

# THIS CITY

Rodney Street Consultation  
Phase One February 2022



# THIS CITY

Housing with a Manchester accent

## This City is building communities

This City is a new kind of housing company, owned and run by Manchester City Council. We don't just construct housing – we plan and build homes to create communities. We're a new venture that will develop high quality, low carbon, genuinely accessible housing for all Mancunians.

## This City is more than bricks and mortar

This City will boost the number of new homes being delivered in Manchester, with the needs of the people of Manchester at the core of what we do. Our plan is to build 500 new homes every year. Initially, the Council will free up its own land for this housing and also finance the schemes directly.

## This City is creating sustainable homes for everyone

The new homes we build will be a mix of accessible rent and market housing, with the market housing subsidising the accessible rent.

By stepping up with sound, long-term investment, This City will play an integral role in Manchester's post-pandemic recovery.



## This City: Ancoats

We are excited to have identified the location for our first development of new homes on a vacant piece of land at Rodney Street, located in between the bustling and friendly neighbourhoods of Ancoats and Miles Platting.

Our plans for Rodney Street are still at a very early stage. Central to our ethos of revolutionising how housing should be done, we want to work really closely with existing communities to help shape our plans.

That's why we're taking things step-by-step. Read on to find out more about our initial ideas and tell us what you think. We'll then come back to share our more detailed plans for further input later in 2022.

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## Site location

The Rodney Street site is in a great location within the increasingly popular Ancoats neighbourhood, which has seen lots of regeneration activity in the last few years. It sits on the border with Miles Platting, a friendly and well-established residential neighbourhood.

There are existing homes immediately to the north, east and south of the site, with the popular public space at Ancoats Green lying just to the west. On the other side of Ancoats Green, the Ancoats Mobility Hub and a new residential development called Eliza Yard on Jersey Street, will shortly start to take shape.

It's an easy walk from Rodney Street to all the local amenities in Ancoats as well as the wider city centre. Public transport via the Metrolink, bus and train are all within easy reach, making this an ideal location for sustainable new homes.



The Rodney Street site is 1.5 acres in size and sits in between Butler Street, Rodney Street, Jersey Street and Wadeford Close.



## The site today

The site has a long history of development (more of that below) but its current state reflects the fact it has been left vacant in recent years. There are some small areas of hard standing on the site, with the rest of the site predominantly covered by grass and self-seeded shrubs, as well as mature trees around the perimeter.

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## Site history

The Ancoats neighbourhood has played a key role in Manchester's industrial past, and the Rodney Street site has been home to a variety of different types of development over the years.

### 1880s

Site superimposed on Bacon's map 1884 (Courtesy of Manchester Historical Maps). This map shows the site as terraced housing, and demonstrates the acceleration of both residential and industrial development in this area of Manchester during the 19th Century. Prior to this it was home to industrial uses.



### 1960s

By the late 1960s, new terraced houses were built on the site, as well as the Derwent Residential Building. Wadeford Close can also now be seen adjacent to the site on the west.



### 2000s

In 1998 a planning permission was granted for the clearance of the site and redevelopment for 101 homes, but this wasn't implemented. Further plans for residential development on this site were put forward in the 2000s, as part of the Miles Platting PFI project.

Although these plans didn't come forward, the site has always been earmarked for residential development in subsequent Regeneration Frameworks for the area.

Buildings on the site were present until the early 2010s until cleared (photo above shows the site in 2009, courtesy of Google Maps).

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## What do we want to achieve at Rodney Street?

High quality, welcoming new homes to meet the needs of a wide range of Mancunians

- Around 128 high quality new homes, ranging from one-bedroom to four-bedroom properties.
- 30% of the homes to be accessible, rented out at or below local housing allowance levels.
- A mix of apartments and terraced houses to meet the needs of different household sizes.



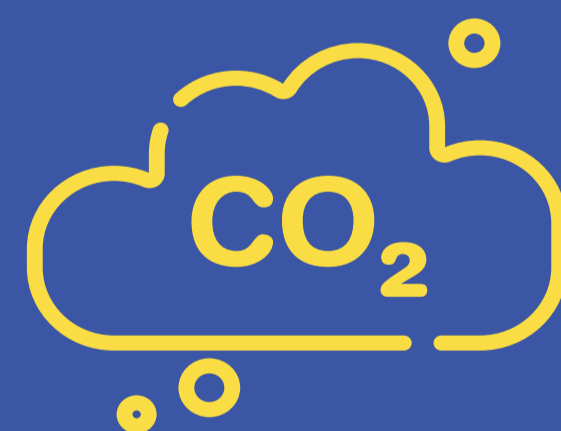
A green and leafy development which complements Ancoats Green

- Provide attractive, well managed green spaces in between the buildings to complement the adjacent Ancoats Green.
- Commitment to keep the line of trees along the eastern boundary of the site.
- The site to provide a green transition between Ancoats and Miles Platting.



