
The Great Northern Warehouse

Strategic Regeneration Framework Update March 2019



Great Northern Warehouse

SRF Update March 2019



Contents

| | | |
|----|--|----|
| 1. | Introduction | 2 |
| 2. | The Great Northern Warehouse & the 2017 Framework | 5 |
| 3. | Economic Context | 9 |
| 4. | Impact of the SRF Update on the Fabric of the Building | 14 |
| 5. | Delivery and Phasing | 16 |
| | Appendix One – Site Plan | 18 |
| | Appendix Two – Site Context | 19 |

1. Introduction

Executive Summary - The 2019 Update

- 1.1 Since securing detailed Planning Permission and Listed Building Consent for the redevelopment of the Great Northern Warehouse in March 2018, the owners of the complex, together with their project team, have been appraising the uses that could be accommodated within the Grade II* Listed Warehouse and the contribution these uses make to delivering the overarching development principles established within the adopted Great Northern, Manchester Central and Castlefield Quay Strategic Regeneration Framework (SRF, 2017).
- 1.2 The opportunity now exists to introduce significant quantum of high quality employment floor space into the building which will help transform the Great Northern Warehouse's offer. This additional Grade A office accommodation would replace the residential use (which benefits from detailed Planning and Listed Building Consent), within parts of the existing car parking areas located within the internal upper three floors of the Grade II* Listed Warehouse.
- 1.3 This report provides an update on the adopted 2017 SRF strategy in so far as it relates to the Great Northern Warehouse Complex (it does not cover the Manchester Central and Castlefield Quay sub areas included within the 2017 SRF), with a view to incorporating the additional Grade A office use into the overall mix of uses to come forward within the Warehouse building.
- 1.4 The update to the strategy now being pursued for the Great Northern complex is entirely positive. The Manchester office market remains highly competitive, building off the strength of the local economy and the desire for businesses to locate here. Continued strong uptake of office space in the city centre has led to a shortage of high quality Grade A office space as demand outstrips supply.
- 1.5 Office use within the Great Northern Warehouse is likely to involve less interventions into the historic fabric of the building, thereby reducing the impact of alterations on listed fabric. Office use would also result in a clear enhancement and benefit to the listed building, as the surviving plan form and remaining features are more likely to be retained and exposed.

1.6 Moreover, the delivery of concentrated office use would also fully complement the regeneration priorities established for the Regional Centre and adjacent development areas, resulting in more businesses and employment in this part of Manchester City Centre and create further opportunities for local employment, training and procurement.

1.7 Office use is also in full accordance with the Key Priorities identified for the Central Business District and the Civic Quarter within Manchester City Centre's Strategic Plan and Manchester City Council's adopted Core Strategy.

Background

1.8 The Great Northern complex is a major site, in a prime location in the Civic Quarter (as defined by the Manchester City Centre Strategic Plan).

1.9 The site covers a 2.6 hectare area and accommodates a number of established uses including a multi-screen cinema, casino, car parking and retail/leisure uses. Notwithstanding the uses that exist within the site and recent interventions which have refreshed the leisure offer, it has generally been underutilised and represents a part of the city that has not fulfilled its potential to become a leading city centre destination.

1.10 Since acquiring the Great Northern in 2013, Tobermoray Sarl (GNW Developments Ltd) has been developing proposals to re-energise this strategically important and historically significant site. That process originally led to the preparation of a framework, which was endorsed as a basis for public consultation by Manchester City Council in December 2015.

1.11 This version of the framework was subsequently withdrawn when it became evident that other significant schemes were being planned adjacent to the site that needed to be considered alongside the Great Northern proposals, to ensure they were fully integrated, in terms of development and planned uses.

1.12 The Framework was subsequently updated to include the adjacent regeneration sites at Manchester Central and Castlefield Quay, which together would see the comprehensive redevelopment of the wider SRF area and provide a major focus for new investment within the City Centre.

1.13 Following a further period of consultation, the Great Northern, Manchester Central and Castlefield Quay SRF was adopted by Manchester City Council's Executive Committee in February 2017.

