

# Welcome

**Salboy and Domis are excited to announce refreshed plans for the next phase of development on the Viadux site, bringing new residential homes and commercial space to Manchester City Centre.**

Located in between Manchester Central Convention Complex and Deansgate-Castlefield Metrolink Station, proposals include plans for an exciting development that will bring around 900 new homes including c.130 affordable homes, a commercial offering, and high-quality public spaces.

Working with renowned architectural practice SimpsonHaugh, these proposals build upon the Viadux Phase One residential development which has been under construction since 2020 and is due for completion by summer 2024.

Identified as a key regeneration priority by Manchester City Council, Viadux Phase Two provides the opportunity to deliver new homes, including affordable properties, to add to the city centre's housing offer.

The footways and public realm around Great Bridgewater Street and Albion Street will be transformed, bringing this part of the city centre back as a place that people feel safe walking through day or night, and want to spend time. The historic Castlefield Viaduct will be enlivened and opened out for people to appreciate and enjoy.

We'd love to hear your views on our proposals as we develop them before submitting a planning application, so please have a look around and come and chat to us at to share your thoughts.



## Introducing Salboy

Salboy is an award-winning Salford-based property company, focused on developing and funding high quality housing throughout Greater Manchester. In total, we currently have over 1,200 residential units under construction and over 2,000 in design.



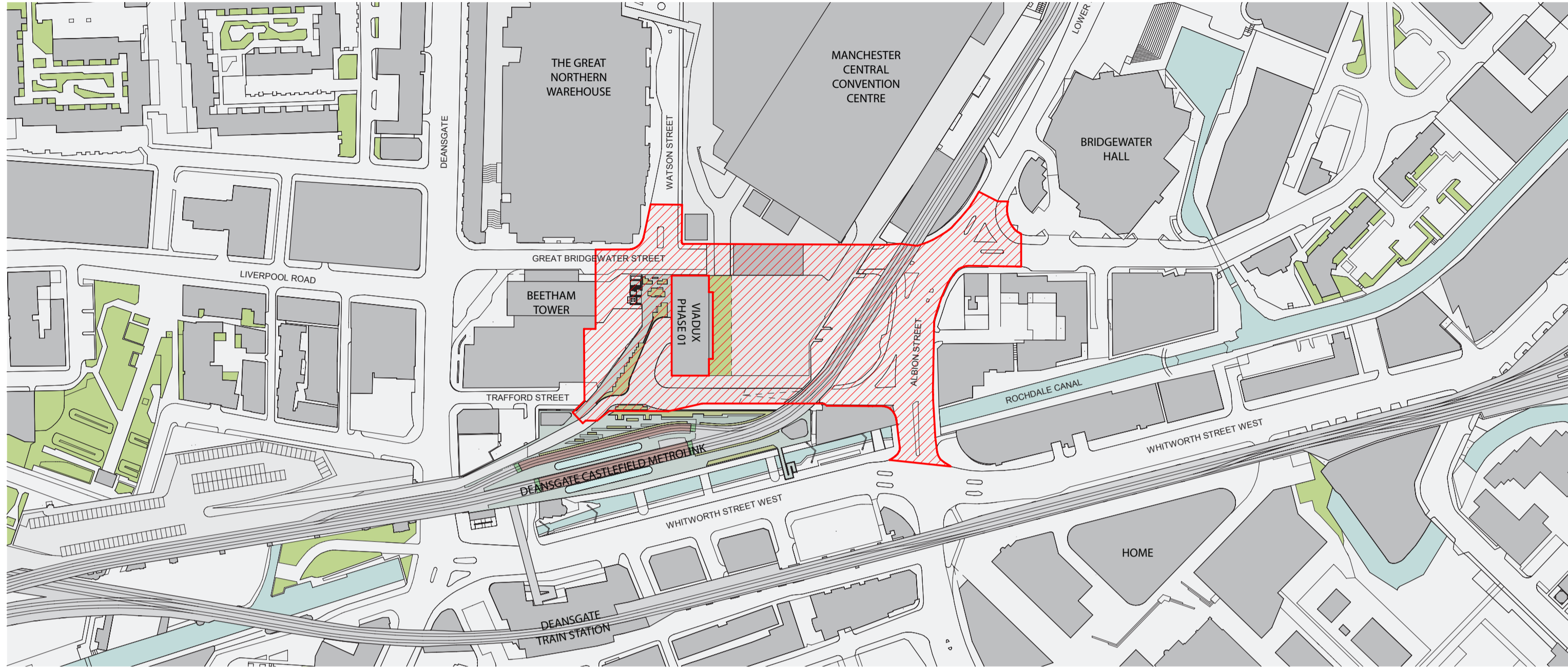
## Introducing Domis

At Domis, our purpose is to build inspiring spaces. Formed in 2017, Domis has quickly established itself as an industry leader in construction and development, delivering some of the most complex construction projects in the UK, utilising Manchester and North West designers and subcontractors to deliver a genuinely local product.



