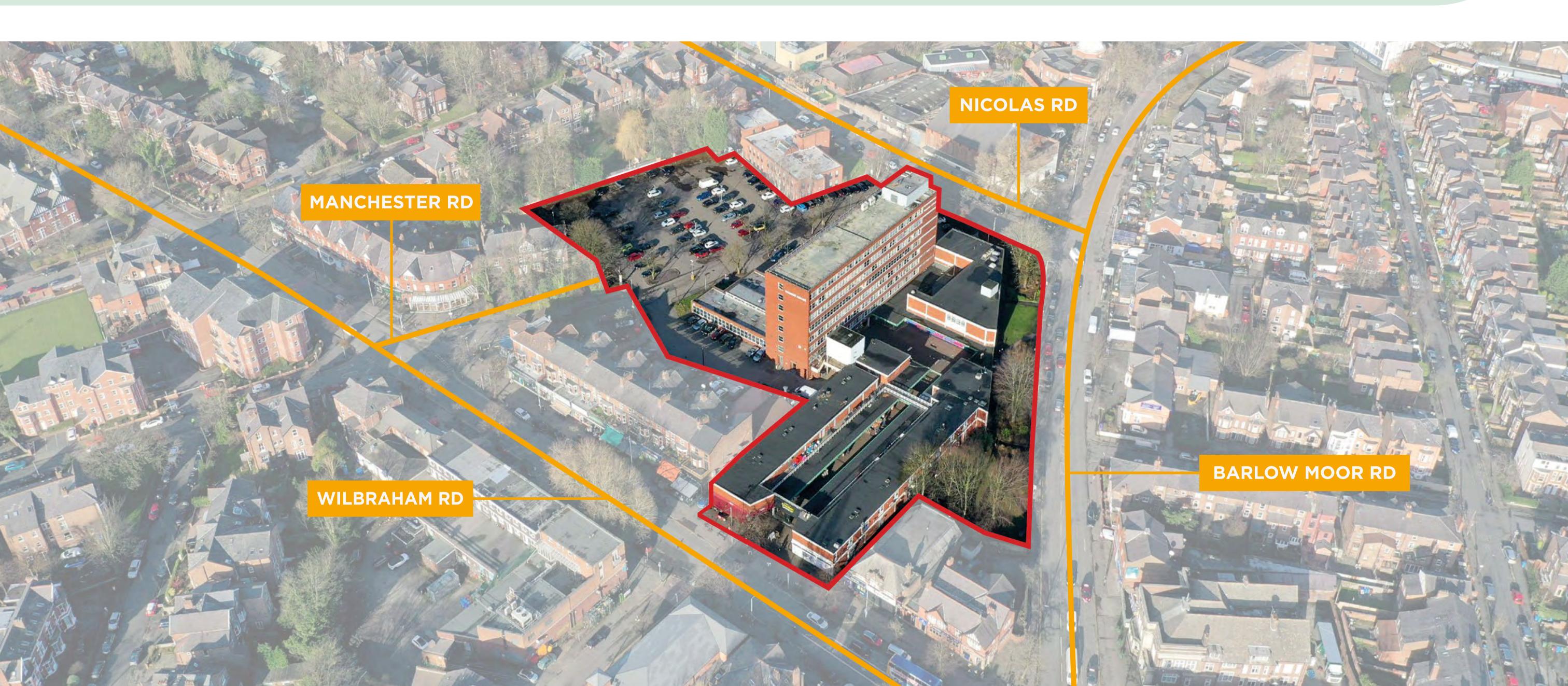
# JOIN THE CONVERSATION

Welcome to the community consultation on plans to transform Chorlton's existing shopping centre into a thriving new neighbourhood at the heart of the community.



Redline boundary of the development site

#### WHO ARE PJ LIVESEY GROUP?

We are a family-owned company based in Greater Manchester with a reputation for delivering regeneration to an exceptional standard. Founded in 1979, we have built our reputation through the renovation of some of the finest heritage properties across the UK as well as delivering high quality new build developments.

In Spring 2023, we were appointed by the Greater Manchester Pension Fund (who own the site) to design and deliver the next chapter for this important site. With the site allocated for housing-led development, we have appointed an experienced, talented team to ensure it is done to an excellent standard.

#### COMMUNITY CONSULTATION

Our second community conversation is open until Friday 8 December and we'd love to hear from you!

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## THE STORY SO FAR

Once home to terraced houses, the Chorlton Precinct and Graeme House opened in 1970. But today, the site's post-war buildings and 'precinct' style are no longer fit for purpose.

