

C2

THE BIRTLES

WYTHENSHAW, MANCHESTER

DESIGN & ACCESS STATEMENT

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MUSE



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Clegg
Bradley
Studios**

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PLANIT

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1 INTRODUCTION

1.0 INTRODUCTION

1.1 Executive Summary

This Design and Access Statement accompanies the formal application for Planning Permission for the redevelopment of the Birtles / Etrop Way site referred to as C2 The Birtles (also known as Plot C2 in the illustrative Wythenshawe Town Centre masterplan) located south of Manchester's city centre.

The proposed description of development is as follows:

"Erection of 81 no. residential apartments (Use Class C3a) with a mixed-use ground floor comprising workplace and retail uses (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings."

The application for Detailed Planning Permission is submitted having consideration to the Wythenshawe Development Framework (2023) which was developed to guide the wider regeneration proposals in Wythenshawe.

Subsequent consultation has been undertaken with a range of stakeholders from MCC and Local Councillors to community groups and public engagement, summarised and expanded upon in the relevant sections within this report or with further detail provided within the separate Statement of Community Involvement, prepared by Font Communications.

This document has been prepared by Feilden Clegg Bradley Studios on behalf of Muse and Wythenshawe Community Housing Group (WCHG) as joint Applicants for the proposals to re-develop the site.

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

- Residential-led (social rented tenure) mixed use redevelopment.
- High-quality architectural design that complements the local Wythenshawe context.
- Buildings set within the Wythenshawe Town Centre context with active frontage to primary streets.
- Creation of a new and distinctive place for Wythenshawe.

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



1.0 INTRODUCTION

1.2 Applicant & Project Team

The Project Team has developed from the Wythenshawe masterplan to early feasibility studies and onto the detailed planning proposals, which this document forms part of. The team has comprised (see opposite):

- Applicant Team
- Design Team

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

- Air Quality
- Broadband/ TV signal
- Crime Impact
- Daylight/ sunlight
- Environmental
- Ecological (inc. BNG)
- Clint & Clare Assessment
- Highways & Transport
- Noise
- Statement of Community Involvement

Refer to separate documentation for respective information.

APPLICANT TEAM

JOINT APPLICANT / MCC DEVELOPMENT PARTNER Muse Places
JOINT APPLICANT / LONG-TERM OWNER Wythenshawe Community Housing Group (WHCG)
CLIENT REPRESENTATIVE Simon Fenton Partnership
INFORMATION MANAGER Okana
PROJECT MANAGEMENT Shift
PLANNING CONSULTANT Asteer
COST CONSULTANT Arcadis

DESIGN TEAM

ARCHITECT Feilden Clegg Bradley Studios
LANDSCAPE & PUBLIC REALM Planit.IE
CIVILS & STRUCTURES Civic Engineers
MEP ENGINEER Tace
TRANSPORT CONSULTANT Curtins
SUSTAINABILITY CONSULTANT Ridge
FIRE ENGINEER OFR
ACOUSTICS Hilson Moran
PRINCIPAL DESIGNER Project Four

1.0 INTRODUCTION

1.3 Muse Places

Muse Places are one of the region's foremost developers. They use collaboration, experience and creativity to transform places and make communities better. Working on the ground, with their partners and within communities, they create beautiful, mixed-use, sustainable places for people.

In 2023, a procurement exercise by MCC began to find a private sector partner that could invest and develop Wythenshawe Town Centre at scale to meet the regeneration ambitions set out in the town centre.

In 2024, Muse were named as the delivery and investment partner which will work with Manchester City Council to deliver transformational investment in Wythenshawe Town Centre.

Set to accelerate the long-term programme of regeneration the future plans (see section 2.4) will see a new public square, new shops, net zero carbon commercial space, community and cultural space and more than 1,750 new homes – including significant affordable housing – over the next 10 years.

"We are extremely excited to be given this opportunity to deliver a vibrant new neighbourhood in Wythenshawe. A place that people are proud to live in, and that people will love to visit. We will now work closely with Manchester City Council, other local partners and the local community, to deliver against an ambitious and bold strategy. We will work with, and build on, what already makes Wythenshawe special. There is so much to be excited about."

Phil Marsden, Managing Director North West, Muse: 2024
Announcement of Muse named as Wythenshawe MCC development partner



Muse Commercial development:
New Bailey, Salford



Muse Residential-led development:
Chapel Street, Salford



Wythenshawe Town Centre Illustration

1.0 INTRODUCTION

1.4 Wythenshawe Community Housing Group (WCHG)

Wythenshawe Community Housing Group (WCHG) is a registered social housing landlord. WCHG are the end-user Client for the scheme.

As Manchester’s largest social housing provider, they take care of 14,000 properties, providing homes for over 29,000 people in Wythenshawe, South Manchester.

Their goal is to provide good homes and services for their tenants and leaseholders.

In the next five years, WCHG plan to build 1100 new homes to make a lasting positive impact on our communities.

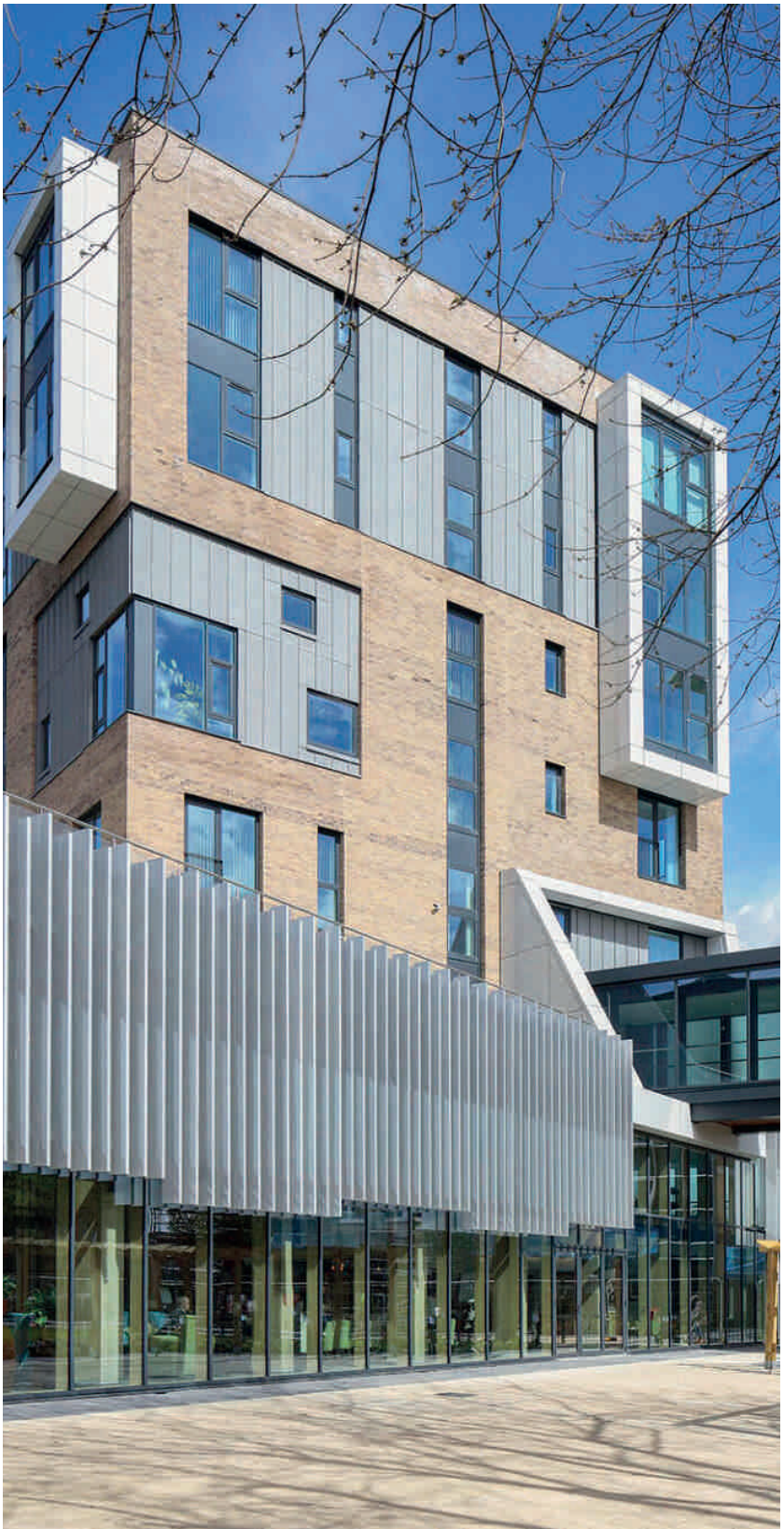
Their purpose is to provide good quality homes and services to their tenants and leaseholders and to play a leading role in creating safer, healthier communities.

The below guidance details WCHG's nine guiding principles, to deliver their purpose they will:

1. Put tenants and leaseholders first
2. Respect the diverse needs of our customers
3. Develop and support our community directly and through partnership
4. Be a leading custodian of Wythenshawe’s green spaces in line with its ‘Garden City’ heritage
5. Invest in homes and reduce our carbon footprint
6. Balance the interests of our current and future generations
7. Invest in an inclusive staff team
8. Be financially resilient and strong
9. Have a business head and a social heart



WCHG launch at Scout Drive
(specialist supported housing scheme)



Recent WCHG built example (Village 135)

2 PROJECT BACKGROUND

2.0 PROJECT BACKGROUND

2.1 Regional Context: Greater Manchester

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

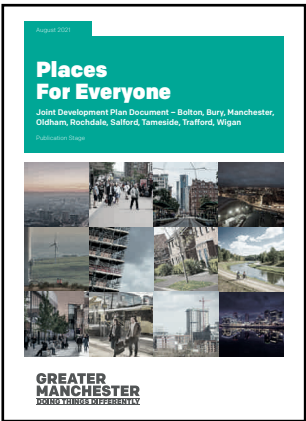
Greater Manchester is made up of ten districts; Bolton, Bury, **Manchester**, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan.

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

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

*previous reference; Greater Manchester Spatial Framework

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



Greater Manchester
Places for Everyone 2021



Greater Manchester
Strategy Summary 2021 - 2031



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

Greater Manchester Strategy Summary - Extract:

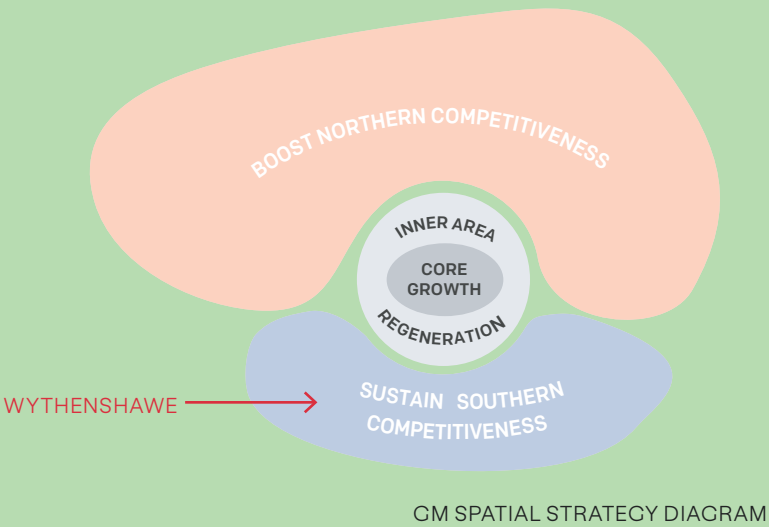
Working collectively across our city region, with our communities, we will focus on improved well-being for the 2.8m people here, with better homes, jobs and transport.

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

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

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

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



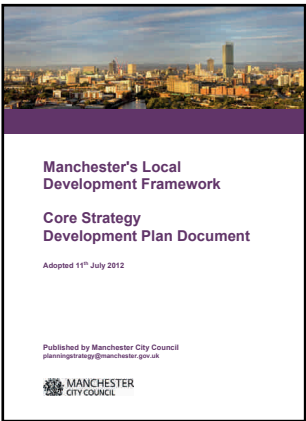
2.0 PROJECT BACKGROUND

2.2 City Context: Manchester

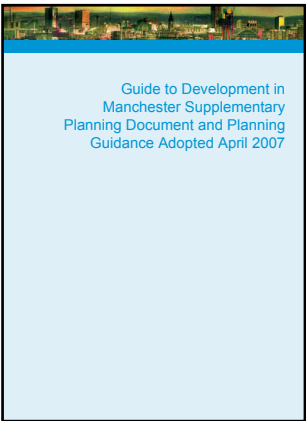
The Core Strategy Development Plan sets a development framework for Manchester from the city centre to the surrounding districts, including Wythenshawe. In summary, it is the Council's vision for growth in the city context from 2012 to 2027, with key policy references identified here (see right).

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

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



Manchester
Core Strategy Development Plan 2012



Manchester
Guide to Development 2017

Key Document References:

Manchester Now

Wythenshawe was originally designed as a garden suburb and has retained a predominantly residential character. The area is dominated by inter war family housing which is generally uniform in style and density. Much of the housing available is social rented. In recent years, there has been considerable new residential development however new sites for development are limited.

Policy EC 10 - District Centres

District Centres of **Wythenshawe** (and others)... will be suitable for mixed use local employment provision serving their catchment area.

Policy H 7 - Wythenshawe Housing

Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Wythenshawe (and others)... where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character.

Policy H 8 - Affordable Housing

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

Policy C 2 - District Centres

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

Policy C 6 - Wythenshawe District Centres

Residential will be appropriate in Wythenshawe Town Centre as part of mixed use schemes, most likely beyond the retail and commercial core. New development should focus on creating a strong sense of place, and ensure that the redeveloped transport interchange is well-connected to new facilities and services.

Policy EN 1 - Design Principles and Strategic Character Areas: Wythenshawe

The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.

Other policy sections that development will relate to include:

T 1 - Sustainable Transport

T 2 - Accessible Areas of Opportunity & Need

T 3 - Strategic Integration

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

DM 1 - Development Management

Appendix B - Parking Standards

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

2.0 PROJECT BACKGROUND

2.3.1 Wythenshawe Development Framework (2023)

The Wythenshawe Development Framework (2023) was prepared to guide the regeneration of Wythenshawe Town Centre.

The Wythenshawe Development Framework was adopted in 2023 and is a framework which sets new objectives and development principles that are a material consideration in the determination of planning application within the Town Centre.

The Framework seeks to promote the Town Centre as a vibrant district centre which acts as focal point for retail, leisure and community services where people want to spend time. This in turn will assist in the more permanent regeneration and rejuvenation of the Framework Area.

The Framework area encompasses the application site.



Manchester City Council

Wythenshawe Town Centre

Development Framework

Issue 04 / "DRAFT"

28.07.2022

5plus

MANCHESTER CITY COUNCIL

5plus

SOLID

- C2 The Birtles Location
- Development Framework Boundary

Development Framework Plan
(Wythenshawe Town Centre Development Framework: Issue 04: dated 28.07.22)

2.0 PROJECT BACKGROUND

2.3.2 Wythenshawe Development Framework (2023): Proposal Response

The table opposite seeks to illustrate an overview of the proposal response to the Wythenshawe Development Framework (2023) by highlighting key principles, considerations and other aspects that are reflected in the project design and strategies.

<h4>'WALKABLE' NEIGHBOURHOOD</h4> <p>Supportive of this key vision concept by introducing a new community of residents at the heart of the town centre that can take advantage of the nearby daily necessities all within a 15-minute walk from their homes.</p>	<h4>PEOPLE & PLACE</h4> <p>The scheme will embed people as residents into the place that will help support the wider strategies to enhance the town centre through the use of meanwhile and permanent activities and events.</p>
<h4>ACTIVE TRAVEL</h4> <p>The scheme facilitates active travel by reducing reliance on short journey car dependence by encouraging residents to make use of the nearby public transport networks (Metrolink trams, bus interchange, cycle bee network) and enhanced public realm footpaths.</p>	<h4>EMPLOYMENT & TRAINING</h4> <p>Spaces at ground floor to offer employment and training opportunities for businesses to utilise. Construction activities in the town centre may also provide further employment and training opportunities.</p>
<h4>DIVERSE & VARIED TOWN CENTRE</h4> <p>The proposals are supportive of establishing a diverse and varied town centre through several aspects. The scheme introduces high-quality public realm to create a better sense of place. A diverse range of home types are proposed to appeal to wide cross-section of society. Spaces at ground to offer retail and employment opportunities.</p>	<h4>IDENTITY & LEGACY</h4> <p>The scheme will build upon the Garden City principles of self-contained, self-sufficient communities with easy and local access to schools, health and community facilities, shops and recreation. The scheme will provide pedestrianised routes with tree pockets and high-quality public realm.</p>
<h4>CHANGING PERCEPTIONS</h4> <p>The urban and public realm character will be improved to provide a seamless, safe, accessible and vehicle-free pedestrian environment. Elevation design has sought to pick up on local cues from Wythenshawe's unique heritage as a 'Garden Suburb'.</p>	<h4>RESIDENTIAL OPPORTUNITIES</h4> <p>The framework seeks to promote some of self-sufficient neighbourhoods, creating a range of homes for the market; especially with the strong local demand for affordable housing tenures. This will allow for the different demographics within Wythenshawe town centre to increase consumer spend and help revitalise the town centre. The proposals are in accordance with these principles.</p>
<h4>CONNECTED & ACCESSIBLE</h4> <p>The scheme seeks to improve permeability and access into town centre by enhancing the setting and the pedestrian experience when passing the site. Residents will improve the night time safety of the area through having a barrier-free 24/7 access into the building.</p>	<h4>LANDSCAPE & PUBLIC REALM</h4> <p>The framework promotes that each new residential neighbourhoods each focused around a landscape setting with limited vehicular movements and pedestrianised streets and courtyards, linking to the wider masterplan. The proposals are in accordance with these principles.</p>

2.0 PROJECT BACKGROUND

2.4.1 Illustrative Masterplan Context: Wythenshawe Masterplan

An illustrative masterplan was prepared following Muse Places' selection as the preferred delivery and investment partner by MCC in August 2024.

This illustrative masterplan builds upon the vision and principles of the Development Framework. It sets out a clear and ambitious vision for the Site, establishing a strategic framework that addresses key considerations such as access, scale, character, land use, and urban design. The illustrative masterplan also serves as a reference point for the assessment of future development plots within the redline boundary.

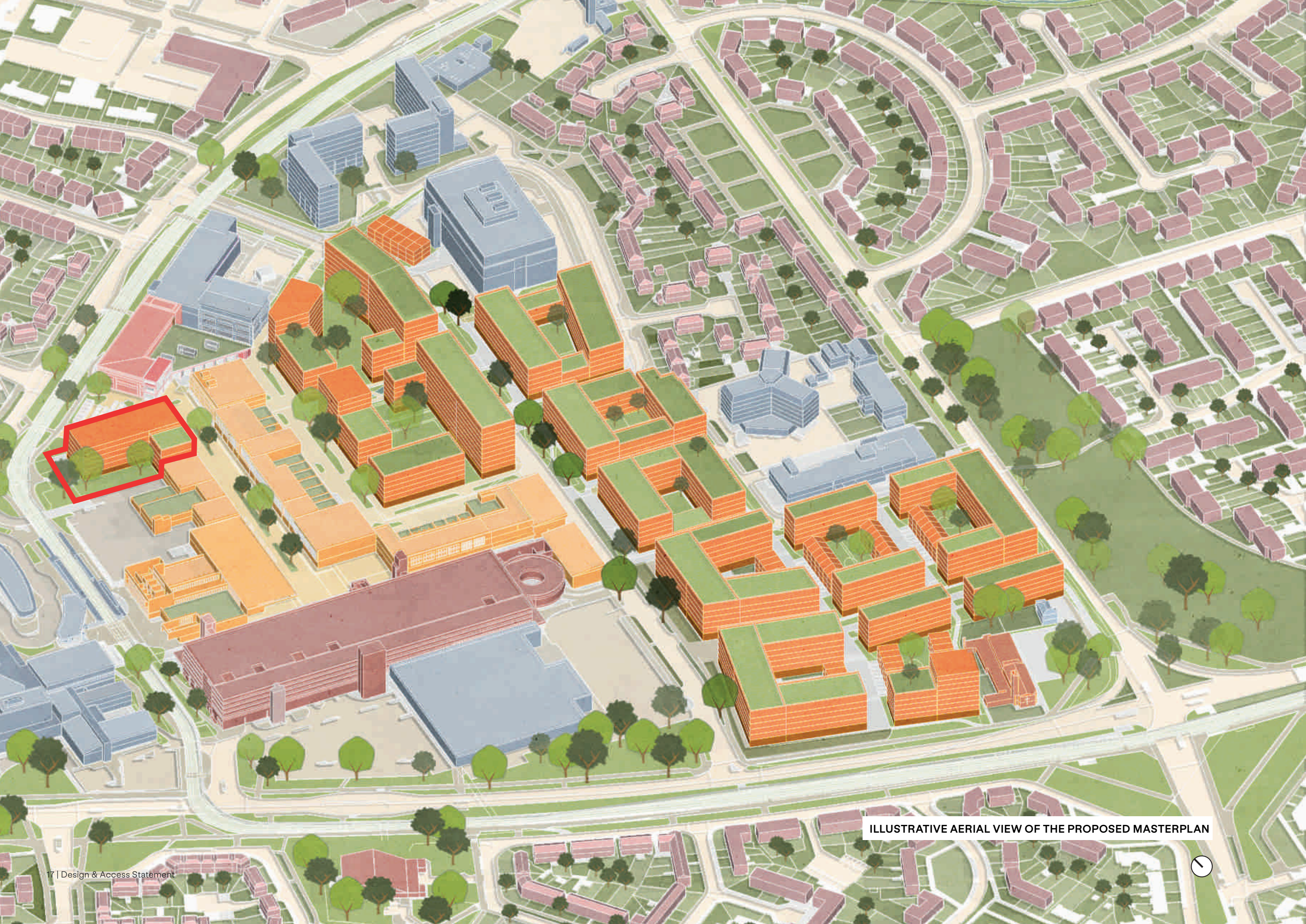
The vision is to transform Wythenshawe town into a vibrant, sustainable, and characterful neighbourhood by delivering:

- Around 2,000 new homes across a mix of tenures to meet the needs of a diverse community
- A variety of housing types, with each site designed to reflect its own identity while contributing to a cohesive sense of place
- High-quality, energy-efficient homes that promote health and wellbeing
- A mix of commercial and community spaces to create a lively and inclusive town centre
- A welcoming public realm prioritising pedestrians and cyclists, providing spaces to meet, play, and relax
- An ecologically rich landscape that enhances biodiversity and brings nature into the heart of the community
- A strong commitment to sustainability, targeting net zero carbon and the creation of a Positive Energy District

The proposed scheme is located at the centre of the illustrative masterplan study area (highlighted opposite). Many of the defining principles to the masterplan have informed the project briefing and scheme development.



- C2 The Birtles Location
- Re imagined Retail Core
- Proposed Residential
- Surrounding Residential + Community Buildings
- Retained buildings within the Town Centre
- Re imagined Multi-storey Car Park



ILLUSTRATIVE AERIAL VIEW OF THE PROPOSED MASTERPLAN



2.0 PROJECT BACKGROUND

2.4.2 Illustrative Masterplan Context: Place-Making Strategy

There are nine foundational principles that encompass the place-making vision and objectives for the illustrative Wythenshawe Town Centre masterplan.

The proposals will seek to 'plug-in' to these principles where possible to support the realisation of the illustrative masterplan vision.



Growing an Equitable Wythenshawe

We are committed to delivering 721 new homes within the first 6 years, creating a more equitable Wythenshawe. The town will foster a thriving community by providing direct access to high-quality spaces and amenities, ensuring that all spaces are sustainable and enhance the local quality of life for residents and visitors alike.

Growing a Thriving Wythenshawe

We will grow a thriving Wythenshawe by delivering a diverse range of residential offers and tenure models, with 20% of homes being affordable. At the heart of the town, a network of adaptable green spaces will boost visitor footfall, supporting relaxation, play, and community activity while evolving to meet local needs.



Growing a Healthy Town

We will promote healthy lifestyles by providing recreational spaces for all, from organised sports to informal play, and encouraging local food production to support community-led nutrition and cookery training.



Growing an Economically Resilient Wythenshawe

We will create the UK's first Positive Energy District, driving long-term economic resilience. In the town, we will boost the economy by improving public transport access, creating vibrant spaces to attract diverse visitors, and providing areas for community-led activation to increase footfall and support local businesses.



Growing an Inclusive Wythenshawe

Wythenshawe will set a new benchmark for community-focused regeneration, with all homes achieving 'Secure by Design' Gold Rating to ensure safety and wellbeing. The town will be transformed into a vibrant heart of community life, featuring open, inclusive public spaces that are accessible day and night.

Growing a Connected Wythenshawe

We will create a connected Wythenshawe by encouraging active travel and reducing car ownership to less than one per residential unit. The town will feature interconnected, easy-to-navigate public spaces, enhancing pedestrian and cycle access with safe, efficient routes that reduce the reliance on private vehicles.



Growing the Wythenshawe Culture

We will celebrate and support Wythenshawe's unique culture by creating a flexible, fine grain of courtyard housing and developing distinctive, engaging spaces that reflect local aspirations. These spaces will serve the community by supporting cultural initiatives and fostering a strong sense of identity and pride.



Growing a Naturalised Wythenshawe

We will invite nature back to by increasing tree cover by 200%, providing urban allotments and community grow spaces, achieving a biodiversity net gain beyond legislative requirements. Across all residential neighbourhoods, we aim to deliver a minimum Green Plot Ratio (GPR) of 3, ensuring a harmonious integration of nature within the built environment.

Growing a Sustainable Wythenshawe

Wythenshawe will become an exemplar of sustainable regeneration through a regenerative design approach that prioritises material reuse, waste reduction, and low-carbon development. New homes will be highly energy-efficient—costing 68% less to run than conventional homes—supporting both environmental goals and long-term affordability for residents.



2.0 PROJECT BACKGROUND

2.4.3 Illustrative Masterplan Context: Place-Making Strategy

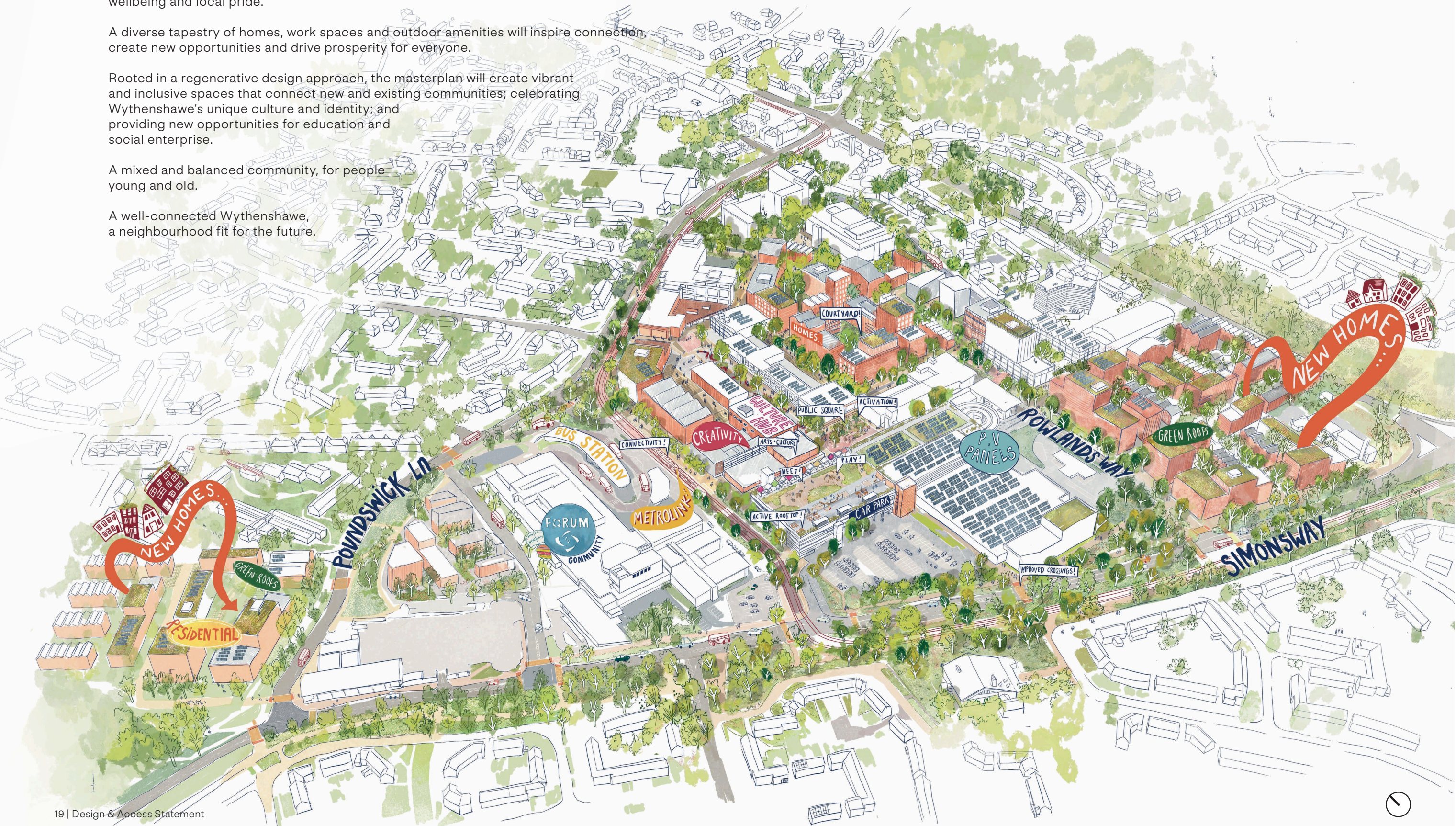
The illustrative masterplan wants to re-imagine Wythenshawe as a modern 'Garden City', where nature and green space are woven into the urban fabric, enriching community wellbeing and local pride.

A diverse tapestry of homes, work spaces and outdoor amenities will inspire connection, create new opportunities and drive prosperity for everyone.

Rooted in a regenerative design approach, the masterplan will create vibrant and inclusive spaces that connect new and existing communities; celebrating Wythenshawe's unique culture and identity; and providing new opportunities for education and social enterprise.

A mixed and balanced community, for people young and old.

A well-connected Wythenshawe, a neighbourhood fit for the future.



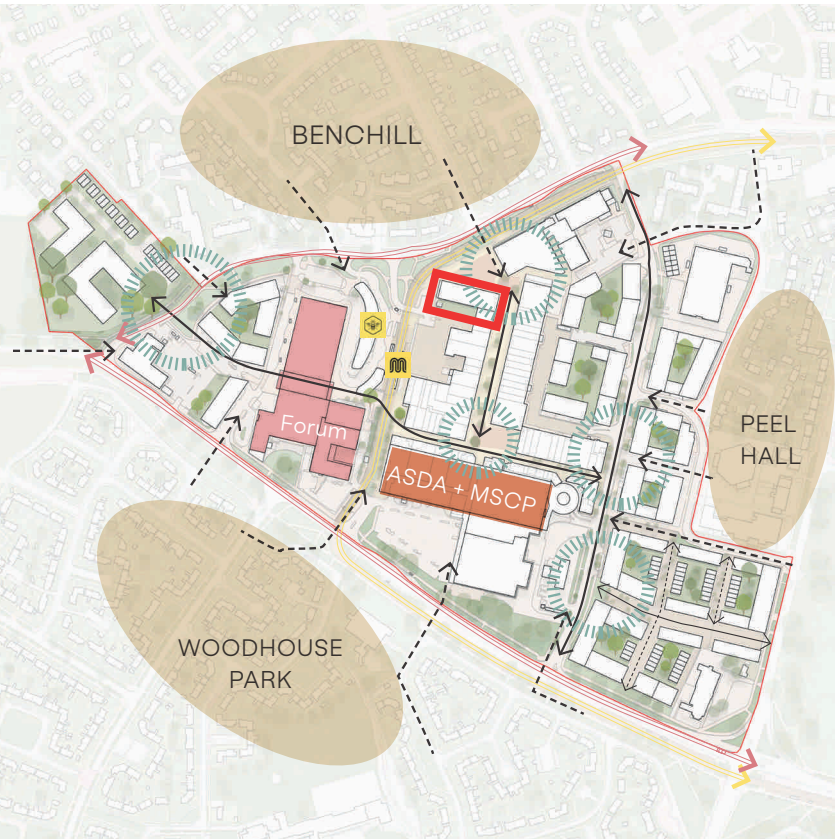
2.0 PROJECT BACKGROUND

2.5 Illustrative Masterplan Framework: Key Design Drivers

To ensure the illustrative masterplan is firmly rooted in Wythenshawe's unique character and future aspirations, a series of key design drivers were established.

These drivers respond directly to Wythenshawe's specific context and the wider masterplan ambitions, working together to shape a sustainable and resilient future for the town.

The proposals will seek to 'plug-in' to these principles where possible to support the realisation of the masterplan vision. C2 The Birtles location is indicated to show context.

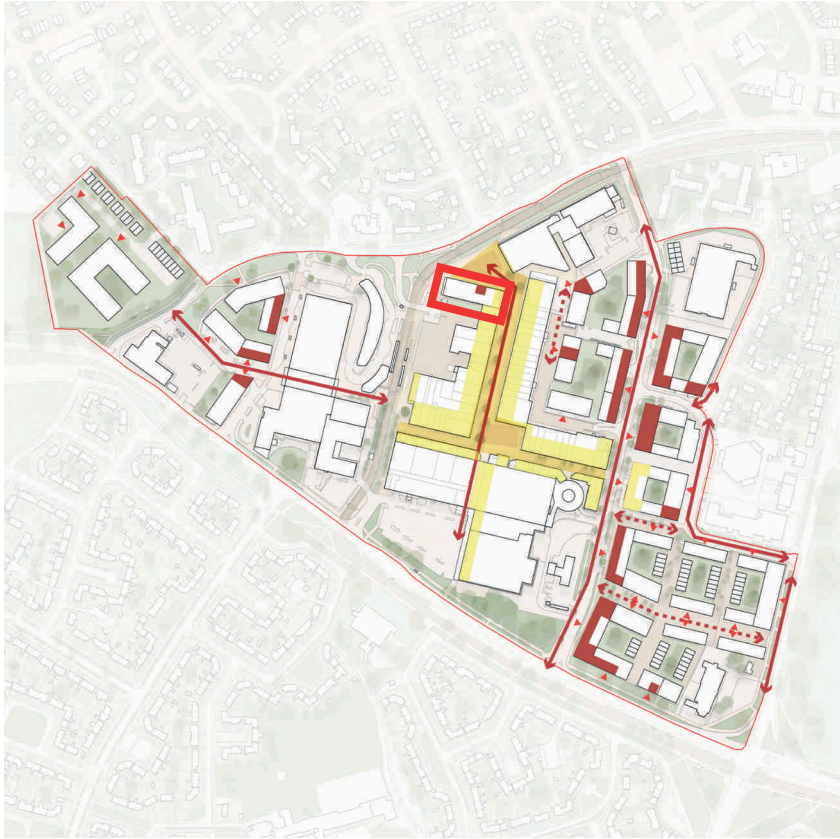


ENHANCING CONNECTIVITY AND CIVIC ANCHORS

Key opportunity areas are located along two principal axes—running east–west and north–south—helping to define key arrival points. New anchors can be introduced along these routes and nodal points, thoughtfully designed in terms of use, scale, and active frontage to enhance character and street-level activity.

