

Welcome



Oval Real Estate is bringing its regeneration expertise to Manchester and is proposing to transform the site at **Albert Bridge House**. Currently an underused corner of the city centre, these proposals seek to create a design-led, sustainable new riverside destination.

We are now asking you to play your part in helping to shape these plans.



Portfolio Highlights



PlusXBrighton



Mayfield Park

Oval

Introducing Oval Real Estate

We develop, manage and invest in buildings throughout the UK and across every sector.

Specialising in spaces sometimes overlooked, our mission is to leave buildings and neighbourhoods in better shape than we found them.

We place a big emphasis on design and put our own stamp on every building. Tapping into expertise from outside the property sector, we consider everything our occupiers and visitors see, hear and touch.



Oval

Portfolio Highlights



Regeneration & Placemaking
Digbeth



Offices
The Fairfax

The site today

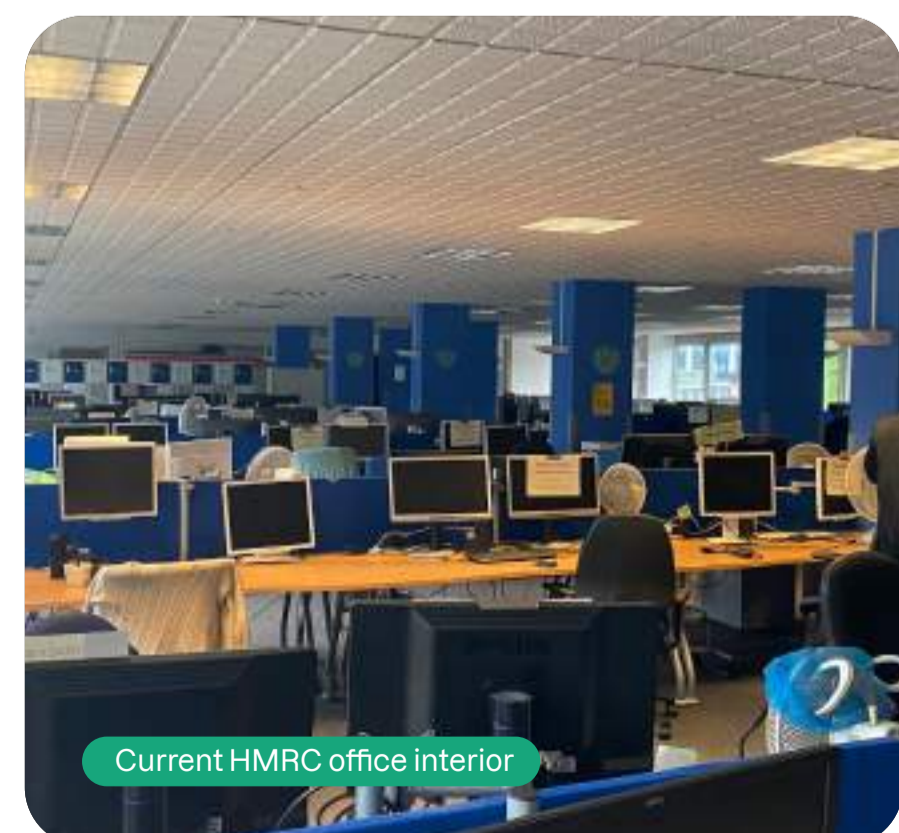
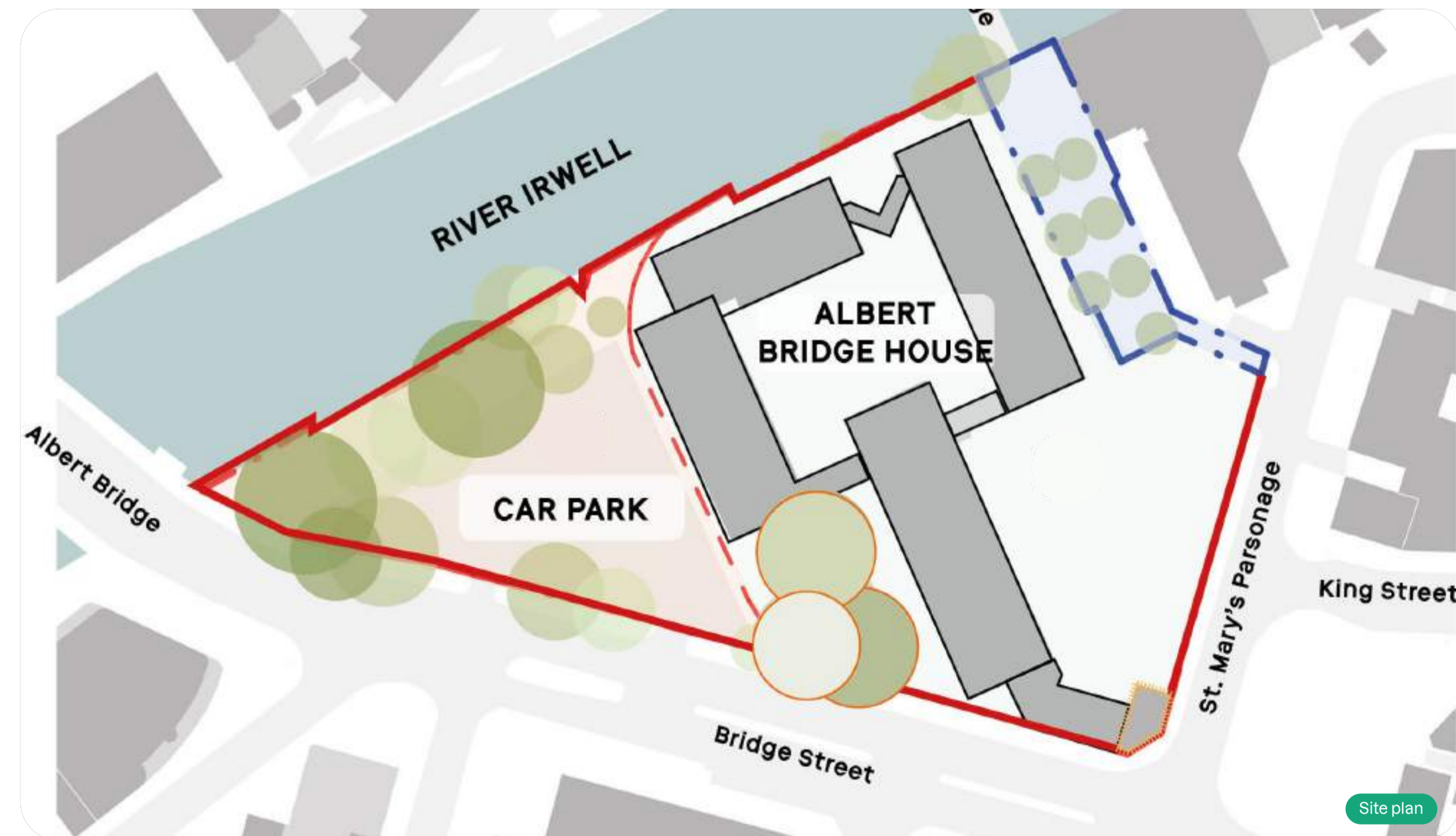


A currently underutilised riverside location.