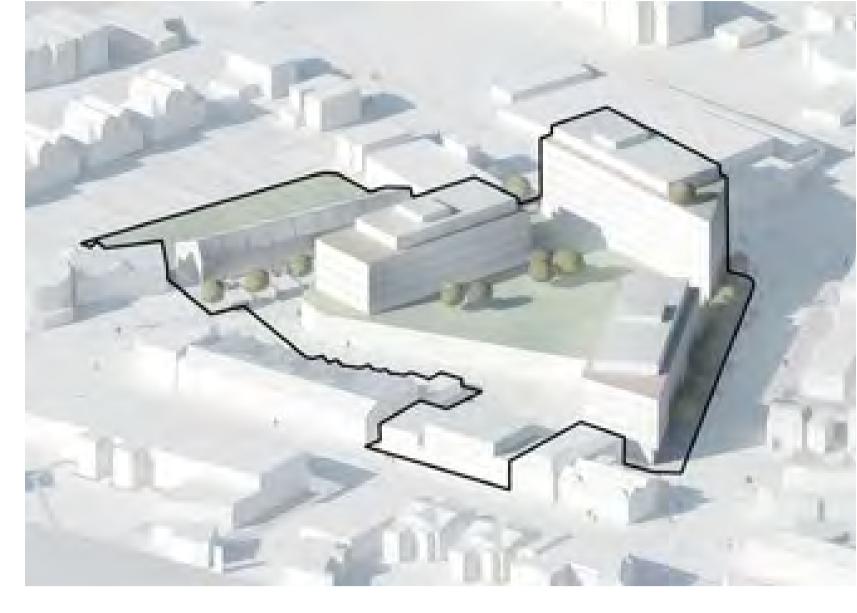
#### THE NEXT CHAPTER

A 2010 action plan for Chorlton set out ambitions to ensure its vibrant future as an attractive place to live. In 2017, a Development Framework Summary was adopted by Manchester City Council to guide development of this particular site.

The framework agreed the use of the land for a residential-led mixed use community and included several design principles. The guidance provides a steer on aspects such as:

- The design of new homes
- Retail units with active frontages
- Creating safe pedestrian and cyclist access
- Delivering new landscaped areas and appropriate heights

We have used this as our starting point, along with the initial surveys and known constraints of the site, such as the sewer easement.



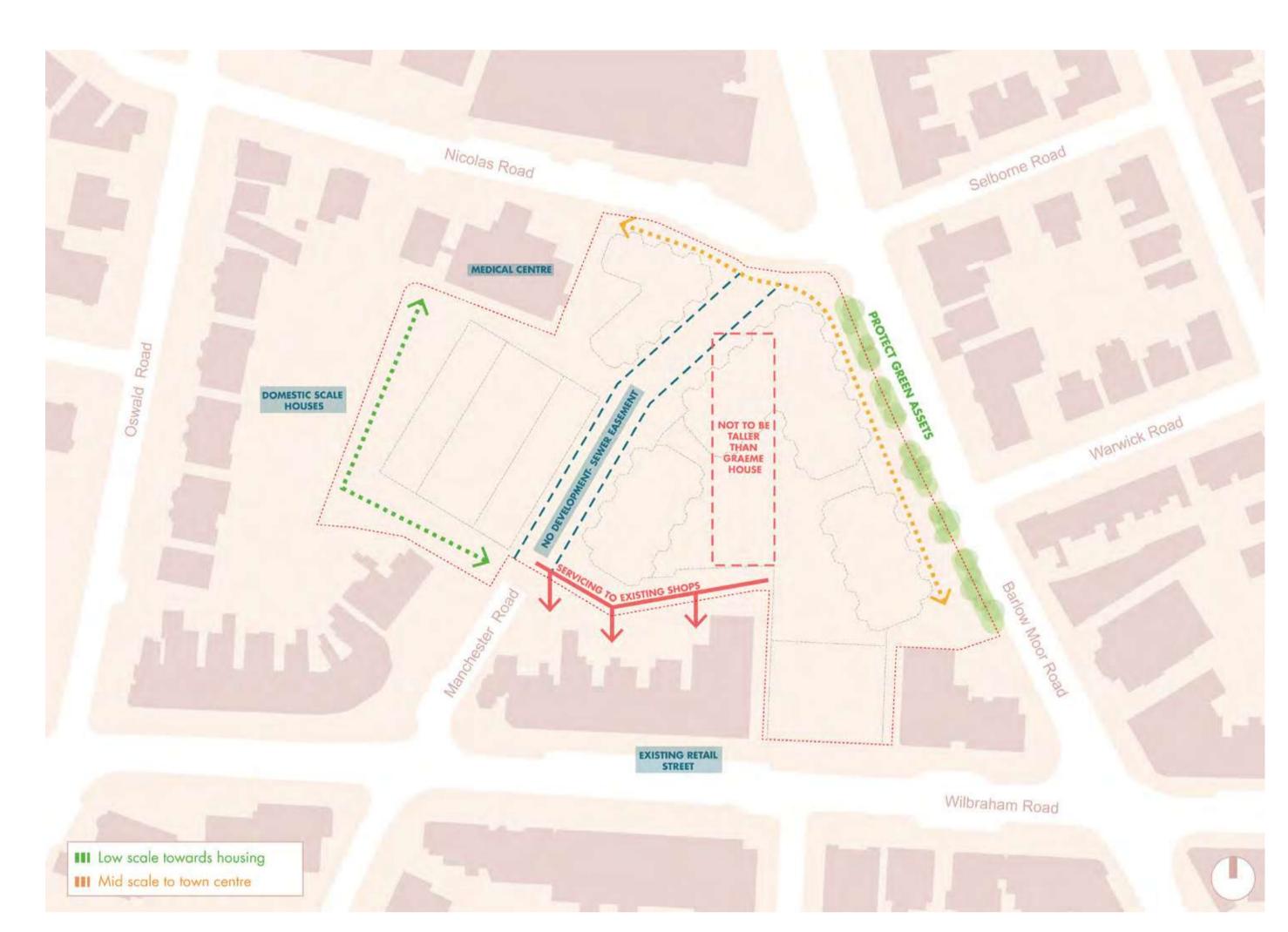
Illustrative massing from the Development Framework.



