

One North Parade



We're presenting new plans for One North Parade to realise the full potential of this site.

As the owners of No. 1 North Parade and No. 5 Parsonage, we first introduced plans for these two buildings on the north-western side of Parsonage Gardens back in late 2020.

Our proposals involve replacing these two buildings with high-quality office space addressing the requirements of modern occupiers, which have shifted significantly towards quality, sustainability and wellbeing in the post-pandemic context. A ground floor restaurant would connect the building to St Mary's Parsonage and Parsonage Gardens.

Having considered feedback to the previous consultation, we have worked with acclaimed architects Squire and Partners to develop a new design for One North Parade that is reduced in scale and carefully considers how the new building would relate to the surrounding context.

Alongside this new design, further assessment work has been undertaken testing the viability of options to retain and re-use the existing buildings on the site.

These detailed appraisals have been independently assessed and commended by Historic England and Manchester City Council, with both organisations accepting that re-use options would not sustain the long-term viable future of the buildings.

Our proposals for One North Parade will introduce a viable and sustainable long-term use to the site, activating Parsonage Gardens, complementing and enhancing the character of the area and supporting Manchester's zero carbon ambitions.

We are keen to hear the local community's views on these proposals during this public consultation before we submit a planning application.

About Us

Beaconsfield Commercial Ltd is a family-owned real estate business that invests, delivers and retains its own development portfolio. Our long-term approach means that investment in quality is of key importance for everything we do.



No. 1 North Parade from Parsonage Gardens.



No. 1 North Parade from College Land.



No. 5 Parsonage.

The Site

Not far from Deansgate and the heart of Manchester City Centre, the One North Parade site lies in an area rich in heritage and potential.