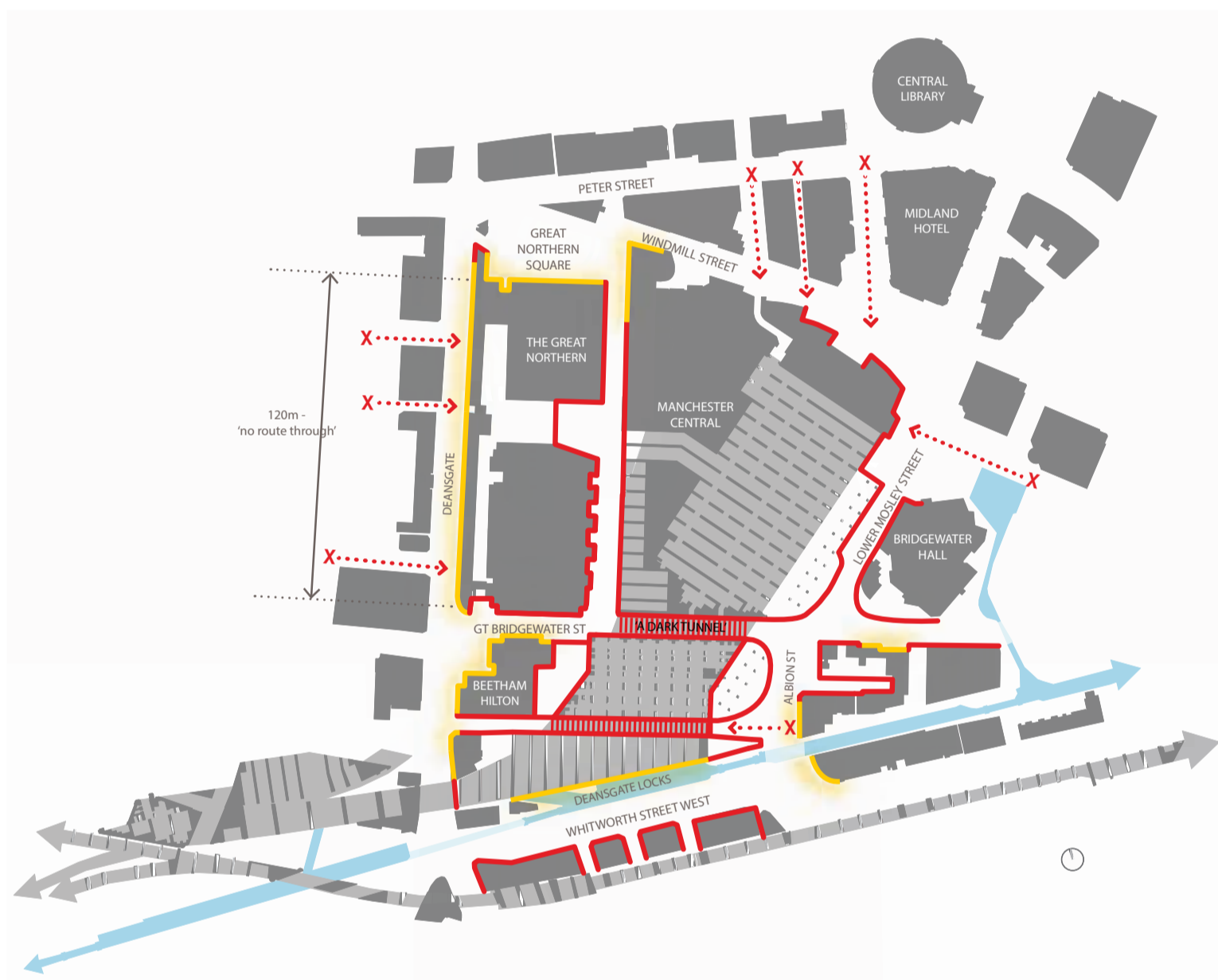
# Site Context

## THE SITE



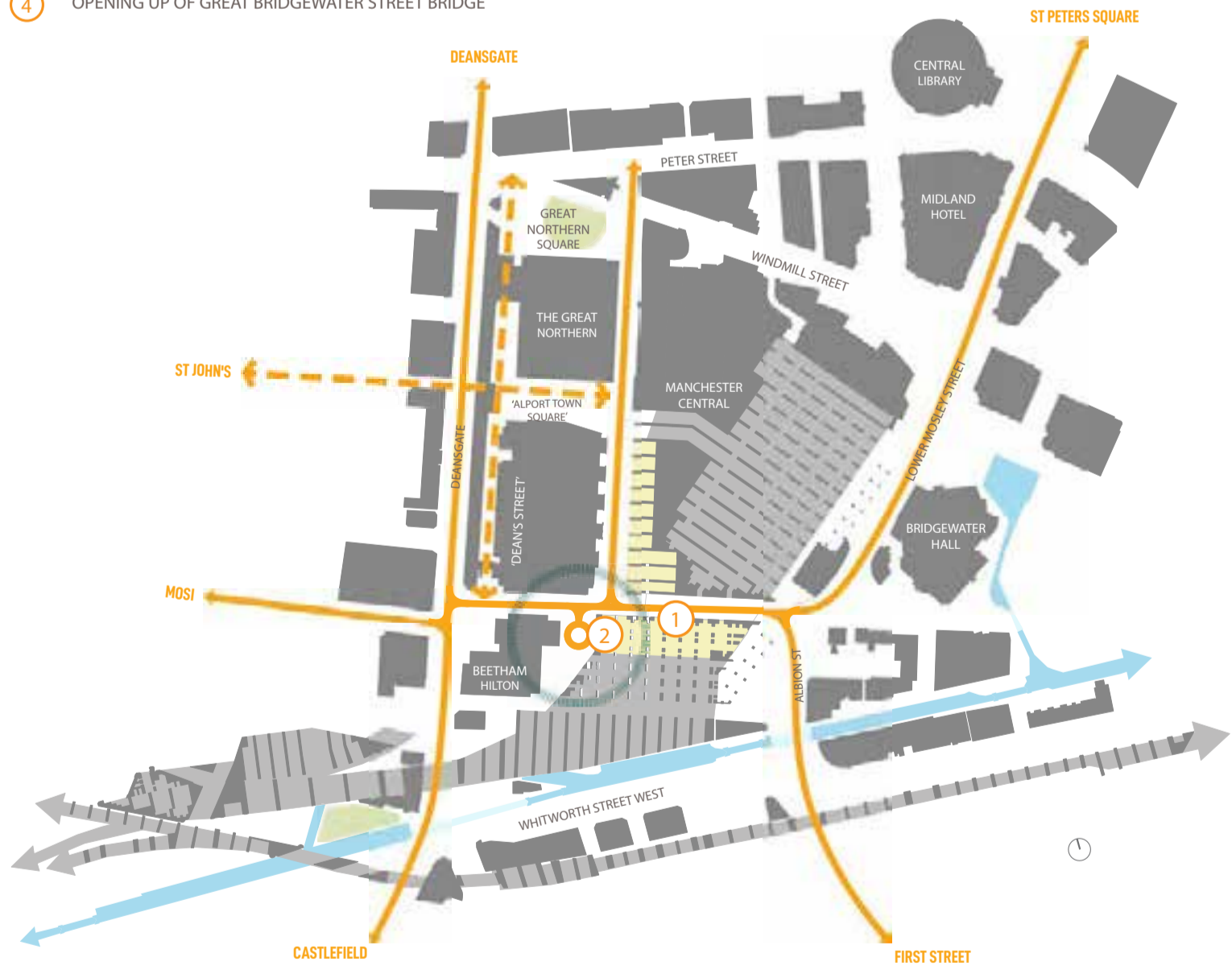
## CONSTRAINTS

- INACTIVE 'DEAD' FRONTAGE
- ACTIVE FRONTAGE
- IMPERMEABLE FRONTAGE

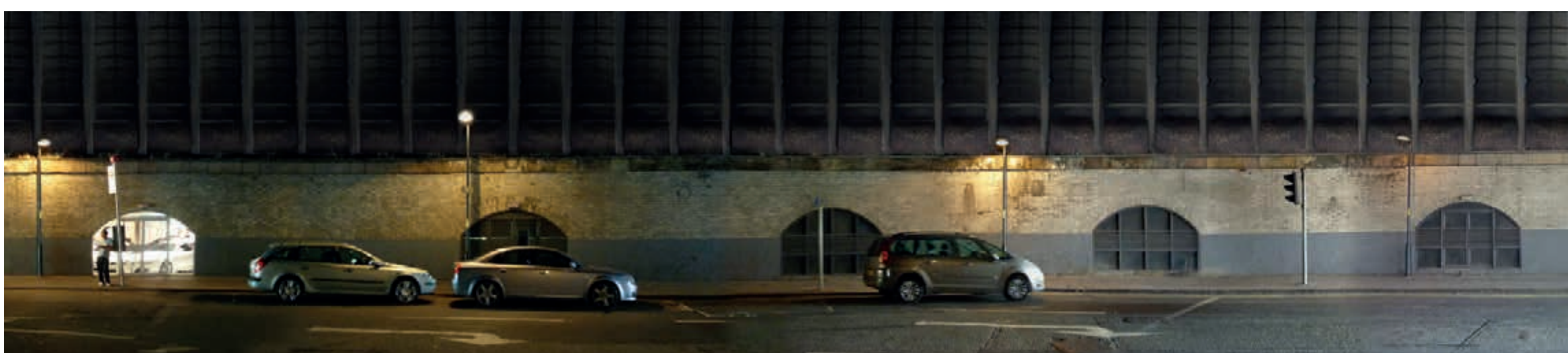


## OPPORTUNITIES - GROUND FLOOR

- 1 CREATE ACTIVE FRONTAGE IN ARCHES
- 2 NEW VERTICAL CIRCULATION CONNECTING VIADUCT TO WATSON STREET
- 3 DEANSGATE CASTLEFIELD STATION
- 4 OPENING UP OF GREAT BRIDGEWATER STREET BRIDGE