Illustrative artist impression of the proposal from the Development Framework.



Illustrative artist impression of the proposal from the Development Framework.



The initial constraints at the site.



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## THE VISION

We have made significant design improvements on the adopted Development Framework. The proposed layout prioritises pedestrians and cyclists, and the design details draw from the surrounding architecture to complement Chorlton's distinct character.



The draft masterplan for the site

#### Key masterplan features include:

- Up to 200 energy-efficient new homes, with a mix of 1, 2 and 3-bed apartments, duplexes and townhouses, as well as affordable homes
- A variety of ground floor, flexible commercial spaces for diverse independent operators
- New green spaces and landscaping, with a linear park along Barlow Moor Road
- People-first streets, improving safety for pedestrians and cyclists
- Buildings designed to reflect features of the existing neighbourhood, such as bay windows and brick detailing
- Sustainability measures including fabric-first approach to buildings, new cycling facilities, walking routes and parking for residents and retail staff

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## YOU SAID. WE DID.

Our plans have been shaped by the extensive feedback we received this summer. Thanks to all those who took part in the first conversation. Here's what you said and how we've responded.

#### HOMES

Include affordable homes and deliver a good mix of sustainable homes.

Affordable homes are included and we're in discussions with Registered Providers about the design and local demand. We've designed a mix of generously-sized homes to cater for a wide range of would-be residents at different stages of their lives.

#### GREEN SPACES

Include more attractive public spaces, including green areas with landscaping and tree planting.

We plan really high-quality public spaces, with tree-lined streets and landscaping that brings nature into the centre. The approach includes retaining and greatly enhancing the existing green space on Barlow Moor Road, with planting and seating.

#### SUSTAINABILITY

Consider sustainable practices to limit impact on the environment.

We are using passivhaus principles in design and taking a fabric-first approach. This will make sure the neighbourhood is highly energy efficient, reducing energy demands and carbon emissions. Other measures include increasing biodiversity through planting, landscaping and green roofs, as well as efficient heat recovering ventilation and on-site solar (PV) energy generation.

#### RETAIL

Include spaces for a diverse retail mix with a focus on independent traders.

Modern and flexible ground floor retail spaces will face outward from the site, adding to the existing high streets. They will be able to accommodate varying sized businesses and we're aiming for a diverse mix, with a strong focus on independents.

#### TRANSPORT

Carefully consider access, transport and parking, as well as delivering good cycling and walking routes to discourage car use.

We're aiming for the majority of the site to be car-free at ground level, creating much safer and pleasant routes for pedestrians and cyclists. We're proposing for the majority of parking to be below ground and are prioritising resident parking so as not to burden the surrounding streets.

#### DESIGN AND CHARACTER

Respect and celebrate Chorlton's existing character, considering height and building design.

Our design draws inspiration from the local architectural styles, forms, materials and colour palettes to reflect the area's heritage. We are planning for the tallest building to be nine storeys, in line with the existing Graeme House and the adopted Development Framework.

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# AMIXOF NEW HOMES

We want the neighbourhood to become home to a community of owner occupiers at different stages of life, providing more footfall to support local businesses.



An artist impression of proposed townhouses on Manchester Road

We're proposing a range of new homes, including 1, 2 and 3-bed apartments, with generous living spaces and balconies or terraces. Elsewhere ground floor duplexes and two rows of townhouses have their own front door at street level.

#### WHAT ARE AFFORDABLE HOMES?

It's planned for around 20% of the homes to be classed as 'affordable'. This is a catch-all term for homes made available at below the market rate. The type for this site has yet to be fixed, but we're speaking to Registered Providers to inform our design.

