

Collyhurst Phase 1 Development Summary



February 2021

1.1 Summary of the Proposals



168
houses



76
apartments



162
sqm of business/
retail (GIA)



100
Council Homes



464
new trees
(approx.)

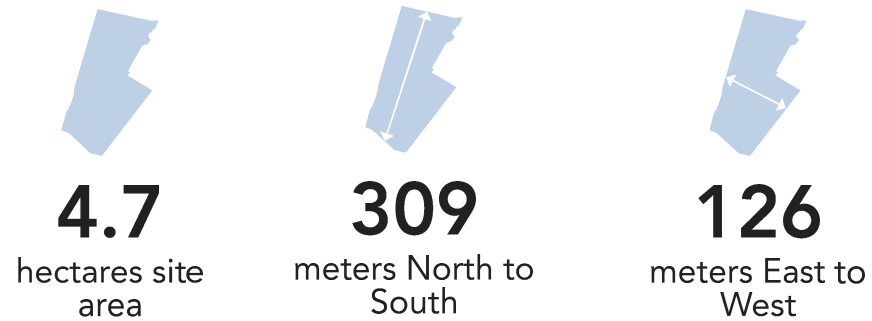


1.3
hectares of public
park space



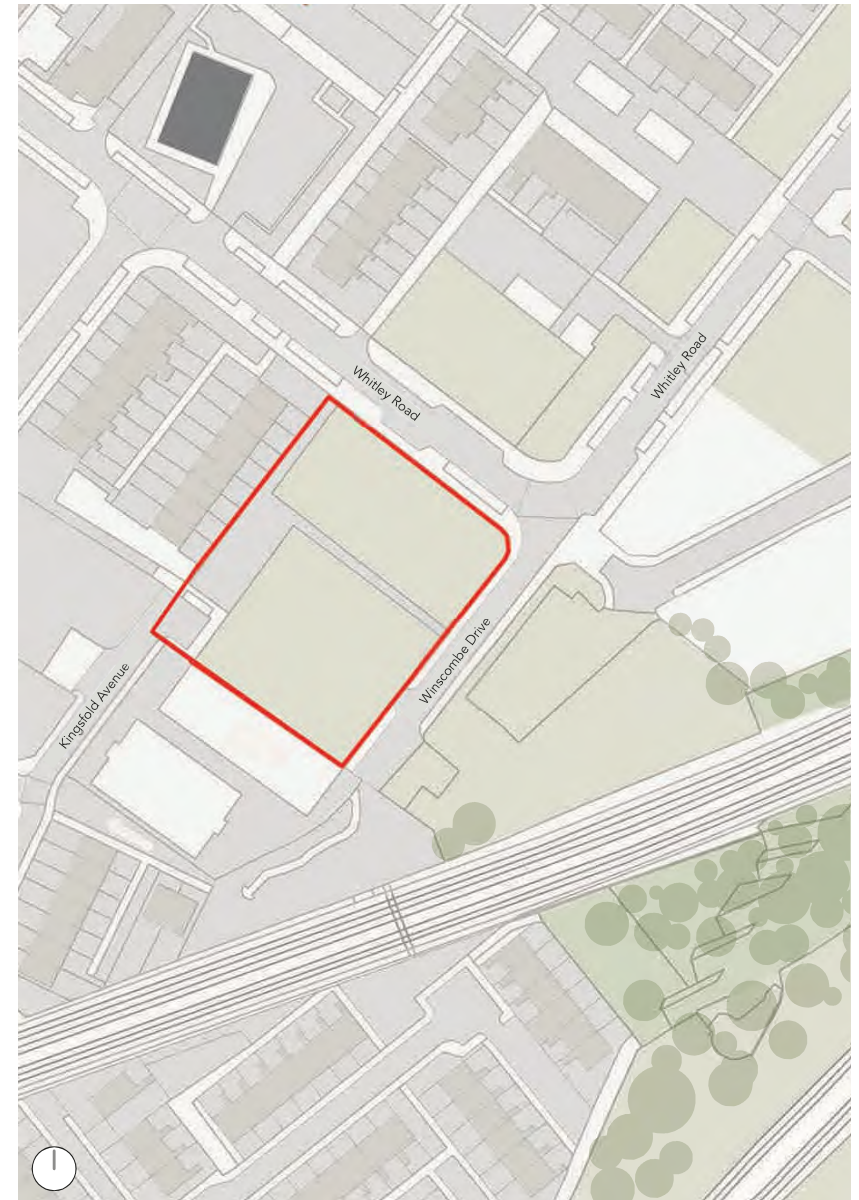
412
secure cycle
storage spaces

1.2 Collyhurst Village Application Site



Site Location Plan

