Contents

Introduction

The Vision

Where we are

Where we are going

How we get there
Introduction

Welcome to The Co-operative Group’s Strategic Regeneration Initiative for the Northern Gateway to the City of Manchester.

We are proud to be offering this unique opportunity to continue the regeneration of the city for the 21st century.

In recent years, Manchester has become recognised as a major European city and it continues to be a key commercial centre for the UK. In the last decade Manchester has regenerated itself and reassumed the boldness and self-confidence it enjoyed when it led Britain and the world into the Industrial Revolution.

That continuing process of renewal, that drive for success and that spirit of innovation, are all part of Manchester’s heritage. These are the themes that go to the heart of our initiative for the Northern Gateway.

The Co-operative Group has been a part of Manchester’s story for nearly 150 years. In the 19th century we pioneered a new model of commercial enterprise, combining responsible retailing with sound business practice. Our bottom line was – and is – profit for a purpose, putting people and communities at the centre of our endeavours.

Today we continue to be the UK’s leading ethical retailer and financial services provider, taking a leadership position on the issues that matter to our members and customers – from fair trade to combating climate change and championing human rights. It’s this values-led approach that we apply to all our work and it’s one that seems more in tune with public attitudes and concerns than at any other time in our history.

We now want to bring that co-operative difference of high standards and high values to the task of unlocking the 20 acres of land on the northern edge of the city that is currently home to our Head Office complex.

The existing buildings and land have the potential to be transformed to create a new and instantly recognisable quarter that will attract new business, retail and residential users, as well as greatly enhancing the public space leading into the heart of the city centre. It would be the next ambitious phase of the city’s regeneration project and a beacon for all that is best in modern, sustainable development – not just in the UK but across Europe.

We are committed to investing in the future of a city that has been so long a part of our history. Our proposals will bring new jobs and new opportunities to enhance the lives of those who live, work and socialise in the city.

Our approach is to work in partnership with the City Council and other key stakeholders to bring new life to Manchester – its people, its communities and its businesses.

The following pages outline our thinking for this unique urban regeneration project. I hope you will share our vision for what can be achieved together.

Peter Marks
Chief Executive, The Co-operative
The Vision
The Co-operative Group is the UK’s largest mutual retailer. We are the fifth largest food retailer, the third largest retail pharmacy chain, the number one provider of funeral services and the largest independent travel business. We also have strong market positions in banking and insurance. The Group employs 110,000 people, has 3 million members and around 4,900 retail outlets.

In the financial year ending January 2009 the Group’s gross sales exceeded £10bn for the first time, up 15% year-on-year and our operating profits increased by 11% to £393m.

As well as delivering on our financial and operational goals, we are committed to delivering our social goals, playing an active part in supporting both our local communities and those in the wider world.
Our Vision

We have an ambitious vision for Manchester’s future because the city deserves no less.

The Co-operative Group’s Strategic Regeneration Initiative pioneers a new approach in urban regeneration that brings together our sound business judgement with our commitment to the highest ethical standards. Our 150 year track-record in delivering “value with values” will find its single greatest expression, and its most lasting legacy in this contribution to the development of our home city.

Our proposals to regenerate the Northern Gateway put the interests of people and communities first, applying the co-operative difference that has driven our business success for generations.

The transformation of our buildings, land and local infrastructure across a 20 acre site will unlock enormous potential for this part of the city. But its significance will go well beyond Manchester, as we create an inspiring European benchmark for responsible and sustainable development.

The first phase of the development will be our own new Head Office that will be home to our Co-operative family of businesses. This building of approximately 400,000 sq. ft. gross will demonstrate our self-confidence as a business, our belief in the future of Manchester and our commitment to the social goals and social responsibility demanded by our members. Our new building will achieve BREEAM outstanding status and set an exceptional standard for green, sustainable design for the rest of the planned development.