Great Northern Warehouse

SRF Update March 2019



Report Status

1.14 This Update Report is intended to be read alongside the adopted 2017 Framework and does not seek to replace it. The planning status of this document, following its approval by Manchester City Council, will be as a material consideration (alongside the 2017 SRF) in determining planning applications that relate to the Great Northern complex.

2. The Great Northern Warehouse & the 2017 Framework

Context

- 2.1 The Great Northern site comprises of a former railway goods warehouse and sidings, which were converted into a leisure development in the late 1990's.
- 2.2 The Warehouse is Grade II* Listed and is adjoined to a modern extension, on the south of the site, which contains the cinema complex and car parking. To the west of the site is a long terrace of Grade II Listed shops, with offices above.
- 2.3 A site plan is provided at Appendix One. The overall Great Northern site is bounded by;
- Deansgate to the west,
 - Watson Street to the east,
 - Great Bridgewater Street to the south.
 - Peter Street to the north.

- 2.4 The site occupies a strategic location at the south of the City Centre, at the important intersection of Deansgate and Peter Street.
- 2.5 In addition to being within walking distance of the City's key services and facilities the site has excellent access to public transport including Piccadilly, Oxford Road and Deansgate Railway Stations, Metrolink, Metroshuttle services and a wide range of bus services to all destinations within Greater Manchester.
- 2.6 The site is surrounded by a mix of residential, commercial restaurants, cafes, nightclubs, workshops and offices. The northern part of the site is within the boundary of the Deansgate/Peter Street Conservation Area. The site is also adjacent to the boundaries of the St Johns and Castlefield Conservation Areas.

The 2017 Framework

- 2.7 The Great Northern, Manchester Central and Castlefield Quay Strategic Regeneration Framework (2017) was prepared to guide the future reconfiguration, re-development and re-positioning of the Great Northern, Manchester Central and Castlefield Quay sites in Manchester City Centre.

2.8 These three interlinked and strategic sites, at the southern edge of the city centre, sit within a pivotal location between a number of Manchester's key established and emerging economic growth and regeneration areas.

2.9 The following overarching site wide themes informed the adopted Framework:

- Enhancing connections and linkages across the site, knitting it into the wider city centre.
- Ensuring the framework proposals contribute towards the City Council's strategic objectives and complement wider regeneration initiatives for the city centre.
- Clear out the clutter, with particular reference to listed buildings and their setting, and tackle under-utilisation across the site. This can be significantly addressed by bringing the scheme back down to earth, through predominantly at grade connections.
- Making the connection to Deansgate and enhancing this frontage.
- Create an enhanced and extended network of public realm and public spaces across the SRF area. This would include the Great Northern Square, enhanced to fulfil its potential as an important public space. The new public spaces would include: a space spanning the full length of Deansgate Terrace to its rear (between the Terrace and both the Great Northern Warehouse and the Leisure Box); a new public space replacing the service yard and atrium adjacent to the southern elevation of the Great Northern Warehouse; a new public place on top of the viaduct extending out of the existing tram stop and providing a focal point and amenity for new development; and, the creation of a new linear park and pedestrian connection on top of the disused section of viaduct running through to Castlefield Quay.
- Deliver a vibrant and viable critical mass of high quality uses including residential, hotel, leisure and retail.
- Being distinctive through utilising the site's unique history and heritage assets as well as through the careful management of the end uses.

2.10 Whilst inherently interlinked, the SRF confirms each of three individual sub areas have their own character, faces distinct challenges and presents unique opportunities.

- 2.11 Consequently, the framework provided detailed site analysis and development principles for each of the sub-areas. The SRF goes on to provide detailed site analysis for each of the identified sub areas within the Framework boundary.
- 2.12 This site analysis establishes the basis for a set of detailed Framework Development Principles to inform and guide the further detailed masterplanning of the sites as well as the design of the constituent development components.
- 2.13 The key principles for the Great Northern complex include creating better permeability through the site by the creation of legible, animated, at-grade, high quality pedestrian linkages, enhancement of the listed buildings and structures, removal of the inappropriate modern additions that were added to the site in the 1990s, the creation of attractive new public realm areas, replacing the car parking levels in the Warehouse with residential accommodation, the formation of an internal atrium within the Warehouse to facilitate its residential use, the creation of a new street running north to south in between the Warehouse and the Terrace buildings, and improving the quality of the Deansgate frontage.