1.3 South Collyhurst Application Site



1.4 Collyhurst Today

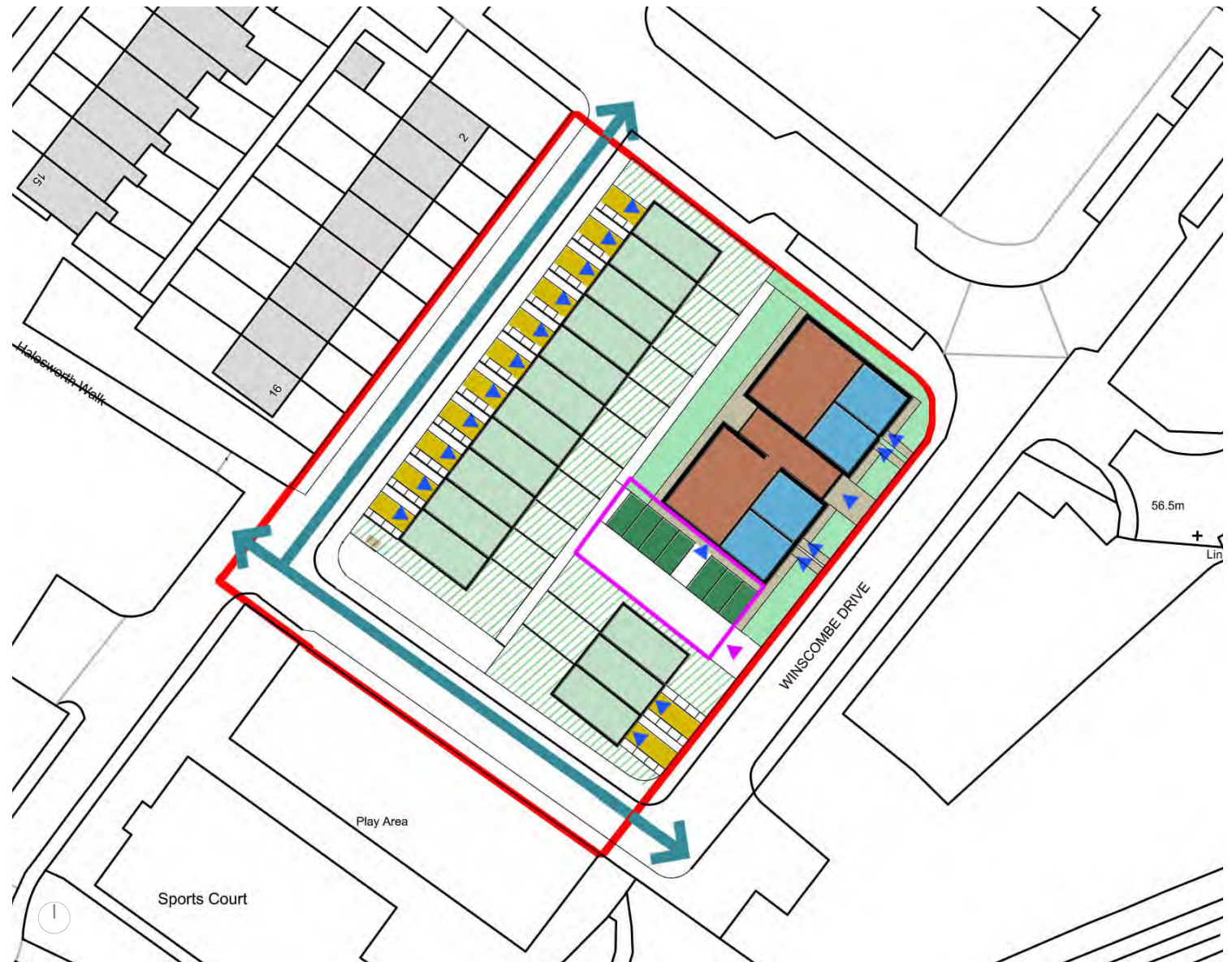


1.5 Collyhurst Village Site Masterplan



1.6 South Collyhurst Village Site Master Plan (In Progress)

-  Entrance
-  Vehicle Movement
-  Townhouse Parking
-  Apartment Parking
-  3B5P Townhouse
-  3B6P Duplex
-  Apartment Core
-  Green Amenity Space
-  Townhouse Gardens
-  Secure Parking
-  Gated Entrance