Our vision for the Northern Gateway is to:

- Produce a commercially viable and financially successful development.
- Work with our partners to establish an ethical framework for the project that puts the interests of people and communities first.
- Create a development that establishes new standards in its commitment to protect the environment.
- Provide locally generated and innovative solutions to create renewable sources of energy.
- Integrate the city’s green transport strategy.
- Attract new business and new jobs in a diverse, mixed economy.
- Bring new major office occupants and head offices to Manchester.
- Create opportunities for new residential living that will bring a permanent vibrancy to the quarter.
- Build new public spaces giving the area a distinctive and unique character.
- Enhance green space throughout the development.
- Celebrate Manchester’s heritage and the contribution it has made to the world in industry, science, ideas and culture.

The Co-operative Group is committed to delivering its plans for the Northern Gateway. Our proposals are ambitious but achievable, and will bring prestige and pride to the city and to its residents. When our vision is delivered it will be synonymous with quality, with diversity and with sound business ethics. It will make a major contribution to the next phase of Manchester’s regeneration for the 21st century.
Where we are
Where we are

GLOBAL MANCHESTER

- Manchester airport is the global gateway to northern England accommodating over 100 airlines, offering direct flights to 225 destinations worldwide and connecting over 22 million passengers each year.
- Piccadilly station is the national rail gateway from Manchester, reaching London in two hours.
- Victoria station provides the regional gateway to Manchester and adjoins the proposed regeneration site.
- Manchester is ranked as the best UK city outside London for retailing, media and leisure amenities and for its lively city environment.
- For the second year running, Manchester has been recognised as the best UK city both for a new headquarters and for a new back-office function.
- In recent years, the City of Manchester has hosted numerous events that place it at the forefront of the nation’s sporting and cultural life.
- Greater Manchester generates 51% of the Northwest’s total economic output and 5% of the UK’s total.
- 65 FTSE 100 companies now have a presence in Greater Manchester and around 40% of the North West’s Top 500 companies are based here.
- The city has a vast, local labour market. 2.57 million people live in Manchester alone and 7 million in the North West region as a whole.
A PLACE IN MANCHESTER – A UNIQUE OFFER

- The Northern Gateway to Manchester City Centre
- In single ownership
- 20 acres
- Development capacity of approximately 3.5 million sq. ft.
- Strong industrial heritage
- Bounded by two distinct pieces of open space

Very well connected by all modes of transport:

Walk: Within 5-10 minutes walking distance of the retail and commercial cores of the city centre.

Cycle: Greater Manchester has 1,142 km of cycle routes, with a further 24 km proposed by 2011. Routes connect cyclists to the city centre network and beyond.

Tram: Manchester Metrolink carries nearly 22 million passengers a year, providing a high-quality and frequent service between the city centre and the Greater Manchester region. Two Metrolink stops adjoin the site.

Rail: Victoria Station, the city’s second largest mainline rail station, adjoins and connects communities north, west and east of the city centre. Piccadilly Station, the largest rail station outside London, serves destinations across the whole of the UK and is within 10 - 15 minutes walk or 5 minutes by Metrolink.

Bus: Excellent access to the city centre and the Greater Manchester bus network from the Shudehill bus and tram interchange.

Car: The inner ring road provides easy access to the national motorway network. There are over 5,000 public car parking spaces within 10–15 minutes walk.
Where we are going
Where we are going

UNIQUE
The 20 acre land holding in single ownership is unrivalled in Manchester City Centre. The combination of opportunities – new buildings, sensitively refurbished spaces, new public realm and parks, renewable energy generation and an environment that puts pedestrians first – creates a place never before seen in Manchester.

TRANSFORMING
An unprecedented opportunity to create a Northern Gateway into the city centre. Our commitment to quality and innovation will deliver a vital, valuable section of new city centre space. By combining a respect for its existing heritage with our commitment to create a new place, the potential of this area will be realised. The site will be a catalyst for wider regeneration and benefits will flow from this throughout the city and to its communities.

FLEXIBLE
An innovative destination in Manchester City Centre founded in commercial reality. A place that will swiftly adapt to future changes in demand, allowing for places and buildings to be used in different ways. New public realm, roads, energy systems, utilities and building plots will all be designed to respond to different demands, while overall identity and quality will always be maintained.

RESILIENT
Just as flexibility is key to delivering quality occupants and the best mix of uses, an integrated response to the challenge of climate change is key to delivering a low carbon development that will be attractive to the market. Renewable energy, water recycling and green travel initiatives will make living and working sustainably easy, convenient and inexpensive.