Improving permeability from surrounding residential neighbourhoods into the town centre is critical; better-connected pathways, welcoming entrances, and active public spaces at the edges can encourage greater access and integration.

PROPOSAL RESPONSE:
Opportunity to help define a key corner of the Birtles to the north of the Town Centre as an arrival from the Benchill area of the town. Proposals seek to engage with active frontage, character and appropriate scale.



ACTIVE FRONTAGES

To define key routes and corners across the masterplan, active frontages and well-articulated corners have been introduced. These elements are intended to enhance street-level activity, support wayfinding through the town, respond to the surrounding context, and strengthen mixed-use opportunities across the site.

Entry points are strategically placed to animate key routes, improve frontage quality, and promote a more legible and navigable town.

Active High Street Frontages

PROPOSAL RESPONSE:
Active frontage at ground floor with a well-articulated corner expression are part of the proposals. The building entry point has been well-considered to be located at the corner.

2.0 PROJECT BACKGROUND

2.5 Illustrative Masterplan Framework: Key Design Drivers

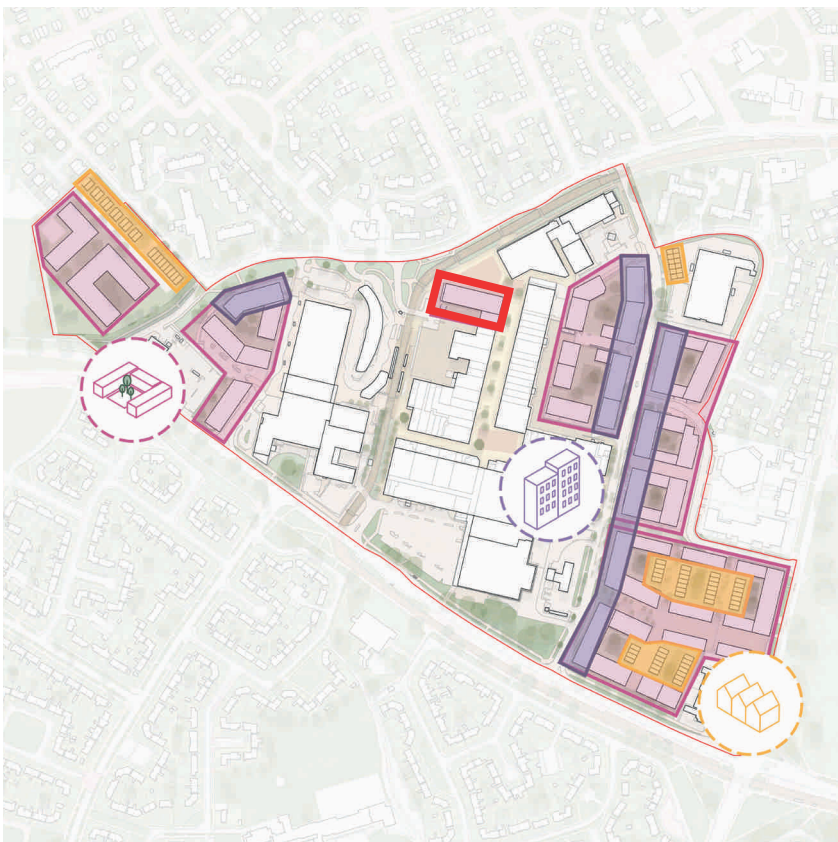


COURTYARDS AND QUADS TYPOLOGY

The proposed masterplan builds upon Wythenshawe’s original spatial planning principle—the Garden City concept.

Development is centred around courtyard and quad arrangements, enabling the distribution of green spaces throughout the town centre and ensuring all residents have access to high-quality outdoor environments.

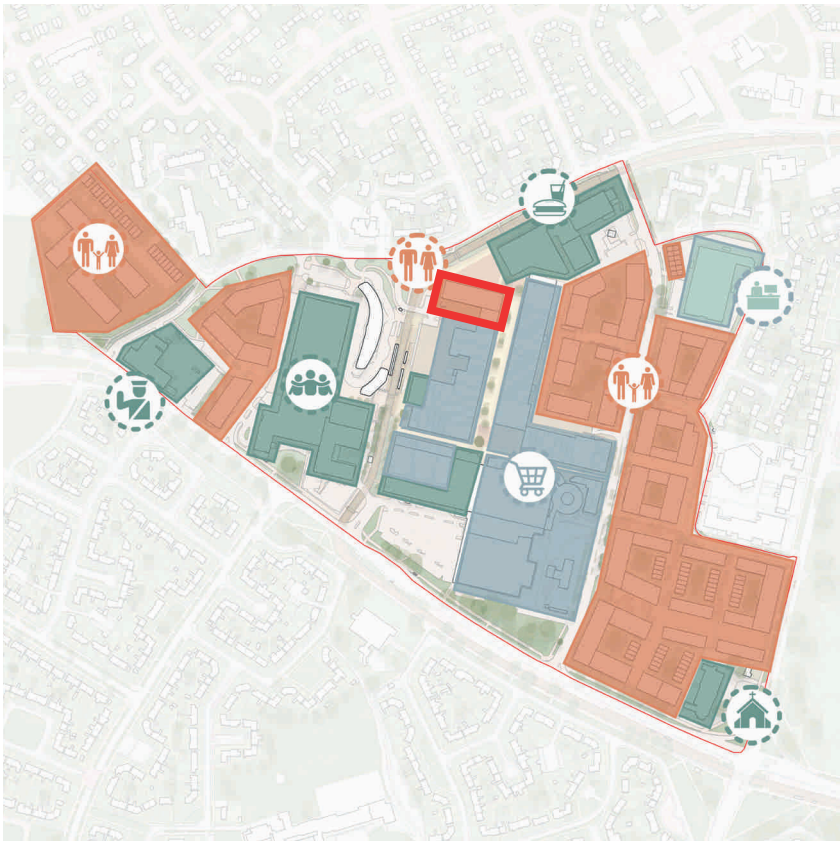
PROPOSAL RESPONSE:
Although limited opportunity the proposals have maintained the masterplan plot principle of courtyards with a small accessible designed garden/ green spaces.



MASSING STRATEGY

- Lower-scale development to illustrative proposals is focused in the north-west, respecting adjacent housing, and in parts of the south-east to create variation and strengthen street-level relationships along key pedestrian routes. A mix of house types is provided.
- Mid-rise buildings (around G+5) are concentrated in the town centre core, balancing contextual sensitivity with development viability.
- Taller elements are positioned along key routes and nodal points, including the north and south gateways on Rowlandsway and the strategic corridor of Poundswick Lane.

PROPOSAL RESPONSE:
Massing and scale have followed the principle established as part of the masterplan.



A MIXED-USE TOWN

To create a thriving and vibrant town centre, a well-considered blend of complementary uses should be proposed to support its vitality and growth. These uses may include:

- Civic Use
- Retail
- Residential
- Workplace

PROPOSAL RESPONSE:
Proposals have followed the identification of the site becoming residential with some ground floor activation of retail to the Birtles.

2.0 PROJECT BACKGROUND

2.5 Illustrative Masterplan Framework: Key Design Drivers

In order to capture the essence of the overarching project vision, the landscape vision is further distilled into the following five guiding principles.

While each focuses on a particular element, collectively they work together to deliver a cohesive and meaningful proposal for Wythenshawe.

The proposals will seek to 'plug-in' to these principles where possible to support the realisation of the illustrative masterplan vision. C2 The Birtles location is indicated to show context.



BRINGING NATURE TO THE HEART

- Taking inspiration from its history as Manchester's Garden City, and the origin of the name Wythenshawe meaning Willow Wood.
- Bringing nature into the heart of the masterplan, softening the urban environment with wild and natural features.
- Providing significant new green spaces, including linear parks, and communal grow spaces.
- Creating a vibrant, biodiverse and sustainable public realm that benefits nature and helps establish new ecological habitats.
- Integrating blue infrastructure throughout the masterplan, utilising landscape features such as rain gardens and SuDS to attenuate water.
- To significantly increase tree cover throughout the masterplan area.

PROPOSAL RESPONSE:

Although limited site opportunity, the proposals include many of these features in its design. See the landscape chapter for further detail.



CONNECTING NEW & EXISTING NEIGHBOURHOODS

- Knitting together the new and existing communities around new open and inclusive public spaces.
- Creating spaces at the heart of the community that provide opportunities for, and can adapt to local needs.
- Carefully integrate the existing assets and communities within the new masterplan.
- Providing spaces for people of all ages and backgrounds, that communicate the aspirations of the local community.

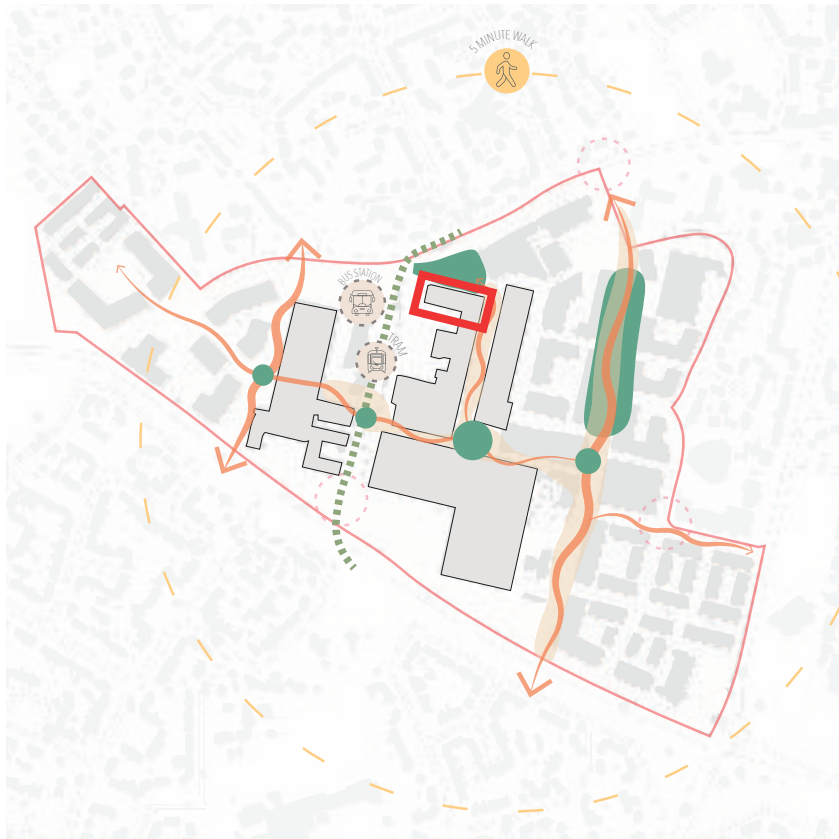
PROPOSAL RESPONSE:

Although limited site opportunity, the proposals include many of these features in its design. See the landscape chapter for further detail.

— C2 The Birtles Location

2.0 PROJECT BACKGROUND

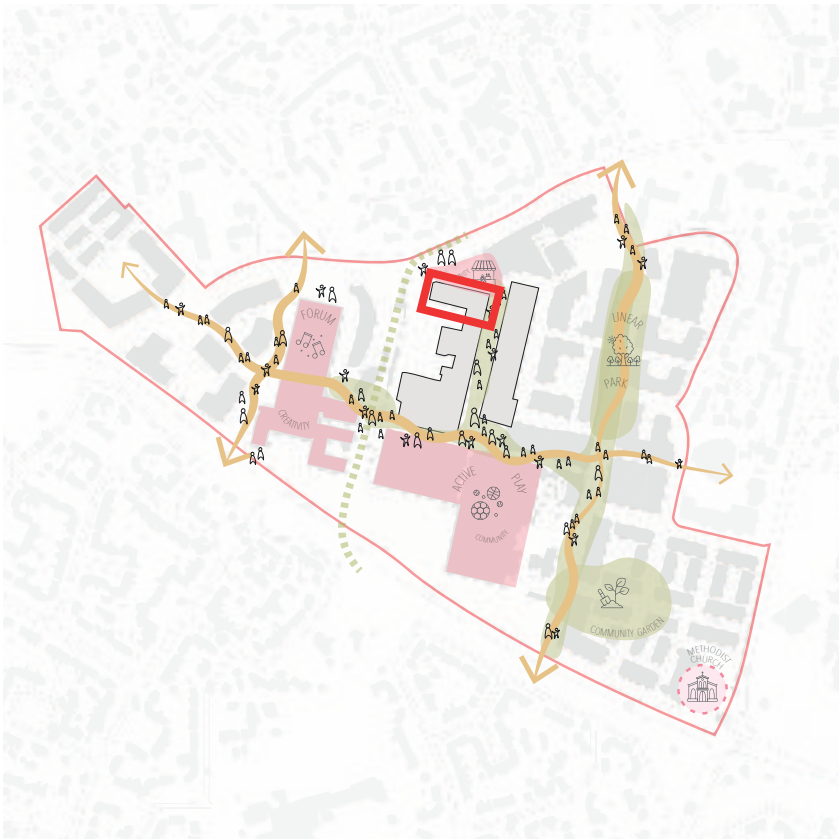
2.5 Illustrative Masterplan Framework: Key Design Drivers



A SEQUENCE OF CONNECTED STREETS & SPACES

- Maximising pedestrian accessibility throughout the masterplan through attractive green streets and spaces that people want to spend time in.
- Creating interconnected streets and spaces that are easy to navigate and support active travel.
- Designing for all by creating a variety of flexible multi-functional spaces, each with a distinct character and appeal.
- Ensuring that spaces are accessible and safe during the day and night.

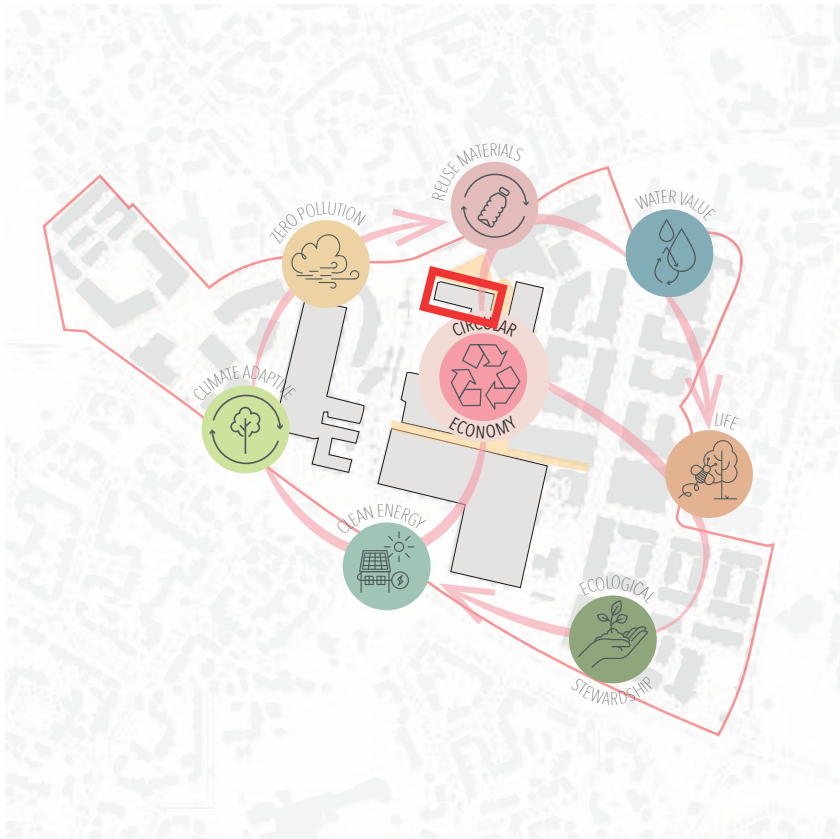
PROPOSAL RESPONSE:
Although limited site opportunity, the proposals include many of these features in its design. See the landscape chapter for further detail.



CULTURE AND ACTIVATION

- Celebrating Wythenshawe's history, heritage and culture throughout the public realm, providing spaces the community can be proud of.
- Re-establishing Wythenshawe as a destination place where people want to come and spend time.
- Creating public spaces that are activated through new uses, community infrastructure and active ground floor frontages.
- Providing engaging and multi-purpose spaces that can accommodate a vibrant programme of cultural, informal and organised events.
- Slow down pedestrian movement on key streets to encourage dwell and stimulate economic activity.

PROPOSAL RESPONSE:
Although limited site opportunity, the proposals include many of these features in its design. See the landscape chapter for further detail.



A REGENERATIVE APPROACH TO DESIGN

- A regenerative design approach to all elements of the masterplan.
- Implementing sustainable approaches to design that can also help support a local circular economy.
- Aspiring to reuse and recycle existing materials and reduce waste, from paving and architectural features from demolished buildings to manufactured soils.

PROPOSAL RESPONSE:
Although limited site opportunity, the proposals include many of these features in its design. See the landscape chapter for further detail.

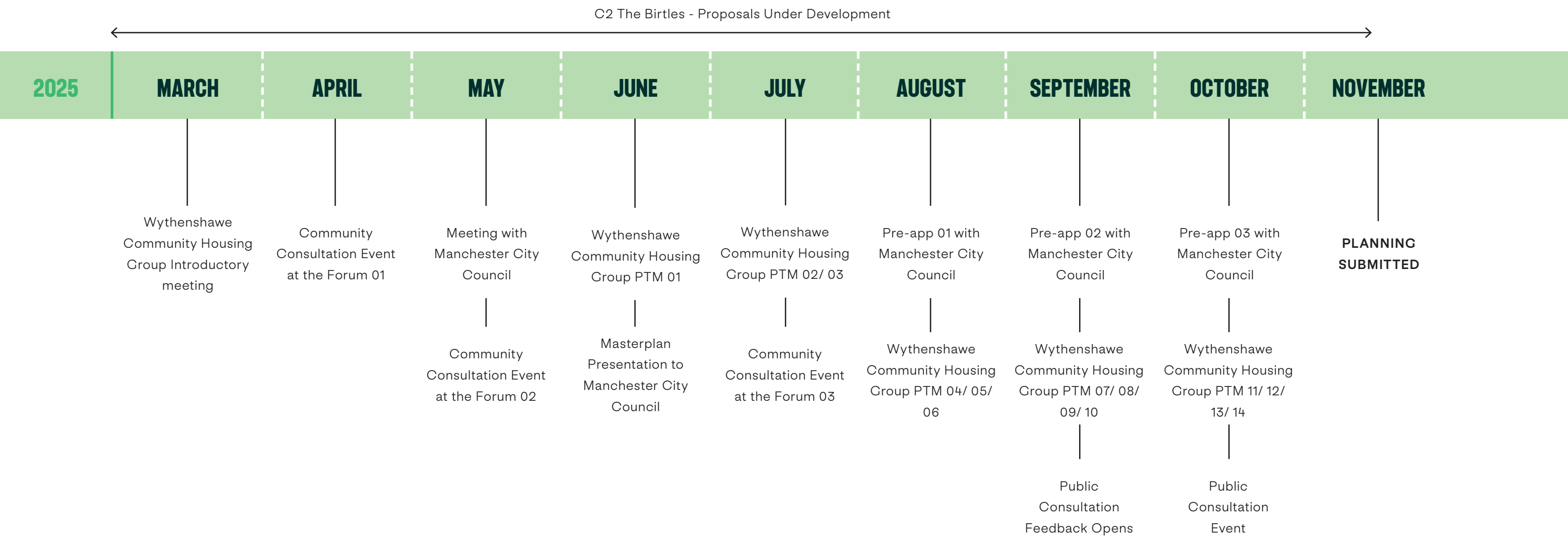
3 PROJECT ENGAGEMENT

3.0 PROJECT ENGAGEMENT

3.1 Overview

To develop proposals, the Client has initiated the engagement of specialist consultants experienced in developing and delivering schemes of a similar scale and complexity.

The Client has also initiated an extensive engagement and consultation process (summarised below). This has allowed for the design to be shaped by stakeholders and experts to become viable and appropriate proposals.



3.0 PROJECT ENGAGEMENT

3.2 Pre-application Consultation: Key Notes

The below captures the key notes recorded from the several pre-application meetings with MCC Planners. These notes have informed many areas of the design and strategies noted later in this document.

PRE-APPLICATION MEETING 01 AUGUST

- Scale and massing of the building supported.
- Height of ground floor needs detailed consideration to align with surrounding buildings
- Council comfortable with direction of design travel but stressed importance of design quality and place making.
- Due to flight path location, meeting with Manchester Airport Group (MAG), from a glint and glare perspective, to be arranged to brief them on schemes

PRE-APPLICATION MEETING 02 SEPTEMBER

- Advised that any areas of planting (to the rear) should be checked for utilities to ensure deliverability
- MCC requested that details of the window reveals are submitted for planning
- MCC queried the ground floor colour accent and materiality
- Noted that the rear area could be subject to anti-social behaviour and a plan for this will be required – to be addressed with Greater Manchester Police

PRE-APPLICATION MEETING 03 OCTOBER

- Bay Study Plans be provided showing the detail of windows etc.
- Details of key design features and materiality to be presented in the application reiterating the quality of the proposals.
- Visuals to align with the layout plans particularly around parking descriptions and landscape design.
- Colour of proposed façade to be consistent across mediums.
- Confirmation as to the materiality of the green entrance. If the green colour is not be repeated throughout other town centre/ civic developments then the Council would be comfortable with a masonry finish.
- Belief that the designs being put forward are an appropriate response to the local context.

3.0 PROJECT ENGAGEMENT

3.3 Public Consultation

During the project design development, the scheme was presented to the public for consultation. There was a press release to advertise the consultation via the Wythenshawe Town Centre website and the associated public consultation event in October.

The image opposite was the work-in-progress image of the project that accompanied the public consultation engagement. This sketch image shows the view from Poundswick Lane looking north towards the site.

There was plentiful valuable feedback from this process that has been considered through the project strategies, design or supporting information.

Refer to Statement of Community Involvement for further detail on the public consultation process and feedback.





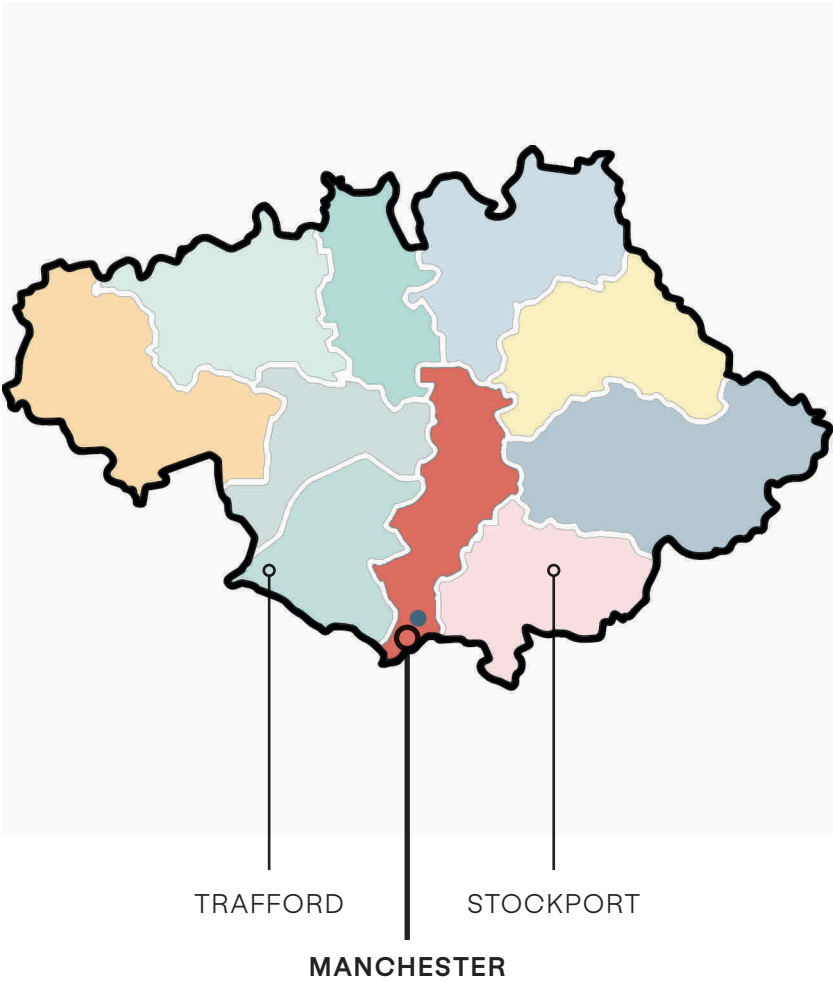
4 THE SITE

4.0 THE SITE

4.1 Location: Wythenshawe

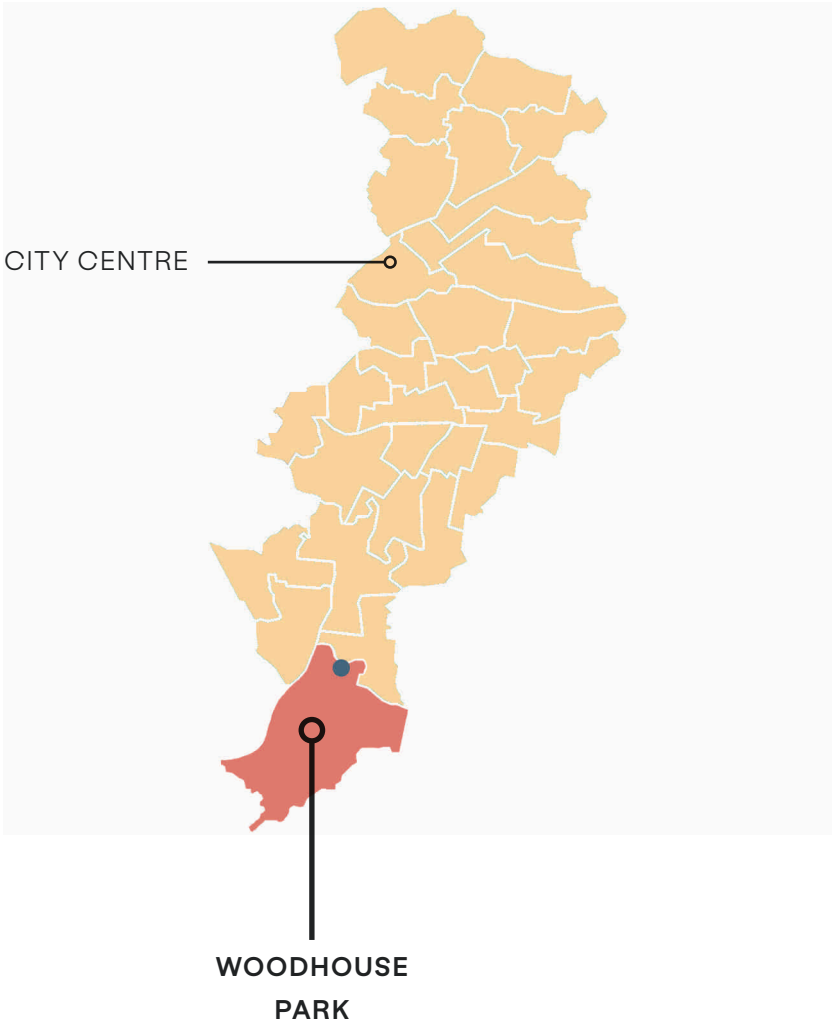
GREATER MANCHESTER
REGION

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



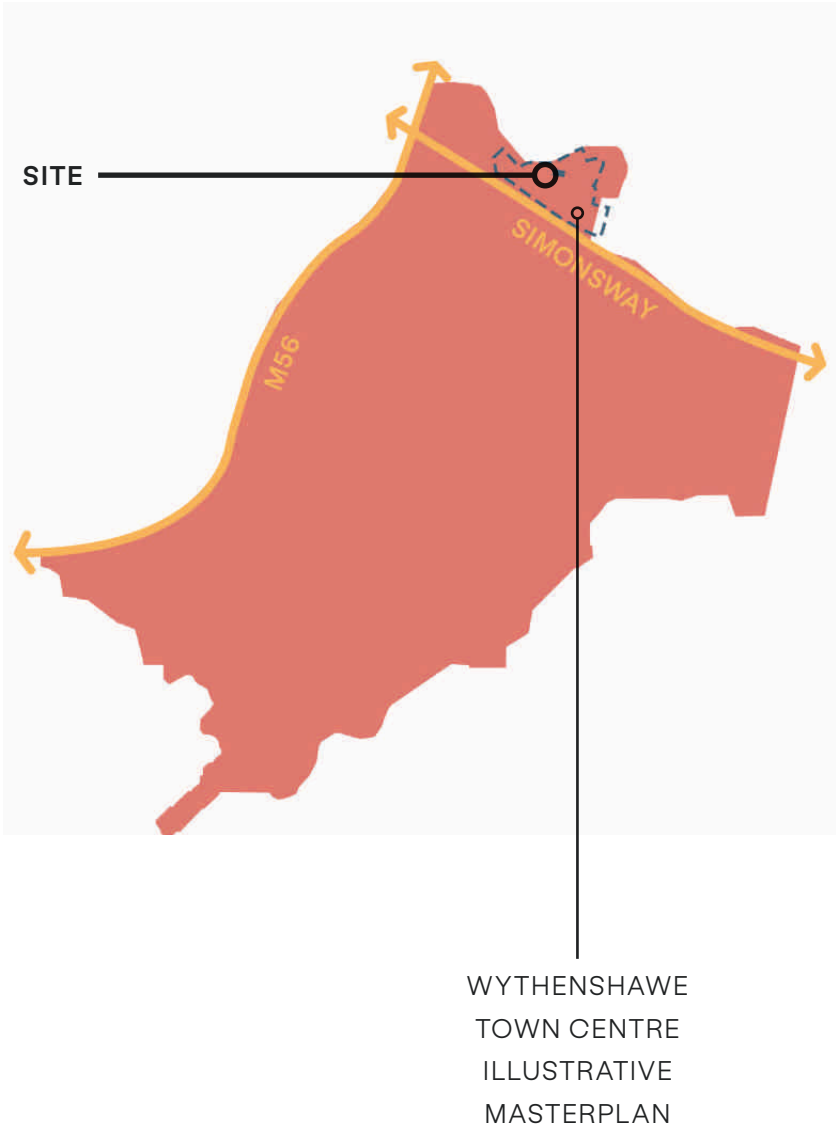
MANCHESTER
CITY

Within the district area of Manchester, the site resides to the south of the city centre. Located in the area of Wythenshawe that covers several wards, however, the site is part of the Woodhouse Park ward.



WYTHENSHAW
LOCAL

Within the Wythenshawe Town Centre illustrative masterplan area, the site is located to the north-west of the core town centre bordered by the main road of Simonsway to the South.



4.0 THE SITE

4.1 Location: Site

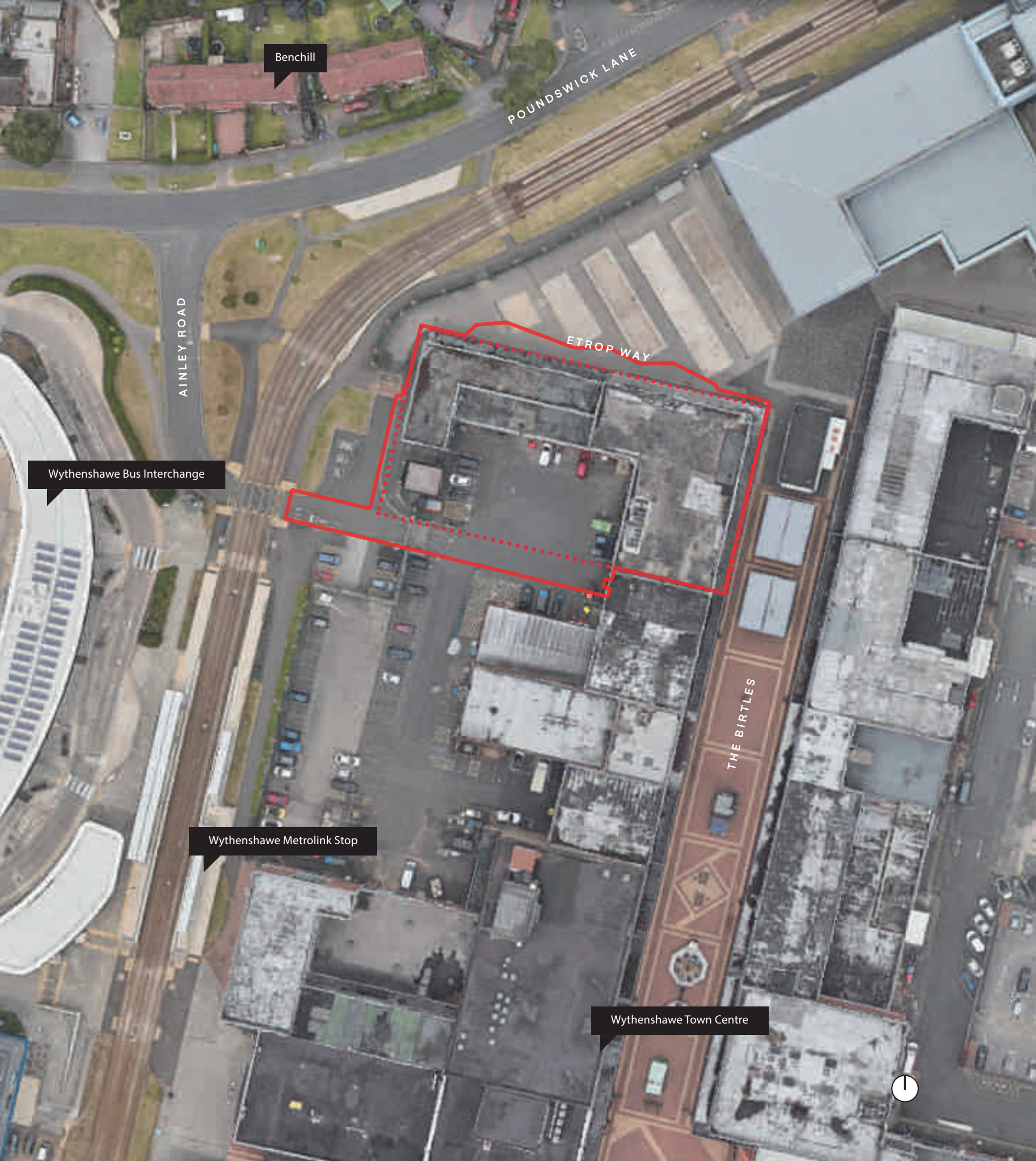
The site is located to the north-west of the Wythenshawe Town Centre masterplan.