The Albert Bridge House site is located between Bridge Street, the River Irwell, St Mary's Parsonage and Trinity Bridge in Manchester City Centre.

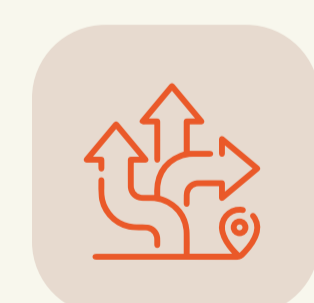
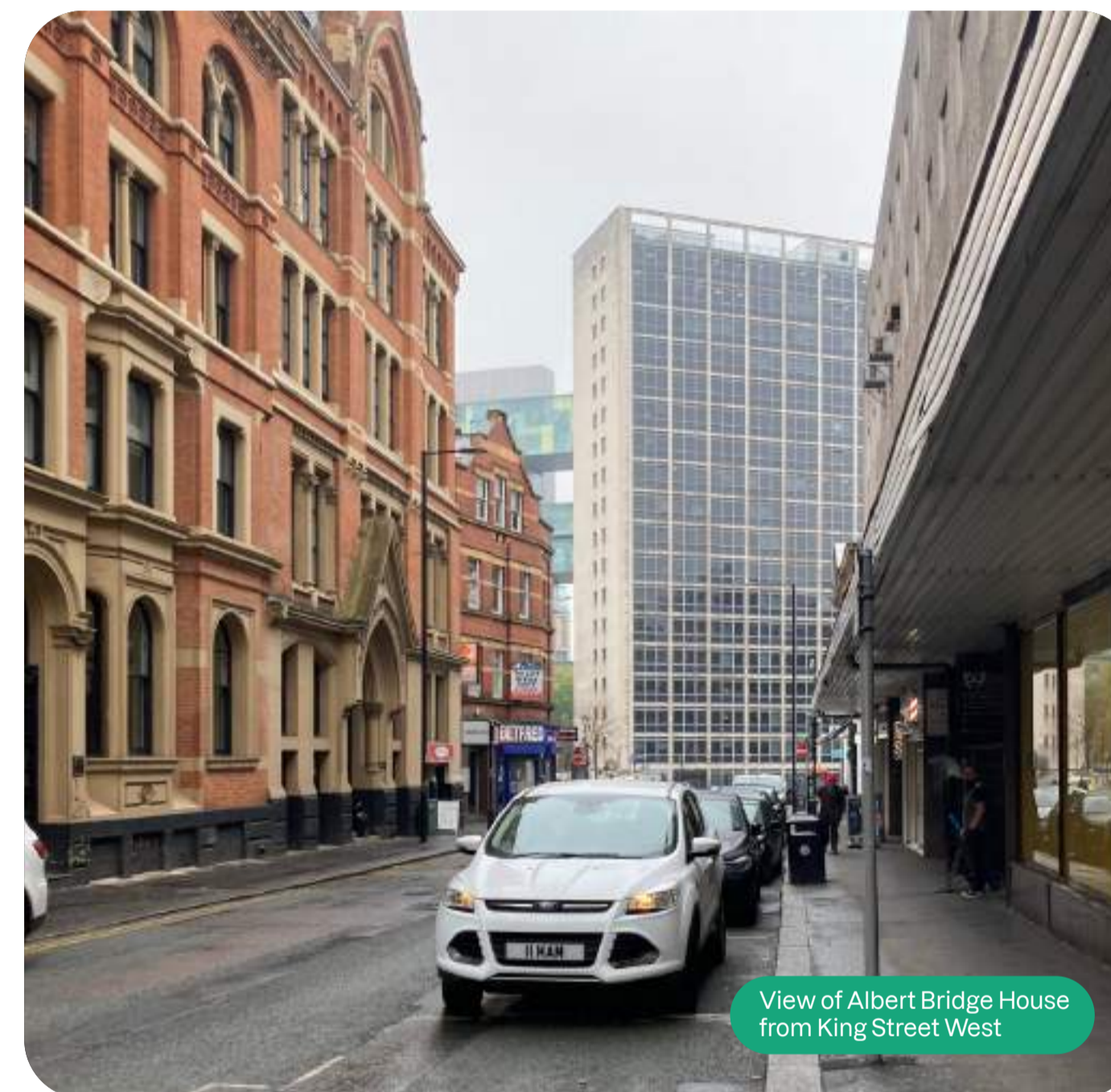
It currently contains the 18-storey office building occupied by HMRC and the adjoining car park and land, including Albert Bridge Gardens.

The site is not located within a conservation area and contains no Listed Buildings. The site is within the area covered by the St Mary's Parsonage Strategic Regeneration Framework (SRF), which sets out a vision for the future development and regeneration of the area.



Why not reuse the existing building?

At Oval, we are committed to renovating and retrofitting old buildings. While that is always our starting point, Albert Bridge House doesn't offer the potential for successful renovation.



A missed opportunity to open up the site

The existing layout of Albert Bridge House turns its back on the river frontage and its retention would restrict the opportunity to open up the site and improve connections.



A purpose-built building whose purpose has come to an end

Albert Bridge House was purpose-built in the 1950s as a tax office and has been home to HMRC ever since. It is an example of the Ministry for Work's fixed-price contract for government projects, which meant it was constructed under a fixed budget with tight timescales. These functional contracts were necessary during the post-War period, however, the buildings constructed under these contracts were not designed with long-term sustainability in mind, which creates substantial costs for occupiers. With HMRC moving out later this year, Albert Bridge House has come to the end of its logical lifespan. Put simply, its layout and design no longer meets modern office occupier requirements.



A building that has seen extensive remodelling

The best examples of 1950s architecture should be celebrated, but Albert Bridge House was recently assessed by Historic England to have insufficient historical significance or architectural interest for it to be listed. The interior has been extensively refurbished, leaving no original fixtures or features of significance. The exterior of the building has also seen changes and adaptations over time.

