

A NEW CHAPTER FOR CHURCH STREET



MANIFESTO

OUR VISION

Church Street as a catalyst for the future and an embodiment of the Northern Quarter's spirit.

OUR MISSION

To shape a place to live, work, create and connect, rooted in the heart of the city informed by the energy, independence and creativity of the Northern Quarter.

OUR COMMITMENT

We will respect the Northern Quarter's heritage, independence and creative spirit in everything we do.

Engagement will inform and shape our decisions, not follow them. We will work collaboratively with Manchester City Council, local residents, businesses and stakeholders throughout the process.

We will deliver development that is viable, deliverable and built to last, prioritising quality, safety and long-term stewardship over short-term gain.

We will embed sustainability into the fabric of the scheme, seeking practical and measurable improvements in environmental performance, biodiversity and climate resilience.

We will create public and green spaces that feel welcoming, usable and safe spaces that add to the everyday life of the Northern Quarter.

We will support creativity, enterprise and local opportunity by providing flexible spaces that can evolve with changing needs.

We will aim to create a place that is inclusive and accessible, where a diverse community can feel represented and able to participate.

We will strengthen physical connections to the surrounding streets and neighbourhoods, ensuring Church Street enhances, rather than competes with the wider area.

Above all, we accept that development carries responsibility. We are committed to listening, adapting and delivering a scheme that contributes positively to Manchester for the long term.

BE MORE NQ

SHAPING

THE



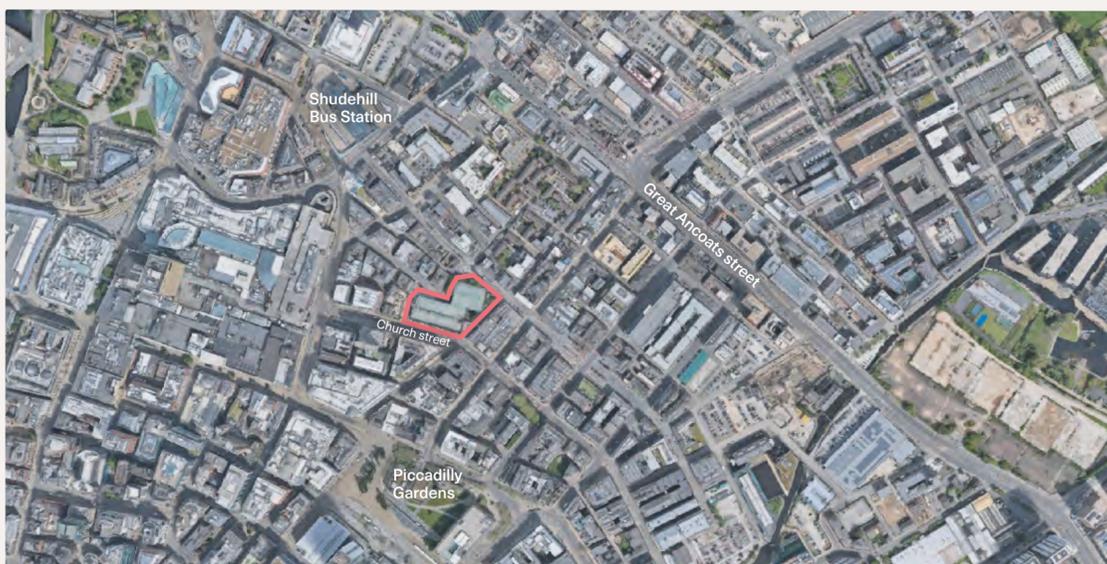
Glenbrook is embarking on an exciting project to redevelop the Church Street Car Park site and your views matter to us. We're launching a public consultation, inviting local residents and businesses to share their thoughts to inform emerging ideas for a residential-led development.

The multi-storey car park, owned by Manchester City Council since 1970, is outdated and detracts from the historic character of the Northern Quarter. Its redevelopment presents a significant opportunity to create something that better reflects the area's needs, identity and ambitions.

