

Land at Chapman Street, Gorton

Design & Access Statement
Centrepont Independent Living

February 2026



3DReid

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Introduction

Introduction

1.1 Centrepoint

Centrepoint is a registered charity (no. 292411) and is celebrating its 54th year in operation as the UK’s leading youth homelessness charity.

They believe that no young persons life should be defined by homelessness regardless of the cause. For over 50 years they have been working with young people and are at the forefront of tackling youth homelessness, equipping each young person with the skills and abilities to open up their future.

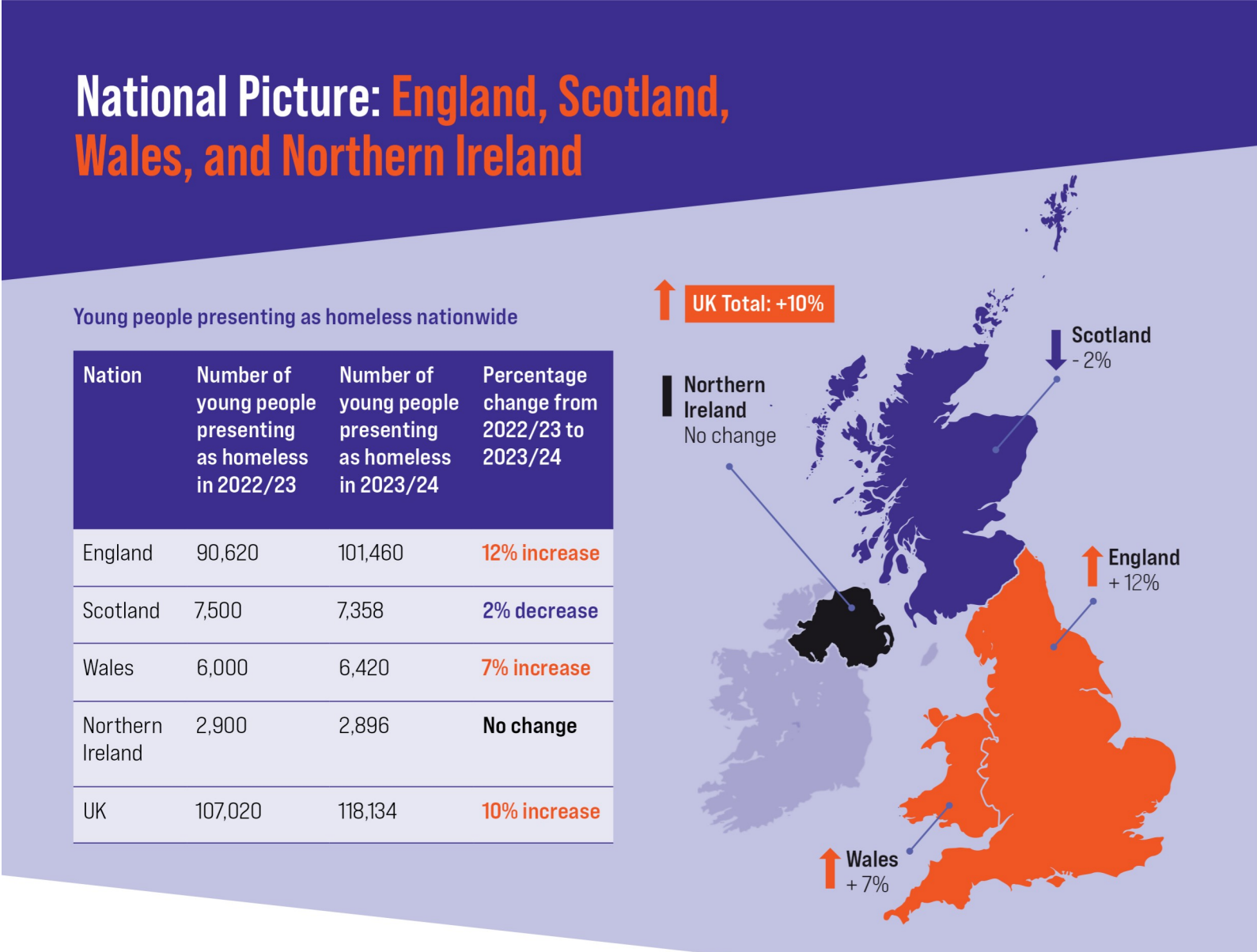
Their work focuses on homeless 16 - 25 year olds, assisting more than 10,000 young people through support, housing, training and employment every year.