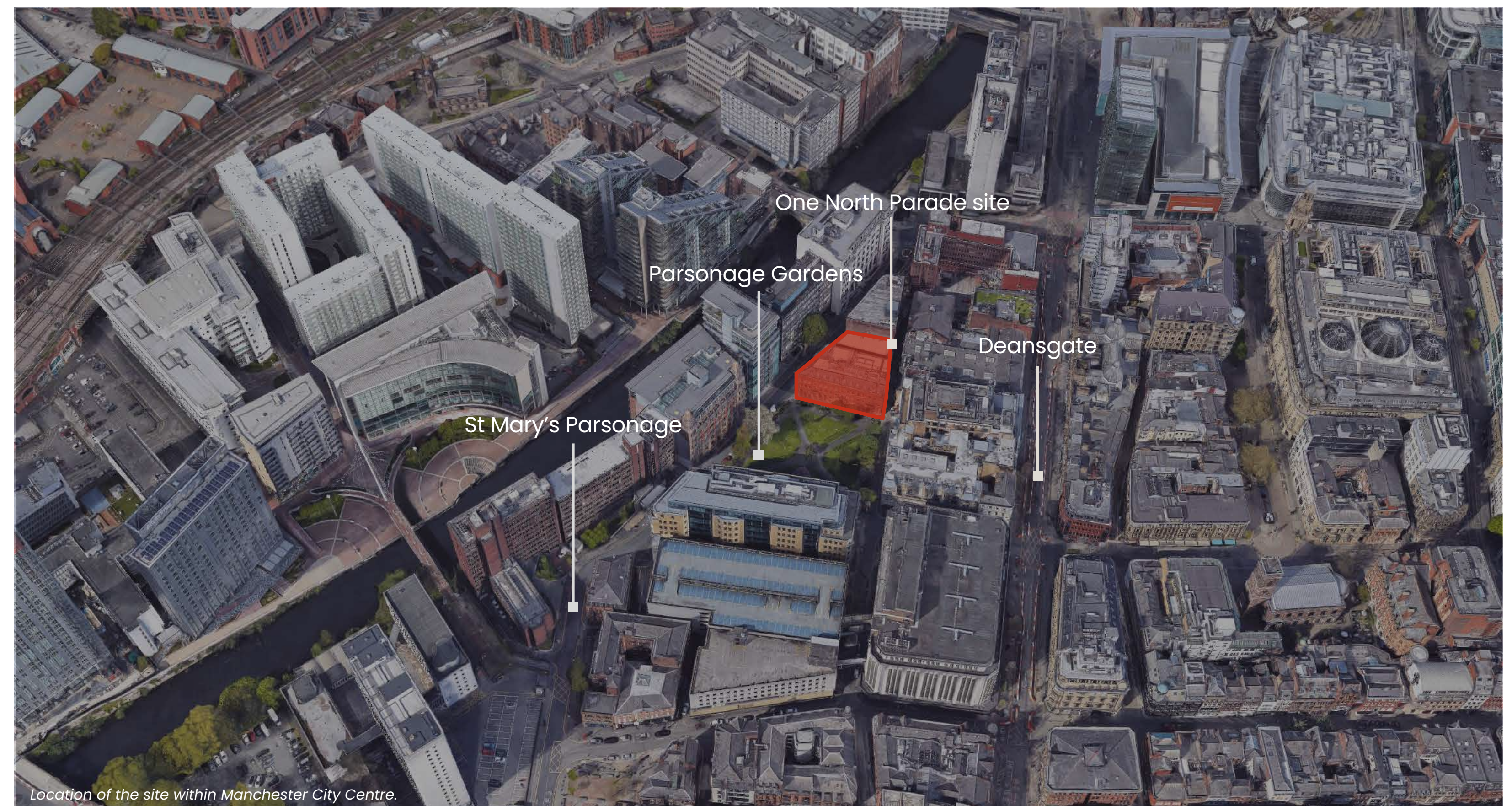
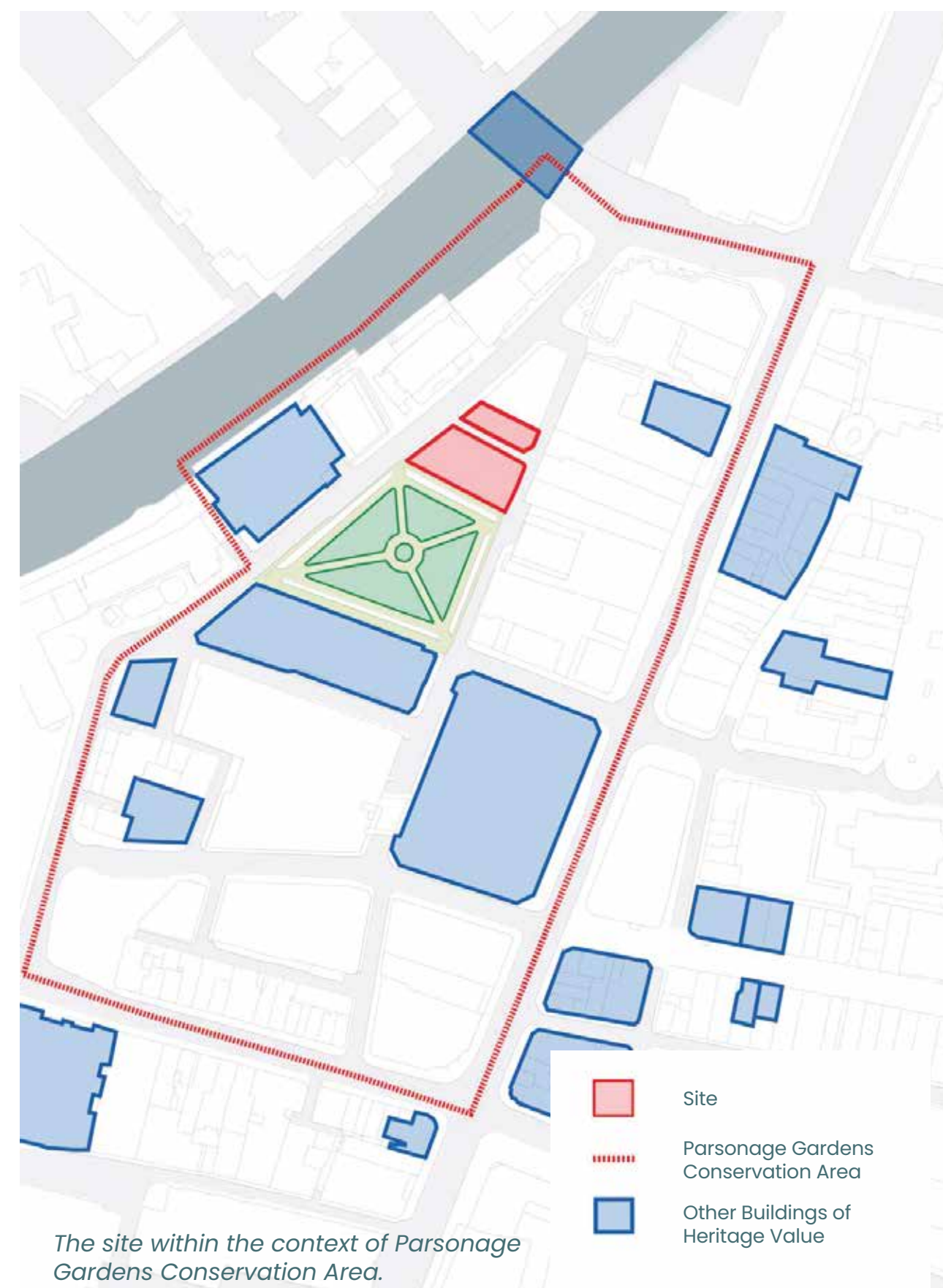
The One North Parade site faces on to Parsonage Gardens and St Mary's Parsonage, bounded to the east by the smaller access road of College Land.

The site lies within the Parsonage Gardens Conservation Area and is one of six 'Opportunity Sites' identified in the St Mary's Parsonage Strategic Regeneration Framework (SRF). The SRF sets out a vision to realise the full potential of this well-connected part of the city centre, between the key routes of Deansgate, Bridge Street and Blackfriars Street.

This vision includes celebrating the area's essential qualities and characteristics (including heritage), while creating a thriving and sustainable neighbourhood fully integrated into the city centre.

