

# ONE CHORLTON

## COMMUNITY UPDATE

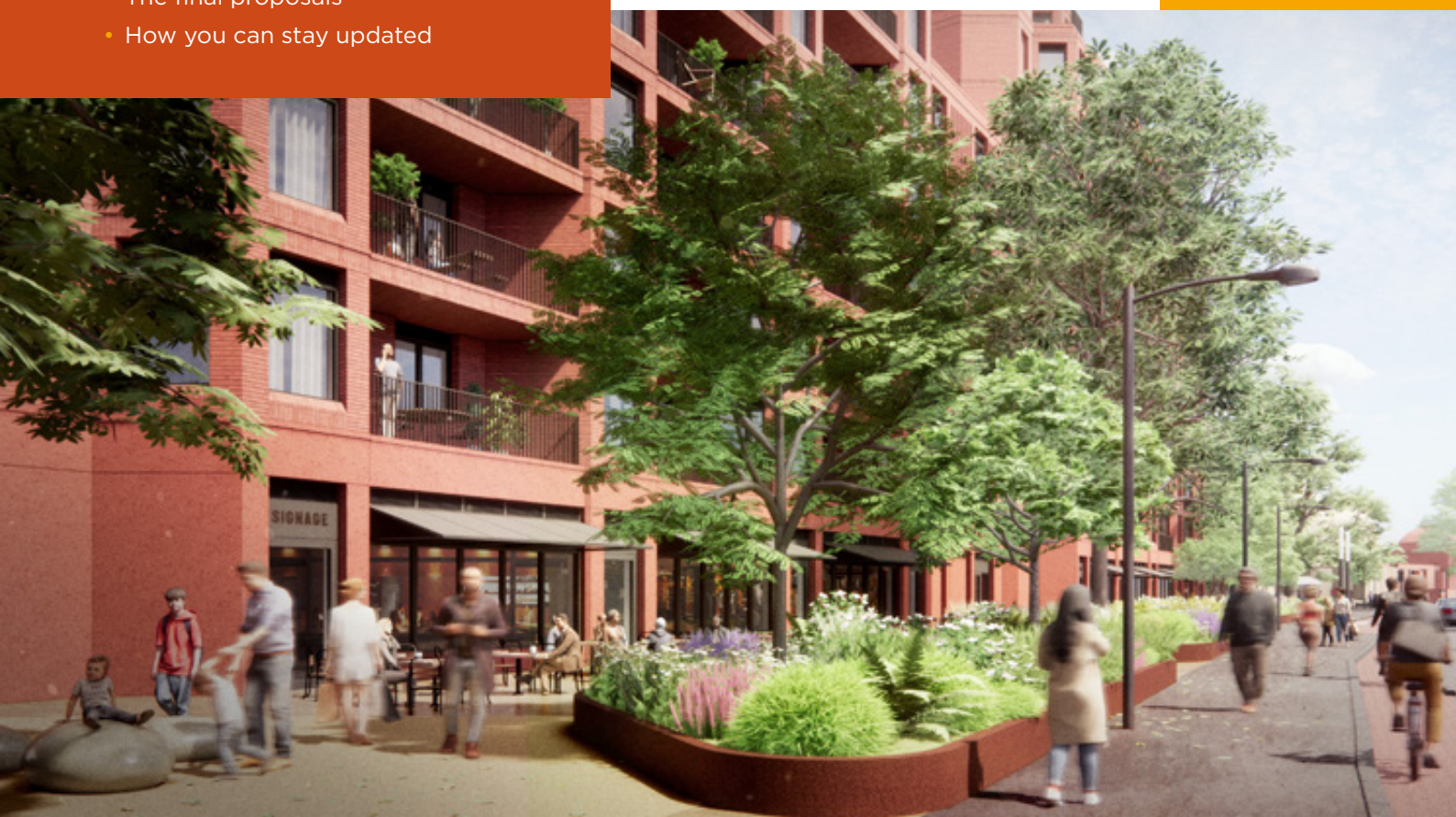
We plan to transform Chorlton's former shopping precinct into a thriving new neighbourhood at the very heart of the community.

Thank you to everyone who took part in our conversation around One Chorlton throughout 2023. Since then we've been working hard to update our proposals and take on board all the useful feedback we received.

We are now ready to share with you the revised scheme which we will be submitting to Manchester City Council in the coming weeks.

### SEE INSIDE FOR...

- How we've responded to key themes from the consultation
- The final proposals
- How you can stay updated



# THE STORY SO FAR

## CONSULTATION IN NUMBERS



**35,000**  
newsletters  
sent out



Reached  
**13,900** people  
across social  
media



**1,500**  
questionnaires  
completed



Over **2,500**  
visits to our  
website



**1,120** people  
attended one of  
our five drop in  
events

Here is a snapshot of the key themes we received across both stages of consultation and how we've responded to them.

### SCALE & LAYOUT

**YOU SAID...**There were a range of views around the scale and layout of the buildings, with some people welcoming the mix of homes proposed, whereas others felt there was too much of a focus on residential development at the site. There were also comments that the buildings were too high and concerns raised that it should not become a gated community.

