

Welcome to Our Public Exhibition

Thank you for attending today’s public exhibition. Please take your time and visit each of the boards we have prepared. Once you’ve viewed the information on offer today, we’d really like to hear your feedback.

You can provide your feedback in the following ways:

- Talk to a member of the team on hand today - they can be identified by their name badges;
- Complete one of our anonymous feedback surveys available at the feedback station;
- Visit our web portal to submit your feedback online planningconsultations.uk@davisonyoung.com









The Site – Planning Policy

The Site is located within the Victoria Park area of Manchester, and consists of three principal parts, each with their own respective buildings.

In accordance with the adopted Manchester Core Strategy, the site is located within central Manchester. Policy EC8 notes that ‘the Council will promote development which has regard to creating a positive sense of place at the interface of the health and education institutions along Oxford Road and the residential areas, using design and public realm.’The site is located within the Victoria Park Conservation Area, which was designated in March 1972.

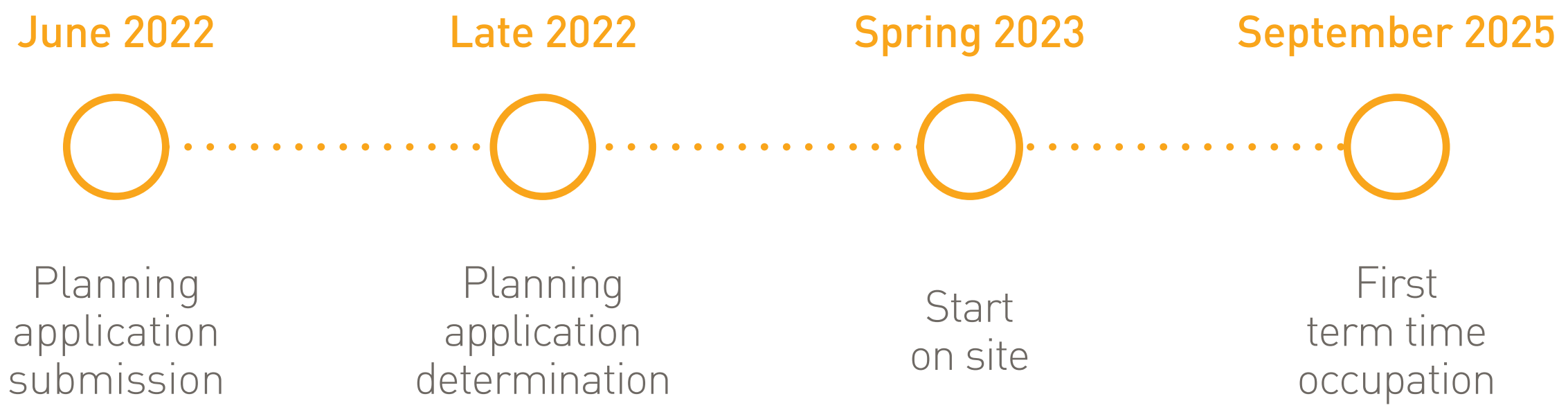
None of the buildings that form the Site are statutorily listed and the Site is not within the immediate setting of any listed building.

The site is located outside of the Manchester Air Quality Management Area (AQMA).

The entirety of the site and its immediate surroundings are located within Flood Zone 1 (indicating an annual probability of fluvial flooding of less than 1 in 1,000).

Our Timetable

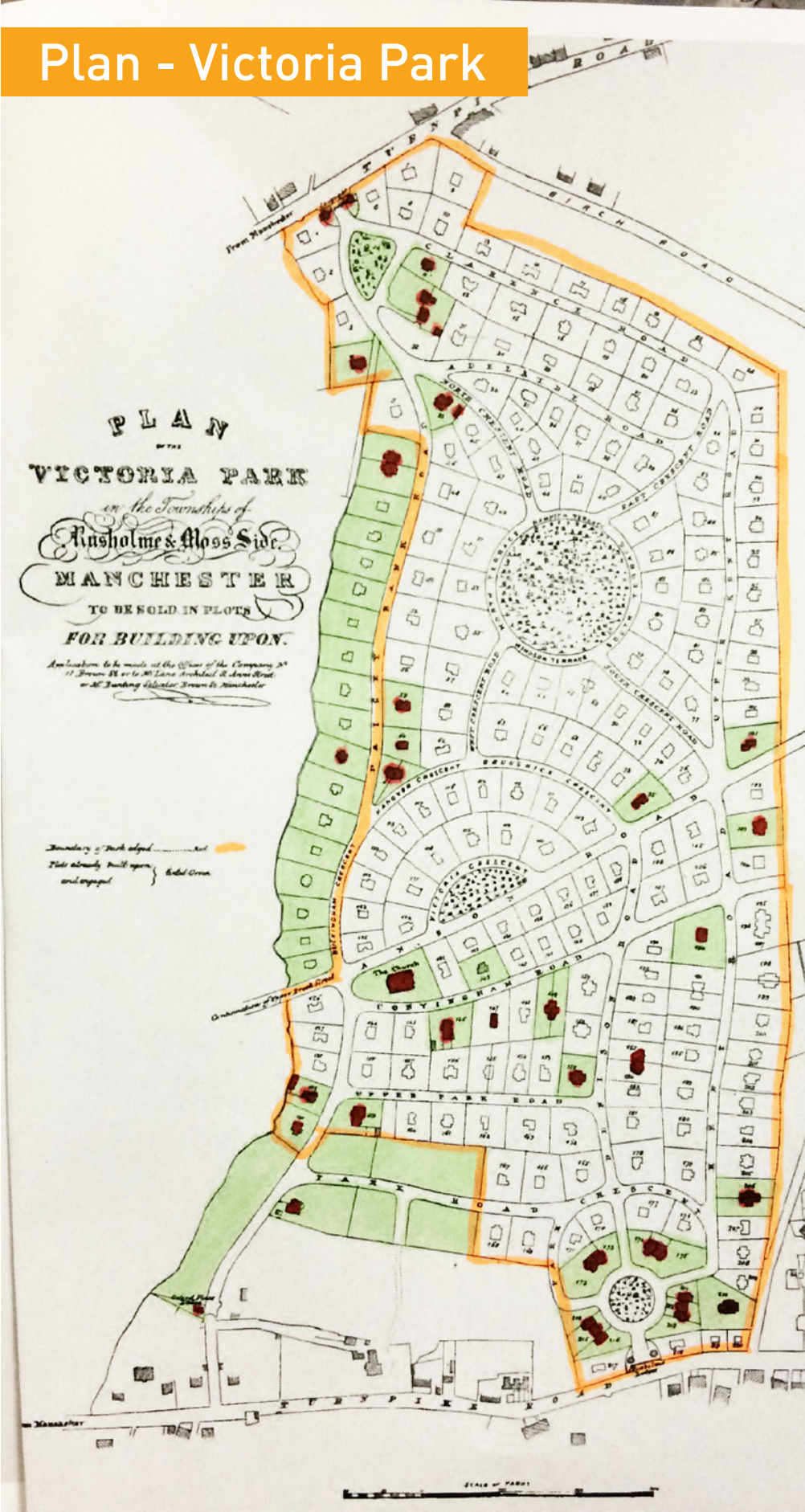
We propose to work to the following timetable from today to the first occupation of the new development:



Gate Lodge 1985



Plan - Victoria Park



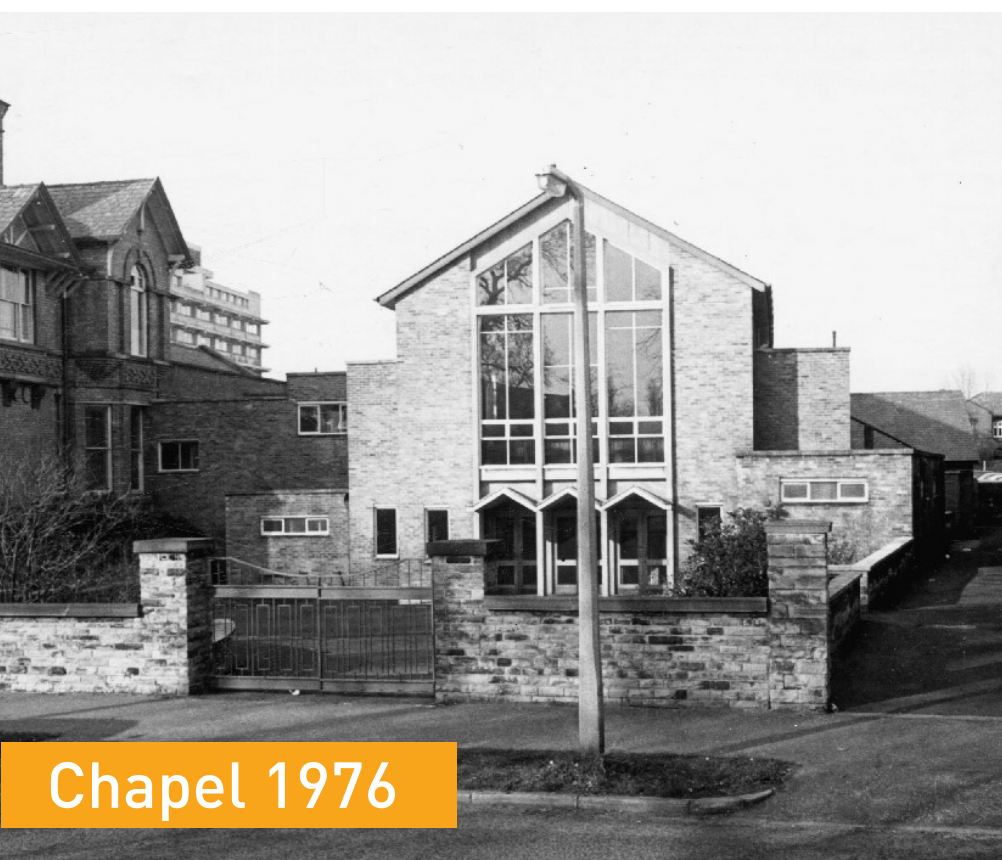
Woodthorpe 1976



Woodthorpe 1976



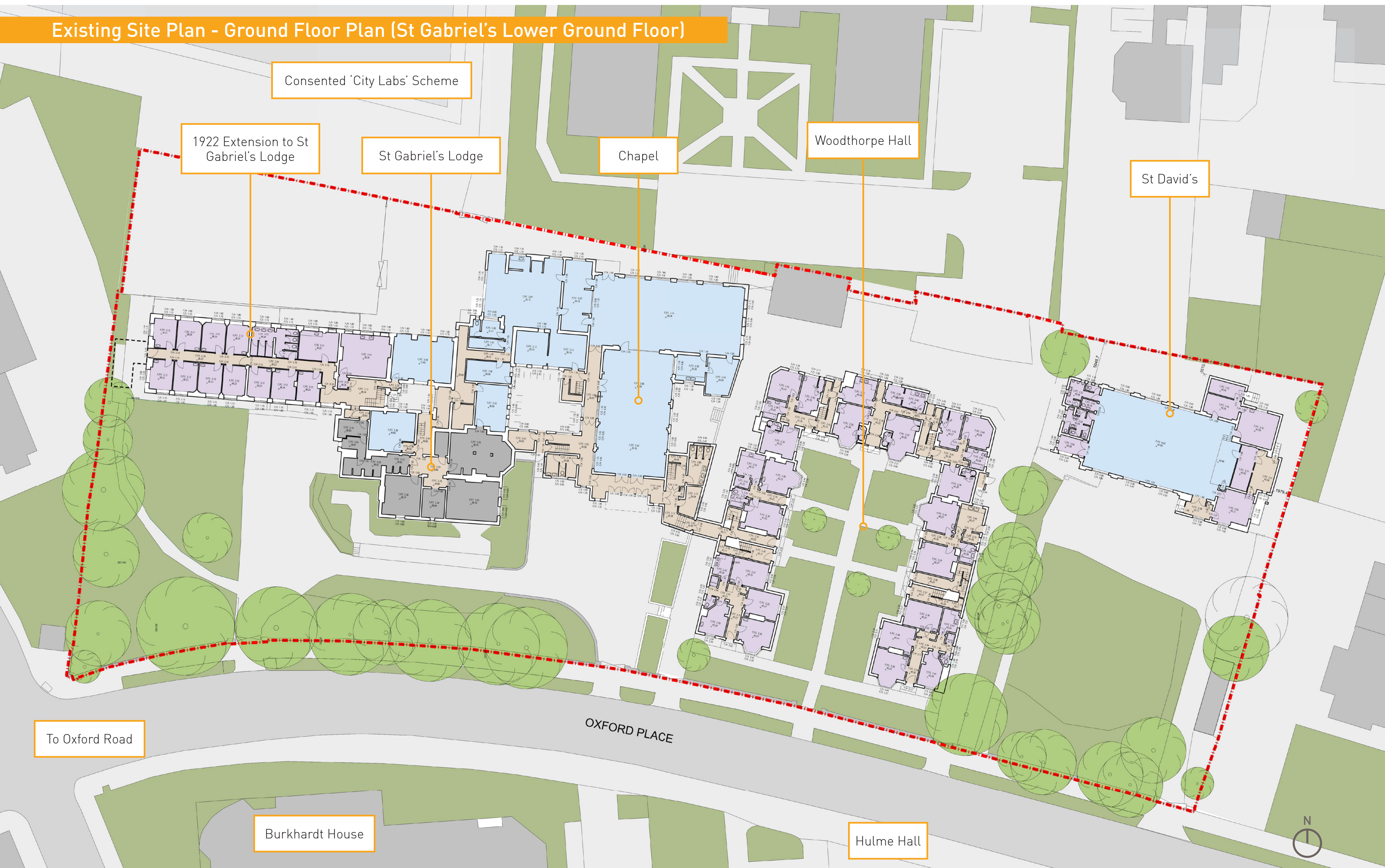
Chapel 1976



Significance Summery

- The St Gabriel's site is of historic and architectural interest due to its association with the Victoria Park development from the 1830s to the late 1890s and because of its association with the provision of women's only halls at a time when women struggled to access higher education due to their sex. Consequently, the established use of the site as student accommodation is of high importance.
- The St Gabriel's site is multi-phased and eclectic in character; this reflects the character area of the west end of Oxford Place within the Victoria Park Conservation Area which is different to the defined residential character to the south east, within the centre of the Conservation Area.
- None of the buildings within the Site yield sufficient heritage interest to warrant statutory listing.
- The c.1850s villa, 1963 Chapel, and 1938-39 Woodthorpe Hall are considered to be positive contributors to the character and appearance of the Conservation Area. These buildings are non-designated heritage assets (NDHA).
- The 1922 villa extension and 1935 St David's Church Hall are considered to be neutral contributors to the character and appearance of the Conservation Area.
- It is considered that there is capacity for change within the site, as a whole, which could enhance the heritage interest of the NDHA buildings. In turn there is the opportunity to enhance the character and appearance of the Conservation Area by reactivating the Site and giving it a sustainable, active use.

Existing Site Plan - Ground Floor Plan (St Gabriel's Lower Ground Floor)



Chapel (Current)