The site is bordered by:

- Etrop Way to the North with Poundswick Lane further to the North
- Metrolink tramlines to the East with Ainley Road beyond;
- The Birtles shopping parade to the East;
- Service yard and associated parking to commercial units to the South.

The site is occupied by several existing defunct buildings and limited areas of associated surface parking and hard-landscaped areas.

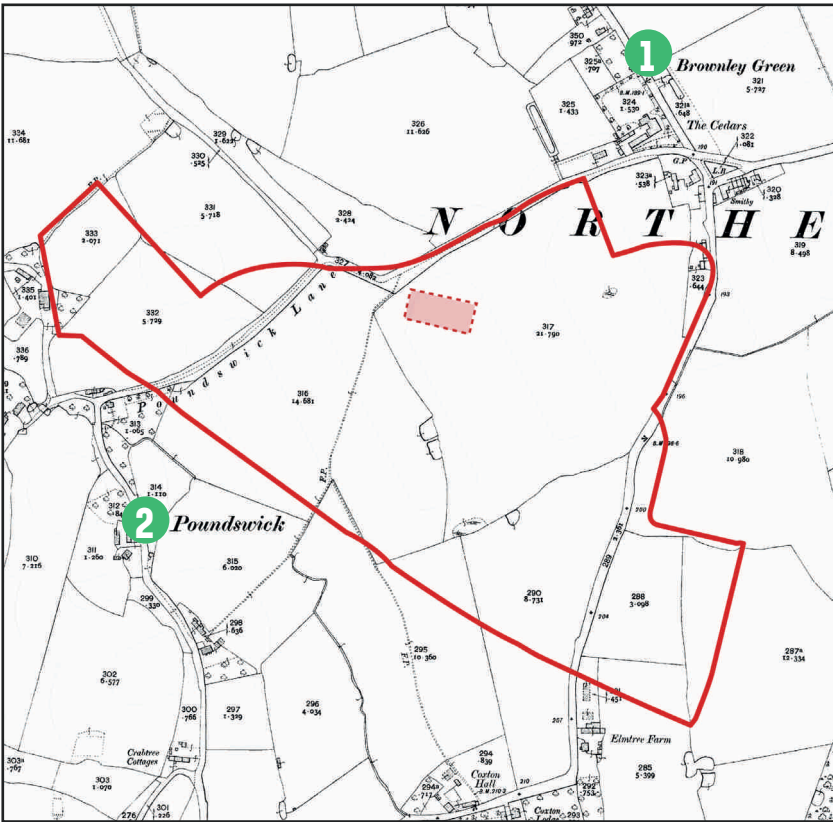
-  Plot Boundary
-  Simplified Plot Description



4.0 THE SITE

4.2.1 Historical Analysis: Wythenshawe Town Centre

1910s

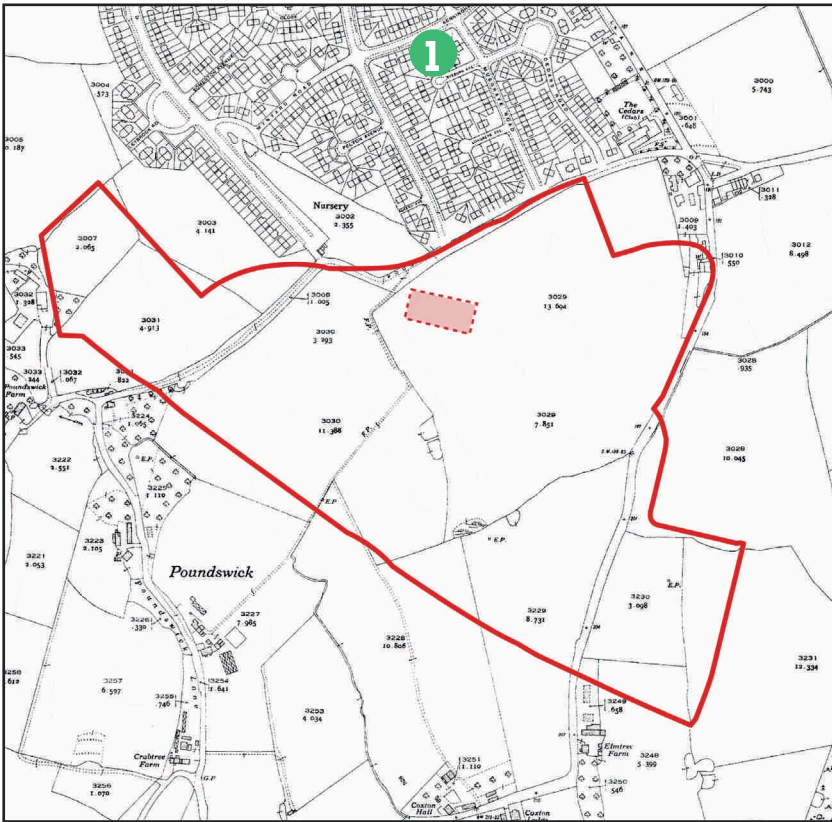


Wythenshawe is a rural Cheshire area that is not yet connected to Manchester City. The site is rural, with roads connecting hamlets between surrounding farmlands.

The surrounding hamlets include:

- 1. Brownley Green
- 2. Poundswick

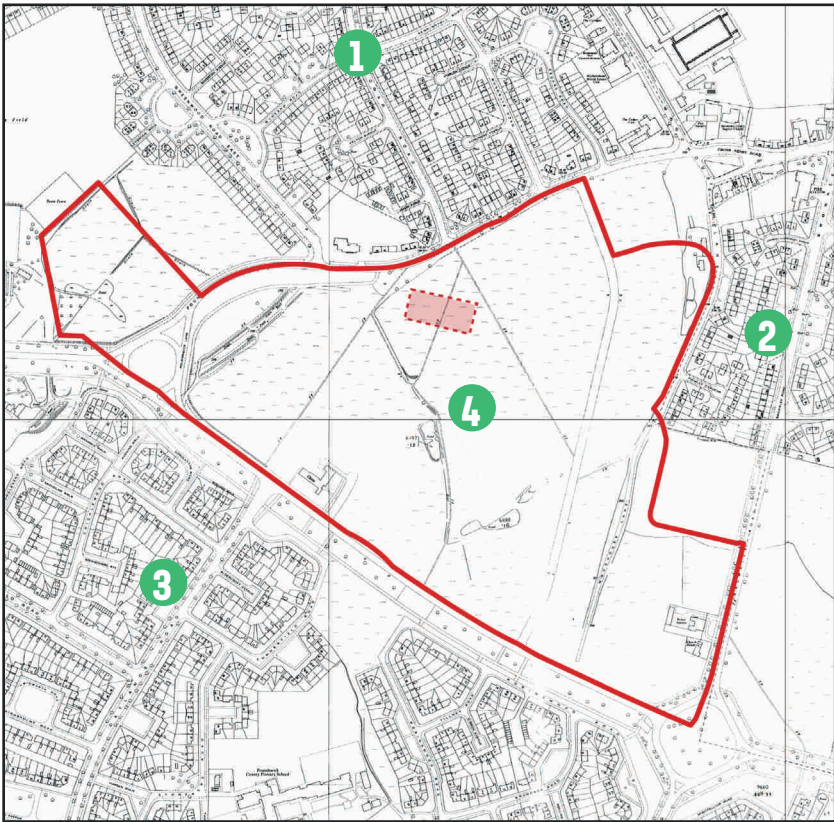
1930s



Construction of large council-owned housing estates in Wythenshawe began in the 1930s.

- 1. Northern Etchells Civil Parish was transformed from clusters of hamlets into a council estate designed to garden city principles. Housing mixture includes terraced, semi-detached and detached housing all with generous gardens and arranged in short blocks and cul-de-sacs.

1960s



Wythenshawe Civic Centre was conceived as a variety of civic and community buildings located to serve the surrounding estates. Construction began in the 1960s, with the shopping centre being the first phase to reach completion.

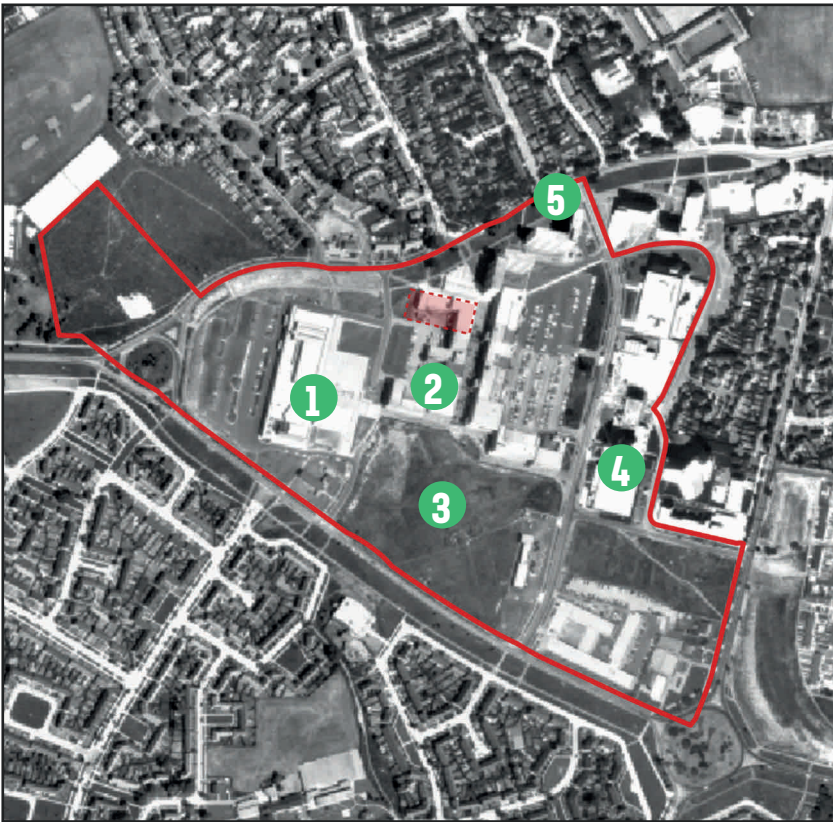
- 1. Benchill
- 2. Peel Hall
- 3. Woodhouse Park
- 4. Civic Centre

 C2 The Birtles Location
 Wythenshawe Town Centre Illustrative Masterplan

4.0 THE SITE

4.2.1 Historical Analysis: Wythenshawe Town Centre

1970s

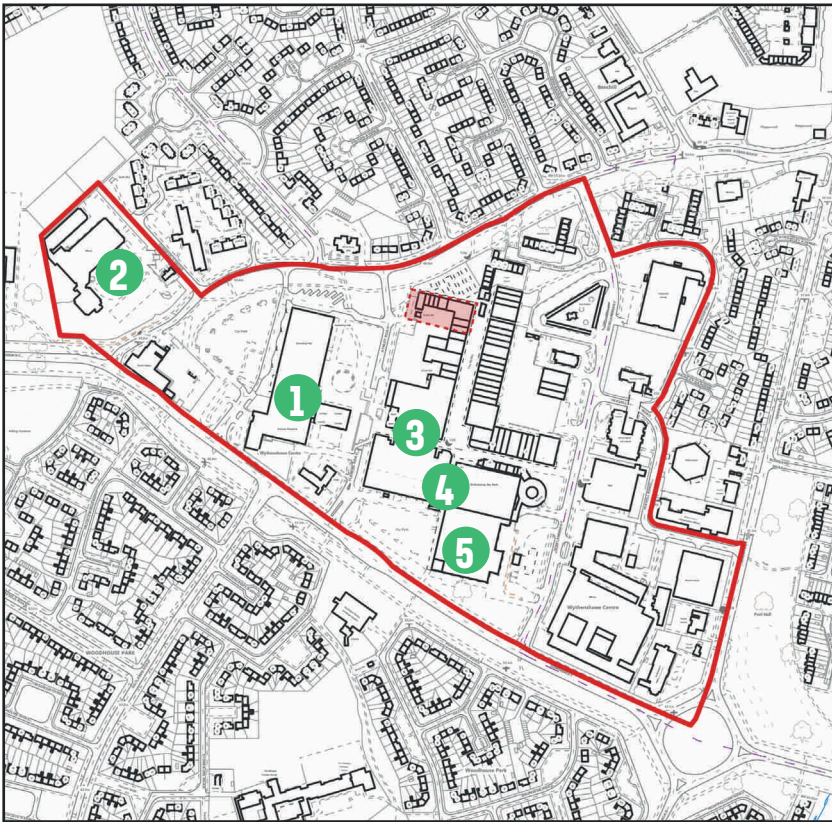


Civic Centre opened in 1971. The urban layout of the shopping centre was a cruciform of two high streets (The Birtles and Hale Top). Four eight-storey blocks of 'Sectra' flats lined the road to the North of the Birtles.

- 1. Wythenshawe Forum
- 2. Co-op
- 3. The Birtles
- 4. Hale Top
- 5. Housing Blocks: Park Court, Violet Court, Birch Tree Court & Edwards Court

 C2 The Birtles Location
 Wythenshawe Town Centre Illustrative Masterplan

1980-2000s



Developments included upgrading the under-utilised Forum, additional lettable shops and office areas, and improved transport links with a bus station and multistorey car park.

- 1. Regenerated Forum
- 2. Brotherton House
- 3. New commercial spaces
- 4. Multi-storey carpark
- 5. Asda Supermarket

2010s



Wythenshawe Forum extended to provide a new health centre, and demolition of two apartment blocks (Park Court and Violet Court) provided the Town Centre with more large-scale commercial spaces.

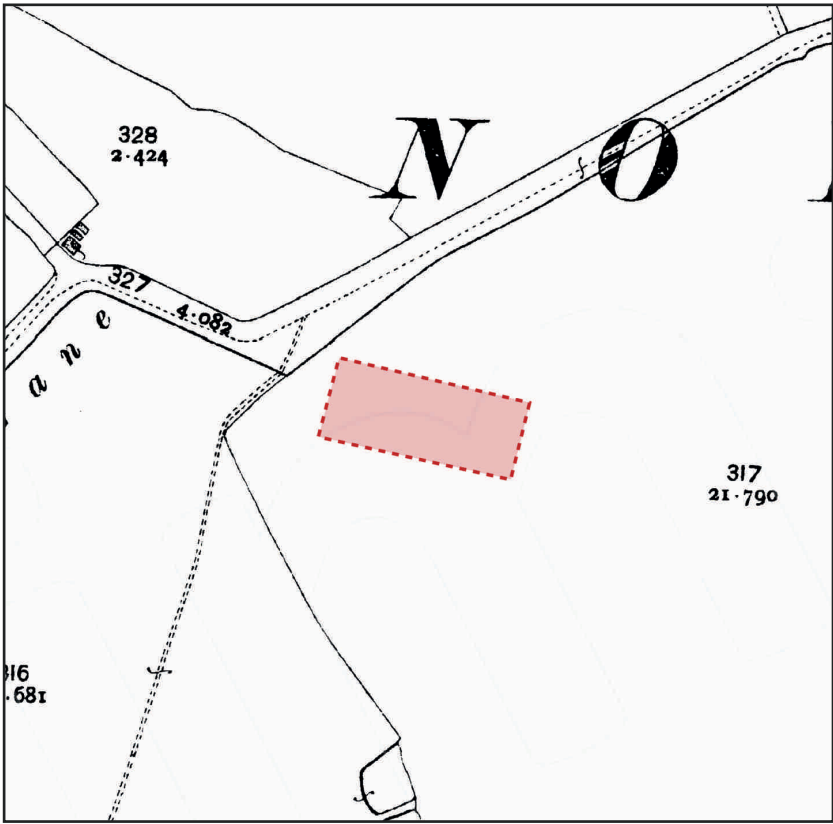
In 2014, a new tram stop was added between the Forum and Civic Centre to connect Wythenshawe Town Centre to Manchester City Centre and Manchester Airport as part of the Manchester Metrolink Airport Line. Bus station was relocated to outside the front of Wythenshawe Forum

- 1. Health Centre
- 2. New commercial spaces
- 3. Tram stop and new bus station

4.0 THE SITE

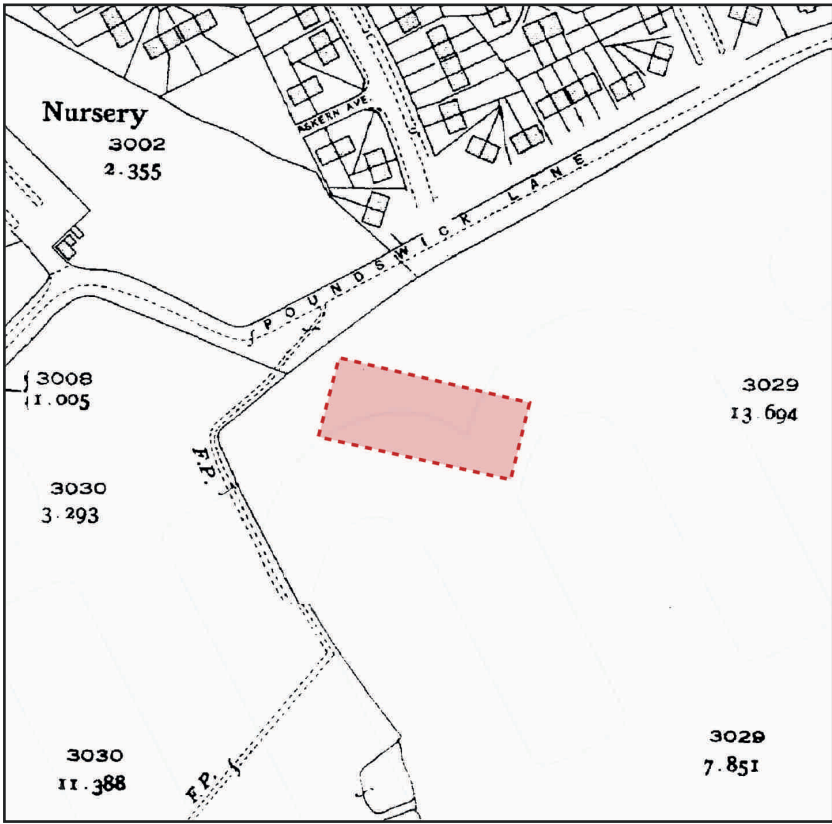
4.2.2 Historical Analysis: Site

1910s



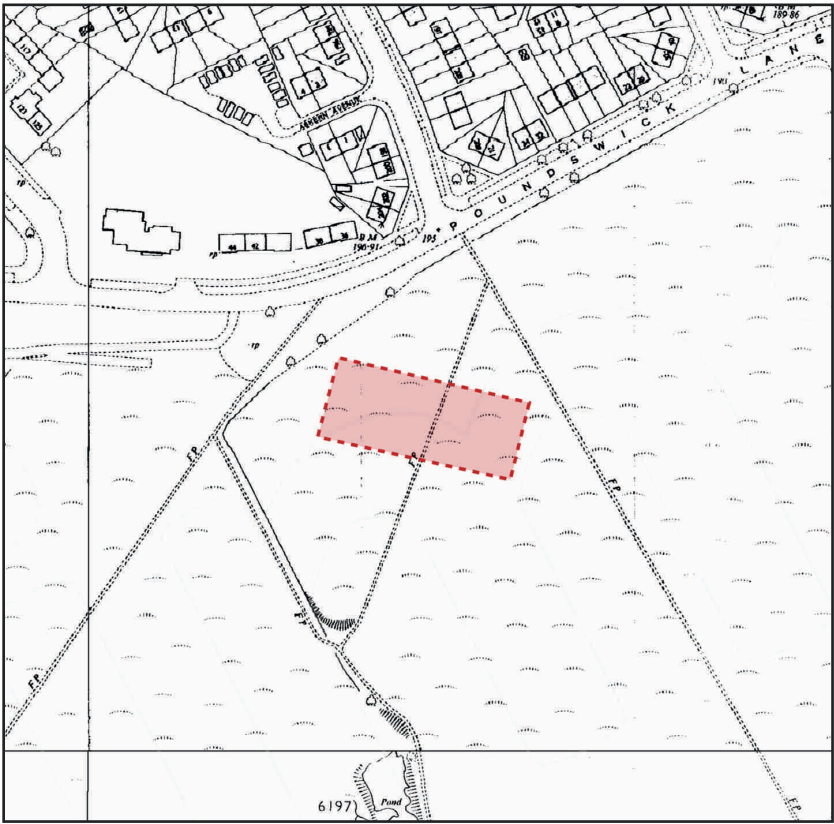
The study site is occupied by fields with a rural Poundswick Lane to the north.

1930s



The study site is still occupied by fields but note the neighbouring development of housing to the North of the study site on the other side of Poundswick Lane.

1960s

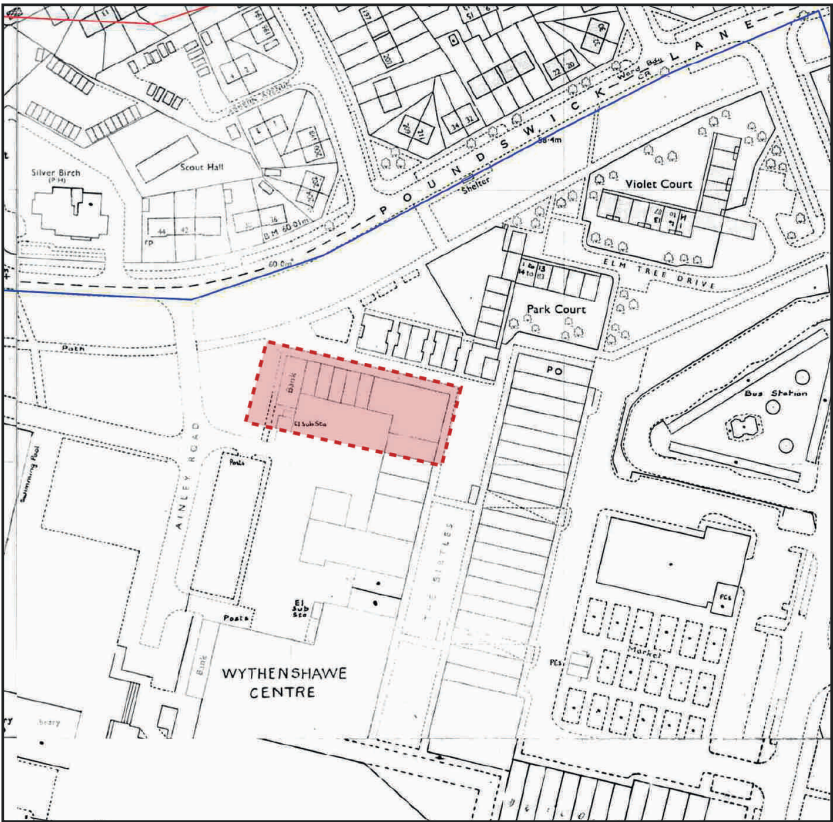


The study site is still occupied by fields and footpath that crosses the site. Additional houses and the Silver Birch public house is built to the North on the other side of Poundswick Lane.

4.0 THE SITE

4.2.2 Historical Analysis: Site

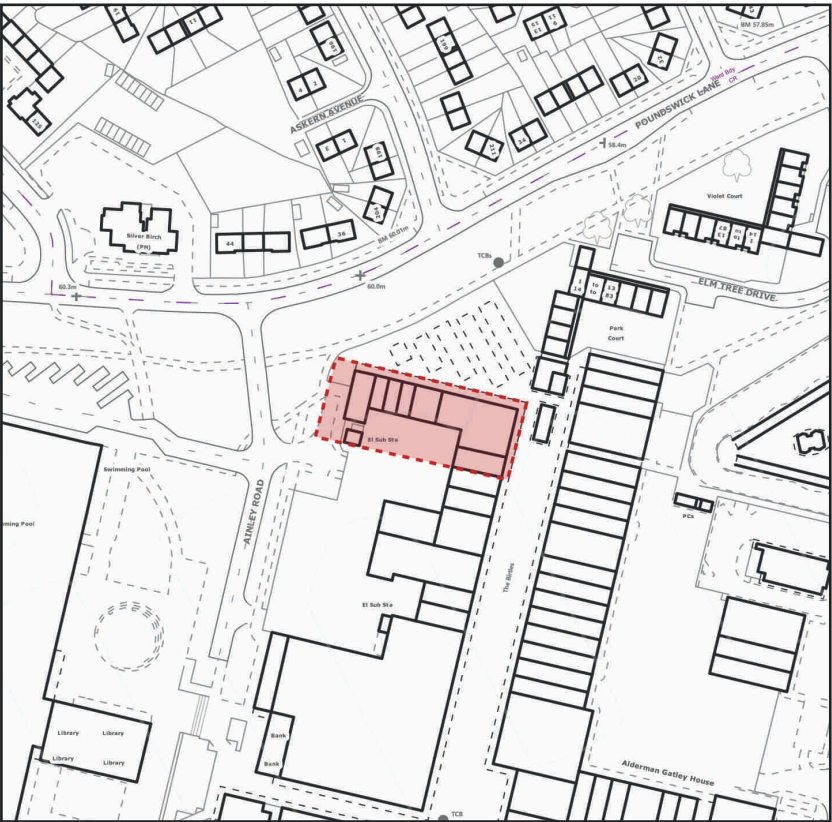
1970s



Rapid development sees the Wythenshawe Town centre including shops, civic functions and high-rise apartments built.

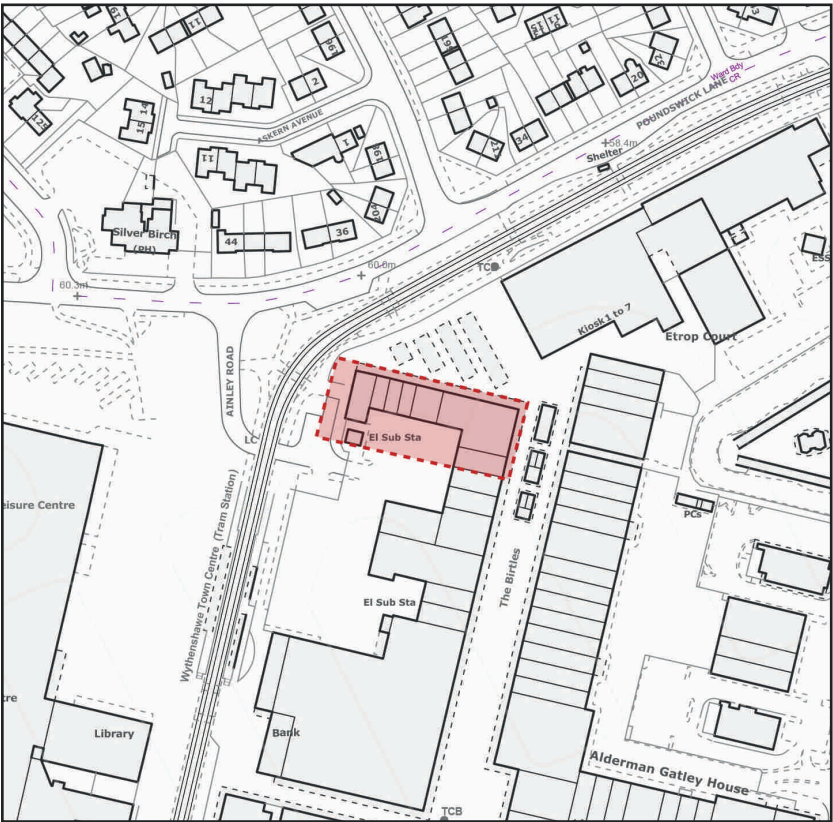
The study site has several shop units (including a bank) with some facing East onto The Birtles and North onto Etrop Way with access provided to the rear of the buildings via Ainley Road.

1980-2000s



Some small built structures to the North are removed to open up a large public market space between the study site and Poundswick Lane. A small commercial building is added to the immediate East of the site on the Birtles.

2010s



Nearby high-rise apartment buildings, Park Court and Violet Court, are removed to the North. They are replaced with a large complex of commercial and Manchester City Council administrative buildings. Two small commercial buildings are built on the Birtles to the immediate East of the site complementing an existing one to become a trio.

The Metrolink tram network arrived in Wythenshawe connecting the town to Manchester City centre via the Manchester Airport line. The tramline runs to the North of the site with the town's main stop to the West of the site.

4.0 THE SITE

4.3 Site Analysis: Network Connectivity

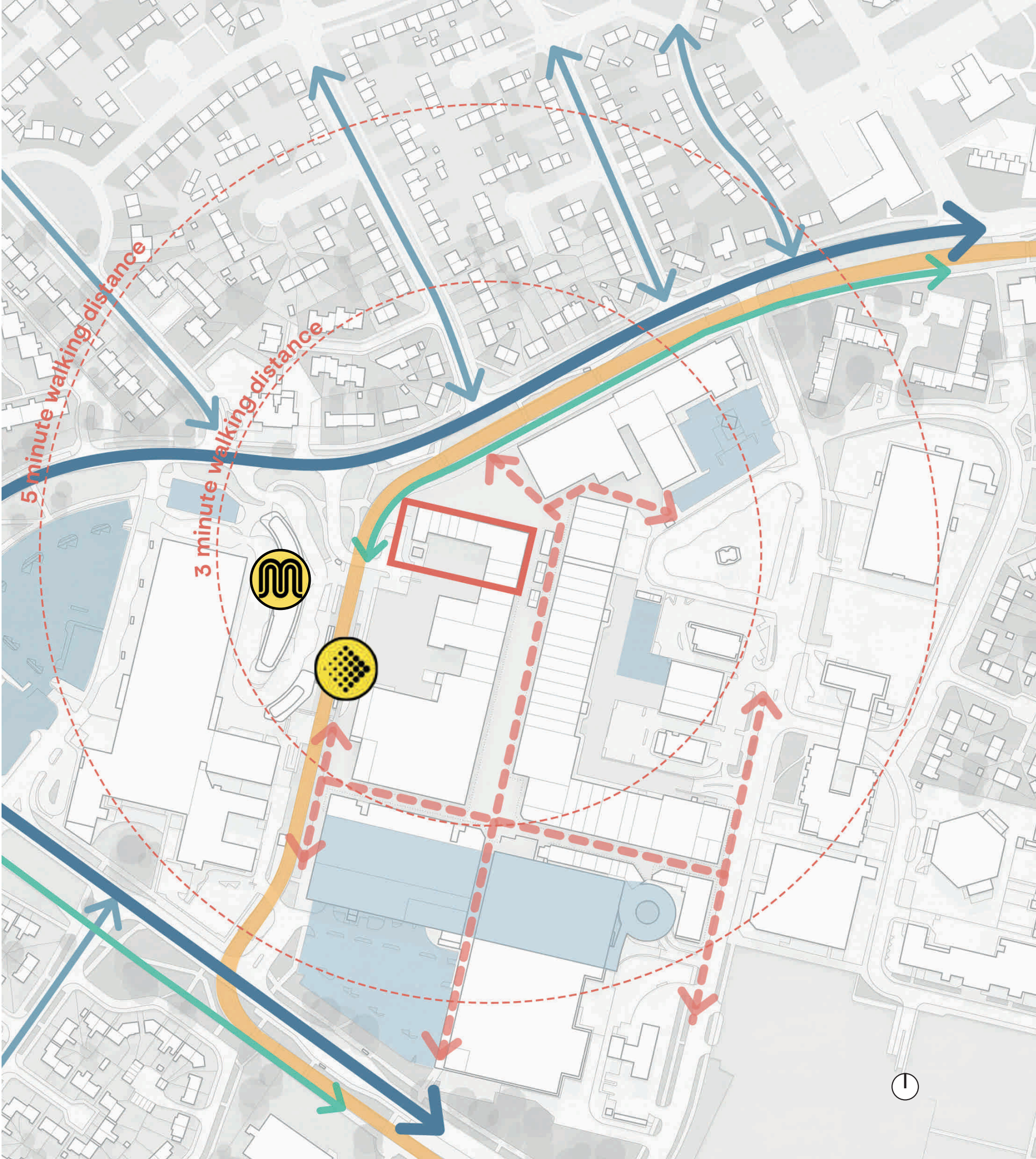
The Site is located in Wythenshawe Town centre which naturally places it as a well-connected place.

It is within a short walking distance (circa 2 minutes) of a Metrolink station, Wythenshawe tram stop, and the town centre bus interchange. The proximity of these major network connections means the Site can be considered as well-connected due to the ability to get to Manchester city centre (northwards) or Manchester Airport (southwards) directly.

More locally, the Site is within 20 to 30 minutes walking of neighbouring areas; Woodhouse Park, Benchill and Newall Green, whilst also being a central location at the centre of Wythenshawe to access local amenities.

In addition, parts of Poundswick Lane to the north of the Site boundary have been re-purposed as part of the Beeline cycleway network further improving city-wide connections.

- Key:
- Site Boundary
 - Pedestrian Movement
 - Metrolink (Tram)
 - Primary Vehicular Movement
 - Secondary Vehicular Movement
 - Beeline Cycleway
 - Car-Parking
 - Walking distance



4.0 THE SITE

4.3 Site Analysis: Surrounding Uses

To the South and East, the Site is surrounded with a mix of retail, travel, commercial and leisure uses, common to a town centre. To the North, the site is bordered by predominantly residential uses.