The Council's vision is to transform the site into a residential development that responds to the Northern Quarter's distinctive energy, while addressing the city's urgent need for new homes, including affordable housing.

Glenbrook has been selected as the developer to bring forward the site and is working with the Council to explore a high-quality scheme of around 300 new homes, including 20% affordable housing and a mix of one, two and three bedroom apartments, along with shops, hospitality and workspaces, integrating with the surrounding buildings, businesses, landscapes and homes.

Your input will help us to shape a sustainable, inclusive and positive new chapter for Church Street and the wider Northern Quarter.



The Church Street site is outlined in red.



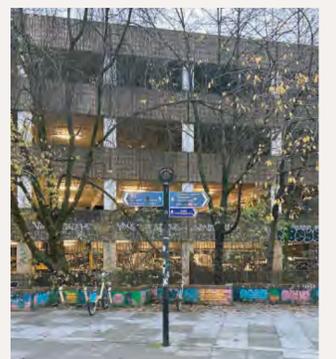
The corner of Thomas and Tibb Street



The facade onto Church Street



Neon Light Tower - Church Street



Way-finding - Thomas Street



The corner of Thomas and Tibb Street



The Tib Street entry

FUTURE TOGETHER

MEET



Glenbrook / developer

We're a business that believes in 'Doing the right thing'. We have a very clear vision of who we are, and where we're heading, but above all, we believe that development carries responsibility and we're committed to listening, adapting and delivering a scheme that contributes positively to Manchester for the long term.

Deloitte / planning

We exist to make an impact that matters.

In other words, we're here to make a positive difference on the things that matter most, the things that matter to our people and society.

Over the years what's mattered has changed a lot. What hasn't is that our clients trust us with supporting them on their most complex and important work.

Republik of Ideas / placemaking

We work with councils, property owners and communities to understand their needs and wants, shaping ideas into deliverable strategies and plans.

Our role is to listen to the community and gather ideas to help shape a future that supports independent businesses, reflects local identity and create a place the people of the Northern Quarter are proud of.

Tim Groom Architects / architects

We design refined buildings rich in detail, shaped by context, and executed with care. There's no embellishment for its own sake, just clarity of thought and confidence in the essentials.

Our designs carefully consider the historic and contemporary context of their context, ensuring they have a lasting relationship with their surroundings.

Renaissance / structural & civil engineering

Based 100m from the site, we provide technical design for site wide drainage and the building frames.

We'll assist the Landscape Architect with the integration of sustainable urban drainage principles, to enhance placemaking whilst managing surface water and climate change risks. We'll also collaborate with the Architect to provide efficient structural solutions to support the building form, whilst minimising the embodied carbon of the development.

Hislon Moran / acoustic & environmental

We are applying progressive design thinking to address the unique challenges of urban renewal in a vibrant area. Our team are leading on comprehensive noise and vibration assessments.

By integrating acoustic expertise with sustainable design, we are helping create spaces that support the area's dynamic cultural life, enhance wellbeing, and secure a positive future for both people and planet within the Northern Quarter.

LDA / landscape architects

LDA Design is a collective of creative placemakers – landscape architects, planners, urban designers, and environmental consultants – who aim to shape the world for the better. We love Manchester, living and breathing it everyday from our home in the Northern Quarter. We understand the city, its culture and people and are committed to its future success.

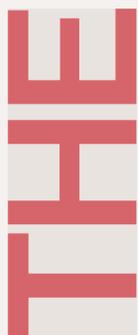
RLB / social value & sustainability

We are a multi-disciplinary consultancy committed to creating a better tomorrow, embedding sustainability, social value and responsible practice into every project.

We'll bring deep built-environment expertise across sustainability and social value, enabling Glenbrook to deliver a low-carbon, resilient and community-focused development, that will stand the test of time.