Since the SRF was adopted by Manchester City Council's Executive in August 2020, a number of developments have come forward in the SRF area, including the Kendals Scheme (approved in June 2021), the Alberton (approved November 2002) and the redevelopment of Albert Bridge House (approved May 2023).

Parsonage Gardens is a tranquil, relatively secluded area close to the commercial heart of Manchester City Centre. The public park and gardens are surrounded by a number of historic, grade II listed buildings, including Arkwright House and the Century Buildings.



The Existing Buildings

The One North Parade site comprises the two existing buildings at No. 1 North Parade and No. 5 Parsonage, both designated as office space but largely empty currently.

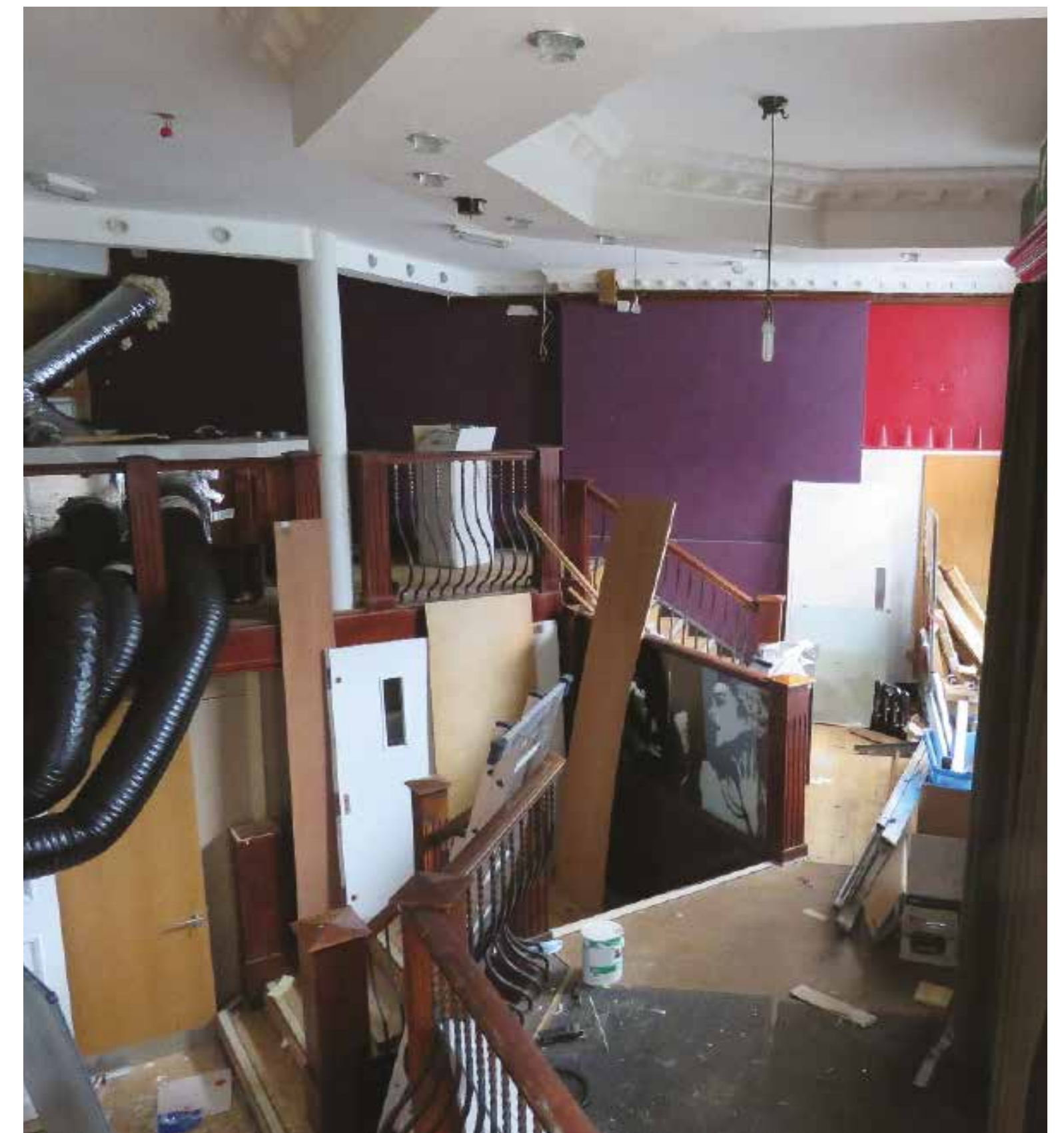
No. 1 North Parade is a five-storey, red-brick building constructed in the 1890s. No. 5 Parsonage is a three-storey office block originally built in the 1860s. Due to substantial internal remodeling that took place before we acquired the building, neither of the buildings' historic features or fittings have been retained.

Fundamentally the buildings are not capable in their current condition of offering the quality of environment to meet the requirements of modern occupiers, with many of the internal spaces of both buildings suffering from a lack of natural light.

