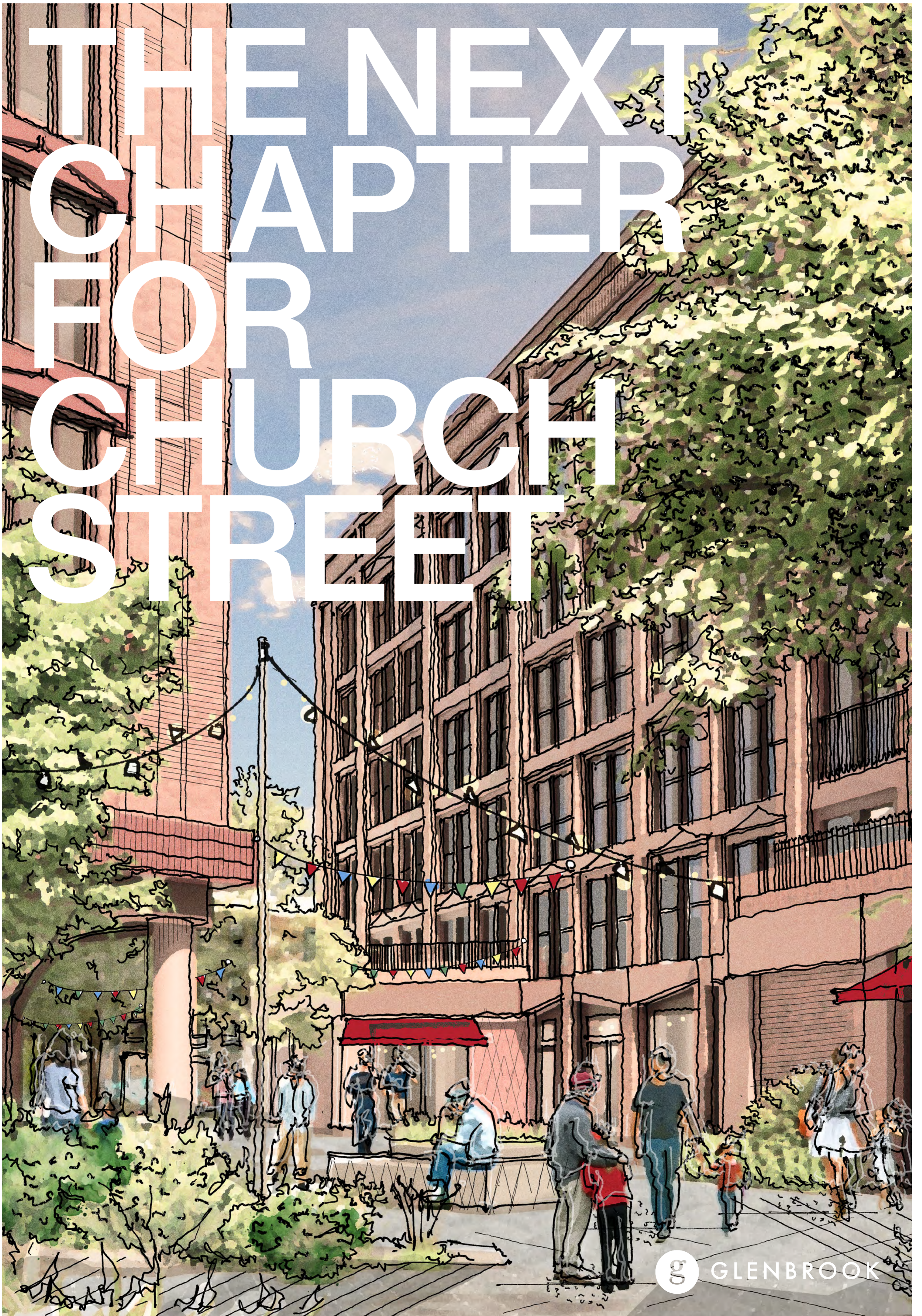


THE NEXT CHAPTER FOR CHURCH STREET



GLENBROOK

THE

FUTURE

A Shared Vision for Church Street

Glenbrook is redeveloping the Church Street Car Park site, bringing forward around 300 new homes, with a mix of tenures, including affordable housing; alongside new public realm, community use, ground floor retail, food and beverage. The scheme is being designed to introduce a vibrant daytime economy to complement the Northern Quarter's existing thriving night-time offer.

We launched our first public consultation in March, inviting everyone to share their thoughts and help shape emerging ideas for how we can re-imagine and deliver a new heart for the NQ.

During the first consultation, we presented our initial vision, highlighting the significant opportunity to transform the outdated multi-storey car park, owned by the City Council since 1970, which attracts significant anti-social behaviour and detracts from the historic and vibrant character of the Northern Quarter. We invited you to comment and provide feedback on our first thoughts.

So what's the plan?

We've listened and engaged in great conversations throughout our first public consultation and your feedback has directly shaped the evolution of our designs. Through that process, we uncovered what we already suspected, a thriving, passionate, eclectic and proud community at the heart of the Northern Quarter. A neighbourhood with real soul.

We are determined to deliver a scheme that responds in kind, one that empowers rather than imposes and provides a genuine platform for the integration of work, life, dwell and play.

