmere Street Public Space

5.1.5 Challenges

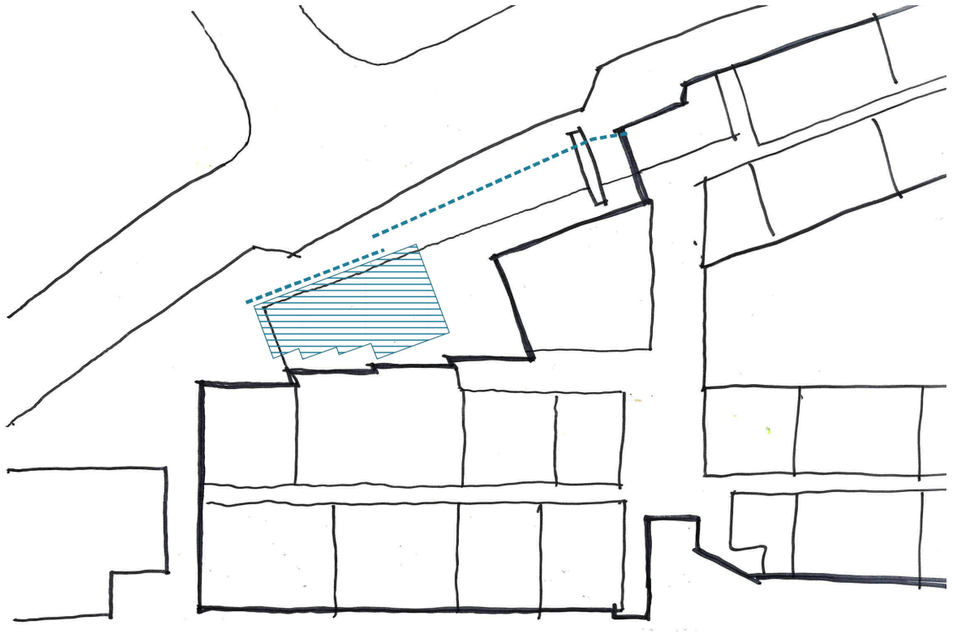
There are a number of site constraints to consider and integrate into the design proposals.



Parking and servicing

The adjacent architectural salvage shop includes an area of customer parking to the rear along Ellesmere Street.

In addition, the back of house space to The Trilogy is to be left clear for occasional service vehicle access via a nearby drop kerb.



Attenuation tank and drainage

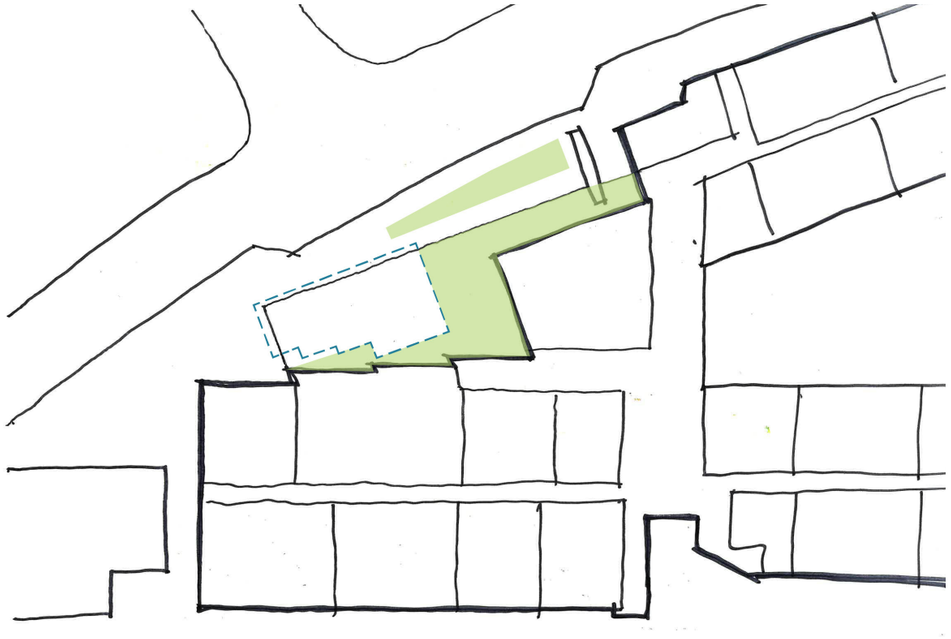
An attenuation tank is situated beneath the existing terraces. This will limit opportunities for excavation and structures above.

Two drainage channels to Ellesmere Street will also require retention.

5.1 Ellesmere Street Public Space

5.1.6 Opportunities

The space also presents a number of opportunities to enhance its character and function.



Greening

Currently Ellesmere Street is lacking in trees and planting within this area. There is opportunity to introduce more substantial greenery to the space, especially outside of the attenuation tank extents



Trilogy

There is potential to work with the architectural characteristics of the building and play on the theme of three by introducing distinctive features within the landscape.