St Gabriel's



Woodthorpe

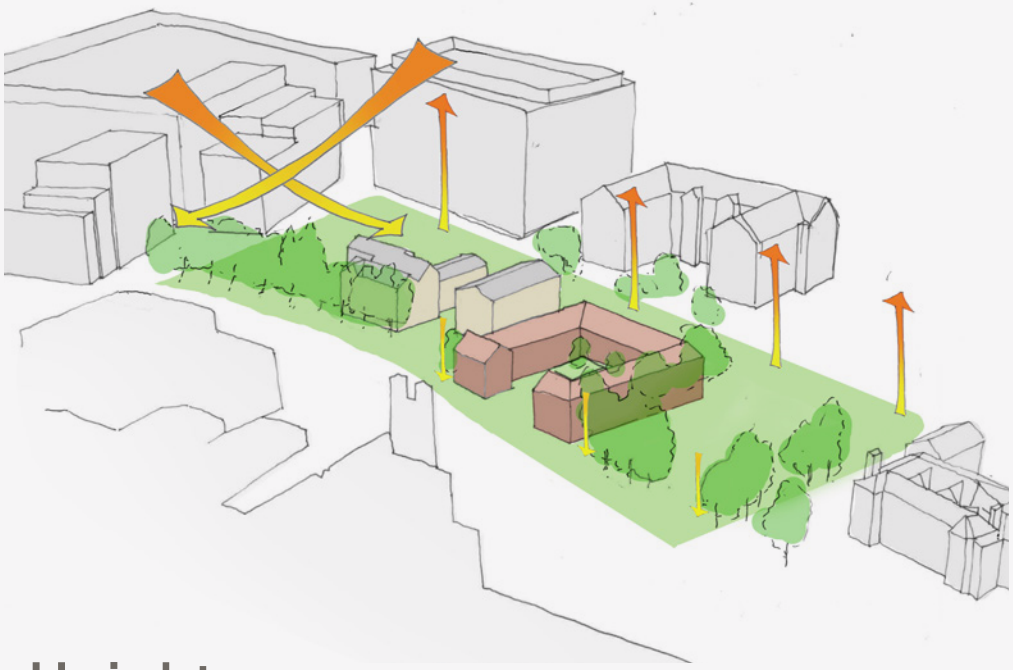


St Gabriel's



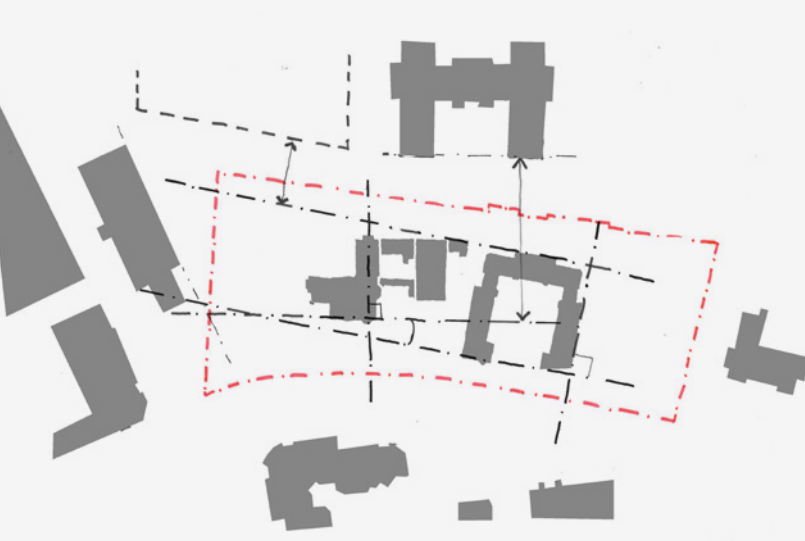
Street Frontage
(Oxford Place)

Tying the lines of any new blocks into the urban grain already established by the retained heritage assets will further enhance their place and importance on the streetscape. The alignment of the newer blocks can be tied into St Gabriels and Woodthorpe respectively through materiality.



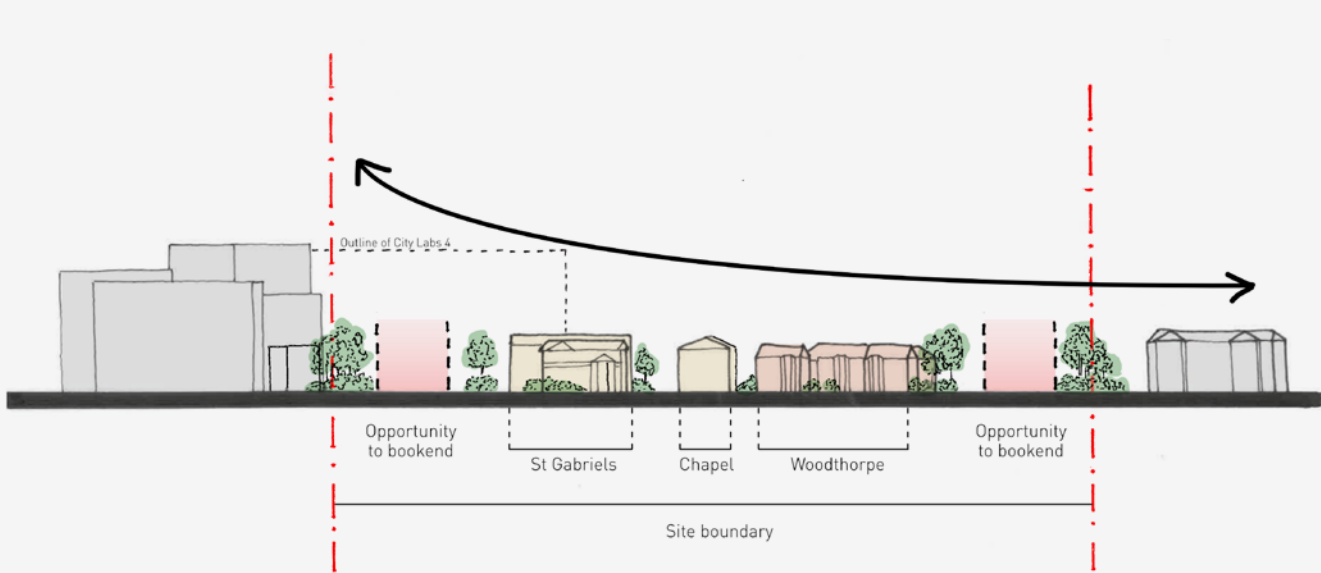
Height

As already established the retained existing buildings of Woodthorpe and St Gabriels have a lower scale than the newer and consented schemes adjacent to the site. Any new proposal must seek to redress this step in levels through its massing, with more scale toward the rear of the site, stepping down to Oxford Place.



