

THIS CITY

Rodney Street Consultation
Stage Two May 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 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 market housing and homes designated for Manchester Living Rent (to be rented at or below Local Housing Allowance levels). Market housing will subsidise the provision of the Manchester Living Rent properties.

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

Rodney Street: what we've heard so far

This City launched earlier this year, introducing early stage proposals for our first site at Rodney Street, Ancoats. A central part of our commitment to changing how housing should be done is working closely with existing communities so that they can help to shape our plans.

During the first round of consultation, you raised a number of important issues for us to consider:

- **The importance of green space and landscaping to this area.**
- **The importance of quality architectural design that respects the surrounding context.**
- **The need for more joined-up consideration of parking provision in the area.**
- **The need for a range of housing types, including affordable and new homes.**

Having updated our proposals for Rodney Street since the first stage of consultation, we are eager to hear your views on our developed plans as part of this second and final stage of consultation before we submit our planning application.

THIS CITY

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 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.

THIS CITY

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.

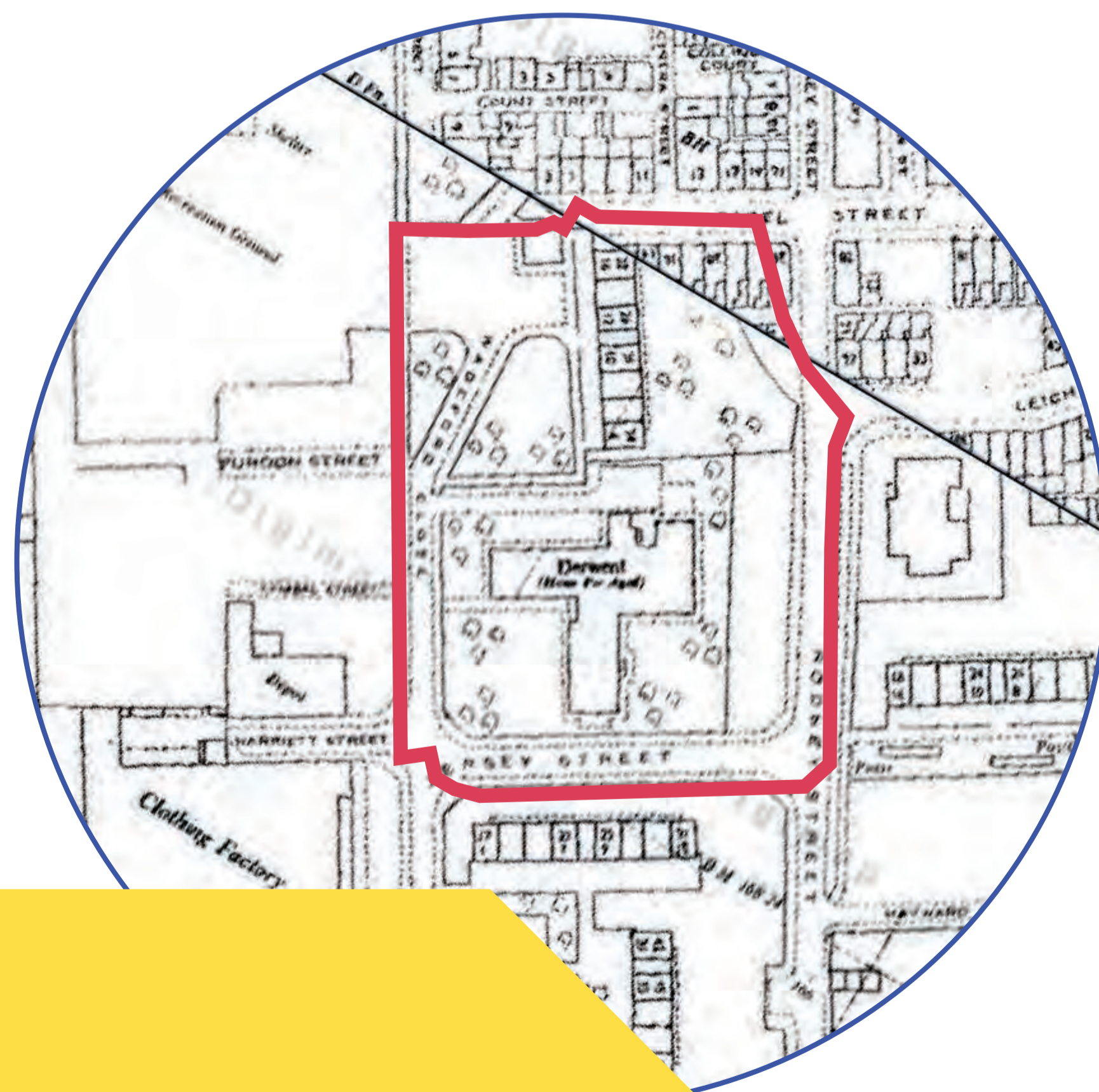
1880s

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 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.

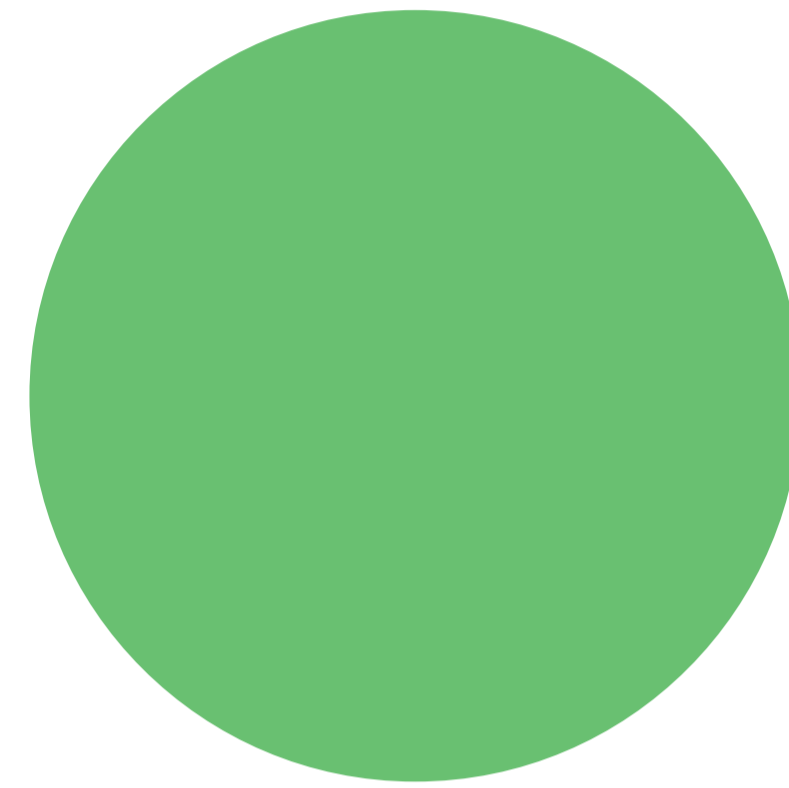
Buildings on the site were present until the early 2010s until cleared (photo above shows the site in 2009, courtesy of Google Maps).

THIS CITY

What do we want to achieve at Rodney Street?

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

- 128 new homes, ranging from one-bedroom apartments to four-bedroom townhouses.
- 30% of the homes designated for Manchester Living Rent, to be rented out at or below Local Housing Allowance (LHA) levels.
- A mix of apartments and terraced houses to meet the needs of different household sizes.