1.7 Plot Arrangement





1.8 Town House Typologies



2-Bedroom Townhouse (Open Market Sale)



3-Bedroom Townhouse (Council Home)

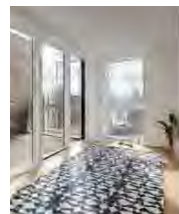


4-Bedroom Townhouse (Council Home)

1.9 Tenure Mix



1.10 Scale and Massing



Colville Estate, London

Icon 21, Manchester

Timekeepers Square

Kidbrooke Village



1.11 Landscape Masterplan

KEY

- 1 Tree lined parking & promenade
- 2 Neighbourhood square
- 3 Collyhurst corridor
- 4 Play area
- 5 Woodland & Wildflower areas
- 6 Wetland & Swale
- 7 Cycle route
- 8 Gateway threshold space
- 9 Green link
- 10 Internal street
- 11 Living street
- 12 Back gardens
- 13 SuDS planting
- 14 Visitor car parking for gateway building



1.12 Apartments Architectural Approach



Early Concept Design

Public Consultation

Concept Development

Developed Design







1.13 Apartment Layouts - Block 1

Space / Type	Amount
Ground Floor	
2B3P Duplex	6
3B5P Duplex	2
Commercial Space	162 sqm

Plant Rooms

Cycle Store

Residents' Lounge

Bin Store

Scooter Store

Lift Lobby / Entrance

Substation

First Floor

2B3P Duplex (above)

3B5P Duplex (above)