Responding to
Heritage Assets

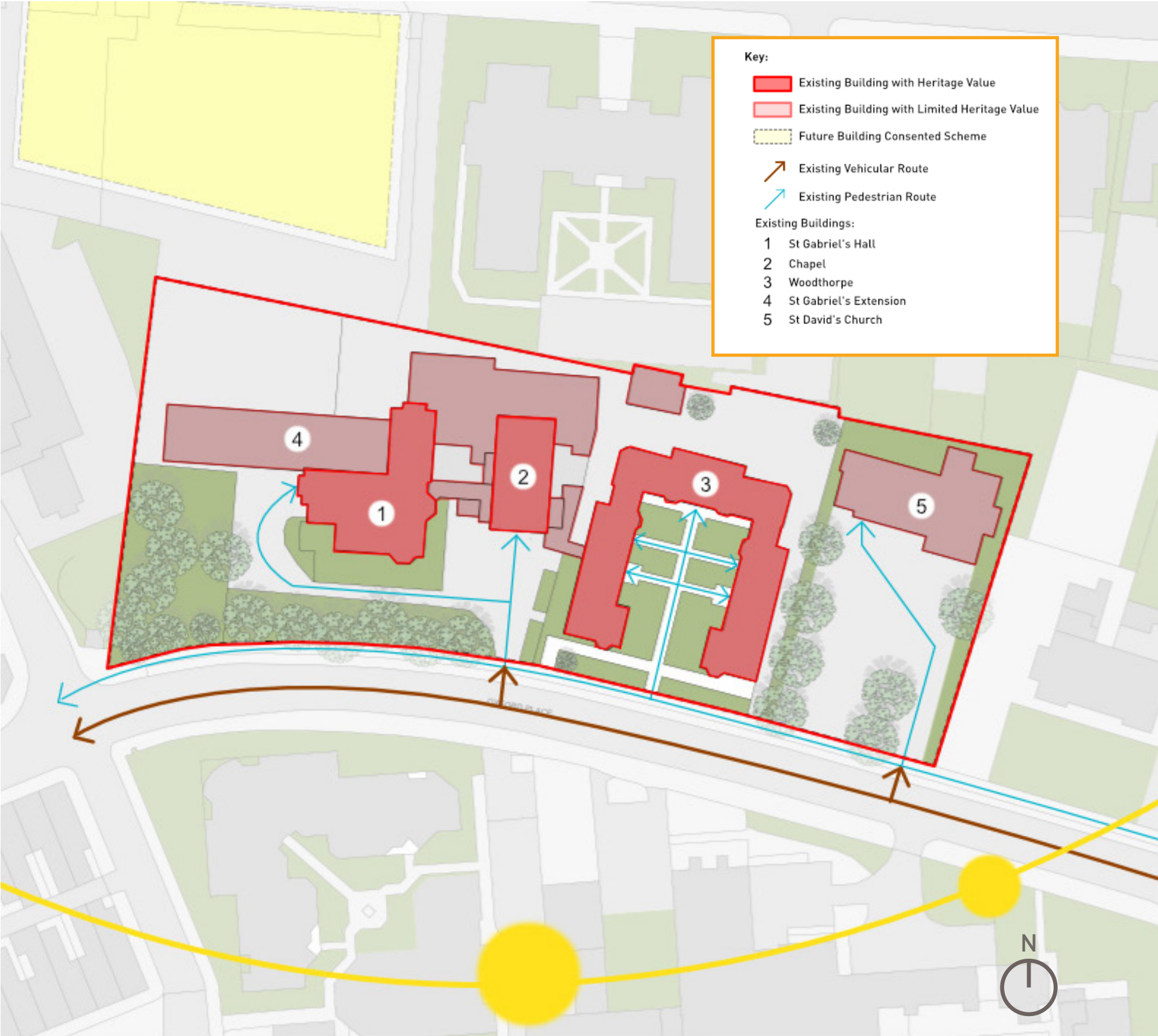
The two retained buildings, St Gabriels and Woodthorpe Hall, sit on different axis' thanks to the splay in Oxford Place at this point. The two new blocks could be tied into these grid, both in terms of massing and in finer facade details.



'Book End' the Site

The two new blocks at either end of the retained buildings can provide 'book ends' to the site, enclosing the site and creating pockets of green space within. As per the landscape strategy this sets 4 main courtyards in between different sets of buildings, giving each a distinct character and place. The benefit of this to give the residents a sense that they are inhabiting a unique part of the site, with entrances to all blocks off these landscaped spaces.

