

Statement of Community Involvement

Old Mill Street

Client: Zentra Group Plc

02/09/2026

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Document Issue Sheet

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1.0	August 2026	DRAFT	28/08/2026	KM	AS	KM
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1

Executive Summary

Executive Summary

This Statement of Community Involvement (SCI) sets out the pre-application consultation undertaken by Zentra Group Plc in relation to the proposed residential development at Old Mill Street, New Islington, Manchester.

The consultation process was designed to provide local residents, elected representatives and other interested parties with an opportunity to understand the proposals, engage directly with the project team and provide feedback prior to the submission of the planning application. The engagement strategy comprised a public consultation event held on 20th August 2026, a dedicated feedback questionnaire available in both paper and online formats, direct engagement with local councillors and a widespread promotion through leaflet distribution.

Despite the best efforts of the project team to provide a platform for members of the public to view and comment on the proposals, attendance at the public consultation event was lower than anticipated, with only 3no. members of the public attending in person and filling out the physical feedback form. There were however no responses recorded via the online consultation survey which was made open for a week from the day of the public consultation. Analysis of the responses demonstrated that all the participants were local residents from the New Islington area.

With only three survey responses, the possibility of drawing extensive analysis is limited. The lack of attendance and limited response to the survey could be interpreted as indifference towards the proposals due to the fact that the site has previously been consented for residential development, or a general consensus that the site is due to be delivered in any case (as a vacant plot within an otherwise comprehensively regenerated area of the city).

The three respondents believe that there is a need for new homes in Manchester, that the site is an appropriate location for a residential scheme and that the proposals will provide a good range of apartment typologies in the local area. Overall, they were supportive of the redevelopment of the site, recognising that the wider area has been the subject of ongoing regeneration efforts.

This SCI demonstrates that the applicant has undertaken a proportionate programme of pre-application engagement, carefully considered the feedback received and used the consultation process to help inform the final proposals. The consultation exercise has provided valuable insight into local priorities and has contributed to a balanced understanding of both the benefits of the scheme and the concerns raised by local stakeholders.

1

Introduction

1. Introduction

1.1 This Statement of Community Involvement (SCI) has been prepared by Enabl on behalf of the applicant, Zentra Group Plc. The Statement accompanies a planning application for the proposed development of a residential apartment building on a vacant site located on Old Mill Street.

1.2 The SCI has been produced to assist Manchester City Council in its assessment of the application. It details the pre-application consultation activities that have been undertaken to inform the final scheme and should be read in conjunction with the other documents that have been submitted in support of the application.

1.3 The submitted planning application is seeking planning consent for:

"Erection of a residential apartment building comprising 41no. dwellings (Use Class C3), together with landscaping and associated works."

1.4 This document highlights the applicant's commitment to pre-application community engagement and explains the consultation activities that have been undertaken.

1.5 The content of the SCI includes:

- Methods of community involvement that were used;
- Details of the feedback received;
- Analysis and conclusions from the data; and
- Responses to public comments.

MCC Statement of Community Involvement (2025)

1.6 Manchester City Council Statement of Community Involvement sets out the council's intentions to involve all sectors of the community in the planning process.

1.7 Section 2.2 states: *"Community involvement in planning policy preparation is a continuous process of engagement with residents and people who work within the City, rather than a series of one-offs. We will use a selection of the methods above depending on the scope of the consultation and the resources available. At each stage we will explain clearly why we are asking for your views and what the planning policies are aiming to address; we will listen to what you tell us and will try to shape policies accordingly. Where necessary, we will explain why we haven't been able to take on board all of your suggestions. This approach is in line with the Council's Our Manchester Strategy, which puts people at the centre of everything that we do"*

1.8 The applicant has therefore followed the guidance contained in the Manchester City Council SCI during the development of their pre-application engagement approach.

National Planning Policy Framework (August 2026)

1.9 The National Planning Policy Framework (NPPF) encourages pre-application consultation. Policy DM1 states that proposals for major development should *"be informed by early engagement with neighbours and the local community, as well as with the local planning authority, statutory consultees, infrastructure providers, registered providers of social housing and other relevant bodies where appropriate, to identify and seek to resolve key planning matters prior to the submission of a planning application."*

Project Team

1.10 For the purpose of this SCI, the 'project team' comprises:

- Zentra Group Plc (Applicant);
- Buttress (Lead Architect);
- Enabl (Planning Consultant).

2

Methodology

2. Consultation Methodology

2.1 The applicant has demonstrated a commitment to engage with residents and interested groups in the immediate area surrounding the application site. The consultation process was guided by the following principles:

- Openness and transparency – ensuring information regarding the proposals was made publicly available and that stakeholders were provided with opportunities to review the proposals and submit feedback. This encourages a level of trust between the developer and the community.
- Inclusive engagement – providing a range of opportunities for participation through a combination of in-person and online consultation activities, enabling engagement with a broad range of stakeholders. The public consultation event was inclusive to ensure that no one group felt marginalised throughout the process.
- Meaningful engagement – Ensuring feedback received through the consultation process was reviewed by the project team and used to inform the development of the proposals and supporting planning application documentation. Significant efforts have been made to ensure community contact remained available beyond the consultation event, itself. This included keeping the online feedback form open for a week, providing additional time for residents and stakeholders to submit comments at their convenience.

Community Engagement

2.2 The project team has been committed to ensuring that local residents, elected representatives and community stakeholders have had an opportunity to participate in discussions regarding the future of the site and contribute to the development of the proposals. The consultation programme was designed to provide local residents, elected members, community organisations and other interested stakeholders with an opportunity to review the emerging proposals, understand the rationale for the development and provide feedback prior to the submission of the planning application.