While the external façades retain heritage value, they are in a state of disrepair and significant level differences between ground, basement and the gardens outside create accessibility challenges with stepped entrances. No. 1 North Parade has no active frontage with Parsonage Gardens, a feature of this area which contributes to its lack of vibrancy. Sitting between the two buildings is Back College Land, a narrow alley which is dark and underused, presenting opportunity for misuse.

We have owned and operated both buildings as flexible office space since 2014. Unfortunately, it is becoming more and more difficult for these buildings to compete with the range of first-class co-working spaces now available across the city, because of the challenges of the existing building and the variety of established environmental issues in the surrounding streets.

It is clear that investment is crucial to attract and retain occupiers that will bring a new vitality to this area. We have carried out a detailed appraisal of the options for the site which has confirmed that the costs involved in retaining and adapting the buildings are significant and would be well above any achievable return on investment, even in the most optimistic scenario. On this basis, redevelopment is the only viable option.



Feedback & Challenges

In developing a new design for One North Parade, we've taken feedback from the local community as our starting point.

The previous design for the scheme presented in October 2020 comprised a ground plus 15 storey office building supported by a ground floor restaurant.

While those who responded to the consultation overwhelmingly agreed that the site was in need of investment to support wider regeneration objectives, a number of concerns were expressed by local residents. These included:

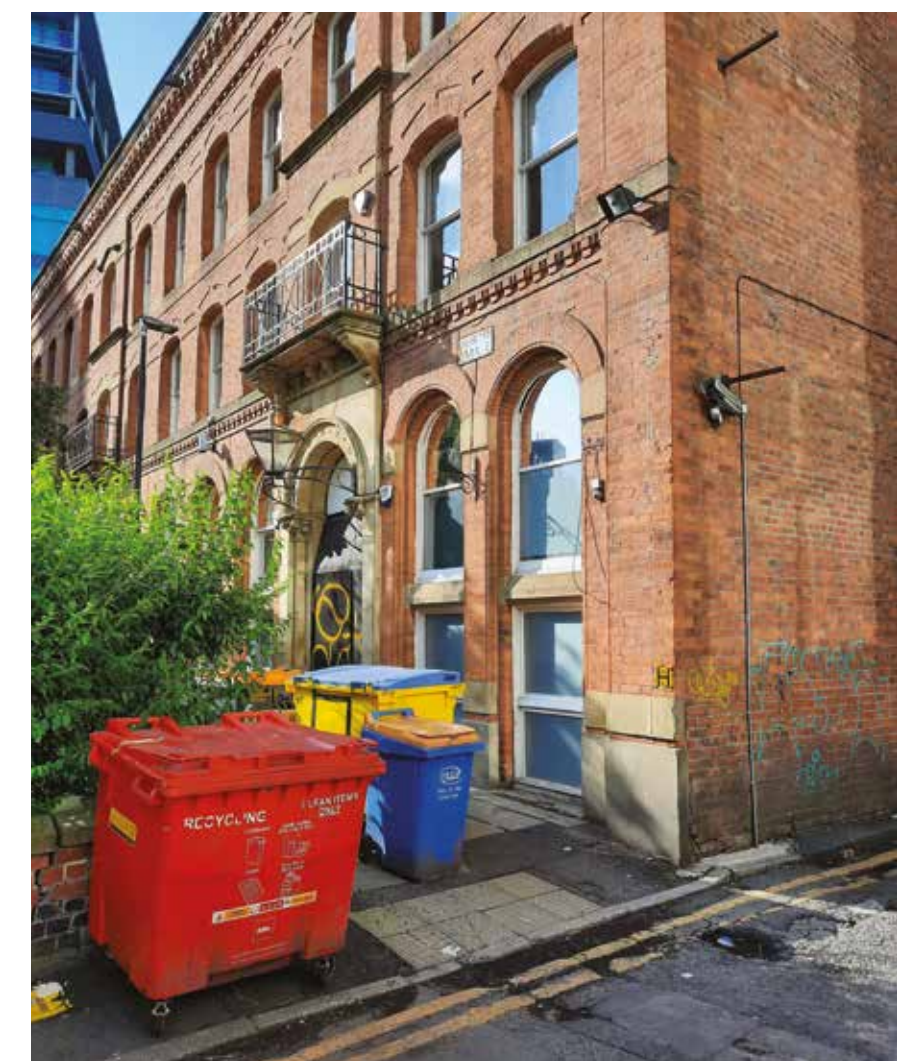
- Concerns that the scale and appearance of the new building would not be in keeping with the character of the Parsonage Gardens Conservation Area, as well as Conservation Area guidance and the SRF.
- Concerns that local residents would suffer a loss of privacy and sunlight as a result of the height of the new building, with consequential impacts on wellbeing.
- Concerns about the impact of demolition and construction works on surrounding residents and the character of the conservation area.
- Lack of information on how wider issues in the surrounding area – including antisocial behaviour and waste storage on street would be addressed through the proposals.
- Concerns that the development could negatively affect how the area is perceived.



Previous design for One North Parade.

In addition to revising the design of the building, in developing our proposals we have been conscious of the need to ensure development on the site engages better with the surrounding area and helps to address some of the environmental issues currently affecting the area.