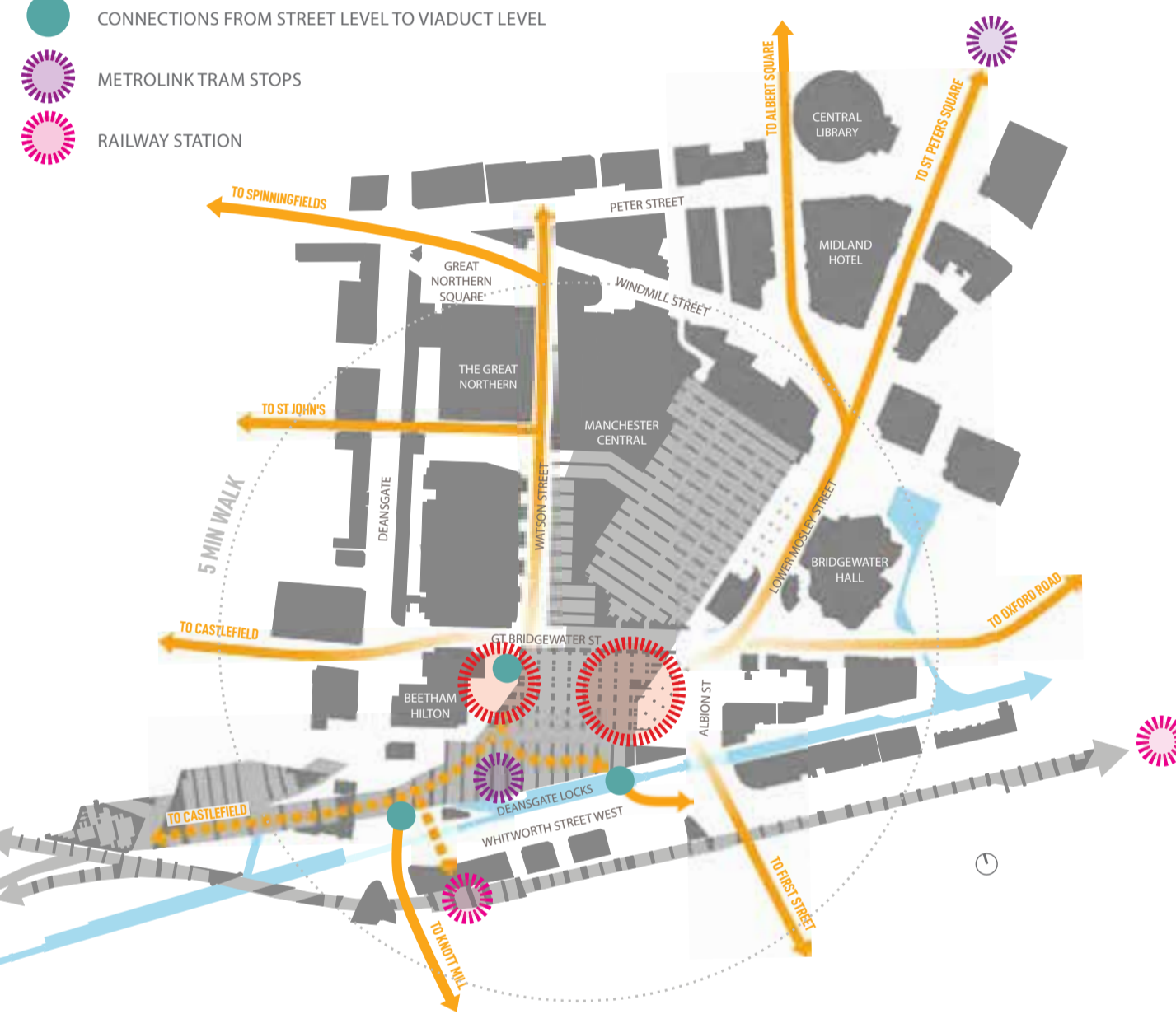


## GREAT BRIDGEWATER STREET 'TUNNEL'



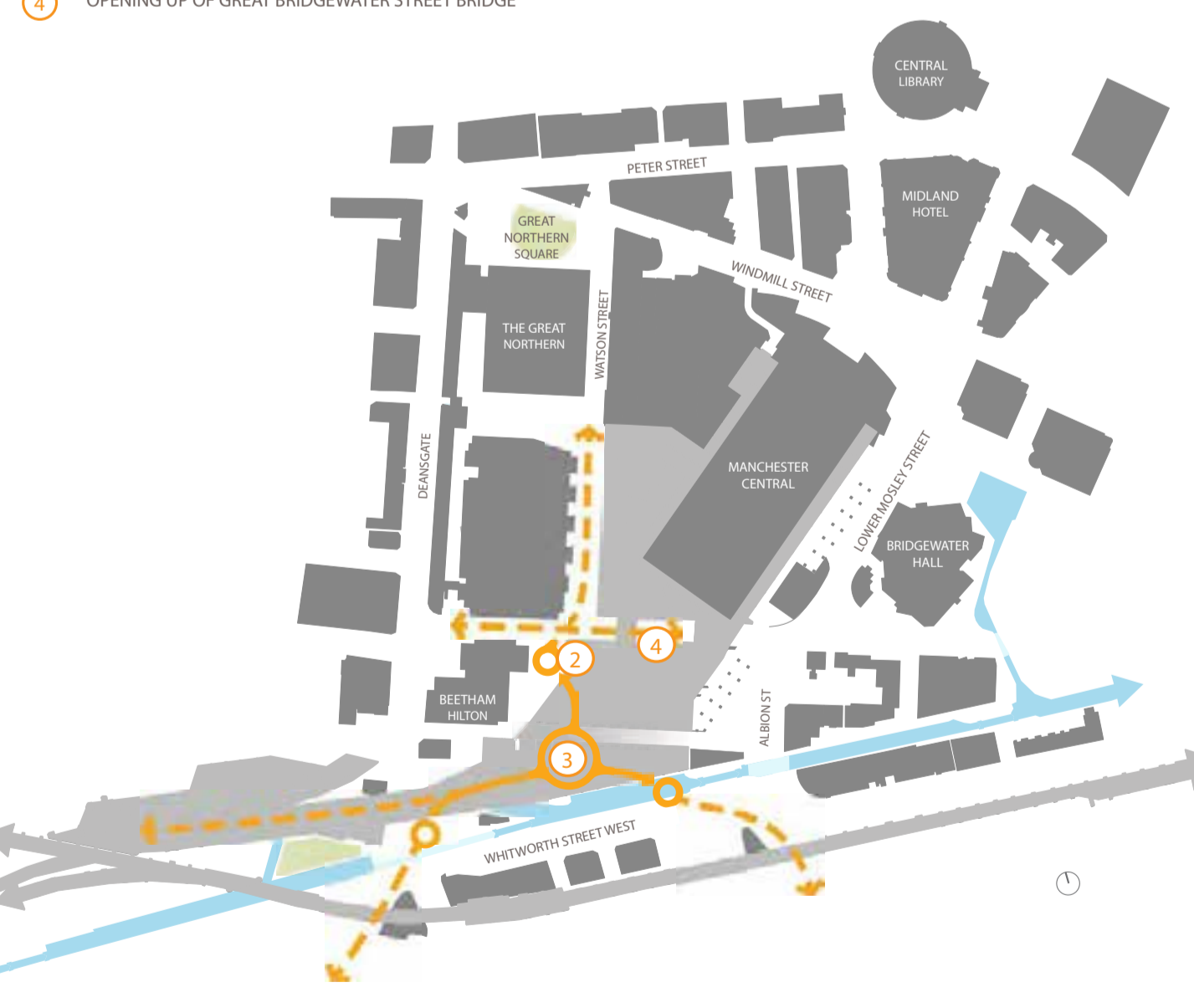
## LINKAGES

- ⊙ VIADUX PHASE 2 SITES
- PRIMARY STREET LEVEL PEDESTRIAN LINKS
- VIADUCT LEVEL PEDESTRIAN LINKS
- CONNECTIONS FROM STREET LEVEL TO VIADUCT LEVEL
- ⊙ METROLINK TRAM STOPS
- ⊙ RAILWAY STATION



## OPPORTUNITIES - FIRST FLOOR (VIADUCT)

- 1 CREATE ACTIVE FRONTAGE IN ARCHES
- 2 NEW VERTICAL CIRCULATION CONNECTING VIADUCT TO WATSON STREET
- 3 DEANSGATE CASTLEFIELD STATION
- 4 OPENING UP OF GREAT BRIDGEWATER STREET BRIDGE



## VIADUX PHASE 01 - UNDER CONSTRUCTION



## DEANSGATE CASTLEFIELD METROLINK STATION



## NEW METROLINK CONNECTION FROM GREAT BRIDGEWATER STREET



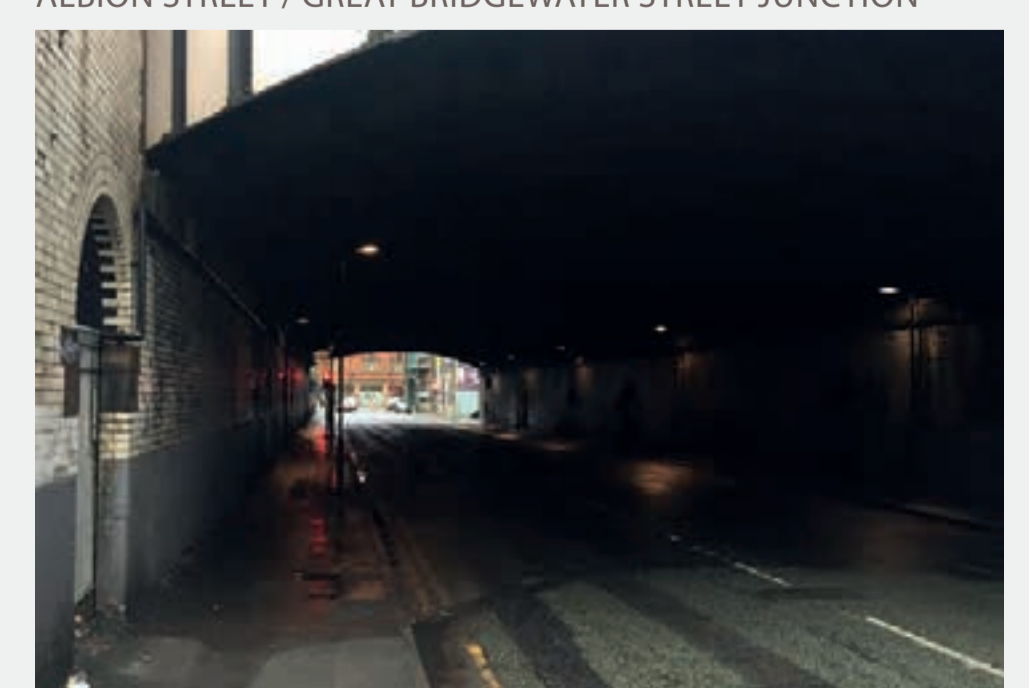
## HISTORIC FABRIC WITHIN VIADUCT ARCHES