2.3 The consultation strategy was designed to ensure that stakeholders could engage with the proposals in a manner that was accessible and proportionate to the scale of the development. The approach combined face-to-face engagement with an online feedback opportunity, enabling a wider range of stakeholders to engage with the proposals.

2.4 The principal element of the consultation programme was a public consultation event, where members of the public were able to review exhibition boards, discuss the proposals directly with members of the project team and provide feedback on the emerging scheme.

2.5 The consultation strategy, shared within the project team in preparation of the consultation event, sought to:

- Present clear and accessible information regarding the proposed development;

- Provide opportunities for stakeholders to discuss the proposals directly with members of the project team;
- Invite feedback on the principal planning considerations associated with the development;
- Capture both quantitative and qualitative feedback through structured questionnaires; and
- Inform the ongoing development of the planning application and accompanying technical assessments.

2.6 The consultation exercise comprised a number of complementary engagement activities, including:

- A public consultation event attended by representatives of the applicant and project team;
- Distribution of consultation leaflets to nearby residents and businesses;
- Exhibition boards describing the proposals, rationale and anticipated benefits of the development;
- An online consultation questionnaire; and
- Paper feedback forms available at the consultation event.

2.7 The consultation materials were prepared to provide a consistent source of information regardless of how stakeholders engaged with the process.

2.8 Feedback received through the consultation process was collated and reviewed by the project team. The findings of the consultation have informed the preparation of the planning application and are summarised within this Statement of Community Involvement.



3

Public Consultation

3. Public Consultation

Promotion

3.1 Using the site boundary as a guideline and focusing on the community and residents closest to the site, the public consultation event was promoted via leaflet drop to addresses in and around Old Mill Street. Approximately 4,513no. A5 leaflets promoting the event (Appendix 1) were booked for distribution to households and businesses within the consultation zone (Appendix 2) by a third-party distribution company. The leaflet drop was booked for w/c 10th August, over a week prior to the in-person event on 20th August to give sufficient notice for residents to attend. Confirmation was received from the third-party distributor on 11th August that the leaflet drop was completed as booked in the week of 10th August.

3.2 The following delivery route was confirmed by the distributor:

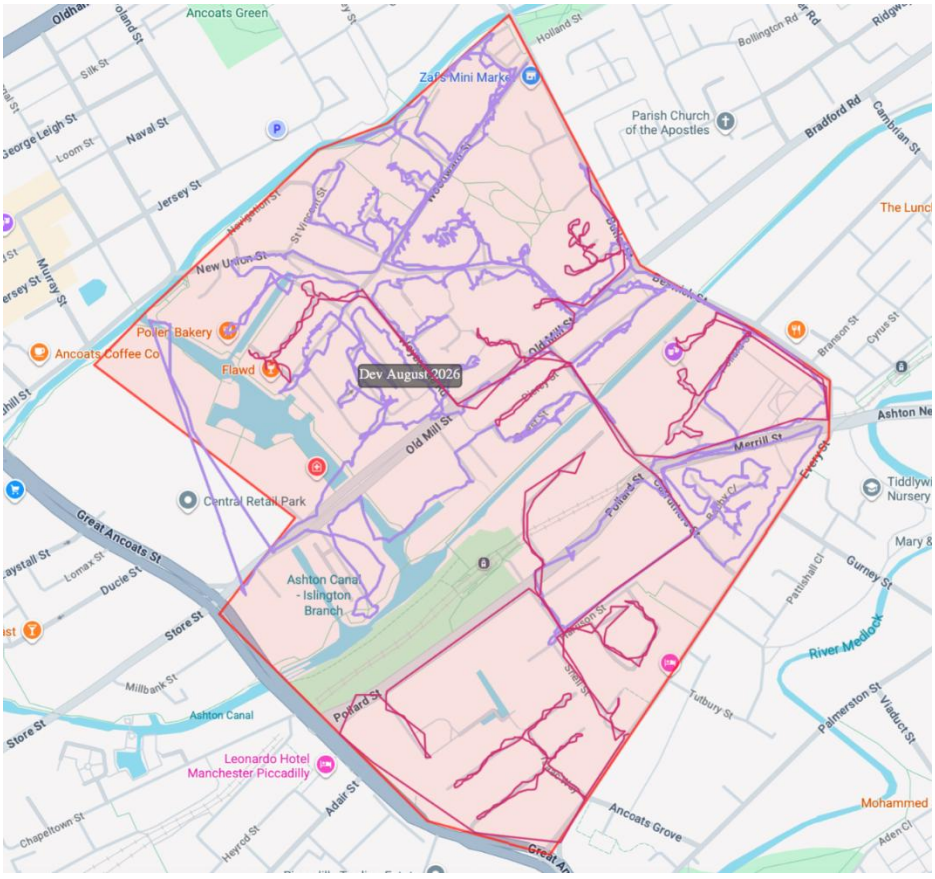


Figure 1: Confirmed distribution route

3.3 Invitations to discuss the proposals ahead of the public consultation programme were sent out personally by the project team via email (Appendix 3) to Councillors for the Ancoats and Beswick ward. Two Councillors responded via email, both of whom were separately interested in meeting prior to the public consultation programme to discuss the proposals in more detail and have their questions answered.

In-Person Exhibition Event

3.4 The event took place on Thursday 20th August 2026 at Bridge5Mill, 22A Beswick St, Manchester.

3.5 There was a one-hour slot (15:00 – 16:00) allocated for Councillors who were invited directly in prior meetings, with the times advertised to members of the public as 16:00 – 19:00. Councillors were also advised that they could stay and attend the rest of the session following the allocated hour.

3.6 Staff from across the project team and applicant team attended the event to speak with attendees about the proposals and respond to any queries and concerns.