Many of these issues result from the current underuse of Parsonage Gardens, which is due to a lack of active frontages the ground floor level, as well as pedestrians being deterred by narrow, car dominated streets perceived to be unsafe.



The existing buildings on the site and surrounding streets.



Design: Façade and Materials

The elegant design of One North Parade has been developed with a focus on complementing and enhancing the surrounding architectural context of Parsonage Gardens.

The new building would be a striking addition to Parsonage Gardens, but one that builds on and enhances the character of this area.

Following the guidance for the conservation area, the façade of the building takes inspiration from the surrounding architecture, referencing a number of characteristic features:

- A clearly distinguished ground, middle and top.
- A characteristic corner emphasis.
- Windows set back from the wall and regularly placed.
- Use of brick and stone as primary materials.



Arkwright House (left) and the Century Buildings (right).



View from Parsonage Gardens.

Design: Height and Massing

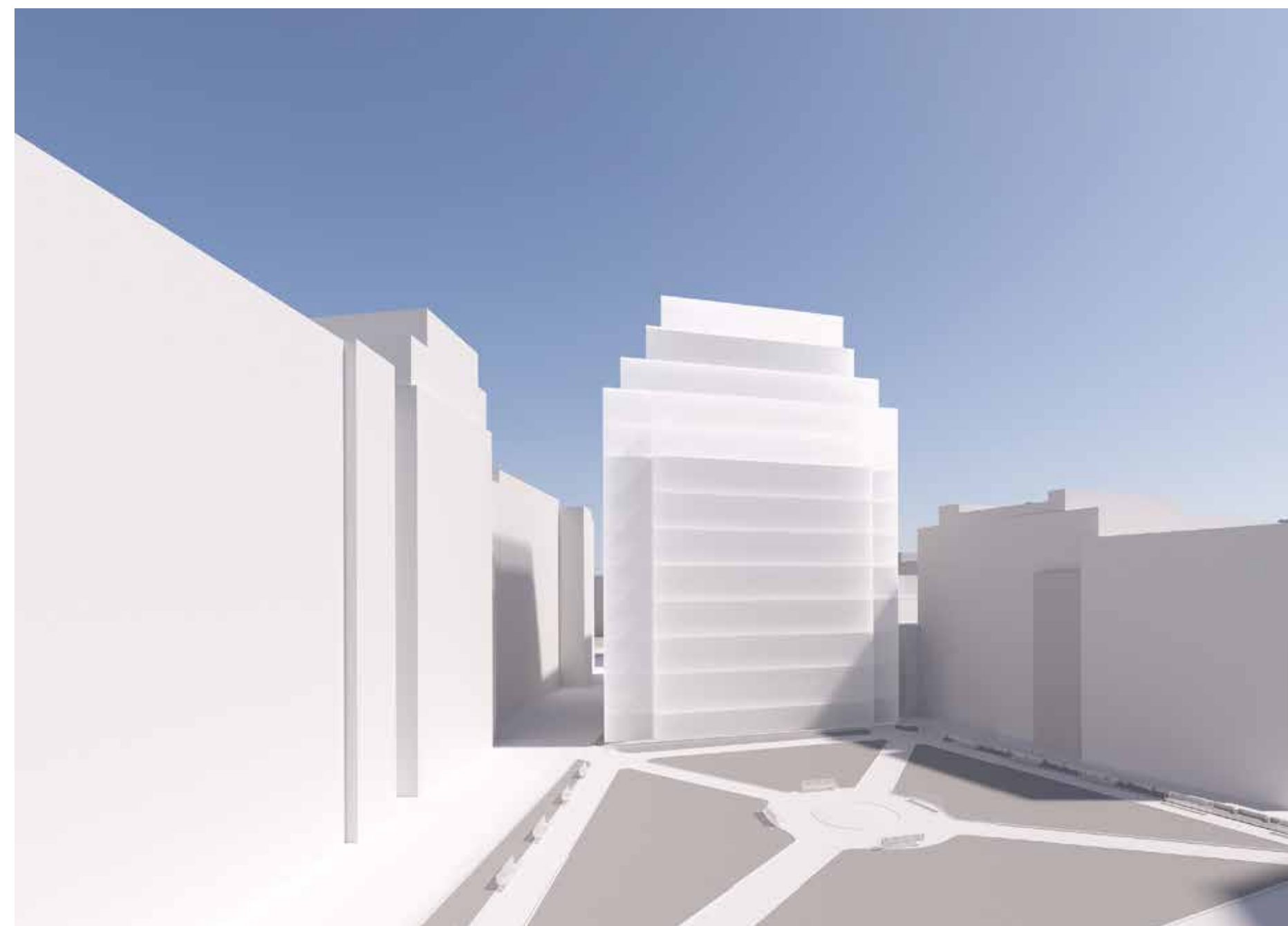
The design for One North Parade has been revised with consideration for local residents.