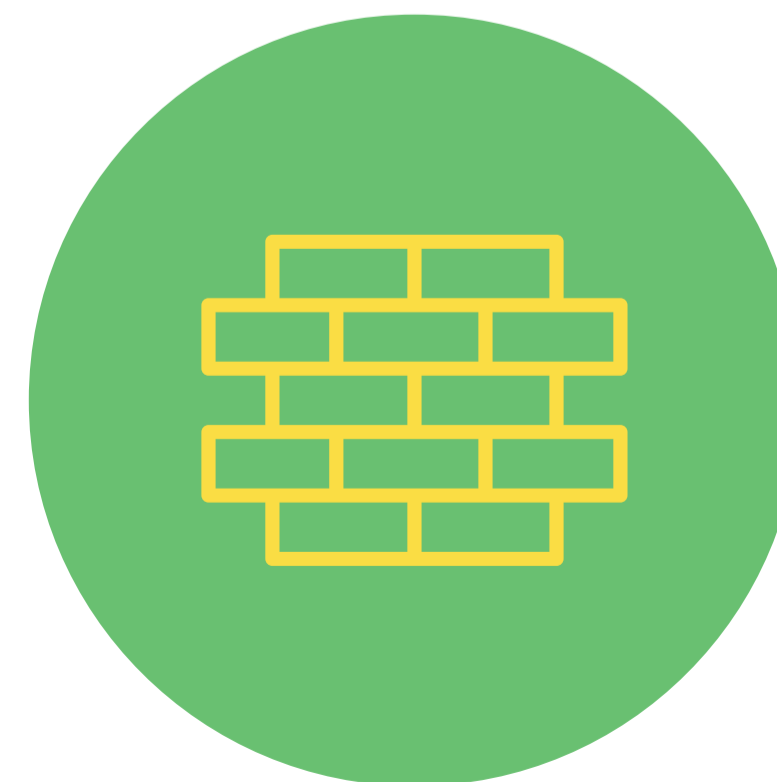
Ensure the development contributes to Manchester's 2038 Zero Carbon ambitions

- Well insulated new homes to keep heat in and minimise energy consumption, ensuring low energy costs for residents.
- Trees and planting designed to manage storm water and provide natural drainage.
- Safe and secure bike storage provision.
- Some on-site parking, but also the opportunity to benefit from the Ancoats Mobility Hub.



A development that is sensitive to its surroundings

- The heights of the new development should respond sensitively to the neighbouring residential buildings.
- Building materials should reference other buildings in the local area.
- Create a new pedestrian and cycle through-route across the site.



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## Early stage design ideas

Our initial thoughts on the layout of the development have been informed by several factors:

- The desire to respond sensitively to the heights of surrounding buildings, including the 13-storey Tribe Building to the north and the more traditional two and three-storey homes to the south and east.
- The ambition to provide as much public realm as possible.
- The desire to retain the high quality trees along the eastern boundary.
- The need to work around some below-ground utilities.

Taking these factors into consideration, the proposed approach is to arrange the new homes into three groups, stepping up from 3 storeys at the Jersey Street end of the site, to 5 storeys in the centre of the site, and then up to 8 storeys at the Tribe Building end of the site.

At the next stage of consultation, we will provide more detailed images to show what these different buildings would look like. At this stage, we would like your feedback on the proposed layout and height of the buildings within the site.