- 2.14 Office use was always intended to come forward as part of the overall mix delivered within the Great Northern complex. The 2017 SRF identified the opportunity for alternative and complementary office use at the complex, which, in particular could provide support SMEs that would like to be close to the major occupiers located within the traditional office destinations and which could sit alongside workspace aimed at medium sized through to larger business occupiers. Office space that is sub divisible and which is specifically aimed at the emergent creative and tech economies could also be directly relevant to the continued repositioning of the Peter Street frontage at the Great Northern as a vibrant and authentic cultural district for the city (paragraph 2.25).

Planning & Listed Building Permissions

- 2.15 In March 2018, GNW Developments Ltd secured detailed Planning Permission and Listed Building Consent for the phased regeneration of the Great Northern complex (Manchester City Council References 118568/FO/2017 and 118569/LO/2017 respectively). The Permissions deliver the following:
- 142 residential units (Use Class C3) and associated storage areas;
 - 2,064 sq. m. (GIA) of food and beverage floorspace (Use Class A3 or A4) following extension (1,111 sq. m.) and Change of Use;

Great Northern Warehouse

SRF Update March 2019



- 320 sq. m. (GIA) of retail floorspace (Use Class A1) following extension (241 sq. m.) and Change of Use;
- 1,610 sq. m. (GIA) of gym floorspace (Use Class D2) following extension (465 sq. m. mezzanine) and Change of Use;
- Reconfiguration of existing casino floorspace (Sui Generis) comprising a 115 sq. m. internal Change of Use;
- 212 sq. m. (GIA) management suite (B1) following an internal Change of Use;
- A 29 space split-level car park for new residents of the Great Northern Warehouse; and
- Plant room and w/c facilities.

2.15 The first phase of the approved works comprises the repair and enhancement of the northern part of the Deansgate Terrace and the first part of the renewed public realm, establishing new ground floor uses to activate the public realm, and creating new residential apartments in the upper levels.

2.16 The second phase seeks to transform the public realm within the Great Northern Square and establish the first part of Dean Street; a new street running parallel to Deansgate. This phase also included the refurbishment and conversion of the Great Northern Warehouse and mid-part of the Deansgate Terrace, providing improved retail, leisure and restaurant uses alongside established uses at ground floor, creating new residential apartments at the upper levels to replace existing uses, together with new high quality, landscaped public realm space on the existing listed viaduct structure to the south of the warehouse.

2.17 Together, the consented proposals repair and enhance the site's listed heritage assets, transform the public realm, and create a vibrant, and sustainable mixed-use community with a unique and renewed sense of place within Manchester City Centre.

3. Economic Context

Introduction

- 3.1 The Great Northern Site is located within the Civic Quarter, which lies at the heart of the Central Business District (CBD) as identified within Manchester City Council's 'City Centre Strategic Plan' (2016) and the adopted Core Strategy (2012). The CBD is home to a wide range of companies of varied sizes across a range of business sectors and is fundamental to the city remaining a business destination.
- 3.2 The City Centre Strategic Plan identifies Manchester's CBD as providing *"a pluralist model, offering different value propositions for the range of occupiers the city needs to accommodate, and has facilitated growth within the retail, creative and digital sectors, as well as the major growth sectors such as financial and professional services."*
- 3.3 The Plan, however, goes on to confirm that *"the supply of available office space has not kept pace with demand, so a key task will be to stimulate prudent speculative development in appropriate locations to maintain a balance between demand and supply over the next few years"* (Page 48).
- 3.4 Key investment priorities identified within the Strategic Plan, include *"Encouraging the supply of more Grade A floor space, particularly through supporting the delivery of commercial developments around the Civic Quarter"* and with regard to the Great Northern site itself *"Working collaboratively with partners to finalise regeneration proposals, and bring forward development at the Grade II-listed Great Northern Warehouse."*
- 3.5 The Core Strategy also offers strong support for high density offices and commercially led mixed use schemes at the Great Northern site. Policy CC1 states that the Council will give encouragement and support for these uses in the City Centre where a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses.
- 3.6 The focus for employment growth will be in B1a high density offices and the Council specifically identify the Civic Quarter as an area where particular encouragement and support for such uses will be given.
- 3.7 Taken alongside adjoining areas such as St Peter's Square, Spinningfields and First Street, the Great Northern site is a prime opportunity to accommodate a potential range of types of employment floorspace in the city to support key growth sectors and the overall function of Manchester City Centre as a strategic employment location.