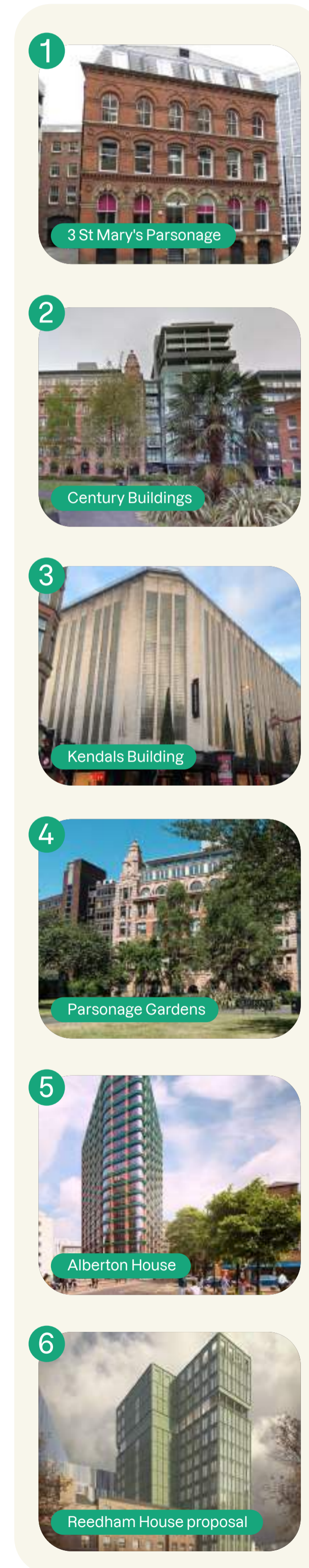
A clear vision for this part of the city centre



The Albert Bridge House site is identified as a key development opportunity within the Strategic Regeneration Framework (SRF) for the St Mary's Parsonage area, which was formerly endorsed by Manchester City Council in July 2020.

The purpose of the SRF is to set out the Council's ambitions for the regeneration of the area and to identify opportunities for redevelopment. It identifies St Mary's Parsonage as a key opportunity area with a vision to create a commercially led mixed-use neighbourhood that is fully integrated into the rest of the city centre.

Since the SRF was endorsed, several development proposals have come forward in the area, including the adjacent Albertton House, as well as proposals for the repurposing and restoration of the Kendals building, redevelopment of the adjoining multi-storey car park and emerging proposals for Reedham House.



The SRF anticipates that the Albert Bridge House site will see some of the most significant development within the whole St Mary's Parsonage area in terms of the extent of redevelopment, as well as height and density.

"The site provides a key opportunity for an important landmark development that identifies the key connections with Salford to the west, Spinningfields commercial quarter to the south and the St Mary's Parsonage SRF and Ramada SRF areas to the north."

The SRF considers the site to provide a key opportunity to simultaneously expand the city's commercial offer and deliver economic growth through a high-density development, whilst also enhancing the river frontage and surrounding streetscape.

Complementing the commercial building and public amenity space, we believe that a residential development would be the most appropriate option to deliver a successful mixed-use development and help to meet the sustained demand for high-quality new homes in the city centre.

Our proposals for Albert Bridge House



A dynamic, sustainable place designed to realise the potential of this gateway location.

Our proposals are designed to help realise the SRF's vision of creating "a commercially led mixed use neighbourhood that is fully integrated with the rest of the City Centre... a place where people 'live, work, relax and socialise.'"



We are proposing to completely remodel this **2.2 acre** site to open up the river frontage, create more public open space and position two new buildings more sympathetically within the site.

Our proposals include:



A landmark sustainable new office building, creating c.350,000 sq. ft. net commercial floor area, providing flexible workspace for a range of occupiers in response to ongoing demand for this type of space in this area of the city centre.



A stylish new residential tower providing 367 new homes of a range of different sizes, supported by communal amenity space.



Ground floor retail/food & beverage to activate the surrounding area.



New pedestrian routes and connections through the site, including enhanced access to the river.



Attractive and welcoming new public space, with retained trees alongside new planting to encourage biodiversity.

A development that gives back to the city



With much of the existing site dedicated to car parking or off limits to the public, the starting point of our design was to open up the site and make a positive contribution to the city.

Landscape and public realm

Our plans for the site would provide over **1.2 acres** of outdoor amenity space, promoting health and wellbeing of the occupants of the buildings as well as creating an attractive, sustainable place that people want to visit and spend time in. Extensive landscaping across the ground floor public realm and roof terraces of the office building will contribute to the character of the area, as well as climate change mitigation.



River Walk



Albert Bridge Square

Ground floor activation

Ground floor retail and commercial space would help activate the surrounding public space, attracting people to the area.

Both buildings would feature ground floor retail and commercial spaces, providing amenities for residents, workers and visitors alike. These amenities would mean the site is lively and well-used throughout the day and evening, helping to create a safe and sustainable neighbourhood. These uses will also help to revitalise and activate the existing public space of Motor Square, just opposite the site.

Routes and connections

We want to open up this site and celebrate a neglected part of the riverside.

Our plans build on the vision outlined in the SRF of creating new pedestrian connections through the site into the city centre, as well as opening up the riverside to more people.



A landmark design



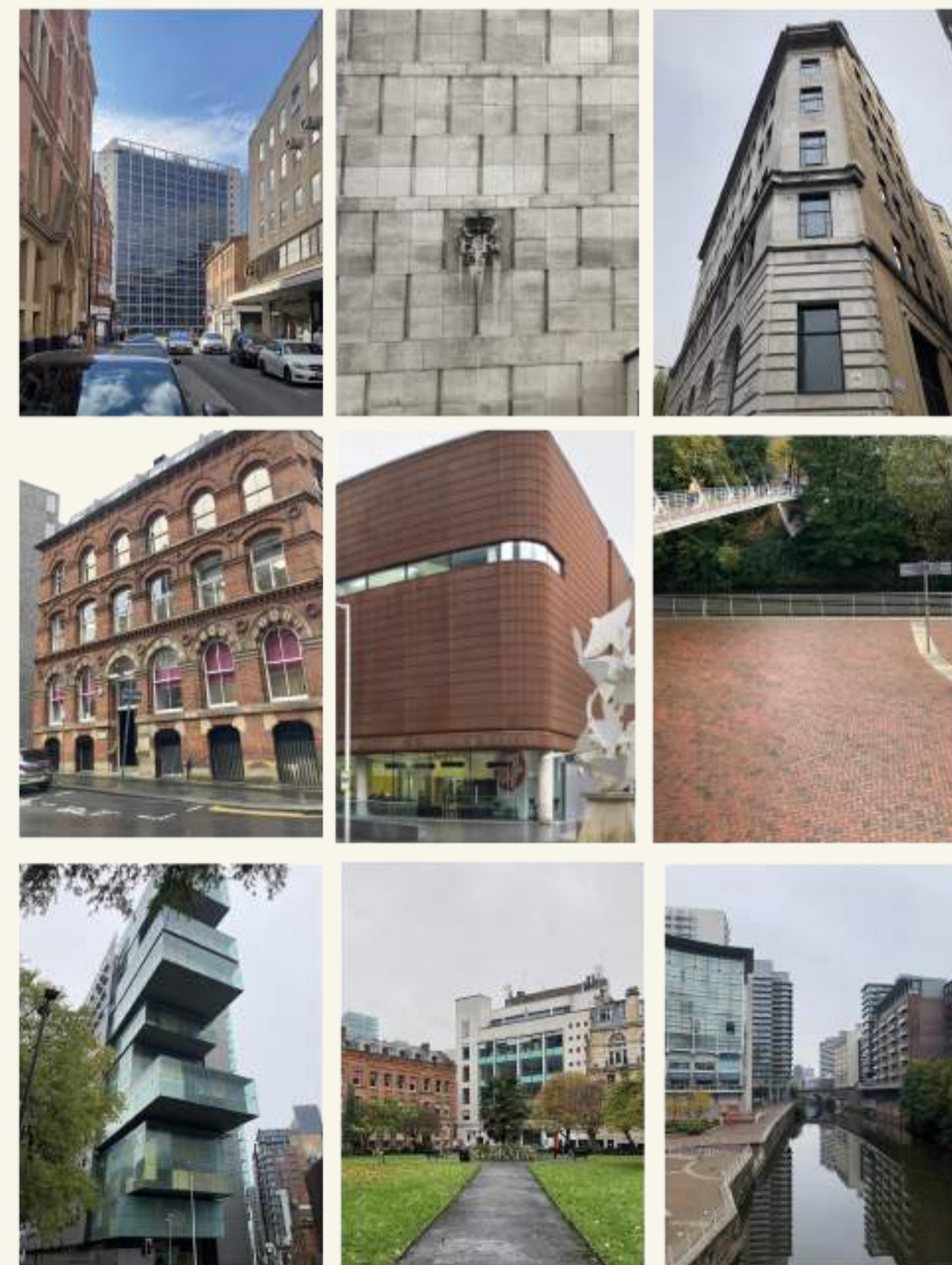
Both buildings have been designed to celebrate and enhance this prestigious location within Manchester city centre.