Examples of affordable homes can be:



Social rented homes



Affordable rent subject to rent controls



Shared ownership/equity



Starter homes for first time buyers

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# ADIVERSE RETAIL OFFER

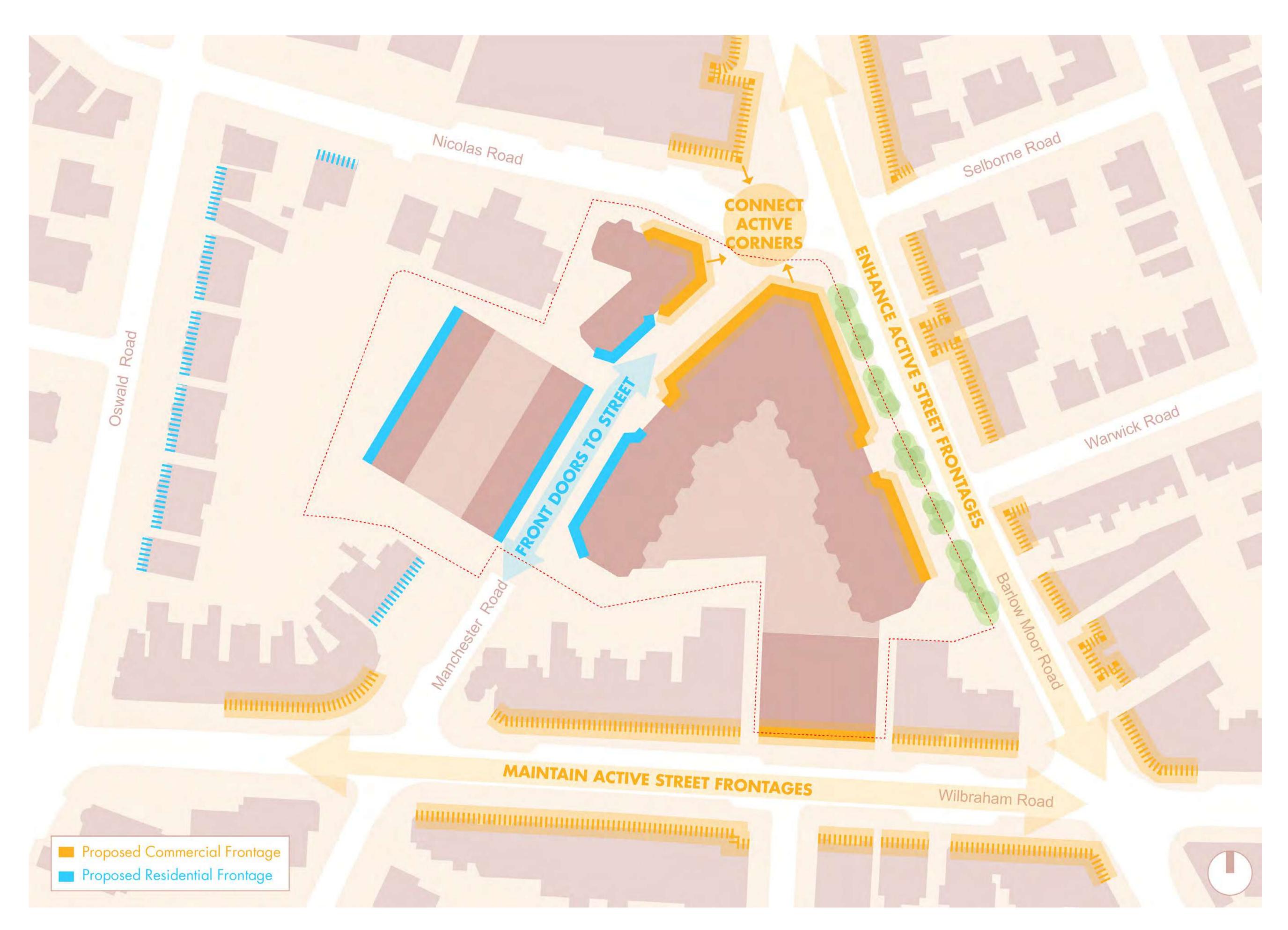
We want to embrace and add to Chorlton's independent spirt, with a diverse and healthy retail mix set within much improved surroundings.



An artist impression of shop frontages and linear park along Barlow Moor Road

We have included new retail space for shops, cafes, restaurants and other potential businesses to front onto Wilbraham Road, Barlow Moor Road and turning off Nicolas Road on to the top of Manchester Road. We are facing them outward to not only knit them into the wider community and the surrounding businesses, but create opportunities for outdoor seating and a pop-up events programme.

There's six distinct retail spaces fronting the streets. Whilst these could be taken by individual, larger operators, there's the flexibility to partition these into smaller units too for independent traders, enabling the commercial offer to respond to current trends and demand.



Creating active retail frontages to add to the local high streets

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# NEW GREEN SPACES

Today, the site is dominated by concrete with tired public areas. We are proposing new green spaces and landscaping that adds character and fosters real pride in the district centre.

- On Barlow Moor Road, the linear park will be vastly enhanced, with retention of as many existing trees as possible alongside new footpaths, trees, pockets of planting, raised planters and integral seating.
- Natural play spots for children and opportunities for public art also feature, linking to the spill-out areas outside the new shops and cafes which could also be used for pop-up markets and outdoor events.