A Growing City

3.8 Manchester is one of the fastest growing cities in Europe. Employment growth of 8.9% is forecast in Manchester between 2016 and 2025 (and 14.1% in the period 2016 to 2036). This growth rate is forecast to add 35,200 jobs to the Manchester economy, taking the total employment level towards 430,000 in 2025.

3.9 Alongside employment growth, Manchester's economy has continued to grow, with its performance exceeding that of both Greater Manchester and the UK economy as a whole as identified by the City Council in their State of the City Report (2018)¹.

3.10 In 2016, Manchester's Gross Value Added (GVA) income per head of population was £33,063, compared to £22,587 for Greater Manchester and £26,584 for the UK as a whole). This is an increase on the 2015 figures, where the GVA per head of population was £31,731 for Manchester. Between 2015 and 2016, Manchester's overall GVA has grown by 6.4%, compared to 3.7% for the UK.

3.11 Population growth has occurred across the whole of the city but has been concentrated in the city centre and surrounding wards; areas in the north and east of the city have also grown significantly. Increasingly attractive accommodation as well as leisure and cultural offers are drawing students, graduates and young professionals into the centre, while families are settling in larger numbers in the inner suburbs. Even those residents living in out of Centre locations will commute to the Centre for their work and leisure, driving further demand for offices.

3.12 The population of the Manchester wider city centre neighbourhood is expected to reach 60,000 by the end of 2018, according to Manchester City Council Forecasting Model (MCCFM), a 4,500 increase since 2017. MCCFM forecasts that the rate of wider city-centre population growth is set to increase over the next five years as expected new apartment-led residential development adds further capacity, with 100,000 residents expected by 2025.

3.13 The arrival of High Speed Rail 2 (HS2) will also act as a 'once-in-a-century' opportunity to stimulate further significant growth in the Manchester economy. HS2 is a £50bn infrastructure investment project that aims to reshape the national economy, delivering economic growth to key cities outside London.

¹ State of the City Report (2018) Manchester City Council

3.14 In addition, Northern Powerhouse Rail (NPR) will create rapid east-west connectivity between major economic centres of Leeds, Liverpool and Manchester. Both services will arrive at Manchester Piccadilly and Manchester City Council is progressing an ambitious growth strategy to maximise the benefits of these transformational infrastructure projects to bring growth to the City.

3.15 The proposals for HS2 stations at Piccadilly and Manchester Airport provide significant opportunities for further stimulating economic growth and regeneration in the surrounding areas.

Supporting Economic Growth

3.16 The inclusion of additional office floor space (in lieu of the previous envisaged residential use) within this site will make an important contribution to the local economy of Manchester.

3.17 The Warehouse could deliver provide approximately 13,585 sq .m (NIA) of office floorspace (N.B. this figure is subject to detailed design considerations). Based on the HCA Employment Density Guide (2015), this could support up to circa 1,132 full time equivalent (FTE) professional services jobs.

3.18 The accessible location of the Great Northern site within the city centre, means the jobs created will be accessible to as wide a range of people as possible.

