

new cross oldham road, manchester

category Build to Rent
client Balfour Beatty Investments
value Undisclosed
date 2020

The proposal is for a residential development of 274 apartments, consisting one, two and three bedroom units. At ground floor a commercial unit to the Oldham Road facade of each block activates the street. A single storey pavilion within the courtyard houses a concierge and residents gym with on site car-parking situated in the single storey 'half in half out' basement which sits 1500mm below ground level.

The accommodation is split between two opposing blocks separated by a landscaped courtyard, stepping from 5 storeys above ground level to 9 storeys above ground level. The overall scale of each block is dictated by site density restrictions

identified within the New Cross Neighbourhood Development Framework, with heights being articulated to respond directly to the listed plot to the North West of the site. This staggered massing provides interest from the street level views around the site and also provides the opportunity for shared amenity space through landscaped roof gardens. Vertical channels of inset balconies to the long street facing facades break the massing into smaller elements. Active street frontages are achieved by 'front door' apartments being access from each street via raised private terraces enabled by the car park arrangement.

The external walls are predominantly light

coloured, acid etched precast concrete panels framed by a precast concrete banding at each floor level. Light Brown brick panels have also been incorporated between the banding in response to the adjacent Ancoats conservation area.