2B3P Apartment 2

Second Floor

1B2P Apartment 6

2B3P Apartment 6

Third Floor

1B2P Apartment 6

2B3P Apartment 6

Fourth Floor

1B2P Apartment 6

2B3P Apartment 6

Fifth Floor

2B3P Apartment 4

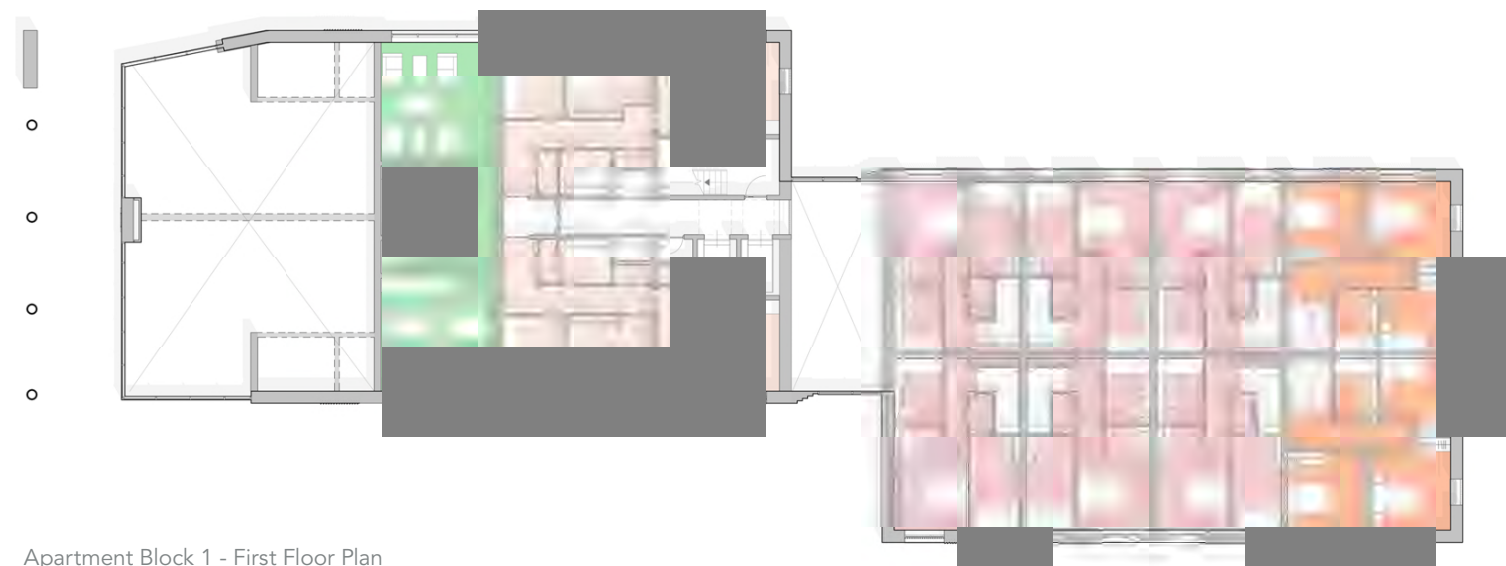
TOTAL

Apartments 50




Commercial Space 162 sqm