5.1 Ellesmere Street Public Space

5.1.7 Public Space Objectives

The following objectives have been set out to guide the design of the public space to Ellesmere Street. These are based on the previous analysis of the site, constraints and opportunities



Accessibility

Create a public space that is accessible to all, with better provision for people of all abilities - by including both stepped and ramped access and more seating options.



Identity

Create a more defined character to the space that introduces a positive focal point to the street and building.



Usability

Provide opportunities to do more things in the space, including a variety of seats and places for small activities to take place - such as residents exercise groups .



Greening

Transform the existing hard and bare space into a much greener environment that benefits people and nature.

5.1 Ellesmere Street Public Space

5.1.8 Concept Design

The concept plan opposite translates the public realm objectives discussed previously.

The main extent of the proposals sit within the existing terrace footprint, whilst manipulating its form, appearance and function.

The scheme aims to create a more accessible and functional space for both residents and the general public, and introduces a more distinctive character and identity to the street.

It considers the interface with the internal amenity space and includes a private spill-out area for residents that overlooks and activates the edge of the public space.

The scheme aims to introduce better climate resilience, biodiversity and visual amenity through the introduction of trees and planting, which is currently absent from the space.

This chapter describes in further detail the various components of the public realm illustrative masterplan.

The plan opposite is to also be read in conjunction with re-form drawing 1256-RFM-XX-XX-D-L-0001-Landscape General Arrangement



Landscape Plan

5.1 Ellesmere Street Public Space

5.1.9 Visualisation

The image opposite provides a visual representation of the proposals and provides an indication of the enhanced variety and verticality of the scheme compared to the current scenario.