The height and massing of both buildings respond to the context of the emerging skyline in this fast-changing part of the city centre, with the landmark design contributing to its character and sense of place.

In line with guidance in the SRF, the taller building would be situated to the south of the site, celebrating the gateway location as an entrance to Manchester, while minimising potential impacts on the conservation area to the north. The hexagonal, stepped form of the residential building creates interest and a playful approach to design.

The office building, which is targeting Net Zero, would be similar in height to the adjacent Alberton House. It employs a radical stepped design with green rooftop spaces providing external terraces for all occupiers, whilst also creating a truly unique facade.

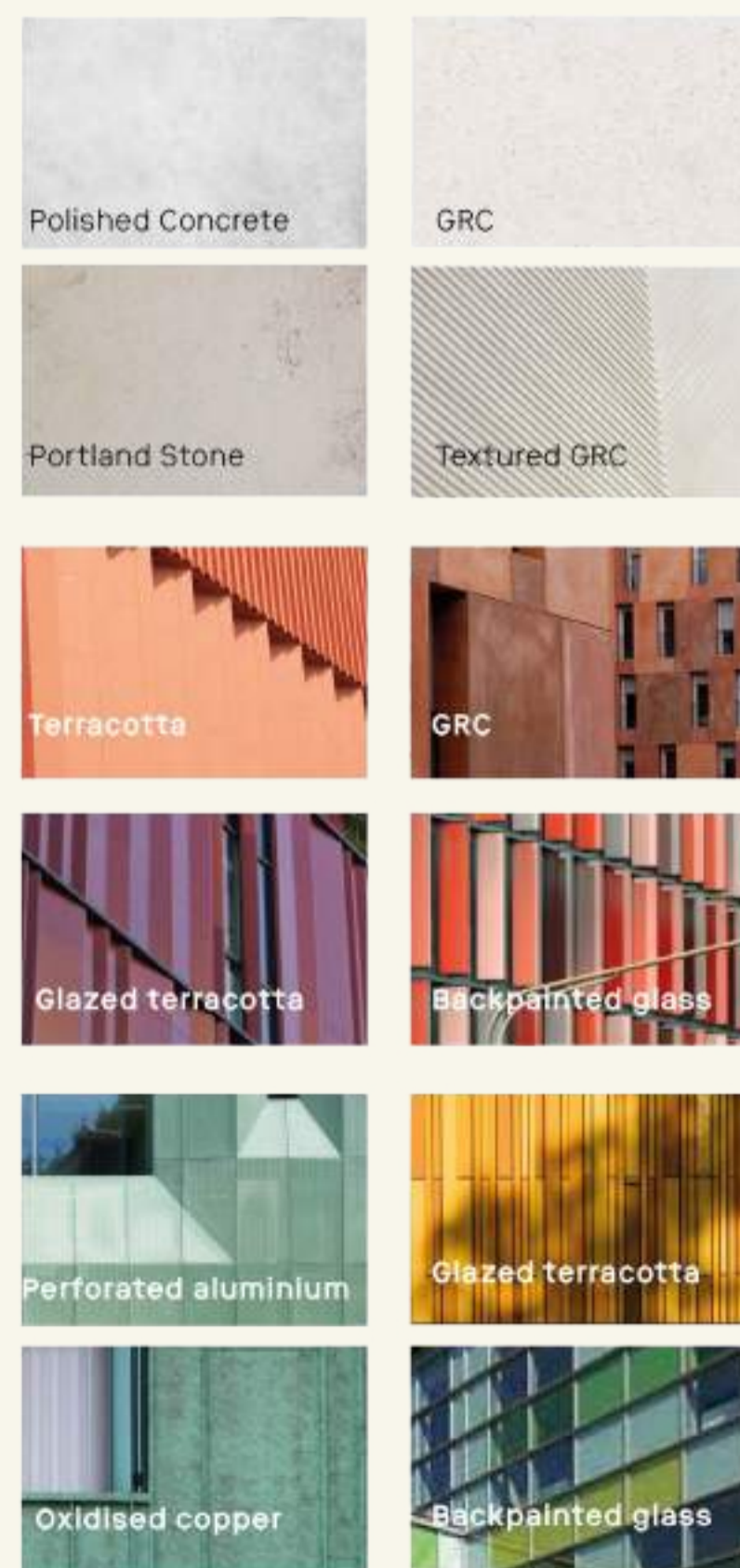
Immediate context - materials and colour tones



Colours & Hues



Materials



The texture and materials of both buildings have been carefully selected to complement the surrounding architectural context, as well as contributing to the energy efficiency of both buildings.