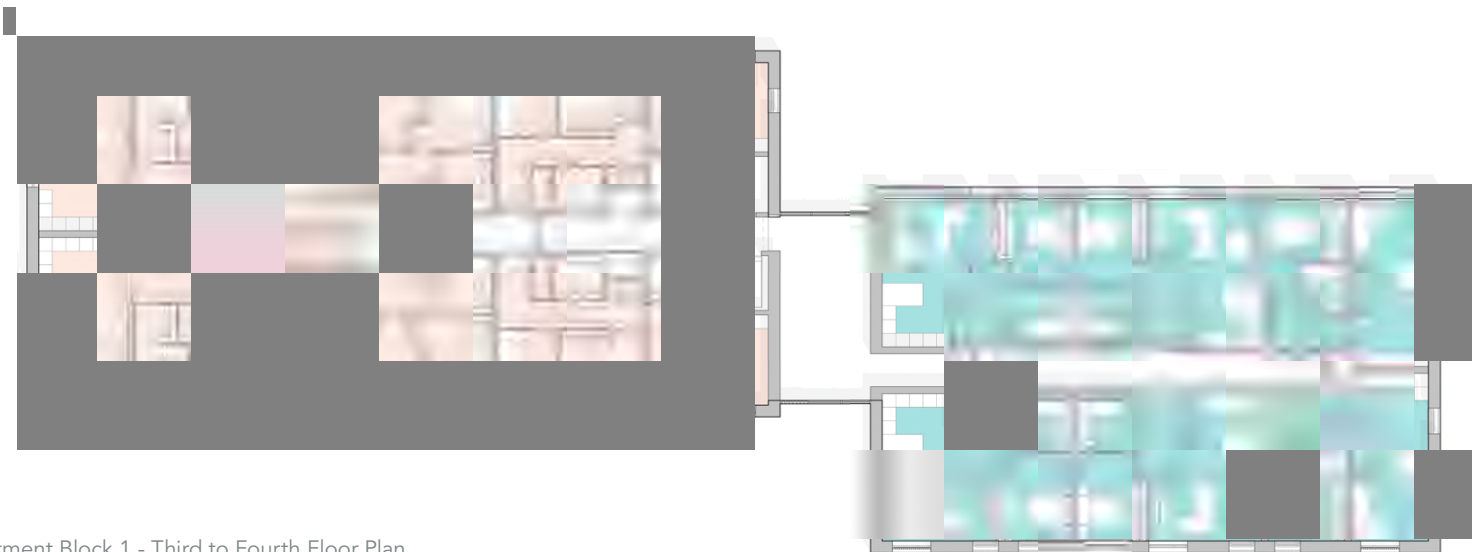


Apartment Block 1 - Ground Floor Plan

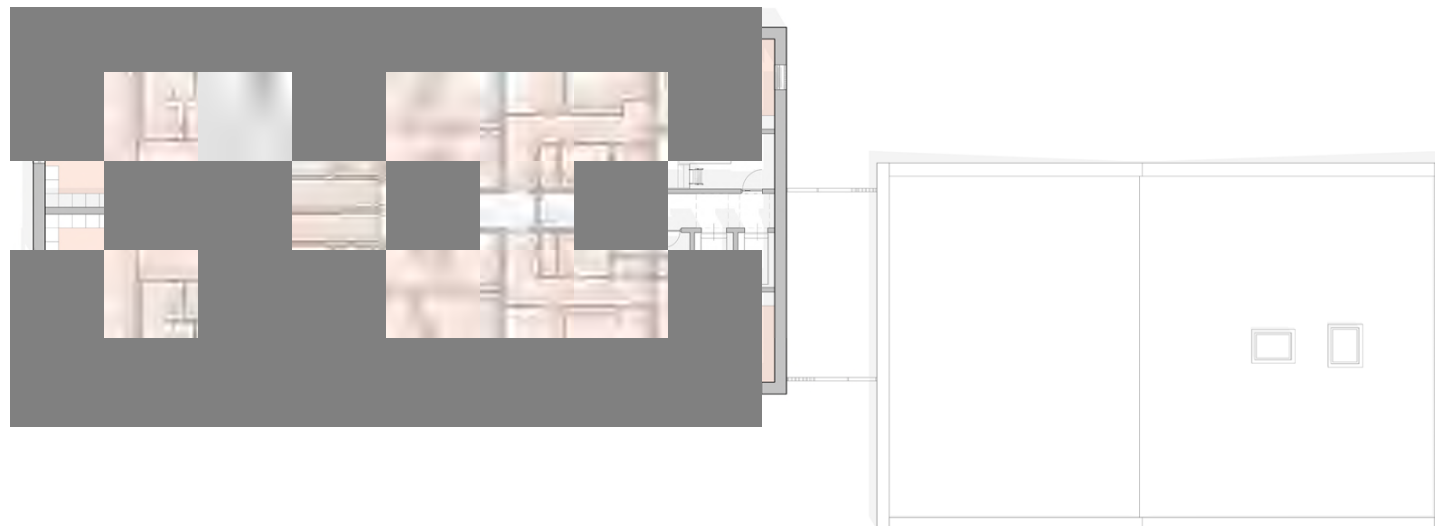


Apartment Block 1 - First Floor Plan

 Commercial/business (Use Class E)	 Cycle Store	 Plant	 Refuse Store
 Community Spaces	 Scooter Store	 Substation	 2B3P Duplex