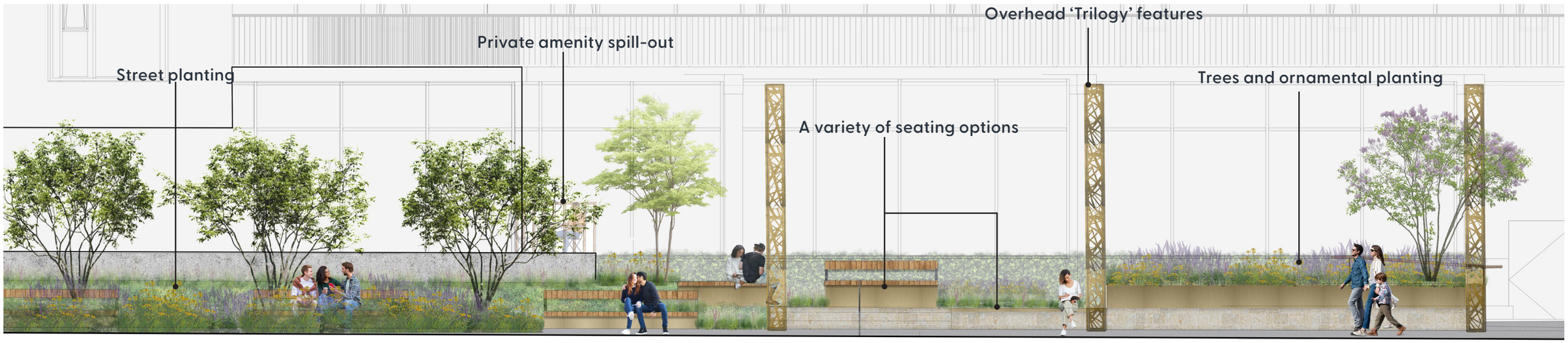


3D View

Image for illustrative purposes only

5.1 Ellesmere Street Public Space

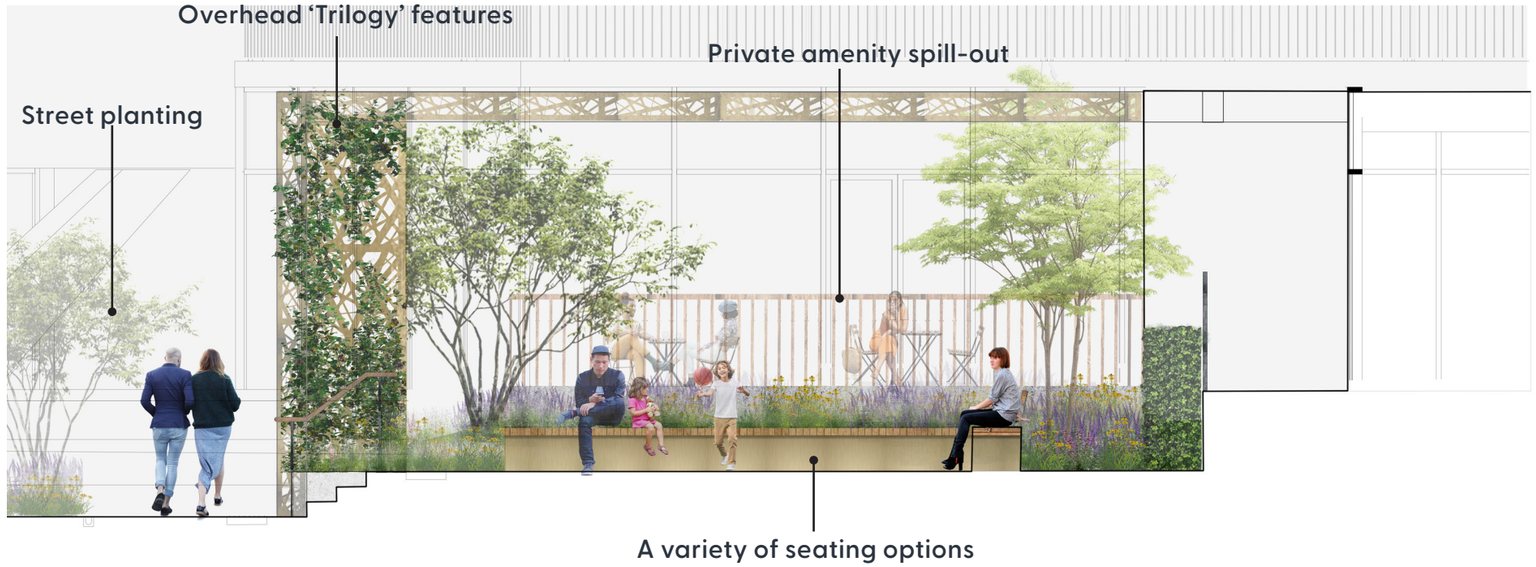
5.1.10 Sections and elevations



Elevation AA



Location plan



Section BB

Images for illustrative purposes only

5.1 Ellesmere Street Public Space

5.1.11 Hard landscape and furniture

New surface treatments will provide added visual interest and better distinguish the space. Materials will be of a high quality and provide a welcoming residential environment.

Colour and tonal variation in materials will generally be subtle, with elements of contrast and texture to delineate edges and a transition of level. This will provide a legible environment and aid people with visual impairments.

Seating will include arms rests, and where appropriate back rests to provide additional comfort.









5.1 Ellesmere Street Public Space

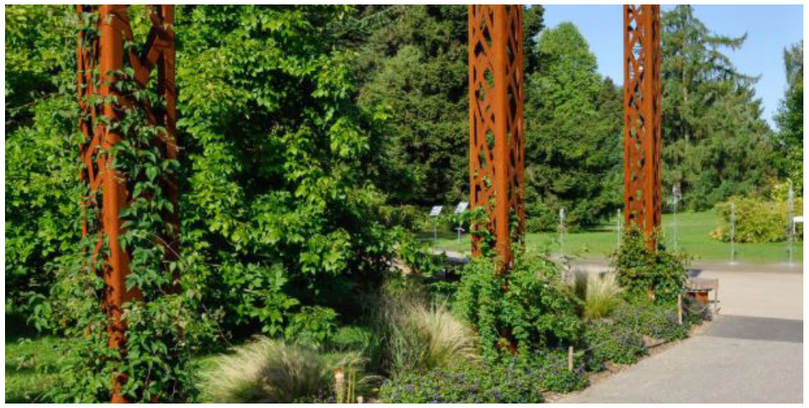
5.1.12 Features and lighting

A key element of the proposals are three overhead feature structures. These are intended to play on the 'trilogy' theme and form an extended component to the existing building articulation at ground floor.

The structures will introduce added verticality to the space and focal elements on the street. They may have perforated or open 'lattice' like construction, so they have a degree of visual permeability and cast interesting shadows.

Ellesmere Street currently includes highway standard column lighting, which provides the necessary light levels to the public realm.

Therefore, lighting proposals to the terraced space will comprise lower level amenity lighting to add dynamic and character. This will include tree and handrail illumination and feature lighting to the new overhead structures.