Levrant / heritage & townscape

We approach every project with the belief that conservation is about continuity, not nostalgia. Our focus is understanding how these places have evolved, identifying what people need now and ensuring buildings and spaces can continue to serve communities long into the future.



TEAM

OF

THE SITE

A Brief History

During the 18th century the Site formed a 'hamlet' within the wider area that enclosed the Georgian church of St Paul to its centre and which was surrounded by early, narrow streets containing weavers' cottages.

The booming textile industry in Manchester soon saw the neighbouring firm of J & N Philips requiring increasingly larger premises on Church Street. These subsequent enlargements of their premises resulted in the mass demolition of early property across the Site and the construction of a number of large new warehouses for J & N Philips - this saw their premises forming one of the largest warehouses in the city by the early-20th century.

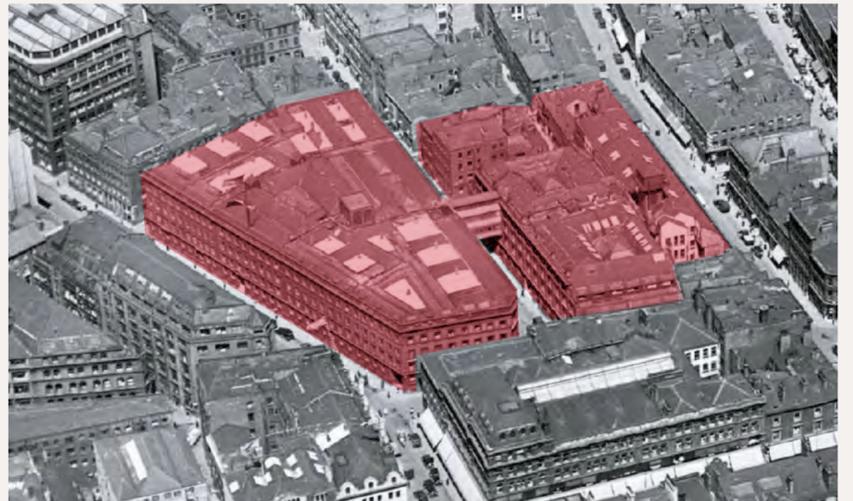
The resultant warehouses removed a number of early streets and buildings, changing the original quiet, domestic area into a busy straight thoroughfare for loading and unloading goods, whilst also changing connectivity through and around the Site boundaries.

Following the downturn in industry in the mid-to-late 20th century, J & N Philips closed - and the Site was redeveloped by MCC for use as a public, multi-storey car park in the early-1970s.

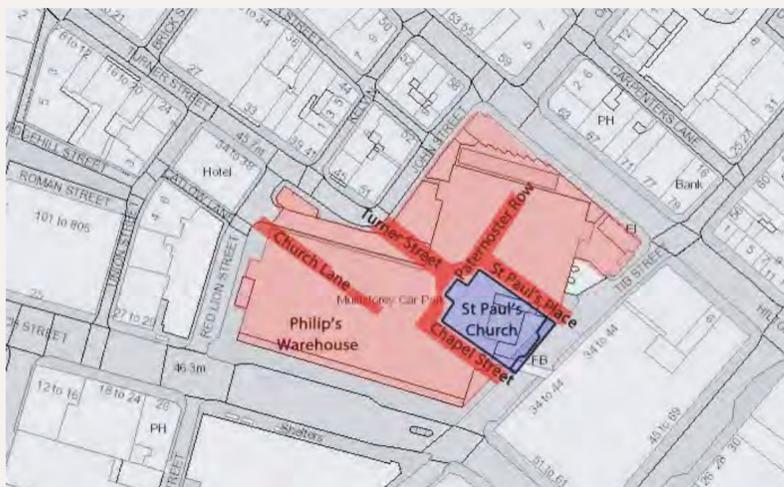
HERITAGE



1794 map of Manchester showing the location of the Site shaded red
Source: Manchester University Archives



An aerial view looking north-west over the Site in 1932. Source: Britain From Above