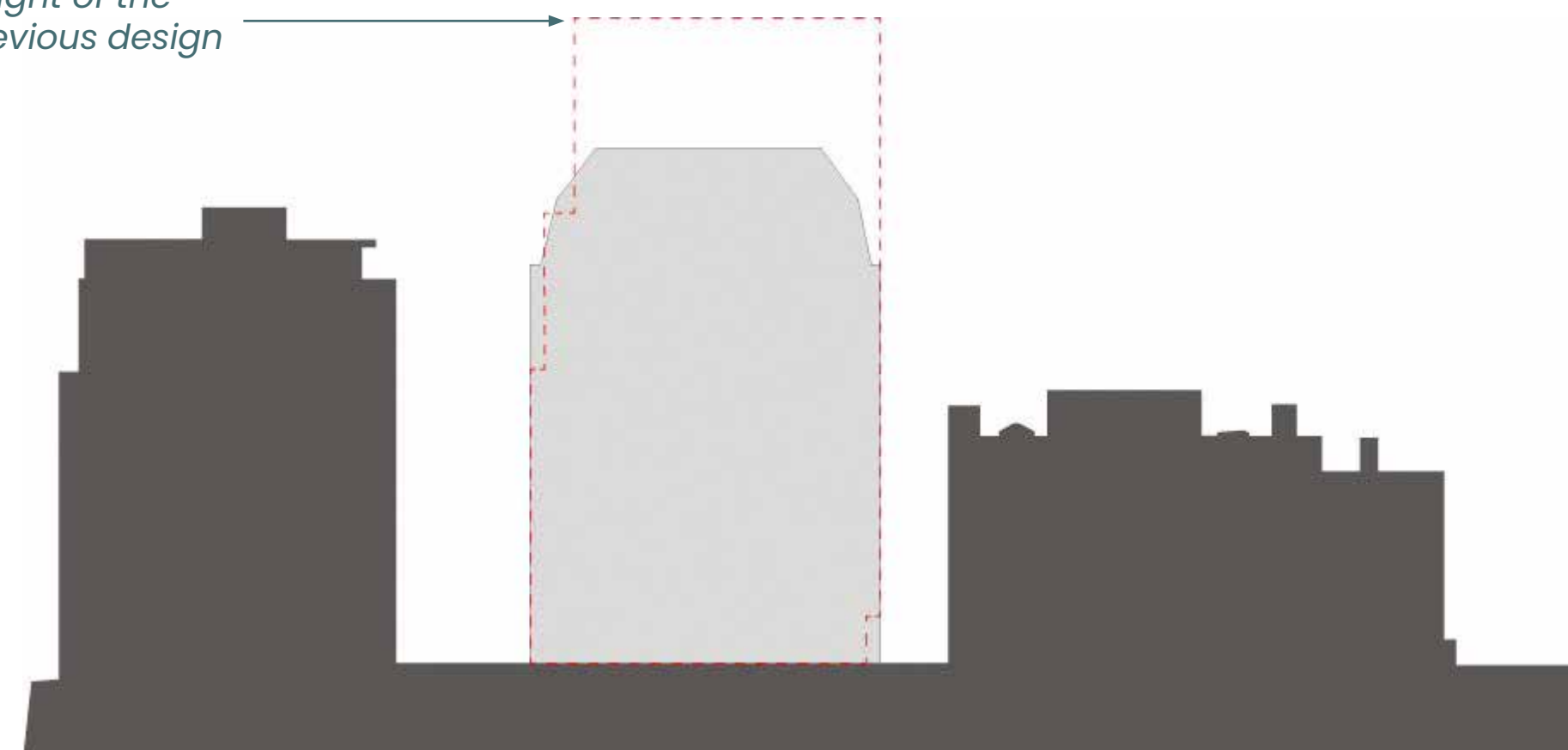
The overall height of the building has been reduced to ground floor plus 12 storeys. The previous scheme was ground floor plus 15 storeys. At 85.6 metres, the highest point is almost 20 metres lower than the previous design.



Height and massing of previous scheme (top) and the new design proposed (bottom).



Height of the
previous design



The top two levels and the corners are recessed (stepped back), making the design distinctive without being overbearing.

The balconies on the southwestern corner of the previous design have been removed in response to concerns raised around potential noise and overlooking.

Due to the location of the proposed development on the northern edge of Parsonage Gardens, it will not create any overshadowing impact.

Daylight and sunlight assessments have been undertaken as part of the design development to ensure that residents of the Century Buildings, Edge Apartments and other nearby buildings are not affected at all in the majority of cases, and that where effects are present that they are minimal and appropriate in a city centre context.



View from the southwest across Parsonage Gardens.

Sustainability

One North Parade will be designed to the highest sustainability credentials to ensure the development supports Manchester's zero carbon ambitions:

- Targeting BREEAM Outstanding rating.
- NABERS 5 Star Rating.
- An all-electric system with zero emissions on site.
- High performance opening / breathable façade.
- Enhanced local ecology, biodiversity net gain with urban greening.
- Green mobility and electric charging for bikes and scooters.

While demolition of the existing buildings will have an impact in terms of carbon emissions, improved environmental performance considered over the full life cycle of the building means that redevelopment represents the most sustainable option.



Building façade from Parsonage Gardens.



View of One North Parade from the southwest corner of Parsonage Gardens.

