

# ONE CHORLTON

## JOIN THE CONVERSATION

We are looking to transform Chorlton's existing shopping centre into a thriving new neighbourhood at the heart of the community. One Chorlton is your chance to get involved in shaping the plans!

We are the PJ Livesey Group, the experienced Manchester-based team appointed to develop a vision for the precinct site and make it a reality. This is a once-in-a-generation opportunity for Chorlton and before we develop a detailed masterplan, we want to hear from you.

The initial One Chorlton conversation runs until Monday 21 August 2023 and will help shape our early work before we consult on a more detailed vision later this year.

Look inside to find out what's in store and how you can get involved.

HAVE YOUR  
SAY ONLINE



# THE CHORLTON OPPORTUNITY

For many years there has been an ambition to regenerate the shopping centre site, with the chance to create a vibrant new neighbourhood at the very heart of the Chorlton community.



A framework for how the site could be redeveloped was drawn up by Manchester City Council in 2017. Since then the Greater Manchester Pension Fund – which owns the site – has appointed us to design and deliver the neighbourhood, one that captures the Chorlton spirit and delivers new homes, shops and outdoor spaces where the community can meet.

## THE SITE

The site is currently home to the existing shopping precinct, the Graeme House office block and a ground-level car park. It is bordered by Barlow Moor Road, Wilbraham Road and Nicolas Road.

Building on the site's potential, we want to create a neighbourhood that responds to how people live, work, shop and spend time today. Initial ideas

include up to 200 homes and retail destinations, alongside open outdoor spaces where people can spend time.

As the current layout doesn't make the best use of the site, we're proposing to take down all of the existing buildings and replace them with designed, high-quality new buildings that complement Chorlton's character.

Our work in pulling together the planning application will look at a whole range of factors including the best site layout; access arrangements; opportunity to create green open spaces; and design of the buildings; alongside many other considerations.



# OUR EARLY IDEAS

We are starting a conversation on what you'd like to see in Chorlton and your thoughts for the site. We've developed some guiding principles that are shaping our early work and we want to know what you think.



## A NEIGHBOURHOOD FOR ALL

A major overhaul of the shopping centre site, One Chorlton will be a neighbourhood for all – an inclusive heart of the community with spaces and facilities that cater to the diverse needs of current and future residents and visitors.

## MUCH-NEEDED HOMES

It will deliver much-needed new homes in Chorlton. A mix of properties, including affordable homes, will be available to owner occupiers who want to build a life in the Chorlton community.

## A HEALTHY RETAIL MIX

The reboot of this key site will deliver modern, fit-for-purpose spaces for businesses to serve the local community. Once complete, it will deliver a bustling retail hub that complements Chorlton's independent spirit.

## A SUSTAINABLE ADDITION TO CHORLTON

One Chorlton will be a design-led, sustainable addition to the existing community. It will create a positive lasting legacy in Chorlton – with excellent environmental credentials, green spaces and considered architectural design.

## DELIVERING LOCAL BENEFITS

The project will deliver an economic boost for Chorlton during construction and beyond. It will deliver increased footfall to new and existing businesses, creating opportunities for businesses to set up and flourish.

## DELIVERY

One Chorlton will be delivered at pace, with funding already secured. We'll design the vision in collaboration with the community, before delivering the neighbourhood to our trademark exceptional standard.

## WHO ARE THE PJ LIVESEY GROUP?

We are a family-owned company based in Greater Manchester with a reputation of delivering regeneration to an exceptional standard. Founded in 1979, we've a lengthy track record, building our reputation through the painstaking renovation of some of the finest heritage properties across the UK.

We've specialised in delivering new homes through a mix of restorations of historic buildings and design-led new builds, taking a bespoke approach to every project we take on. Local projects you may know include St James Park in Didsbury, the former Manchester Metropolitan University campus and Green Walk in West Didsbury.

As a local company, we're committed to leaving a lasting legacy in Chorlton of which we can all be proud.

## HOW WILL THE PROJECT PROGRESS?

Here's what to expect over the coming months.



## HOW TO GET INVOLVED

There are many ways you can help shape the plans for One Chorlton before the conversation closes on Monday 21 August 2023.

You can:

- Complete the questionnaire: Either online at [onechortlon.co.uk](https://onechortlon.co.uk) or complete and return the enclosed tear-off questionnaire by post
- Email us: [enquiries@onechortlon.co.uk](mailto:enquiries@onechortlon.co.uk)
- Write to us: **Freepost HAVE YOUR SAY** (no further address or stamp needed)
- Call us: **0800 689 1095** (during office hours)

Follow us on social media:

 [facebook.com/onechortlon](https://facebook.com/onechortlon)  [@onechortlon](https://www.instagram.com/onechortlon)



**ONE  
CHORLTON**  
[www.onechortlon.co.uk](https://www.onechortlon.co.uk)



# ONE CHORLTON QUESTIONNAIRE

Please complete the tear off questionnaire. You can then pop it in an envelope addressed to 'Freepost HAVE YOUR SAY'. No further address or stamp needed! Alternatively, you can fill it in online.

Make sure to get it to us by Monday 21 August 2023.

What do you think are the best things about Chorlton?

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How do you think regeneration of the shopping centre site could help improve the area?

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What do you think are the key things we need to consider as we work up the detailed plans?  
(Please rank in order of importance, 1 being the most important and 10 being the least)

Housing types and choice	<input type="checkbox"/>	Creating new jobs	<input type="checkbox"/>
A mix of commercial spaces to create a healthy retail mix	<input type="checkbox"/>	Attracting further investment to Chorlton	<input type="checkbox"/>
Design and appearance of the neighbourhood	<input type="checkbox"/>	Sustainability and climate change	<input type="checkbox"/>
Green spaces and landscaping	<input type="checkbox"/>	Complementing Chorlton's character and heritage	<input type="checkbox"/>
Connectivity, including access, parking and transport links	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
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Please expand on your choices.

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Have you any other suggestions you think we should take on board?

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Need more space? You can complete the form online, email us or simply pop an extra written response in an envelope and post it to us.

ABOUT YOU

This information is optional but will help us to analyse the information you have provided more effectively and enable us to keep you updated on the project in the future.

Name: .....

Address: .....

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Email: .....

Phone: .....

Age:   Under 20 ☐   21-35 ☐   36-50 ☐   51-64 ☐   Over 65 ☐

Would you like to be kept updated about One Chorlton?

Yes ☐   No ☐

Providing your contact details allows Font Communications Ltd, on behalf of the PJ Livesey Group, to assess the reach of the community consultation and log responses. Should you select to be kept informed, your email address and postal address will allow Font Communications to keep you updated on plans for One Chorlton only. Copies of the feedback received may be made available, in due course, to Manchester City Council. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by Font Communications Ltd and PJ Livesey in compliance with the UK General Data Protection Regulation (UK GDPR).