Apartment Block 1 - Third to Fourth Floor Plan

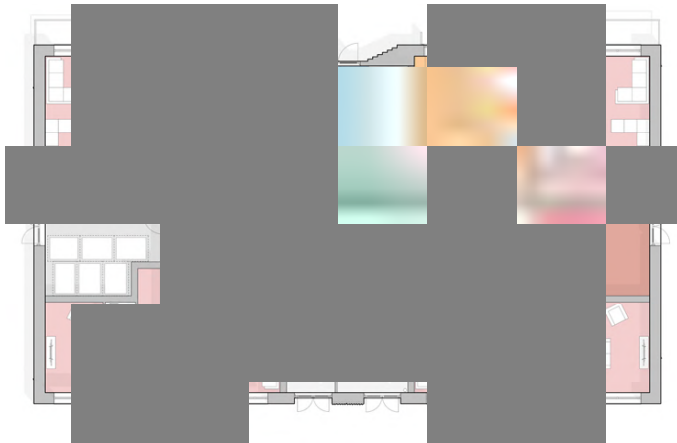


Apartment Block 1 - Fifth Floor Plan

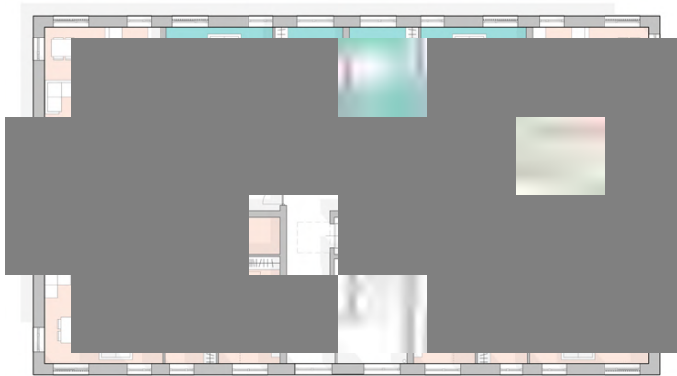


1.14 Apartment Layouts - Block 2

Space / Type	Amount
Ground Floor	
2B3P Duplex	6
3B5P Duplex	2
Plant Room	
Cycle Store	
Bin Store	
Lift Lobby / Entrance	
Switch room	
First Floor	
2B3P Duplex	(above)
3B5P Duplex	(above)
Second Floor	
1B2P Apartment	2
2B3P Apartment	4
Third Floor	
1B2P Apartment	2
2B3P Apartment	4
Fourth Floor	
1B2P Apartment	2
2B3P Apartment	4
TOTAL	
Apartments	26



Apartment Block 2 - Ground Floor Plan



Apartment Block 2 - Second and Third Floor Plan



Apartment Block 2 - First Floor Plan

Cycle Store

Plant

2B3P Duplex

1B2P Apartment

Refuse Store

Switch Room

3B5P Duplex

2B3P Apartment

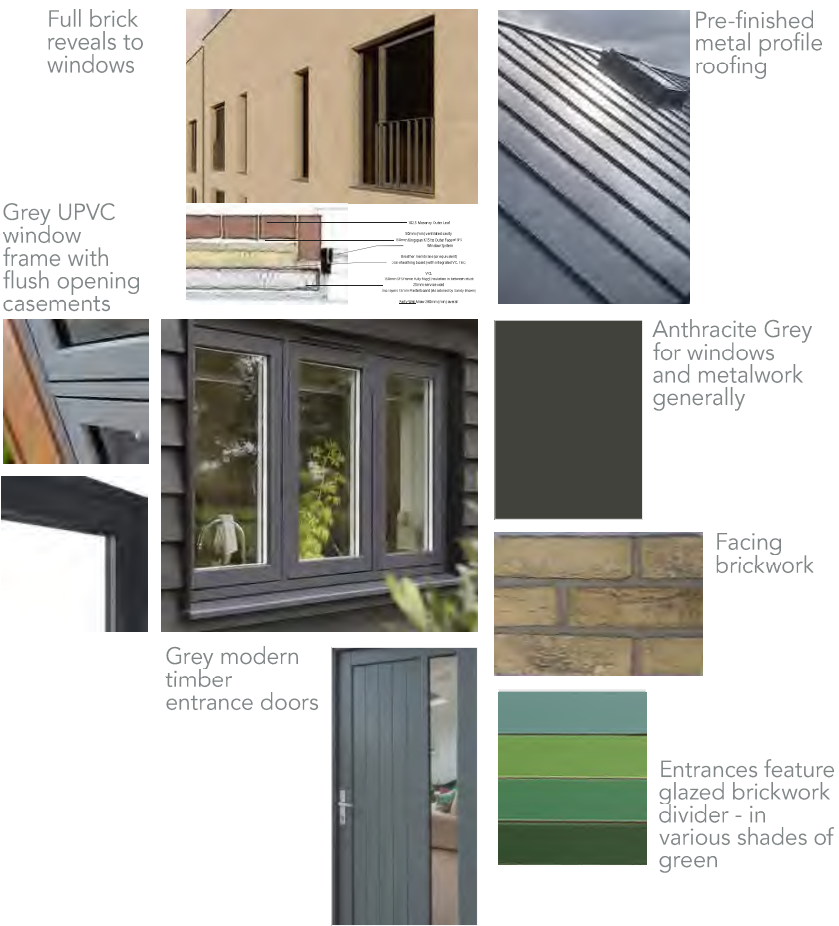


1.15 Council Houses Materials Palette



Housetype Thumbnail

Materials Montage

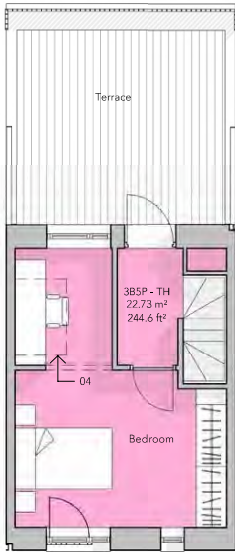
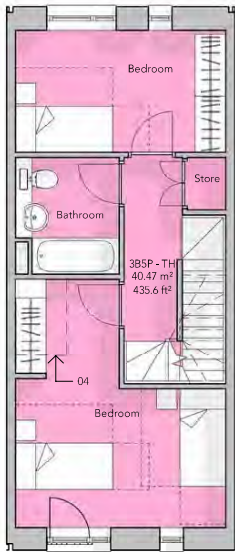