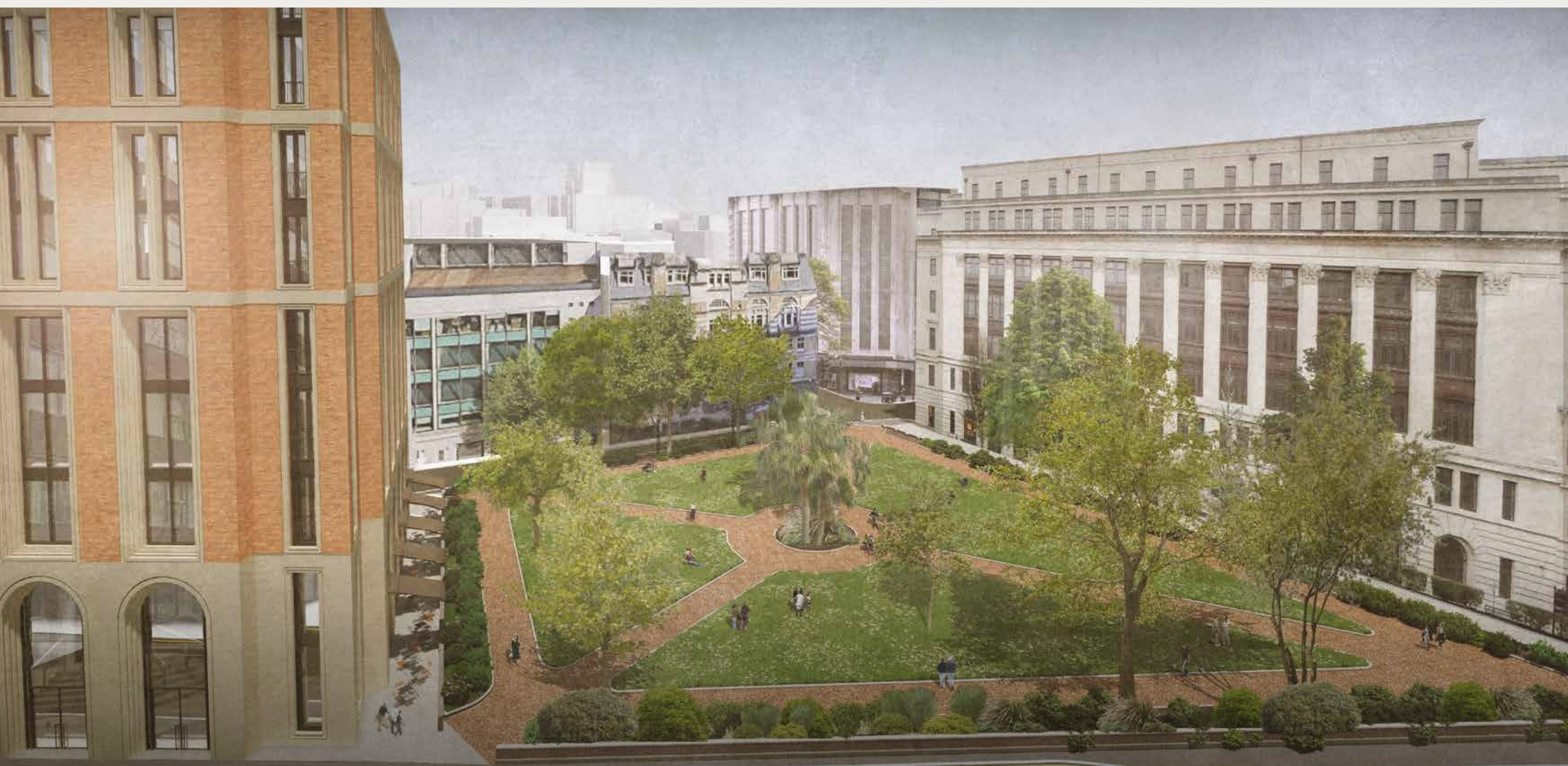
A Catalyst for Change

We want these proposals to facilitate wider improvements beyond the One North Parade site.