5.1 Ellesmere Street Public Space

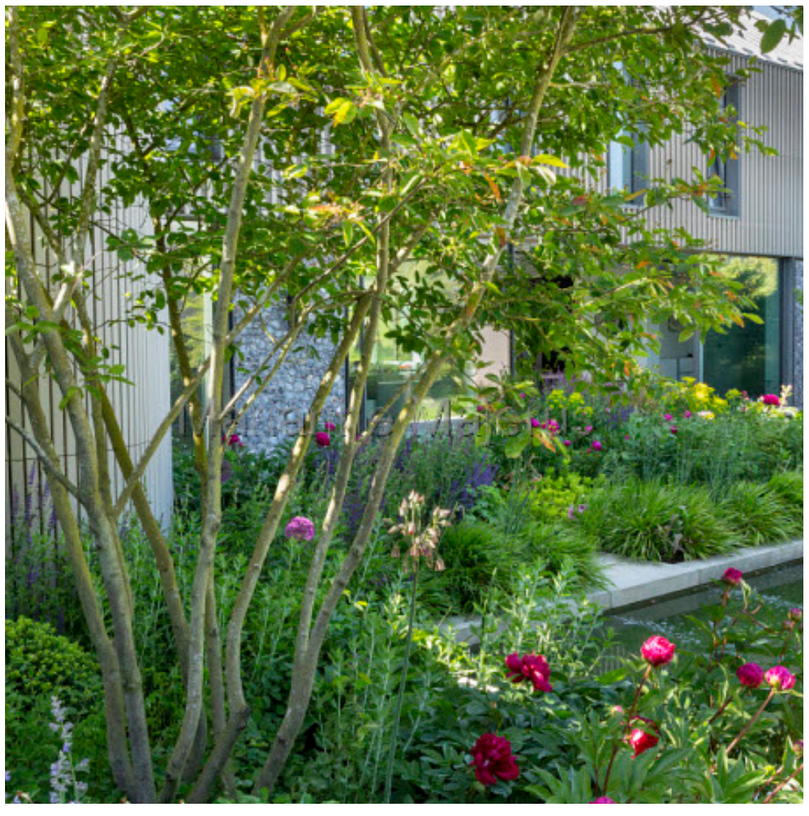
5.1.13 Soft Landscape

Planting will be suitable for the local microclimate and level of sun exposure. A variety of species will provide height and textural variation.

Focus will be placed on evergreen species with architectural characteristics to create a bold structure and year-round interest.

Small to mid sized trees will be introduced into the space to provide additional vertical interest and element of containment to the space.









5.2 Courtyard dog excercise area

Provision

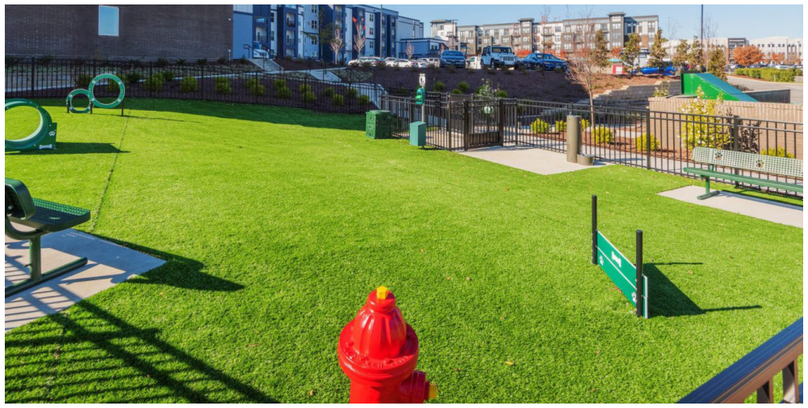
A new space dedicated to dog exercise and play will be provided within the courtyard. This will comprise of an open area for dogs to run around under the supervision of owners.

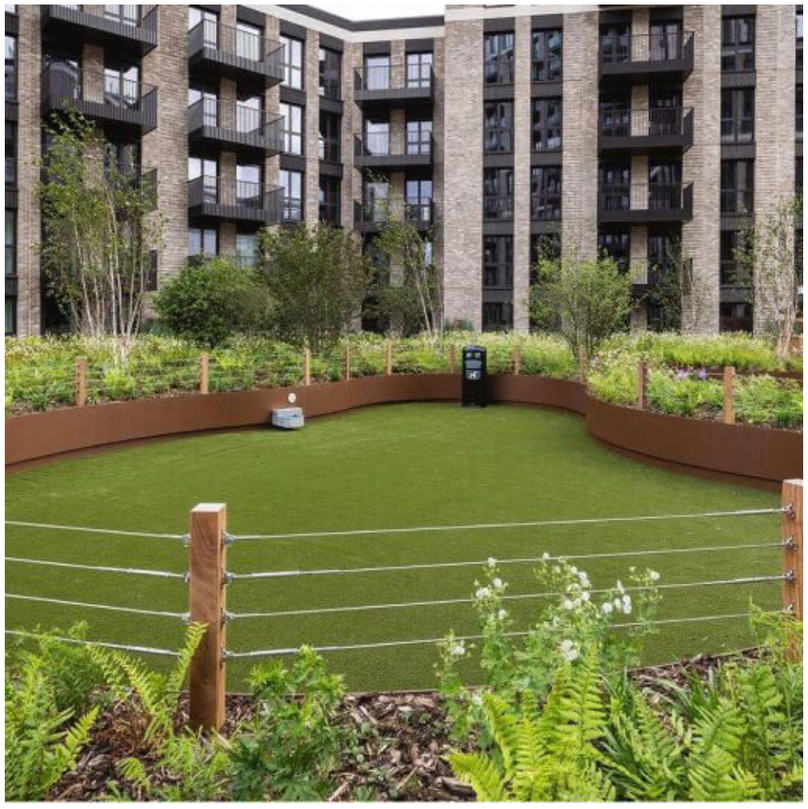
Character and materials

A robust surface treatment, such as high-quality artificial turf will be used for the majority of the space. This will be installed onto a suitable permeable sub-base to allow rain water (and any dog urine) to percolate and enable regular cleaning to be undertaken by management staff.

