

S T . M I C H A E L ' S



INTRODUCING PROPOSALS
FOR ST. MICHAEL'S -
A NEW LANDMARK
DEVELOPMENT FOR
MANCHESTER

PUBLIC EXHIBITION
HERE TODAY

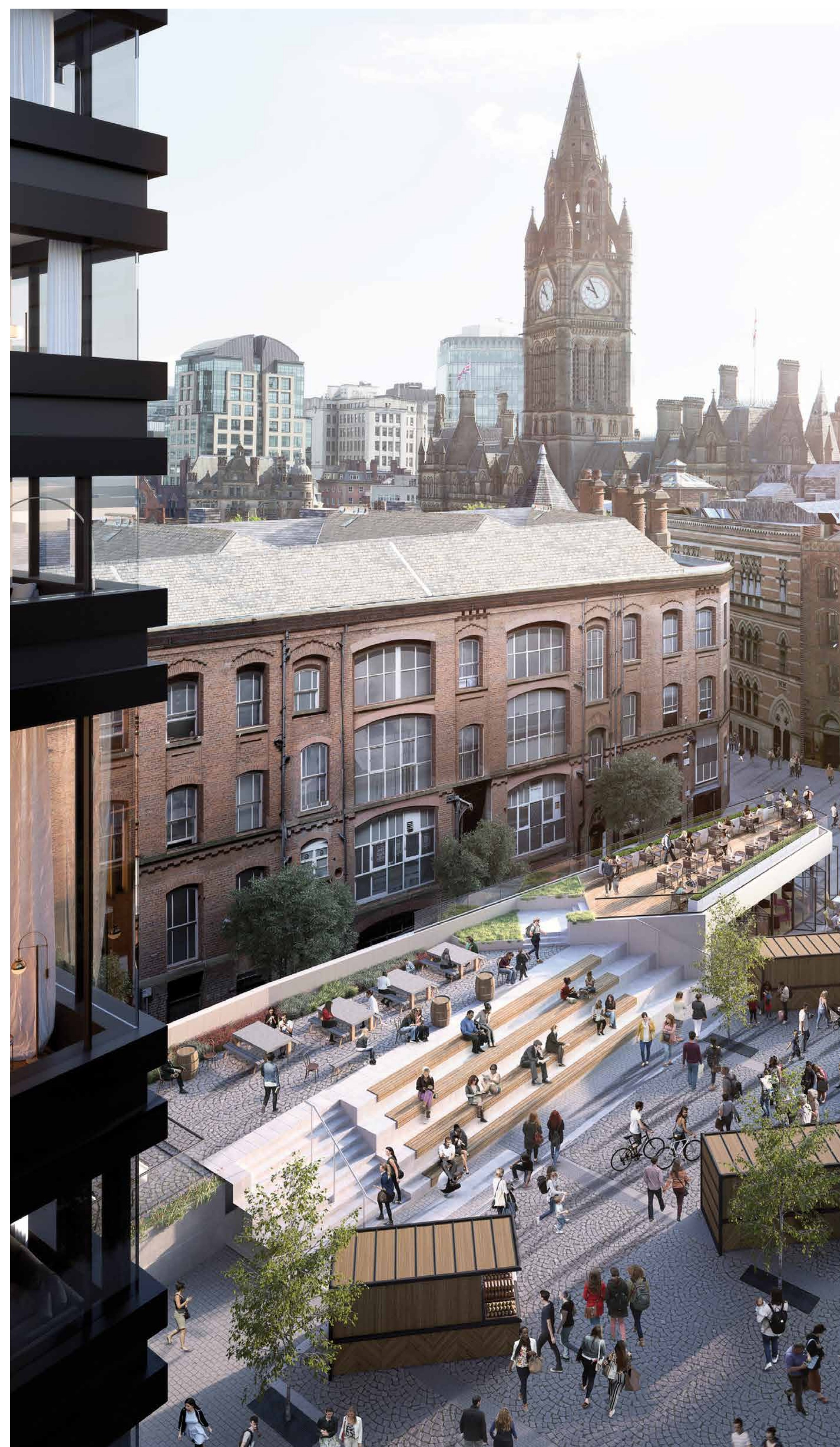
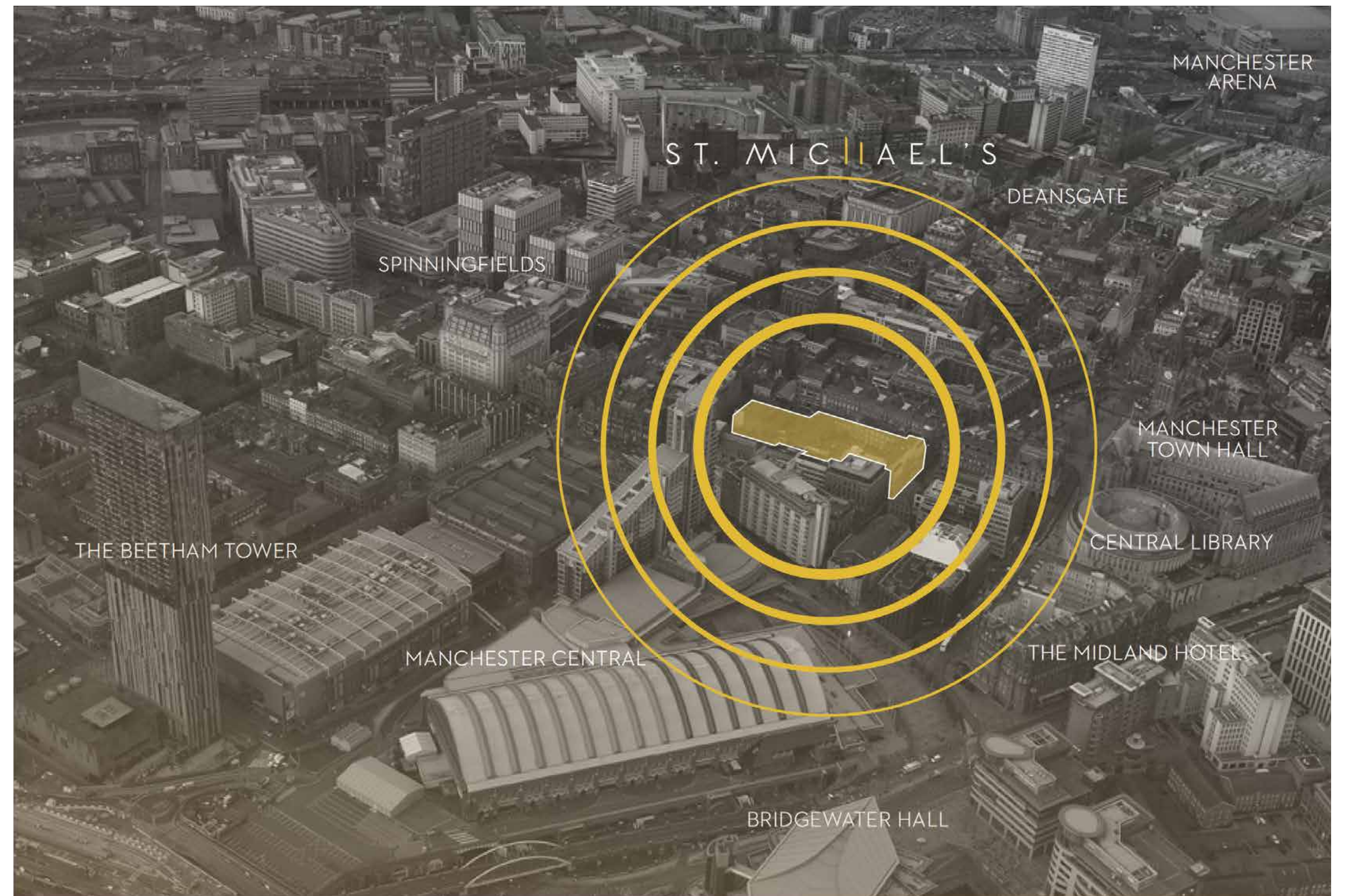
ST. MICHAEL'S