Key:

Site Boundary

Residential

Education

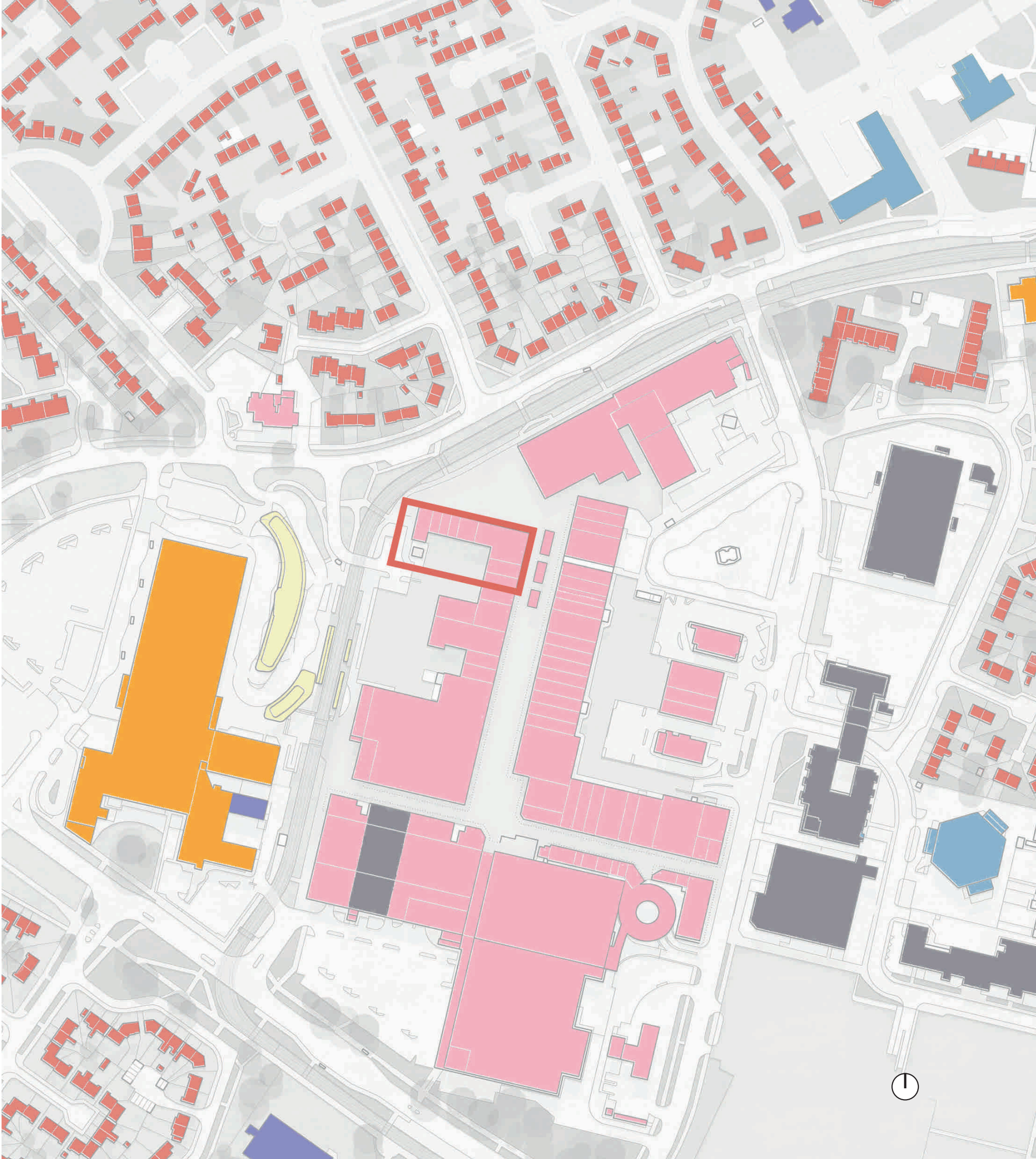
Leisure

Retail

Commercial

Workplace

Health



4.0 THE SITE

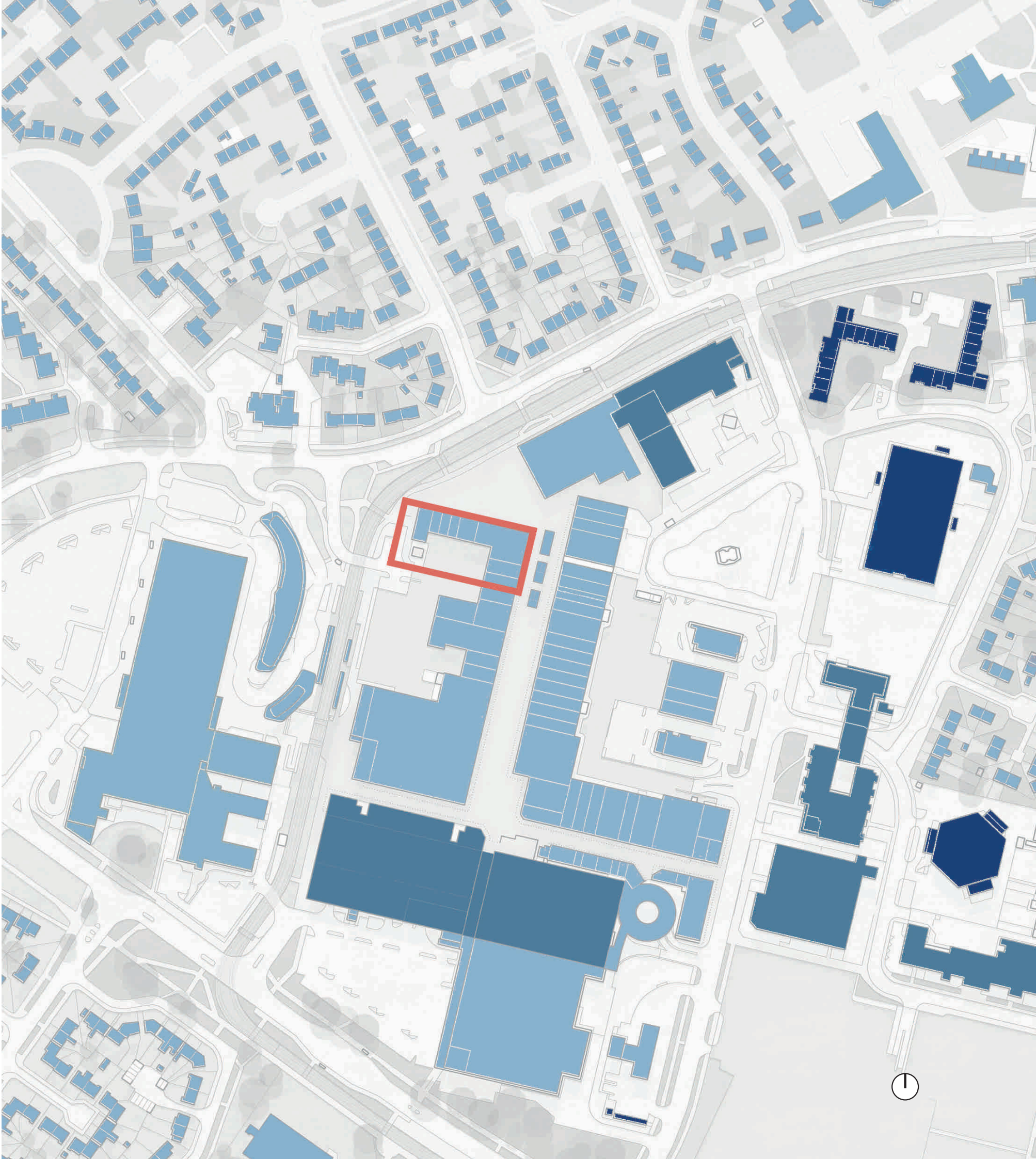
4.3 Site Analysis: Building Heights

Wythenshawe is a relatively low-lying suburban neighbourhood with only a handful of buildings exceeding a 3 to 4-storey datum, which includes extensive rooflines.

However, the central location of the site to Wythenshawe Town Centre means there are larger scale buildings locally. The immediate context and the existing building onsite has a building datum of up to 3 to 4-storeys, but nearby to the East, there are buildings such as Birch Tree Court that reaches up to 9-storeys.

Key:

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



4.0 THE SITE

4.3 Site Analysis: Environment

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

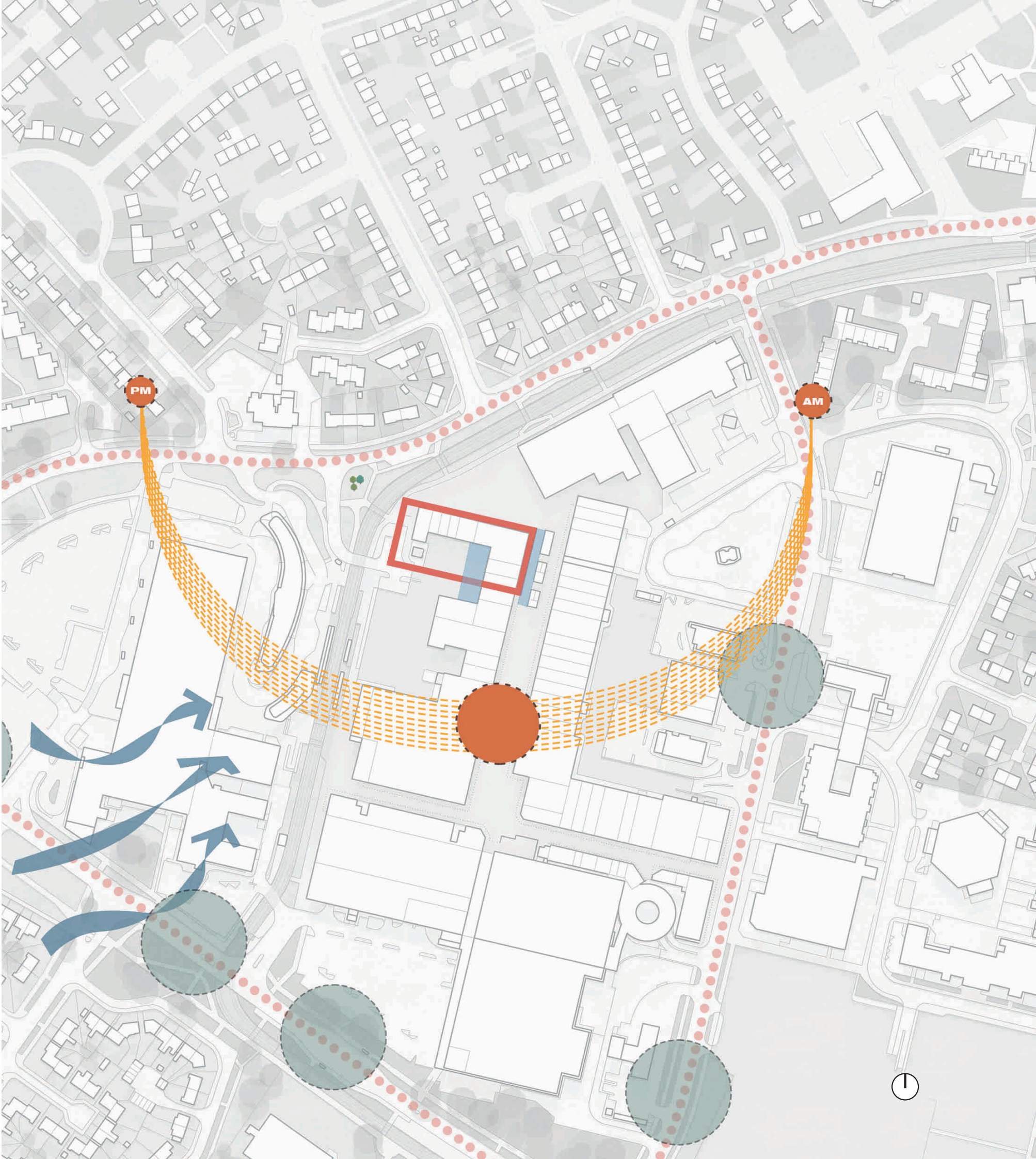
However, there is some distance between the Site and Poundswick Lane that could help reduce impact of sound and pollution from the road, whilst the space may be redeveloped to offer an opportunity for a 'green' buffer space to be introduced. The main challenge is the proximity to the Metrolink tram lines which run immediately past the site to the North and West.

The orientation of the Site, points towards a general north-south massing to suit the existing and constrained arrangement.

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

There are no existing trees or soft landscape onsite; therefore there is an opportunity to greatly improve the bio-diversity on the site even if there is limited space.

- Key:
- Site Boundary
 - Sun Path
 - Noise & Vehicular Pollution
 - Existing Trees
 - Prevailing Wind
 - Risk of Surface Water Flooding
 - Air Quality Management Area



4.0 THE SITE

4.4 Existing Condition

THE BIRTLES

The street was laid out in the 1970s as part of the major development of the town centre. It was planned as one of the main shopping parades where several shops, banks, etc. where located.

Its name likely means 'place of birch trees' and maintains the theme of botanically inspired street names prevalent in the area.

The existing building has been assessed in detail for retention and re-use but many factors including layout, structural constraints, daylighting, etc. has resulted in a need for its demolition and redevelopment..



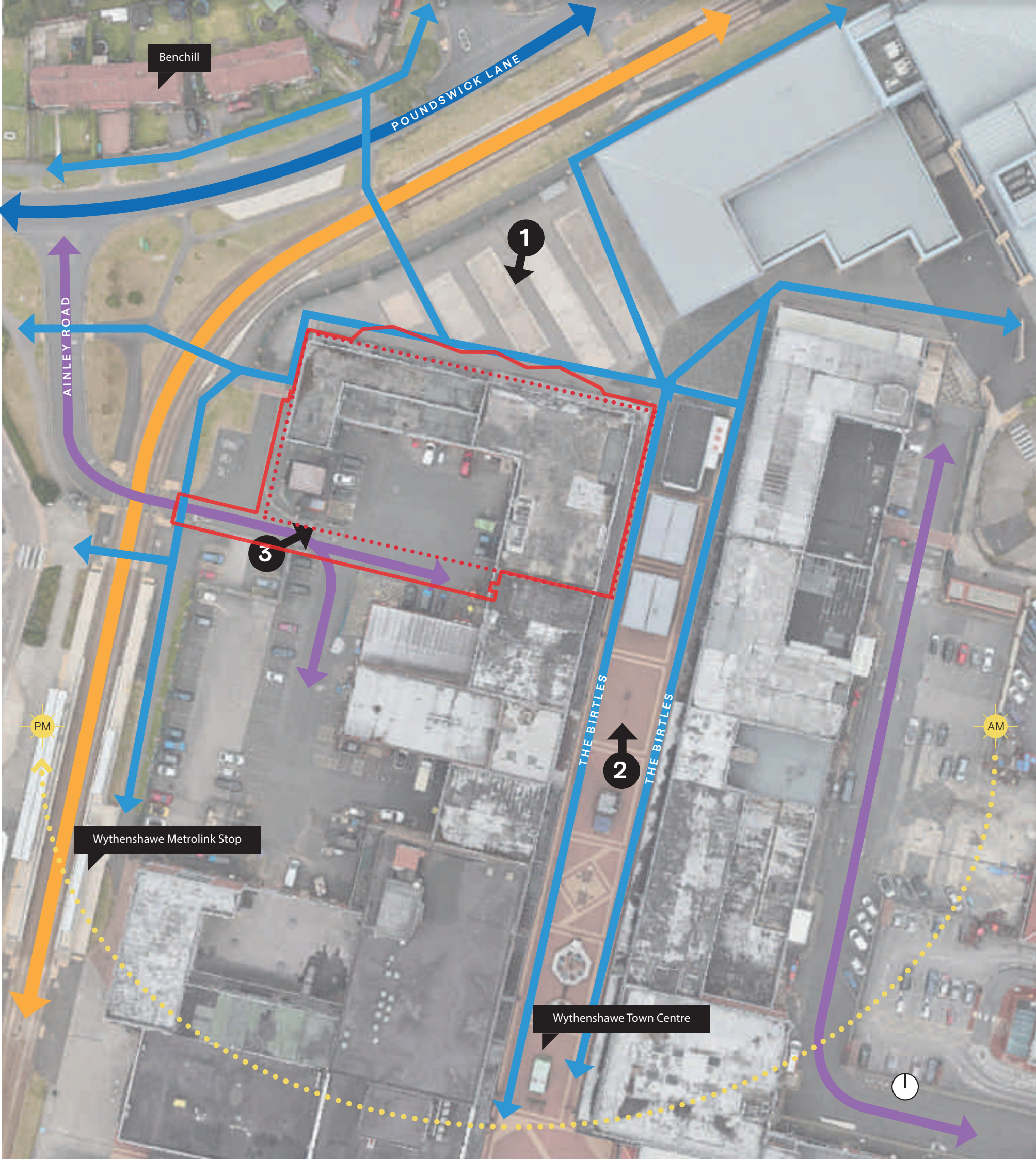
4.0 THE SITE

4.5 Constraints & Opportunities

SITE SUMMARY

- Condition; explore options to improve street experience and mixed-use active frontages
- Connection; sustainable travel plan as well-connected
- Use; suitable for residential and retail as mixed-use scheme
- Height; utilisation of masterplan heights as appropriate datum
- Townscape; 3/4-storey context
- Environment; enhance onsite bio-diversity but limited to north-south orientation by site constraints
- Community; enhance public realm around the building edges

- Plot Boundary
- Simplified Plot Description
- Main Road
- Pedestrian Desire Lines
- Metrolink Tram Line Route
- Retail Delivery & Service Access Routes



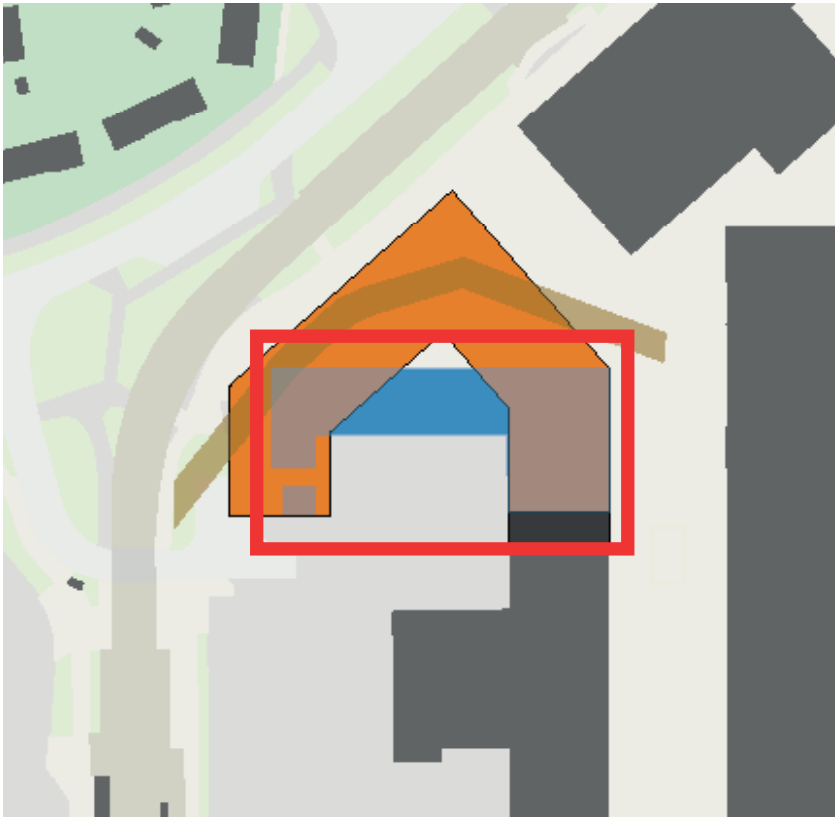
5 DESIGN RESPONSE

5.0 DESIGN RESPONSE

5.1.1 Site Parameters: Plot Definition

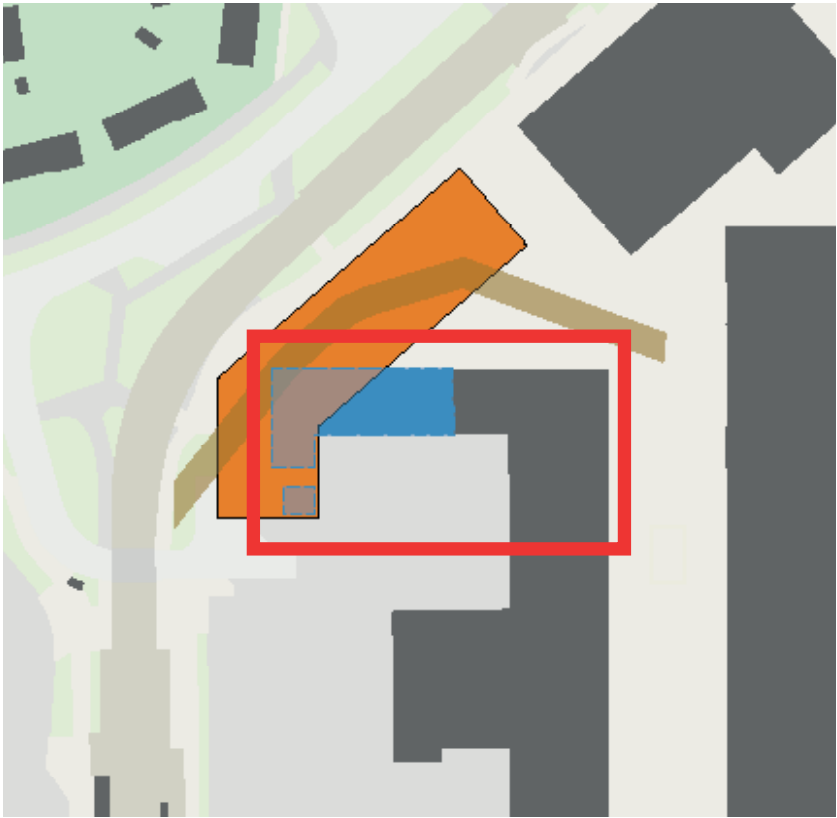
The Wythenshawe Town Centre illustrative masterplan and its identified plot opportunity was the starting point for this project.

The diagrams opposite describe how the plot definition was tested and defined by testing options that lead towards the current proposals with brief commentary on each of the design option.



STARTING POINT
MAXIMISE PLOT TO ETROP WAY

- C-shaped block that holds the northeastern boundary of the site by creating a block parallel to the Metrolink tramline
- Creates a new street on Etrop Way linking the Birtles across Poundswick Lane to Broadoak Road.
- Removal of the existing buildings onsite.
- **Unviable due to being located on top of existing sewer easement.**

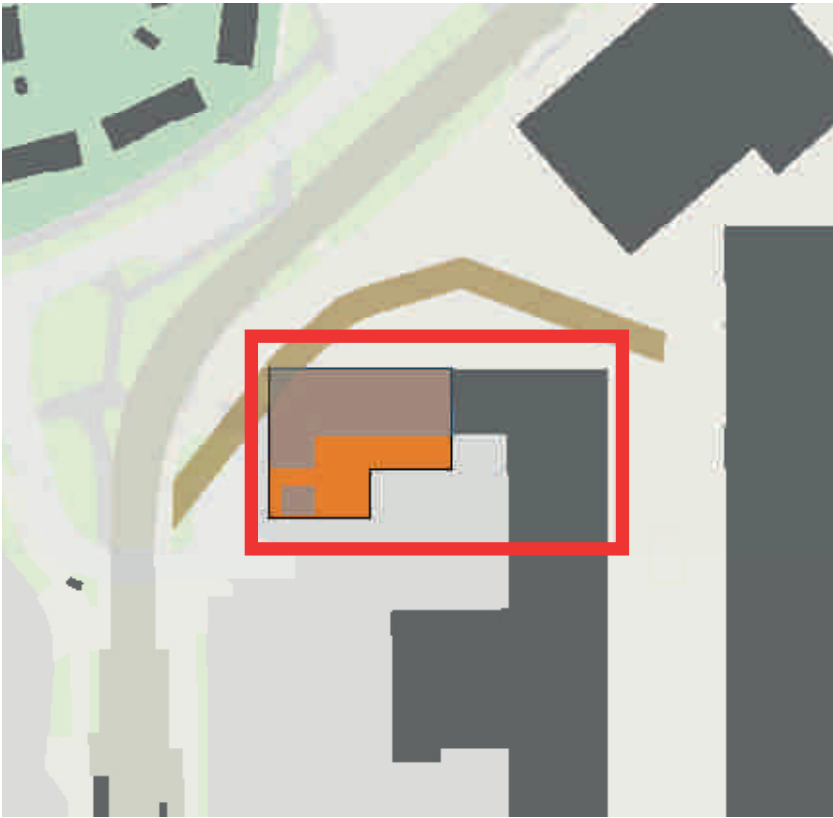


OPTION 2
KEEP KEY EXISTING CORNER

- L-shaped block that holds the northeastern boundary of the site by creating a block parallel to the Metrolink tramline but seeks to maintain the existing Birtles / Etrop Way building corner.
- Removal of part of the northwestern end of the Birtles block.
- **Unviable due to being located on top of existing sewer easement.**

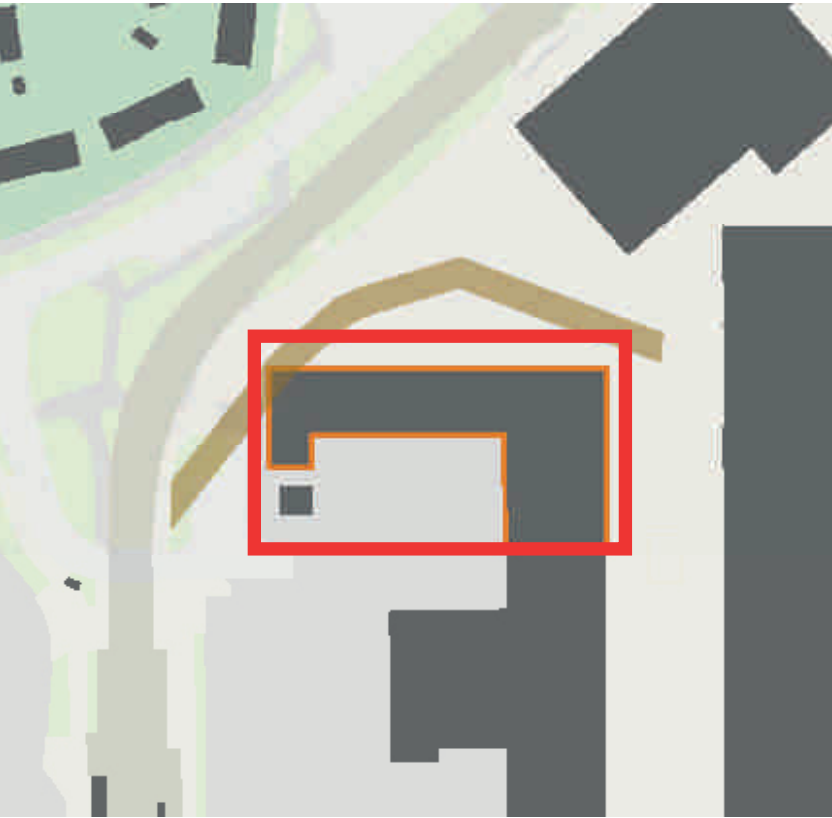
5.0 DESIGN RESPONSE

5.1.1 Site Parameters: Plot Definition



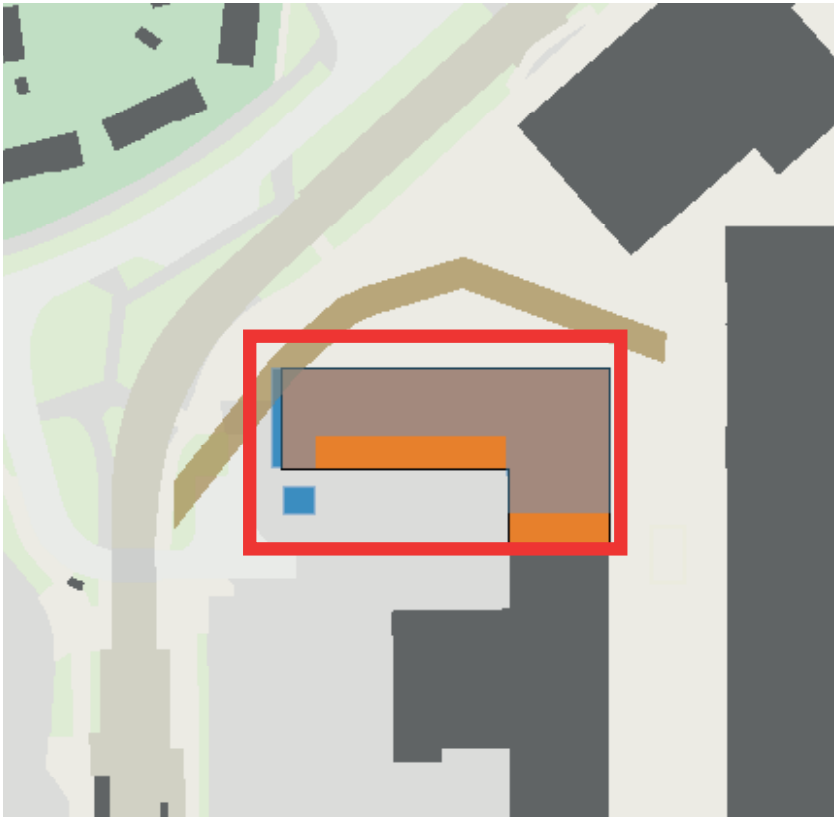
OPTION 3
SMALLER BLOCK FORMAT

- Shorter L-shaped block that takes part of the footprint of existing Birtles building to the NW corner.
- Removal of the northwestern corner of the Birtles only.
- Maintains existing relationship and avoids most of the existing sewer easement.
- **Unviable proposal relative to briefing requirements.**



OPTION 4
RETROFIT CONVERSION

- Maintain the existing building and retrofit conversion to residential uses.
- Possible inclusion of a single storey extension to roof level on top of existing Birtles building.
- No change in condition relative to existing sewer easement.
- **Unviable proposal relative to briefing requirements.**



OPTION 5
BLOCK REPLACEMENT (CURRENT PROPOSAL)

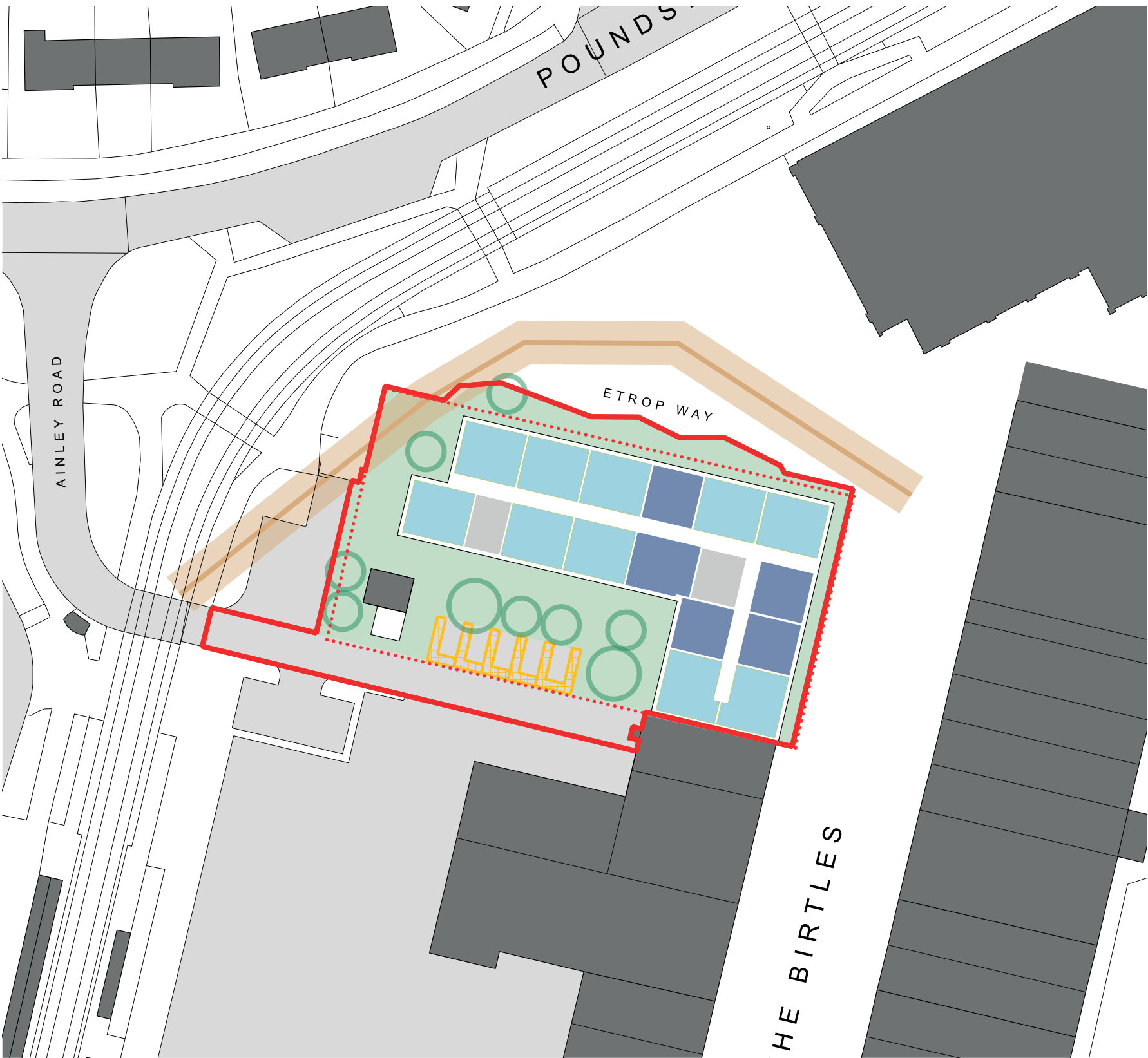
- L-shaped block that maintains existing format on footprint of existing Birtles building.
- Removal of the northwestern end of the Birtles building.
- Adjusted gable location to avoid the existing sewer easement.
- **This option has informed the current plot layout.**

5.0 DESIGN RESPONSE

5.1.2 Site Parameters: Plot Layout

CURRENT PROPOSALS

- L-shaped block that broadly follows the existing format and orientation of the of existing Birtles building.
- Stepped gable to the north-west of the site to avoid the existing sewer easement.
- Resident access will be located at the corner of the Birtles and Etrop Way.
- Vehicular access to the site maintains the current condition via Ainley Way to the West.
- Limited on-site resident accessible parking spaces accommodated to the south of the site.
- Limited resident garden to the rear to take advantage of south-facing aspect.
- Existing sub-station maintained onsite to the south-west.



5.0 DESIGN RESPONSE

5.1.3 Site Parameters: Below Ground Services

The site is impacted by several existing below ground services that are located as indicated opposite.

- There is a significant constraint of an existing sewer with an associated 6m easement that runs through the north-west corner of the site.
- This sewer as indicated in earlier explorations (see section 5.1) has impacted the potential layout of the site.
- The existing sub-station to the south-west of the site has associated below ground electrical services with associated easements that require consideration.
- The existing sub-station is to be maintained onsite and will form part of the proposals.
- There are several below ground gas service runs around the site, however, these are not thought to be problematic in affecting the site layout.