The turf is to have a 'high realism' aesthetic to give the appearance of real turf and to positively contribute to the character of the courtyard.

The open area of lawn may also include fixed equipment for dogs to interact with, such as jump over, climb on or under.









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06

Access & Operational Statement

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6.1 Access to the Development

6.1.1 Access

There are two very distinct entrances which are both well utilised. One from Ellesmere Street and one from Chester Road.

Ellesmere Street serves residents and visitors coming from Cornbrook Metro Station and parcels are delivered at this entrance.

Chester Street serves those coming by foot and those accessing local services like GP's and groceries. A well positioned reception desk for surveillance is therefore important.

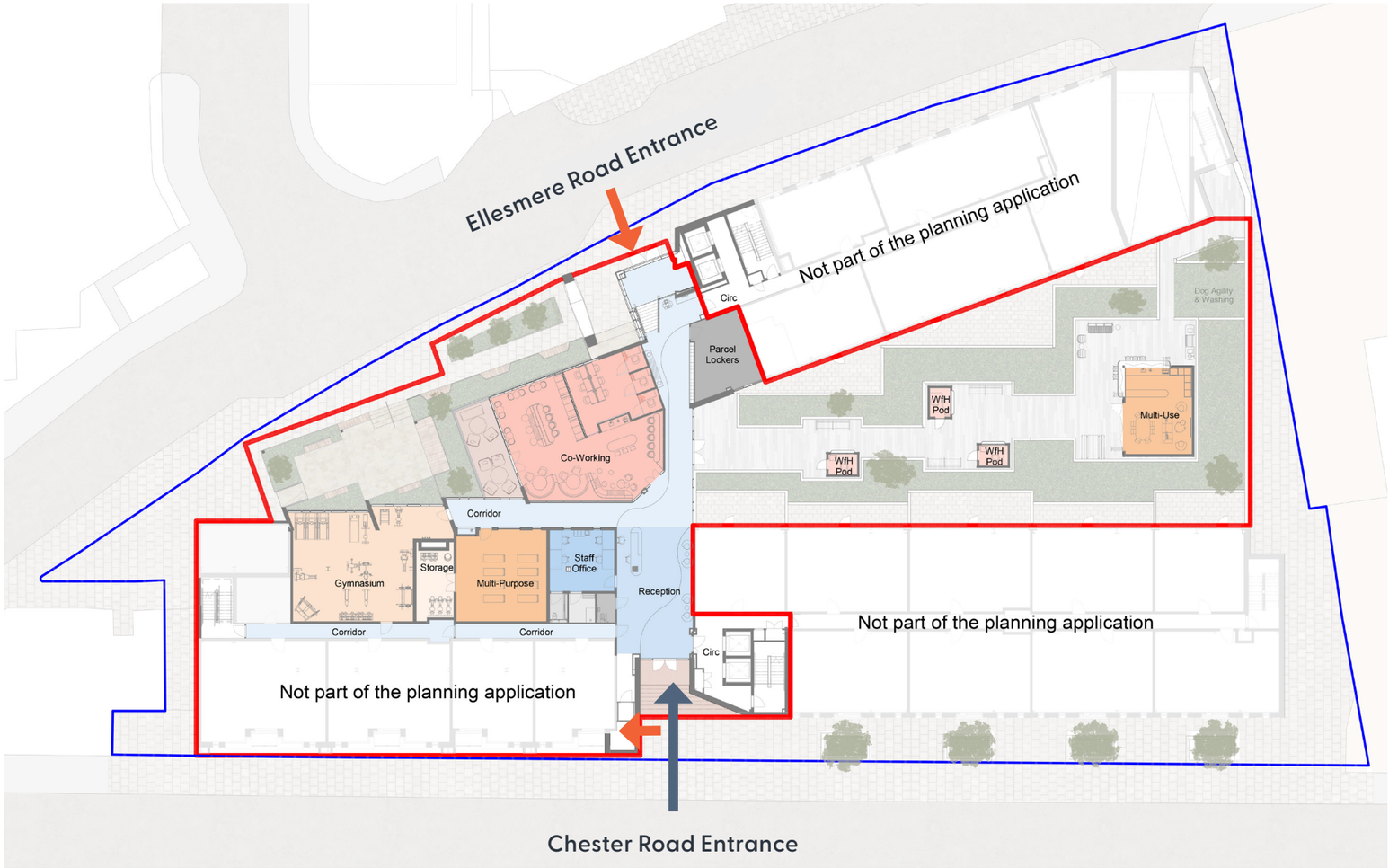
6.1.2 Inclusive Access

The scheme is designed with inclusion in mind, with all parts of the newly designed amenity and residential homes providing level access, and creating an environment with equal opportunities aimed to include all needs.