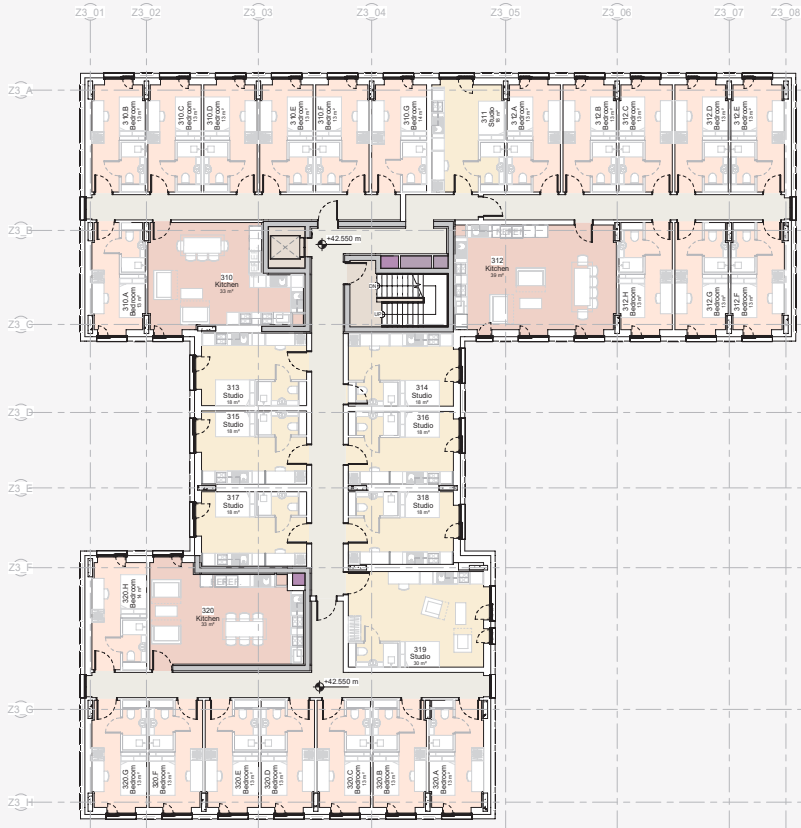
Massing



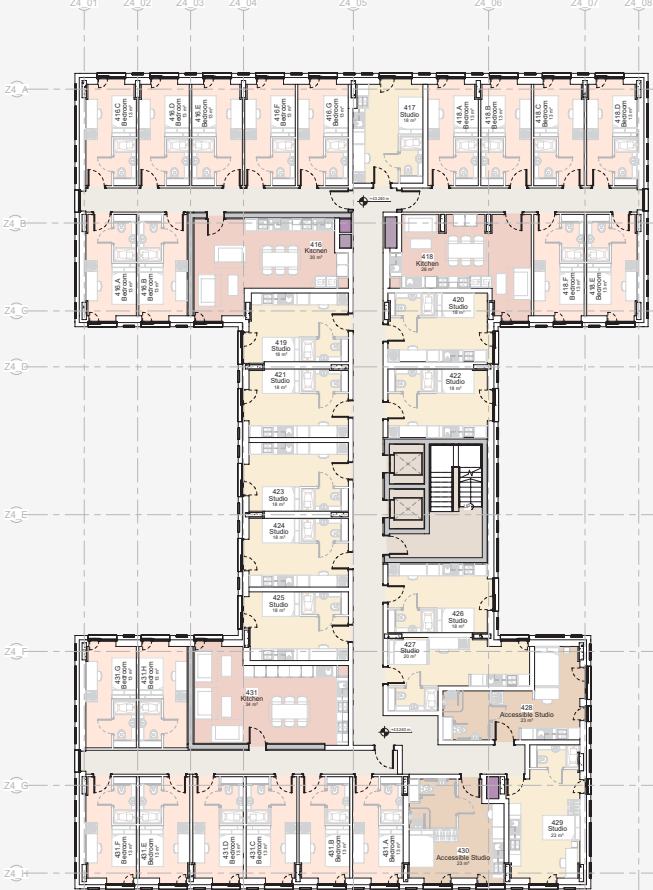
View Along Oxford Place Looking East