Centrepoint provide buildings which are ‘psychologically informed environments’. The services and accommodation are developed to take the psychological and emotional needs of vulnerable young people into account, creating a safer space for them to grow.

The proposal contained within this document relates to a new project initiated by Centrepoint called ‘Independent Living Programme.’

The Independent Living programme is focused on young people who are ready to live independently and have made the transition into employment or training.

Each development created by Centrepoint is supported by an experienced team focused on delivering excellent housing management. Each scheme also benefits from a designated Independent Living Officer (ILO) who is there to support with the day to day management of the scheme as well as manage tenancy and community relationships. They also provide housing related guidance to the customers alongside the wider team when they first move in.



Youth homelessness in 2023/24. Excerpt from Youth Homelessness Databank 2023-2024 by Centrepoint



Introduction

1.2 Centrepont Independent Living Scheme

The Independent Living programme provides young people with a home to call their own. It is focused on young people who are ready to live independently and have made the transition into employment or training.

It is designed to provide medium-term accommodation for single working young people aged 18 up to 25yrs old offering a 1 to 5 year tenancy.

Centrepont are creating homes in four ways:

- Building new homes designed to meet the needs of young people in the early stages of independent living.
- Creating modular homes that are quicker and cheaper to build and that can even be moved to new locations.
- Converting existing Centrepont properties into communal homes, where young people facing similar challenges can live together and support each other.
- Working with partners in London and Manchester to develop and incorporate their properties into the programme.
- Most importantly we're setting the rent based on income. With this approach we are making housing truly affordable for young people. We aim to never charge a young person more than one-third of their salary as their rent contribution.

Specialists have been brought in to bring the vision to life. Centrepont's internal Growth Board department includes experts from across the property sector with years of collective experience in property, employment and supporting young people.



“Centrepont have capped the rent at a third of my salary, and that's lovely, because that gives me an opportunity to have time to be able to save, to have time to be able to think about making a life instead of actually just living.”



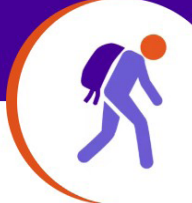

What is youth homelessness?

Being homeless means not having a safe place to call home. We know many young people sleep rough every night, but there are thousands more sleeping on sofas, floors, night buses or with strangers.



The causes of youth homelessness

The common causes of youth homelessness include family breakdown, leaving care, exclusion from school, gang crime, escaping violence and mental health issues.



The impact of youth homelessness

Being homeless is complex and a very different experience for every young person we support.



How we can end youth homelessness

Together we can tackle the crisis of youth homelessness today and end it for generations to come. Here's how we do it.

Introduction

1.3 Precedents

The case studies on this page highlight two key projects from the Centrepont Independent Living Scheme and as a result of their successes, Centrepont would like to continue their investment and support of young people by bringing forward a new development on Chapman Street.

Reuben House, London

Reuben House - which contains 33 brand new flats - is already home to young people aged between 18 and 24 in various jobs, including hospitality, the building trade and social services. Tenants have successfully moved onto more traditional accommodation after their time here.

This was the flagship project of Centrepont's Independent Living Programme which aims to combat the issue of youth homelessness in the UK.



Mount Road, Gorton

Recently breaking ground, the proposals for the site include:

- Two new grass football pitches and changing facilities for use by charity Greater Manchester Youth Federation (GMYF) and local clubs.
- New youth, sports and community hub buildings, for GMYF's programme of activities and local community groups.
- 36 independent living apartments to be operated by youth homelessness charity Centrepont, for young adults leaving the care system.
- 246 new homes including affordable housing.



Introduction

1.4 Executive Summary

In discussions with Manchester County Council, Centrepont were presented a new site in Gorton with an opportunity to develop further stepping stone accommodation for their Independent Living Programme. Heads of terms have since been agreed on this land. Centrepont have confirmed 34no. single occupancy homes are suitable for this development.

Reuben House has been occupied since 2023, and there are several lessons to be considered when preparing the proposal for Chapman Street. These include overheating, acoustic separation, natural light to homes and security.