A current map of the Site (shaded light red) and surrounding area, showing the location of now lost streets and buildings that existed in 1851 (shaded dark red)
Source: Google - adapted by Levrant



A photograph showing St Pauls Church in 1873
Image: Manchester Libraries



J & N Philips - Thomas Street Warehouse, was one of the largest warehouses in the city by the early-20th century - Source: Dry Goods Review, 1908



War memorial dedicated to the men who died in WWI who worked for J&N Phillips

THE



WHAT DO YOU THINK IS IMPORTANT ABOUT THE HISTORY OF THE SITE?

The Heritage Context

The current 1970s car park structure forms a substantially sized site within a highly prominent location in the Smithfield Conservation Area, which was designated due to the high survival and density of historic buildings and historic street patterns rising from the residential and commercial growth of the city during the mid-18th century to the early 20th century.

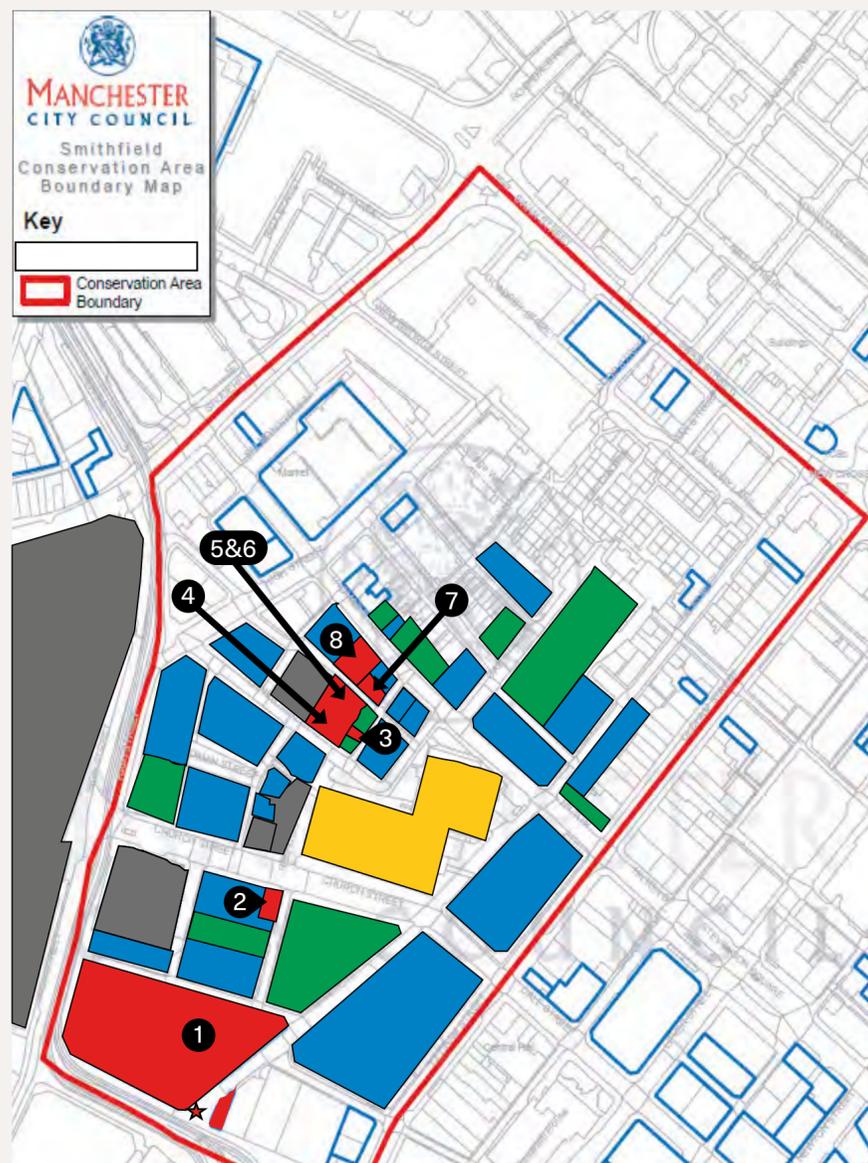
The Smithfield Conservation Area is characterised by the difference between these narrower streets and former historic weavers' cottages from the 18th/early-19th century to the west and north, and the much larger, later 19th/20th century commercial and warehouse buildings to the east and south.

