

ONE CHORLTON

JOIN THE CONVERSATION

We plan to transform Chorlton's existing shopping centre into a thriving new neighbourhood at the very heart of the community.

Thank you to everyone who got involved in our initial conversation this summer! Having taken on board the feedback, we are now consulting on a proposed masterplan for the site. One Chorlton is your chance to get involved and have your say.

The artist impression below gives an early indication of how the shopping centre site could look along Barlow Moor Road, with the new neighbourhood providing shops, cafes and a linear park along the edge of the site.

SEE INSIDE FOR...

- The story so far
- The proposed masterplan
- Details of upcoming drop-in events
- How to have your say
- Our key considerations

HAVE YOUR
SAY ONLINE



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 have a lengthy track record, building our reputation through the painstaking renovation of some of the finest heritage properties across the UK.

HOW TO HAVE YOUR SAY!

Our consultation on once-in-a-generation plans for the shopping centre site is now open. Please make sure you get your comments to us by the closing date of Friday 8 December 2023.

DROP-IN EVENTS IN CHORLTON

You can pop along to our drop-in consultation events, where we will have more information on display and members of the team on hand to answer any questions.

Visit us at the unit opposite Timpson's in the Chorlton Shopping Centre on:

- **Saturday 18 November 2023: 10am – 4pm**
- **Tuesday 21 November 2023: 12pm - 6pm**

Don't worry if you can't make those dates, the exhibition will be in the space and available to view at the below times. Whilst there won't be the full team in attendance, someone will be on hand during these follow-up sessions:

- **Friday 24 November 2023, 10am - 4pm**
- **Thursday 30 November 2023, 10am - 4pm**
- **Monday 4 December 2023, 10am - 4pm**

COMPLETE OUR QUESTIONNAIRE

The best way to send us your views is to complete and return our consultation questionnaire. You can do so by:

- Completing it online at **www.onechorlton.co.uk** (scan the QR code below)
- Filling in the tear-off questionnaire and returning via post to **'Freepost HAVE YOUR SAY'**

You can also submit comments by:

- Writing to us at: **Freepost HAVE YOUR SAY** (no further address or stamp needed)
- Emailing us at: **enquiries@onechorlton.co.uk**
- If you want to speak to our team, we are available during office hours on Freephone **0800 689 1095**.

FOLLOW US ON SOCIAL

Stay up to date with all the latest on the project and follow our social media channels:

 facebook.com/onechorlton

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



THE STORY SO FAR

There have been long-standing plans to re-develop the shopping centre site into a vibrant, housing-led neighbourhood for Chorlton.

Manchester City Council adopted a framework for how the site could be redeveloped in 2017.

Since then the site's owners - the Greater Manchester Pension Fund - appointed us to design and deliver a new neighbourhood that captures the Chorlton spirit and delivers new homes, shops and outdoor spaces.

We are working with renowned architects Feilden Clegg Bradley Studios and landscape experts Randall Thorp to design buildings and outdoor spaces that are attractive, sustainable and complement Chorlton's character.

CONSIDERING THE NEIGHBOURHOOD LAYOUT:

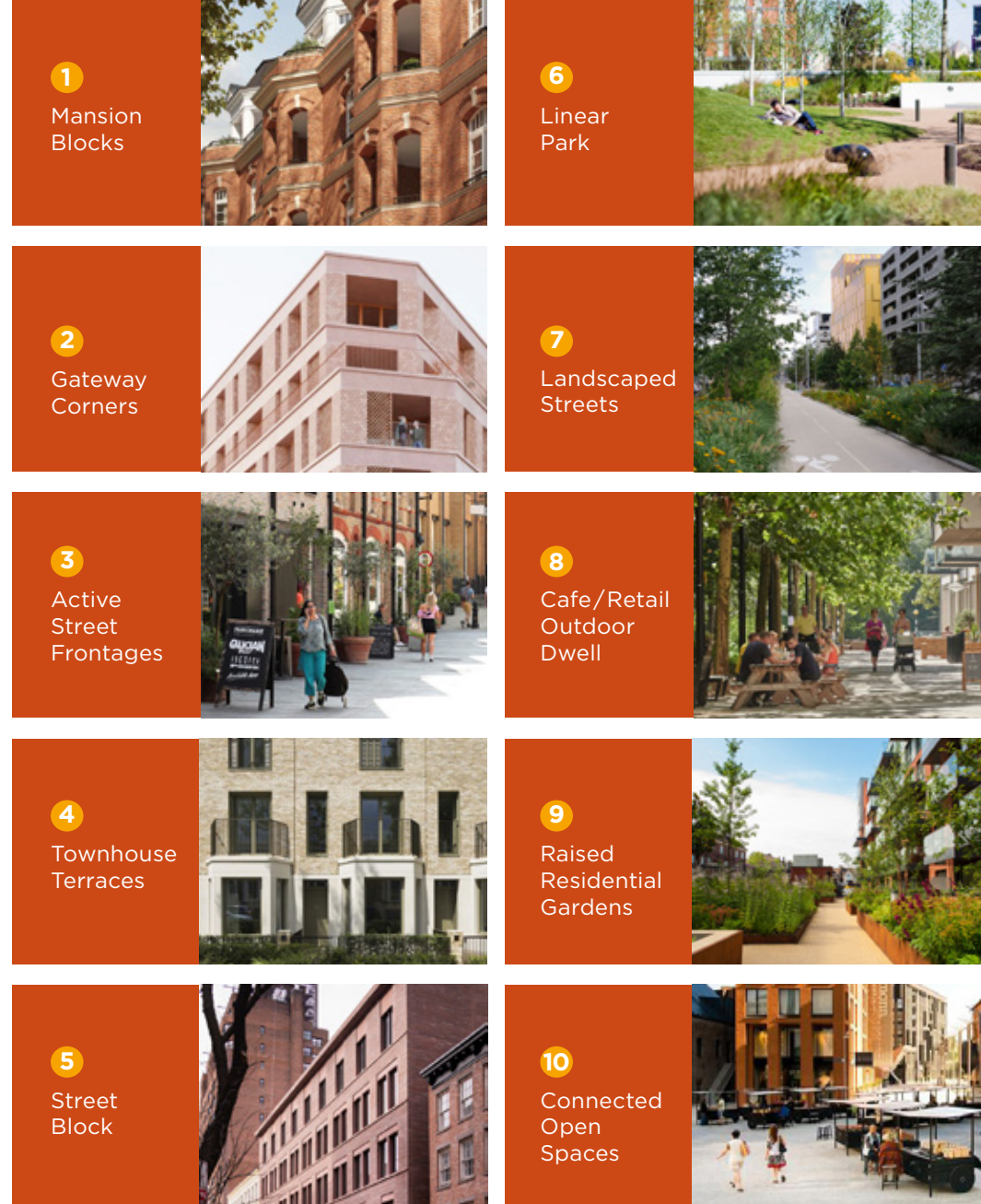
Initially, we planned to keep and refurbish Graeme House, but due to site constraints below the ground,

we couldn't do so and make the best use of the site. We have used the adopted framework and the height of Graeme House as starting point references for our design, trying to improve the layouts where we could.

We have departed from the development framework, which showed buildings right up to the edge pavement along Barlow Moor Road. Instead, we have stepped the buildings back. It means we can keep and improve the existing community green spaces and create a 'linear park' when, combined with the new shops and cafes facing out toward the road, will activate the street.

We have also included breaks between the proposed buildings, which step down in height from the tallest being at the 'gateway corner' on Nicolas Road. All of these decisions significantly reduce the visual impact of the neighbourhood from the street.





The draft masterplan includes...

A MIX OF NEW HOMES:

Around 200 new homes for owner occupiers who want to put down roots in Chorlton. There will be a diverse mix of 1, 2 and 3 bedroom apartments, duplexes and townhouses all with outdoor space such as balconies and gardens. Around 20% will be affordable homes, which we will work with a Registered Provider to deliver.

RETAIL SPACES FOR DIVERSE OPERATORS:

A variety of flexible commercial spaces that can become home to a range of operators, from independent retailers to food and drinks enterprises. The layout of these modern, fit-for-purpose spaces means the businesses will face outward from the site – helping attract footfall, integrate with nearby existing businesses and create opportunities for outdoor seating.

NEW GREEN SPACES:

New green spaces and increased biodiversity through new planting throughout the neighbourhood. We plan to enhance and create a 'linear park' along Barlow Moor Road, with the aim to keep the majority of existing mature trees and create new spaces where people can sit, spend time and connect with the landscape. The neighbourhood's buildings will sit within planted streets and green spaces, including some raised gardens for residents' use.

PEOPLE-FIRST STREETS:

A people, pedestrian-first approach will see streets and outdoors spaces planned to underpin safe movement around the neighbourhood. Vehicle access will be carefully controlled, with Manchester Road closed at the junction with Nicolas Road. This approach will promote sustainable movement, with walkable streets, as well as connections to cycleways and local transport networks including the nearby tram stop.

CHORLTON INSPIRED CHARACTER:

Designs that draw inspiration from Chorlton's existing architecture and heritage. The neighbourhood will provide a new, but familiar look and feel that complements the distinctive Chorlton character. Our designs take cues from the area, such as the local use of bay windows, extensive brick detailing, the presence of balconies and rich colour palette. We aim to use these elements across the buildings to ensure the neighbourhood sits in harmony with its surroundings.

SUSTAINABILITY:

A 'stepping-stone' development that continues to raise the bar of how new buildings can address environmental issues. As well as including green spaces and increasing biodiversity, we plan a fabric-first approach to deliver carbon conscious buildings that reduce emissions. The design is optimised for on-site energy generation through rooftop photovoltaics (solar panels) and heat recovery systems.