Inclusive access will be promoted by ensuring that:

- The building can be approached and used by all visitors, regardless of age, gender, or any disabilities.
- The external environment, including the placement and orientation of entrances, is intuitive and does not create barriers for any users.
- The internal spaces are safe and accessible for everyone.
- Where possible, the use of colours, materials, textures, and spatial arrangements will enhance legibility, aesthetic quality, and overall design standards.

Entrances will be designed to ensure safe, accessible, and welcoming access for all users.



Ground Floor Plan

Key

Stepped Access

Level Access

6.2 Internal Circulation

6.2.1 Internal Circulation

Ground Floor

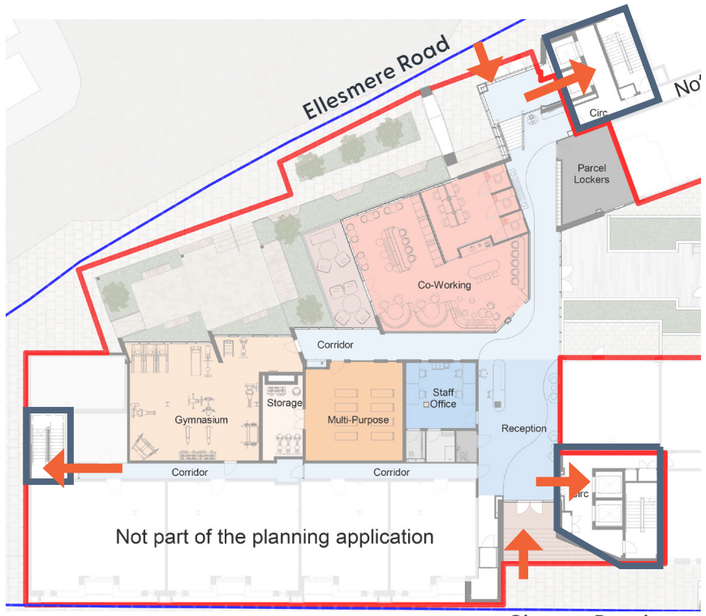
At ground floor level, internal circulation is organised around a central spine, bookended by the two primary entrances. Amenity spaces are arranged along this axis, with a centrally located reception offering clear visibility and connectivity between both entrances.

First Floor

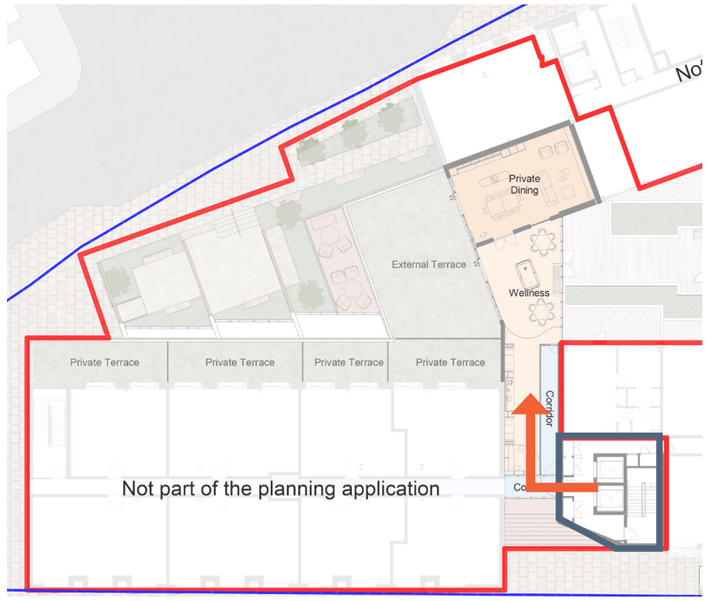
On the first floor, circulation extends from the Block B core, providing a direct link between the private dining room, the new external terrace, and the adjacent residential units. Access to the first floor terrace to be managed by the operator and within pre-established times to mitigate any potential noise.