The current 1970s car park forms a negative, detrimental contributor to the character and appearance of the Smithfield Conservation Area, whilst forming a neutral contributor to the character and appearance of the neighbouring Stevenson Square Conservation Area.

The current building actively turns its back on all surrounding streets, forming largely blind and inactive street frontages that prevent pedestrian movement through and around the Site. Its irregular-shaped footprint, scale, current use and materiality forms a negative element in short to medium range views in all directions through the conservation area, which has long attracted much anti-social behaviour.

Heritage Designations

The unlisted 1970s car park structure is located within the Smithfield Conservation Area, and is surrounded by a mix of positive, neutral and negative contributors to the area, with eight Grade II Listed buildings within the Site's immediate environs whose settings are considered to have the potential to be impacted by development of the Site.



Map showing the location of the Site (yellow) and immediately surrounding buildings have been shaded to denote their significance and contribution to the Smithfield Conservation Area (itself outlined red).

Listed buildings whose settings have been identified as potentially being impacted by future development of the site are shaded red, positive contributors (unlisted buildings) are shaded blue, neutral contributors are shaded green, and negative contributors are shaded grey. Listed buildings not identified within the study area (shaded red/outlined blue) may be assessed as part of the future visual impact assessment if required.

(Source: Manchester City Council – adapted by Levrant).



1. Rylands Building _ Grade II
Wholesale textile warehouse and latterly used as a department store. 1929-1932 by Harry S. Fairhurst, for Rylands and Sons. Steel frame with cladding of Portland stone (roof concealed). Very large irregular quadrilateral plan. Modernist classical style. 7 storeys, 18 bays. Considered the last and biggest textile warehouses built in the city.



2. Unicorn Hotel _ Grade II
The Unicorn Hotel was constructed in 1924, replacing an earlier pub on the same site due to the road widening of Church Street. The building comprises three floors, and is constructed in a domestic scale/ design.



3. 1 Kelvin Street _ Grade II
Late C18 or early C19 garret workshop/weaver's cottage. Narrow rectangular plan at right-angles to street. 3 storeys and 1 bay. The building was incorporated into a large-scale office development in the 2000s, which incorporated the two adjacent cottages to the east.



4. Warehouse, workshop and shops (33 & 35 Turner Street) _ Grade II
Early-mid 19th century warehouse and workshops. Red brick with some ashlar sandstone dressings and slate roof coverings. 4 storeys, 5 bays, with tiered double loading doors to bay 4, the doors set back within full-height opening below metal lintel incorporating hoist beam. 3 bays to the left and single bay to the right.



5. Warehouse, workshop and shops (40 & 42 Back Turner Street) _ Grade II
A pair of narrow-fronted industrial buildings of early and late 19th century representing the workshop and warehousing components of a surviving enclave of small-scale buildings which developed from the late 18th century, alongside dwellings with integral workshops in attics and cellars. They contrast in scale and form with the large-scale factories and warehouses of surrounding districts, and are now rare survivals of an important phase in the development of industrial Manchester.



6. 38 Back Turner Street _ Grade II
No. 38 is one of a small number of surviving late 18th century and early 19th century cottages in the Northern Quarter, many of which had upper floor workshops and cellars which were also sometimes used as separate workshops or dwellings. Simple, narrow plan brick building of 3 floors and stone dressings.