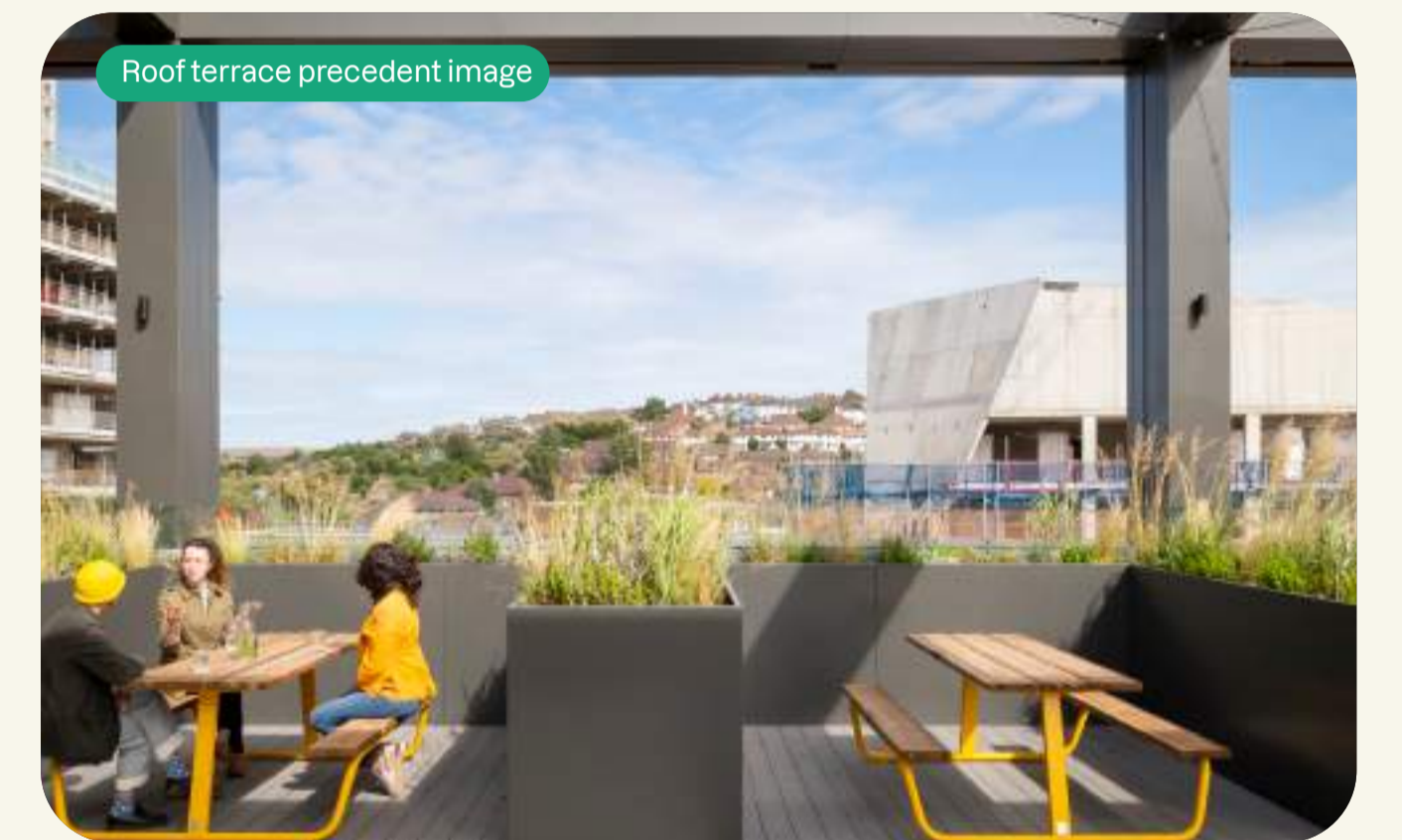
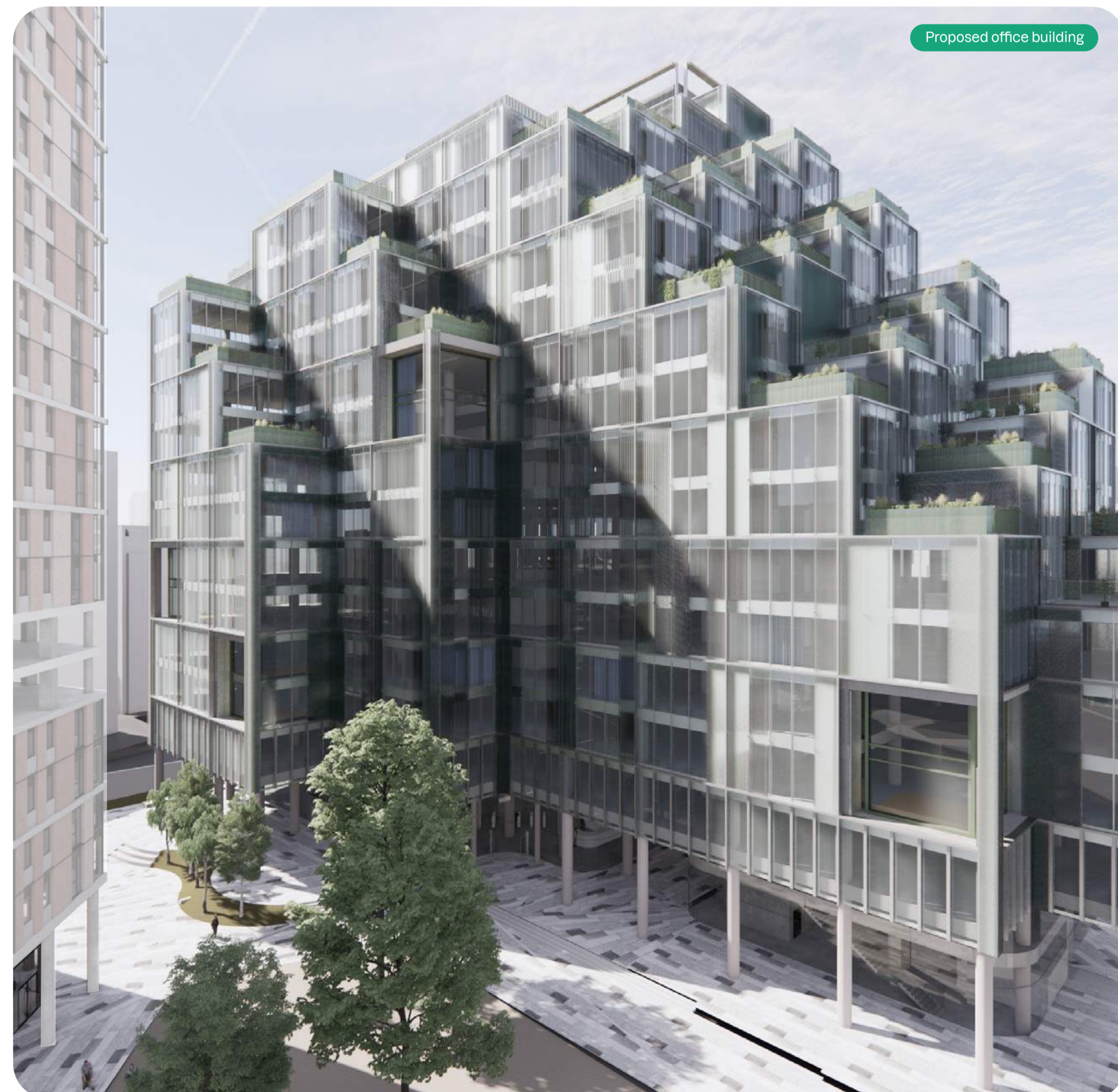
High-quality, flexible office space



To help meet increasing demand in the city centre

The SRF envisaged commercial development on the Albert Bridge House site, and with demand for commercial space remaining strong after the pandemic, the city centre is the focus for economic growth and employment.

Occupiers are choosing to move to 'best-in class', sustainable new build offices which are rich in outdoor amenity space. Wrap-around ground floor uses such as cafés and restaurants add to the offer for occupiers, whilst also helping to promote collaboration and wellbeing.