Key:

➡

Service Yard Access

▬

Existing Buildings

▬

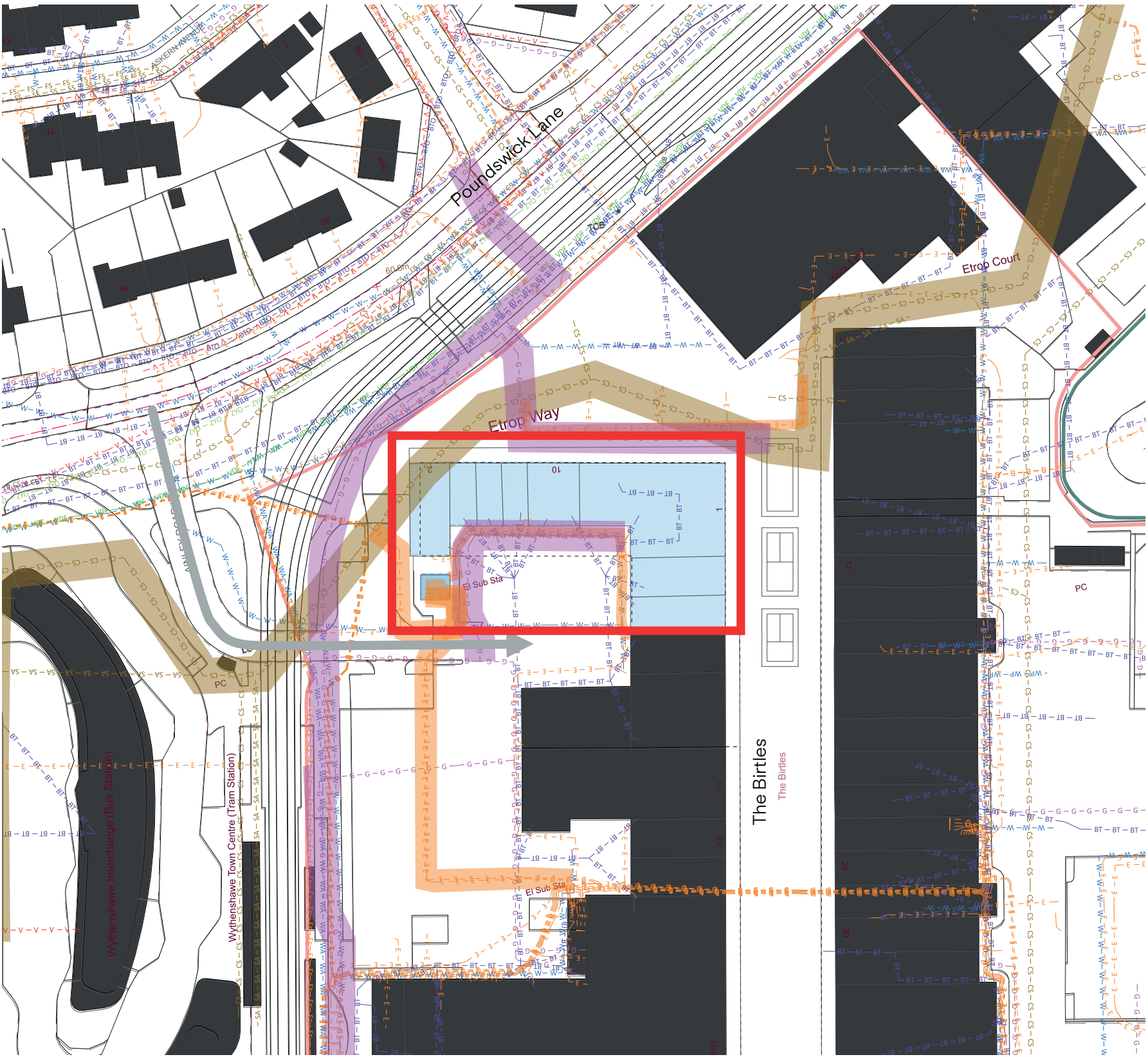
Gas (6m Easement)

▬

Electricity (4m Easement)

▬

Sewer (6m Easement)



5.0 DESIGN RESPONSE

5.2 Design Evolution

The images and associated notes opposite track the design evolution from early stage design through to the current proposals at pertinent points.



PRE-APP 01

These early design concept images show the initial thoughts on massing and scale along with a grid and panel approach to the elevations inspired by the existing Birtles buildings. Early thoughts were to adopt the white colour grid evident on the neighbouring buildings.

Grid and level datums were taken from immediate neighbours at street level and upper storey proportions.



PUBLIC CONSULTATION

This sketch image shows the view from the Birtles / Etrop Way junction. Early thoughts on introducing more colour to the context with the 'backs' of the Birtles blocks having light coloured frame and red/pink brick panels.

Introduction of a chamfered ground floor corner and having a burst of colour to enliven the street scene. The high-level corner has an opportunity for place-making to the centre of Wythenshawe Town Centre.

5.0 DESIGN RESPONSE

5.2 Design Evolution



EARLY DESIGN / PRE-APP 02

Further testing colour and tone of materials (bricks, window frames, balustrades, etc.) with a clearer understanding of fenestration to openings.



PRE-APP 03

Testing the articulation with the depth of openings of the grid and window panels. Corner tests of colour and expression of the resident entrance to the building.



PLANNING SUBMISSION

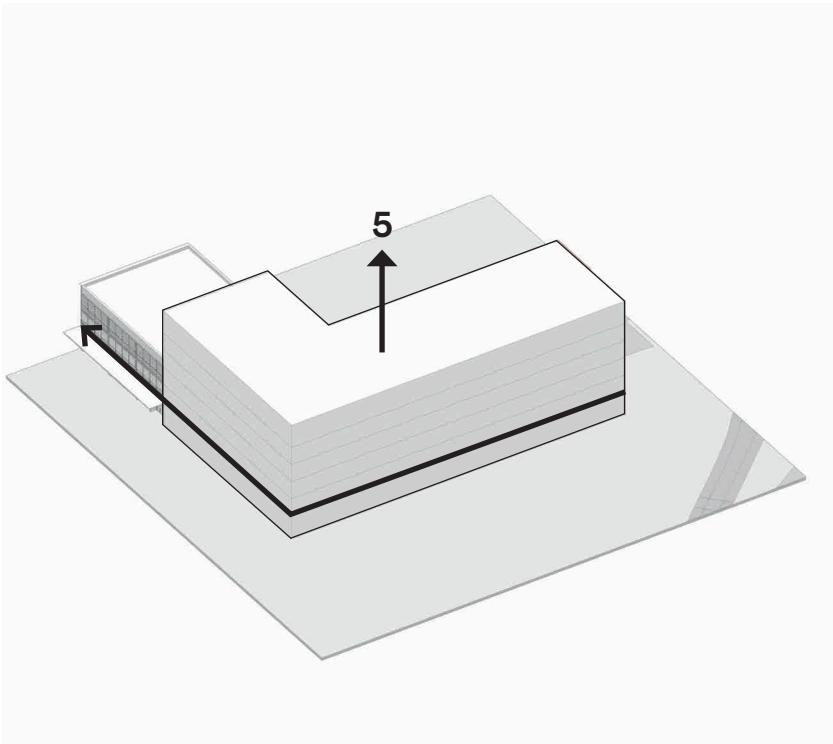
Introduction of material brick textures and colour along with the developing early stage landscape design being introduced to the site for coordination.

Panels to sills take a playful interpretation of a 'tin town' expression of folded metal panels and a deep plum colour to harmonise with the building base.

5.0 DESIGN RESPONSE

5.3 Scale, Massing & Articulation

MASSING

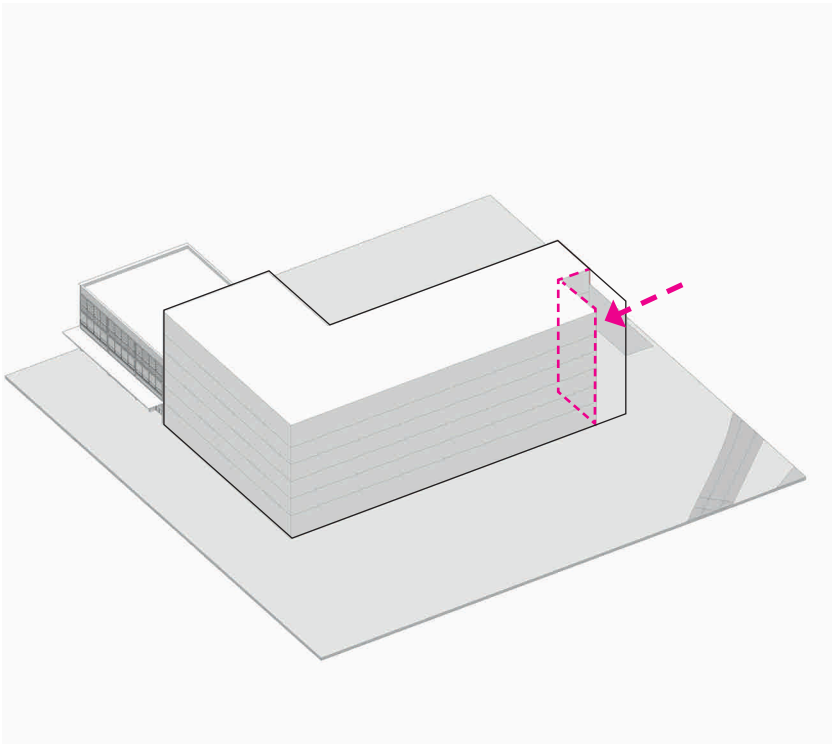


The block footprint influenced by the existing buildings and extruded to a 6-storey (ground +5) height as per the illustrative masterplan proposals as an appropriate scale.

This corner height helps to articulate a gateway location into a key street of Wythenshawe Town Centre at the Birtles when approached from the North.

The ground floor height is accentuated to match the contextual cue of the neighbouring building's canopy.

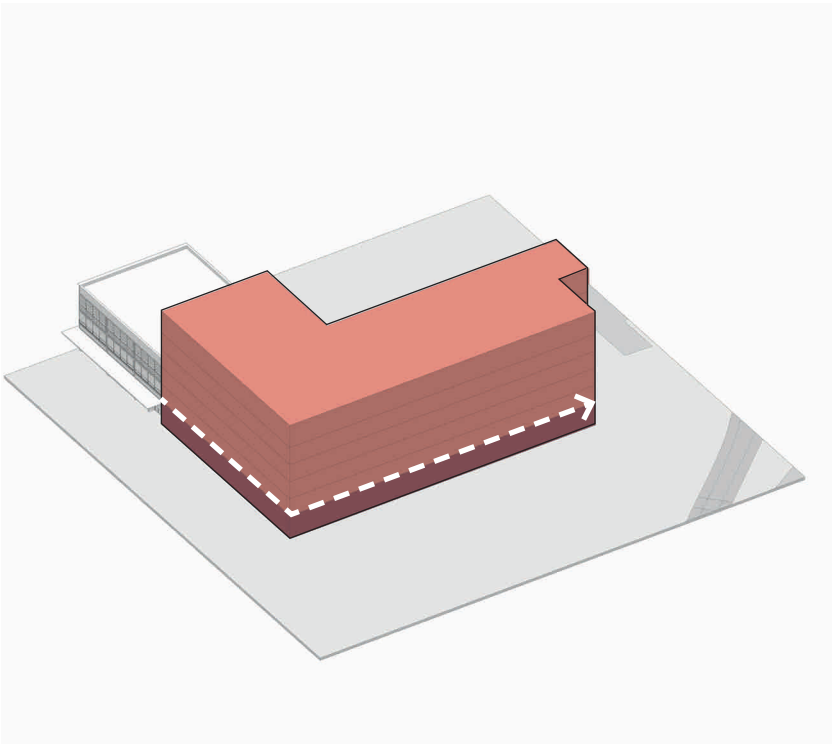
CABLE ARTICULATION



The western gable is stepped to functionally help avoid the existing below ground sewer in this vicinity.

The stepped gable helps to visually break the mass to more elegant proportions when viewed from the West along Poundswick Lane, the Metrolink stop or the bus interchange as key views to the site.

COLOUR



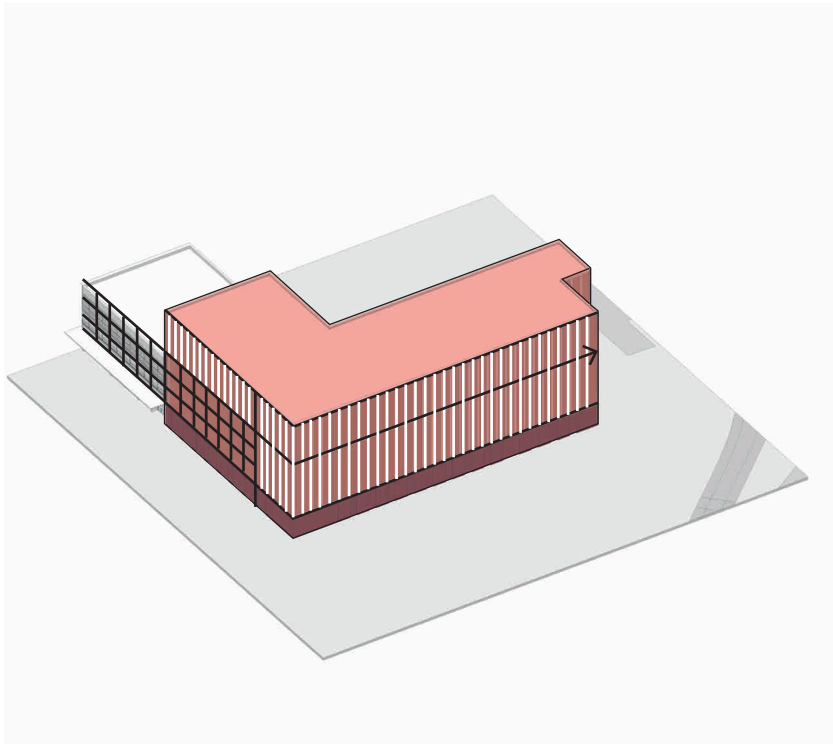
A brick colour palette taken from local Wythenshawe buildings is applied to the block with a distinguishing definition of ground floor shift in colour from the upper floors.

This defining datum is taken from the neighbouring building canopy height to further accentuate a contextual nod in the elevational design.

5.0 DESIGN RESPONSE

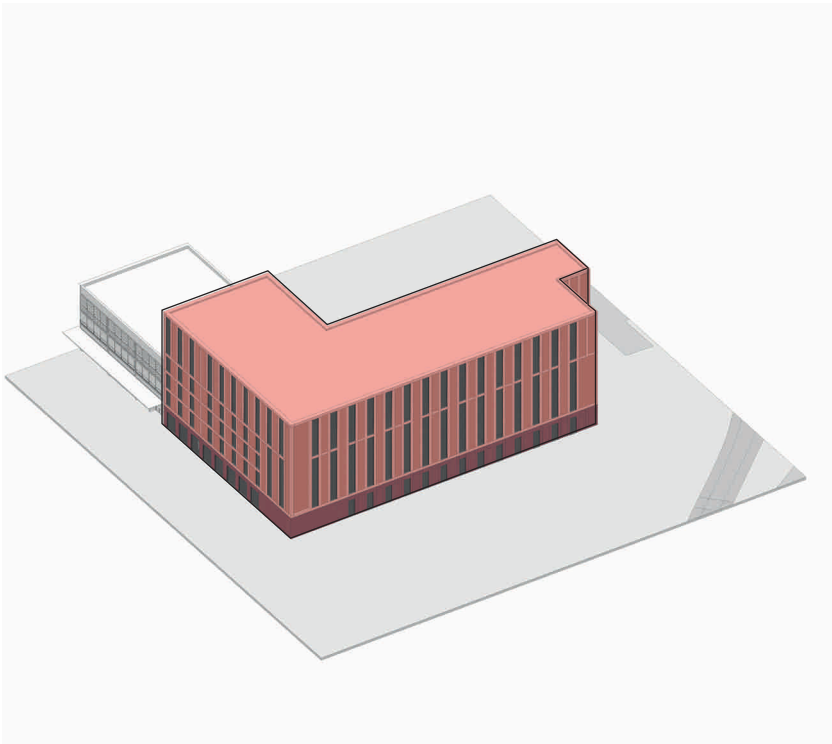
5.3 Scale, Massing & Articulation

ELEVATIONAL GRID



An elevational grid rhythm is taken from the neighbouring buildings is taken through the Birtles elevation of the proposed. The grid becomes finer above the contextual third storey to this elevation then wraps and weaves at full height to the rest of the building above ground level.

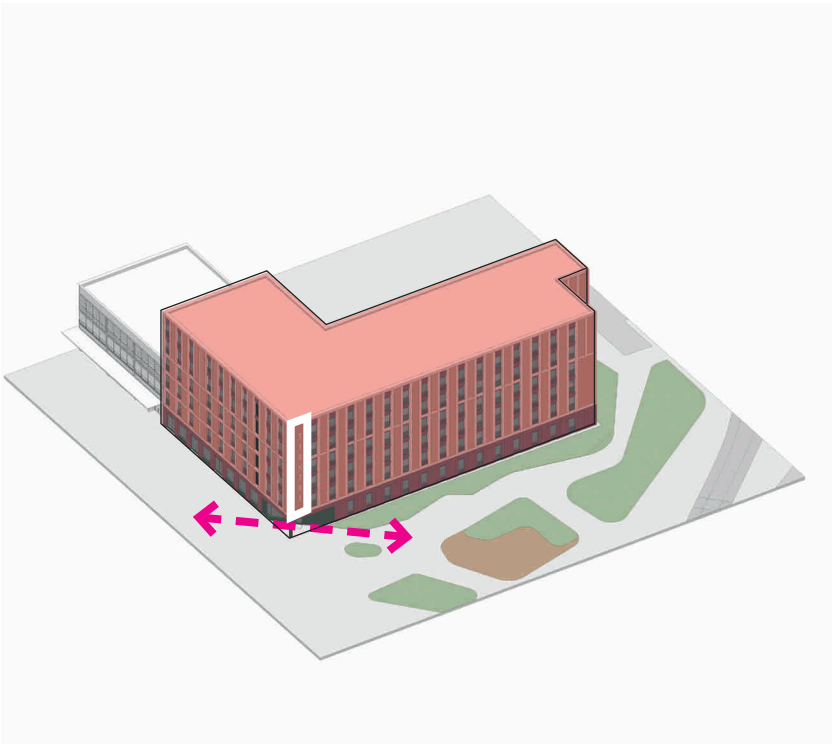
WINDOWS & OPENINGS



Using the elevational grid to guide openings, the apartment windows are rhythmically introduced to define vertical bays of openings or solid wall.

These openings are brought down to ground along the north elevation where apartments are located and shift in scale along the Birtles elevation to be more appropriately sized to suit retail uses.

CELEBRATE THE CORNER:
CHAMFERED & OPPORTUNITY



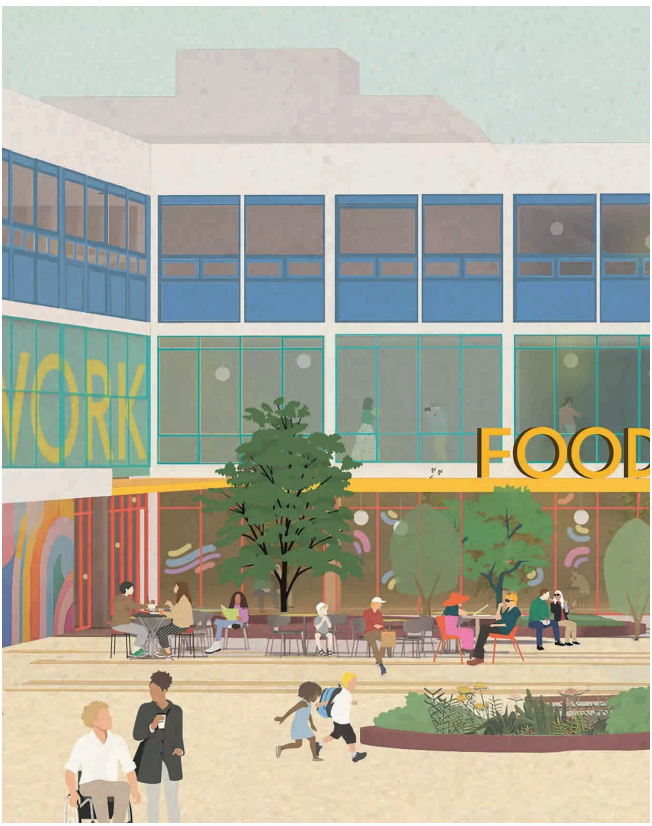
As defined in the masterplan, this corner is noted as a key corner in Wythenshawe Town Centre. To celebrate this key corner, there are two moments introduced.

GROUND
At street level, a chamfer to the corner defines the resident entrance whilst increasing surveillance around corners for a safer place. The chamfer is expressed as a burst of vibrant colour in the street scene.

UPPER
A large panel provides opportunity for Wythenshawe place-making; this could take the form of signage, artwork or another variant. This would be conditioned as part of the planning submission and can be further explored with MCC Planners at the appropriate future point in time.

5.0 DESIGN RESPONSE

5.4.1 Elevational Approach: Vibrant & Colourful Regeneration



Proposals will take influence from the vibrant colours of the regeneration vision for Wythenshawe Town Centre including the masterplan.

Fresh 'bursts' of colour can help rejuvenate a street scene with moments of joyful relief amongst the mundane.

5.0 DESIGN RESPONSE

5.4.2 Elevational Approach: Local Themes



Proposals will seek to be of its place with cues taken from the unique 'Garden City' setting of Wythenshawe and its surrounds.

The designs should feel the subtle influence of Wythenshawe whilst seeking to enhance the language of the place.



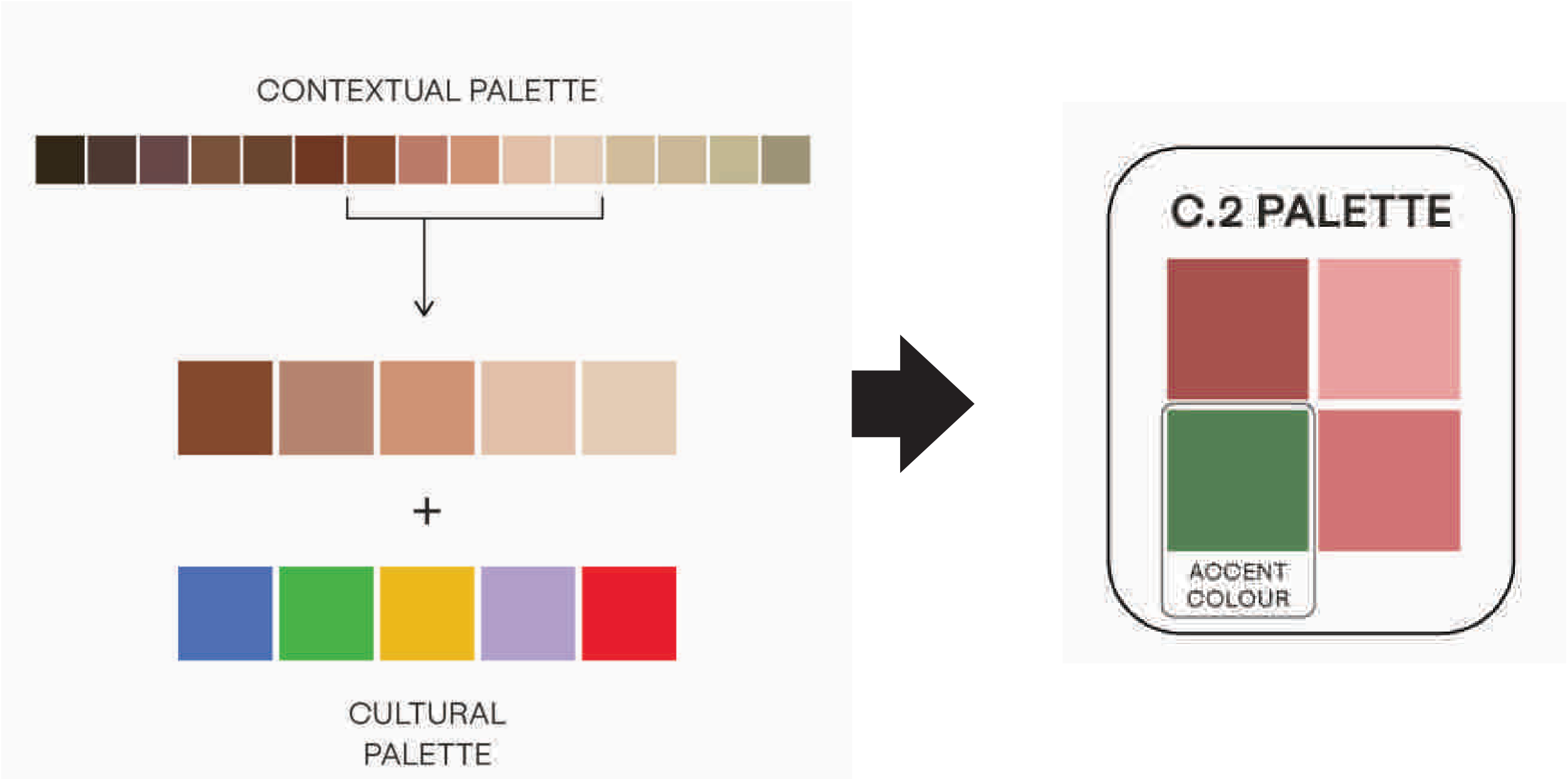
5.0 DESIGN RESPONSE

5.4.3 Elevation Approach: Local Wythenshawe Colour Influence

From a careful contextual analysis of local Wythenshawe buildings, a local Wythenshawe building colour palette was collected.

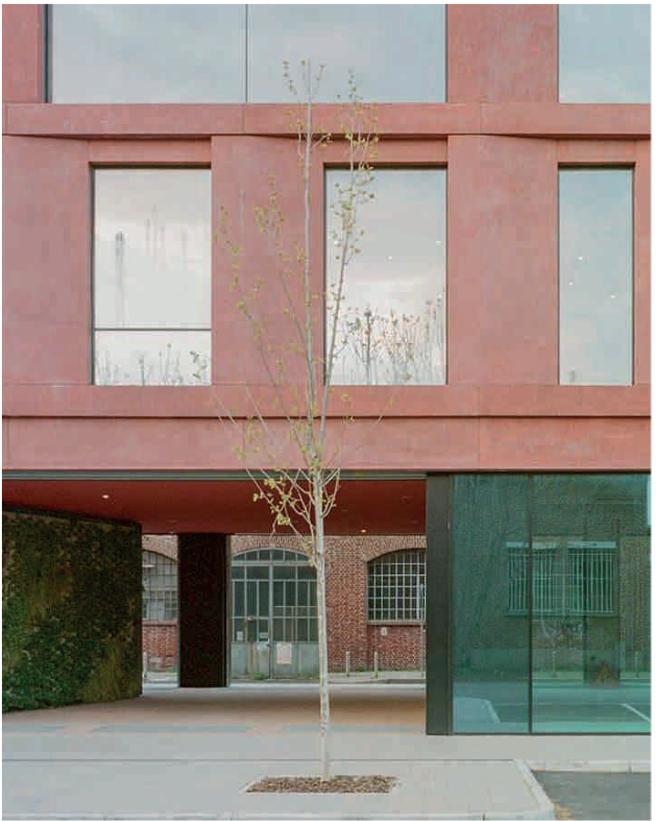
Mixing with the strong vibrant colours of the Wythenshawe regeneration a set of pink / red / plum colours were generated with a vibrant green accent colour to be sparingly used.

Establishing a focussed colour palette of unique Wythenshawe colours and creating rules to their application onto the elevations offers a strategic approach to colour influenced by its place.

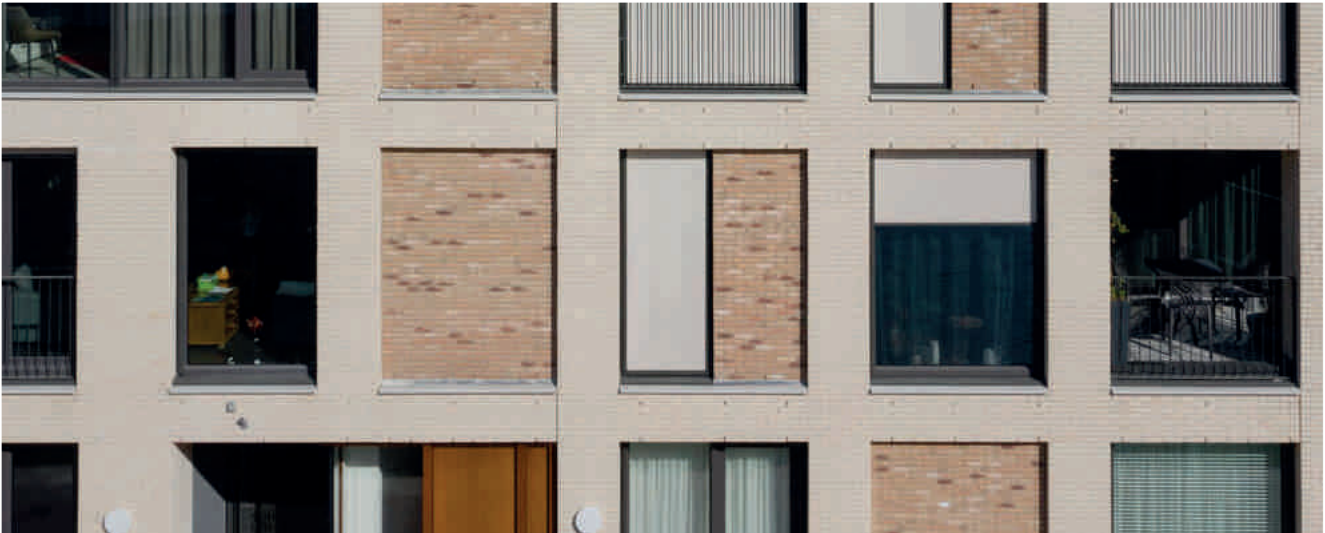
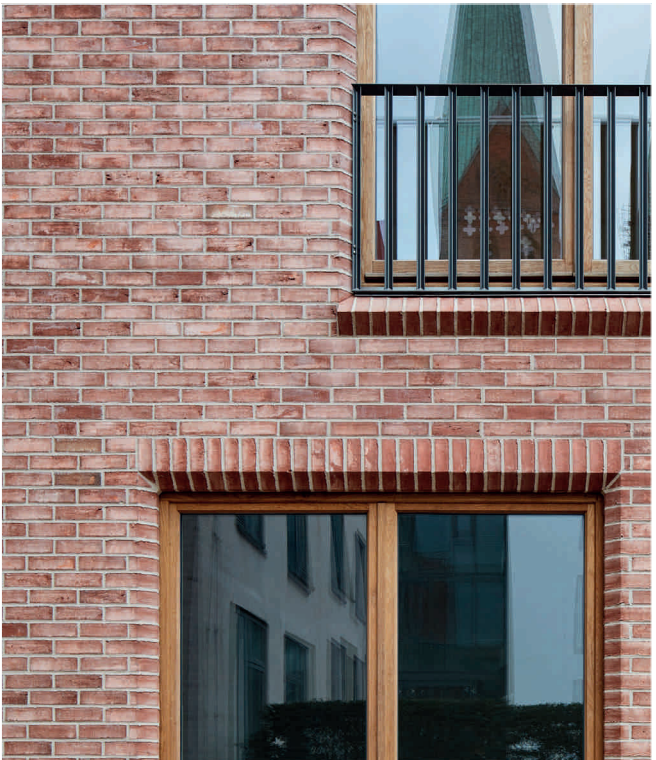


5.0 DESIGN RESPONSE

5.4.4 Elevational Approach: Precedent



A building that can sit within the town centre with a sense of civic scale. Influenced by the surroundings, a frame-like building with large infills sat on a strong and open ground floor.



5.0 DESIGN RESPONSE

5.5.1 Home Typologies: WCHG Requirement

WCHG help all people within the community to enjoy safe, secure and independent lives. They offer a choice of accommodation and support services to people.

In the next five years, WCHG plan to build 1100 new homes to make a lasting positive impact on Wythenshawe's communities.

Their purpose is to provide good quality homes and services to their tenants and leaseholders and to play a leading role in creating safer, healthier communities. Each home consists of self-contained flats, each with a kitchen, bathroom, bedroom and living room.

To suit WCHG requirements, the proposals seek to provide a mix of 1-bed and 2-bed apartment homes. These are envisaged to provide flexible homes that could accommodate a wide range of residents.



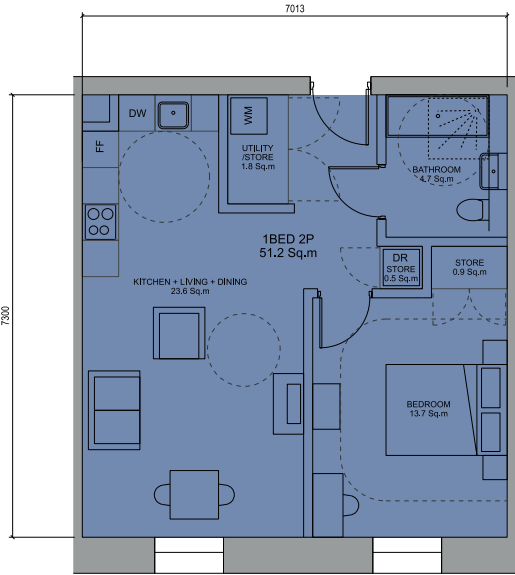
5.0 DESIGN RESPONSE

5.5.2 Home Typologies: Apartment Block

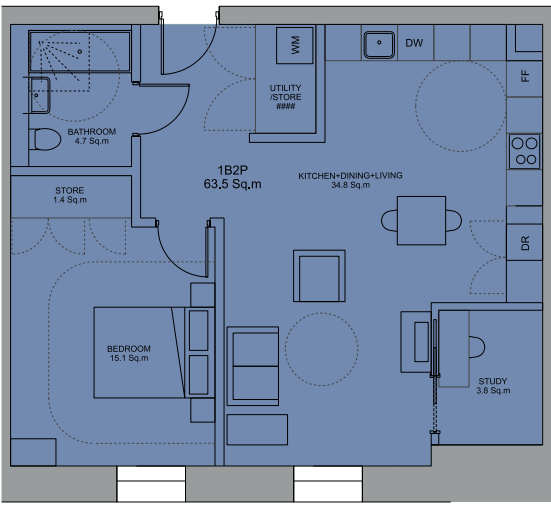
In collaboration with WCHG, the design team have developed several home types to suit the housing needs of the local population.

The Apartment block will cater for a variety of residents with a focus on local key workers (where possible).

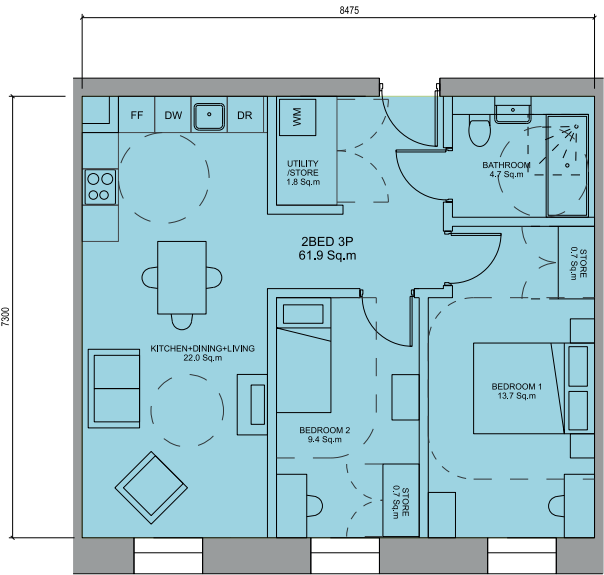
The home types opposite are the suite developed for these uses in this block. All of these homes are compliant with the Nationally Described Space Standards (NDSS) and Manchester Emerging Space Standards.