Today, we are excited to share how your views have informed our refined proposals and we look forward to continuing that conversation with you.

TOGETHER

SHAPING

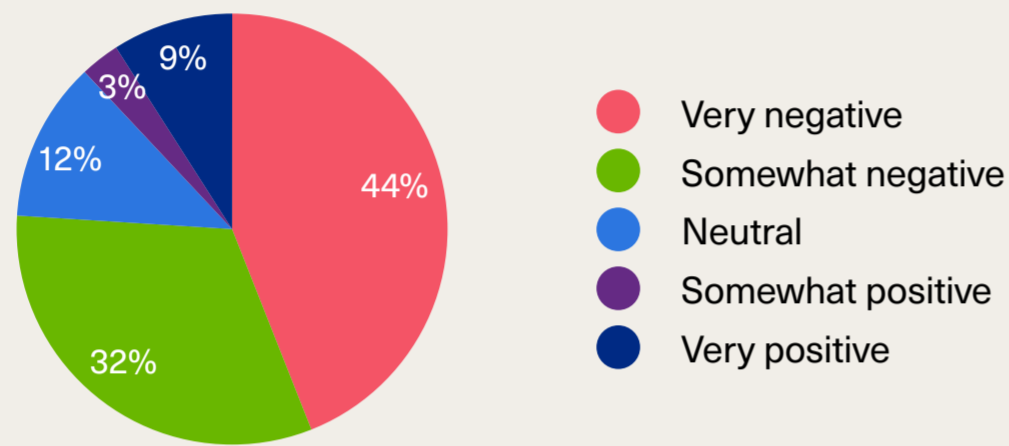
The numbers:

- + 2924 leaflets delivered to homes and businesses in the Northern Quarter
- + 60 of you attended the consultation events in March
- + 68 responses to our questionnaire and 2 direct emails
- + 285 Individual written comments were received across the questions we asked.
- + 3 focus groups with residents, businesses and artists
- + 80+ cups of coffee, 60 cookies and a dog bowl for Molly!