The commercial building would reach up to **19 storeys** with a unique, stepped design maximising natural light, views.

The building would provide around **350,000 sq. ft.** of office floorspace, with flexibility being a key focus in the design of the floorplate.

It has been designed to meet the needs of a range of occupiers, from smaller start-up businesses to larger business looking to re-locate, the floorplate would mix traditional workstations with informal working and break out spaces, hot-desking and outdoor terraces.

Our emphasis on flexibility has been driven by the evolving role of the workplace as result of COVID-19.

A new community in the city centre



With a range of homes to meet different needs

With a rising population and increasing demand for housing in Manchester, residential development has a crucial role in helping meet the needs of a growing city.

The increasing popularity of city centre living reflects the importance of access to work, leisure facilities and high-quality public transport connections.



Concept sketch



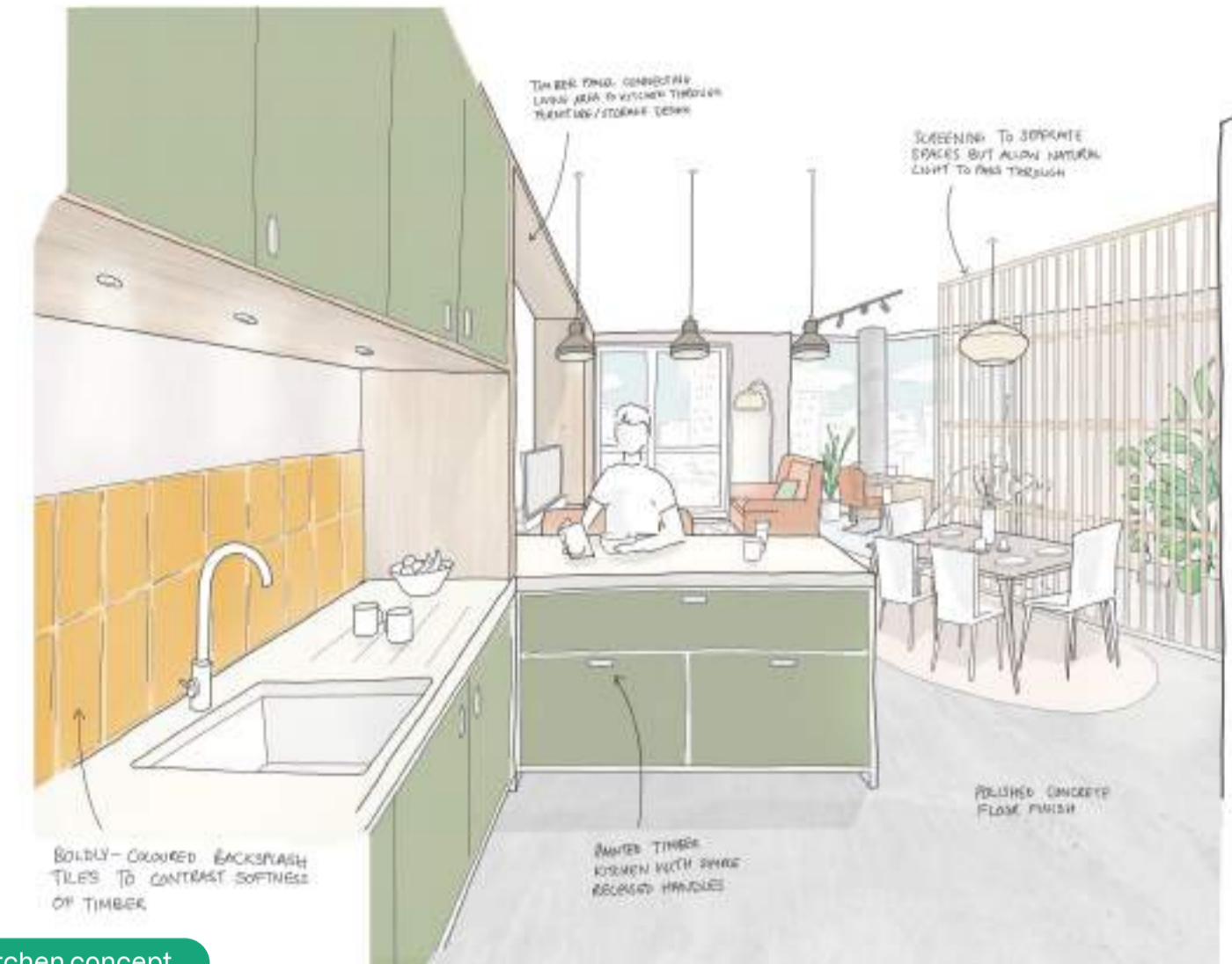
Our plans would provide 367 new Build to Rent homes in the city centre.



Apartments ranging from 1 to 3-bed (6 person) would cater to the different needs and preferences of those looking to live in the city centre.



The homes would be supported by communal amenity space, including three communal sky garden terraces.