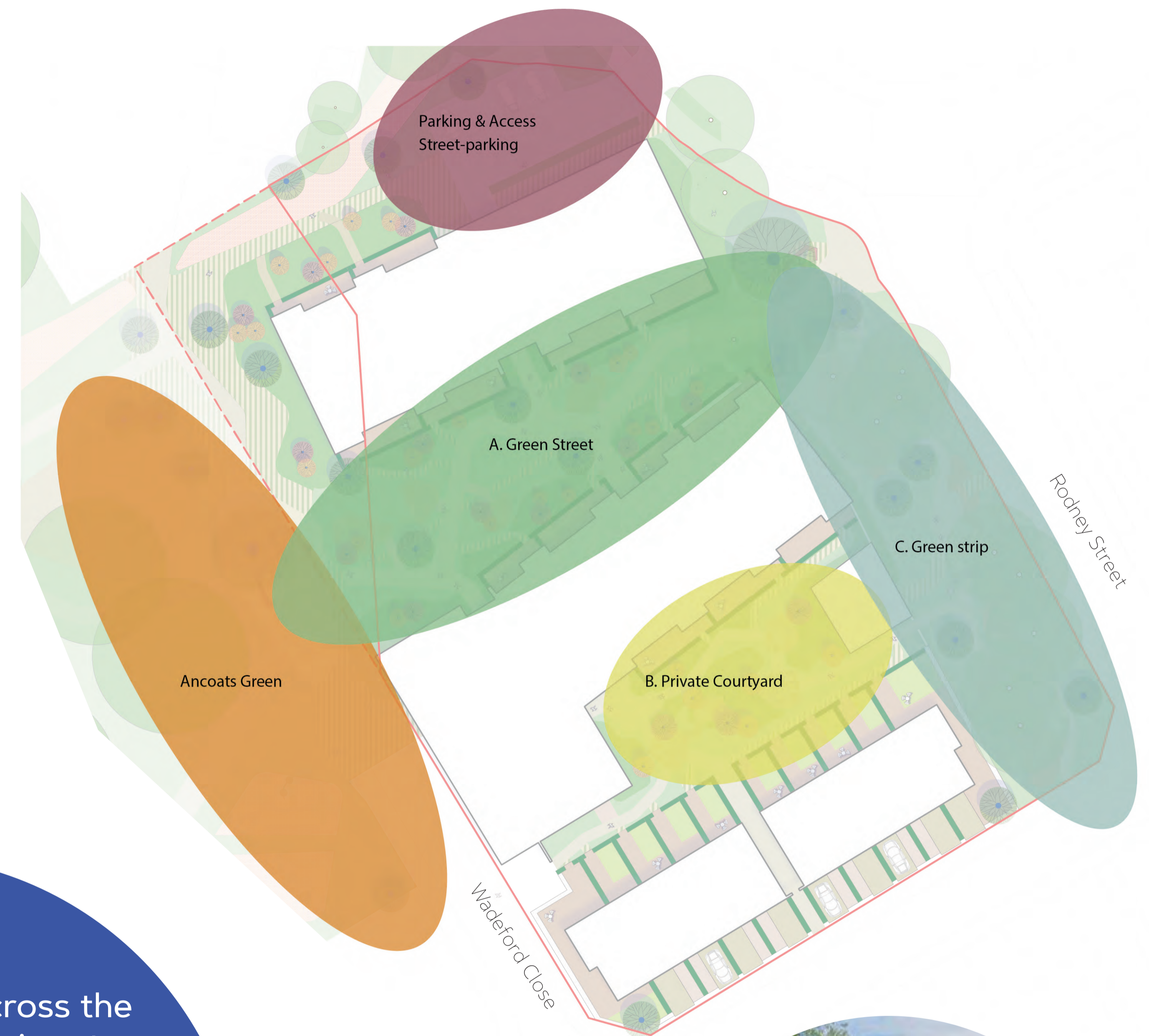
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## Landscape and public realm proposals

The landscape proposals for Rodney Street are also at an early stage. A key priority is to ensure that the emerging design for Rodney Street works support the wider public realm proposals, which have been developed for this part of Ancoats, especially to help complement Ancoats Green and provide pedestrian routes between Ancoats and Miles Platting.

As shown in the diagram to the right, the emerging ideas on the different types of outdoor spaces at Rodney Street are:

- A. Green street: An opportunity to provide an extension to Ancoats Green and a new pedestrian route through to Butler Street. Opportunities for gardens and pedestrian entrances to the buildings.
- B. Private courtyard: Attractive planting and seating for residents to enjoy.
- C. Green strip: Retaining the mature line of trees along Rodney Street, the planting will look to replace existing patchy grassland with new high quality and varied planting.



Additional planting across the site will look to add semi-mature and multi-stem trees to provide seasonal character and different shapes and heights.

We will provide more information on the detailed landscape and public realm for Rodney Street as part of the next stage of consultation.



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## What happens next?

This phase of consultation marks the start of a consultation process which will continue through 2022.

### We are here

#### Phase One Pre-Application Consultation February 2022

Opportunity for local people to have their say on the project vision and early stage design ideas.

Design team to consider this feedback as they progress the design of the scheme.

#### Phase Two Pre-Application Consultation Late Spring 2022

Opportunity for local people to provide comments on more detailed plans, including images to show what the new homes would look like and the detailed landscape and public realm proposals.

Design team to consider this feedback as they look to finalise the proposals and prepare to submit a planning application.

#### Potential Construction Activity End of 2022 Onwards

All dates at this point are subject to what happens during the planning process. However, a best case scenario is that construction activity could start on site by the end of 2022 and last for approximately two years.

#### Planning Submission and Determination Summer - Autumn 2022

Once the proposals have been finalised, a planning application will be submitted to Manchester City Council, as the local planning authority, so that they can consider the application.