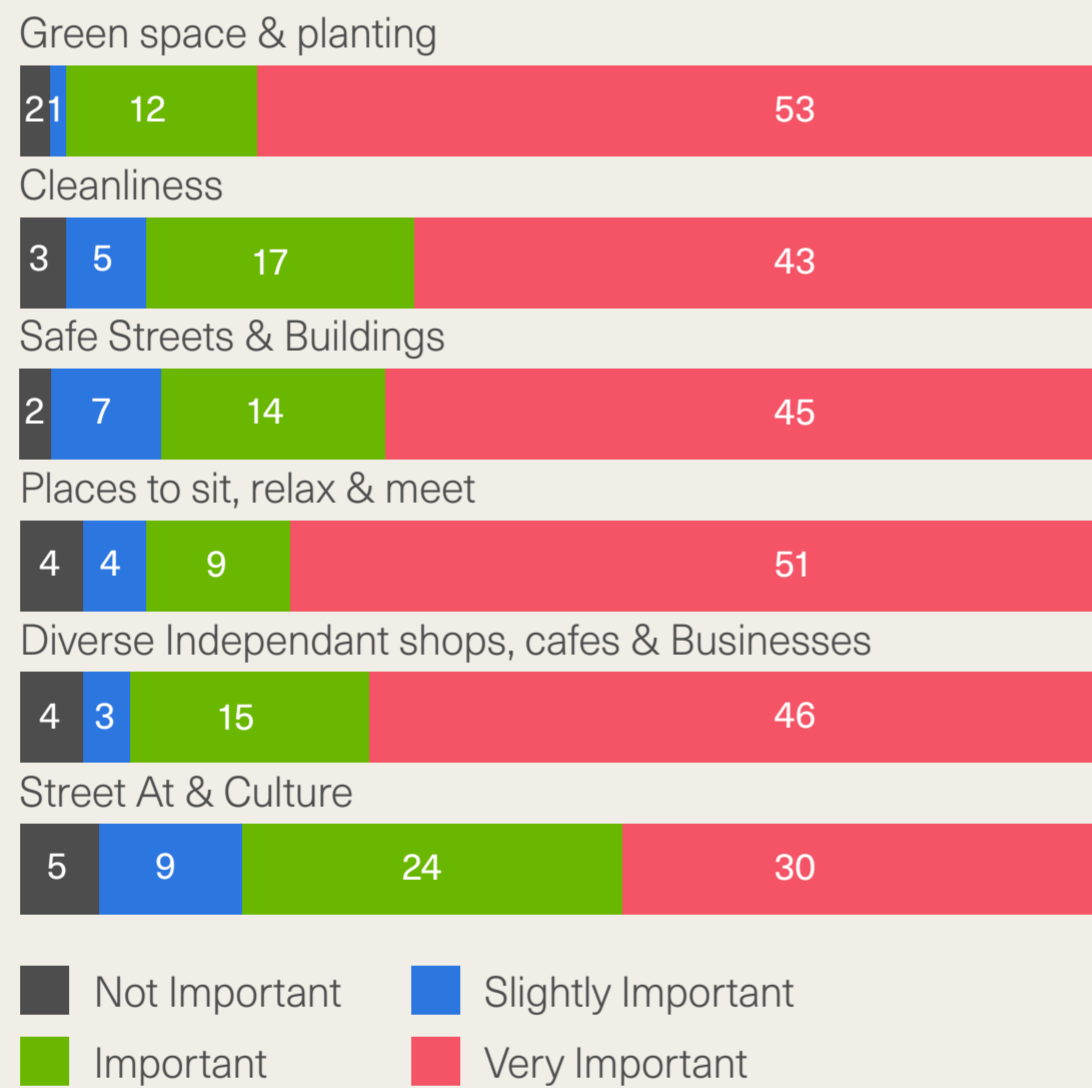
SPOKE

Our Questions & how you responded:

How do you feel about the presence of Church St. Car Park in the Northern Quarter today, and why?

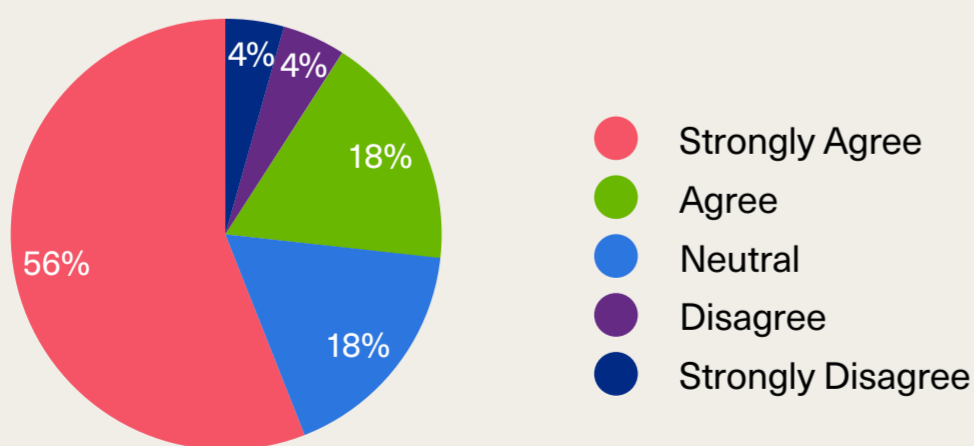


How important are the following features in encouraging you to spend more time in the Northern Quarter?

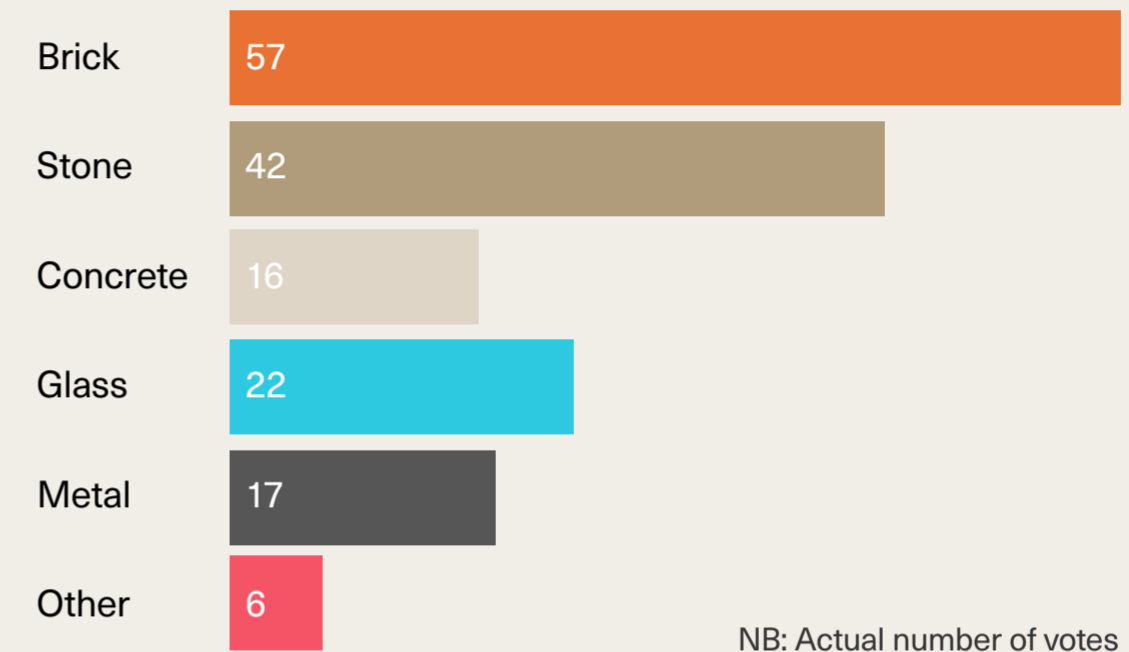


NB: Actual number of votes

To what extent do you agree or disagree with the following statement? "Affordable housing is important in the city centre?"



What kind of materials and finishes would feel right here?