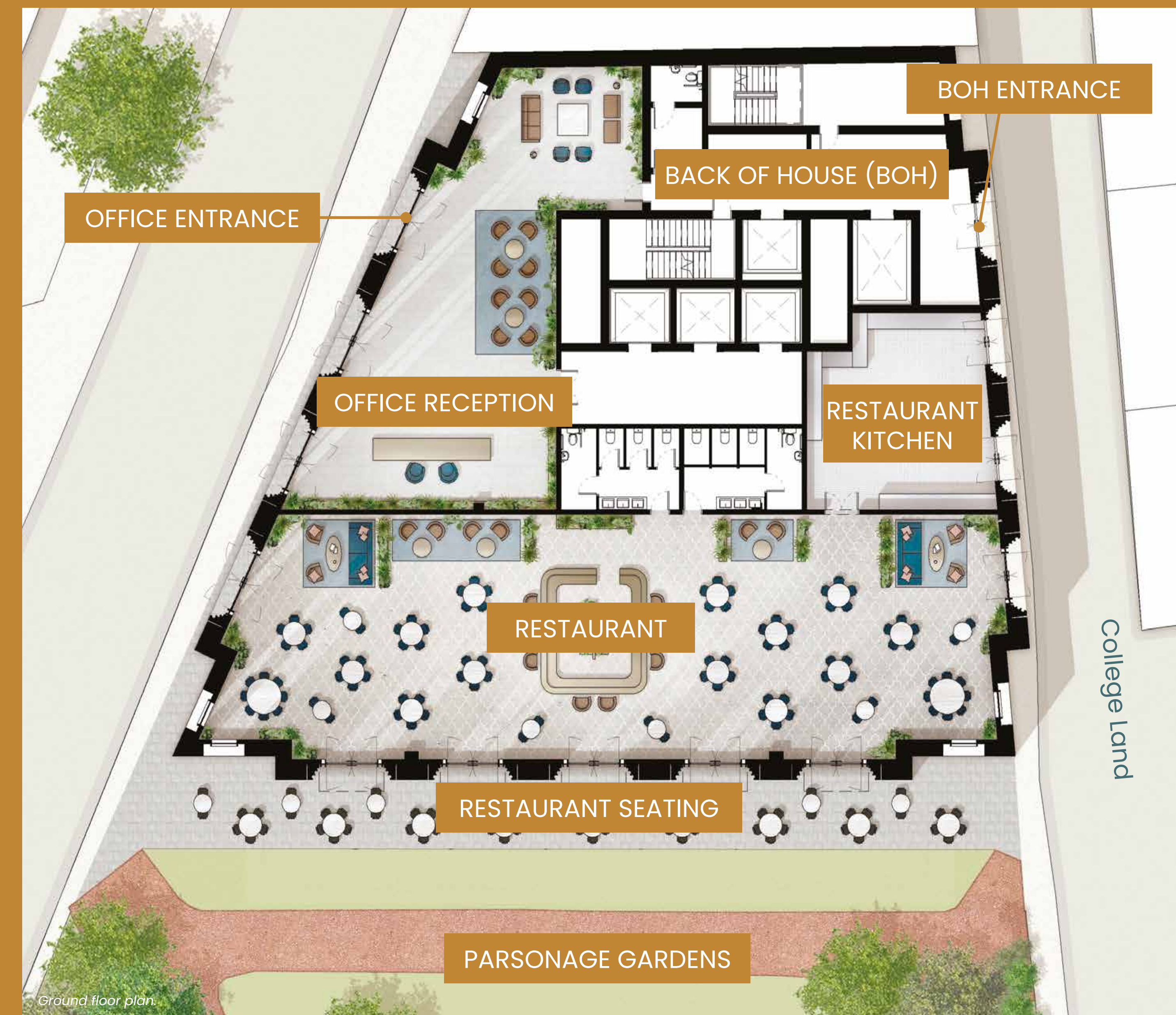
Bringing this site into a viable long-term use will be a first step to addressing the local environmental problems affecting Parsonage Gardens.

A restaurant at ground floor will give the new building an active frontage and connection with Parsonage Gardens, complemented and enhanced by public realm improvements. Alongside the provision of new office space, this will help to activate the square, increasing safety and amenity by encouraging use across different times of day.

Given that the redevelopment of this site would represent a significant investment opportunity, it can also act as a catalyst for wider improvements to follow. Dialogue is taking place with Manchester City Council in relation to refuse management arrangements, and we are keen to hear ideas and priorities from local residents and other stakeholders as part of this consultation.



View across Parsonage Gardens from St Mary's Parsonage.



Ground floor restaurant frontage facing onto Parsonage Gardens.

Next Steps and Delivery



We want to hear your views on our proposals for One North Parade as they develop.

The consultation will be open until Sunday 16 July 2023. All the information presented here can be found on the consultation website, at www.onenorthparade.com. You can have your say online or here at the event.

Once the consultation has closed, we will carefully consider the feedback received before submitting a planning application.

Minimising construction impacts

As we continue develop our proposals, we're looking ahead to how they can be delivered in the most considerate way.

Subject to planning approval, we would anticipate work starting on site from early 2024. Demolition and construction would be phased and coordinated with other nearby works – for example the Alberton House development and Kendal's redevelopment projects.

A Construction Management & Logistics Plan is being developed to ensure any potential impacts on local residents and streets are managed effectively and reduced as far as possible. Measures will include:

- **Working hours:** restricted to 7.30am – 6pm Monday to Friday and 7.30am – 1pm Saturdays (with no works on Sundays).
- **Pedestrian access:** Access maintained using safe diversion routes clearly marked and protected by hoardings.
- **Roads and traffic:** vehicular movements will be reduced through off-site assembly/modularisation, reuse of materials and spoil. A clear, one-way delivery route (via Blackfriars Street and Bridge Street).
- **Noise and dust:** a range of measures including water-based solutions (to prevent airborne dust) protective dust barriers and protective wrapping, as well as monitoring systems for air quality, noise and vibration.
- **Communication:** Residents and the local community to be kept informed through a site notice board, a Neighbourhood Liaison Manager, regular 'Look Ahead' sessions and newsletters.