THE VISION

St. Michael's represents a major opportunity to deliver a transformational new development at the heart of Manchester City Centre.

The development will provide a new destination centred around a series of new public spaces and high-quality contemporary buildings. These buildings will play host to new offices, homes, shops, restaurants and a hotel to bring life to the area on weekdays, weekends and evenings.

The vision is to make this area a more welcoming part of the city, creating spaces that provide a lively, attractive and safe environment for the benefit of Manchester residents and visitors alike.



Introducing the Partnership

The St. Michael's Joint Venture Partnership is a collaboration between Gary Neville, Ryan Giggs and Brendan Flood. Headquartered in Manchester, the company has worked on many high profile developments in the city. In August 2015, the Partnership was joined by Rowsley Ltd and Beijing Construction and Engineering Group International (BCEGI) who announced their financial commitment to the scheme.

Zerum are acting as Development Manager on behalf of the Joint Venture Partners and the scheme is being designed by Make Architects.



ST. MICHAEL'S

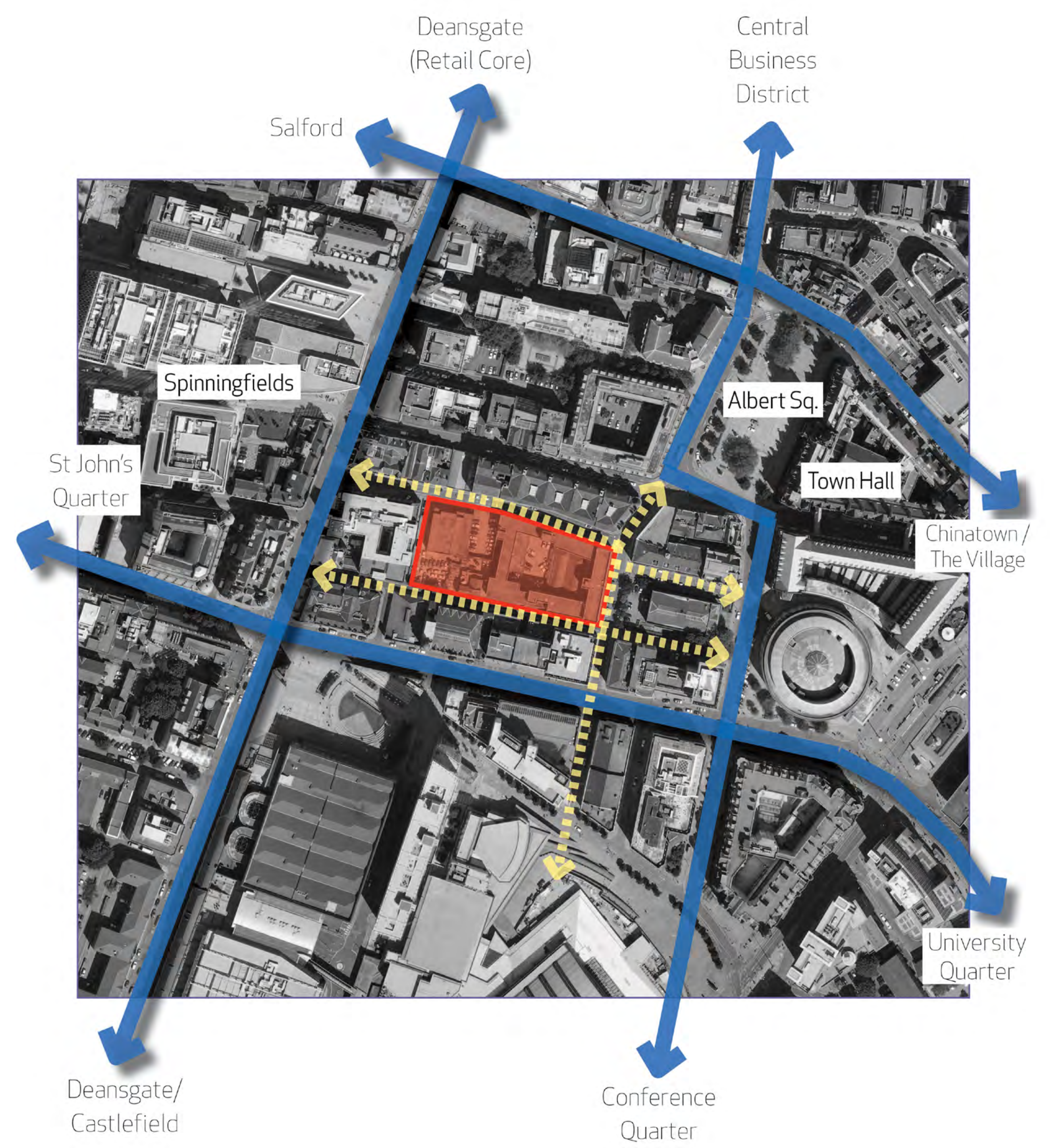
SITE LOCATION

The site, bordered by Jackson's Row, Southmill Street and Bootle Street, incorporates a number of buildings including the former Bootle Street Police Station, Manchester Synagogue, the Sir Ralph Abercromby Pub and surface car parking.

The site currently lacks a sense of place. The major routes through it are uninviting, with many frontages being the rear of buildings, refuse areas and fire escapes. This area is currently an overlooked and under-used part of an otherwise vibrant city centre.

The site is in an important strategic location, being next to the Civic Quarter, Spinningfields and, in the future, St John's. It is also surrounded by key pedestrian routes including Deansgate, Peter Street and Albert Square, but currently acts as a 'block' between these key routes.