Ninth Floor

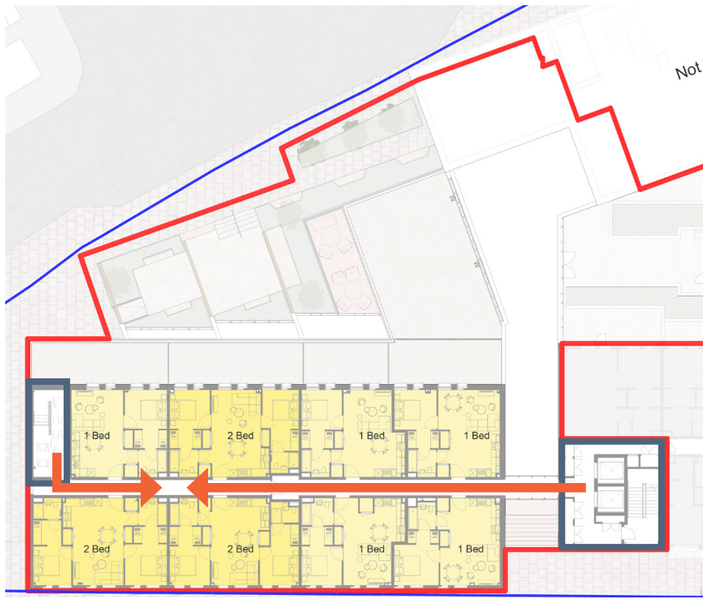
The ninth floor mirrors the typical layout of Block A, maintaining a consistent configuration of five one-bedroom and three two-bedroom apartments to support efficient servicing and buildability. Access can be achieved through the cores of Block A or Block B.



Ground Floor Plan



First Floor Plan



Ninth Floor Plan

6.3 Signage & Wayfinding

...an afternoon of stories on tap

ICONS



"back in a sec"



"ah, there you are"



"one more under the sky?"

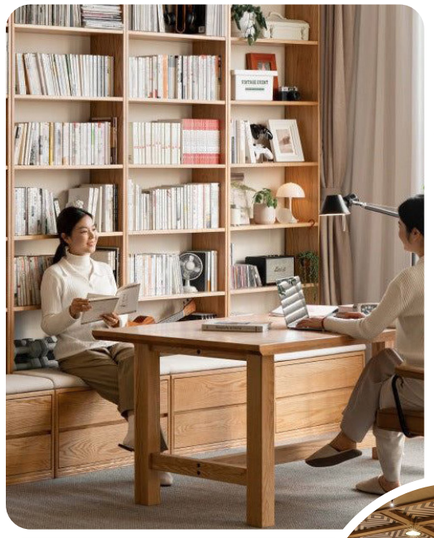


"work hard, chat harder"



"catch me later"

"you have to read this bit!"

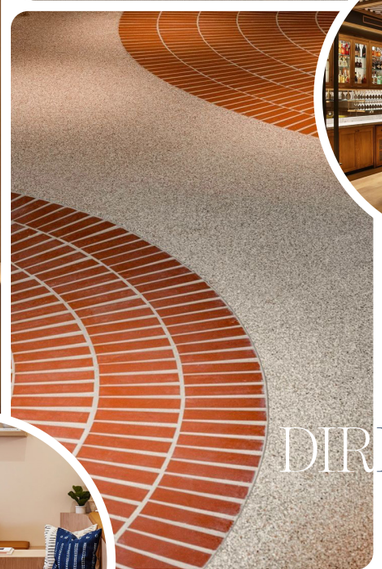




TEXT



"maybe a refill?"



DIRECTION



"oh, my dog!"

6.4 Parking

6.4.1 Parking

No amendments to the current parking provision is proposed. As per the existing scheme, the site is accessed from Ellesmere Street to the north. The scheme includes a total of 75 car parking spaces, of which 4 are designated for disabled users. A lay-by on Ellesmere Street will facilitate convenient drop-offs.

Cycle parking is accommodated within the semi-basement, in line with Greater Manchester Parking Standards. The development provides 116 cycle parking spaces in addition to 4 motorcycle spaces, supporting sustainable and active travel options for residents.

6.5 Waste Management Strategy

6.5.1 Waste

No amendments to the waste management strategy is proposed.

Waste storage is accommodated within the basement. The existing strategy is based on a council's weekly collection and an additional private service, increasing collection frequency to twice per week.

The bin provision based on this collection schedule is as follows:

- Refuse: 12,760 L – 11 × 1,100 L containers and 1 × 660 L container
- Pulpable materials: 6,380 L – 6 × 1,100 L containers
- Co-mingled materials: 6,380 L – 6 × 1,100 L containers
- Organic waste: 580 L – 3 × 240 L containers