Examples of Chosen Materials



1.16 Townhouse Design - 3B5P (Council Home)

Level	Area (sqm)
Ground Floor	39.4
First Floor	40.5
Second Floor	22.7
Total	102.6



Floor Plans



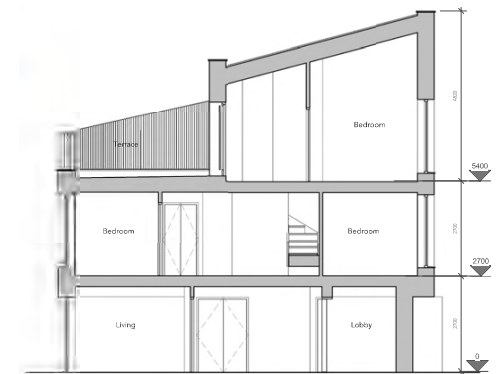
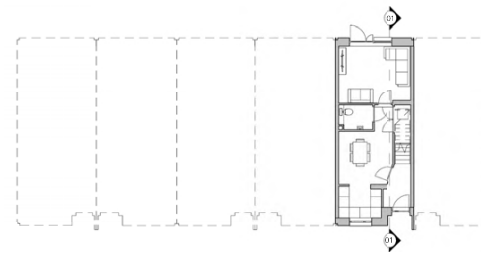
- KEY:
- 01 - Combined bin/cycle store on Plot D as shown. Separate cycle store in rear garden for houses on Plot B.
 - 02 - Electric Car Charging Point
 - 03 - Fuse Box
 - 04 - Potential through lift location in line with Lifetime Homes.

Materials Key

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 01 Facing brickwork - For brickwork types refer to Plot Elevations: 8871-BA-PA-XX-DR-A-(05)000, 8871-BA-PB-XX-DR-A-(05)100, 8871-BA-PC-XX-DR-A-(05)200, 8871-BA-PD-XX-DR-A-(05)300 | 08 Downpipes - PVC, RAL 7021 |
| 02 Windows - PVC frame, RAL 7021 | 09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021 |
| 03 Entrance door - PPC finish, integrated post box | 10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations |
| 04 Juliet Balconies - Mild steel, PPC finish, RAL 7021 | 11 Timber dividing screens |
| 05 Roof Coping - Metal, RAL 7021 | 12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021 |
| 06 Roof - Standing seam metal roof, RAL 7021 | 13 Rooflight - RAL 7021 |
| 07 Balustrades - Mild steel, PPC finish, RAL 7021 | |



Elevations



Key Section

1.17 Townhouse Design - 4B6P (Council Home)

Level	Area (sqm)
Ground Floor	39.5
First Floor	40.5
Second Floor	33.6
Total	113.5



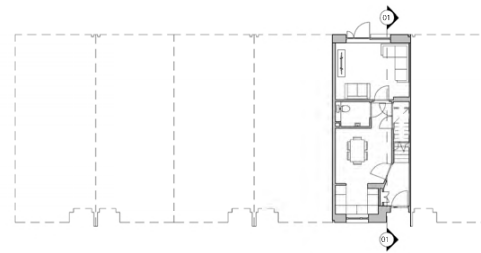
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Elevations



Key Section

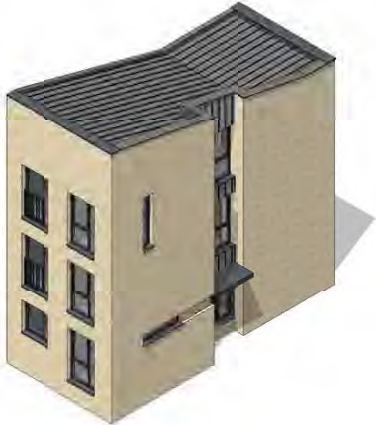
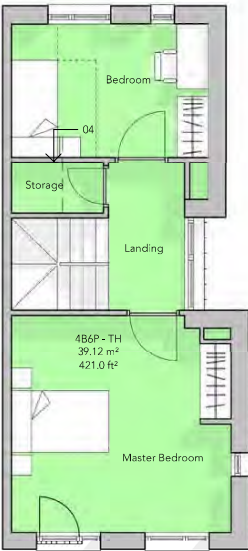
1.18 Townhouse Design - 4B6P Corner (Council Home)

A corner or end terrace 4B6P town house.
With a gable entrance and typically with larger
gardens.