An indicative landscaping plan for the neighbourhood

 A generous space around the current junction with Nicolas Road would act as a pedestrian-friendly extension of the linear park that could link over to the former picture house open space for an outdoor pop-up programme.



An artist impression of how the site could look from Barlow Moor Road

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GEGERALIA

HAVE YOUR



## DESIGN-LED REGENERATION

#### SCALE AND LAYOUT

We've used Graeme House, the Development Framework and surrounding buildings to guide the layout, building locations and proposed heights.

The tallest buildings (in line with Graeme House) on Barlow Moor Road would create an impressive corner feature, whilst the lower townhouses are located where there are neighbouring homes of similar size. Changing the location of the buildings and stepping the top floors back, greatly improves the site's profile from the street.

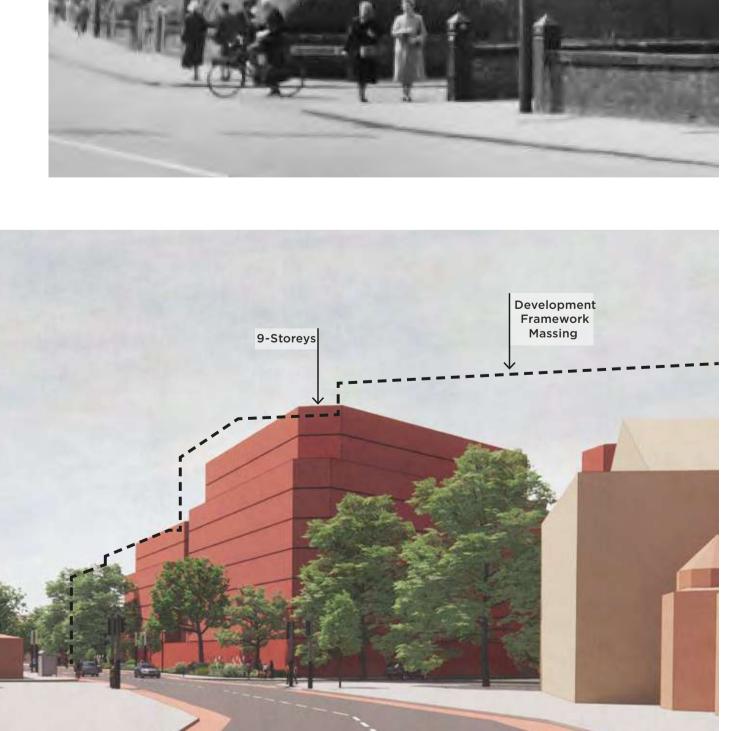
#### LOCALLY-INSPIRED DESIGN

New shops and green spaces will animate the ground floor, with the upper floors to become a sensitive backdrop familiar to the surrounding area. We are proposing a modern take on Chorlton's traditional character, with shapes that pay homage to the familiar bay windows, extensive use of red brick and integrated balconies, seen commonly on nearby streets.



An artist impression of the neighbourhood from Warwick Road







Designs to reflect Chorlton's distinctive character. Massing shows the Development Framework compared to the proposed development

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# A SUSTAINABLE ADDITION TO CHORLTON