3.7 The project team prepared 8no. A1 exhibition boards showcasing various elements of the proposals (Appendix 4). The boards covered the following areas:

- The Vision;
- The Site;
- Massing & Form;
- Dwellings;
- Materiality;
- Scheme Comparison;
- Timeline; and
- CGIs.

3.8 Depending on individual preference, the 3no. attendees were able to either review the consultation boards at their own pace or be taken round by a member of the project team who guided them through each section.

3.9 Feedback forms (Appendix 5) were available to complete at the event. The questions were also made available via an online version of the same questionnaire via Microsoft Form, with QR codes available in the venue on the day and on the leaflets previously sent across to neighbouring households and businesses.







Figure 2: Images from the public consultation event

4

Public Responses

4. Analysis & Conclusions

4.1 A total of 3no. feedback forms were received during the consultation period. The questionnaire comprised one respondent classification question, six structured questions relating to the proposals, and one free-text comments section that enabled respondents to provide more detailed feedback and observations (Appendix 5).

4.2 Responses were received via the in-person public consultation paper feedback forms.

4.3 Traditionally, an SCI summarises and analyses the feedback and data from members of the public and how (if applicable) this has informed the proposals.

4.4 Whilst attendance was limited, the consultation nevertheless provided an opportunity for residents and stakeholders to review the proposals and provide feedback. Given the small sample size, the findings should be interpreted as indicative rather than representative of the wider community.

Survey Responses

4.5 Three responses were received via the physical feedback forms. The table below sets out the questions and associated responses:

Question	Respondent 1	Respondent 2	Respondent 3
About You:	Local Resident	Local Resident	Local Resident
Postcode:	M4 6EE	M4 6EE	-
Do you think there is a need for new homes in Manchester?	Yes	Yes	Yes
Do you support the principle of redeveloping this site for residential use?	Yes	Yes	Yes
Do you agree that the proposals will introduce a good range of apartment typologies in the local area?	Yes	Yes	Yes

Are you supportive of the designs for the proposed development?	Yes	Yes	Yes
Do you think the proposals provide sufficient amount of amenity space for a development in this location?	Yes	Yes	No
What are your views on the proposal overall?	Supportive	Supportive but with concerns	No selection made on the feedback form, but this respondent verbally expressed support subject to concerns regarding amenity and parking
Please leave any other comments here:	Looking forward to see an empty lot made pretty	Present issues around parking in area	Welcome the plan but parking an issue

Table 1: Survey Responses

4.6 It is valuable to recognise that two of the three respondents provided postcodes within the M4 area, indicating that the majority of participants were local residents living within, or in close proximity to, the Ancoats and New Islington neighbourhoods. As such, the feedback received can be considered reflective of views from individuals with a direct connection to the area and a vested interest in its future development, providing valuable insight into local perceptions of the proposals.

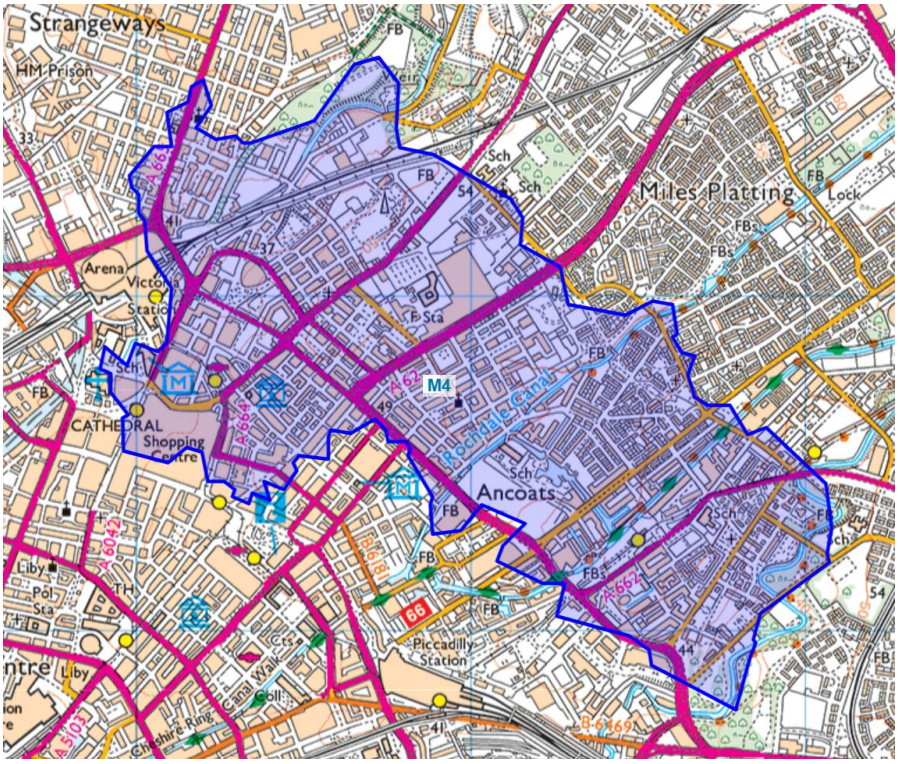


Figure 3: M4 Postcode Area

Summary of Quantitative Findings

4.7 Taken together, the quantitative survey results demonstrate a clear and consistent position amongst respondents. All the respondents believe that there is a need for new homes in Manchester, that the site is an appropriate location for a residential development and that the proposals will provide a good range of apartment typologies in the local area.

4.8 The respondents are also all supportive of the designs for the proposals with some noting their appreciation for how the current proposals is more sympathetic to the heritage assets on site, notably the Ancoats Dispensary immediately adjacent. When discussing the 'Scheme Comparison' public consultation board, respondents noted that the material quality responds more to the local context, as compared to what was previously approved in 2025, and hence they are more welcoming of the current proposal.