## EXISTING ALBION STREET FRONTAGE

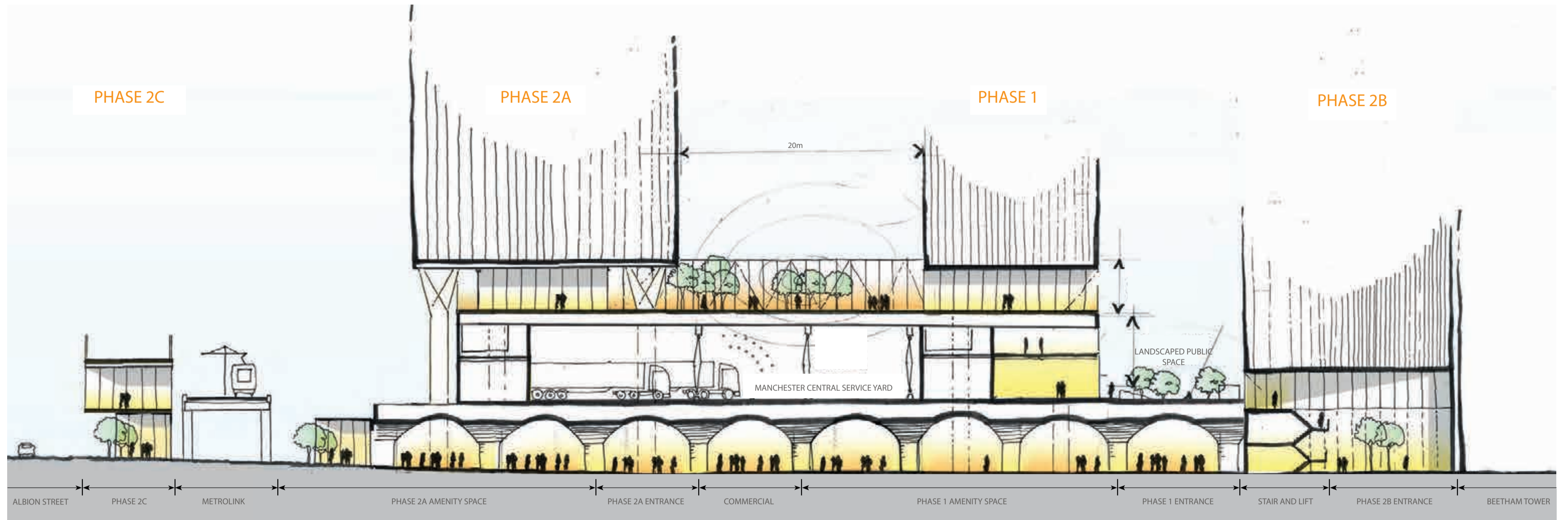


## ALBION STREET / GREAT BRIDGEWATER STREET JUNCTION

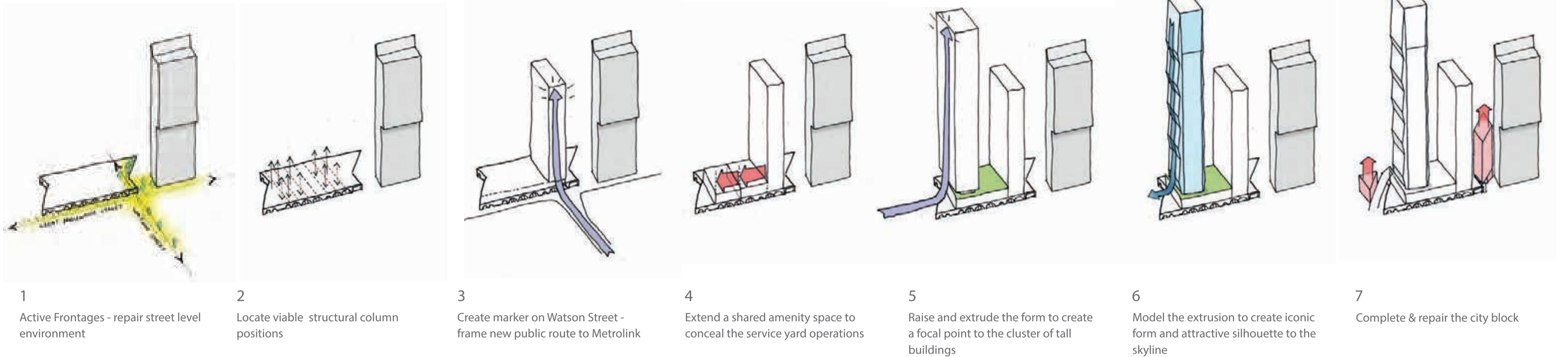


# Concept

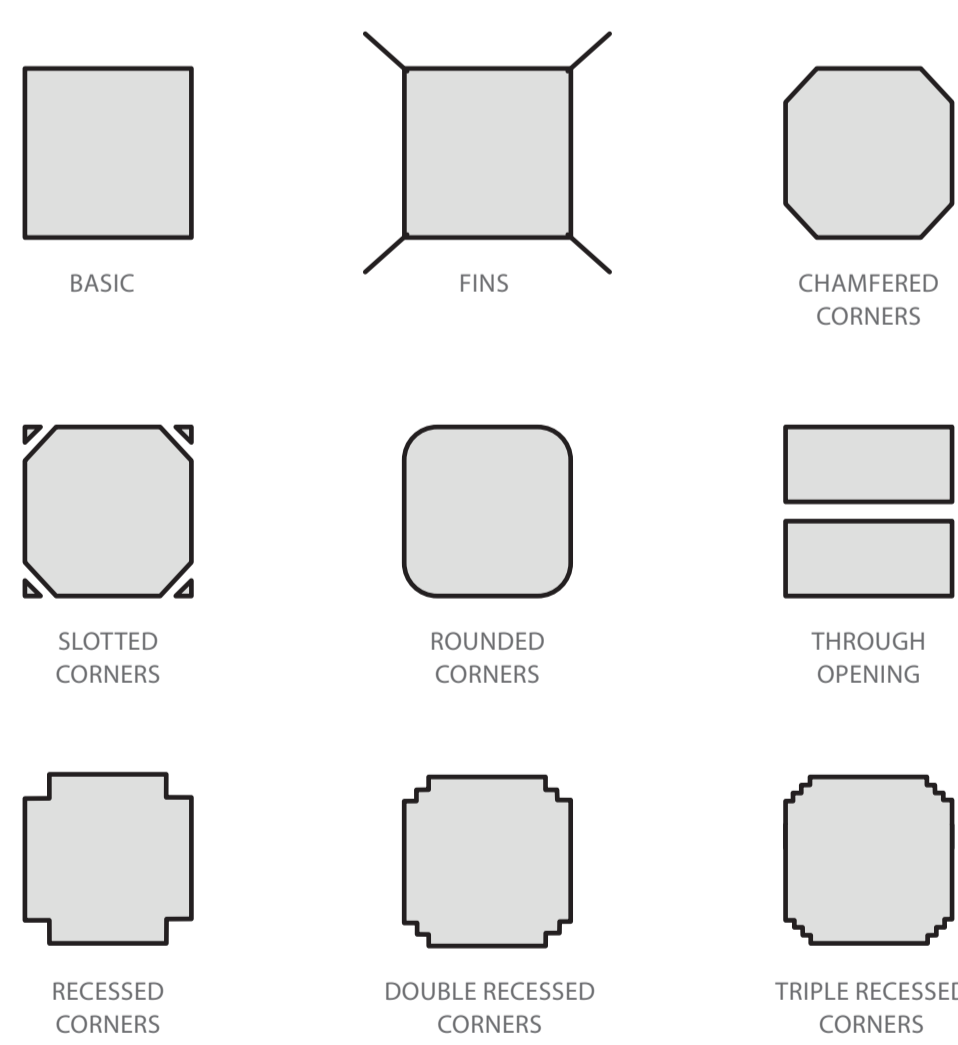