1-BED 2-PERSON APARTMENT
51 SQM



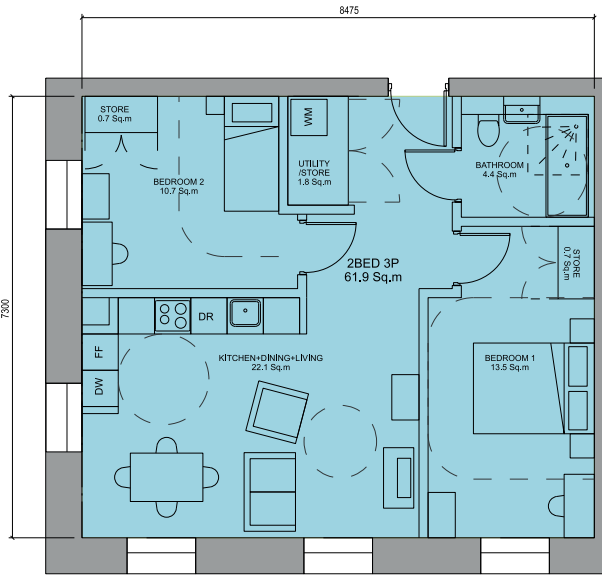
1-BED 2-PERSON (WITH STUDY) APARTMENT
64 SQM



2-BED 3-PERSON APARTMENT
62 SQM



2-BED 3-PERSON APARTMENT
65 SQM



2-BED 3-PERSON APARTMENT
62 SQM

5.0 DESIGN RESPONSE

5.6.1 Sustainability: Fabric First Approach to Buildings

The project aims to support the Manchester 2038 zero carbon target by placing fabric and energy usage as primary environmental drivers through the use of 'Passivhaus principles' where possible.

These include (below and right):

- Good form factor
- High-performing insulation zone to envelope
- High-performing window units
- Optimised glazing ratios
- Design for 20degree internal temp. all year round
- Optimised heating solution due to low demand
- Energy source as ASHP with some on-site PVs
- Electric-only (no gas)
- Highly energy efficient; exceed Building Regulation requirements
- MVHR, for fresh air, with high efficiency (%) rating
- Minimised thermal bridging
- Attention to air tightness at junctions
- Conscious material choices
- Approach of 'reduction first' through removal or combining of elements

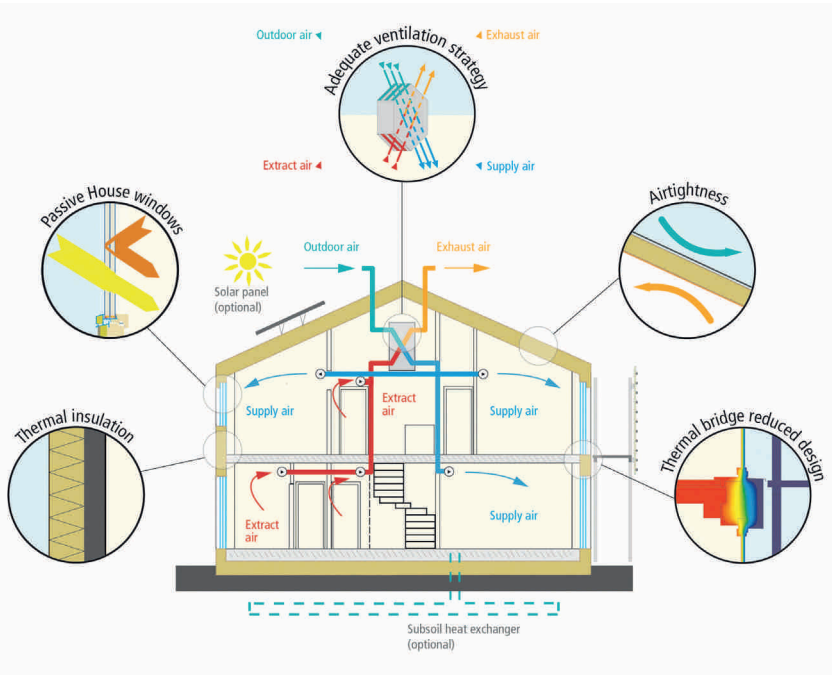


Image from Passive House Institute

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

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

End-user

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

Wider-impacts

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

5.0 DESIGN RESPONSE

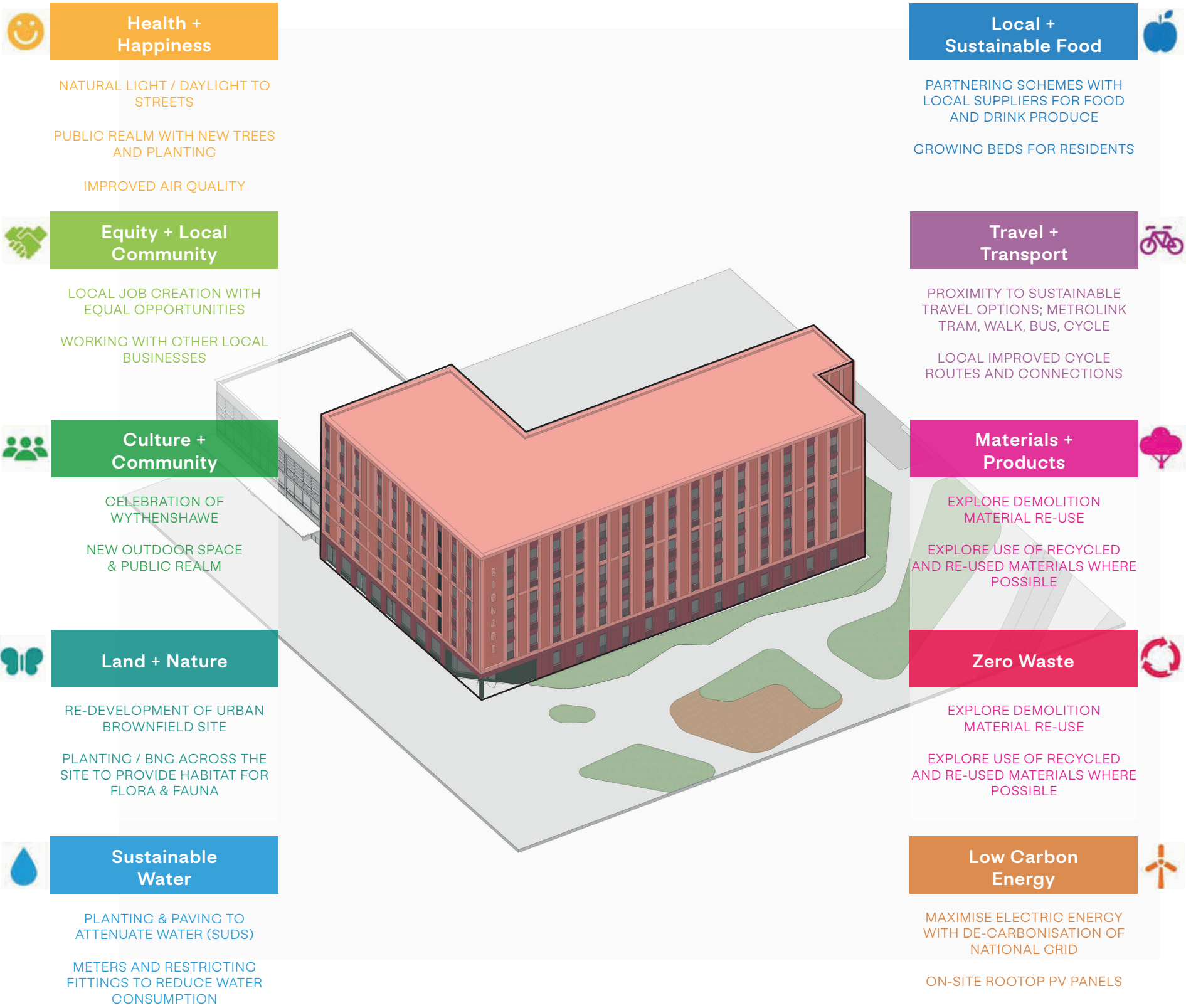
5.6.2 Sustainability: Holistic Approach to the Site

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

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

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

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



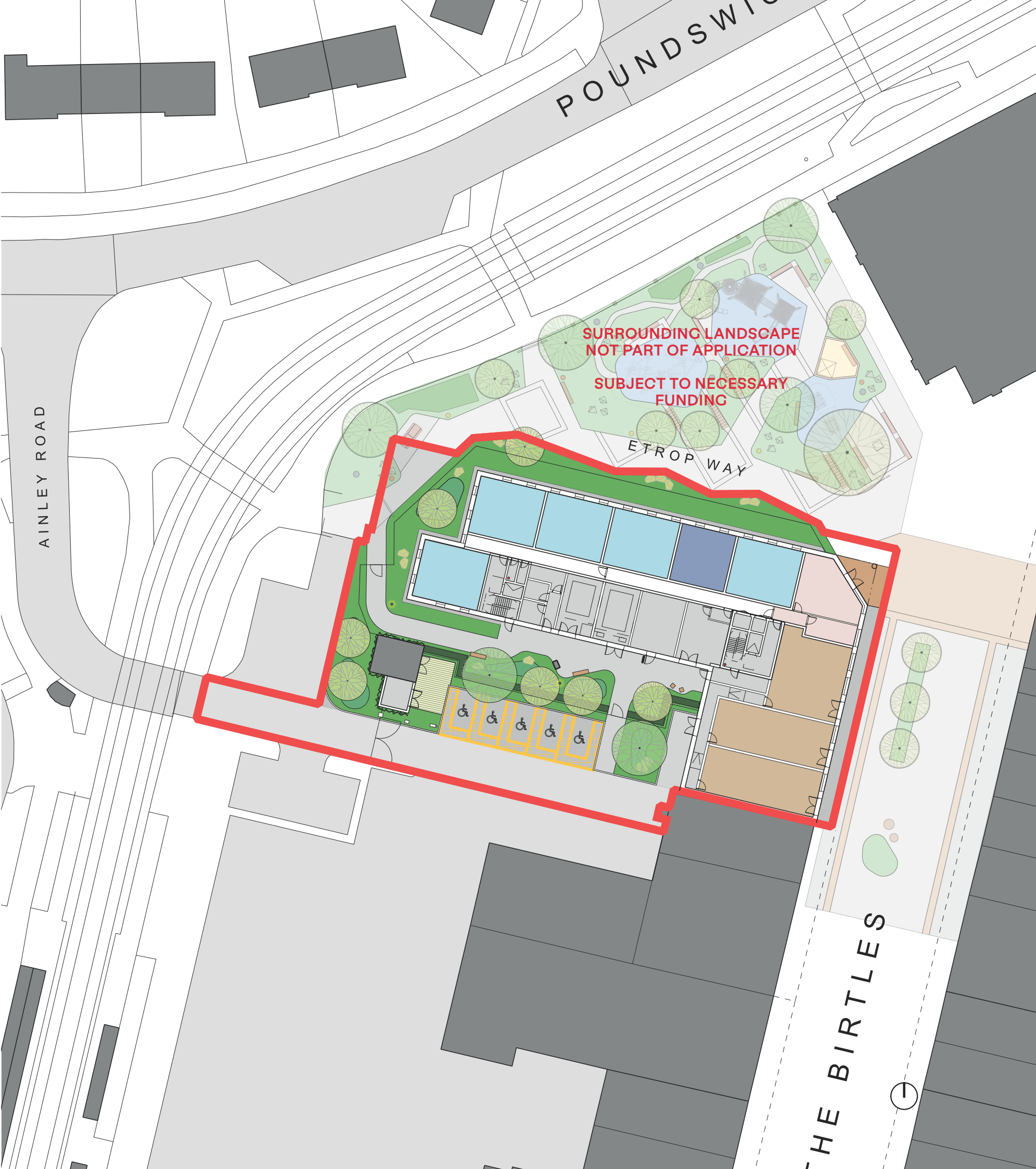
6 GA PROPOSALS

6.0 GA PROPOSALS

6.1 Site Layout



- Key:
- Apartment: 1-Bed 2-persons
 - Apartment: 2-Bed 3-persons
 - Resident Lobby
 - Retail
 - Plant, Support & Circulation



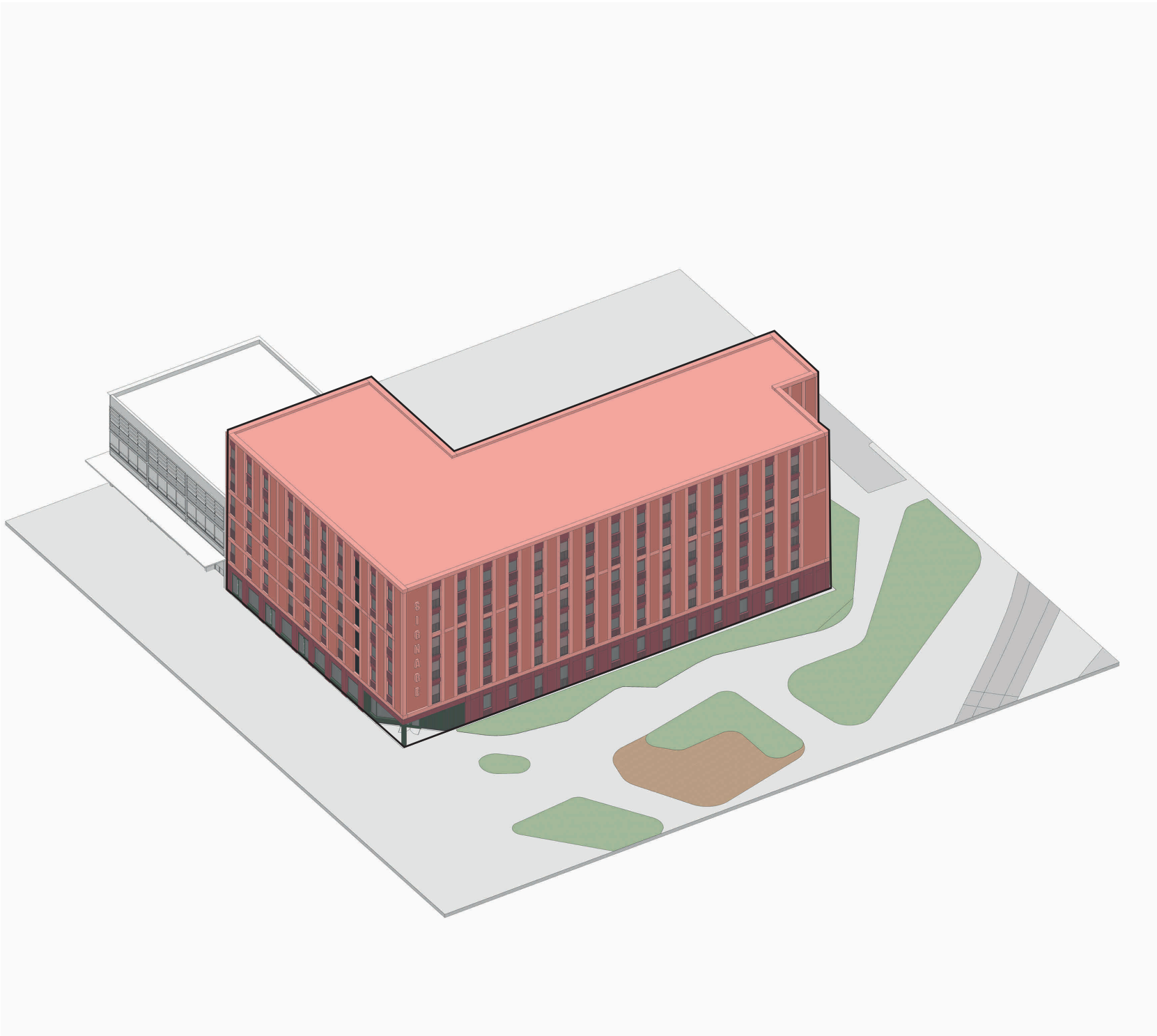
6.0 GA PROPOSALS

6.2 Use & Amount

TOTALS		
Number of Homes	81 units	
Residential Area (NIA)	4,815 sqm	51,831 sqft
Retail Area (NIA)	267 sqm	2,873 sqft

UNIT MIX		
Apartment: 1-Bed 2-persons	26nr	32%
Apartment: 2-Bed 3-persons	55nr	68%

For further information, see appendix A (Area Schedules)



6.0 GA PROPOSALS

6.3.1 Building Layout: Ground Floor

Also refer to planning drawings; 0400 series for plans

The ground floor for the scheme becomes a highly functional base for the development, with back-of-house services being located away from streets.

Building edges to key elevations are activated with either residences or retail uses.

The primary entrance is located at the corner of the Birtles and Etrop Way with a chamfered expression and small resident lobby area. The resident post/parcel room and primary circulation core is local to this entrance.

A high quality resident garden space is located to the rear of the building softening the building into its place. Resident accessible parking spaces are located here with resident access into the building available from this elevation.



Key:

- Apartment: 1-Bed 2-persons
- Apartment: 2-Bed 3-persons
- Resident Lobby
- Retail
- Plant, Support & Circulation

6.0 GA PROPOSALS

6.3.2 Building Layout: Typical Floor (01-03)

Also refer to planning drawings; 0400 series for plans

On the upper levels, the apartments are NDSS compliant layouts for use as Extra Care apartments. These are laid out on either side of central spine corridor.

Note, there are slight differences between levels 01-03 and 04-05 plans to the apartments and corridor condition that abut the existing Birtles buildings to the South; with the upper floors gaining additional windows to this elevation.



- Key:
- Apartment: 1-Bed 2-persons
 - Apartment: 2-Bed 3-persons
 - Resident Lobby
 - Retail
 - Plant, Support & Circulation

6.0 GA PROPOSALS

6.3.3 Building Layout: Typical Floor (04-05)

Also refer to planning drawings; 0400 series for plans

On the upper levels, the apartments are NDSS compliant layouts for use as Extra Care apartments. These are laid out on either side of central spine corridor.

Note, there are slight differences between levels 01-03 and 04-05 plans to the apartments and corridor condition that abut the existing Birtles buildings to the South; with the upper floors gaining additional windows to this elevation.



- Key:
- Apartment: 1-Bed 2-persons
 - Apartment: 2-Bed 3-persons
 - Resident Lobby
 - Retail
 - Plant, Support & Circulation

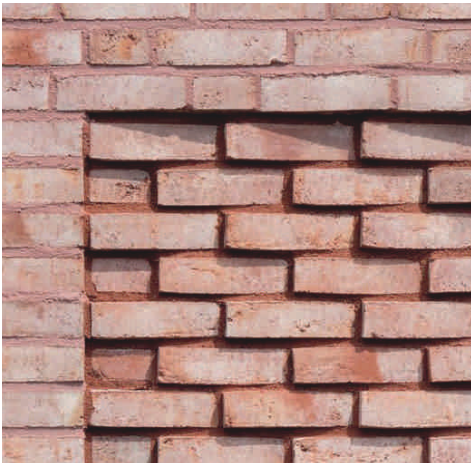
6.0 GA PROPOSALS

6.4 Appearance: Bay Study

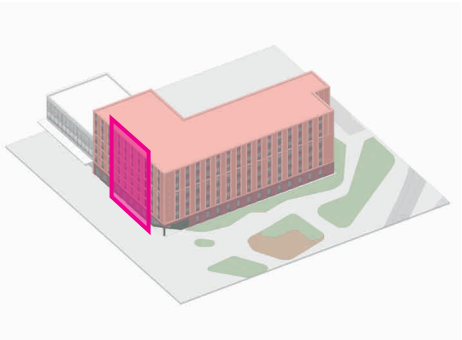
The elevations take the earlier described Wythenshawe inspired colour palette; utilising stretcher bond brickwork. The elevation is ordered by ground and upper approach with each expressed as having an approach to use of colour, pattern and texture whilst being defined by the elevational grid.

Opening bays are articulated through the use of panels and windows as juliette balconies to living spaces; and a silled window with a 'tin town' inspired folded panel to bedrooms. Each window has a micro-louvred panel above to accommodate internal services (e.g. MVHR). Frames and louvres are plum/red in colour.

The ground floor has a shift in opening scale (to the Birtles) where use as retail is located. The door and window frames, louvres and sill panels adopt the vibrant green accent colour. The 'tin town' inspired folded panels to sill panels is brought into the ground floor expression.



BRICK TONE EXAMPLE PROJECT



Also refer to planning drawings; 0600 series for sections and 0700 series for elevations



6.0 GA PROPOSALS

6.5.1 Illustrative Building Views: Along The Birtles



6.0 GA PROPOSALS

6.5.2 Illustrative Building Views: Corner of the Birtles / Etrop Way



6.0 GA PROPOSALS

6.5.3 Illustrative Building Views: From Poundswick Lane



6.0 GA PROPOSALS

6.5.4 Illustrative Building Views: From Wythenshawe Town Centre Metrolink Stop



6.0 GA PROPOSALS

6.6.1 Illustrative Study Views: Resident Entrance

Also refer to planning drawings; 0600 series for sections and 0700 series for elevations



KEY

- | | | | | | |
|-----------|---|-----------|--|-----------|--------------------------------------|
| 1a | Brickwork standard coursing | 2d | PPC Aluminium window single-opener (top) | 3f | PPC Aluminium door with louvres |
| 1b | Brickwork cross-pattern coursing | 3a | PPC Aluminium double-leaf glazed door | 4a | PPC Aluminium Spandrel Micro-louvres |
| 1c | Brickwork horizontal banded coursing | 3b | PPC Aluminium single-leaf glazed door | 4b | PPC Aluminium Spandrel Solid |
| 1d | Masonry Panel - coloured and profiled | 3c | PPC Aluminium single-leaf glazed door with glazed fixed side panel | 5 | PPC Aluminium Balustrade |
| 2a | PPC Aluminium window fixed (transparent) | 3d | PPC Aluminium double-leaf solid door | 6 | Stainless Steel Signage |
| 2b | PPC Aluminium window fixed (opaque) | 3e | PPC Aluminium single-leaf solid door | 7 | PPC Aluminium Panel (Profiled) |
| 2c | PPC Aluminium window single-opener (side) | | | | |

6.0 GA PROPOSALS

6.6.2 Illustrative Study Views: Retail Entrances



Also refer to planning drawings; 0600 series for sections and 0700 series for elevations



KEY

- | | | | | | |
|-----------|---|-----------|--|-----------|--------------------------------------|
| 1a | Brickwork standard coursing | 2d | PPC Aluminium window single-opener (top) | 3f | PPC Aluminium door with louvres |
| 1b | Brickwork cross-pattern coursing | 3a | PPC Aluminium double-leaf glazed door | 4a | PPC Aluminium Spandrel Micro-louvres |
| 1c | Brickwork horizontal banded coursing | 3b | PPC Aluminium single-leaf glazed door | 4b | PPC Aluminium Spandrel Solid |
| 1d | Masonry Panel - coloured and profiled | 3c | PPC Aluminium single-leaf glazed door with glazed fixed side panel | 5 | PPC Aluminium Balustrade |
| 2a | PPC Aluminium window fixed (transparent) | 3d | PPC Aluminium double-leaf solid door | 6 | Stainless Steel Signage |
| 2b | PPC Aluminium window fixed (opaque) | 3e | PPC Aluminium single-leaf solid door | 7 | PPC Aluminium Panel (Profiled) |
| 2c | PPC Aluminium window single-opener (side) | | | | |

7 LANDSCAPE PROPOSALS

BY PLANIT.IE

7.0 LANDSCAPE PROPOSALS

7.1.1 Landscape Design: General Arrangement Plan

Located adjacent to the Birtles and the former market space, the landscape for C2 The Birtles is focused to the rear of the proposed building.

The landscape area takes advantage of the south-facing aspect of the space and provides an attractive, secure and well lit pedestrian route to the buildings secondary entrance. Access to the building from the site's disabled parking bays is also provided here.

A landscape buffer wraps around the space providing separation for residents from the adjacent Metrolink line and existing service yard.

The following page highlights the opportunities and constraints of the site which have helped to shape the design.

- Key
- Secure Boundary (fence/wall/planting)
- Location of Secure Gate
- 1

Residential Access
- 2

Buffer Planting
- 3

Main Residential Entrance
- 4

Residential Seating Space
- 5

Soft Landscape
- 6

Substation Access
- 7

Accessible Parking Space
- 8

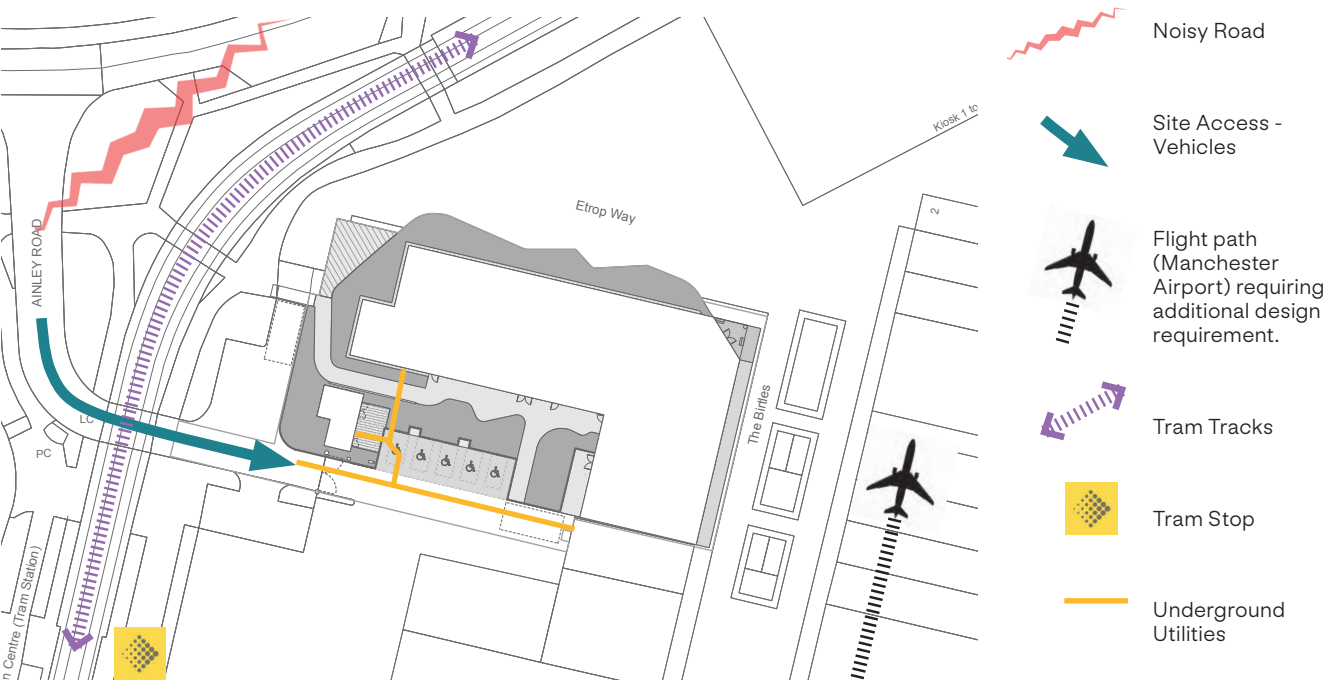
Commercial BoH Access



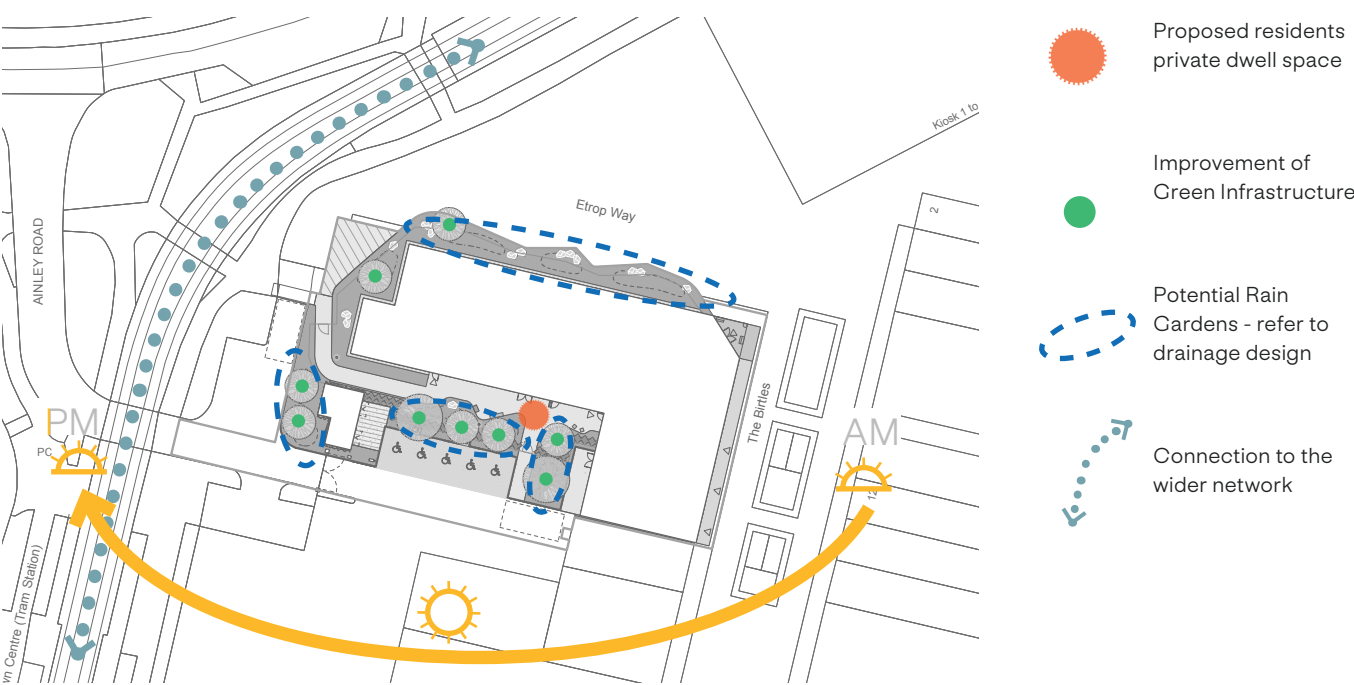
7.0 LANDSCAPE PROPOSALS

7.1.2 Landscape Design: Site Constraints and Opportunities

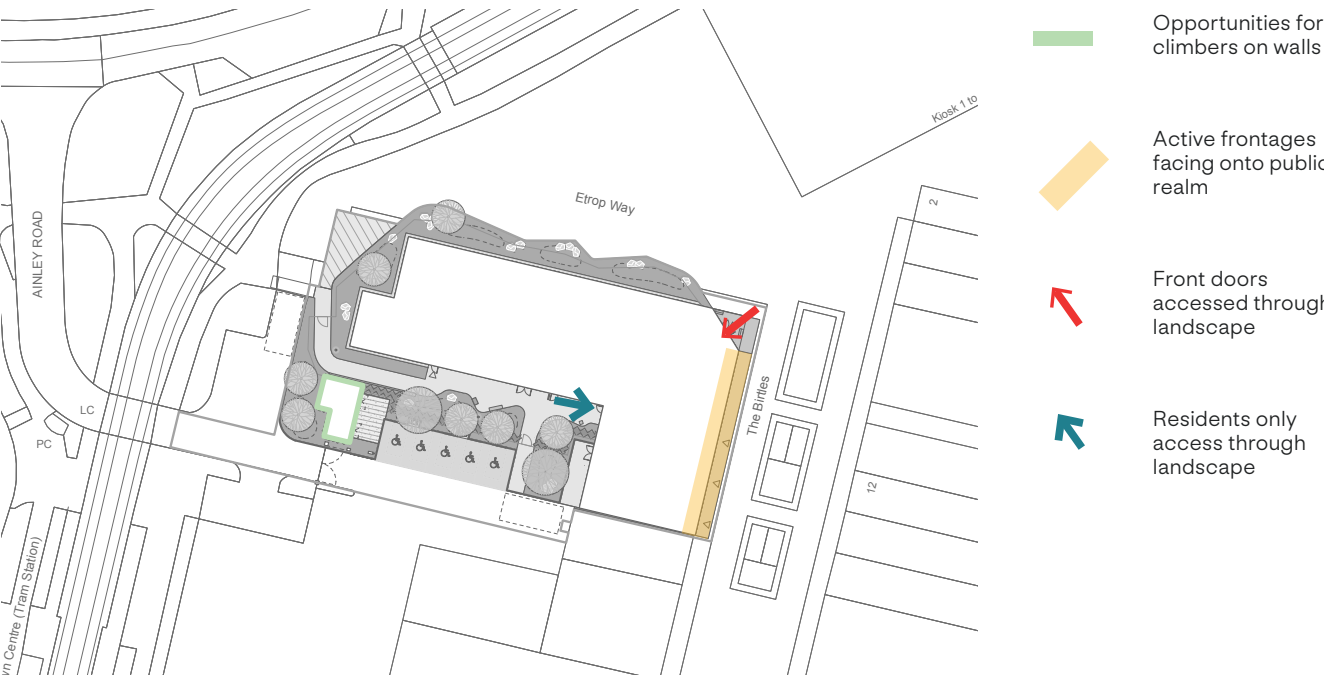
CONSTRAINTS



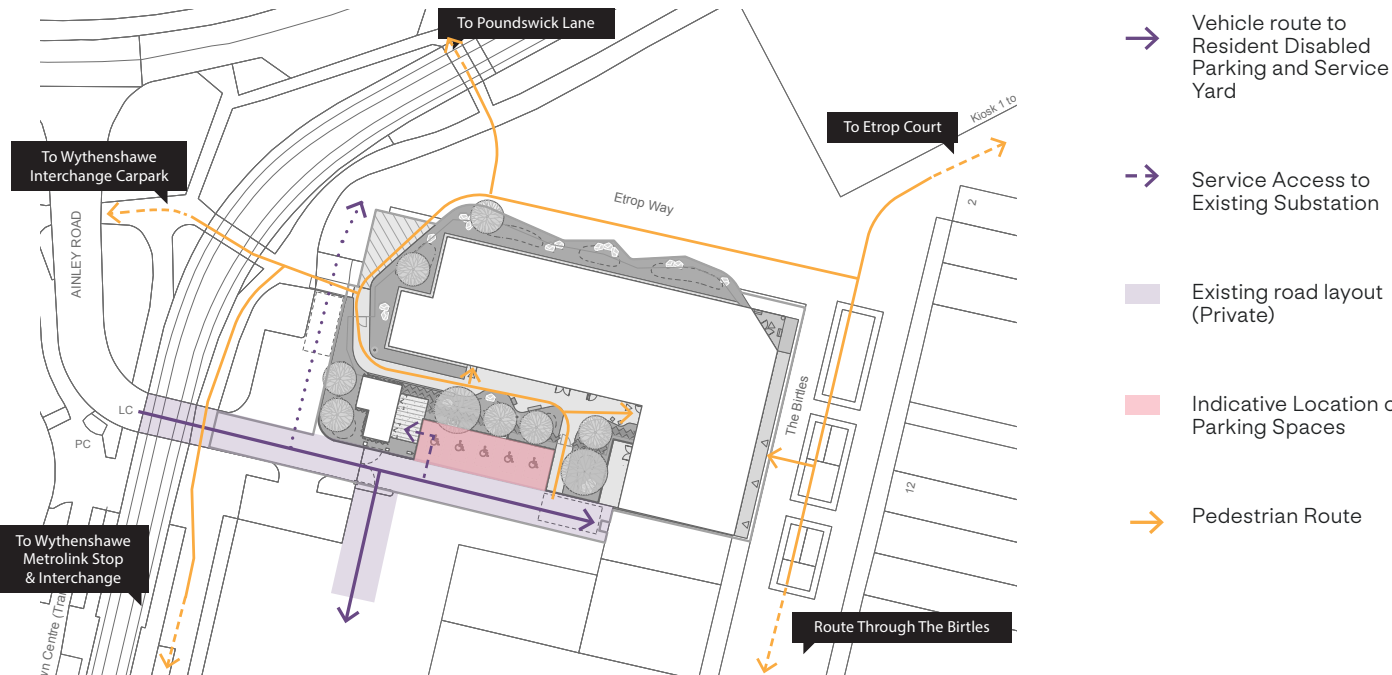
LANDSCAPE OPPORTUNITIES



RESPONDING TO THE ARCHITECTURE



KEY CONNECTIONS



7.0 LANDSCAPE PROPOSALS

7.1.3 Landscape Design: Zoning

The landscape for C2 The Birtles is designed to allow for residents to relax in a private courtyard garden but also retain the practical elements such as accessible parking, substation access and bin store access.