The relocation of the Police, as the main occupier of this site, presents a one-off opportunity to look at how this part of the city can be redeveloped to reach its full potential, worthy of its position in the heart of the city centre.



Why St. Michael's?

St. Michael (the Archangel) is the patron saint of the police – which acknowledges the Bootle Street Police Station site heritage.

EXISTING STREETScape



ST. MICHAEL'S

INTRODUCING THE MASTERPLAN

The design process started with the desire to create carefully planned spaces and places that form the linkages and connections with the existing city. It is this process that then defines the appropriate locations for new buildings.

NORTH BUILDING

The 31-storey building will include:

Hotel - A premium five-star hotel of around 200 rooms with the inclusion of high-quality conference and business facilities. The main entrance will be located on St. Michael's Square with event and leisure spaces spilling out into The Garden.

Sky Bar - A double-height sky bar will be located on Level 13, with panoramic views and a full-width terrace along the southern elevation.

Apartments - Approximately 153 apartments will be provided on the 17 floors above the hotel. These apartments will be of a range of sizes to meet the diverse range of people wishing to live in the city centre, including families.



St. Michael's Square (Lower Square)

The Garden (Upper Square)

SOUTH BUILDING

The 21-storey building will include:

Offices - Commercial office space will be provided in the south building, responding to the demand for high-quality, flexible work spaces in this central location which is close to the Central Business District and Spinningfields.

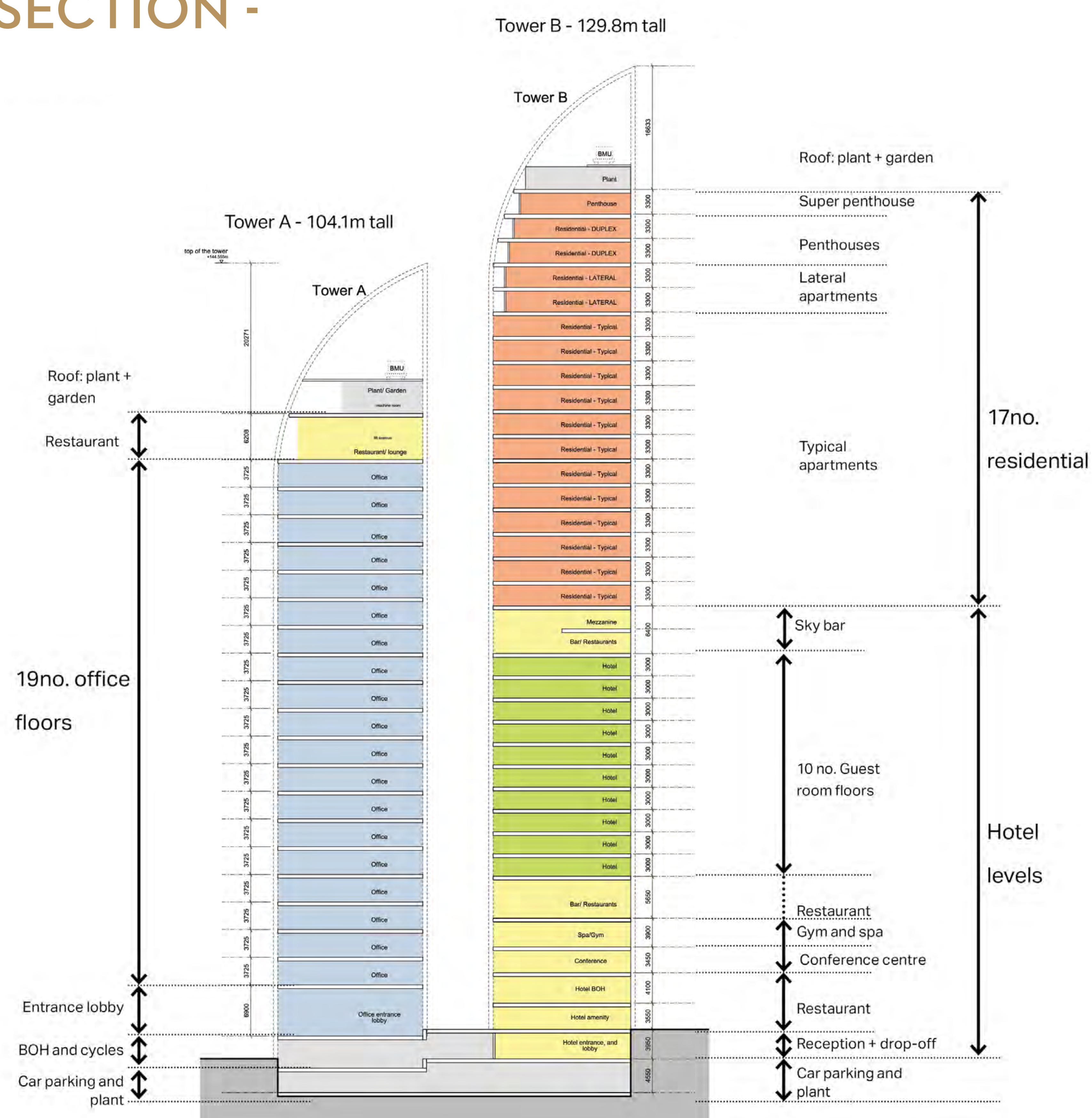
Restaurant - A public restaurant will be located on Level 19 above the office floors, with a dedicated entrance from Southmill Street.

Retail - Retail unit at the entrance to the development, spilling out onto the new St. Michael's Square.

PARKING

Provision will be made within the basement levels of the north and south buildings to ease the parking needs on the city for people living in and visiting the development.

BUILDING CROSS SECTION - PROPOSED USE



ST. MICHAEL'S

A NEW HOME FOR THE MANCHESTER REFORM SYNAGOGUE

An important aspect of the St. Michael's scheme has been to rehouse the Manchester Reform Synagogue within the site. The Manchester Reform Synagogue has existed in some form in Manchester since the 1850s. The congregation moved to Jackson's Row at the end of the Second World War and has been an important part of the local community since then.