## CONCEPT SECTION - LAYERS OF ACTIVITY



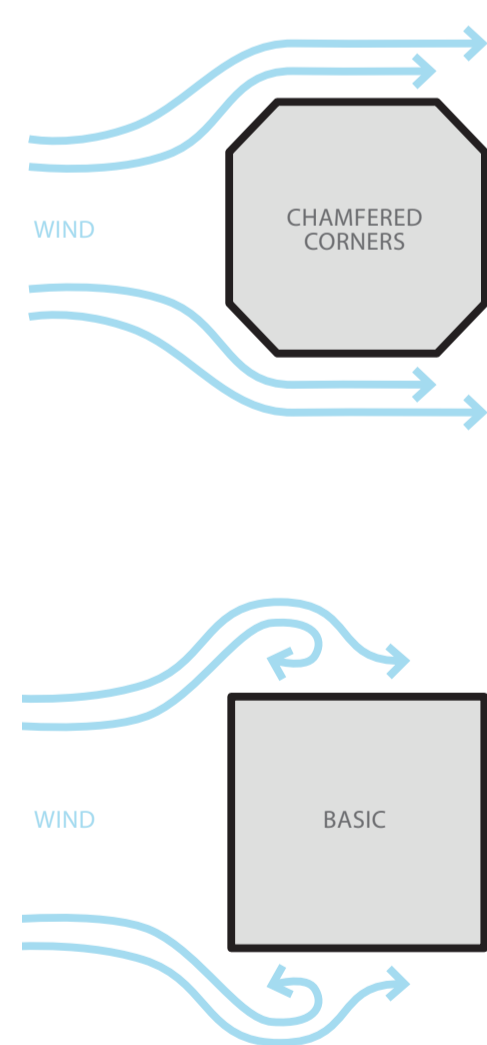
## KEY MOVES DIAGRAMS



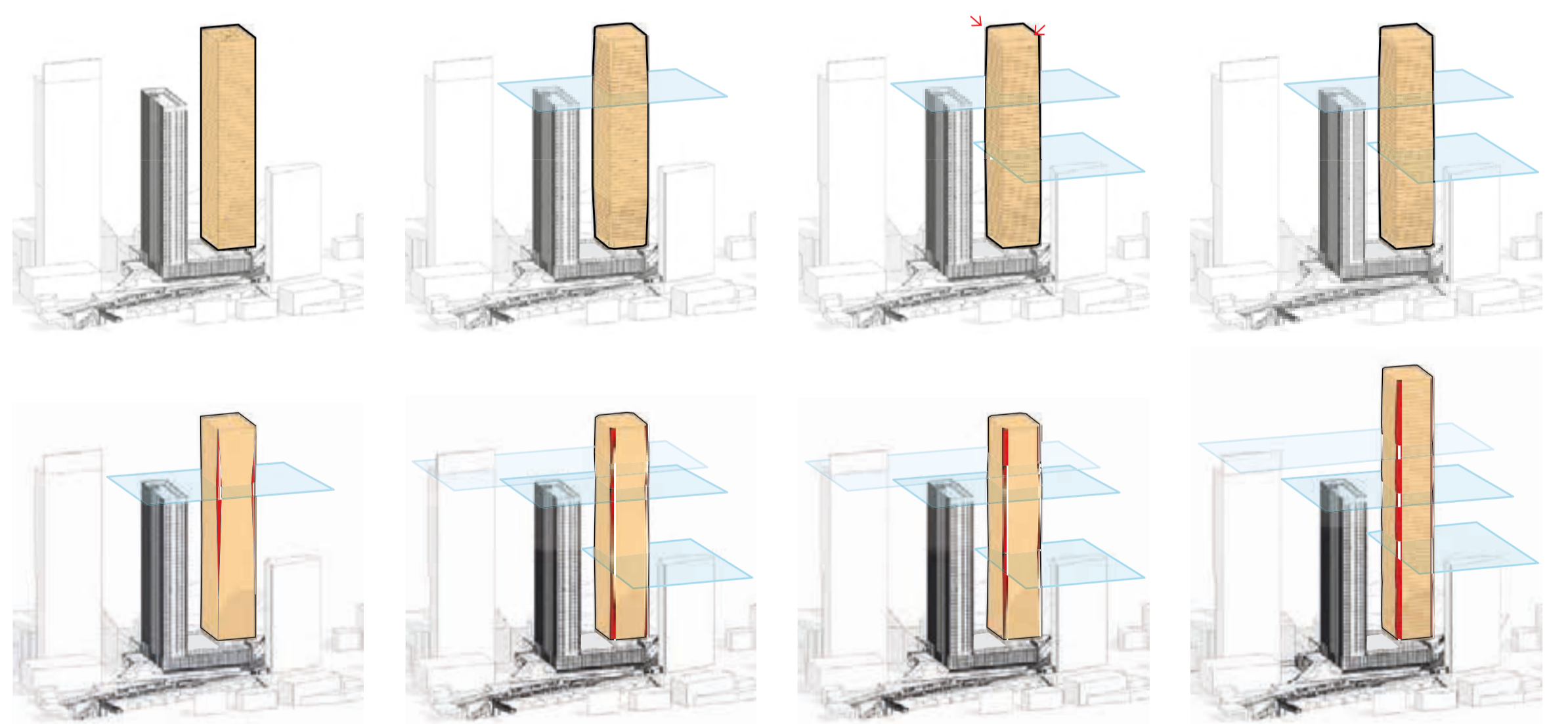
## BUILDING FORM WIND MITIGATION OPTIONS