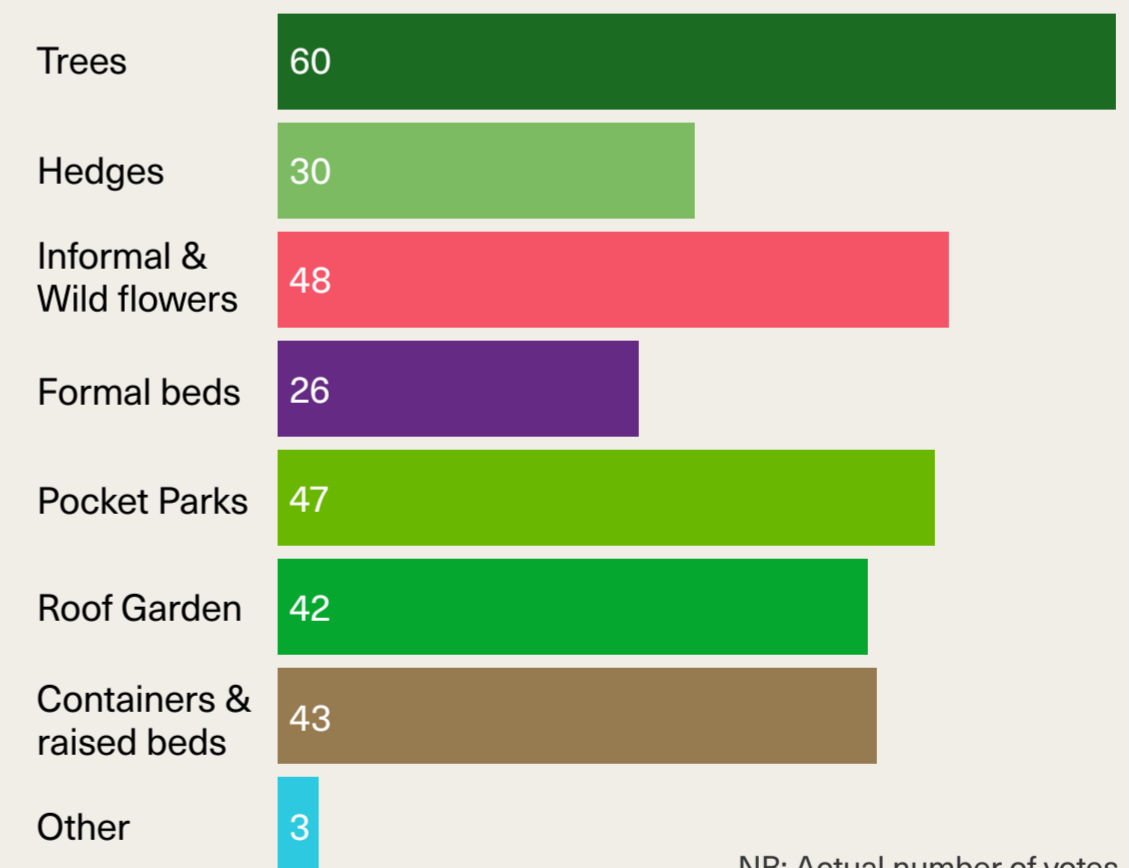


NB: Actual number of votes

Other:

- Plant walls.
- Brick, stone and metal would feel most appropriate here, with a robust, textured finish that responds to the Northern Quarter's industrial heritage.
- I would avoid anything too slick, generic or overly glass-heavy.
- The scheme should feel like it belongs to the area rather than being dropped in from a standard city-centre template.

What type of greening would feel right here?



NB: Actual number of votes

Other:

- Green space - grass and benches. Possibly a communal cafe and planting beds to be rented out to keen community members.
- Green walls would be a good way to use vertical spaces.

YOU

LISTENED

FEEDBACK



Our Questions:

- What would make living here feel authentic, attractive, comfortable and well connected to everyday life?
- How could new development support the Northern Quarter's independent and creative character (e.g. art, music, studios, events, types of cafes, community spaces, local businesses)?
- Any Other Comments?

Your Responses:



Green space and public realm

- Strong demand for accessible, well-maintained green spaces (parks, pocket parks, roof gardens).
- Spaces should be open to all, avoid hidden corners and retain mature trees.
- Parking/ delivery space
- Car park seen as eyesore, a magnet for antisocial behaviour



Height and massing

- Development should match local scale and character.
- Avoid tall, monolithic building, respect neighbouring properties' right to light.

Affordability

- Calls for genuinely affordable housing and workspace.
- Support for affordable rents for local businesses and creatives.



Materiality

- Preference for brick, stone, and metal reflecting the area's industrial heritage.

Impact on businesses/ residents

- Maintain access for deliveries and residents during/after construction.
- Essential to ensure adequate soundproofing



Supporting creatives

- Need for affordable studios and creative spaces.
- Flexible spaces for events, workshops and collaboration.

Integration of artwork

- Retain and integrate existing street art; provide space for new works.
- Use walls and public spaces for art, reflecting local culture.



Safety and maintenance

- Address safety concerns (antisocial behaviour, poor lighting).
- Ensure robust, long-term maintenance and cleanliness.

YOUR



IF YOU HAVE ANY OTHER THOUGHTS
WE'D LOVE TO HEAR FROM YOU?