Commercial Office Overview

3.19 The Manchester City Centre office market is currently in its fifth year of an unprecedented expansion in occupancy. Based on historic performance, Savills estimates that net demand for office floorspace in Manchester City Centre market will be between 290,000 and 429,000 square feet per annum over the next decade. The lower figure is based on a forecast of office employment growth over the next decade; the higher figure reflects the positive anticipated impact of HS2 and Northern Powerhouse Rail (NPR) on the demand for offices in Manchester City Centre. Grade A rents in the City Centre have been above £30.00 per square foot (PSF) since 2014 and are currently approximately £34.00 psf.

3.20 The top achieved rent remains £34 PSF, however the impact of scarcity of Grade A stock is starting to be felt and Savills expect headline rents to move on to £35 PSF by the end of the year. One Spinningfields has the highest quoting rent for existing stock at £36.50 PSF.

Great Northern Warehouse

SRF Update March 2019



- 3.21 Take-up continues to be strong as 2018 is shaping up to be another year of strong office market performance. Take-up this year has reached a Quarter 1-3 all-time record level, with 1.25 m sq ft leased in the city centre and 2.48 m sq ft in total across our market area. Savills expect city centre take-up to end the year in excess of 1.6m sq ft - the highest take-up figures on record.
- 3.22 Strong demand in the city centre has had a knock on effect on space available. Grade A supply is now at its lowest level since 2005, with only nine months' worth of Grade A supply available. Although the next two years will see 1.1 million sq ft come into the supply figures this still only equates to less than three years' worth of Grade A supply. With the current pent up demand in the city we expect a large proportion of this space will let prior-to-practical completion.
- 3.23 The Great Northern site's location benefits from close proximity to public transport with local, regional and national connectivity, and the prime office locations of Spinningfields and St Peter's Square.
- 3.24 Nearby the Castlefield/Deansgate Interchange presently provides both rail and tram transport with regional and local connectivity. Once HS2 is completed the interchange will be two stops away from the new high speed national and regional train services from Piccadilly, creating a large catchment for workforce and presenting an attractive offer for potential occupiers.

- 3.25 The site benefits from its proximity to the City Centre's established office sub-areas so new offices would extend the City Centre's office core to the south (Appendix Two).
- 3.26 Most recent office development in Manchester City Centre have been in and around Spinningfields (including Deansgate) and St Peter's Square (including Oxford Street). These two Grade A locations are now amongst the most attractive in the City Centre. Take up in both Spinningfields and St Peter's Square has been strong and there is limited availability. They are achieving the highest rental levels in the City Centre. The Great Northern Complex's connectivity with these areas makes it a likely outlet for the City Centre office market's further expansion.
- 3.27 The inclusion of additional office floorspace as part of a comprehensive redevelopment project which will deliver a refreshed retail, leisure and residential offer at the site would significantly improve the activity and vibrancy of the location and fully support other uses in the area.

Summary

- 3.28 Manchester's economy has continued to grow in the past year, performing better than both Greater Manchester and the UK economy as a whole. The city's employment offer has also continued to increase and diversify.

3.29 This growth has been driven by continued success in a number of the city's key growth sectors: science and research and development; cultural, creative and digital; and business, financial and professional services.

3.30 However, the City Centre Strategic Plan stresses the importance of delivery of commercial office floorspace to maintain Manchester's growth trajectory:

- *"Although the commercial market is buoyant, unless strategic action is taken, the impact on availability will see supply squeezed, prime rental rates increase, and limited opportunities to satisfy large-scale and footloose enquiries..."*
- *"As we develop masterplans for key areas of the City Centre, space for commercial accommodation that is flexible and able to meet the needs of the market will be central..."*
- *However, there remains increasing pressure to provide a growing pipeline of accommodation and protect strategic sites for commercial development; this is particularly the case at Grade A, in order to satisfy demand over the next few years, as investor confidence increases and new entrants to the market seek out commercial space in Manchester..."*

3.31 The delivery of additional office floor space at the Great Northern will support the city's growth trajectory, create new jobs and support the city's drive for high calibre talent retention and job creation.

3.32 In addition to the economic benefits, new commercial development will deliver significant social benefits in terms of job opportunities, training and apprenticeships.