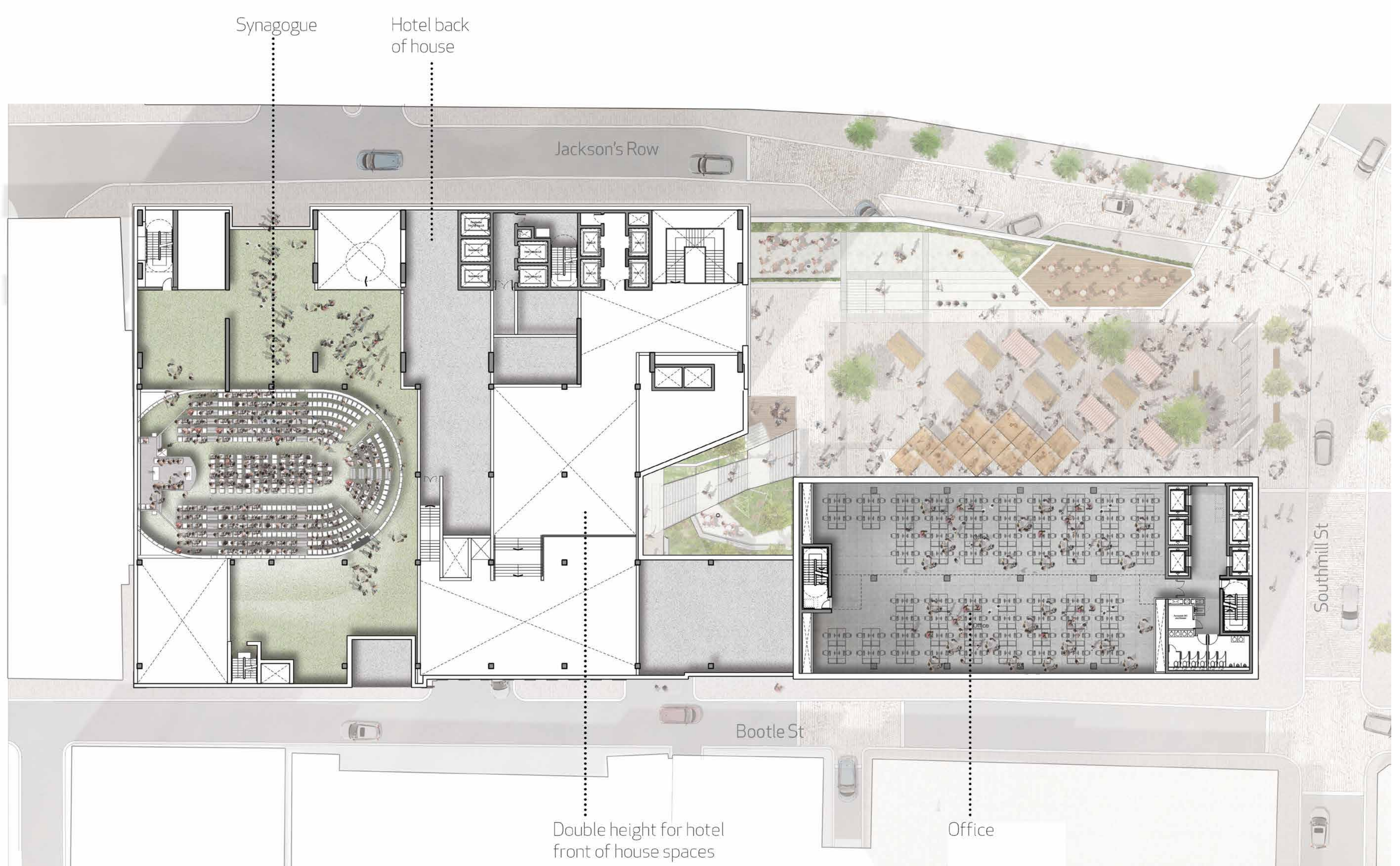
The replacement of the existing buildings with a new bespoke facility will provide the congregation with state-of-the-art accommodation which is fit for its purpose as an important religious and community facility.

It will be incorporated into the lower levels of the north building, with original fittings retained and reused. Importantly, its front door address will remain on Jackson's Row.

The new building will enable the congregation to continue to enjoy its city centre location and play an important role in the civic life of the city.



Manchester Reform Synagogue - current building



Floor plan of Level 1 - Synagogue upper level

ST. MICHAEL'S

NEW PUBLIC SPACES FOR MANCHESTER

New public spaces provide places for people to meet and congregate, to socialise with friends and neighbours.

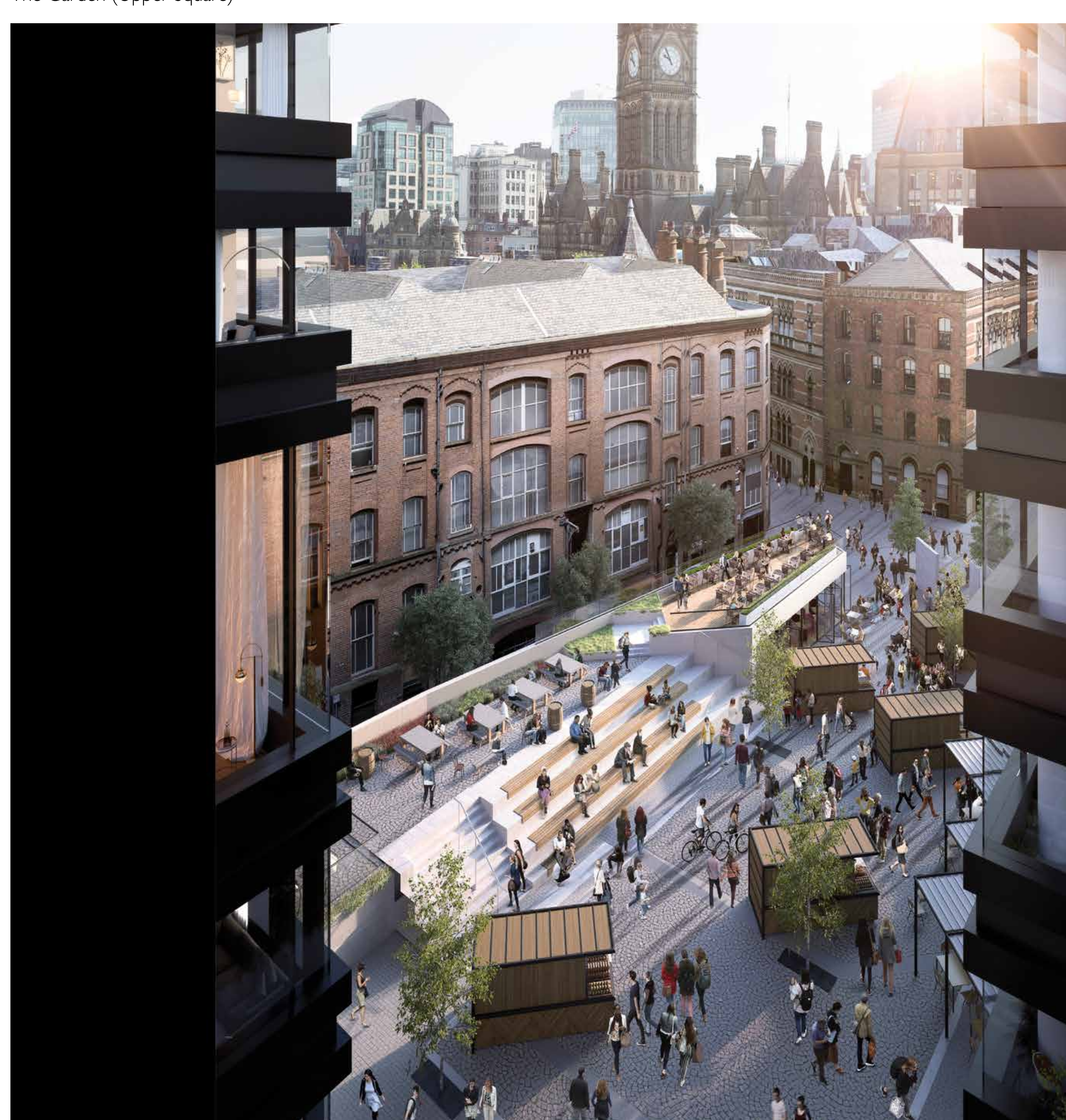
St. Michael's will be centred around two new public squares. The aspiration is for the public squares to be active and vibrant spaces, full of people, and blurring the edges between inside and outside. They will host a rolling programme of events that will incorporate seasonal and cultural activities for people of all sorts and ages – a destination for all.