COMMENTS

EVOLUTION

Design Evolution in Response to Comments

Background:

The Northern Quarter has organically grown over the past 30 years into the vibrant, creative, commercial, and historic hub it is today. Any new development must not only integrate seamlessly but also actively enrich the Northern Quarter.

As a collective, we realise the responsibility this scheme carries to activate and energise the surrounding streets. Our response has been carefully orchestrated to act as a catalyst for wider considered local regeneration.

At Glenbrook, we believe that great design is a collaborative process, we have therefore engaged with the local community to understand your concerns and also your hopes for this space.

Evolving our design: Your thoughts & how we've responded:

High Quality Residential-led Design:

The development will provide around 300 homes, with a mix of 1, 2 and 3 bed apartments, with town-houses integrated into the ground floor. Glenbrook are committed to delivering a minimum of 20% affordable homes.



Enhanced Green Space & Public Realm:

Nature has been woven throughout the site, with seasonally changing planting embedded in the public realm to deliver safe and accessible spaces for everyone to enjoy.



Dedicated Community & Creative Spaces:

Space allocated within the proposed development for community use, available to all, designed to support the creative spirit of the Northern Quarter.

Supporting Independent Businesses:

Ground floor commercial spaces designed to provide opportunities for independent businesses to co-exist amongst larger flagships creating an eclectic ground floor ecosystem



mir architectes, photograph © simone bossi



Contextual Architecture:

Our architect has taken cues from the character and texture of the surrounding buildings, creating an architecture that eschews passing trends in favour of something more enduring, buildings of genuine quality that feel unapologetically and unmistakably of the Northern Quarter.



These images show a set of ideas, precedents and materials that will inform our design-based research over the coming weeks.

The following boards provide a deeper dive into the different features of the current design.

DESIGN



WE'D LOVE TO HEAR YOUR THOUGHTS
ON THE DESIGN EVOLUTION OF THE SITE

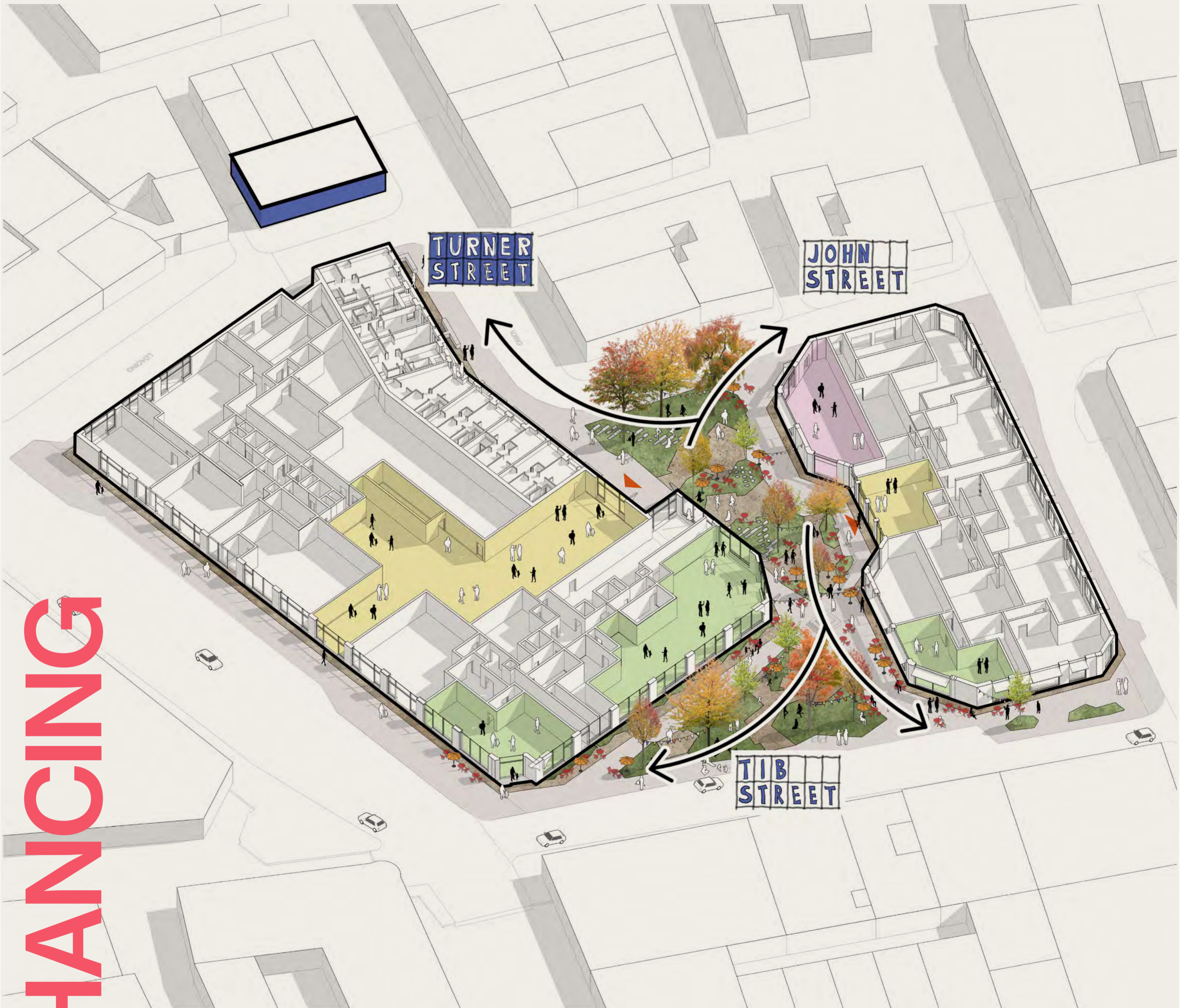
THE HEART OF

Enhancing Permeability & Public Spaces:

The built form and public realm have been designed to be outward facing, stitching the development into the surrounding streets and spaces of the Northern Quarter.

We have opened the site back up by creating a new pathway route and public open space connecting Tib Street to John and Thomas Street. This re-establishes historic routes and integrates the site back into the surrounding street network.

The removal of street clutter that sits within the site - which currently creates obstructions to pedestrian flow - along with improvement of the public realm will enhance existing pedestrian routes on Tib Street, Church Street and Thomas Street, creating safe, legible and accessible connections around the site.



ENHANCING



WE'D LOVE TO HEAR YOUR THOUGHTS
ON ENHANCING THE SITE

THE NQ

SITE

Massing

Your feedback was clear:

The design must respect the existing character of the Northern Quarter and be sensitive to those working and living in the surrounding buildings.

How we've responded:

Sensitive Height Strategy & Respecting Neighbours:

Thomas Street:

Lower building heights proposed along Thomas Street of around ground +5 storeys, ensuring the development steps down sensitively as it knits into the existing street-scape.

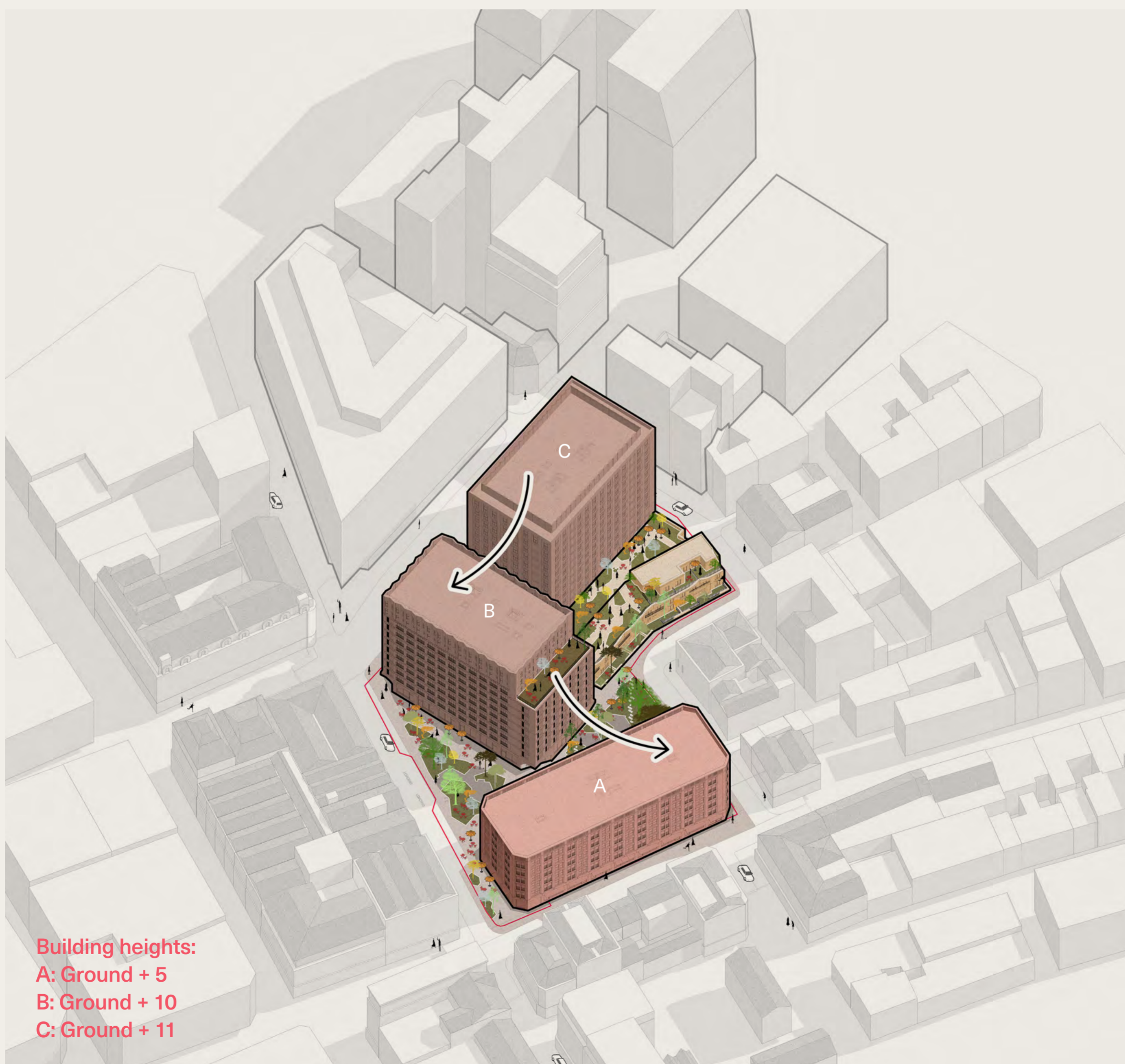
Church Street:

The development of the Church Street massing has seen a stepped reduction in heights, showing a more considerate and contextualised relationship with the existing buildings.