7. 7 Kelvin Street _ Grade II
Small, three storey late 18th or early 19th century warehouse. Hand-made brown brick in English garden wall bond, slate roof. Rectangular plan on corner site, gable to Kelvin Street. The building forms a rare example of a small scale, early industrial warehouse, constructed during the period of change between residential and industrial use of the immediate area.



8. 42, 44 & 46 Thomas Street (inc 41, 43 & 45 Back Turner Street) _ Grade II
Nos. 42, 44 and 46 Thomas Street, including 41, 43 and 45 Back Turner Street, form a rare surviving example of a group of six, double-plan 18th century former workshop dwellings to Thomas Street, and three single-plan examples to Back Turner Street.



PLEASE SHARE YOUR THOUGHTS ON THE HERITAGE OF THE SITE

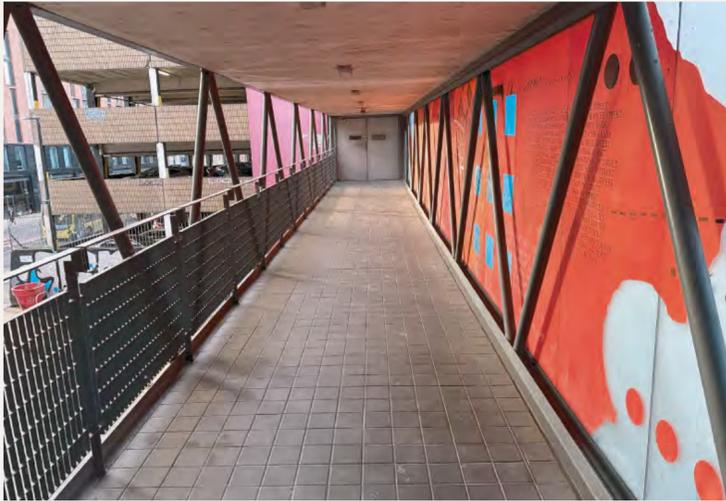
Art on site

Manchester's Northern Quarter is characterised by its independent spirit and a culture rooted in its industrial past. It's a place shaped by artists, musicians and independent traders, offering a distinctive blend of vintage shops, artisanal cafes, lively bars and iconic music venues.

This energy extends directly onto its streets, where an ever-evolving tapestry of street art defines the neighbourhood's visual identity, transforming public spaces into an accessible art environment.

This continuous artistic activity around the site is one we would like to reimagine, working with local artists to understand how the development of the car park site and our future proposal can reflect this core identity of the neighbourhood.

Our bid was based on meaningful and extensive consultation which we intend to continue to develop further and we have undertaken a full audit of the art in and around the site, a taste of which is provided below.



Martin Donlin's "Tib Street Bridge Link"
Incorporates historical references through screen-printed glass panels.



Outhouse 'Fred Aldous'
The substation and other accessible walls are curated by Fred Aldous under the long-established program - Outhouse. Access to walls such as these allowed globally-loved artists such as NOMAD CLAN to make their mark, and are essential spaces for the urban art scene.



George yillie's "New broom"
(Aka clean sweep new broom)
is a tribute to the working class people of the area and their trades and is also symbolic of wanting a clean neighbourhood and civic pride.

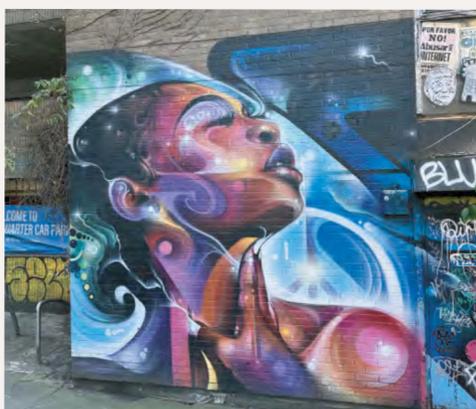
Peter Freeman's "Neon Light Tower,"
a multi coloured neon tower, switched on in 1999, which formed a striking display against the city skyline.