4.9 One respondent did not consider the proposed level of amenity space sufficient. The project team has considered this concern in the context of the site's constrained urban location and the proposed on-site communal amenity provision. The detailed planning assessment of amenity provision is set out in the supporting application documents.

4.10 Furthermore, the site's location within New Islington provides immediate access to a wide range of existing public open spaces, canal-side walking routes and recreational opportunities, which complement the on-site amenity offer. On balance, it is considered that the proposals provide a level of private and communal amenity space that is appropriate for a highly sustainable city-fringe location and consistent with the character of comparable residential developments in the surrounding area.

4.11 The quantitative data therefore indicates a strong degree of support for the proposed development amongst those who were present and participated in the consultation exercise. This represents an important consultation outcome and provides valuable insight into local community views. The following sections of this Statement of Community Involvement consider the qualitative feedback received and the main theme arising from respondents' comments.

Qualitative Data

4.12 In addition to the structured questionnaire, respondents were invited to provide further comments through a free text question:

"Please leave any other comments here."

4.13 This question enabled respondents to explain their views in their own words and raise any issues which they considered relevant to the proposed development.

4.14 Parking was the principal theme raised during the consultation exercise, with two respondents expressing concerns regarding the potential for future residents to own vehicles despite the proposed car-free nature of the development. It is acknowledged that some future occupiers may choose to own a car; however, the proposed development has been specifically designed in response to its highly sustainable location, which affords excellent access to a range of alternative transport options. The site is situated within a short walking distance of New Islington Metrolink Stop, local bus services, Manchester city centre, canal-side walking and cycling routes, and a wide range of day-to-day services and facilities. As such, future residents will be less reliant on private vehicle use than would typically be the case elsewhere.

4.15 In addition, the accompanying Framework Travel Plan establishes a comprehensive strategy to encourage sustainable travel behaviour through a combination of physical infrastructure improvements, travel planning initiatives, information provision and measures aimed at influencing travel choice. The submitted Transport Statement also demonstrates that the development is anticipated to generate only a limited number of vehicle movements during peak periods, with a significant proportion of journeys expected to be undertaken by walking, cycling and public transport. Consequently, it is considered that the proposed car-free approach is both justified and appropriate in this location and aligns with wider local and national objectives of promoting sustainable patterns of development and reducing reliance on private vehicles.

Summary

4.16 Overall, attendance at the public consultation event was limited, resulting in a relatively small number of responses being received. Whilst the level of participation means that the findings cannot be considered representative of the wider community, the consultation process nevertheless provided local residents, businesses, elected representatives and other interested parties with a meaningful opportunity to review the proposals and provide feedback. The responses received have been carefully considered by the project team and have contributed to the final understanding of local views in relation to the proposed development.



Conclusion

5. Conclusion

5.1 This Statement of Community Involvement has demonstrated a proportionate programme of pre-application engagement undertaken by the applicant in advance of the submission of this planning application.

5.2 The consultation process provided local residents, businesses, elected representatives and other interested parties with a meaningful opportunity to review the emerging proposals, engage with members of the project team and provide feedback through direct engagement with ward Councillors and written responses from the public. A total of 3no. members of the public attended the consultation event, allowing for the subsequent collection of 3no. responses via the physical feedback forms.

5.3 The feedback received was generally supportive of the proposed development. Respondents recognised the need for housing development in Manchester and considered the application site to be an appropriate location for such investment, recognising the benefits associated with the redevelopment of this vacant brownfield site.

5.4 Engagement levels were relatively limited, with only a small number of participants attending the consultation event. Parking emerged as the principal concern, reflecting existing pressures within the local area rather than any specific objection to the principle or design of the proposed development. The feedback received has nevertheless provided a useful insight into local perceptions and has been carefully considered alongside the wider benefits of bringing this long-standing vacant brownfield site forward for redevelopment.

5.5 The feedback received has been carefully reviewed and considered alongside the technical evidence prepared in support of the application. The planning submission includes a range of supporting assessments which have examined the key issues raised through the consultation process and identified mitigation and enhancement measures where appropriate. Where relevant, the consultation feedback has informed the ongoing evolution of the proposals and supporting planning documents.

5.6 The consultation process has therefore provided a meaningful and proportionate opportunity for the community to engage with the proposals and influence their development. The feedback received has helped shape the application and has contributed to a balanced understanding of both the benefits of the scheme and the concerns raised by local stakeholders.

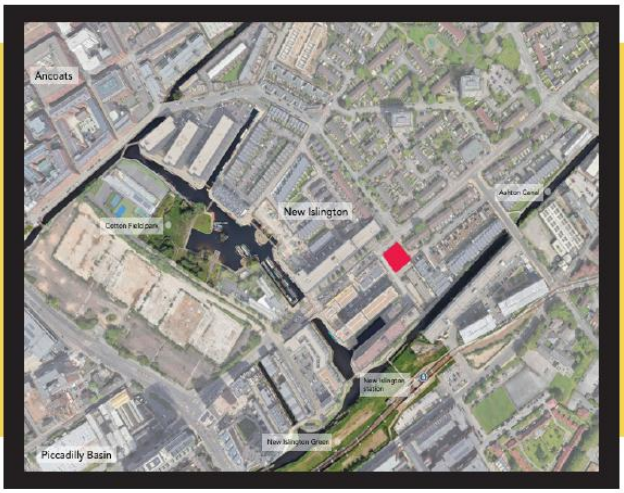
5.7 The applicant considers that the consultation exercise has been proportionate to the scale and nature of the proposed development and has successfully achieved its objective of facilitating meaningful community engagement prior to the submission of the planning application. The feedback received has informed the evolution of the proposals and has helped identify the matters that will require consideration during the determination of the application.