The height of the buildings increases towards the city centre, with reductions as it works its way into the heart of the Northern Quarter, a considered response to a varied vista. The blocks have been designed to minimise impact on nearby buildings, where possible set back from existing façades to limit any overshadowing impact.

Future Refinements:

We're now working through the finer details of materiality and how the building can be shaped to offer intrigue, interest and joy, and to ensure the development feels integrated within the surrounding vista. Our mission being - to create a design that feels right for the Northern Quarter.



THE

MASSING

WE'D LOVE TO HEAR YOUR THOUGHTS
ON THE MASSING OF THE SITE



MATERIAL

The material palette

Your feedback was clear:

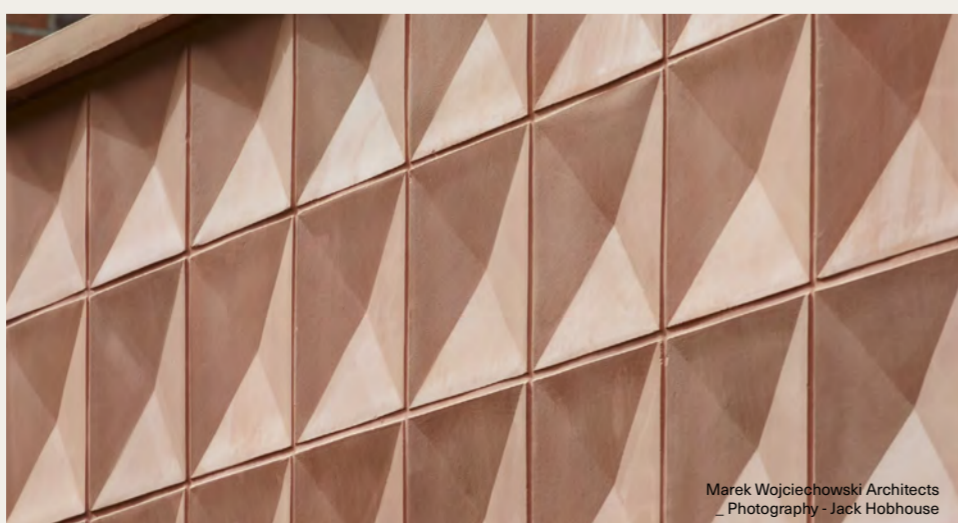
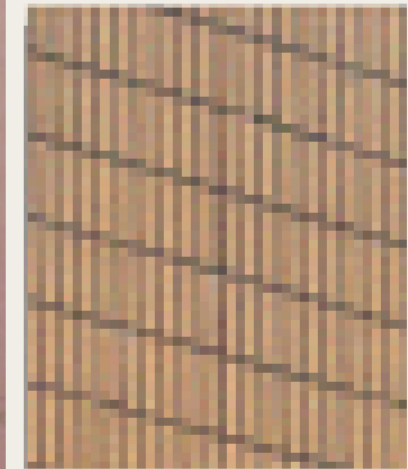
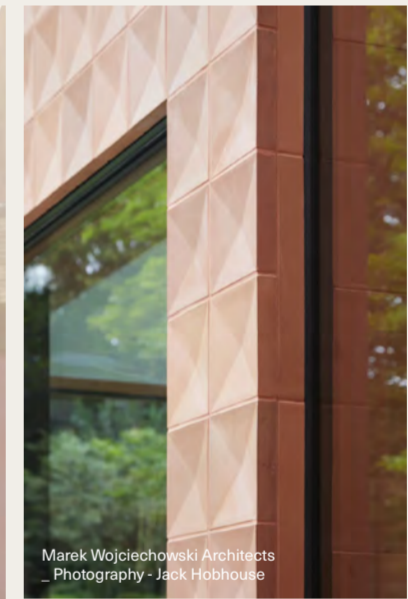
A consistent theme from our first consultation was the strong desire for the development to align with the unique architecture and materiality of the Northern Quarter.

You told us that the new buildings should feel like they truly belong, respecting the area's rich heritage and creative spirit.

How we've responded:

Embracing Brickwork: Brick will be the primary material for the buildings, chosen for its prevalence throughout the Northern Quarter's existing built environment.

Echoing Heritage Details: External features and detailing will draw directly on the rich architectural language of local warehouses, mills and other heritage assets.



WE'D LOVE TO HEAR YOUR THOUGHTS
ON THE MATERIALITY OF THE SITE



THE

PALETTE

LAND

Landscaping

Your feedback:

Your feedback consistently highlighted the critical need for more green space in the Northern Quarter. We've responded by placing green space and vibrant public realm at the centre of our design.