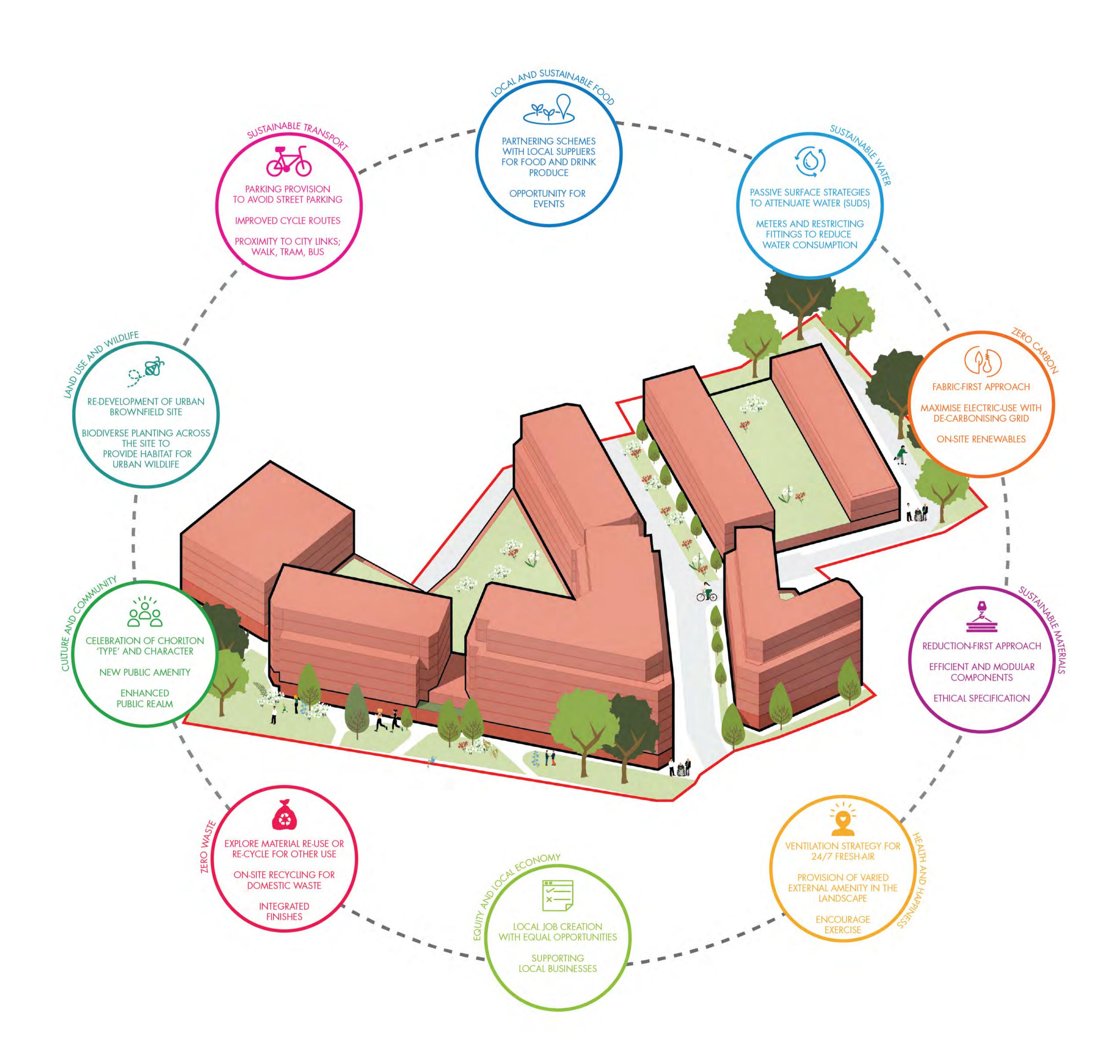
We are not only ensuring the development is carbon conscious, but also considering other aspects of sustainable design. Our sustainability framework includes factors such as land use and wildlife; waste management; equity and local economy; and health and happiness.

We're committed to setting a new benchmark for sustainable suburban development and are using 'passivhaus principles' to make sure we support Manchester's 2038 zero carbon target.

Features will include but not be limited to:

- On-site solar (PV) renewable energy generation
- The use of Air Source Heat Pumps (ASHP) for heating
- A fabric-first approach to reducing energy consumption and emissions
- Triple glazed windows; and high-performing insulation and ventilation
- The highest rating for energy performance

Elsewhere, we are committed to increasing biodiversity by 10% or more, through sensitive landscaping that increases wildlife habitats in the district centre.