VIBRANT
The mix of uses, the variety of spaces and the quality of the environment will draw local residents, workers and visitors, creating a lively, safe and enjoyable atmosphere. By linking the communities in the north to the city centre, the public realm will become a key thoroughfare, with its series of exciting spaces delivering different experiences and opportunities.

VALUABLE
Delivering to a high quality benchmark, creating a successful and sustainable place that will last and using environmental solutions that will push the boundaries – in this way real value will be delivered. This project will deliver a revitalised piece of real estate and make a significant contribution to the renaissance of the city centre. It will be a leading example of new thinking and innovative environmental solutions that will be globally recognised.
How we get there
Jobs and community

A Strategic Regeneration Initiative / Manchester City Centre / May 2009

Attracting New Investment to Manchester: The combination of design quality, flexibility and a full time commitment to delivering a commercially viable, environmentally sustainable scheme is a unique package that will place the project on both the European and the global stage.

Creating a new opportunity for jobs: By creating a new place, optimising the inherent transport, heritage and development advantages of the site and with a clear commitment to quality, this scheme brings a new dimension to the Manchester City Centre offer. Major employers looking to locate in the UK, others looking to relocate to the North West, start-up companies needing flexible space and retail and leisure businesses wanting something special in the city centre – all will find a home within this community.

Encouraging existing businesses: Local procurement, training, skills and apprenticeships will be promoted to ensure that the opportunities created by this project can be accessed by as many people as possible – helping local businesses and supporting people into work.

Adding Value for local communities: The regeneration of the whole site with the improved accessibility to the city centre, knitting the site together with its adjoining areas, providing a safe and valuable resource for all.

Working together: The commitment to innovation and to pioneering sustainable approaches to development creates new opportunities for wider community benefits. Renewable energy systems may generate surplus heat which could be connected to neighbourhood systems to address fuel poverty. The public open space could facilitate community markets, supported by urban farming and community allotment initiatives.

Recognising our history: The industrial archaeology of the site is a shared, historical resource that represents Manchester’s own particular history and reconnects us to earlier generations. By protecting this resource, together with its listed buildings and valuable open spaces, the scheme will ensure that our cultural heritage is maintained and remains a vital part of city life and identity.
• Delivering a carbon neutral scheme
• Designing in reduced energy needs
• Renewable energy generation to supply the site

An exemplar scheme: An integrated energy solution with a strategy in place from the outset to over time create 100% of the heat and electricity needs of the site from renewable sources. The scale of the project, the mix of energy sources and the management of the systems will set a new benchmark in urban, renewable energy provision.

A catalyst for wider transformation: By planning for a wider network, the energy and utility solution for this site will be designed to enable other sites to develop their own energy solutions or to link into a city-wide renewable network. The potential is there to make green energy a major contributor to the needs of the city centre as a whole.

Integrated solutions: The scheme is designed to deliver its energy and utility infrastructure in a planned way, using the public realm as the main artery for routing. This will ensure that all development plots will be appropriately serviced without repeatedly digging up roads or constantly replacing networks.

Centralised energy centre: By delivering the energy from one place economies of scale can be achieved which make the system more efficient and commercially viable. Deliveries, noise and other effects will be better managed and the plant will be located where additional benefits (e.g. providing heating to areas suffering fuel poverty) will be more effectively achieved.

Managing water as a resource: Climate change is expected to lead to more unpredictable weather patterns. While overall temperatures will increase, there will also be more severe and extreme events. Sustainable drainage systems for the whole site will ensure that water is recycled where needed and stored to control run off during storms. Green roofs and balancing ponds will help to clean water, support biodiversity and create attractive spaces.
Transport

• New public realm that puts people first
• New solutions for Miller Street, Corporation Street and Dantzic Street
• Strengthening the links of the site to Victoria Station and the Shudehill Interchange

Creating linkages: Miller Street acts as a barrier between the northern and southern parts of the site and separates communities from the city centre. By transforming the street into a two-lane highway, the perception of a barrier will be reduced and the practicality of crossing the road made easier. This simple alteration transforms the potential of the site and is key to the wider regeneration of the Northern Gateway.