4. Impact of the SRF Update on the Fabric of the Building

The Adopted Development Framework Principles

4.1 The guiding principles for the refurbishment and conversion works to the Great Northern Warehouse were established within Section 5 of the 2017 SRF.

4.2 The adopted Development Framework Principles focussed on a number of key principles, summarised as follows:

- The opportunity to reveal more of the heritage significance of the Grade II* Listed building, and repair its setting, which has been adversely affected by the introduction of car parking to the upper levels, and other modern additions and interventions, such as the atrium building at the southern end of the building, and the retail units added to the west facade.
 - Provision of an alternative use to the existing car parking in the upper three levels.
 - Creation of a new at grade, pedestrianised route running north-south, and sitting between the currently obscured west elevation and the Deansgate Terrace, de-cluttering and opening up views of the west side of the building.
- 4.3 The 2017 SRF describes the way in which residential accommodation could be integrated into the building through the creation of a central atrium to provide natural light in to the depth of the floor plates, through the removal of a small amount of the floor construction, with the retention of the primary steel frame and original timber roof trusses.
- 4.4 The scheme which secured Planning Permission and Listed Building Consent in March 2018 incorporated a central atrium in line with these guiding principles.
- 4.5 As noted earlier, this update does not propose any revisions to the guiding principles for the Great Northern Warehouse, which were adopted following a period of public consultation.
- 4.6 The only update required to the 2017 SRF is the inclusion of additional office space in lieu of the previously envisaged residential use. (It should be noted that appropriate Planning Permission and Listed Building Consent will be sought to secure detailed consent for the revised mix of uses following the formal adoption of the update to the 2017 SRF).

Architectural Overview

- 4.7 This section of the Report provides an architectural commentary to support the principle of the change in strategy.
- 4.8 The incorporation of office use in to the upper three levels of the warehouse, together with entrance space, circulation and additional office space at ground and first floor levels could be accommodated in lieu of the consented residential use, whilst retaining the established development framework principles identified above.
- 4.9 The size and location of the central atrium established in the scheme which secured planning consent would also suit the provision of office use, providing generous floorplates with good access to natural light and amenity. The centralised vertical circulation core established within the planning consented scheme could be adapted to work for office and retained in a central location within the plan.
- 4.10 Servicing, plant space and cycle storage would be accommodated in discrete areas, including purpose designed space underneath the existing viaduct structure to the south of the building, in line with the strategy established in the consented scheme. New active uses would be provided underneath the viaduct facing Dean Street, as established in the planning consented scheme.
- 4.11 The principles of landscape improvements to the viaduct and Great Northern Square established within both the 2017 SRF and the subsequent planning permission would not be affected by the change from residential to office use in the Great Northern Warehouse.
- 4.12 The incorporation of office use would require less new internal construction within the upper floors of the warehouse, given the open-plan nature of this use, as opposed to the more cellular nature of residential accommodation. It is likely that less penetrations through the existing original floor structure would be required, on the basis that there would be less drainage and service penetrations required for the office.
- 4.13 In addition, less of the arched soffit would need to be covered by new linings, than it would have to incorporate the residential use, where it was necessary to accommodate the integration of concealed ceiling services and lighting.
- 4.14 As a result, the office use would result in a better appreciation of the overall warehouse floorplates and original listed fabric.
- 4.15 Future applications for Planning Permission and Listed Building Consent for the works will, in any case be required. The detailed proposals will be prepared in collaboration with Historic England and the Local Planning Authority.

5. Delivery and Phasing

- 5.1 In terms of delivery and phasing of the identified works to the Great Northern Complex, the partial implementation of public realm improvements and delivery of 12 residential dwellings along Deansgate Terrace will form the first phase and these works are due to come forward in 2019.
- 5.2 Following adoption of this update to the SRF strategy, detailed Planning Permission and Listed Building Consents will be sought in 2019 for the second phase of works which will deliver the conversion of the upper floors of the Great Northern Warehouse, from car parking use to office use and associated removal of the car parking ramps.
- 5.3 Phase 3 (the Leisure Box) will then follow and deliver improvements to the Leisure Box as well as up to 500,000 sq. ft of office, residential, hotel, leisure and restaurant uses (together with some supporting ancillary uses). This will include removal of the first floor plaza and Deansgate Mew's levels presenting the opportunity to create new animated retail frontages along the ground floor facades of the building.