6

Appendices

Appendix 1 – Promotional Leaflet

High Quality, 100% Affordable Homes for Manchester's New Islington- Have Your Say



Plans are being brought forward for a high quality, design-led residential development at Old Mill Street, adjacent to the historic Ancoats Dispensary in New Islington.

The proposed development seeks to deliver 100% affordable homes, providing a mix of one-, two-and three-bedroom apartments to help meet local housing needs. The scheme has been carefully designed to create an attractive new neighbourhood, enhancing the streetscape with active frontages, improving connections to the surrounding area, and introducing new landscaping enhancements to create a greener, more welcoming environment.

Prior to the submission of a planning application, we would like to hear your views and offer the opportunity to provide feedback.

Join us at our drop-in consultation event to view the emerging proposals, meet members of the design team, ask questions and share your feedback!

To share your views on the proposals, please scan the QR code

Event Location:

Bridge5Mill
22A Beswick St
Manchester
M4 7HR

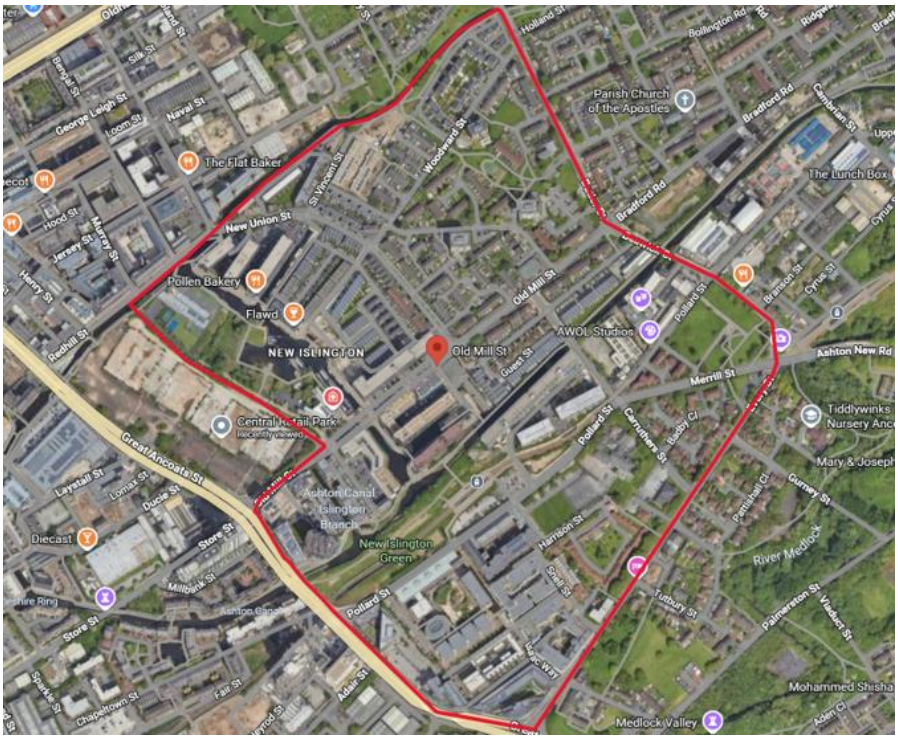
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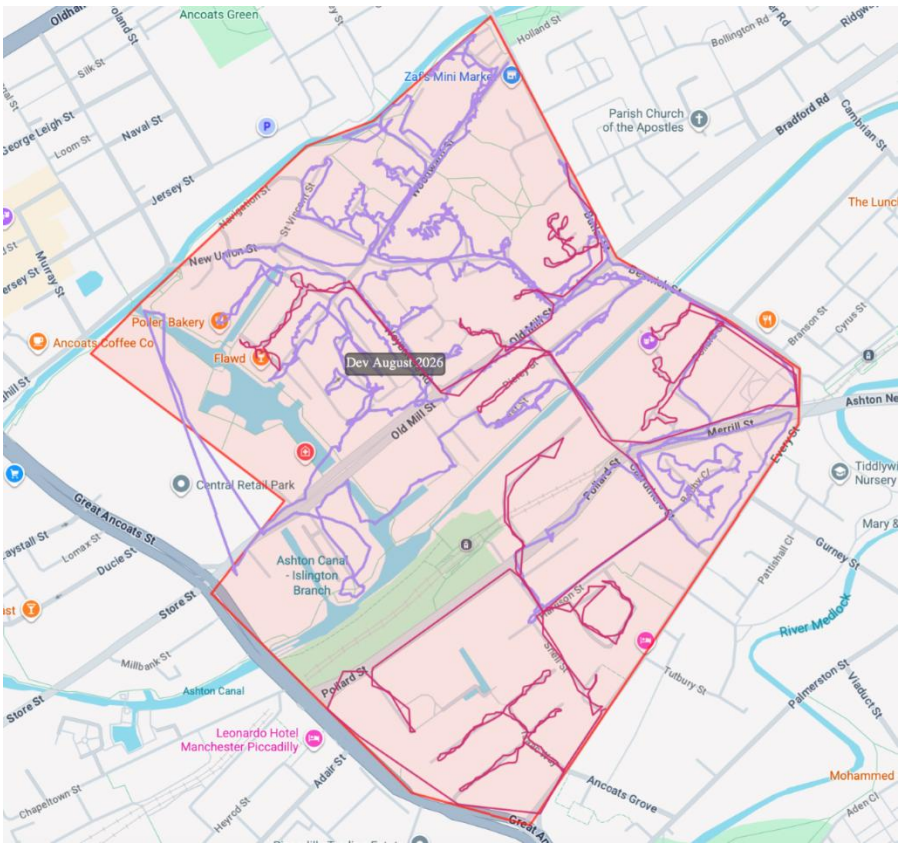
Thursday 20th August 2026
4:00pm - 7:00pm



enabl zentra GROUP PLC Buttress

Appendix 2 – Consultation Zone and Distribution Route





Appendix 3 – Email to Councillors

Subject: Proposed Housing Development at Old Mill Street, New Islington

Dear Councillor [Name],

I hope you are well.