Ceramic workers Helen Kirkpatrick & Lois Blackburn
Ceramic depictions of workers and of the area's rum reputation through the years including emergency vehicles and ornate textures and threads.



Liam Curtin's "Ceramic Doves"
on the car park wall commemorate the area's historical association with pet shops.



AKSE P19
A piece on the Corner of Tibb and Thomas Street by French born, Manchester based street artist AKSE, one of Manchester's most prolific and recognisable artists



TODAY

The Northern Quarter is a dynamic and iconic neighbourhood, rich in history and a vibrant place to live, work, and connect. Its unique character, distinctive architecture, thriving night-time economy, and independent retail offer attract numerous visitors.

At the heart of this vibrant area lies the Church Street Car Park, a prominent landmark. Its imposing structure, however, detracts from the architectural character of the surrounding area and significantly reduces the neighbourhood's permeability and walkability.

The streets around the car park are dominated by vehicle traffic, creating an unsafe and uninviting environment that discourages pedestrian activity. Furthermore, the car park itself is a magnet for antisocial behaviour and is now surplus to operational requirements.

Consequently, redeveloping this site presents a significant opportunity to enhance the area. This redevelopment can reinstate historic street patterns, fostering a pedestrian-friendly environment, reconnecting the site with surrounding neighbourhoods, and delivering high-quality architecture and public realm.

SITE

vibrant, walkable and colourful streets



grey, dirty facade blocks movement through the site

high quality traditional architecture & materials



poor quality materials and finish

accessible open and playable spaces



blind, inactive, 'dead space'

Safe and sociable streetscape, with a mix of uses



Inactive edges, no contribution to the life of the city

THE



WHAT IMPACT DO YOU THINK THE CAR PARK HAS TODAY?

The Architectural Vision

Our vision is to create a high-quality residential community of around 300 new homes, including 20% affordable housing and a mix of one, two and three-bedroom apartments.

On the ground floor a range of spaces will be allocated to enrich the Northern Quarter's commercial offer and provide creative spaces for creativity and community in the site.

Knitted in to the historic street network, the new buildings will reflect and complement the Northern Quarter's rich architectural heritage.

The arrangement of the buildings will create new, walkable public spaces, promoting exploration and a pathway through the site, opening up the site and building upon the existing positive qualities of the area.



Artists impression of the new public realm

The design and materiality of the new buildings will draw from the Northern Quarter's rich architectural heritage.



Precedent image



Northern Quarter collage, capturing the character of the Northern Quarter to inspire our design _ TGA



Artists impression of the new walkable street, hosting shops and creative spaces



Existing NQ shopfronts will inspire the design

New, walkable public spaces, promoting exploration; enriching the Northern Quarter's commercial offer with spaces for independents and creatives.



Precedent image



WE'D LOVE TO HEAR YOUR THOUGHTS ON THE DESIGN VISION FOR THE SITE

PUBLIC

SPACE

The Public Environment

Public spaces will be shaped by the needs of people, creating spaces that facilitate and encourage social cohesion, movement, cultural diversity and creative spirit'