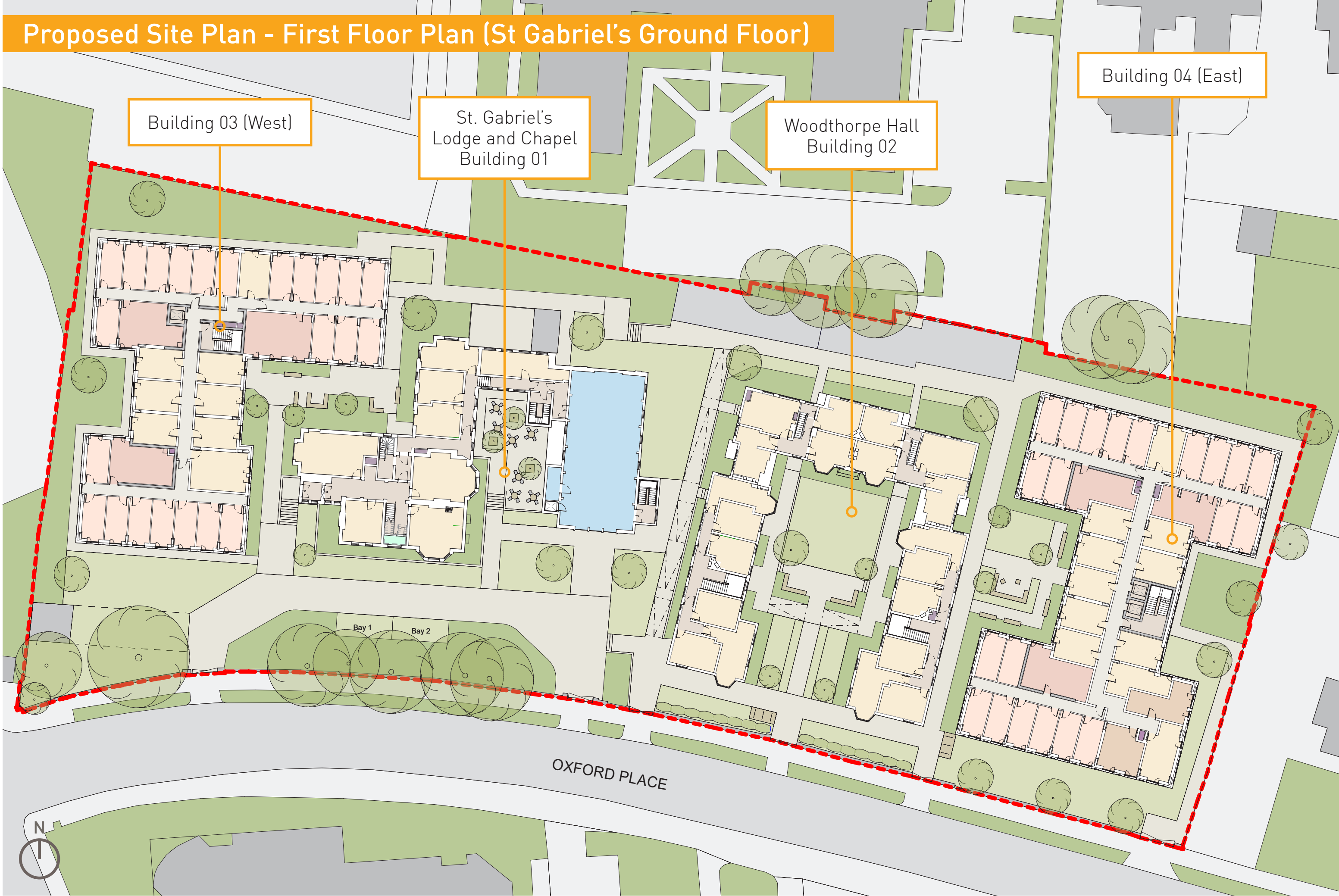
Building 03 (West)



Building 04 (East)



Proposed Site Plan - First Floor Plan (St Gabriel's Ground Floor)