Reclaiming streets: Miller Street and Corporation Street are wide and uninviting roads. To deliver a more inclusive environment pedestrians and cyclists will be given a higher priority. Car users will be accommodated but not encouraged. Changing the way these streets are used will help to encourage more walking and cycling, knit the site into its surroundings and connect it to existing public transport hubs. This will improve choices while promoting more sustainable travel.

Improving connections: Linking the site together with surrounding areas through the new public realm will open up new connections, bring the wider community together and give pedestrians greater accessibility.

Creating links from communities to the city centre: The barrier that is Miller Street and the lack of night-time activity can make entering the city centre on foot by the most direct route from the north a difficult and unattractive option for local residents. The new public realm with its vibrant mix of uses will create a new, attractive and safe route, connecting communities to the city centre and improving the environment for all to enjoy.

Supporting green travel: Residents and business users on the site will be offered guidance to ensure that they can take full advantage of the public transport options available to make travel quicker, cheaper and more attractive. Personalised travel planning, car clubs, cycle provision and other ‘smarter choices’ initiatives will all be considered to ensure that sustainable travel is delivered and benefits occupants and local communities.

Providing new parking: While non-car modes of transport will be promoted, it is important to recognise that car use will remain as a key option for transport in the future. The site will deliver a suitable level of car parking to support its residents and enable its businesses to remain competitive.
Collectively, four elements form the ‘Arkwright Field’:

1. ‘The Lane’ introduces a front door to the site and brings people into a new courtyard, Hanover Place, from the existing city centre, leading them to the main square.

2. ‘The Square’ brings public activity to the main commercial area and unveils the site’s rich heritage.

3. ‘The Mill’, in turn, celebrates Arkwright Mill’s archaeology and makes it accessible to public.

4. Angel Meadows is not an integral part of the site but strategically very important as it binds the existing residential area to the north with the proposed residential development in the site and creates a strong link between these residential areas and the Irk Valley.

Creating identity: The site is rich in history and its existing buildings provide a clear identity. This strong foundation will be enhanced through exciting new buildings, innovative refurbishments and a dynamic mix of uses and occupants. Day to day, the area will be known for its quality and vibrancy – the heart of the Northern Gateway. Internationally the site will enjoy a reputation for having raised the bar, showing that an effective response to energy, waste, water and other resource and to climate change challenges can be commercially delivered in an urban setting.

Laying foundations for investments: By addressing the challenge of Miller Street and delivering key pieces of public realm at the beginning, the identity and quality of the place will be clear from the outset. Interested investors and potential occupants will be able to see immediately the vision for the area, will understand the principles behind the scheme and will appreciate the values driving the project through to its completion.
Heritage

- Existing listed buildings in a variety of styles, sizes and quality
- Industrial Revolution heritage at Arkwright’s Mill
- Opportunity to transform and to revitalise existing building stock

Key Buildings give variety and interest: An innovative design involving new and existing buildings and incorporating a range of building styles, ages and sizes in the listed complex. This provides the ability to give absolute commercial flexibility and so enhance demand.

History helps define a sense of place: Industrial archaeological remains and listed buildings express the unique history of the site and provide variety and excitement for the visitor. Being able to connect visually from the beginnings of the Industrial Revolution through succeeding generations to the new ecological and technological age on one site is a unique advantage and a valuable asset.

Breathing new life into old property: New, high quality public realm will enhance the setting and give new users the chance to thrive. The delivery of attractive, refurbished office, residential and retail space will compliment the new buildings elsewhere on the site and ensure that a range of occupants and uses are brought together to create real variety and vibrancy.

Delivering sustainable solutions: The combination of the sensitive refurbishment of listed properties with the construction of exemplar new buildings creates a wide range of energy and utility demands. By balancing these requirements with a suitable range of occupants and uses, innovative renewable solutions will be delivered to ensure that systems operate efficiently and respond effectively to varied demands across the wider site.
Acknowledgements

With thanks to Manchester City Council and our consultants, Arup, Jones Lang LaSalle and Gardiner & Theobald.

All diagrams and pictures are for illustrative purposes only.