Kitchen concept

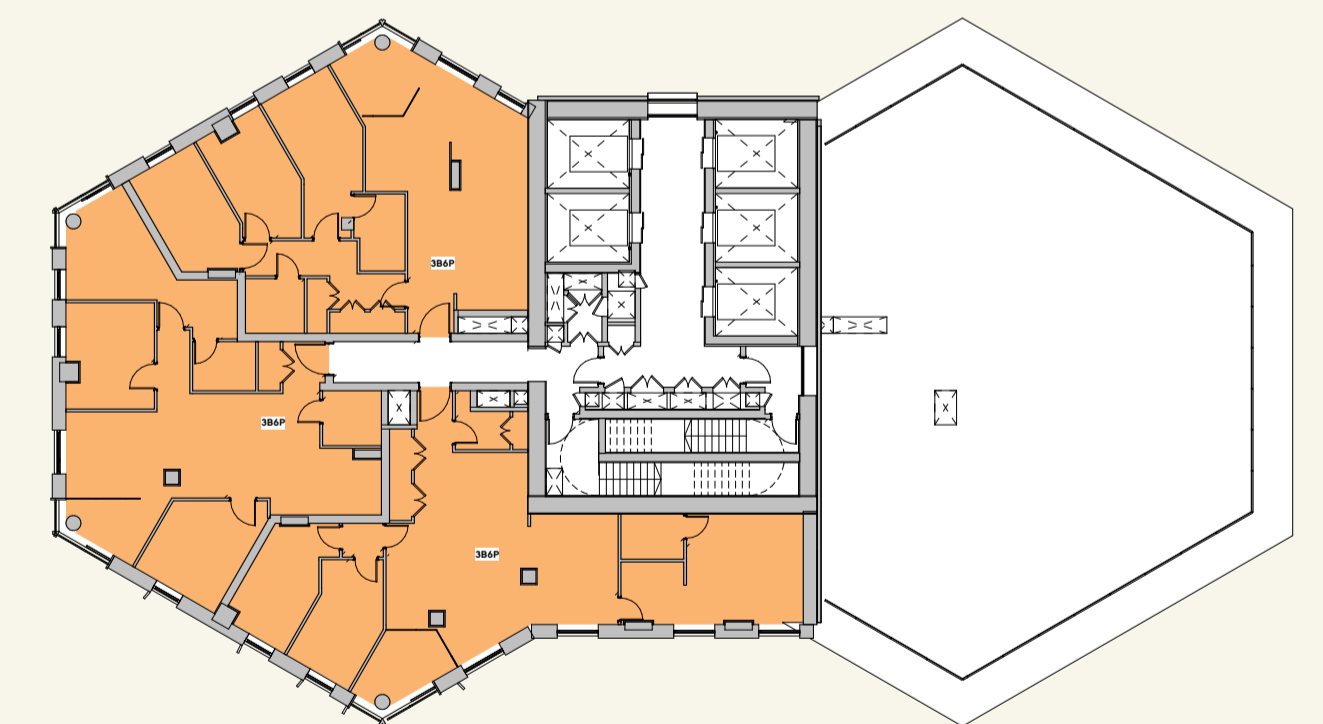
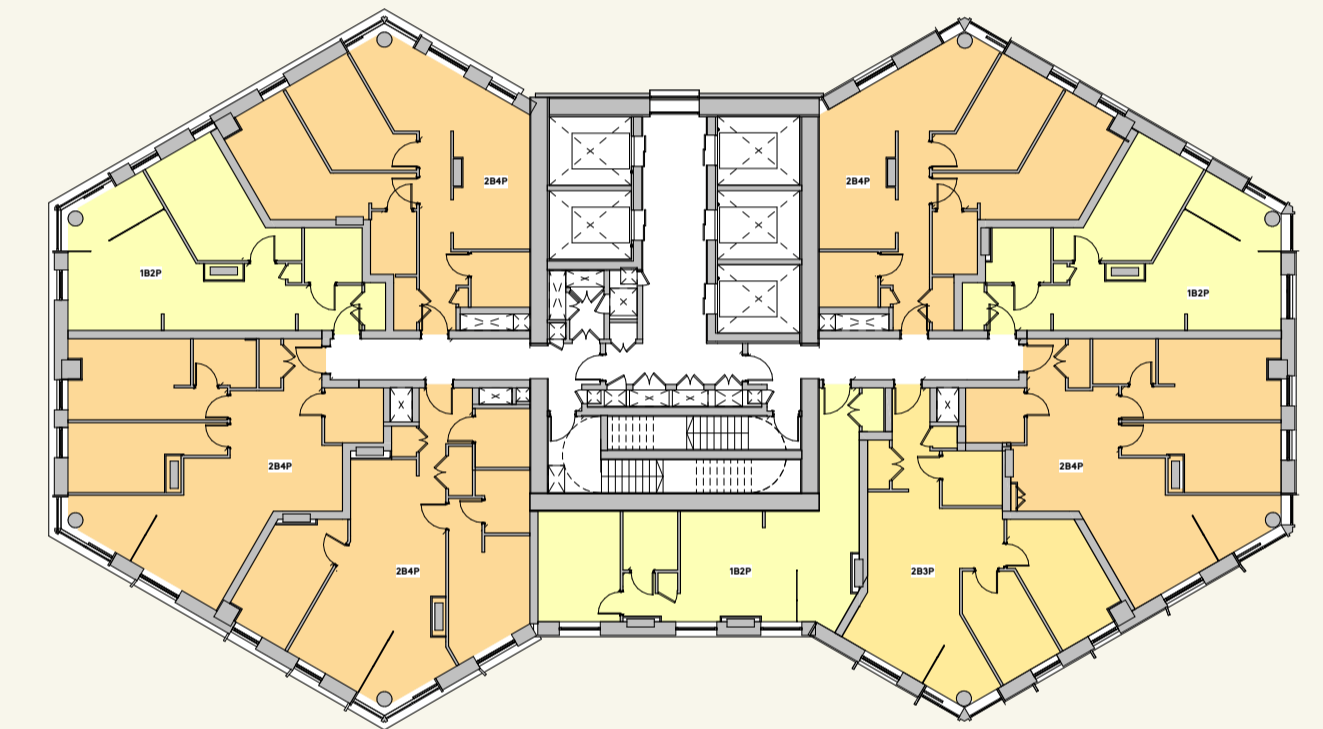
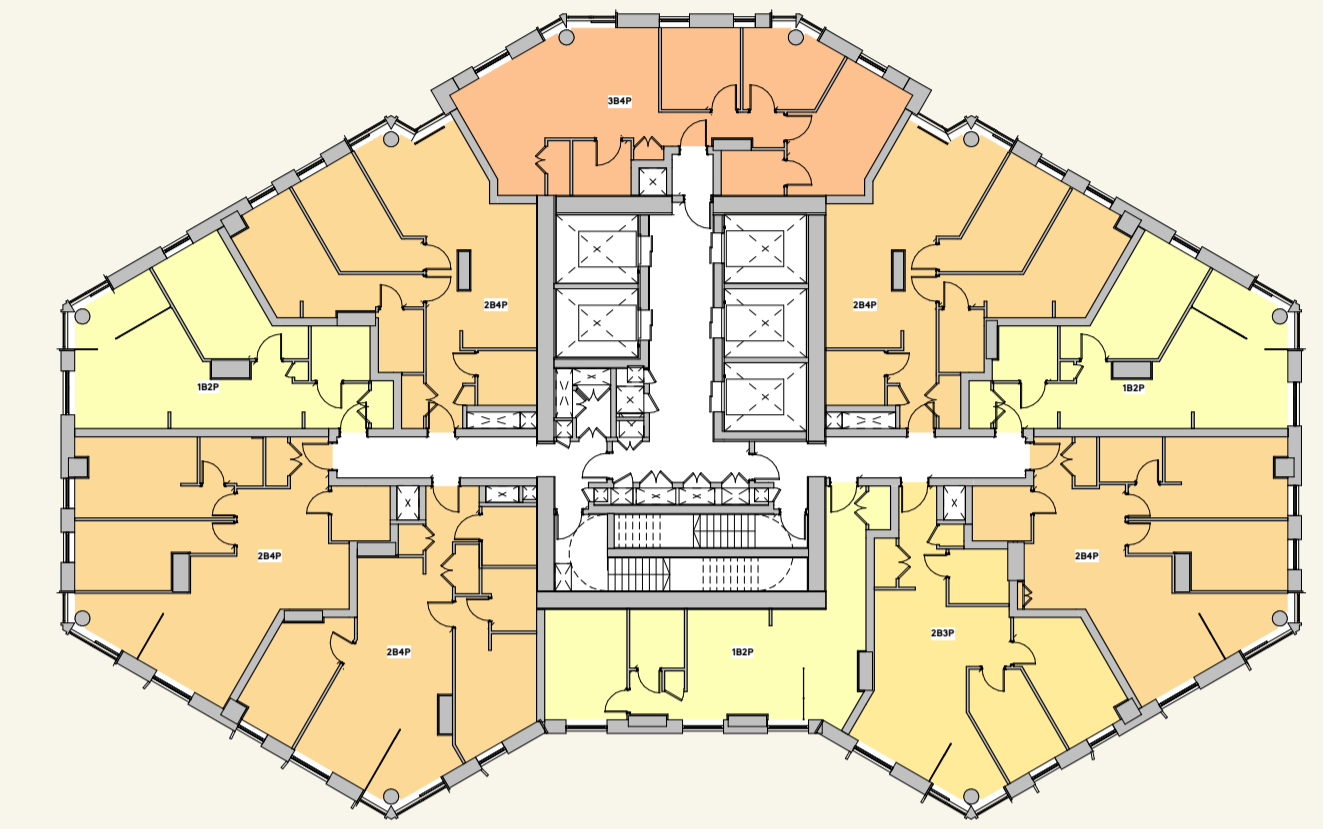