Level	Area (sqm)
Ground Floor	39.1
First Floor	39.1
Second Floor	39.1
Total	117.3



Floor Plans



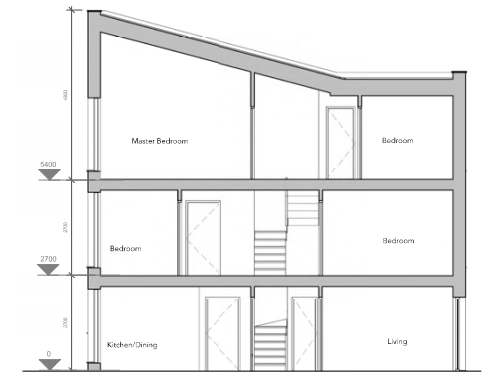
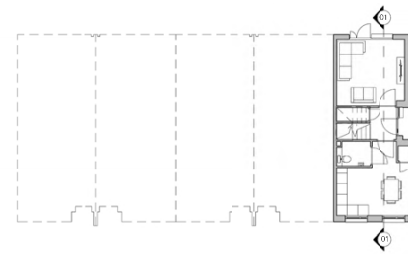
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Elevations



Key Section

1.19 Townhouse Design - 5B7P Corner (Council Home)

A variant of the corner or end terrace 4B6P (council home) town house. With a gable entrance and typically with larger gardens.

Level	Area (sqm)
Ground Floor	45.1
First Floor	45.1
Second Floor	45.1
Total	135.3

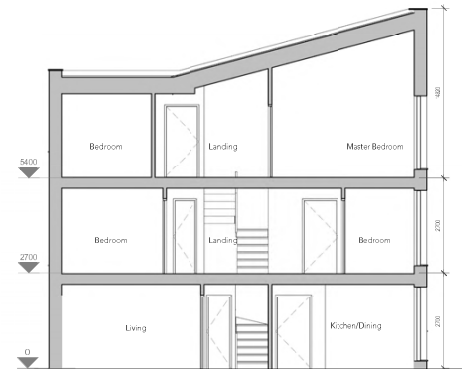
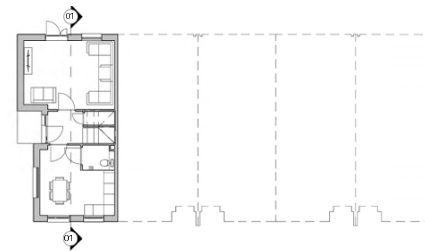


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Elevations

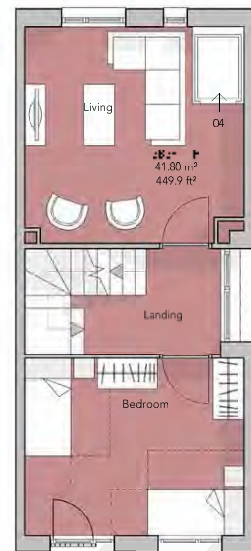


Key Section

1.20 Townhouse Design - 4B6P Corner (Council Home)

A variant of the corner or end terrace 4B6P (council home) town house. This house type incorporates a bedroom and accessible bathroom at ground floor to accommodate people with specific mobility needs.

Level	Area (sqm)
Ground Floor	41.8
First Floor	41.8
Second Floor	41.8
Total	125.4



Floor Plans



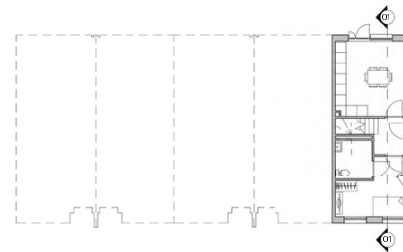
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Elevations



Key Section

1.21 Key SRF Character Locations

Character Building Locations



Locations of Character Buildings