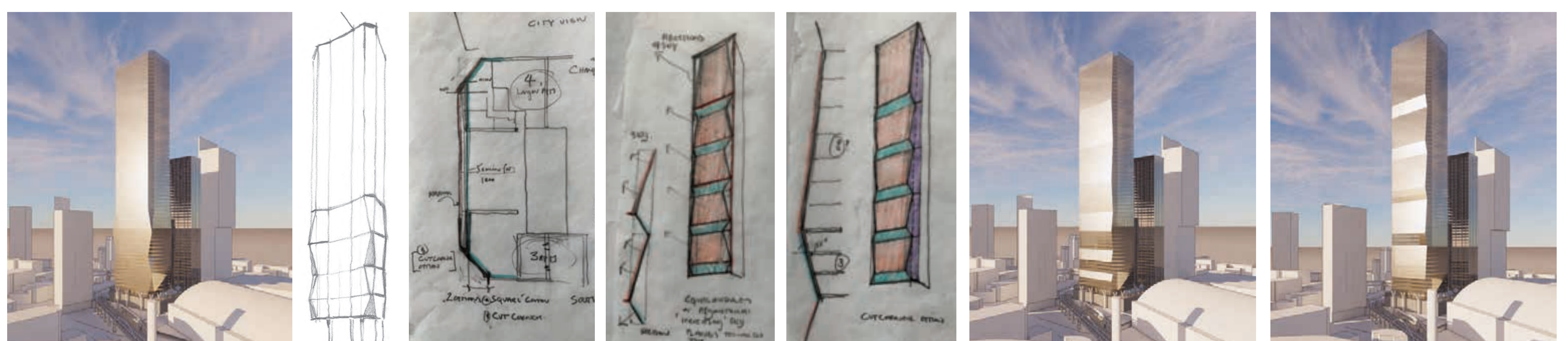
## PREFERRED APPROACH



## MASSING DEVELOPMENT STUDIES



## FACADE MODELLING DESIGN DEVELOPMENT

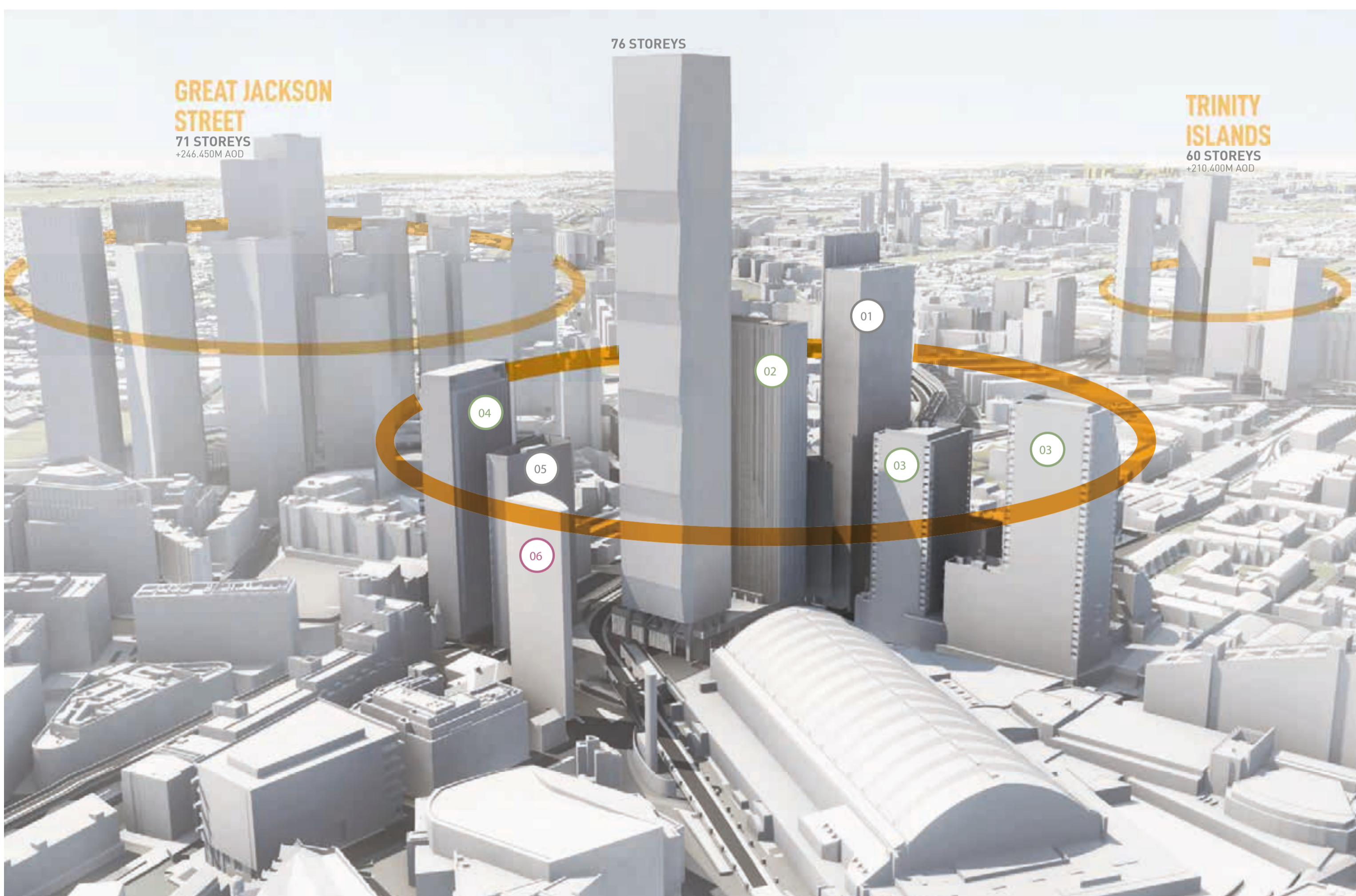


# City context

## Tall Building Study



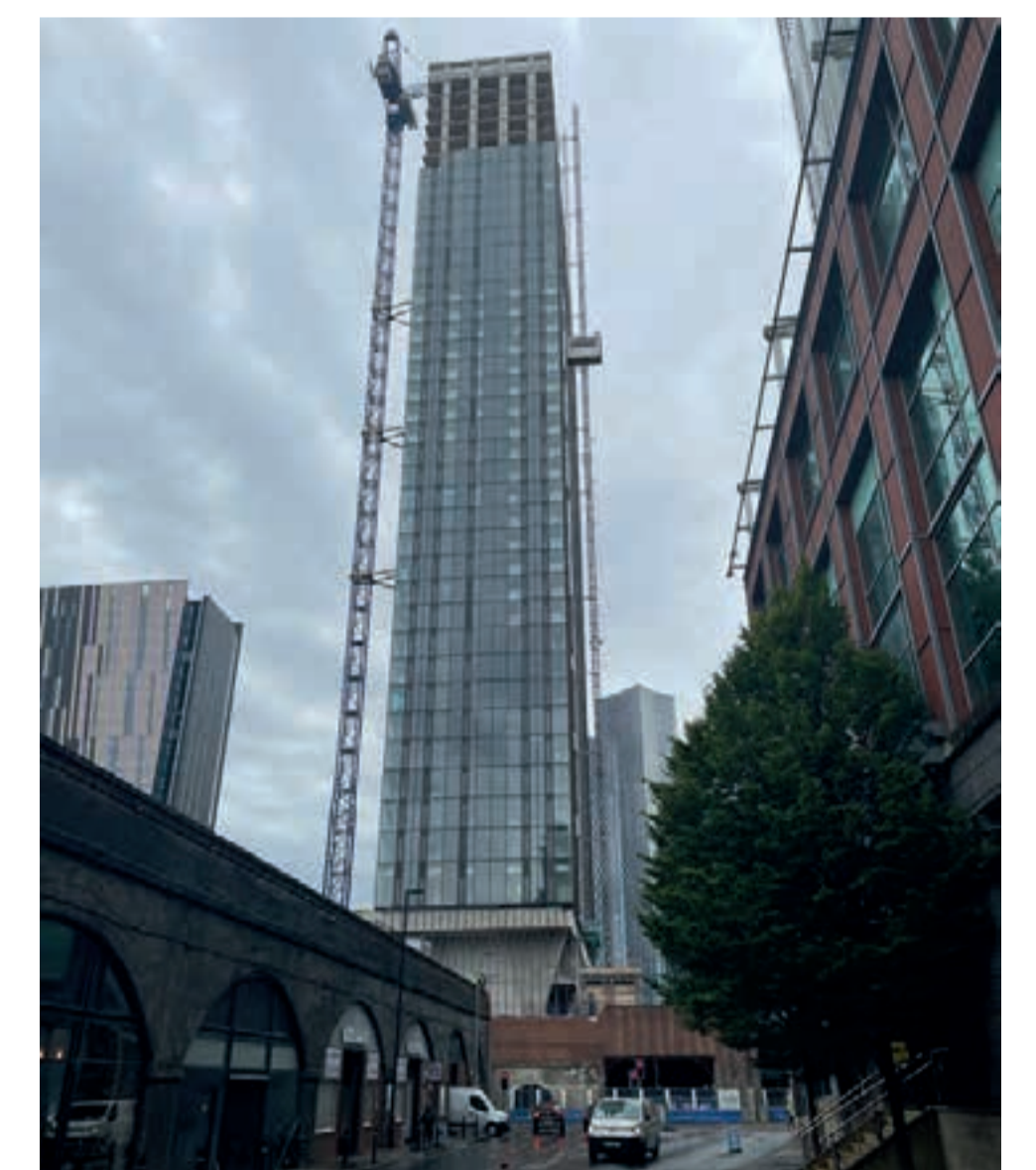
- 01 BEETHAM TOWER - 47 STOREYS (+205.353M AOD)
- 02 VIADUX PHASE 1 - 40 STOREYS (+171.900M AOD)
- 03 GREAT NORTHERN - 34 STOREYS (+148.050M AOD)
- 04 VISION - 35 STOREYS (+150.300M AOD)
- 05 AXIS - 28 STOREYS (+123.860M AOD)
- 06 APEX - 26 STOREYS (+125.000M AOD)
- 07 325 DEANSGATE - 22 STOREYS (+106.250M AOD)