THE TRILOGY
MANCHESTER

07

Conclusion

7.1 An Exciting Upgrade for The Trilogy 68

07 Conclusion

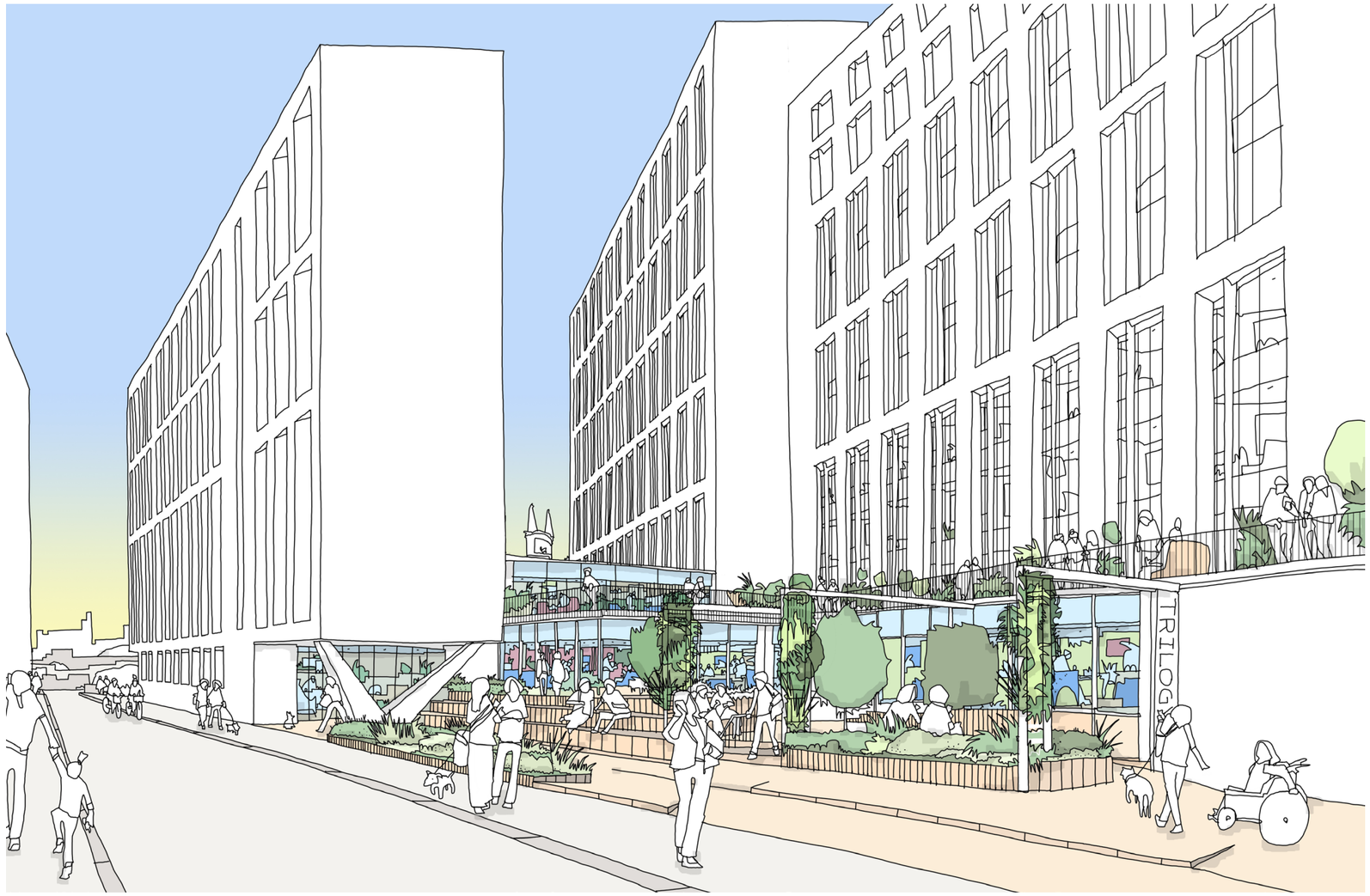
7.1 An Exciting Upgrade for The Trilogy

The proposed extensions at ground and first floor levels significantly enhance the amenity spaces, introducing much-needed openness and a stronger sense of connection for residents on the lower floors. The landscape strategy works in harmony with the architectural interventions, bringing texture, vibrancy, and visual interest to this corner of Ellesmere Street, while activating the streetscape and creating welcoming public-facing areas.

The chosen material palette is carefully considered to respect the existing building, maintaining continuity with the original design intent while providing subtle modern touches. The extensions are designed to integrate seamlessly with the existing fabric, ensuring a cohesive and elegant overall appearance.

Similarly, the proposed additional storey on Block A continues this approach, employing the same dark brick and feature gold detailing to maintain architectural consistency. This upper-level addition is designed not only to provide eight new homes but also to complement the existing massing and character of the building, reinforcing a unified and considered aesthetic across the scheme.

Overall, the proposals combine functional improvements with thoughtful design, enhancing both the resident experience and the broader streetscape, while remaining sensitive to the original architecture and context of The Trilogy.



CHAPMAN TAYLOR

BARINGS

THE TRILOGY
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