Existing Building Precedent

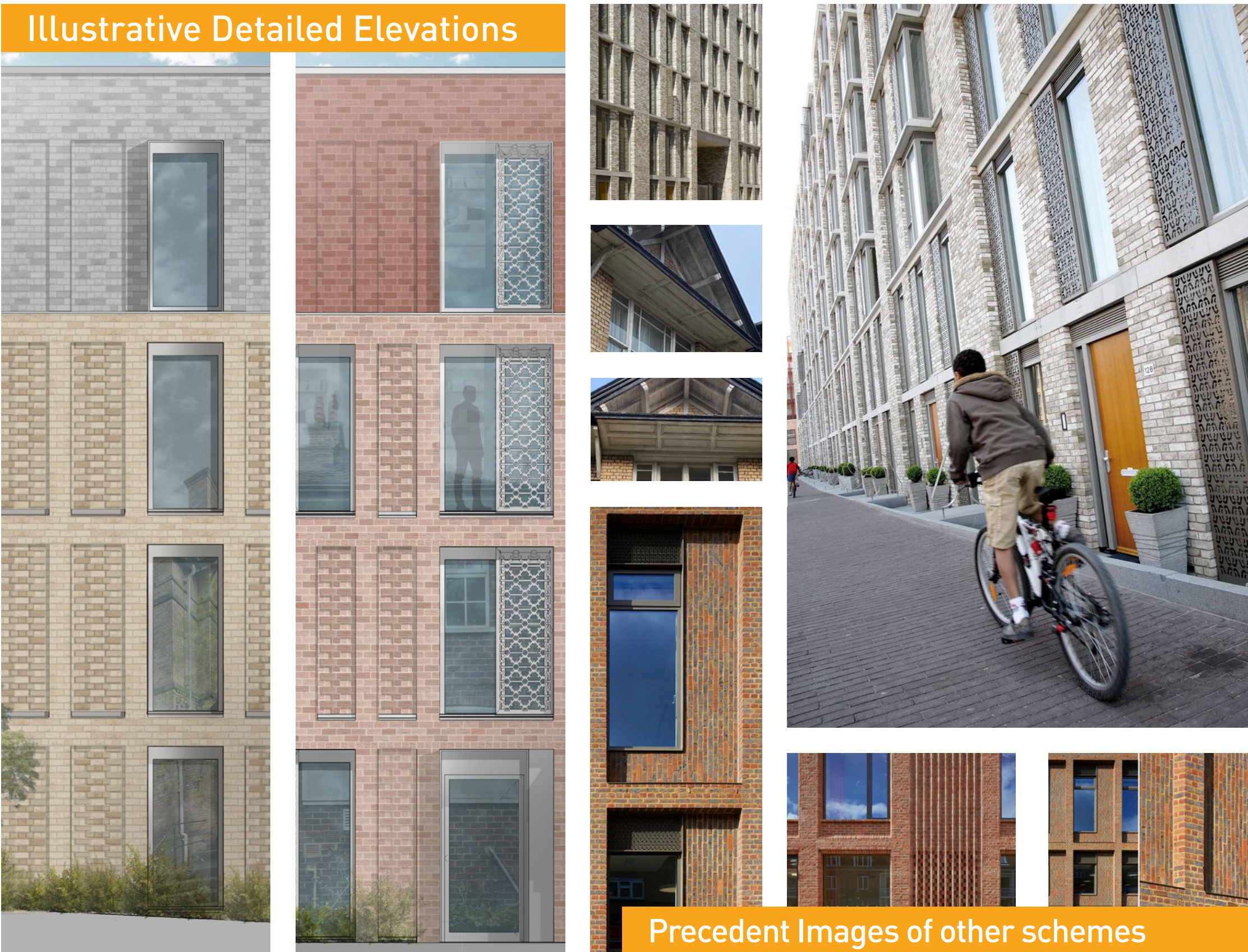
Retained Buildings

The retention of St Gabriel's and Woodthorpe Halls gives the opportunity for the facades of the new additions to the site to compliment the styles of the existing buildings both in terms of materiality and texture.

Facade

The facades of the new build elements will comprise of a brick grid with full height glazing and recessed brickwork. Within the brick recesses on the gable ends, brick relief patterns are used to relate to the crafted nature of the existing buildings those elevations address.

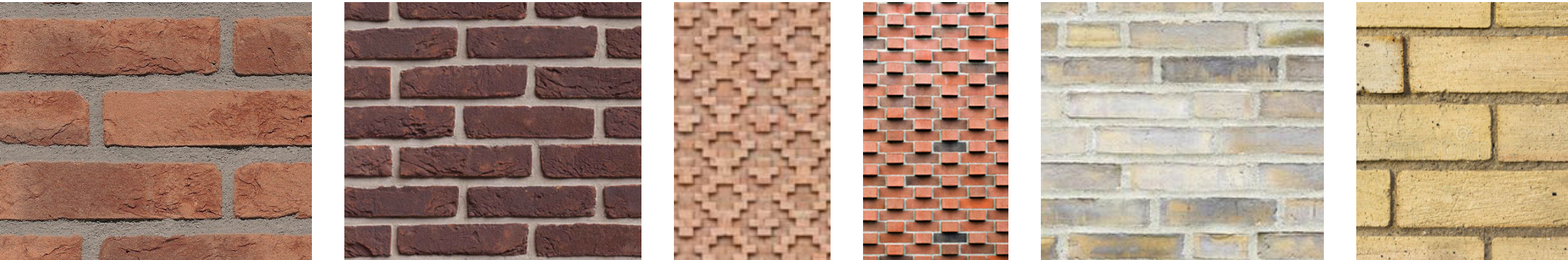
Illustrative Detailed Elevations



Woodthorpe Hall



St Gabriel's Hall



Precedent Images of other schemes

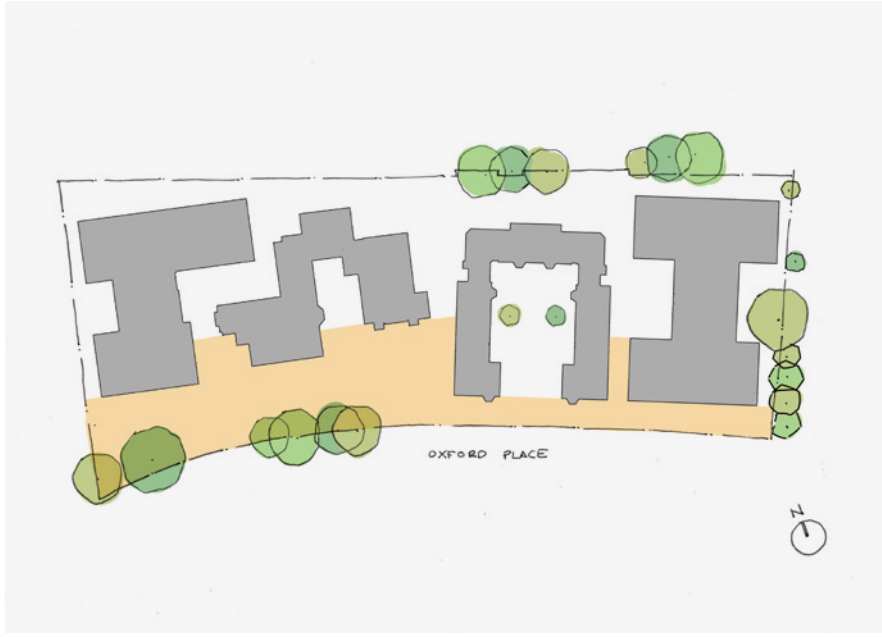


Public Realm

The illustrative masterplan aims to create a high quality, attractive and accessible external environment at St Gabriel's, that responds to the Conservation Area context and creates a biodiverse and resilient landscape.