THE GARDEN (UPPER SQUARE)

South-facing, The Garden will provide a natural home for events and activities, from music performances to cinema and the arts. Its restaurants and bar will provide a constant attraction. To ensure it is used to its full potential all year round, the space will be enclosed to protect it from the wind and rain.

ST. MICHAEL'S SQUARE (LOWER SQUARE)

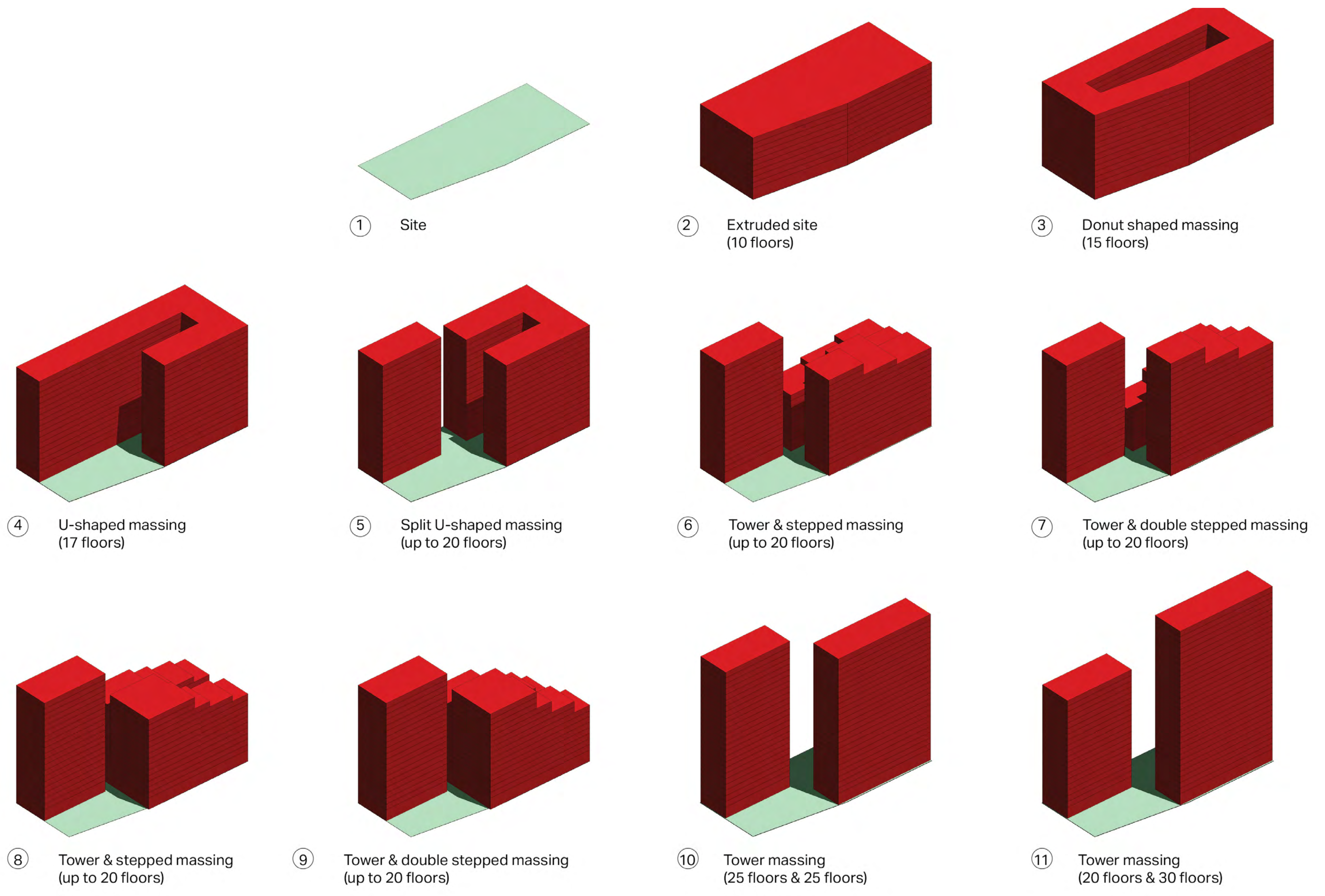
St. Michael's Square will welcome people as they arrive at St. Michael's. It will provide a strengthened connection with Albert Square and draw people into the heart of the site. It will be an attractive and multifunctional space, incorporating canopies to provide areas of shelter, framed by planting and seating.