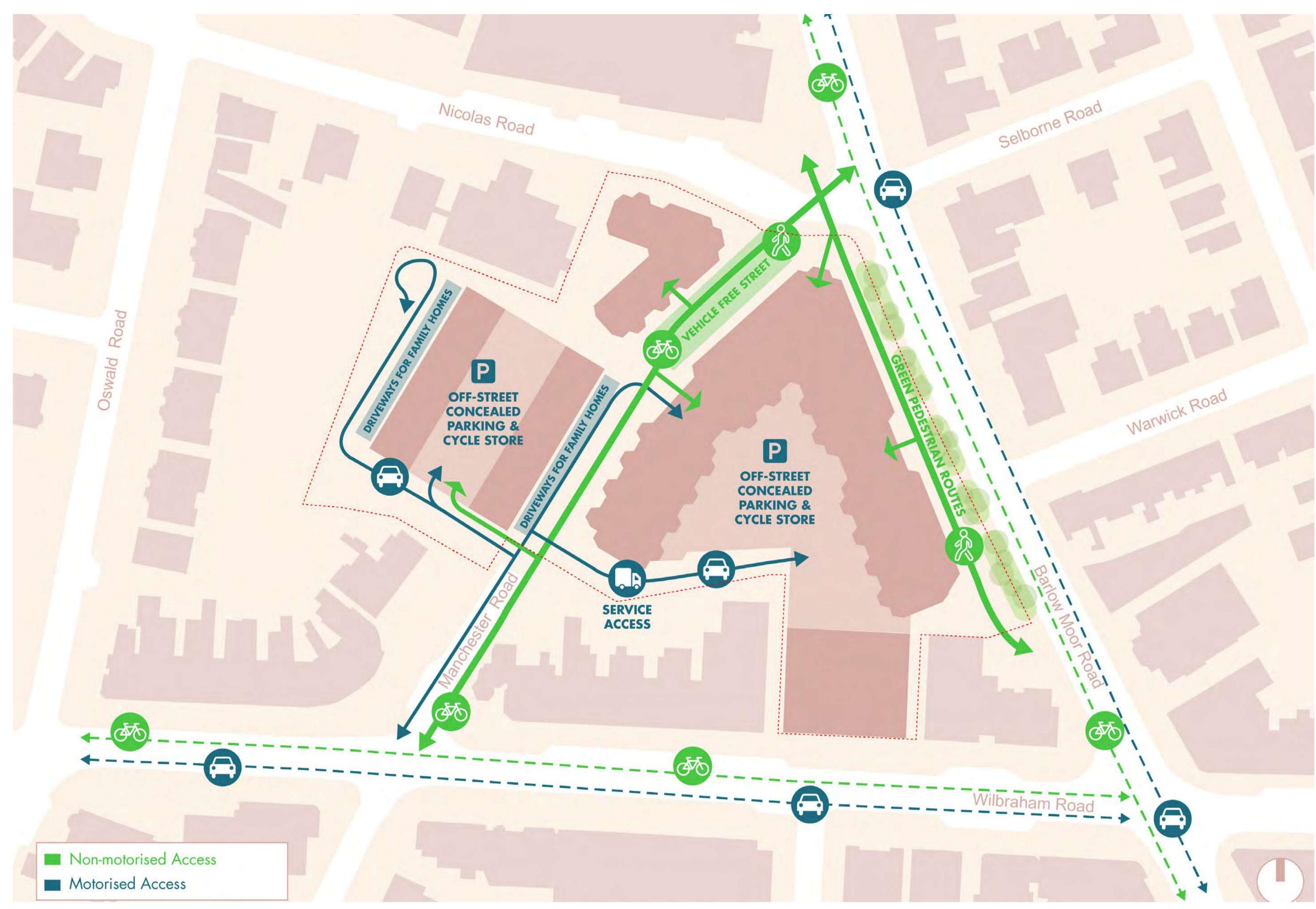


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# ACCESS AND MOVEMENT

The site is a highly accessible location, in the heart of a walkable neighbourhood. There are new cycling routes passing the site and the Chorlton Metrolink station is within a short walking distance.



Proposed vehicle, pedestrian and cycle routes through the site

We are carefully considering access and movement around the site, prioritising pedestrians and cyclists as a starting point. Our current approach features:

- Wilbraham Road and Manchester Road being the main access for vehicles in and out of the development
- Access from Nicolas Road to be closed to traffic, creating a tree-lined, safer street for pedestrians and cyclists. This section of Manchester Road would only be used by service and emergency vehicles
- Service areas for existing and new retail units, as well as limited staff car parking
- Pedestrian-priority streets, alongside safe cycle parking and storage
- Residents' parking provided within the site, located below ground, helping create a largely car-free environment at ground level
- Developing a clear strategy for accessible parking, deliveries and servicing
- Travel planning to support residents to walk, cycle and use public transport
- Working closely with the city council on the wider public realm, parking and highway strategy for Chorlton

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### NEXT STEPS

#### HAVE YOUR SAY

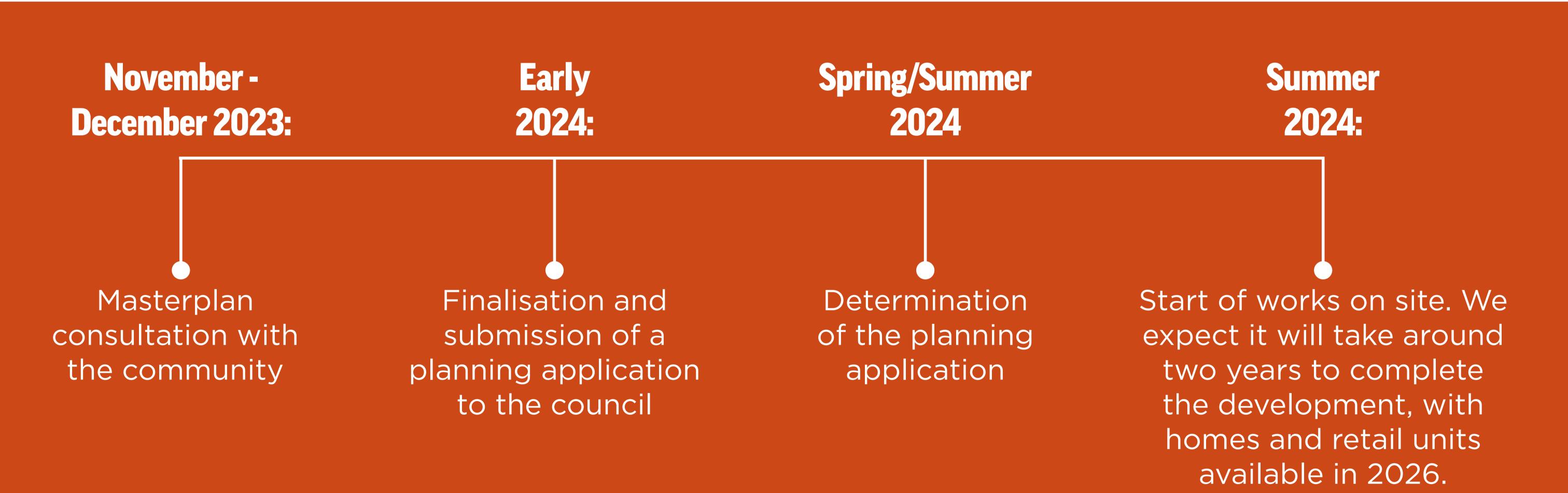
Don't forget, this consultation is open until Friday 8 December 2023.