Summary

- 5.4 Located within the Civic Quarter, in the very heart of Manchester's Central Business District, the Great Northern is a landmark site which occupies a pivotal location in the context of the City Centre's economic growth and regeneration strategies. Despite its central location it has generally been underutilised as an asset for a number of years. The current owners of the complex fully acknowledge this and, alongside Manchester City Council, are putting in place strategies to reverse the buildings under performance.
- 5.5 The opportunity now exists to introduce high quality employment floor space into the building which will help transform the Great Northern Warehouse's offer. Inclusion of such office floor space, alongside retail, leisure and residential uses, will significantly assist in bringing forward the wider redevelopment of the complex. Based on the HCA Employment Density Guide (2015), the Great Northern Warehouse could support up to circa 1,132 full time equivalent (FTE) professional services jobs.
- 5.6 The creation of a mixed use development on the Site, comprising Grade A office floorspace, residential apartments and revitalised retail/leisure floorspace, clearly aligns with strategic objectives of Manchester City Council.

5.7 When considered alongside adjoining key commercial areas (including St Peters Square, Spinningfields and First Street), the Great Northern site is a prime opportunity to accommodate a potential range of types of future employment floorspace in the city to support key growth sectors and the overall function of Manchester City Centre as a strategic employment location.

5.8 Continued strong uptake of office space in the city centre has led to a shortage of high quality Grade A office space as demand outstrips supply.

5.9 The 2017 SRF sets out a vision for a vibrant, sustainable and mixed use city centre neighbourhood, and the provision of residential accommodation within the overall Great Northern site is considered important to contribute to the overall mix of uses. Despite the change of use from residential to office within parts of the Warehouse building, residential use is still proposed within the site as a whole, including as part of the conversion of the Deansgate Terrace, to contribute to this mix of uses, and distinctive sense of place.

5.10 Due to the listed nature of the building, an important planning consideration will be consideration of the impact of the physical alterations required to deliver employment use on the listed fabric of the building. However, the introduction of office use in parts of the Warehouse has the added positive outcome of reducing the number of interventions required to the building's listed fabric. Office use is therefore also likely to result in a clear enhancement and benefit to the listed building, as the surviving plan form and remaining features are all more likely to be retained and exposed.

5.11 This update to the 2017 Great Northern, Manchester Central and Castlefield Quay Strategic Regeneration Framework will deliver Grade A office accommodation in a desirable location within the Civic Quarter and Central Business District.