Key Design Principles & How We've Responded:

Our vision is to create a new destination in the Northern Quarter, with nature, people and art at its heart. The new public realm will amplify the area's unique social, cultural and creative energy, capturing the very spirit of the Northern Quarter. We're designing a space to wander and linger, where the rhythms of daily life play out in quiet moments; the morning coffee, the chance encounter, the artist at work, the kids at play. A place that feels, unmistakably, like the Northern Quarter, but greener.

Vibrant Public Realm

The public realm will add to the vibrancy and diversity of the Northern Quarter's public space offering, providing multi-generational spaces for socialising and relaxing.

Landscape elements will provide opportunity for informal, intuitive play, encouraging people of all ages to explore their environment.

Safe, Active & Inclusive:

Designed for safety, with clear sight-lines and active frontages providing natural surveillance and thoughtful lighting for evening use.

The public realm will accommodate socialising, relaxation, and informal gatherings. Elements of informal play and diverse seating options will ensure accessibility for all ages and user groups.

Distinct Identity- Art

We are actively seeking opportunities to integrate both permanent and temporary artwork into the development, amplifying the creative spirit of the Northern Quarter.

We are committed to working with local artists and artists who currently have works on the site to understand how we can best celebrate the rich artistic heritage of the site.

Public Realm Materials:

The public realm of the Northern Quarter is a colourful and chaotic mosaic. The lack of control and censorship is fundamental in providing the Northern Quarter with its strong creative culture and its distinctive visual identity.

The public realm material palette will reflect the colour and creativity of the Northern Quarter, blending new and re-purposed materials, to create a rich and tactile environment that enhances the quality of the built environment.



WE'D LOVE TO HEAR YOUR THOUGHTS
ON THE LANDSCAPING OF THE SITE



SCAPING

GREENING

THE

Greening

The Site is currently home to 18 trees of varying age and condition, along with areas of planting, some of which the local community has contributed to. We have undertaken a survey of all the biodiversity on Site and developed a landscape and public realm strategy to maximise proposed greening and biodiversity.

There are challenges in greening the site:

In order to retain the historic character of the Northern Quarter, re-introduce the original street-scape and meet the brief set by the council, the footprint of the buildings need to change. This is the only way we ensure we deliver on the wider community and social benefits which are critical to local regeneration.

Utilities in and around the site severely limit the ability to plant trees, specifically to Church Street and Thomas Street. This has been counteracted through an increase in greening both on and around the new buildings.

Some trees will be lost on site - as shown below - however, efforts have been made to retain as many as possible, through the sensitive location and orientation of the buildings.

Although the majority of existing trees are in reasonable health, their setting and the conditions they create within the public realm are the cause of other issues. The existing trees on Thomas Street sit below ground level, creating steep embankments within which litter and waste collects and antisocial and criminal behaviour is prevalent. By removing some of these trees, it can help to create a safer and more open space for all.



Current planting



Tree removal



Proposed greening



Maximised Greenery & Climate Resilience:

We are maximising planting, retaining existing trees where possible and introducing new, robust, climate-resilient species. Our planting strategy will offer seasonal interest, support biodiversity, and contribute to the City's green network.

Rain gardens and green roofs are also being maximised.

Sustainable & Maintainable: Trading lightly

High-quality, durable materials will be used and existing site materials creatively re-purposed where possible. Whilst robust, low-maintenance planting ensures sustainability.

A commitment to a comprehensive management and maintenance plan will keep the public realm clean, safe, and thriving long-term.



WE'D LOVE TO HEAR YOUR THOUGHTS ON GREENING THE SITE



SITE



WE'D LOVE TO HEAR YOUR THOUGHTS
ON THE DESIGN OF THE GROUND FLOOR

Ground Floor Environment and Uses

Your feedback was clear:

Feedback from the first consultation provided ideas and suggestions for the types of uses and ground floor environment that would be appropriate or would help support the NQ. This includes space for independent businesses, cafes, places for creatives and areas for the community.

Key Principles & Our Approach:

Vibrant Street Life: Opportunities to integrate artwork into the ground floor space and deliver a bold, unique design are being pursued. The ground floor has also been designed to maximise active frontage.

Mix of Spaces: Ground floor units will provide a mix of sizes to support a range of uses. This will also help to support independent businesses by providing smaller spaces alongside larger spaces for more well-known retailers to help drive footfall.

Dedicated Community & Creative Hub: A flexible, accessible indoor space will be delivered for community use. We are actively consulting with the local community to shape its design, facilities, and management!

Seamless Integration: The design carefully considers the relationship between the ground floor and surrounding streets, public spaces and buildings, ensuring the development sits appropriately within the Northern Quarter.

Practical Considerations: Consideration for waste management, and access routes ensures the public realm remains clean, clear, functional and free from clutter, contributing to a high-quality environment for all.

Our ultimate goal is to create ground floor spaces which truly contribute to the Northern Quarter's independent, creative offer, providing a vibrant daytime economy to complement the existing evening and night-time economy, within the wider Northern Quarter.



ON THE GROUND FLOOR