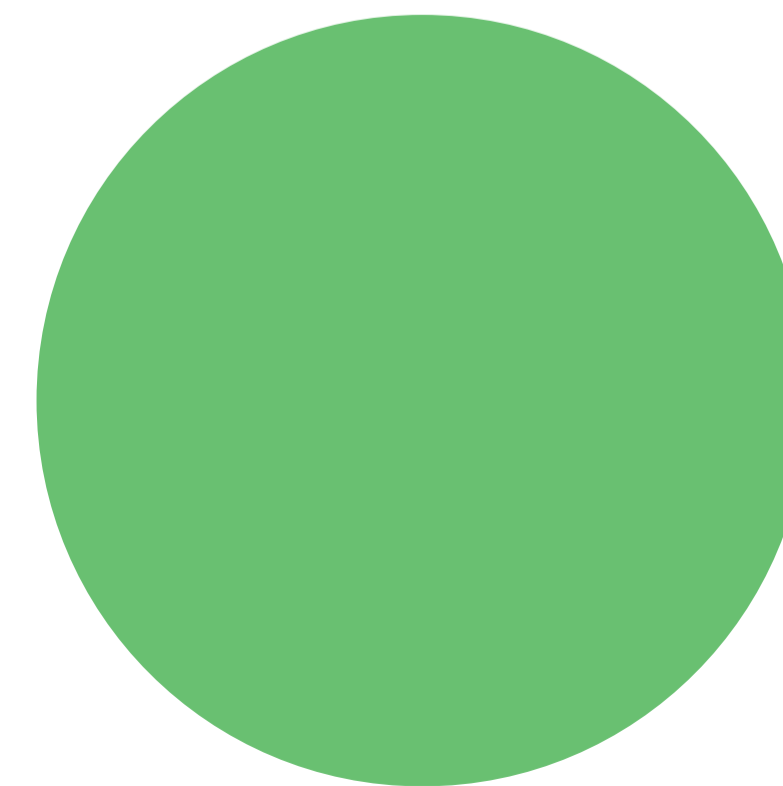
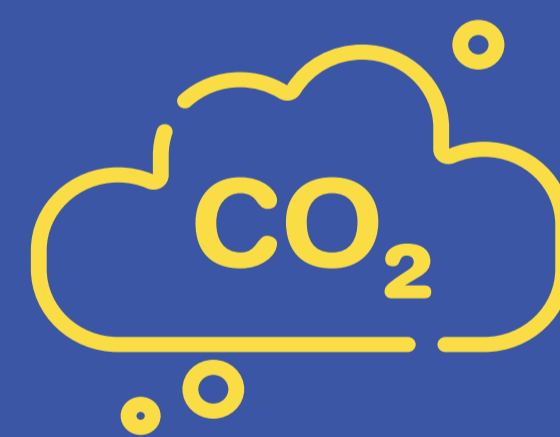


A green and leafy development which complements Ancoats Green

- 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

- Biodiversity improvements through planting of new trees, hedgerows and ornamental planting.
- Secure cycle storage.
- Provision of electric vehicle parking on-site, in addition to the opportunity to benefit from the Ancoats Mobility Hub.
- A focus on sustainable development through water and energy efficiency, carbon reduction, pollution control, well designed drainage and consideration of occupant wellbeing.



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.
- High quality landscaped public realm, with improved connections across the site.

THIS CITY

Our approach to the design of the buildings

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.

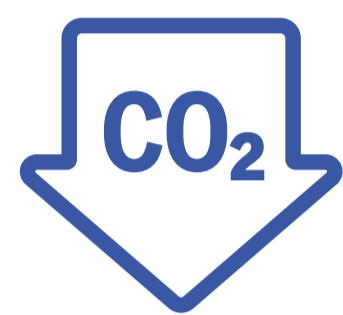
- The design of the buildings is inspired by and responds to surrounding architectural styles, taking cues from the historic forms of buildings in this area.
- Apartments within the residential blocks will include dual-aspect arrangements to provide greater opportunities for views out and direct access to external amenity.
- A focus on the human scale, with a stepping effect used to break up the massing and to ensure a visually exciting development.



THIS CITY

Our plans for new homes at Rodney Street

Key principles:



Carbon reduction: The proposed development and sustainability measures target significant carbon emissions reductions, exceeding Manchester City Council's planning policy standards in line with the Manchester Roadmap to Net Zero Carbon.



Pollution control: Careful consideration of noise impacts and light pollution has informed the design process. Avoiding the use of combustion fuels on site will help to ensure good air quality.



Energy efficiency: Reducing energy costs through measures such as the use of high quality building fabrics, limiting heat losses from the buildings by using high efficiency services for heating and ventilation, and low energy lighting.