**WE DID...**The existing development framework which was adopted by Manchester City Council in 2017 agreed that the site should be redeveloped into a housing-led community. In response to feedback we have amended the design to reduce the visual impact of the neighbourhood from the street with breaks between the buildings and rooflines that step down in height. We have been working closely with Manchester City Council to develop a viable scheme that provides a mix of homes, including affordable, and with a strong retail offer on the ground floor.





## DESIGN

**YOU SAID...**Most people had positive feedback about the proposed design of the buildings, which you felt was in keeping with the local area, particularly the use of contextual design cues and material references.

**WE DID...**The buildings take inspiration from Chorlton's architecture and will create a welcoming, high-quality ground floor environment. They have been designed to ensure they connect with the surrounding streets and existing colours and materials. Textured brick work, bay windows and balconies give the buildings character in keeping with Chorlton.



## OUTDOOR AND GREEN SPACES

**YOU SAID...** Many of you supported the plans for green spaces through the site and along Barlow Moor Road but asked whether we could include more. You questioned how accessible the spaces would be to local people and how they would be maintained.

**WE DID...**We have increased the amount of public, green space with an additional 650m<sup>2</sup> and also increased tree planting, with around 60 new trees being planted. We've also made Manchester Road a car free, fully walkable green route through the site, with outdoor seating areas to encourage people to stop and dwell. The green spaces will be maintained by a management company that will be set up for residents of the neighbourhood.



## RETAIL MIX

**YOU SAID...**You asked for more retail space, for a vibrant mix of shops and with units that are suitable for independent operators.

**WE DID...**We have updated the plans to include more retail space which can be flexible to accommodate smaller, start up businesses. This includes a new 'Makers Yard' facing onto Wilbraham Road.

## TYPES OF HOMES

**YOU SAID...**We should provide a good mix of homes including affordable housing and strong sustainability credentials.

**WE DID...**We are planning around 200 homes which will be a diverse mix of 1, 2 and 3 bedroom apartments, all with access to outdoor space through balconies and gardens. We are proposing two buildings with affordable homes, around 20% of the total, which we will work with a Registered Provider to deliver 18.5% of the affordable homes will be available for social rent.

All the homes will be designed and built to reduce energy demand and resident bills. The neighbourhood will be all-electric with some renewable energy generation on site and future proofed EV charging. High-quality buildings set in a pleasant green environment will contribute to health and well-being for residents and visitors.



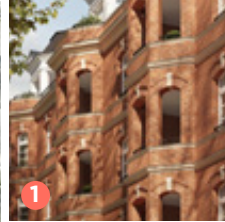
## TRANSPORT & PARKING

**YOU SAID...**You had concerns that there wasn't enough parking proposed, especially for visitors. You also asked for more bike storage and suggested that we link the site with existing active travel networks in Chorlton.

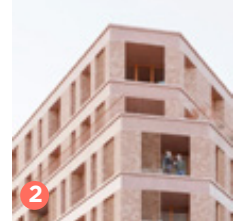
**WE DID...**We've struck a balance to provide parking spaces for the majority of homes to avoid people parking on local streets. Following feedback about visitor parking we have also included off-street spaces for the retail units, as well as 12 visitor parking spaces (including a mix of public, accessible and EV charging spaces). We are continuing to engage with Manchester City Council around their current review of car parking strategies in Chorlton.



# OUR FIRST CONVERSATION



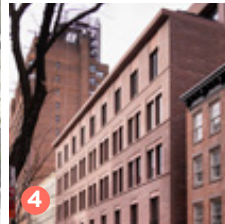
Mansion Blocks



Gateway Corner



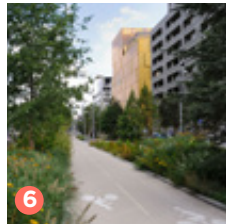
Active Street Frontages



Street Block



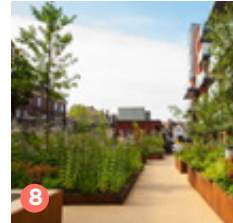
Linear Park



Landscaped Streets



Cafe / Retail Outdoor Dwell



Raised Residential Gardens



Connected Open Spaces

## THE MASTERPLAN INCLUDES:



**262 homes** including 53 affordable homes available through a mix of tenures



Around **3,500 sq metres** of public open space



A new **'Makers Yard'** and a mix of retail spaces suitable for independent businesses



Up to **60 new trees** across the site, with maximised retention of existing trees



**12** visitor car parking spaces and additional spaces for retail

## WHAT NEXT?

We're due to submit a planning application to Manchester City Council in the next few weeks. We then expect a decision to be made on the application by Spring 2025. We recently submitted a Prior Notice application to Manchester City Council to enable us to start demolition of the shopping precinct and Graeme House. If this is approved, we plan to start demolition in the coming weeks with the works taking around six months to complete. You can find out more or register for updates by visiting our website.

### STAY UP TO DATE

Scan the QR code to register for updates or you can get in touch by:

#### VISIT

[www.onechorlton.co.uk](http://www.onechorlton.co.uk)

#### EMAIL

[enquiries@onechorlton.co.uk](mailto:enquiries@onechorlton.co.uk)

#### FREEPHONE

0800 689 1095 (9am-5.30pm Mon-Fri)

### FOLLOW US ON SOCIAL

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