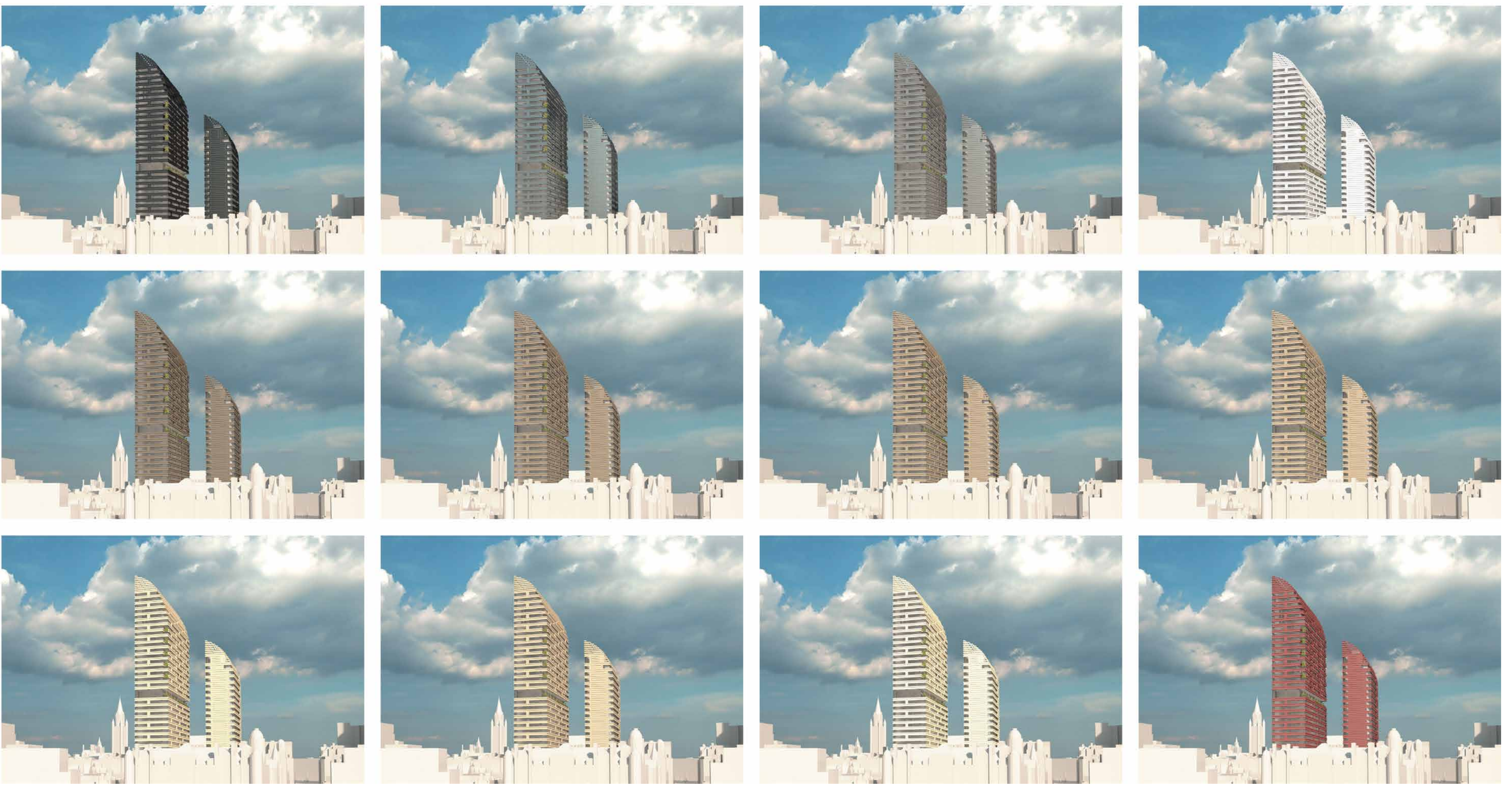
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DESIGN EVOLUTION

