

THE SITE

A terrace of homes with extremely long narrow rear gardens reaches as far as the access road to the Longsight Centre parking lot. In the fifties this road did not exist but it is located at the point where the terrace of houses along the road ends and a second terrace set back from the road begins and runs to the railway tracks.

This part of Longsight has a long industrial history dominated by Jackson's Brickworks and a number of other smaller operations. Only fragments of them

remain. Further down Pink Bank Lane you will discover Gorebrook Works, once home to an engineering company but today occupied by Papyrus, a company dedicated to solving people's marketing problems.

There is little evidence of the presence of Jackson's Brickworks these days. Houses have been built on the claypits and most of the buildings are gone. However, tucked away at the bottom of Pink Bank Lane where it meets East Road the company's office still remains.

East Road is also home to Bickerdike Court, the only high-rise residential block in the district. It has been recently refurbished and landscaped.

Almost next door is the Longsight Cricket Club or at least what is left of it. The site used to be home to a cricket pitch and a lawn bowling club. In recent years the cricket pitch was used for a new housing development and at the same time the bowling green was preserved and a new "pavilion" was built.



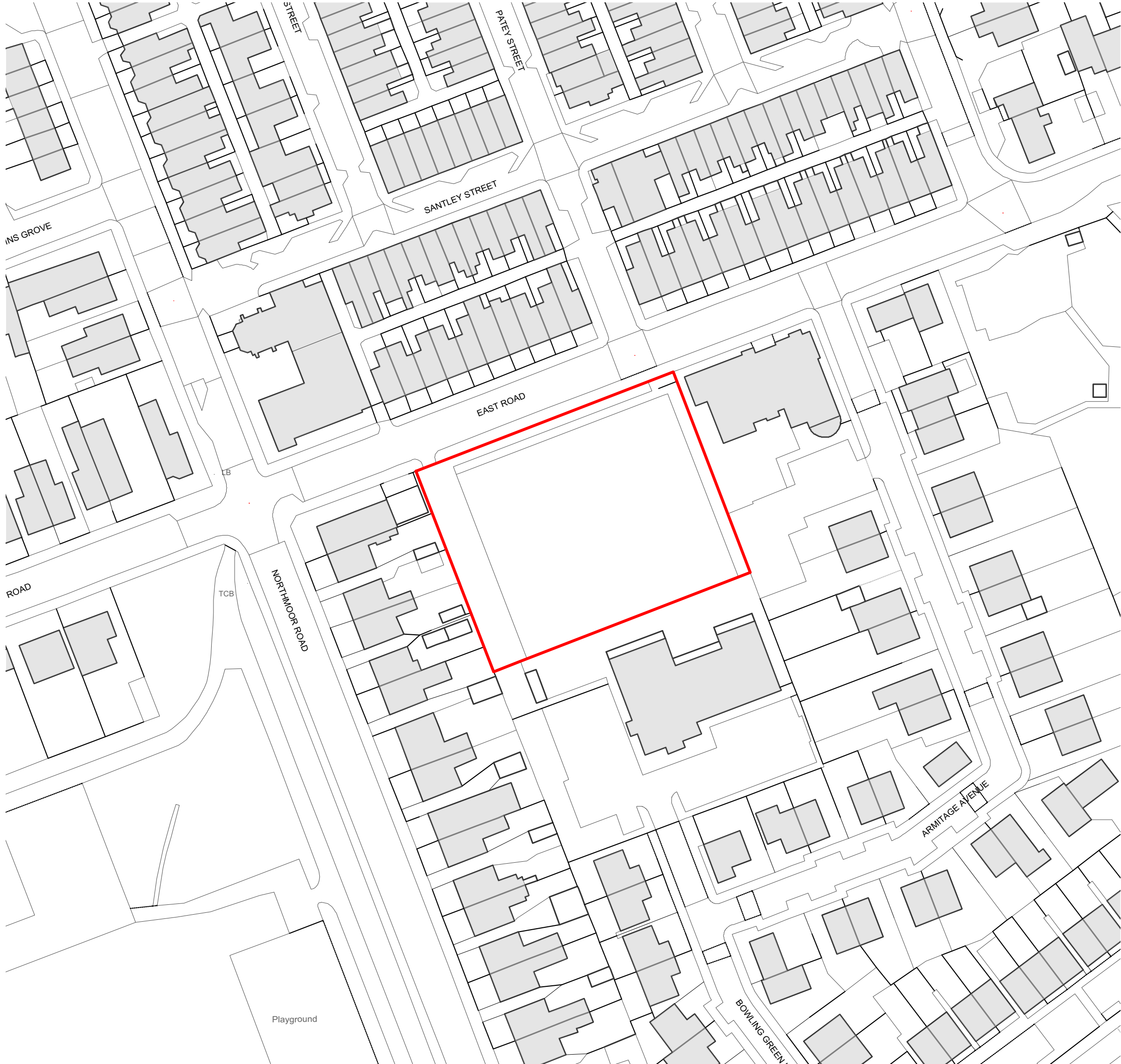
STREET VIEW OF LONGSIGHT BOWLING GREEN FROM EAST ROAD