Water efficiency: Our designs include water-efficient fittings to minimise consumption.



Flat-sharers

Ideal for flat-sharers i.e. two individuals/key workers working within Manchester and are looking to split living costs. The arrangement includes 2 double bedrooms with 2 bathrooms and an emphasis on private space for each individual with a share living space between rooms.



70 sqm
2 Bed
2 Bath



Family living

3-bed townhouse, suitable for family living, with in-curtilage parking and private garden. Accommodation is situated over 3 storeys, allowing for larger shared spaces at ground floor including a snug and open living-kitchen-dining area with direct access to outdoor amenity.



101 sqm
3 Bed
2 Bath

A range of homes for different needs

1-bed apartments (27 in total) – for independent living close to the city centre, suitable for young professionals or individuals living alone, with accessible ground floor apartments potentially preferred by older people.

2-bed apartments (91 in total) – in three variations designed to suit the needs of flat-sharers, couples and young families.

3-bed townhouses (8 in total) – suitable for family living, with in-curtilage parking and private garden.

4-bed townhouses (2 in total) – for larger or extended families, with in-curtilage parking and private garden.

All of the dwellings are designed to be accessible and adaptable, which will will deliver homes that meet the changing needs of occupants over time.

THIS CITY

Landscape Proposals

- **Green Street:** The linear green connection between our two apartment blocks will provide an extension to Ancoats Green and a gateway to Butler Street. Planting alongside the street will also provide a filter to the proposed ground floor residences.
- **Private Courtyard:** The outdoor courtyard between our apartments and townhouses will offer a communal space for residents to gather, helping to promote community living.
- **Green Edge:** The tree belt along the eastern side of the site will largely be retained and will benefit from additional planting and a new footpath through the landscape.



ANCOATS GREEN



WADEFORD CLOSE

RODNEY STREET

RODNEY STREET



The landscape improvements proposed as part of the Rodney Street development have been designed to support the wider vision for the surrounding area set out in the Ancoats Poland Street Zone Public Realm Strategy, complementing Ancoats Green and providing pedestrian routes between Ancoats and Miles Platting.

THIS CITY

Landscape Proposals

Trees and biodiversity

- Approximately 45 trees of varying quality that currently sit on the site will need to be removed in order to facilitate the delivery of the development.
- We will plant approximately **130 trees** in their place (aiming for as close as possible to a ratio of 3:1 replacement).
- Our tree planting will include a range of sizes and species, to promote a sense of maturity across the site and increase biodiversity. Biodiversity will also be improved at the site through the introduction of new hedgerows and native and ornamental planting.



We're striving for a holistic approach to sustainable development in our Rodney Street proposals.



Public (blue) and private (pink) spaces.



Informal play spaces.

Sustainable Urban Drainage (SUDs)

Our landscape proposals incorporate a number of measures to manage surface water drainage

- **Permeable paving:** where possible, hardstanding areas will have a variety of permeable surface finishes, allowing surface water to pass through and aid drainage.
- **Rain Gardens:** will act as a collection facility by intercepting run-off to help ease pressure on the wider drainage system.