The landscaped courtyard will have lush planting incorporating high quality seating for residents to dwell within. The parking, existing substation and new generator enclosure will be visually screened and softened with climbers, planting and trees.

The space on Etrop way will be a publically accessible so a landscape buffer is required to retain some privacy to the C2 development.

Key

Landscaping

Landscape Buffer

Parking

Substation and Remote Bin Store

Emergency/Service Access

Service Yard access retained



7.0 LANDSCAPE PROPOSALS

7.1.4 Landscape Design: Precedent Images



Seating within an informal social space



Planting providing a buffer to ground floor windows



Apartment windows each with the view of a tree



Use of screening between landscaped area and service yard



A well lit pedestrian route providing security to residents at night



An attractive, south-facing landscaped area

7.0 LANDSCAPE PROPOSALS

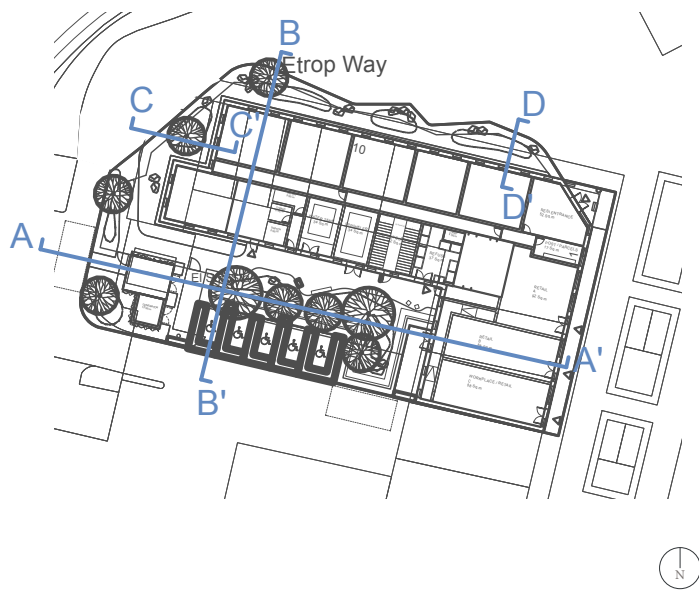
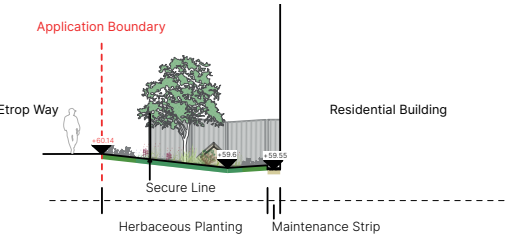
7.1.5 Landscape Design: Proposed Illustrative Sections



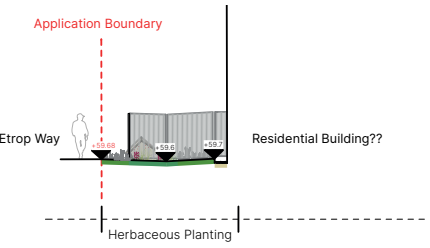
Section A - A'
Scale 1:200



Section B - B'
Scale 1:200



Section C - C'
Scale 1:200



Section D - D'
Scale 1:200

7.0 LANDSCAPE PROPOSALS

7.1.6 Landscape Design: Emerging Public Realm Context

In parallel with the C2 The Birtles application, design proposals to transform Etrop Way are well developed. This scheme will be delivered independently (subject to necessary funding) to the C2 The Birtles application but referenced here as it will form the proposed setting for the site. The C2 The Birtles has been designed to work in both its current context and the proposed future context illustrated here.

Providing an attractive outlook from C2 The Birtles. The Birtles Play Garden features play space and social areas with spill out space for adjacent commercial units. The space aims to complement rather than compete with the existing central square of Wythenshawe Town Centre, offering a quieter space to relax, socialise and play.

Planting throughout aims to enclose the space and provide a green buffer to the noisy metrolink line beyond. Rain gardens also help attenuate excess surface water from the square as well as run off from neighbouring buildings, including Plot C2



Seating and informal social spaces



Biodiverse planting



Accessible play features



Playful lighting elements to promote safety and evening use

**NOTE: LANDSCAPE SHOWN HERE IS NOT PART OF APPLICATION
SUBJECT TO NECESSARY FUNDING**



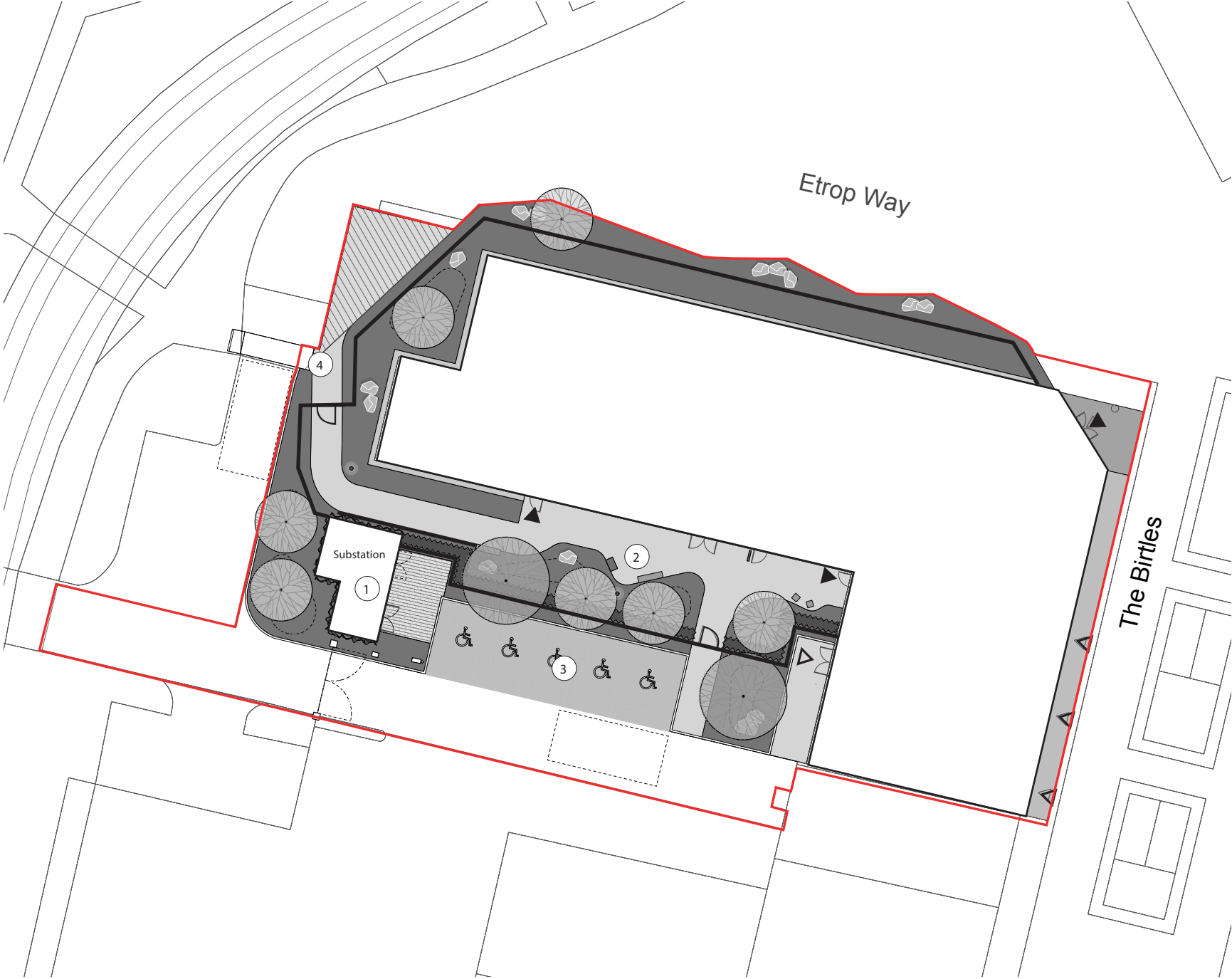
Illustrative plan

7.0 LANDSCAPE PROPOSALS

7.2.1 Landscape Strategies: Boundaries

Primary entrance to C2 The Birtles for residents is via a door on the Birtles. Entrances for the workplace/retail units are also found within this publicly accessible space.

A secure boundary is located to the rear of the building separating the residents secondary entrance and workplace back of house access from the existing service yard to the south.

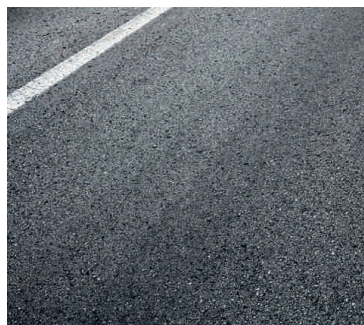


- Key
- Secure Boundary (fence/wall/planting)
 - Location of Secure Gate
 - Residential Entrance
 - Workplace/Retail Entrance
 - Retained Existing Substation
 - Resident's Secure Garden
 - Disabled Parking
 - Remote Bin Store (for collections)

7.0 LANDSCAPE PROPOSALS

7.2.3 Landscape Strategies: Hardworks

Surface materials have been selected with site specific conditions in mind. Block paving to the private courtyard helps to define that you are entering a private space. Any surface treatment that is adjacent to the LUF works will match this to ensure consistency throughout. Access to the substation will have a reinforced grass surface treatment to help add greenery to the development but still retain the vehicle access to the substation.



Tarmac



Resin Bound Gravel



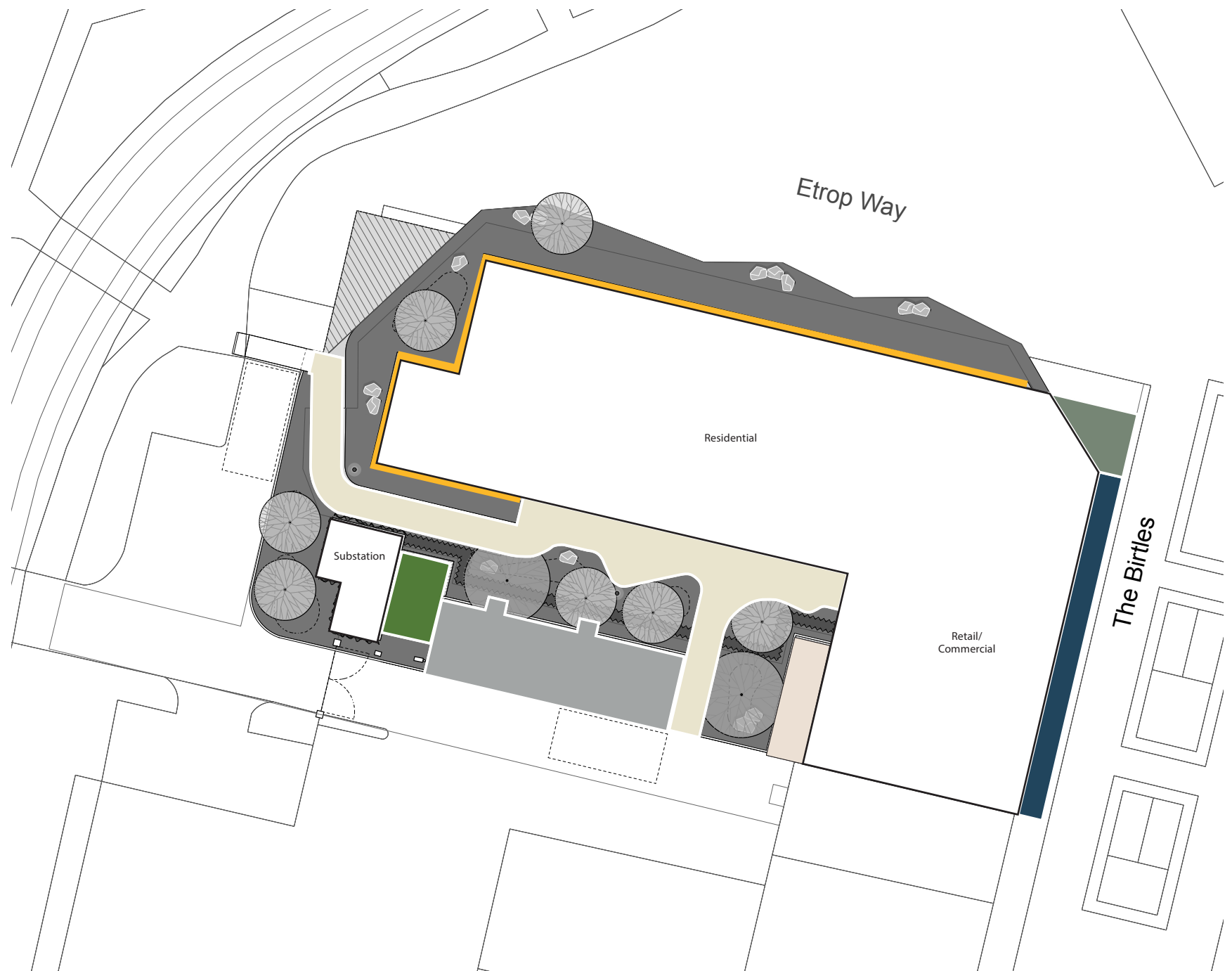
Block Paving



Reinforced grass paving

Key

- Reserved Matters Application Area
- Tarmac (permeable)
- Resin Bound Gravel
- Paving to match LUF works
- Paving to match LUF works
- Reinforced grass paving - (tarmac as temp surface)
- Decorative gravel to maintenance strip



7.0 LANDSCAPE PROPOSALS

7.2.4 Landscape Strategies: Lighting Strategy

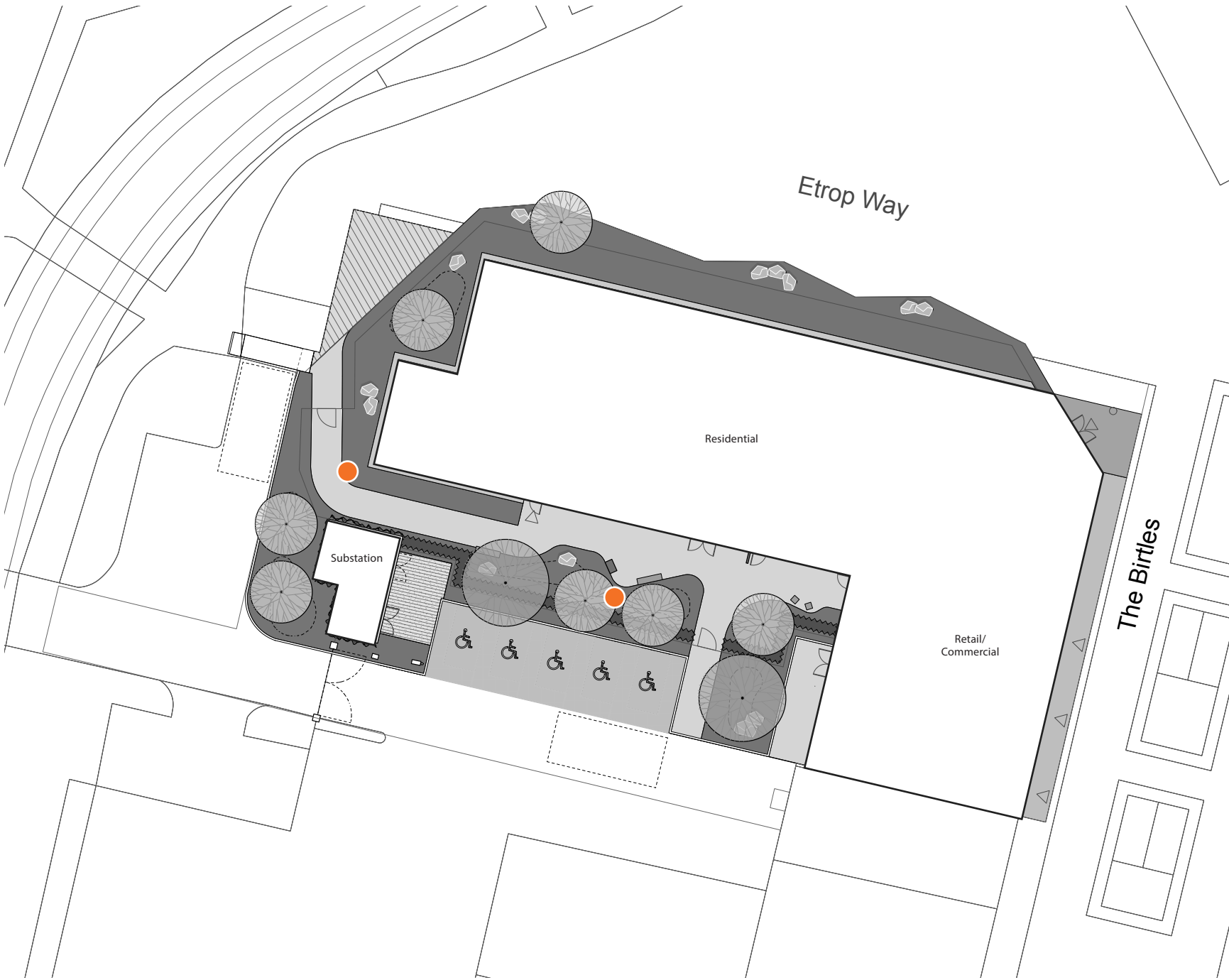
Indicative lighting locations have been considered with further coordination required from a lighting engineers.

The strategy proposes illuminated bollards to the private courtyard which help extend the period of time residents are able to use the space, improve safety and also be considerate to light glare into residential windows.

The final lighting design is subject to detailed design and further input from a specialist lighting designer.



Lighting Bollard
Eg. Trilux Bollard 8841



7.0 LANDSCAPE PROPOSALS

7.2.5 Landscape Strategies: Furniture

The materials selected for the furniture will tie into the overall aesthetic established across the development. A cohesive design approach priorities the use of durable, FSC-certified timbers, ensuring both sustainability and quality. Steel elements will feature a consistent colour palette. This considered choice not only enhances the aesthetic appeal but also ensures the furniture integrates seamlessly with the existing design language.



Litter bins within the courtyard



Informal timber seating cubes by private entrance



Timber bench with arm and back rest within the private courtyard



Boulders dotted throughout to create a naturalistic style of landscape and variation amongst the planting

7.0 LANDSCAPE PROPOSALS

7.2.6 Landscape Strategies: Tree Planting

The tree planting strategy has been carefully considered with Manchester Airport Group (MAG) guidance on tree species. Due to the proximity to Manchester Airport, there are restrictions on trees species that attract birds due to the risk to aircraft. Therefore there are no fruiting trees proposed and trees are spaced 4m or greater.

The tree species selected are appropriate for their context and take these considerations on board. As there is no existing soft infrastructure there is no BNG uplift requirement, there for the proposals we have suggested improve the blue and green infrastructure significantly.



tilia cordata



Betula pendula



Acer campestre



7.0 LANDSCAPE PROPOSALS

7.2.7 Landscape Strategies: Plant Palette

Planting - C2 rain garden



Alchemilla mollis



Astilbe 'Fanal'



Blechnum spicant



Carex testacea



Cornus alba 'Kesselringii'



Deschampsia cespitosa



Luzula nivea



Matteuccia struthiopteris



Pachysandra terminalis



Polystichum setiferum



Tiarella cordifolia

Planting - C2 - ornamental (sun/ partial shade)



Anemanthele lessoniana



Choisya x dewitteana White Dazzler



Cosmos atrosanguineus 'Chocamocho'



Echinacea purpurea 'White Swan'



Geum 'Prinses Juliana'



Hakonechloa macra



Pittosporum tobira 'Nanum'



Polystichum setiferum



Sarcococca hookeriana var. digyna



Stipa tenuissima

Planting - C2 - Defensive / Screening (shrubs/hedges/ climbers)



Choisya x dewitteana White Dazzler



Cornus alba 'Kesselringii'



Fagus sylvatica



Fagus sylvatica 'Purpurea'



Pittosporum tobira 'Nanum'



Sarcococca hookeriana digyna



Trachelospermum jasminoides

7.0 LANDSCAPE PROPOSALS

7.2.8 Landscape Strategies: Approach to Landscape Management and Maintenance

THE SUCCESS OF ANY SPACE AND MATERIAL IS ALSO RELIANT ON HAVING AN EFFECTIVE REGULAR MAINTENANCE PROGRAMME AND AN ENGAGED MANAGEMENT PROGRAMME.

This project uses a number of different design tools to ensure ease of maintenance and support the longevity of the public realm. These tools include;

- Durable and low maintenance materials selections with long life spans.
- Working with locally sourced materials/products where possible for ease of repair/replacement
- Appropriate planting species selections
- Robust furniture selections
- Working to estate management team and the client to establish a maintenance plan

Landscape Maintenance and Management strategies play an important role in public space safety, success of the space and the longevity of the built outcome. Landscape Maintenance and Management Approach should work towards the below;

AIMS

Ensure that landscapes are kept healthy, attractive, and functional over time. This involves a comprehensive approach to preserving the aesthetic, ecological, and practical aspects of landscapes.

OBJECTIVES

- Aesthetic Appeal: Maintaining visual attractiveness through regular upkeep of softworks and hardworks.
- Environmental Health: Promoting biodiversity and ecological balance by selecting appropriate plant species, managing pests and diseases in an environmentally friendly manner.
- Functionality and Safety: Ensuring that landscapes serve their intended purposes safely.
- Cost Efficiency: Managing resources efficiently to minimize costs while maximizing the landscape’s benefits. This includes strategic planning for maintenance schedules, resource allocation, and use of technology to streamline operations.
- Compliance: Adhering to local regulations and safety standards.
- Adaptability: Being able to adjust maintenance practices to respond to changing conditions or uses of the space.
- Community Engagement: Involving the estate community in the maintenance and enhancement of public landscapes to foster a sense of ownership and pride.

8 SITE STRATEGIES

8.0 SITE STRATEGIES

8.1 Retail Location & Signage

The proposals at ground floor seek to activate the building street edge and plug-in to the Birtles context with several flexible commercial retail units.

The signage strategy for retail within buildings is considered to offer an informed and shared approach to street frontage and appearance. Shop-front signage will be limited to lettering applied over the entrance doors (one zone per unit), with any other tenant signage to be back-of-glass within the associated unit windows.

An example of how this signage strategy would appear is illustrated in the precedent below.



RETAIL UNIT LOCATIONS



ABOVE DOOR
SIGNAGE EXAMPLE



BACK OF GLASS
SIGNAGE EXAMPLE



RETAIL UNIT SIGNAGE LOCATIONS



8.0 SITE STRATEGIES

8.2.1 Inclusive Design: Accessible Building

Approach and Entrance

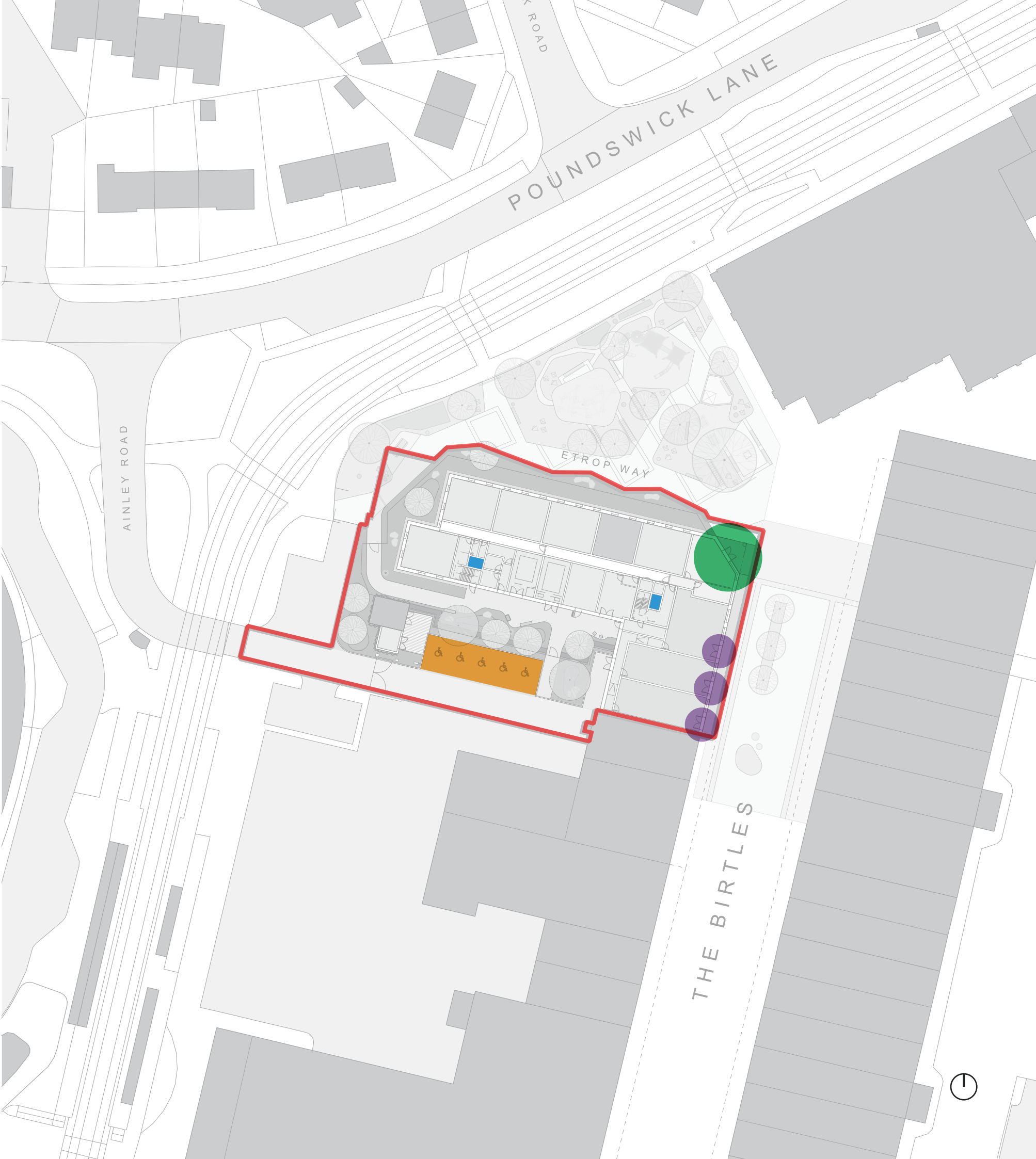
The building is accessible with step-free approach and level thresholds to entrances. Entrance doors and communal doors will have a minimum clear opening of 850mm. Lobbies, corridors and lifts are all designed to meet, and in most cases, exceed Part M requirements. Lifts are provided and serve all levels.

Apartment types

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

Typical examples of M4(2) compliant apartment layouts are shown on the following page.

- Key:
- Principal entrance
 - Retail Unit Doors
 - Lifts
 - Accessible Parking Space

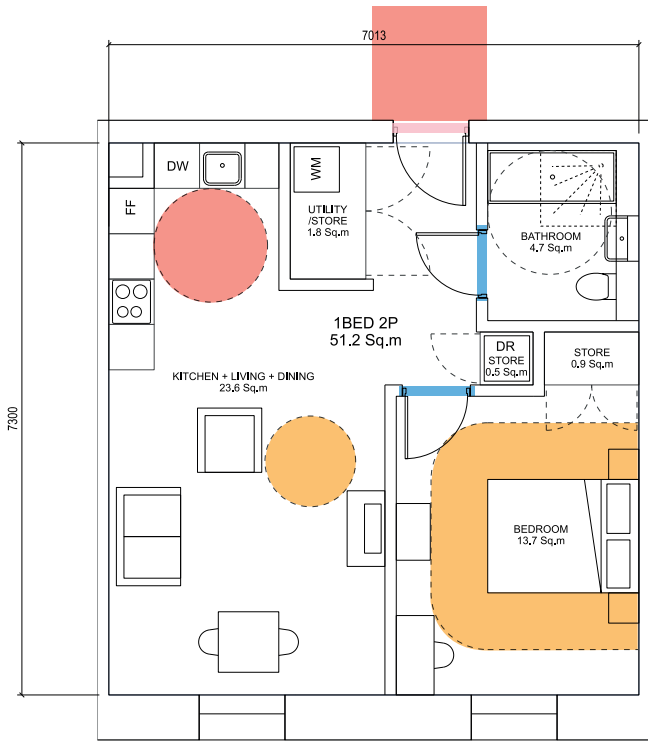


8.0 SITE STRATEGIES

8.2.2 Inclusive Design: Part M(2) Compliance

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

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



1-BED 2-PERSON APARTMENT
M4 (2) COMPLIANT



2-BED 3-PERSON APARTMENT
M4 (2) COMPLIANT

- Key:
- Door with min.775mm clear opening width
 - Door with >850mm clear opening width
 - Clear Zone 750mm
 - Clear Zone 1200mm

8.0 SITE STRATEGIES



8.0 SITE STRATEGIES

8.3 Cars

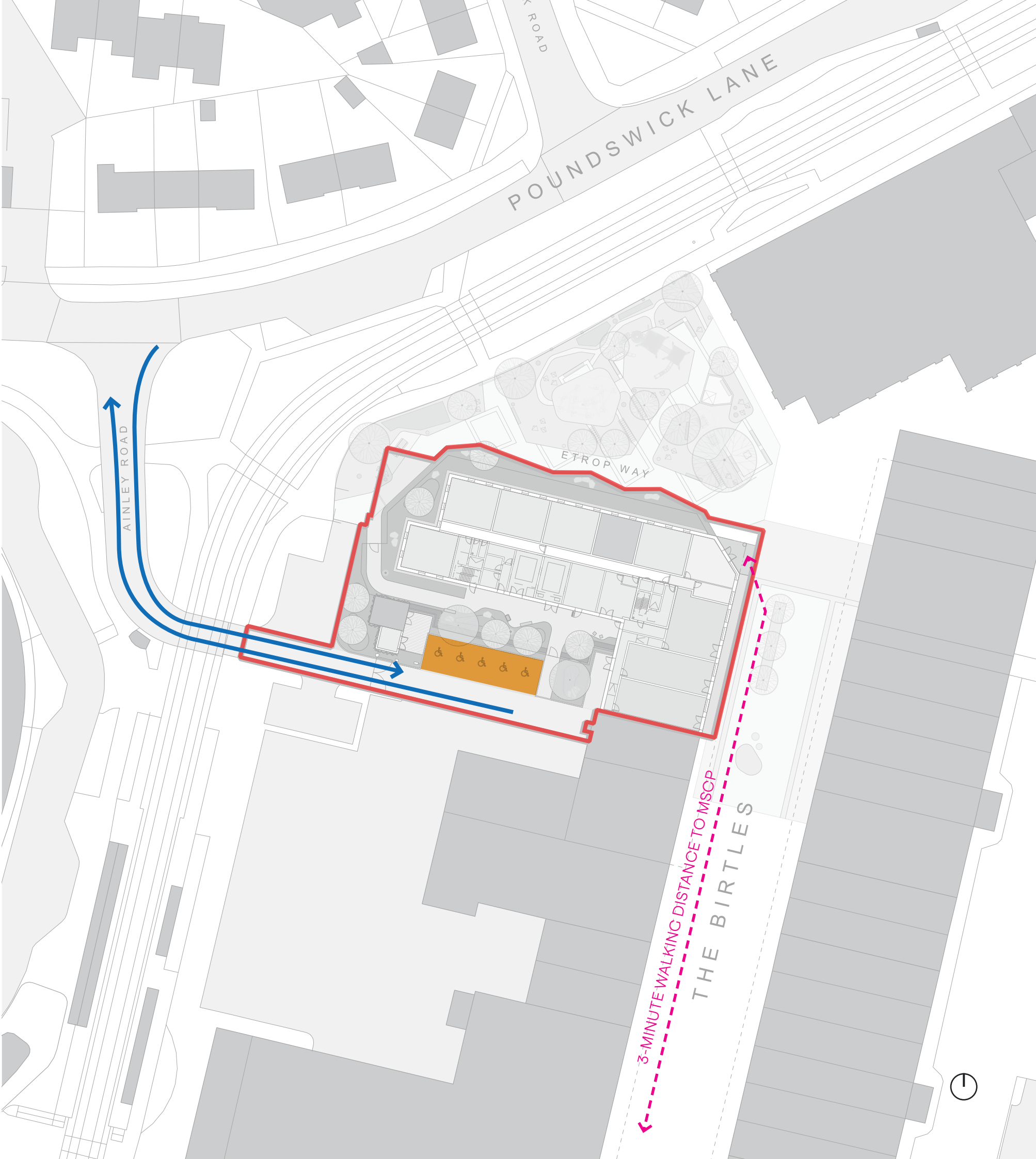
The proposed development is car-free with the exception of 5x accessible parking spaces for allocation to residents (6% provision). These are accessed from Poundswick Lane via Ainley Road.

As concluded in the accompanying Transport Statement and Interim Travel Plan prepared by Curtins, this is considered to be sufficient to accommodate the needs of the development and aligns with WCHG experience of developments of this nature elsewhere that they operate.

The development is in close proximity to the existing multi-storey car park (MSCP) in the town centre that is available for public use.