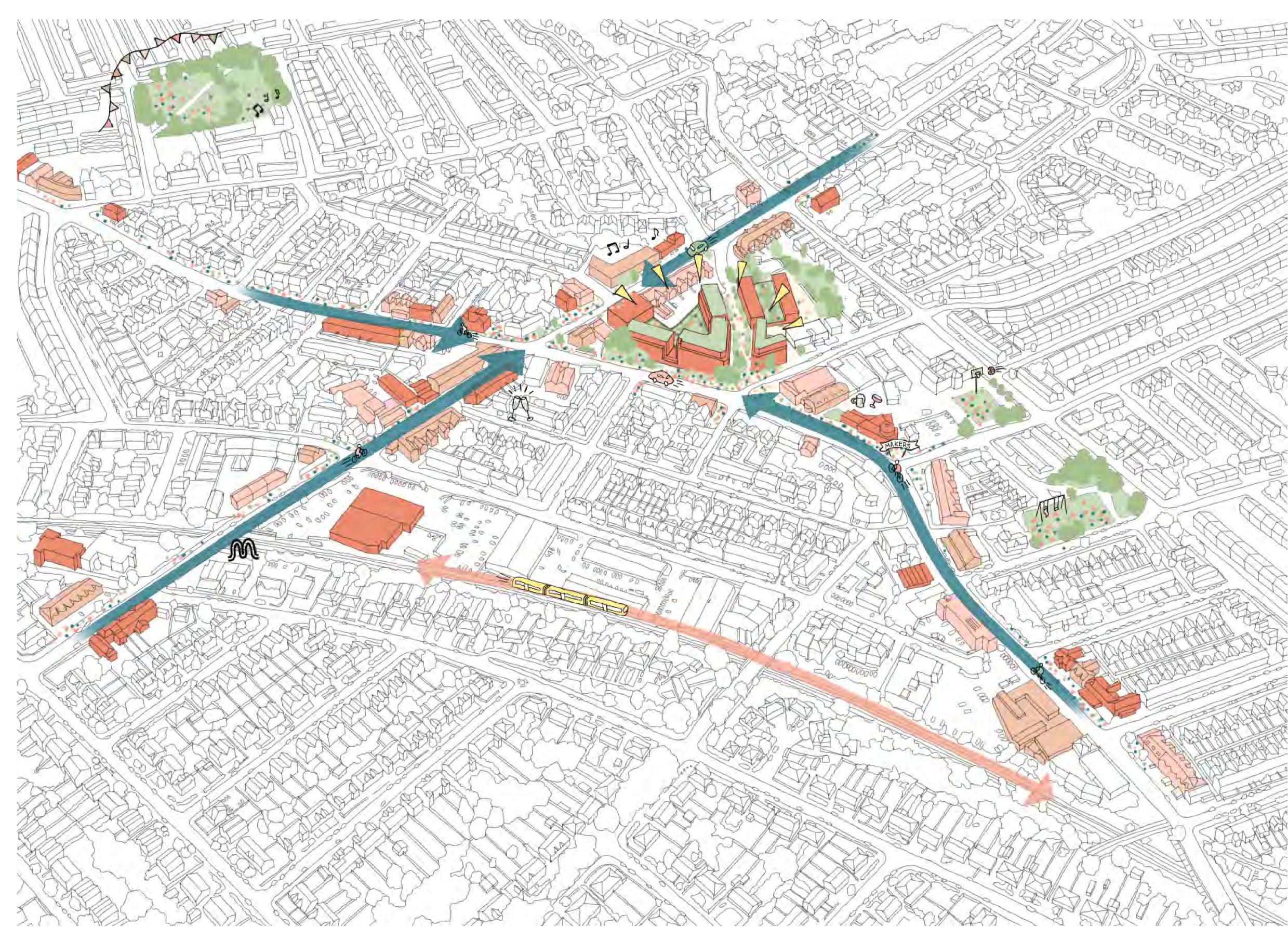
The best way to have your say is to fill in in a consultation questionnaire. You can do this at our drop-in events; online; or send it to us via email or freepost before the closing date. You can:

- Submit your comments online at www.onechorIton.co.uk
- Send questionnaires or write to us at: 'Freepost HAVE YOUR SAY'
   (no further address or stamp needed)
- Email us at: enquiries@onechorIton.co.uk
- Call us: Freephone 0800 689 1095 (during office hours)

We'll review every comment we receive as we refine our designs and prepare a planning application to submit to Manchester City Council.

#### WHAT HAPPENS NEXT?





An illustration of the development at the heart of Chorlton's district centre

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