EVOLUTION OF THE POSITIONING OF BUILDINGS



STUDY INTO THE CHOICE OF BUILDING COLOUR

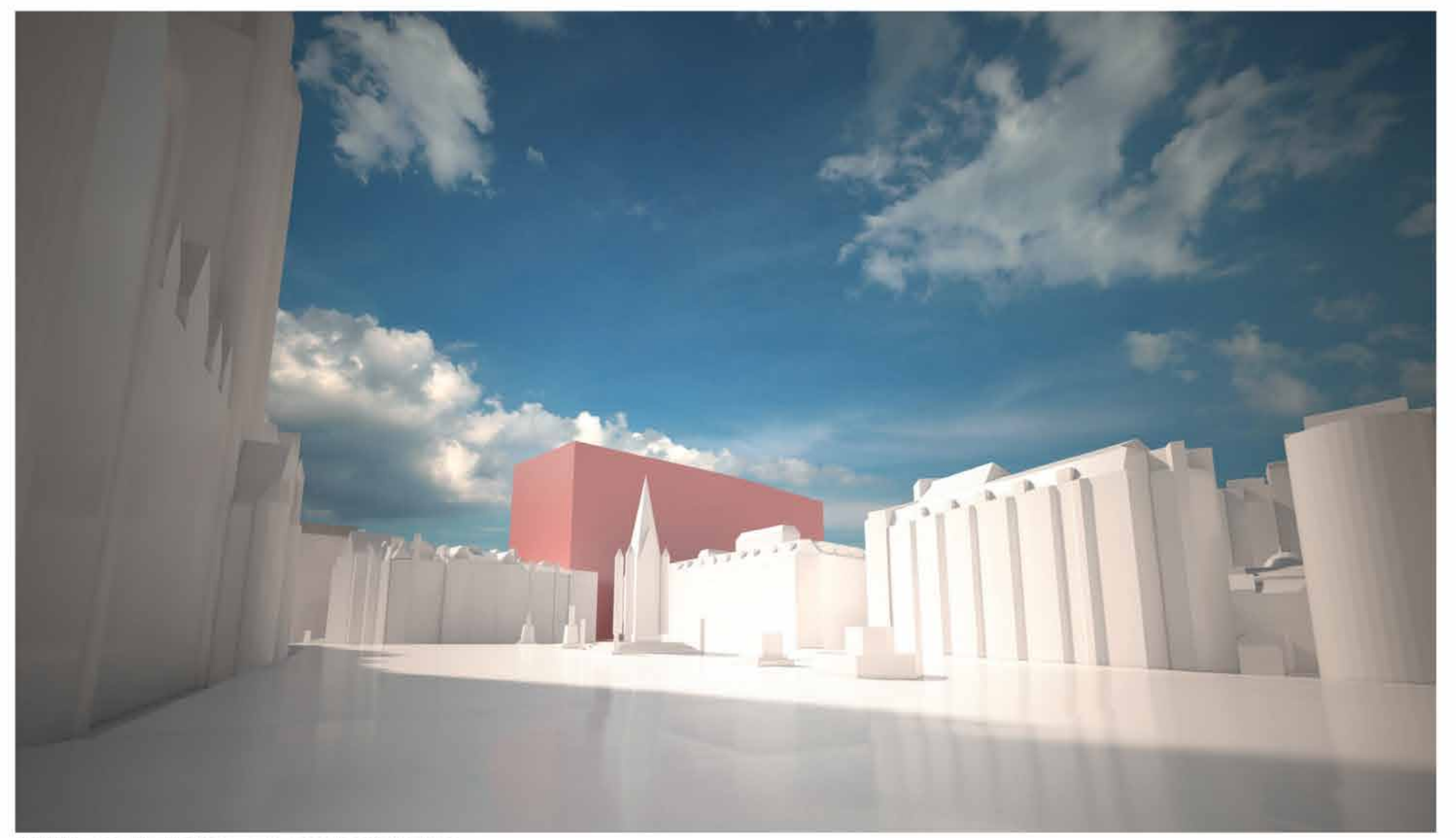


VIEWS FROM ALBERT SQUARE

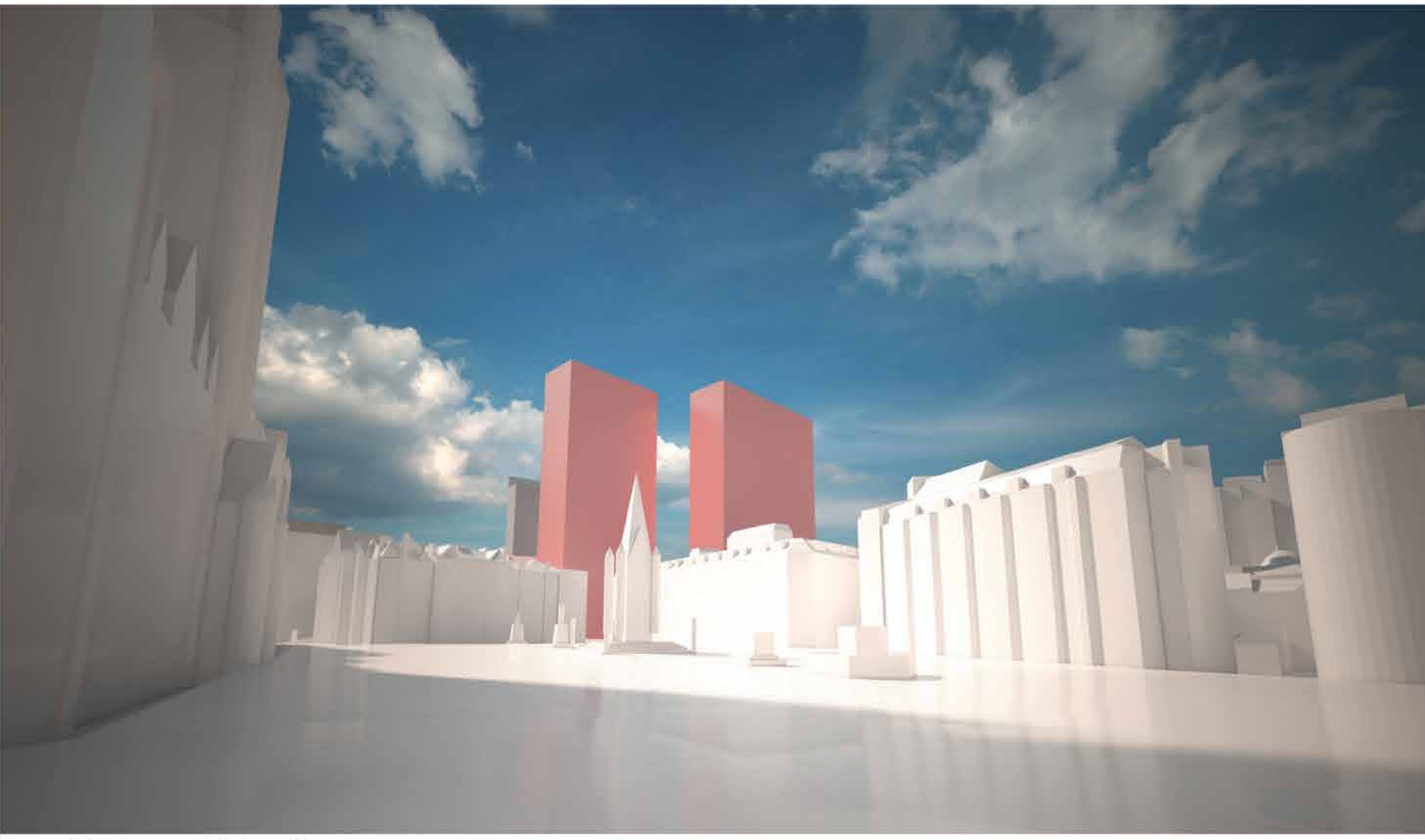
Note: Images are for illustrative purposes only and are not verified