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AERIAL VIEW OF LONGSIGHT BOWLING GREEN

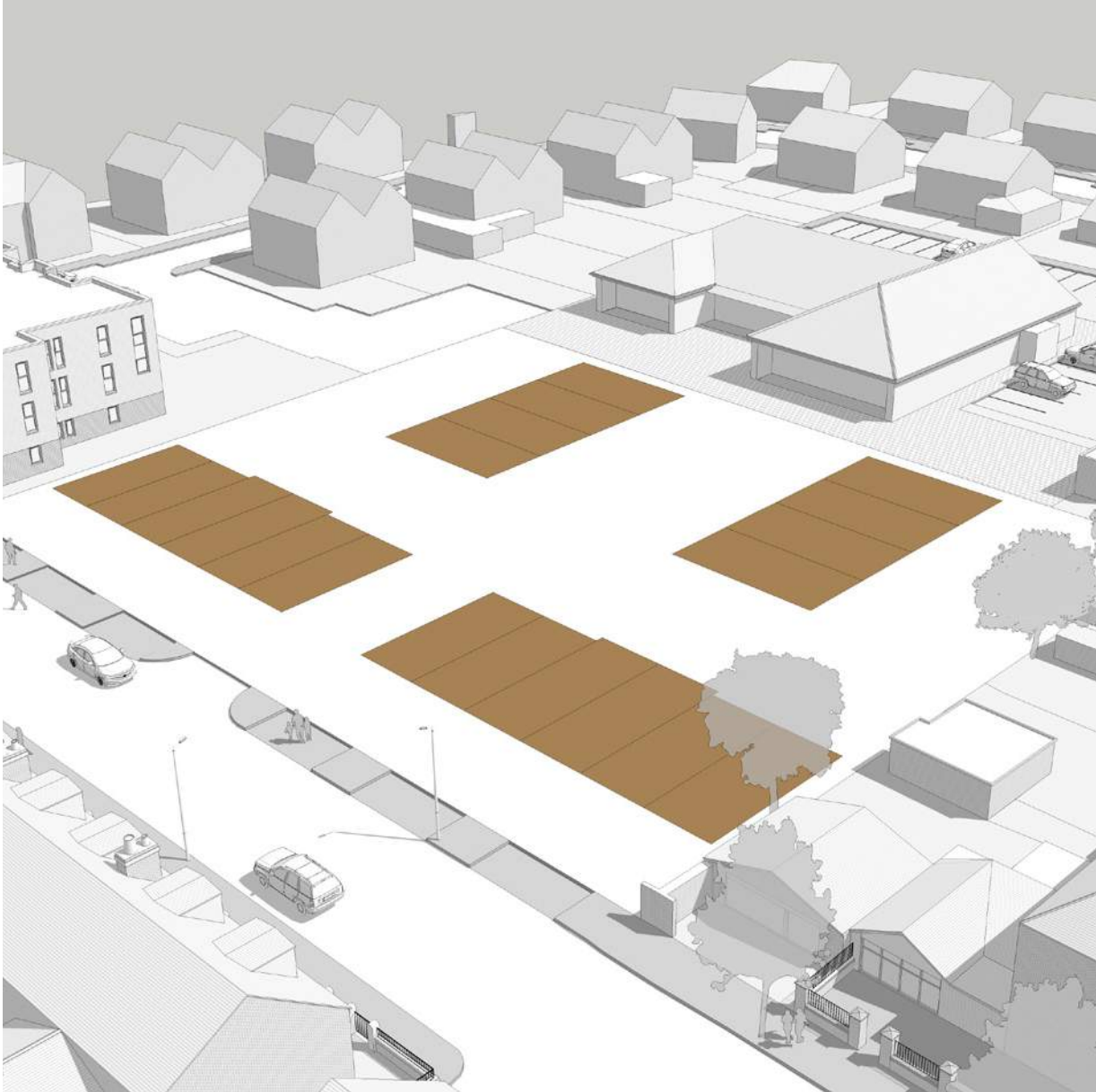


LOCATION PLAN OF THE SITE

DESIGN STRATEGY

LAYOUT

The proposed houses are arranged into four blocks. Two rows facing onto East Road and two blocks facing each other to the rear of the site. All of the houses are set back from the road.



SCALE

The scale of the new homes has been carefully considered to match the surrounding area. The maximum height of the proposed houses is three storeys.



FORM

Pitched roofs and gables are key features of the houses and they are designed to match to the neighbouring buildings.



USE

The proposals are for 8, three bedroom and 12, four bedroom family houses.



- 3 Bed
- 4 bed type A
- 4 bed type B

PARKING & ACCESS

100% parking is provided. Private parking is located at the front of each house. A new access road is provided through the centre of the site.



- Parking
- Proposed access road
- Walkways [public & private]

LANDSCAPING

Landscaping includes grass verges, hedging boundaries and tree lined streets. Every house has private gardens.



PROPOSED SITE PLAN

Our emerging proposals for the former Longsight Bowling Green include:

- One parking bay for each home, inline with Manchester City Council requirements.
- Cycle parking for every home.