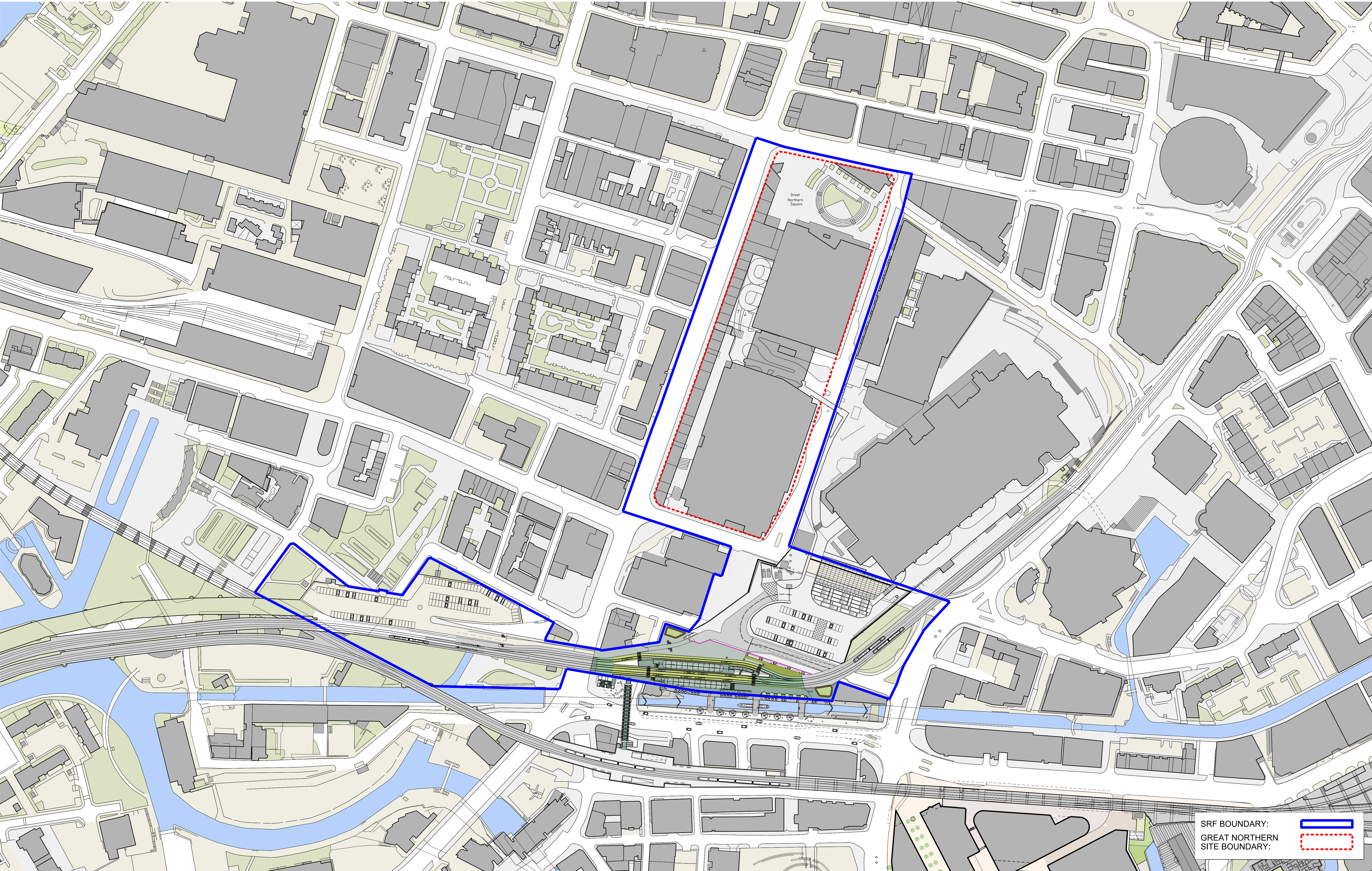
5.12 In doing so, it will address an identified demand and strategic objective of Manchester City Council, as defined within the City Centre Strategic Plan.



Great Northern Warehouse

SRF Update March 2019



Appendix One – Site Plan

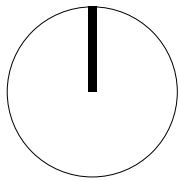


SRF BOUNDARY: 
GREAT NORTHERN
SITE BOUNDARY: 

This drawing is copyright. Do not scale off dimensions. All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.
Please note that all layouts and areas are indicative and may be subject to change in line with the coordination of structure, services, fire requirements, survey information and easements.
Information is also subject to change following further design development and building tolerances, or events outside the architect's control. The architect accepts no responsibility for any resulting implications or decisions, commercial or otherwise, made on the basis of this information.
Existing information base SEP survey and subject to confirmation following demolition and intrusive survey.

| Rev | Date | Description |
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| 00 | 19/11/2018 | FIRST ISSUE |
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NORTH



Project Title:
GREAT NORTHERN WAREHOUSE

Drawing Title:
SRF BOUNDARY

Drawing No:
10161-Z0-A-F100-XP-TY-001

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INFORMATION

Scale @A1:
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Appendix Two – Site Context

