Manchester is the fastest growing UK City outside of London achieving 17% population growth between 2004 and 2014. Increasing Greater Manchester’s housing supply is critical to meeting the demands of the growing workforce and population. Indeed, it has been forecast that an additional 60,000 new homes are expected to be required by 2027.

Against this context, the aim of Manchester Life Development Company is to set a new benchmark for residential property development in Manchester that will drive the sympathetic redevelopment and refurbishment of Ancoats and New Islington into vibrant and sustainable neighbourhoods. The Manchester Life initiative combines the best of public and private sector expertise to develop high quality homes that will support the emergence of neighbourhoods of choice in east Manchester. Work has commenced on the first projects, which will deliver over 1,000 new homes for rent and sale.

Manchester Life Development Company has assembled a high calibre project team with local experience to design and deliver the development of the Lampwick site. The proposals provide an opportunity to deliver more homes for the City’s expanding population, enhancing the quality of life and support Manchester’s Residential Growth Strategy. The proposals have been designed to meet the pressing need for new homes within Manchester City Centre. The proposals are consistent with the approved Ancoats and New Islington Neighbourhood Development Framework, and will complement the wider regeneration initiatives already delivered in this area, in support of further planned investment and enhancements in New Islington.
2. Site history and context

- The Lampwick site is located in New Islington, off Old Mill Street.
- The site is that of the former Ancoats Hospital and has been cleared and identified for development for a significant period of time.
- The site is bound on two sides by water, The Ashton Canal Basin and The Lampwick Arm of the Canal Basin, and on the other two sides by Old Mill Street and Upper Kirby Street.
- The Grade II Listed Dispensary part of the Hospital remains adjacent to the site.
- There was a previous planning application, “Shingles”, which included the site. The Canal Basin and Canal Arm and Chips works were carried out at this time.
- The site is located close to the New Islington tram stop and within a ten minute walk of Piccadilly, Manchester’s principal public transport node. Major bus, pedestrian and cycle routes are also nearby.
- The Ancoats and New Islington Neighbourhood Development Framework, initially published in 2014 and updated in 2016, provides a series of urban design principles for the area which have informed the proposed design.
- Urban design principles for the Ashton Canal Corridor Character Area of the Neighbourhood Development Framework, which this site falls within, are integrated into the design of this development.
Responding to Local Context

3. Design principles

How we perceive New Islington

Within the pedestrian realm of the area, lower expressed roof forms are layered in front...

Large industrial buildings surround throughout Ancoats, New Islington and Ashton Canal... some old, some new...
what is being proposed:
• 213 apartments
• 300sqm commercial units
• canal side resident amenity space
• 64 car parking spaces
• 130+ secure cycle spaces

4. Proposals – landscape and massing
5. Proposals – layering

Old Mill Street Layer
- Articulated roof
- Individual punched openings
- Brick coursing and detail

North Block Layer
- Openings grouped in pairs
- Long thin horizontal metal panel coursing

South Block Layer
- Openings grouped in tall stacks
- Large format metal panel coursing
- Warehouse aesthetic

Layering

View from Old Mill Street
6. Proposals – materials