Private winter garden to provide internal amenity space



Living space and storage concept

Residential building floorplans



The residential building would comprise three conjoined hexagonal towers, stepping from 34 to 40 to 45 storeys.

The unique shape of the floorplan created by this design allows for dual aspect homes that provide panoramic views in all directions and a communal lift lobby which would enjoy natural daylight.

Sustainability at the heart of our plans



The pursuit of a net-zero carbon society is no longer an abstract dream. There are now worldwide plans to decarbonise the economy and achieve net-zero emissions by 2050. Manchester's bold ambition is to be a zero carbon city by 2038.

Aligned to our ESG objectives, we plan to deliver a 'best in class' sustainable development, with the office building targeting net zero in line with the Council's 2038 target and the residential building delivering a raft of sustainability features.

This will be achieved by integrating a range of design features to ensure the buildings are as energy efficient as possible, while promoting the health, wellbeing and comfort of occupiers and residents.

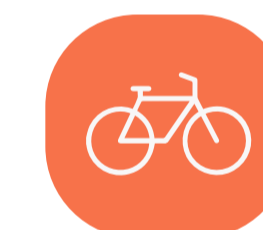
During construction, a commitment to minimising waste and pollution and increasing re-use and recycling would be enforced through a waste management strategy.



As well as the design and specification of the two buildings, this mixed use development would also contribute to sustainability in a broader sense:



A high-density, well-connected city centre development



Minimal on-site car parking and high-quality cycle facilities - reflecting this central, accessible location



High-quality accessible public realm and landscaping, helping to bring life to the area



Contribution to climate change mitigation and improving biodiversity through the retention of existing trees (some of which are subject to Tree Protection Orders), the planting of new trees and further soft landscaping

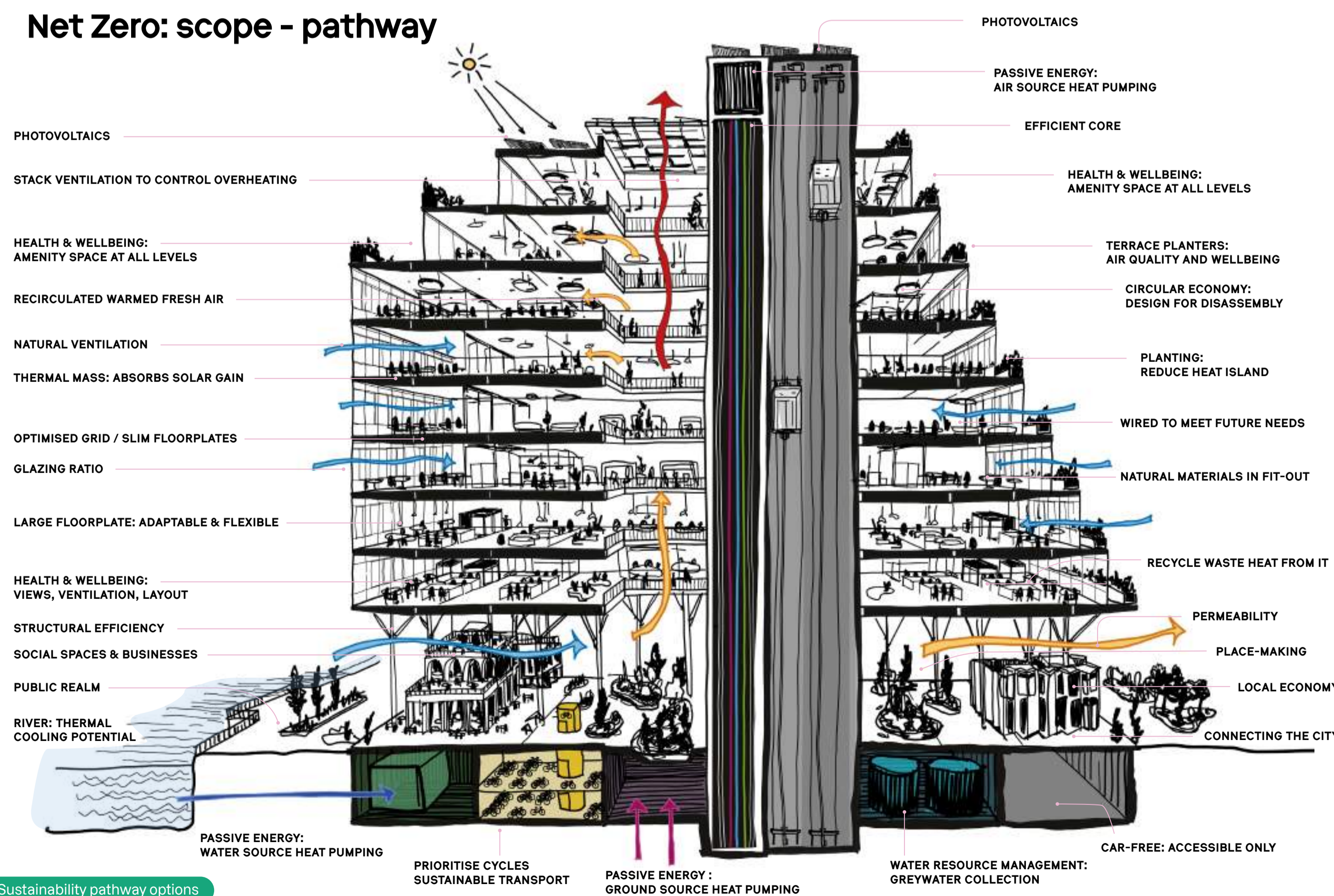


Integrating sustainable drainage (SuDS) into the design of the public realm

Sustainability targets



Net Zero: scope - pathway



Sustainability pathway options

Next steps



Our consultation will be open until Sunday 9th October, so make sure you tell us your views on our proposals before then.

You'll find all the information presented here on the consultation website, at: www.albertbridgehouse-mcr.com, where you can also have your say through the online questionnaire.

You can also email your comments to consult@albertbridgehouse-mcr.com or fill out a paper copy of the questionnaire here at our drop-in event – just ask a member of the team.

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