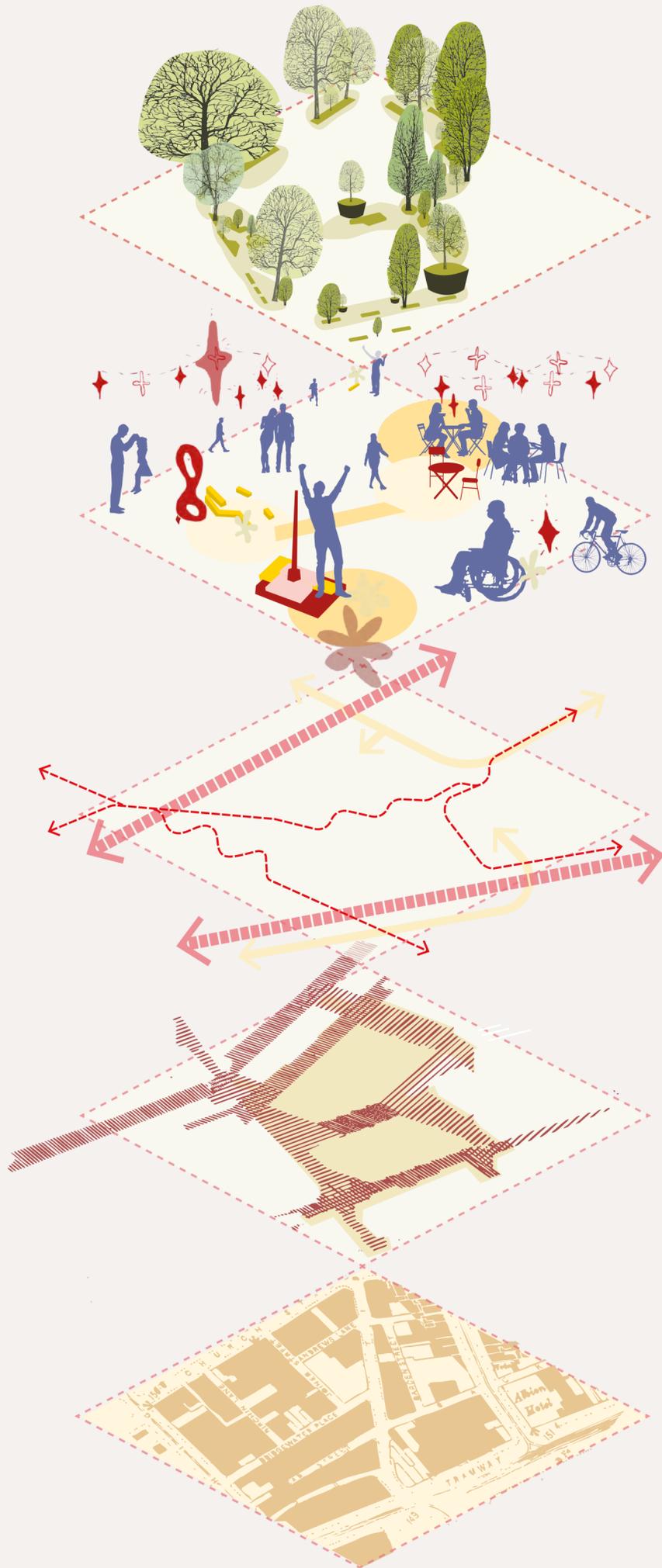
Designed to capture the spirit of the Northern Quarter – intimate lanes, hidden courtyards, and bustling commercial street, will be designed to echo the features of the neighbourhood we already love.

New safe and accessible spaces and paths will be created through the Site, prioritising travelling on foot and wheel.

Nature will be woven through the site, with seasonally changing planting embedded in the public realm to bring colour to the next chapter of the site's rich history.

THE

RE-IMAGINING



NATURE



Landscape, biodiversity and natural processes. A place that celebrates seasonal change and sensory interaction with nature.

LIFE



People, culture, art and animation. A place of joy, laughter and delight. An equitable place where people come together through shared experience

CONNECTIVITY



Visually & physically connected place. Promotes walking, wheeling and cycling. An urban stitch, connecting neighbourhoods of the city centre

FLOOR



A beautiful unifying floorscape. A canvas for the life of the city

HERITAGE



Rich and varied history, celebrating heritage and historical culture



WE'D LOVE TO HEAR YOUR THOUGHTS ON THE DESIGN OF THE PUBLIC SPACES

HELP TO SHAPE THE FUTURE

Whether you live, work or operate a business locally, your views matter.

We want to understand what's important to you, helping to shape a sustainable, inclusive and positive new chapter for Church Street and the wider Northern Quarter.

We are at an early stage of design and we want your input on some key areas:

- Public realm and greening
- Character and materials
- Uses and activity
- Day-to-day life