THIS CITY

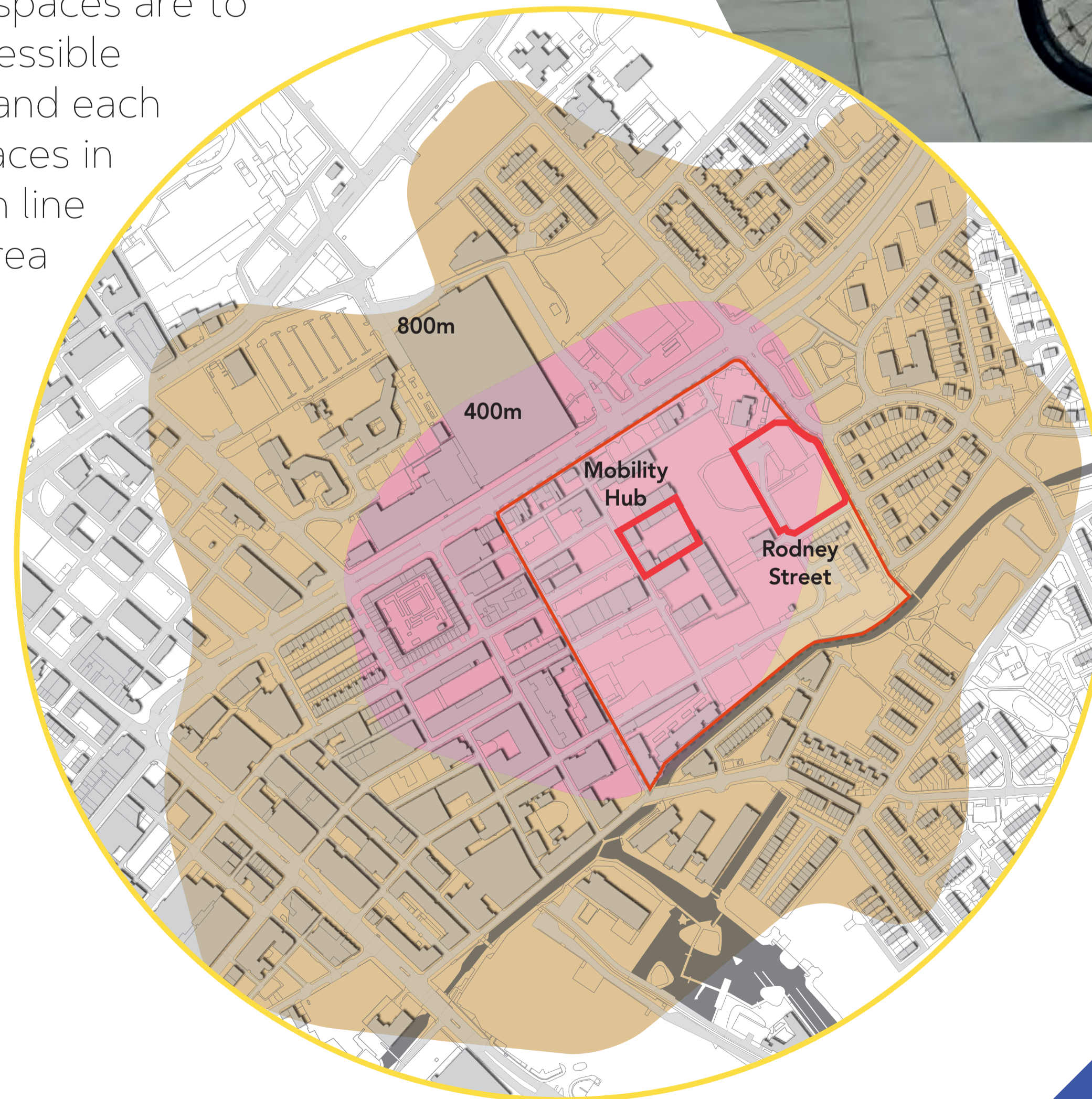
Transport and accessibility

Building sustainable, low carbon homes is a key priority for This City. To achieve this, our new homes will be built in sustainable locations, such as Rodney Street, where there are a range of local amenities and the city centre nearby and great public transport links so that living without a car is a genuine option.

We have placed a strong emphasis on active travel, which is why this development will have provision for 128 cycle parking spaces (one space per dwelling).

For those that require a car though, 30 car parking spaces are to be provided in the Ancoats Mobility Hub, while 7 accessible spaces will be provided on-site for the apartments, and each townhouse will have its own parking bay. With 47 spaces in total, the parking provision for this development is in line with other recently approved schemes in the local area and also with the local Neighbourhood Development Framework parking strategy. All of the on-site parking spaces will be provided with electric vehicle charging points.

A Traffic Regulation Order (TRO) strategy for the local area is also currently being developed by Manchester City Council to prevent parking on residential streets by commuters and by those who should be parking in the new Mobility Hub.



THIS CITY

What happens next?

We want to hear your feedback on our detailed proposals for Rodney Street before we submit our planning application.

Stage 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.

We are here Stage Two Pre-Application Consultation May and June 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.

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.