VIEW TOWARDS VIADUX FROM ALBION STREET



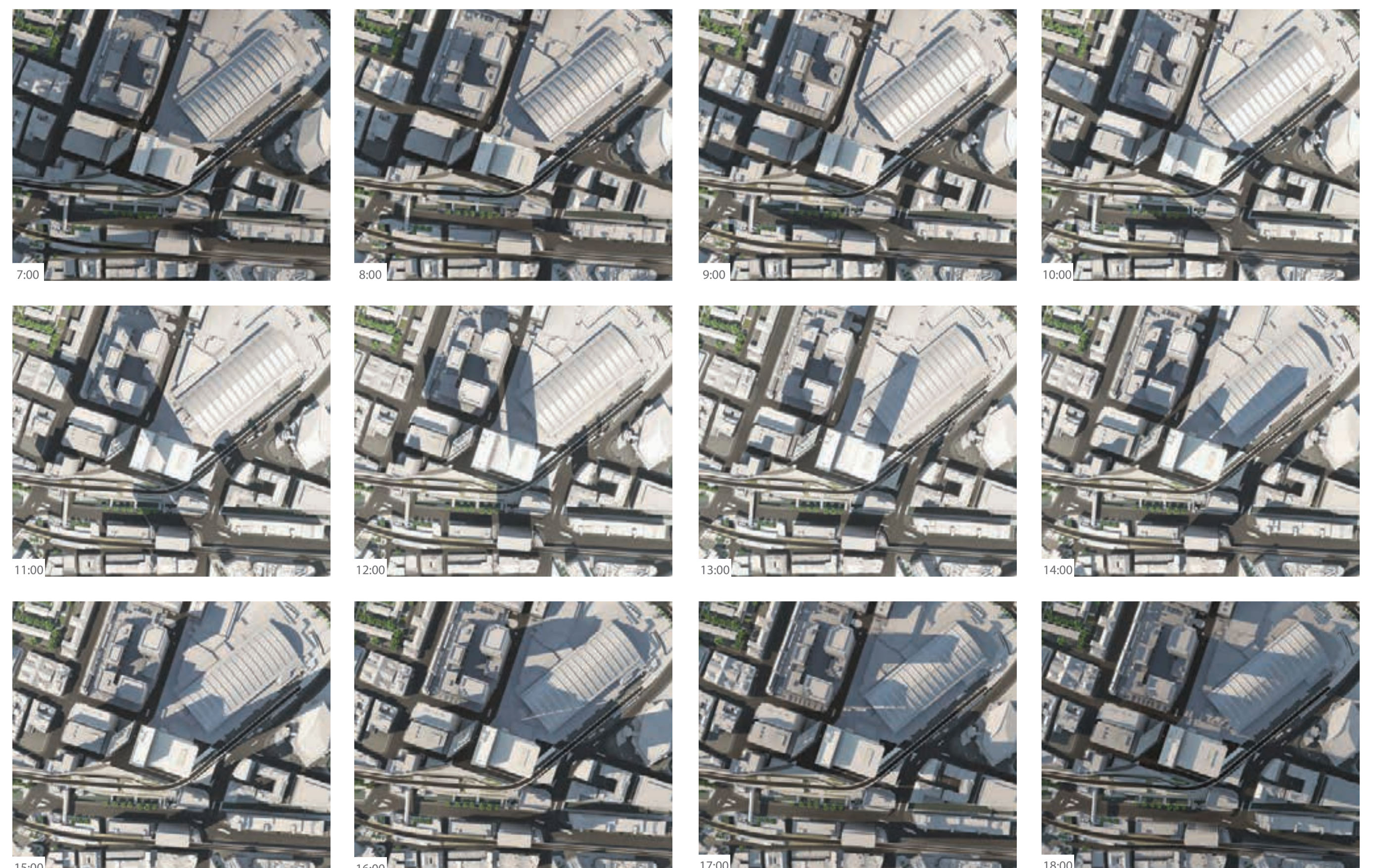
VIEW TOWARDS VIADUX FROM WATSON STREET



CITYWIDE ZONES OF VISIBILITY

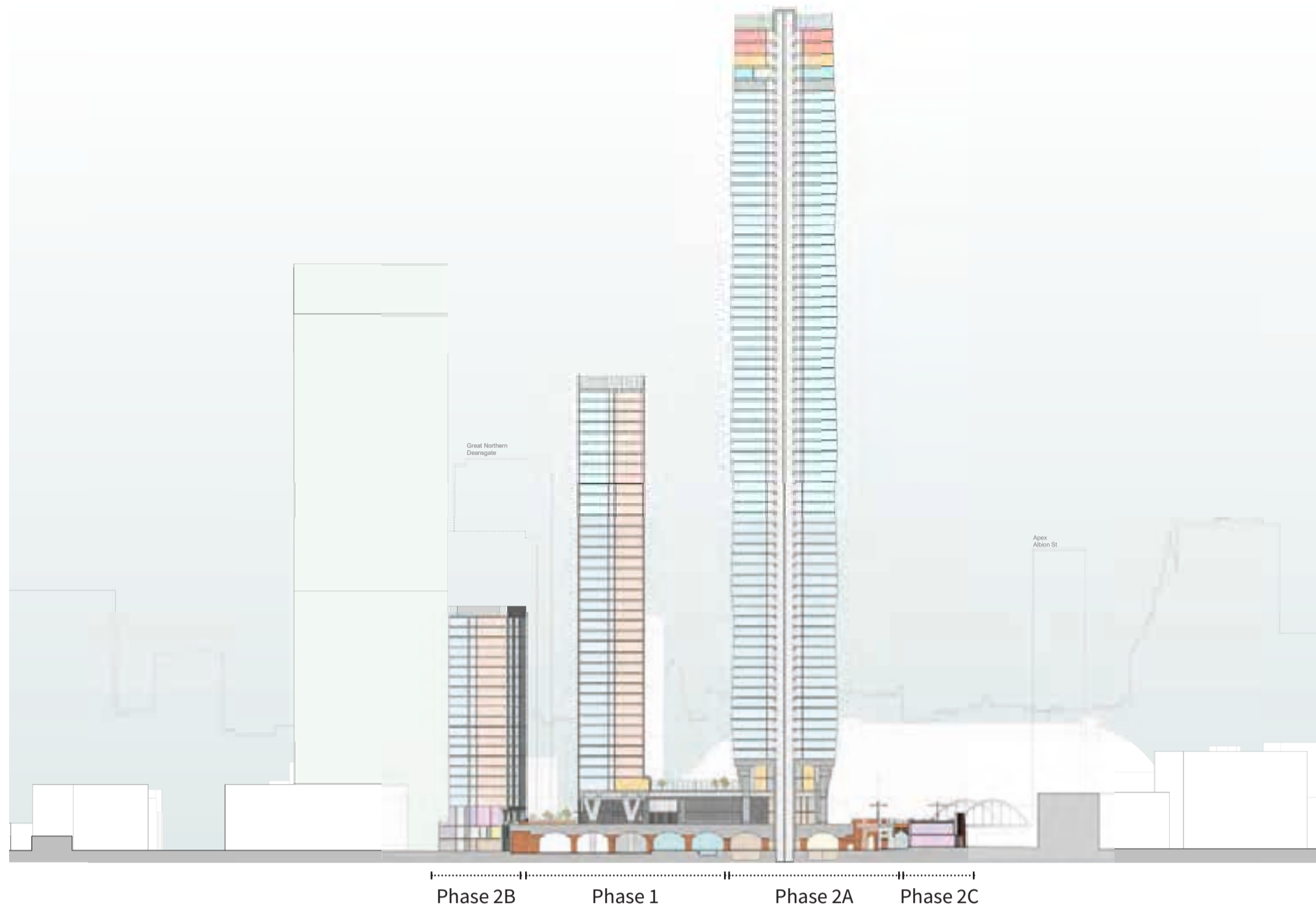


SHADOW STUDIES (SUMMER SOLSTICE - 21ST JUNE)