I am writing on behalf of Zentra Group Plc to inform you of emerging proposals for a high-quality residential development at Old Mill Street, adjacent to the historic Ancoats Dispensary in New Islington, within your ward.

The proposals seek to deliver 100% affordable homes, comprising a mix of one-, two- and three-bedroom apartments, helping to meet identified housing needs within the area. The development has been designed to provide a high-quality addition to the neighbourhood, with active ground floor frontages, improved pedestrian connections, and enhanced landscaping to create a greener and more welcoming environment.

As an important ward member, we wanted to make you aware of the proposals at an early stage, ahead of the public consultation programme that we are currently preparing.

We would welcome the opportunity to meet with you to present the emerging proposals in more detail, answer any questions you may have, and seek your comments before consultation with the wider community begins.

Should you be available, we would be pleased to arrange a meeting at a time convenient to you.

We look forward to hearing from you.

Kind regards,

Appendix 4 – Exhibition Boards

THE VISION.

The proposals will transform a vacant site on Old Mill Street into a high-quality residential development. The design takes inspiration from the area's character and heritage, creating new homes and a landmark building that will contribute positively to the local neighbourhood.

Buttress enabl zentra



Inspired by Place

Responding to the character and heritage of the area.

A Distinctive Landmark

Creating a new gateway building for New Islington.

41 New Homes

Homes that support contemporary lifestyles. 41 high-quality Build-to-Rent homes

Shared Facilities

Shared resident spaces, secure cycle storage and resident facilities.

Quality Living

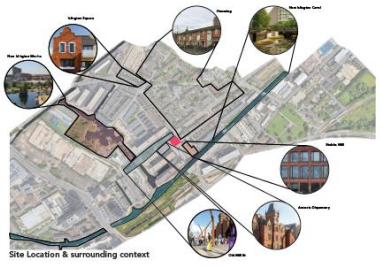
Designing spacious, well-considered homes for residents.

Accessible & Sustainable

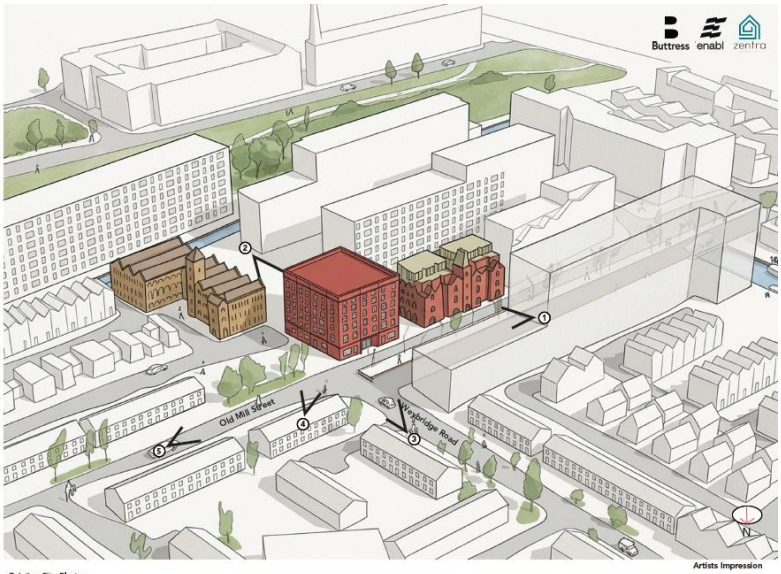
Creating a safe, inclusive and environmentally responsible development

THE SITE.

The development site is at the intersection of Old Mill street and Lampwick lane within the New Islington neighbourhood of Manchester. The area features a blend of different architectural styles and densities. Ancoats dispensary and Stubbs mill are key historic and landmark buildings in the area.



Site Location & surrounding context

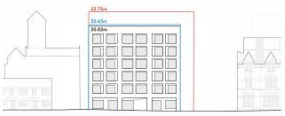


Existing Site Photos

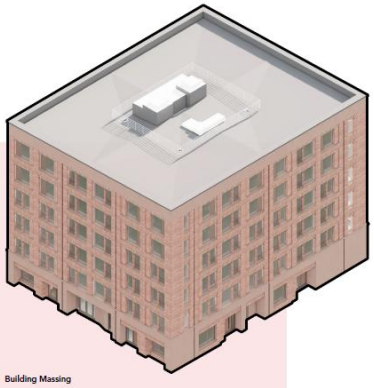


MASSING & FORM.

The proposals take inspiration from the character of the local area, including nearby heritage buildings such as Ancoats Dispensary. Through the use of brick, strong proportions and carefully considered detailing, the design creates a contemporary building that feels rooted in its surroundings while contributing positively to the future of the neighbourhood.



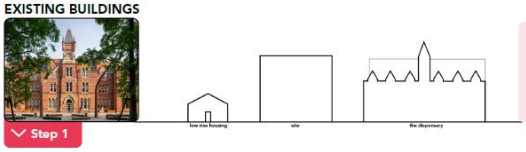
Previous Scheme Height Comparison



Building Massing

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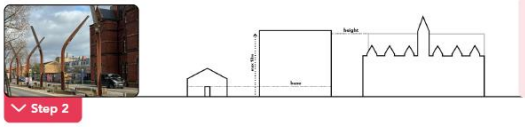
EXISTING BUILDINGS



Step 1

The site sits within a varied context of differing scales, materials and massing. Located at the threshold between low-rise housing and taller development, the building needs to mediate between these conditions.