CONSIDERED PARKING AND ACCESS:

We are looking closely at parking demand for the development and the existing town centre uses. We will be commissioning new surveys and examining historical data. We don't want the site to have a negative impact on surrounding streets, so all parking for the site's residents and their visitors will be provided within the site through a mix of basement car parks and within the plots of the townhouses. A robust strategy for allocating and managing on-site spaces will make sure that the parking needs of different residents are met. Cycle parking for residents, commercial spaces and visitors will be provided, as well as staff car parking and service areas for the retail units.

For more information about the draft masterplan, visit one of our upcoming events and speak to our team.

OUR FIRST CONVERSATION

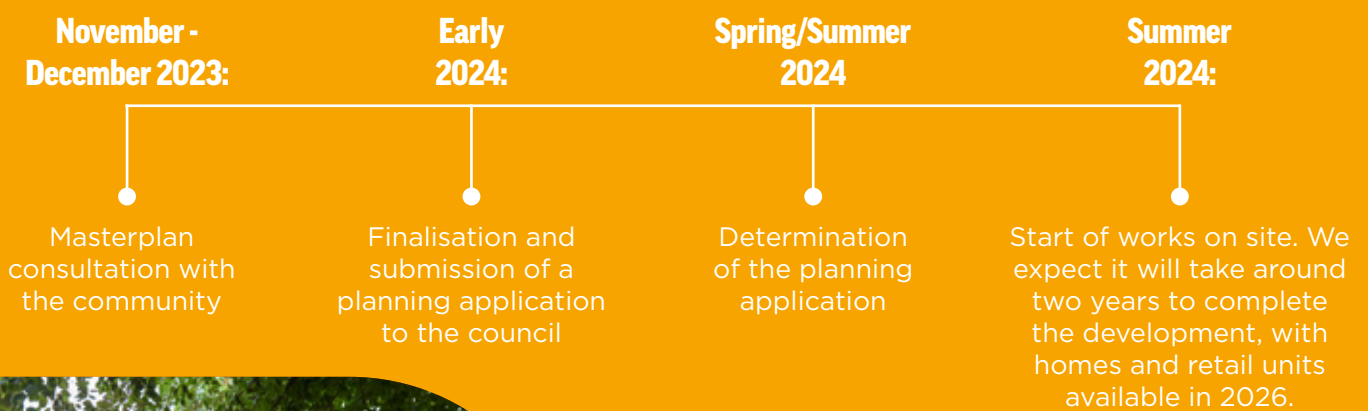
We had an incredible response to our first community conversation. Your views have been instrumental in developing the vision for the Chorlton Shopping Centre site. In summary, you said:

- **Retail:** You wanted to see a diverse retail mix catering to all, with a focus on independent businesses and traders.
- **Homes:** You were keen to see affordable housing in the project, with the need for a good mix of the type of homes with strong sustainability credentials.
- **Transport:** You wanted us to look carefully at the approach to access, transport and parking, as well as improve public accessibility with good cycling and walking routes to discourage car use.
- **Green spaces:** You suggested more attractive public spaces, including green areas with landscaping and tree planting included in the design.
- **Design and character:** You asked us to respect and celebrate Chorlton's existing character and heritage, giving careful consideration to the height and design of proposed buildings.
- **Sustainability:** You suggested we prioritise sustainable practices to limit impact on the environment, including biodiversity improvements.

Visit our events and speak to our team to find out more about how this valuable feedback has underpinned our design approach!

HOW WILL THE PROJECT PROGRESS?

Following this consultation on the masterplan, we will review all of the feedback as we finalise plans to submit to Manchester City Council for consideration.



ONE CHORLTON QUESTIONNAIRE

Please complete this questionnaire and pop it in an envelope addressed to 'Freepost HAVE YOUR SAY'. No further address or stamp needed! If you prefer to complete the questionnaire online at: www.onechorlton.co.uk

Make sure to get it to us by Friday 8 December 2023.

In line with the adopted framework, we are bringing forward a housing-led neighbourhood for Chorlton. We are planning a mix of homes and retail. What do you think about the proposed layout of the site?

.....

.....

.....

.....

.....

We are planning to retain existing trees where possible and create a new linear park along Barlow Moor Road. What do you think of this idea?

.....

.....

.....

.....

.....

.....

.....

.....

We are drawing inspiration from Chorlton's character and architecture? What do you think about the look and feel of the neighbourhood and proposed design choices?

.....

.....

.....

.....

.....

.....

.....

.....

We are planning retail units that face out into the community, these will be flexible to accommodate a range of independent traders to create a healthy mix. What do you think about the proposed retail spaces?

.....

.....

.....

.....

.....

.....

.....

.....

We are proposing a mix of high quality homes, featuring townhouses, duplexes and apartments including affordable homes. Have you any comments on the planned homes for owner occupiers?

Have you any general comments or suggestions you think we should take on board?

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:

Email:

Phone:

Age: Under 20 ☐ 20-35 ☐ 36-50 ☐ 51-65 ☐ 66-79 ☐ Over 80 ☐

Would you like to be kept updated about One Chorlton?

Yes ☐ No ☐

Providing your contact details allows Font Communications Ltd, on behalf of 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).