- The scale and height of the proposed buildings has been carefully considered to integrate with the surrounding area.
- The placement of the windows has been given careful consideration to minimise overlooking.
- Each house has a private garden.

New trees will be planted to improve biodiversity as part of the landscaping scheme.

- A new vehicular and pedestrian access point will be created from East Road
- All houses are visitable with level access to the ground floor.



PROPOSALS

The total number of new homes is not fully fixed but it is anticipated there will be 20.

The houses are set into two blocks of six along East Road and two blocks of four to the rear of the site.

We are proposing three different house types, two of which are four bedroom

townhouses and the other a three bedroom townhouse.

We propose the mix of homes will be:

- 12 four bedroom townhouses
- 8 three bedroom townhouses

Please note as our designs develop, the

numbers of homes and mix of types is subject to change.



3 BED TOWNHOUSE FLOOR PLANS



4 BED TOWNHOUSE [A] FLOOR PLANS



4 BED TOWNHOUSE [B] FLOOR PLANS



3 BED TOWNHOUSE ELEVATIONS



4 BED TOWNHOUSE [A] ELEVATIONS



4 BED TOWNHOUSE [B] ELEVATIONS



STREET ELEVATION - EAST ROAD A-A



LONG SITE SECTION B-B

VISUALISATIONS



CGI - VIEW DOWN EAST ROAD



CGI - VIEW FROM WITHIN THE SITE

ENVIRONMENTAL MEASURES

We propose to implement environmental measures which are focused on minimising carbon emissions and improving the ecological value of the site.



SUPER INSULATED HOMES

The new homes will benefit from very high levels of insulation to the walls, windows, floors and roofs. This will significantly reduce heating bills.



PREVENTING OVERHEATING

Homes will be designed to mitigate overheating through limiting unwanted heat gains and enabling thorough ventilation.

INCREASING BIODIVERSITY

A significant number of new trees will be planted as part of the development. Green spaces to the streets will be planted with a range of indigenous flowers and shrubs that support birds insects and bees.



TRAVEL CHOICES

The site is located in a highly sustainable location with local shops, schools and other facilities all a short walk away.

Cycling and walking for lots of journeys should be an easy choice for the future residents. Secure bike storage will be included for all new homes. Electric vehicle charging infrastructure will be provided with each new home, so any resident who owns a car can swap over to an electric vehicle when they want.



MITIGATION FOR THE LOSS OF THE BOWLING GREEN

In early 2023 the members of Longsight Cricket & Social Club voted to sell their bowling green with the proceeds of the sale to be invested to keep the Social Club open and financially viable.

As part of our feasibility work for the propped housing scheme, we commissioned Sports Planning Consultants to do a sports study to assess the bowling greens in the wider area and the demand from players. The report identified several bowling clubs are being impacted, just like Longsight, due to players retiring and the lack of new players coming into the sport.

The potential loss of a community bowling green is a significant matter for Manchester City Council. We have liaised with Manchester City Council, focused on improving sports participation. They have asked us to investigate how we might improve the quality of Burnage Village bowling green to balance for the loss of the Longsight bowling green.

Burnage Village bowling club is relatively close to Longsight Cricket & Social Club and we understand some of the players from Longsight already play there. We would like to work with the bowling club to agree some funding from ourselves to contribute towards the maintenance and enhancement of the green.



Longsight Cricket & Social Club Bowling

Crowcroft Park former Bowling Green

Greenbank Park Bowling Green

Former Bowling Green Chapel St Park

The Klondyke Levenshulme Bowling & Social Club

Beech House Bowling Green

Burnage Garden Village Bowling Green

Ladybarn Park Bowling Green

THE DEVELOPER

VIEWS

We make our cities, and our cities make us.

A city is not an alpine meadow, woodland glade, or gently shelving beach. A city is a man-made thing, hard edged and imperfect. Cities are shared territory, modelled by power, occupied by negotiation.

Views of cities hold history and ambition. Views literal and views figurative. What you see and what meaning you take from what you see. The picture and the promise.

At Views we aim to make bits of cities. Good bits of cities where people are comfortable and get on with their lives. City blocks that fit, that draw the eye of passers-by. Our buildings fit the street. Our flats and houses are considered, practical, generous. Our shops and offices are in the right place.

We are a Place First outfit. We face the street and make it clear that we are here to make a difference.

Away from the core of the city, out towards the borders, are long established neighbourhoods and communities. The Townships that once were; Burnage, Levenshulme, Longsight, Chorlton, Whalley Range, and the suburbs they became. These are the places we work best. The Views we take.

We can see them, appreciate their history, and genuinely and thoughtfully contribute to their futures.

Please scan to visit the consultation website and provide your feedback:



98 WILMSLOW ROAD, RUSHOLME



168 WITHINGTON ROAD, WHALLEY RANGE



764 STOCKPORT ROAD, LEVENSHULME



EMPRESS COURT, HEATON NORRIS



786 STOCKPORT ROAD, LEVENSHULME