Brief Requirements:

General

- 34no. new single occupancy self-contained homes
- Communal courtyard
- Small office for interviews and meetings
- Fully compliant with current building regulations
- Installation of PV panels on the roof
- Air Source Heat Pumps (ASHP) efficient heating system

Servicing

- Internal cycle store
- - 1no. space per occupant to promote green travel
- Cleaners store
- Internal bin store
- Post boxes in reception

Architectural

- To each home: En-suite with shower and extract. Kitchenette with electric hob and oven with extract, fridge, freezer, washing machine.
- External lighting
- A secure communal entrance



View from courtyard - concept sketch

Introduction

1.5 Planning Overview

The scheme has evolved following engagement through a pre-application process with Manchester City Council and a series of councillor and public engagement sessions as below:-

27th February 2025 - meeting with local planning officer to identify requirements for successful planning application:

- Agreement with Manchester Active to utilise the space for a new build development
- Environmental assessment – Ground conditions
- Environmental assessment – Biodiversity Net Gain (BNG)

1st December 2025 - Ward Councillor Briefing

- Presentation of ongoing concept designs for stepping stone accommodation
- Confirmation of strategy for biodiversity net gain

10th December 2025 - Pre-application meeting

11th December 2025 - Public consultation began.

- Drop-in event at Gorton Hub
- Presentation banners to remain on display for viewing

6th January 2026 - Public consultation ended



Precedent image

The following reports are submitted to support the planning application:

- Planning
 - Planning Statement and Cover Letter
- Landscaping
 - Landscaping plan
- Transport & Travel
 - Transport Statement including a Framework Travel Plan
- Ecology
 - Preliminary Ecological Appraisal
 - Biodiversity Net Gain Report and Metric
 - Bat survey
- Arboriculture
 - Tree survey
 - Arboricultural impact assessment
- Flood and Drainage
 - Drainage strategy
 - Sustainable Drainage Systems plan
- Environmental protection
 - Noise assessment
 - Air quality assessment
- Ground investigations
 - Phase 1 Desk Based Assessment
- Public engagement
 - Statement of Community Involvement
- Lighting
 - External lighting plan and lux levels
- Other
 - Section 106 Heads of Terms
 - Management strategy
 - Residential standards
 - Affordable housing statement
 - Broadband connectivity assessment
 - Waste management proforma
 - Crime Impact Statement



Precedent images

Introduction

1.6 Pre-application meeting

A concept design was prepared to accompany initial discussions regarding the land at Chapman Street. This tested the number of homes and explored the architectural response, as illustrated by the images on this page.

In the meeting with a local planning officer in February 2025, the feedback received on this study informed the next stage of design development and the finalised brief requirements.



Introduction

1.6 Pre-application meeting

The pre-application consultation was held on the 10th December 2025. The team presented the current design and discussed the comments raised.

The key issues relating to the design were as follows:

- The details of the proposals
- Sufficient replacement of existing trees and planting
- Sufficient lighting to the footpath along the north perimeter of the site.

The feedback has been addressed in the final design presented in the planning drawings. The key changes are as follows:

- Response to existing site levels to ensure that level access can be achieved.
- A single central entrance for residents.
- Visual permeability to the courtyard to ensure that it is not a inward facing development.
- Elevational treatment more in keeping with the local building context.
- Creating softer boundary conditions through the addition of trees and additional planting.

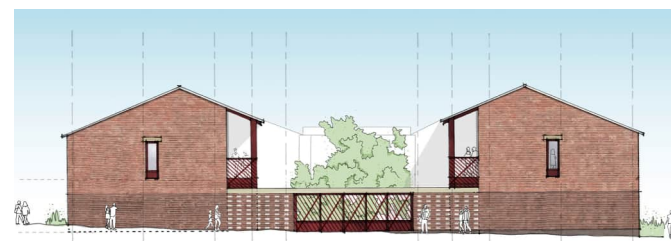
Chapman Street Proposed Elevations



Cross Lane elevations (South)