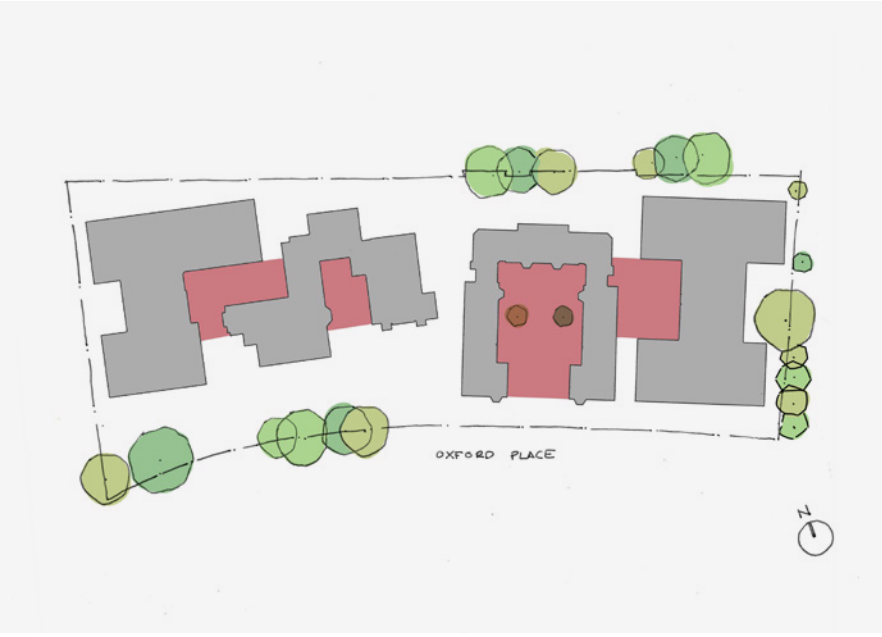
Key components of the masterplan includes:

- 01** Reconfigured driveway to accommodate 2 accessible parking spaces and fire tender access;
- 02** Enhanced landscaped frontage to The Lodge and Chapel building;
- 03** Enhanced courtyard to Woodthorpe building;
- 04** New courtyards to proposed buildings; and
- 05** Landscaped areas and accessible pedestrian paths between all buildings (with step-free route options)
- 06** Bin presentation area for collection of Oxford Place
- 07** Retention of mature trees to site frontage



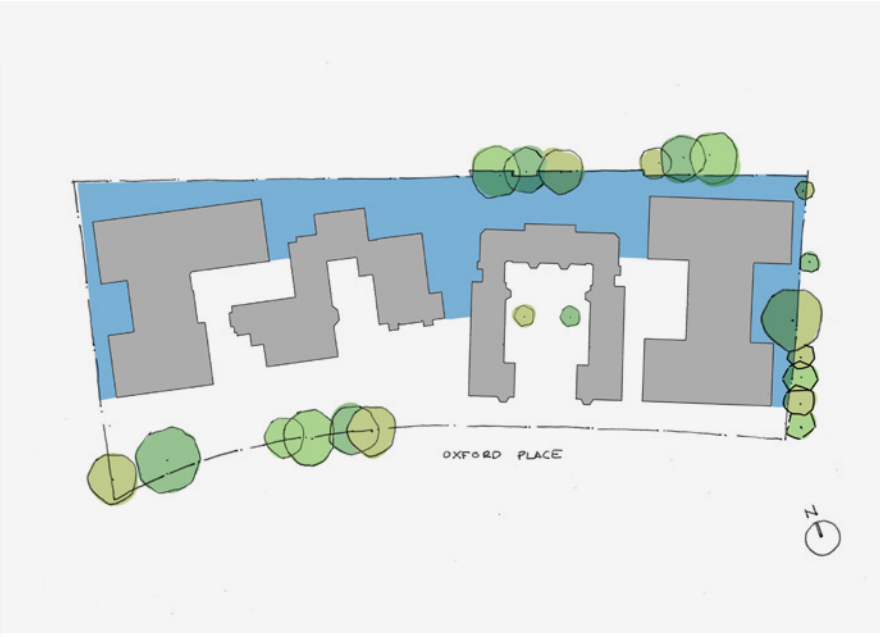
Frontage

- Retention of the majority of existing trees to maintain a mature and established character along Oxford Place;
- Integration of new, high quality planting and hard landscape to offer a sophisticated and rationalised appearance;
- Provision of legible gateways and routes into the site;
- Accommodation of fire tender vehicles and accessible parking bays



Courtyards

- Enclosed on at least three sides by buildings, with a strong relationship to main entrances;
- Various seating opportunities for individuals, or for small gatherings;
- Integration of verdant planting to provide calming and attractive spaces to overlook and to occupy;
- Provision of space for internal spill out of amenity spaces.



Gardens

- Peripheral areas around the edge and back of the site that primarily focus on pedestrian circulation and providing an attractive setting to the buildings
- Focus on soft landscape, with a mixture of mixed ornamental planting, lawns trees and wild flower meadows

View of St Gabriel's Lodge and Building 3 (West)



View Of Courtyard Between St Gabriel's and Building 03 (West)



View Of Courtyard Between Woodthorpe and Building 04 (East)