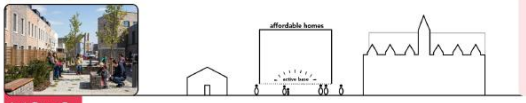
BUILDING HEIGHT



Step 2

The massing is informed by its context, drawing from the height of nearby taller developments and the dispensary, while adopting a more domestic expression in response to the adjacent low-rise housing.

ACTIVE BASE



Step 3

The base of the building adopts a more domestic character, with front doors and entrances activating the street edge. This level is expressed through a more tactile material palette.

GRID VERNACULAR



Step 4

Referencing the industrial character of Stubbs Mill, the façade adopts a structured grid and generous full-height openings, reinterpreting the neighbouring building's rhythm and proportions.

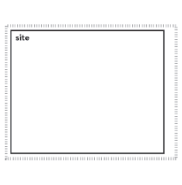
FACADE HIERARCHY



Step 5

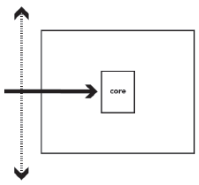
Referencing the dispensary, the façade is most open at ground level, with window openings gradually reducing in size as the building rises, creating a more solid expression at upper levels.

DWELLINGS.



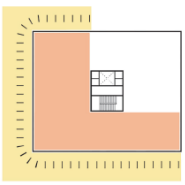
OPTIMISED FOOTPRINT

The concept is driven by the site footprint of approximately 25 × 28m, with an emphasis on maximising spatial efficiency within a constrained plot.



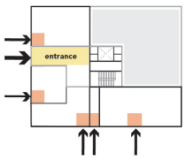
CENTRALISED CORE AND ENTRANCE

A centralised circulation strategy is established, with the core located at the centre and the main entrance aligned along the primary footway. This creates clear, legible movement through the building, allowing active spaces to wrap the façade.



ACTIVE FRONTAGE

Active ground-floor uses front Old Mill Street, with additional terraces and apartments along Lampwick Lane to enhance street activity and natural surveillance.



FRONT DOORS ON STREET

Front doors address Old Mill Street and continue around the building edges. Recessed entrances introduce a more domestic character, relating to the neighbouring low-rise housing

Buttress enabl zentra

ACCOMMODATION SCHEDULE

GROUND FLOOR	2B4P – 1 Unit 2B4P Duplex – 1 Unit 3B6P Duplex - 2 Units
FIRST FLOOR 1st Floor	1B2P – 3 Units 2B4P – 2 Units
TYPICAL FLOORS 2nd - 5th Floor	1B1P – 4 Units (x4) 2B4P – 4 Units (x4)

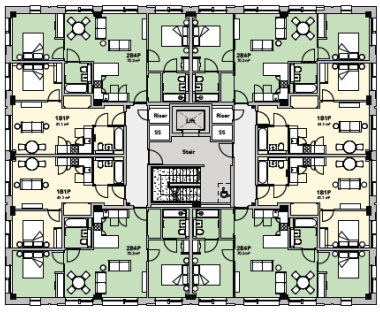
ACCOMMODATION MIX

1B1P – 19 (46%) 2B4P – 19 (46%)	1 bed
2B4P Duplex – 1 (2%) 3B6P Duplex– 2 (5%)	49% 2 Beds 3 Beds

SCHEME | 41 TOTAL HOMES



Ground Floor



Typical Floor

LANDSCAPING STRATEGY

The landscaping strategy looks at creating welcoming and semi-private terraces for street-facing apartments along Lampwick Lane and Old Mill Street. This is created using low level walls and railings with clay paved flooring to reference the public realm works along Old Mill Street.

Multi-stem shrubs are proposed along planting areas on Lampwick Lane and adjacent to the Stubbs Mill Access Road to provide softening and greenery to the streetscape.

This planting also provides a defensive barrier to provide apartments with security and privacy to street-facing windows and front doors.

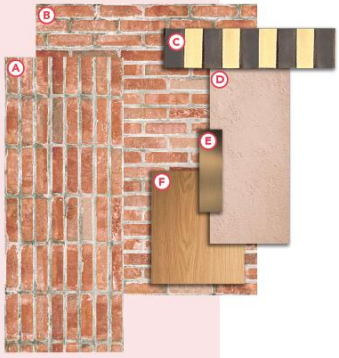
MATERIALITY.

The materiality and proportions of the proposals are heavily responsive to the detailing and textures found in the neighbouring context, this is particulary true for the Dispensary and Stubbs Mill

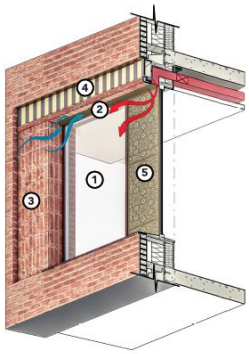




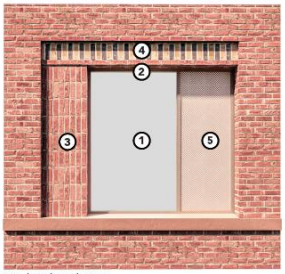
MATERIALS PALETTE



A - Red Brickwork, Stacked Soldier Bonding
B - Red Brickwork, Stretcher Bonding
C - Polychromatic Brickwork, Stacked Soldier Bonding
D - Pigmented Precast fair faced Coocrete
E - Bronze-effect Metalwork detailing
F - Oak-effect External Doors