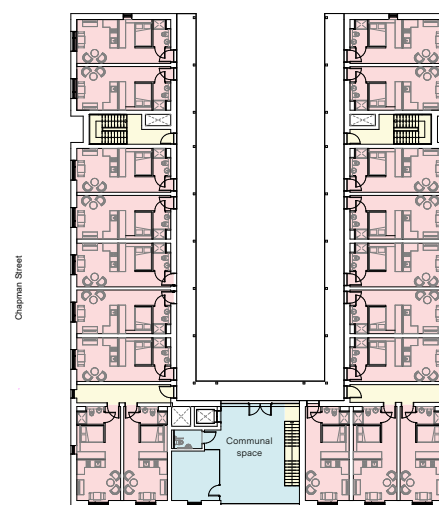
Carfax Street elevation (West)



North elevation



Chapman Street elevation (East)



Introduction

1.7 Public consultation

The public consultation event took place at the Gorton Hub Atrium on the 11th December 2025.

The exhibition was visited by the members of the local community who provided feedback on the proposed scheme.

The feedback was collated and responded to in the Statement of Community Involvement prepared by Marengo Communications, which accompanies this application. The comments were largely positive and showed an overwhelming support for the provision of affordable homes for young people. A small number of comments were received which related to the landscape design and loss of existing trees. These comments are addressed in the Landscape Design chapter of this report

The adjacent images show a selection of the boards presented at the exhibition.

CENTRE
POINT

ENDING YOUTH
HOMELESSNESS

WELCOME TO OUR
PUBLIC EXHIBITION



CHANGING THE STORY WITH INDEPENDENT LIVING

Plans for genuinely affordable homes in Gorton for
18-25 year olds in work.

Working in partnership with Manchester City Council,
the plans are part of Centrepoin's groundbreaking
Independent Living Programme which aims to provide
independent homes for young people aged 18 to 25
who are employed, with rent contributions at just one-
third of their gross annual salary.

We have on display a range of banners on different
topics. Members of the project team are available
today to speak to you about the project, answer
questions and listen to your views.

We value your feedback, so please do take
the time to fill in a feedback form or visit our
project website to let us know what you think.

Scan me to leave feedback:



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WWW.CENTREPOINT.ORG.UK/CHAPMANSTREET



ENDING YOUTH HOMELESSNESS

INDEPENDENT LIVING PROGRAMME



One of the biggest barriers to ending youth homelessness is a lack of affordable housing that is suitable for young people.

The average wait time for social housing is now 20 years, and 89% of those living in supported accommodation say they cannot afford private rented accommodation.

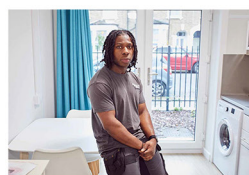
Centrepont provides housing and support for young people regionally in London, Manchester, Yorkshire and the North East and through partnerships all over the UK.

Our ambition is to end youth homelessness by 2037.

We have embarked on a programme to build around eight new buildings, mostly in London, which will provide 300+ homes for independent living for young people.

The aim of the programme is to provide genuinely affordable housing, at a rent of approximately 1/3 of annual salary, for young people who would otherwise be unable to live independently. The intention is to provide medium-term housing: tenancies will be on a fixed-term basis of two years, with the opportunity to extend for a further three years if required.

The first development in the programme was Reuben House, in the London Borough of Southwark. This was completed in 2023, and is currently fully occupied with young people working in a variety of roles, including within hospitality, the building industry and social services.



"Reuben House not only provided me with a safe place to sleep but also offered me a sense of hope and dignity during a challenging time in my life. The kindness and compassion shown by your staff and volunteers have made a profound impact on me, and I am forever grateful for your generosity."

Andrew, Reuben House

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CENTREPOINT ENDING YOUTH HOMELESSNESS

OUR PROPOSALS

Illustration of development with new 1000 Cycle Lane and Potential Road junction

Centrepoint has negotiated a lease for the land at Chapman Street from Manchester City Council (MCC). This will help MCC deliver 34 more genuinely affordable homes for young people.

To qualify for a tenancy a young person will:

- Be aged 18-25
- Have lived successfully within supported accommodation or is at immediate risk of homelessness
- Be in full-time employment, or has undertaken a registered apprenticeship
- Have no embedded or complex support needs

Under the lease, MCC will have the right to nominate eligible young people for a place in the completed development.

Our proposals for this unused site include:

34 genuinely affordable self-contained homes

Internal store for 34 bicycles

Car-free development

Communal room

Communal outdoor courtyard area

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Site Context

Site Context
2.1 Site Location