Key:

- ← Car Access Route
- Private Residential Accessible Parking Space
- ← - - Offsite Parking Provision Walking Route



8.0 SITE STRATEGIES

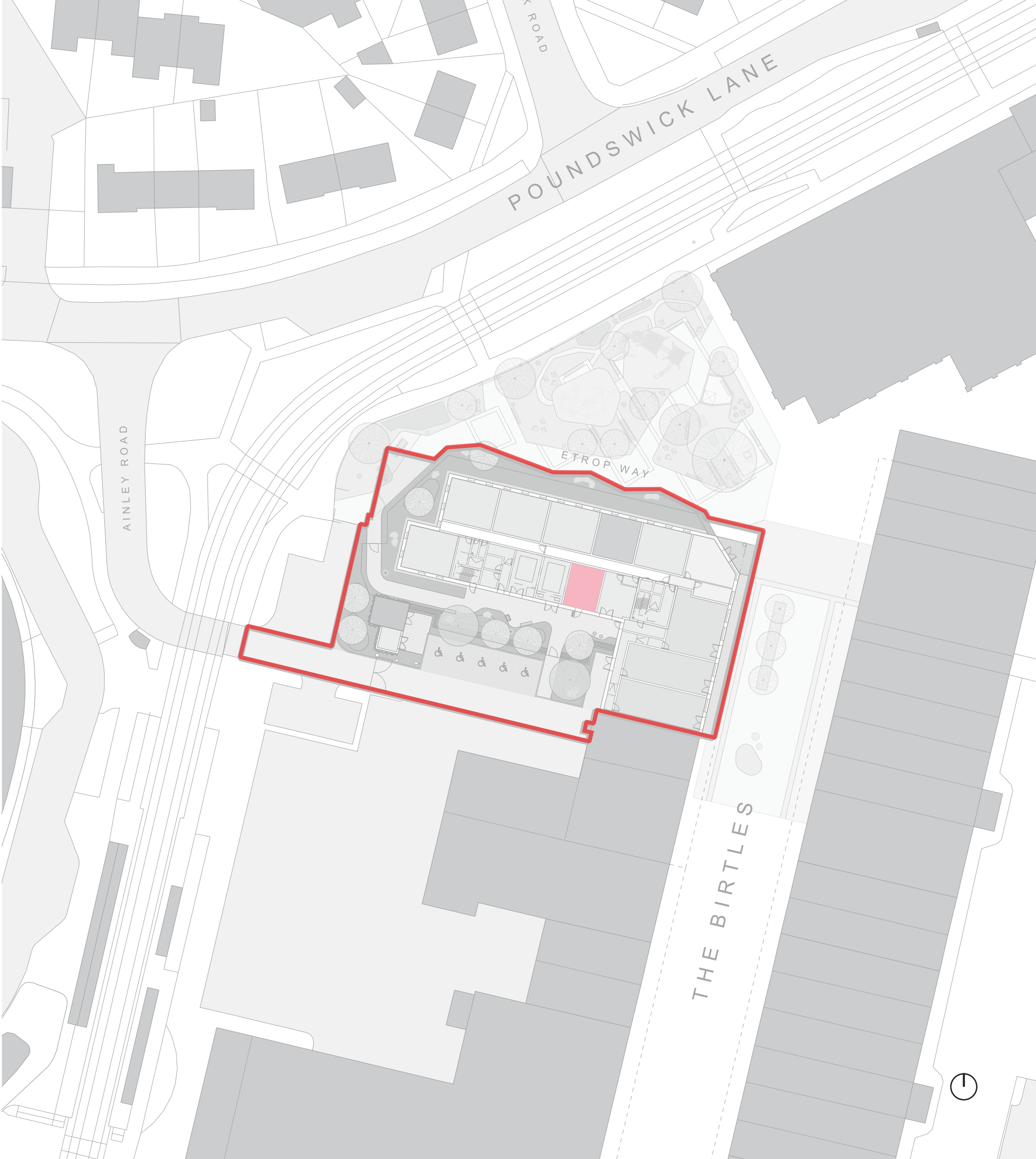
8.4 Cycles

The proposals provide a secure internal level-access cycle store at ground floor. This provides storage space as double stack stores providing 72 cycle store spaces (88% provision).

See Transport Statement and Interim Travel Plan for more information.

Key:

Secure Cycle Store



8.0 SITE STRATEGIES

8.5 Waste Collection

The block is provided with an internal refuse room that has been sized using MCC Guidance (GD04 Waste Storage and Collection Guidance for New Developments) and denotes 0.43sqm per apartment for high rise developments.

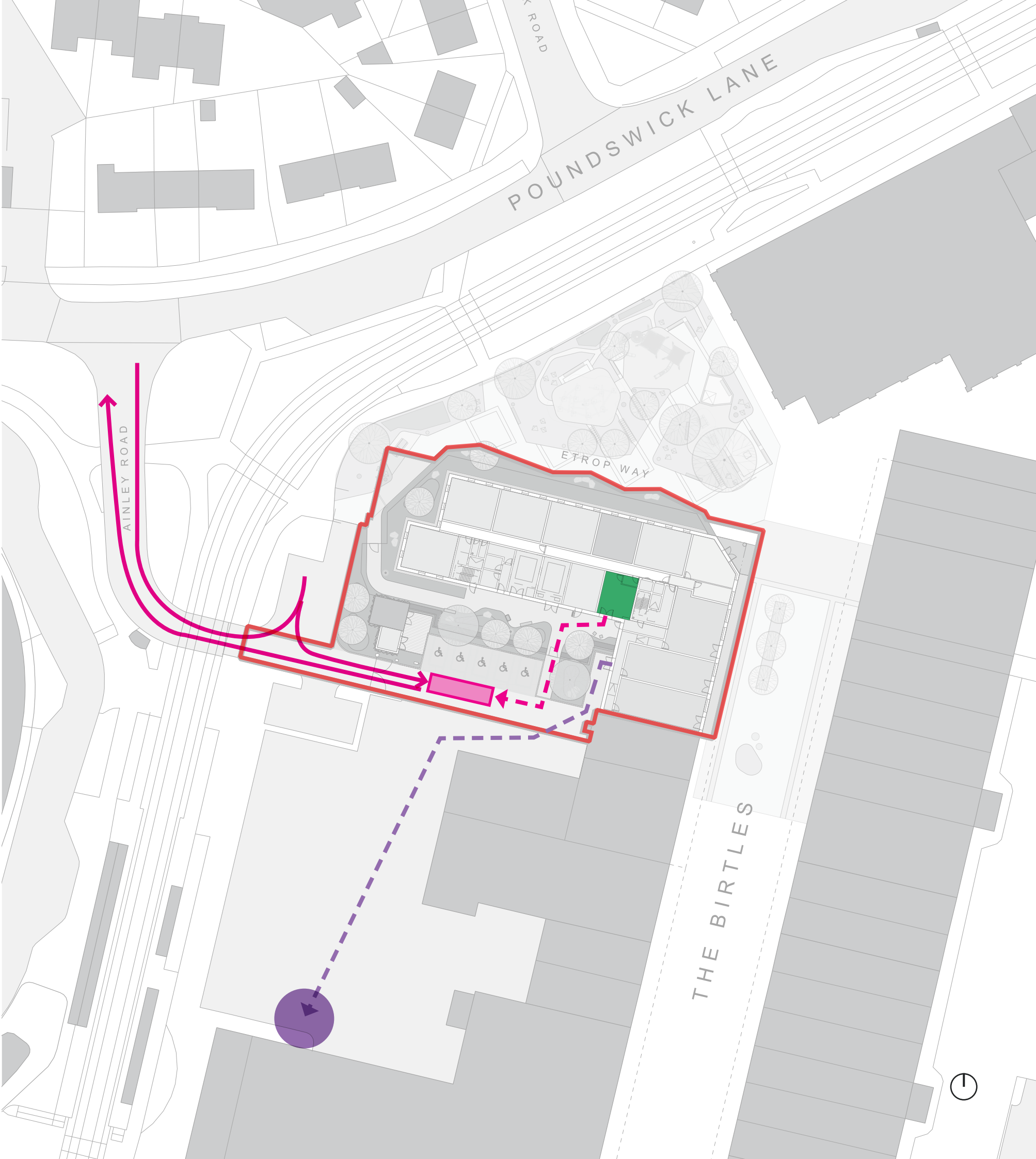
Calculation:
81 apartments x 0.43 sqm = 34.83 sqm (min required space)
Refuse room provision: 37 sqm

Refuse collection vehicles access the site from Poundswick Lane via Ainley Road and their associated movements have been tracked through the landscape masterplan to ensure movements are appropriate. The refuse recepticals will be moved from the internal store to the refuse collection vehicle as indicated.

As per MCC Guidance, the retail must be provided with a seperate waste collection strategy from the residential uses. The retail spaces make use of the wider Wythenshawe Town Centre and utilise a common store and collection strategy already in place. They will have direct rear-door access from each unit to deposit waste at the common store.

Key:

- Residential Refuse Room
- Refuse Vehicle Stopping Location
- Refuse Receptical Movement to Refuse Vehicle
- Notional Refuse Vehicle Movement Route
- Retail Refuse Store Deposit Route



8.0 SITE STRATEGIES

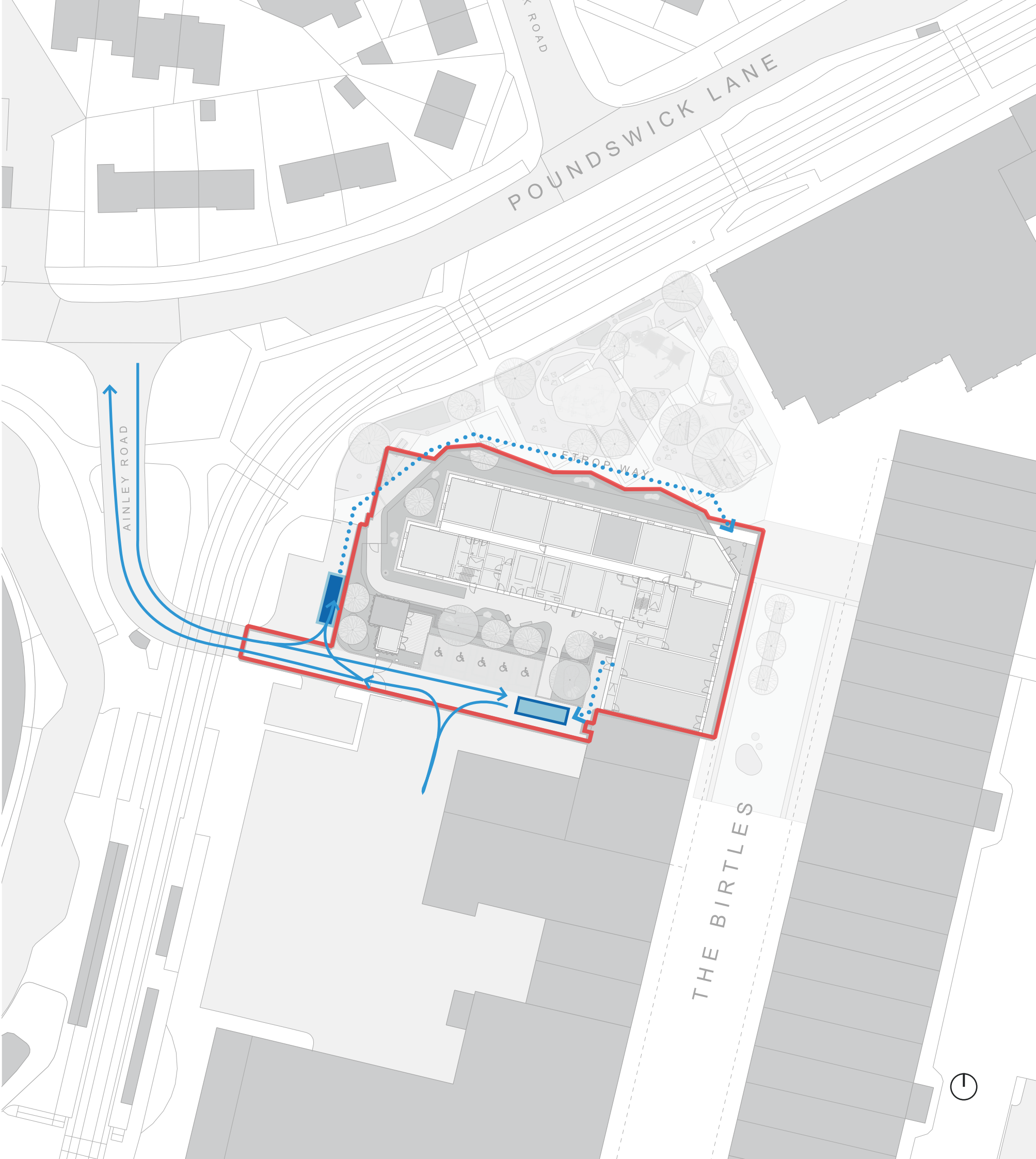
8.6 Loading & Deliveries

The block utilises an existing on-street loading bay / turning area to the West of the site for any resident deliveries.

Retail deliveries will be able to access the service yard and move close to the rear-access door provision to the retail units.

All vehicles access the site from Poundswick Lane via Ainley Road and their associated movements have been tracked through the landscape masterplan to ensure movements are appropriate.

- Key:
- Loading Bay Area (resident)
 - Loading Bay Area (retail)
 - ➡ Loading Bay Vehicle Movement Route
 - ⋯➡ Loading Bay Person Movement Route



8.0 SITE STRATEGIES

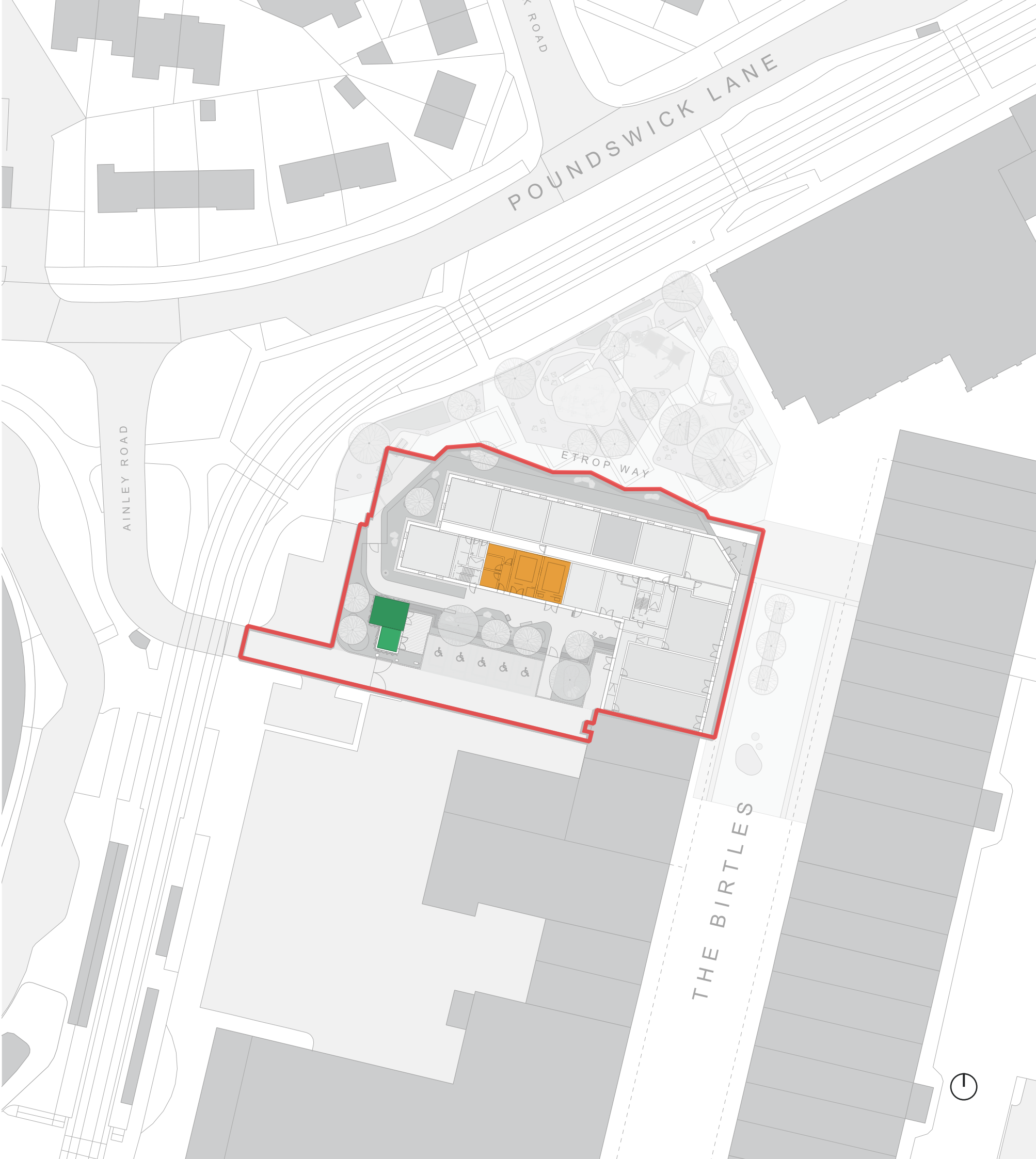
8.7 MEP Plant

MEP Plant rooms have been located to reduce impact on active ground floor street edges by placing on elevations with least impact (i.e. rear elevations with less prominence), where possible.

The proposals include the requirement for the retention of the existing substation to the South-west of the site. The proposals include a small addition to house a generator.

Key:

- Plant Space
- Substation / Generator



8.0 SITE STRATEGIES

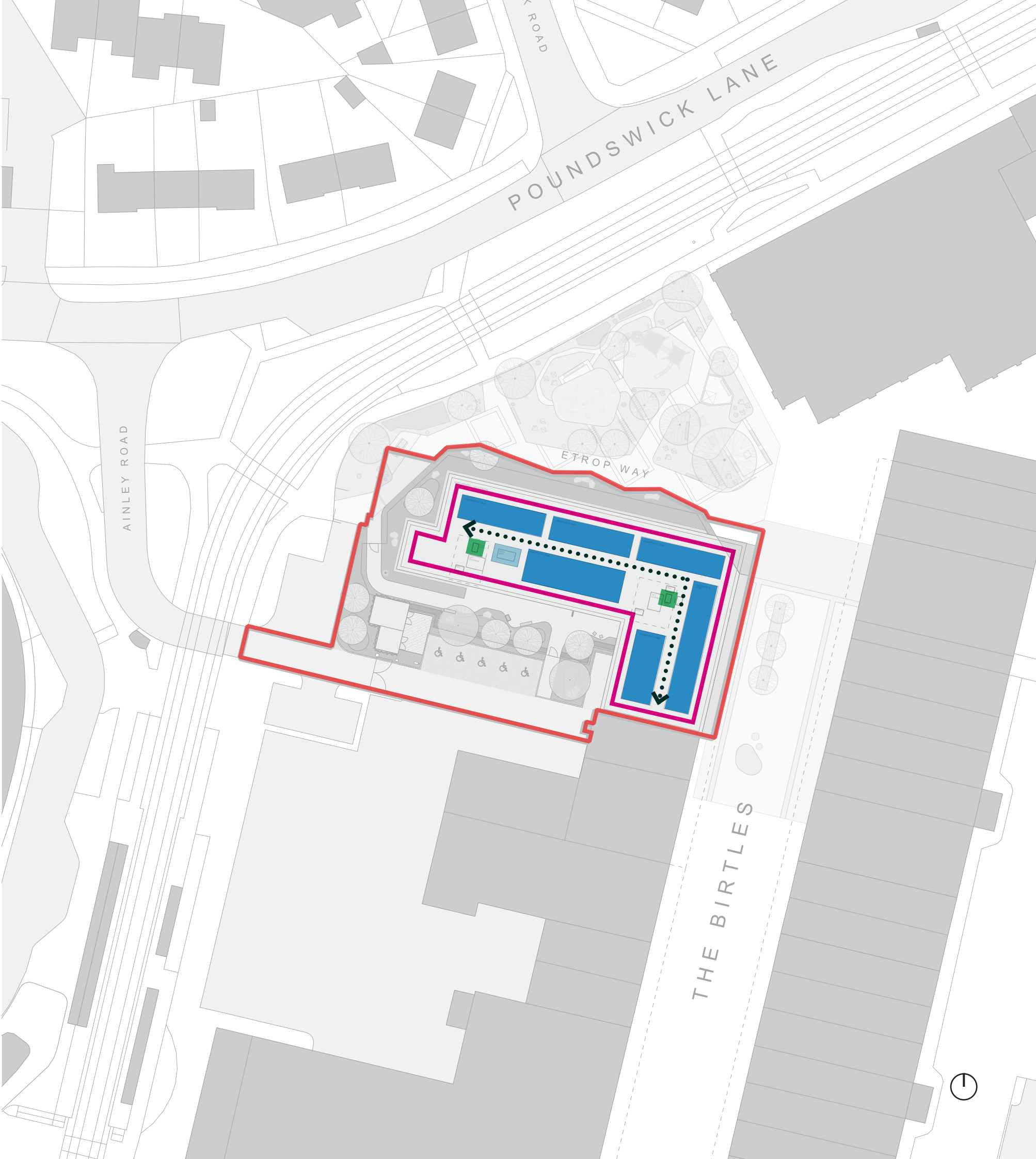
8.8 Roof Access

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

Access is restricted (no resident access) to roof level for maintenance and testing of roof plant, cleaning and general maintenance of the roof system and photovoltaic (PV) panels. Access to roof level is provided via fixed ladders in the cores that meet a low-profile roof hatch.

Roof edges are proposed to be protected by erectable guarding at 1200mm above roof level when erected.

- Key:
- Access Hatch Location
 - Roof Access Route
 - Erectable Guarding
 - PV Array
 - Roof Plant



8.7 **SERVICING & MAINTENANCE**

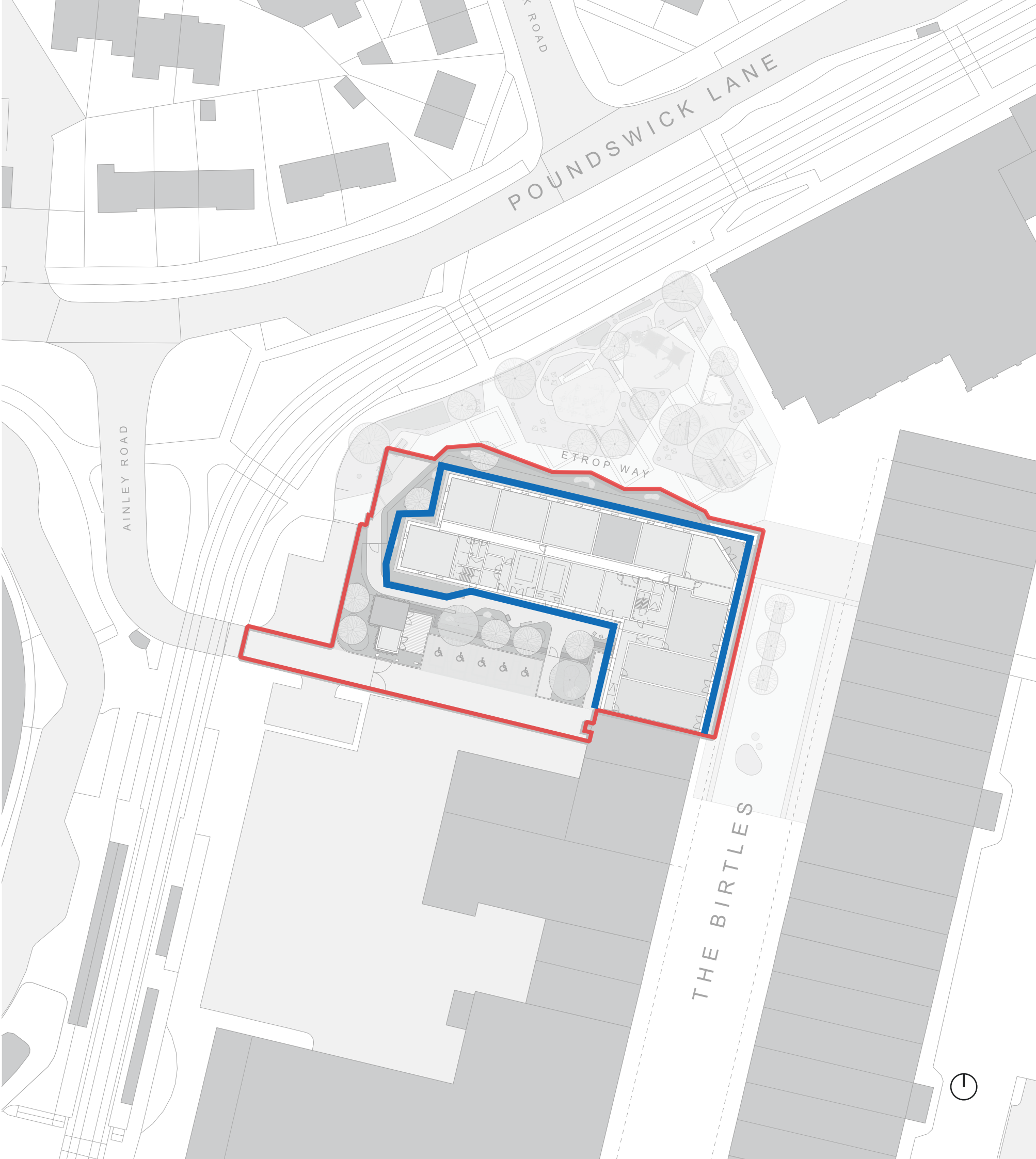
8.9 Facade Cleaning & Maintenance

Co-ordination with the landscape proposals has been undertaken to ensure that allowance around the perimeter of the scheme can be accommodated to allow sufficient access for cleaning and maintenance of the facade.

Primarily the buildings will be cleaned by telescopic pole washers from ground level. When required, the facades may be accessed via appropriate MEWP, scissor lift or scaffolding for more rigorous cleaning or maintenance.

Key:

 Cleaning & Maintenance Access



8.7 SERVICING & MAINTENANCE

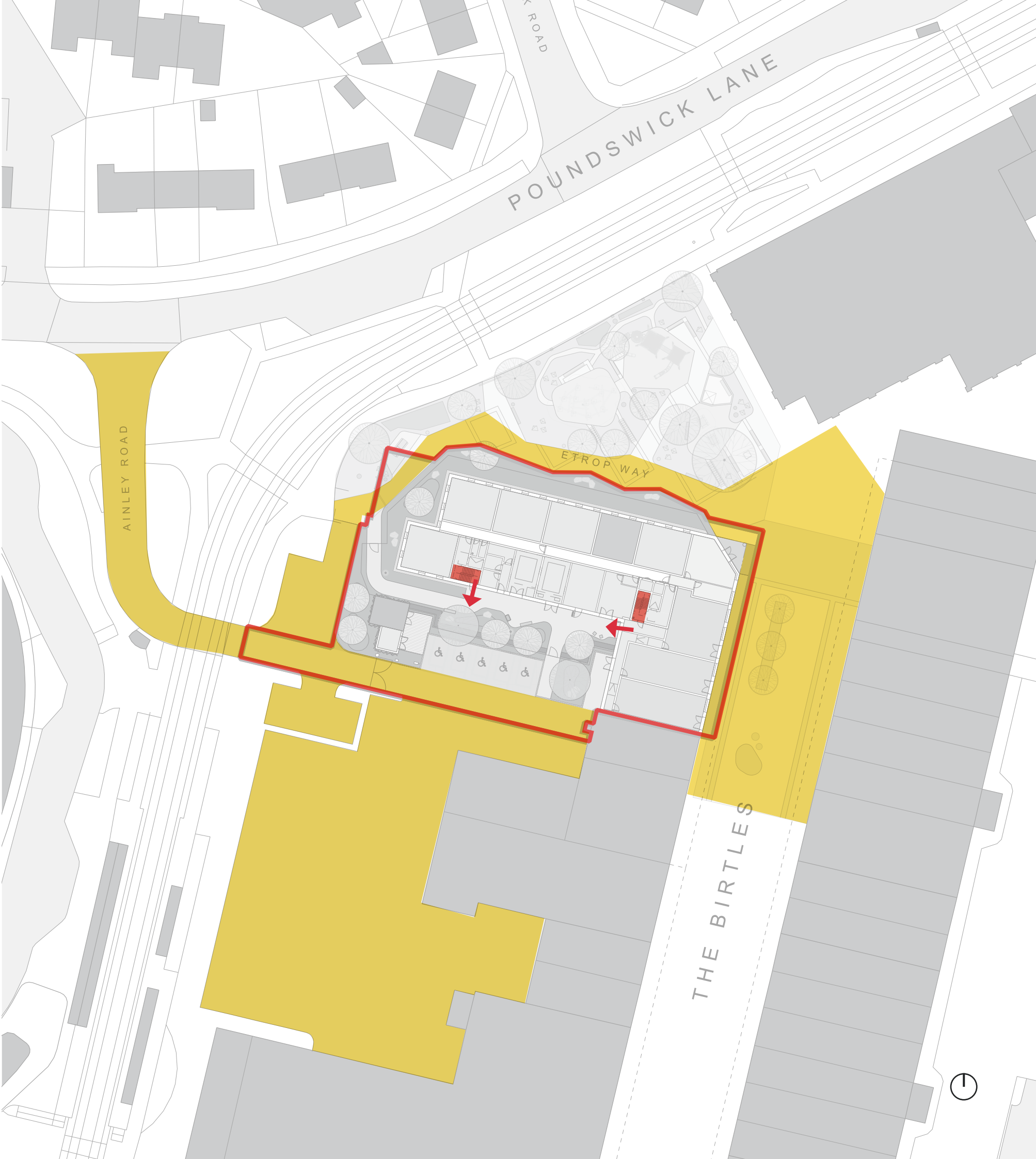
8.10 Fire-Fighting

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

All stairs have direct protected egress to the external environment.

Key:

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



9 SUMMARY

9.0 SUMMARY

9.1 Executive Summary

In summary, the application for Detailed Planning Permission is submitted having shown consideration to the Wythenshawe Development Framework (2023) which was developed to guide the wider regeneration proposals in Wythenshawe (see section 2.3).

These proposals have undertaken subsequent consultations with a range of stakeholders from MCC and Local Councillors to community groups and public engagement. These have been summarised and expanded upon in the relevant sections within this report or with further detail provided within the separate Statement of Community Involvement, prepared by Font Communications.

We believe that we have illustrated in this document a proposal which can meet the following key objectives:

- Residential-led mixed use redevelopment.
- High-quality architectural design that complements the local Wythenshawe context.
- Buildings set within the Wythenshawe Town Centre context with active frontage to primary streets.
- Creation of a new and distinctive place for Wythenshawe.

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

9.0 SUMMARY

9.2 Final View: Corner of the Birtles / Etrop Way



Image Credit: OurStudio

APPENDICES

A APPENDIX

AREA SCHEDULES

A

AREA SCHEDULES

C2 The Birtles

FeildenCleggBradleyStudios

Wythenshawe: C2 The Birtles / Plot C2

Manchester, UK

Stage: 2+

Date: 26.11.25

Revision: P05

Schedule: Area Schedule

Proposed Storey	1	2	3	4	5	6	TOTALS	
Proposed Level	GF	1	2	3	4	5		
PLOT C2								
Areas								
Residential NIA (sqm)	360	893	893	893	888	888	4,815	
Residential NIA (sqft)	3,880	9,614	9,614	9,614	9,555	9,555	51,831	
Office / Retail NIA (sqm)	268	-	-	-	-	-	268	
Office / Retail NIA (sqft)	2,885	-	-	-	-	-	2,885	
Block GIA (sqm)	1,144	1,157	1,157	1,157	1,157	1,157	6,929	
Block GIA (sqft)	12,318	12,452	12,452	12,452	12,452	12,452	74,579	
Notional Net to Gross (%)	54.9%	77.2%	77.2%	77.2%	76.7%	76.7%	Overall	73.3%
Unit Mix								
Apartment: 1Bed 2persons	1	5	5	5	5	5	26	32%
Apartment: 2Bed 3persons	5	10	10	10	10	10	55	68%
Total	6	15	15	15	15	15	81	100%
OTHER								
Notional Generator (sqm)	13						13	
Notional Generator (sqft)	140						140	

NOTES

-

Area conversion for sqm to sqft: 10.7639

-

Residential NIA is based on total area within party walls (NSA to be defined separately for WS3-end, if required)

-

All plots are subject to design development beyond planning in Stage 3 and 4

-

Retail NIA is based on footprints of the indicative sub-divisions of <100sqm tenant units

-

Notional generator is not included in the total areas, as external to existing substation

B APPENDIX

LIST OF SUBMITTED DRAWINGS

B

LIST OF SUBMITTED DRAWINGS

LOCATION DRAWING

1:1250 @ A3

18702-FCB-ZZ-ZZ-D-A-0001 - Location Plan

EXISTING DRAWINGS

SITE PLAN

1:500 @ A1

18702-FCB-ZZ-ZZ-D-A-0101 - Existing Site Plan

DEMOLITION PLAN

1:500 @ A1

18702-FCB-ZZ-ZZ-D-A-0111 - Demolition Plan

SITE SECTIONS

1:200 @ A1

18702-FCB-ZZ-ZZ-D-A-0201 - Existing Site Sections

PROPOSED DRAWINGS

SITE PLAN

1:500 @ A1

18702-FCB-ZZ-ZZ-D-A-0401 - Proposed Site Plan - Apartment Block

GA PLANS

1:100 @ A1

18702-FCB-AB-CF-D-A-0411 - Proposed Plan - Apartment Block - Ground Floor

18702-FCB-AB-ZZ-D-A-0412 - Proposed Plan - Apartment Block - Level 01-03

18702-FCB-AB-ZZ-D-A-0415 - Proposed Plan - Apartment Block - Level 04-05

18702-FCB-AB-ZZ-D-A-0417 - Proposed Plan - Apartment Block - Roof

GA SECTIONS

1:100 @ A1

18702-FCB-AB-ZZ-D-A-0611 - Proposed Section - Apartment Block

GA ELEVATIONS

1:100 @ A1

18702-FCB-AB-ZZ-D-A-0711 - Proposed Elevation - Apartment Block - North

18702-FCB-AB-ZZ-D-A-0712 - Proposed Elevation - Apartment Block - South

18702-FCB-AB-ZZ-D-A-0713 - Proposed Elevation - Apartment Block - East

18702-FCB-AB-ZZ-D-A-0714 - Proposed Elevation - Apartment Block - West

18702-FCB-AB-ZZ-D-A-0751 - Proposed Generator

BAY STUDIES

1:20 @ A1

18702-FCB-ZZ-ZZ-D-A-0801 - Proposed Bay Studies - Ground & Typical Condition

18702-FCB-ZZ-ZZ-D-A-0802 - Proposed Bay Studies - Roof & Typical Condition

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+44 (0)161 883 2544

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+44 (0)20 7323 5737

Project Reference: 2141

**Feilden
Clegg
Bradley
Studios**