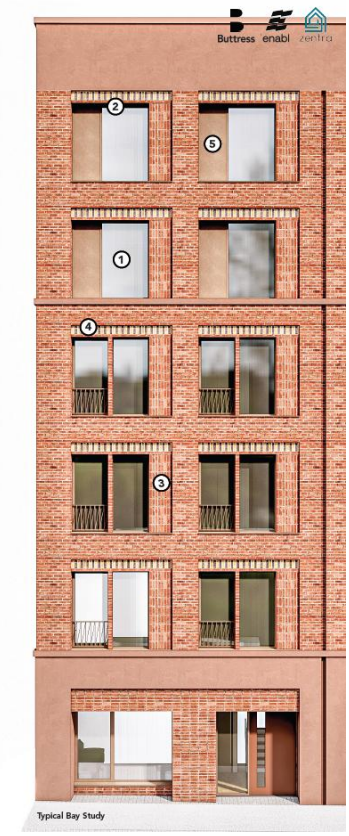
Typical Window - 3D



Typical Window - Elevation

KEY PRINCIPLES

1 Create Generous Simple Aluminium window designs which avoid transoms
2 Remove visible extract louvres on windows by integrating them into the head detail through the use of plenum box
3 Stack bond brick side panels, providing facade depth and articulation where smaller bedroom windows are required
4 Decorative polychromatic brick lintel created using alternating brick soldier coursing, referencing the arcoats dispensary
5 Solid open-able window panel, providing natural ventilation to upper



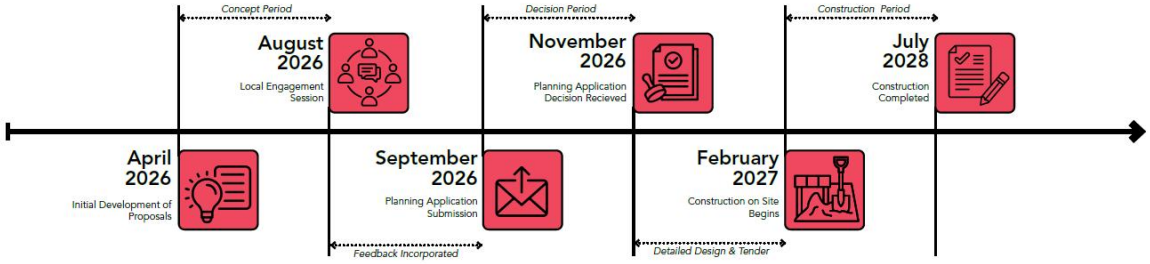
Typical Bay Study

SCHEME COMPARISON.

CW Studio Buttress enabl zentra

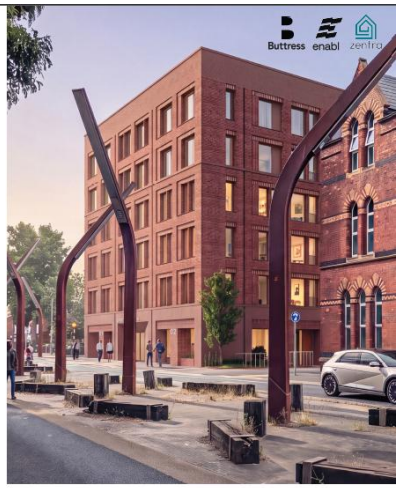
APPROVED URBAN SPLASH SCHEME - 2025		ZENTRA PROPOSALS - 2026
		
20.45 metres (6 Storeys)	TOTAL HEIGHT & STOREYS	20.02 metres (6 Storeys)
20x 1 Bedroom 1 Person Flats 20x 2 Bedroom 4 Person Flats 0x 3 Bedroom 6 Person Flats 40 Total Apartments	MIX	19x 1 Bedroom 1 Person Flats 20x 2 Bedroom 4 Person Flats 2x 3 Bedroom 6 Person Flats 41 Total Apartments
All single-storey apartments	APARTMENT TYPES	A Mix of single storey and duplex apartments
Commercial unit & resident's amenity	GROUND FLOOR USE	Street-facing family homes
Focuses on creating a unique build-to-rent apartment scheme which looks to become a landmark building on Old Mill Street	DESIGN CONCEPT	Focuses on responding and complementing the Dispensary and existing street-scape, while creating high quality homes
Vertical terracotta ribbed cladding	MATERIALITY	Textured red brick with a pigmented concrete base
Contains some accessible and adaptable homes	ACCESSIBILITY	All Homes are accessible and adaptable with a wheelchair user dwelling also being provided

TIMELINE.













BRICKFIELDS.

The building has been shaped to make efficient use of the site while maximising active street frontages, while creating modern homes and a high-quality residential environment. Ground-floor entrances, generous windows , and private terraces help animate the surrounding streets and create a safe and welcoming place to live.

41
Total new homes

1, 2, & 3
Bedroom Units

100%
Accessible and adaptable homes with 1 full wheelchair dwelling

HAVE YOUR SAY

Appendix 5 – Feedback Form

Have your say on our proposals for new residential development at Old Mill Street - Manchester!

We want to hear your views on our proposals and how we can best deliver high-quality affordable homes in Manchester.
Please complete the survey to give your views.

About You (please circle below) Postcode: _____

Local Resident Local Business Community Group Other

Your Views (please tick)

	YES	NO	NOT SURE
Do you think there is a need for new homes in Manchester?	☐	☐	☐
Do you support the principle of redeveloping this site for residential use?	☐	☐	☐
Do you agree that the proposals will introduce a good range of apartment typologies in the local area?	☐	☐	☐
Are you supportive of the designs for the proposed development?	☐	☐	☐
Do you think the proposals provide sufficient amount of amenity space for a development in this location?	☐	☐	☐

What are your views on the proposal overall? (please circle below)

Supportive Supportive but with concerns Opposed Not Sure

Please leave any other comments here:

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