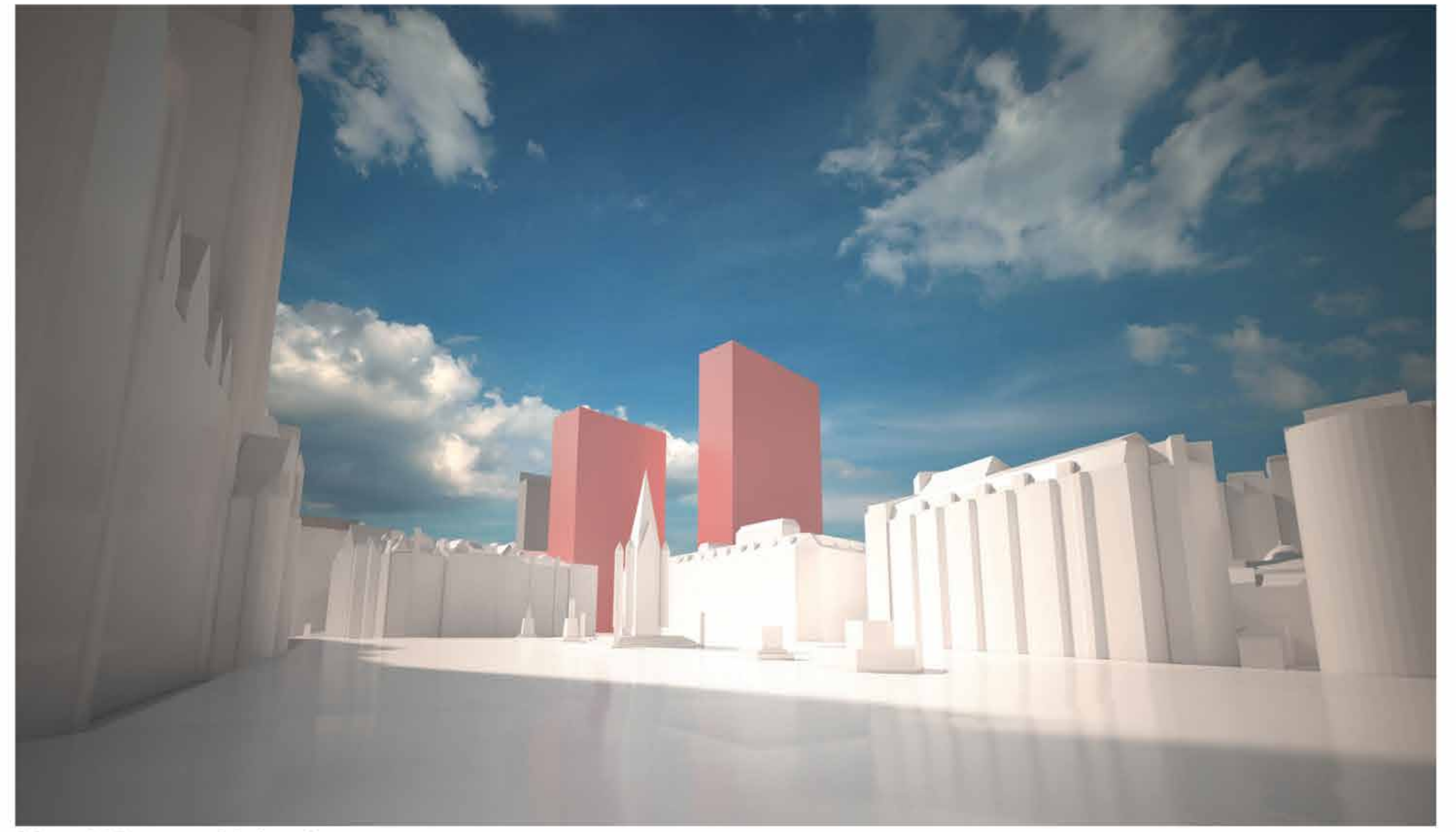
As existing



15 Storey building across the full site



25 and 25 storey high points



20 and 30 storey high points

ST. MICHAEL'S

HERITAGE

Regenerating a site in such a prestigious city centre location comes with a considerable responsibility. The St. Michael's Partnership takes this responsibility incredibly seriously.

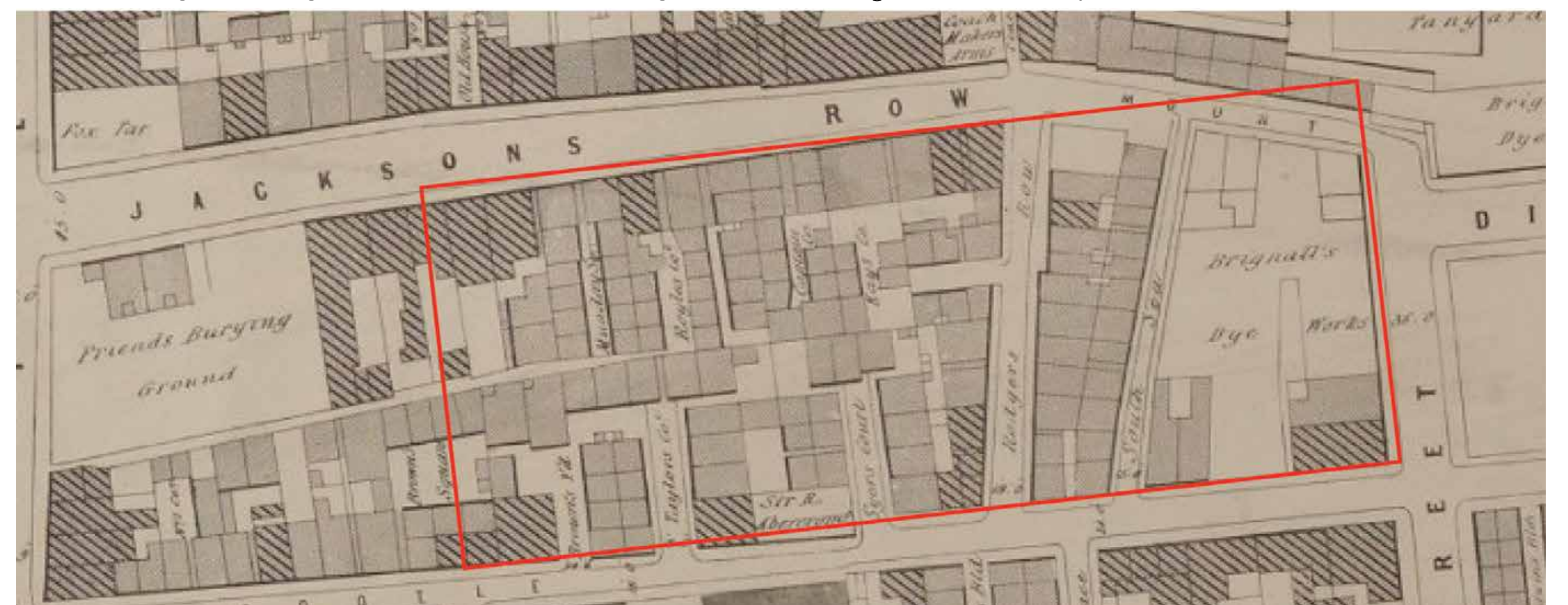
Our plans to create a network of public spaces to bring life to the area means that the site must be cleared of existing buildings. From very early in the design process, we have worked closely with heritage specialists to consider different options and weigh up the value of the existing buildings on the site compared to the benefits of regeneration. In all of these cases, it must be proven that the benefits of redevelopment outweigh the retention of the buildings.



1946 - Looking west along Bootle Street towards Deansgate



Existing Southmill Street/Jackson Row elevation



The former **Bootle Street Police Station** was constructed in the 1930s to provide a new police headquarters. Due to the completely bespoke design of the building, it would be very difficult to convert to alternative use. Although the building's façades contribute to the local street scene, it does not retain its original windows, layout or any internal fixtures or fittings of note.

The **Sir Ralph Abercromby pub** was built in the early nineteenth century but has been altered and extended over the years. For example, the exterior walls to the rear and west were almost completely rebuilt following the Second World War and little of the original internal layout or fixtures remain. The Partnership will be working with the landlord and other stakeholders during the development process to ensure that the pub's legacy as a place for people to meet and socialise continues.

The current **Manchester Reform Synagogue** on Jackson's Row was opened in 1953 and is now in a poor state of repair. The Synagogue will be rehoused within the St. Michael's development, providing a modern and bespoke facility but incorporating a number of the original interior fittings.



Manchester Reform Synagogue



Sir Ralph Abercromby pub



Former Bootle Street Police Station

We are also working with key organisations including Historic England to assess the changes to different views around the city centre as a result of the St. Michael's proposals. A range of verified views are being produced to ensure the changes to these views are presented transparently.

ST. MICHAEL'S

NEXT STEPS

This pre-planning application consultation will end on 27 September 2016. All feedback received during the consultation will be considered and suggestions will be incorporated into the finalisation of the scheme where possible. The planning application for the scheme will be submitted to Manchester City Council in the coming months.

GET IN TOUCH

To request further information or provide feedback on the St. Michael's proposals, you can:



CALL: Our dedicated information line on **0800 032 5725**. The line is open Monday to Friday, from 9am to 5pm, with an answer phone at all other times.



EMAIL: Our dedicated consultation email address, **enquiries@st-michaels.com**