# Design Proposal

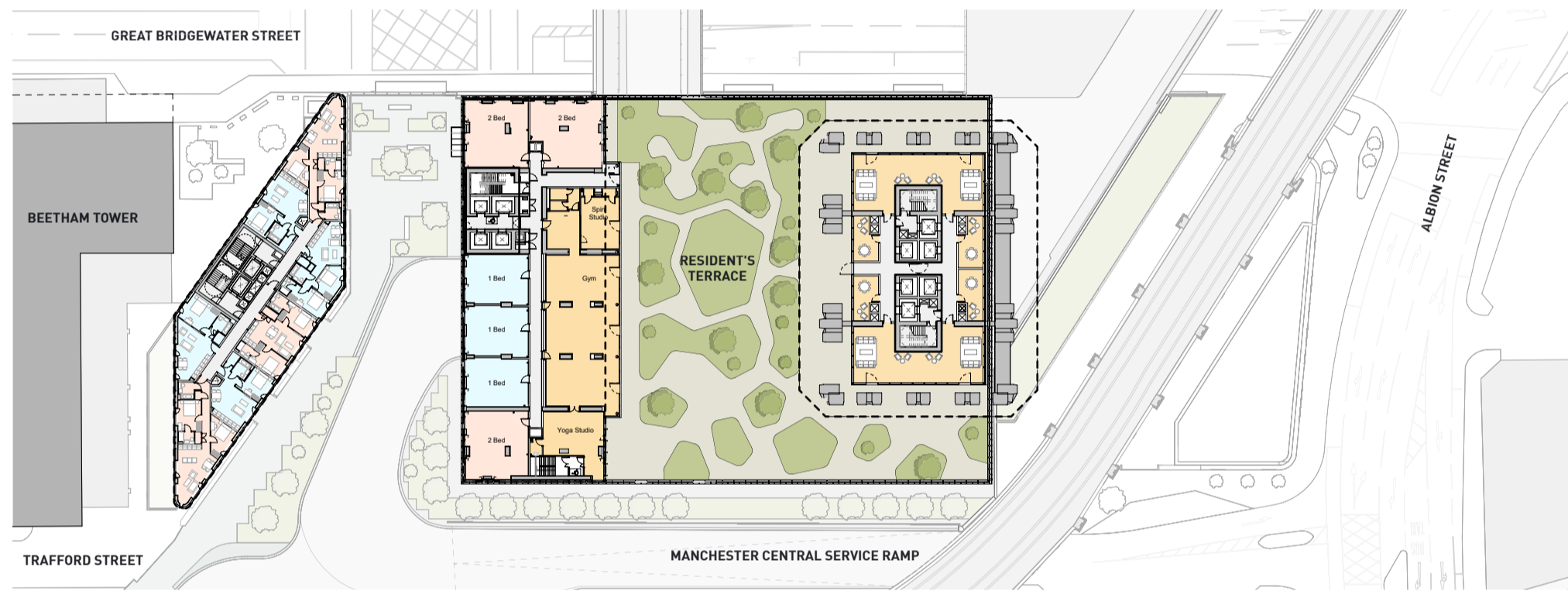
SITE SECTION



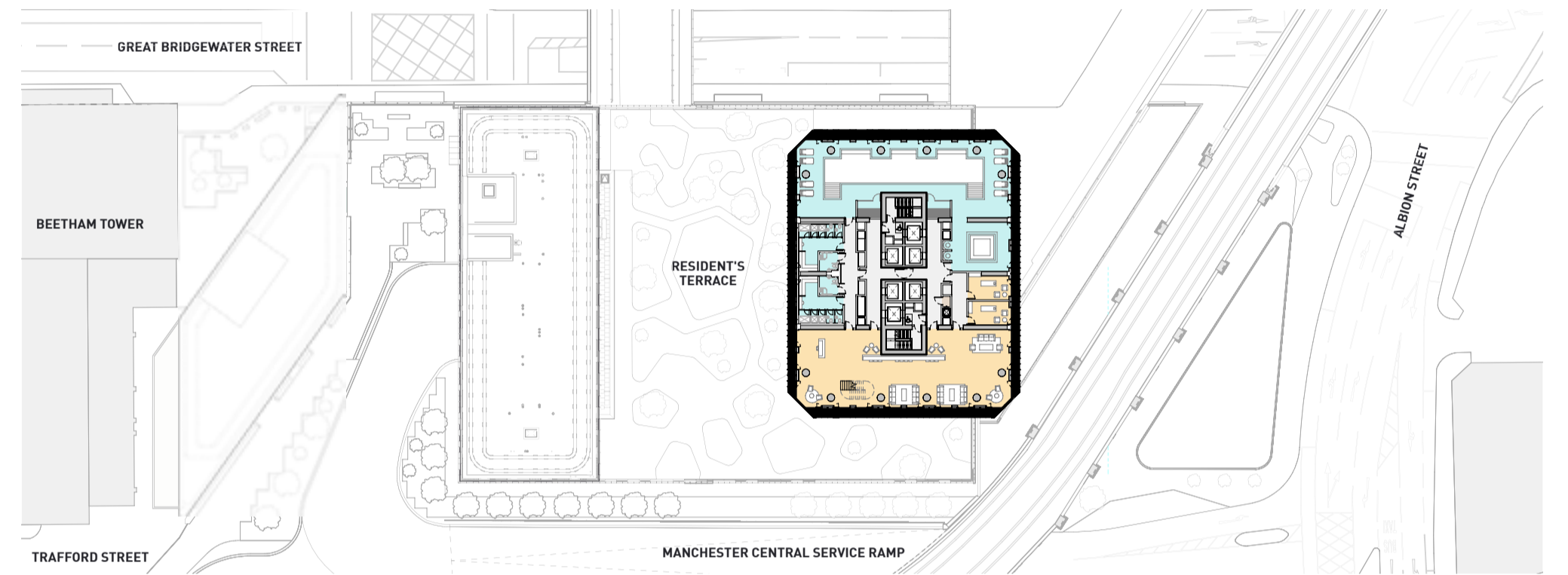
NORTH ELEVATION



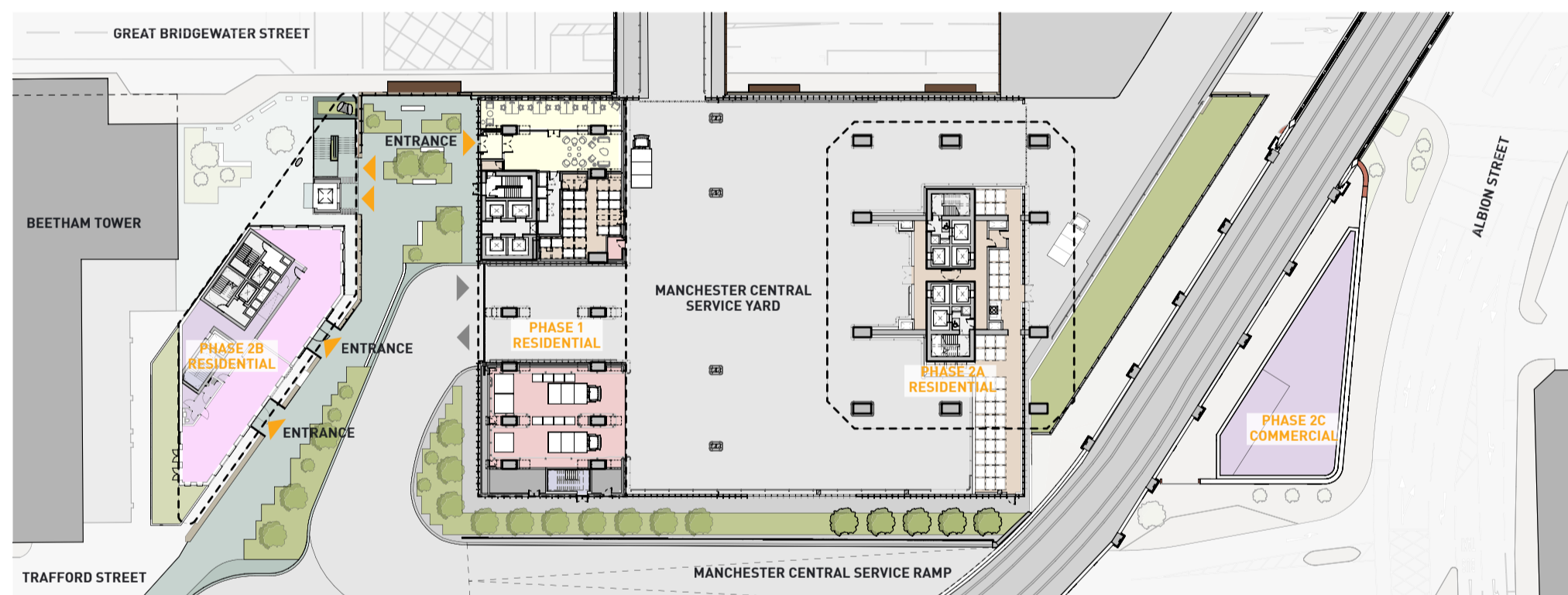
LEVEL 03 PLAN



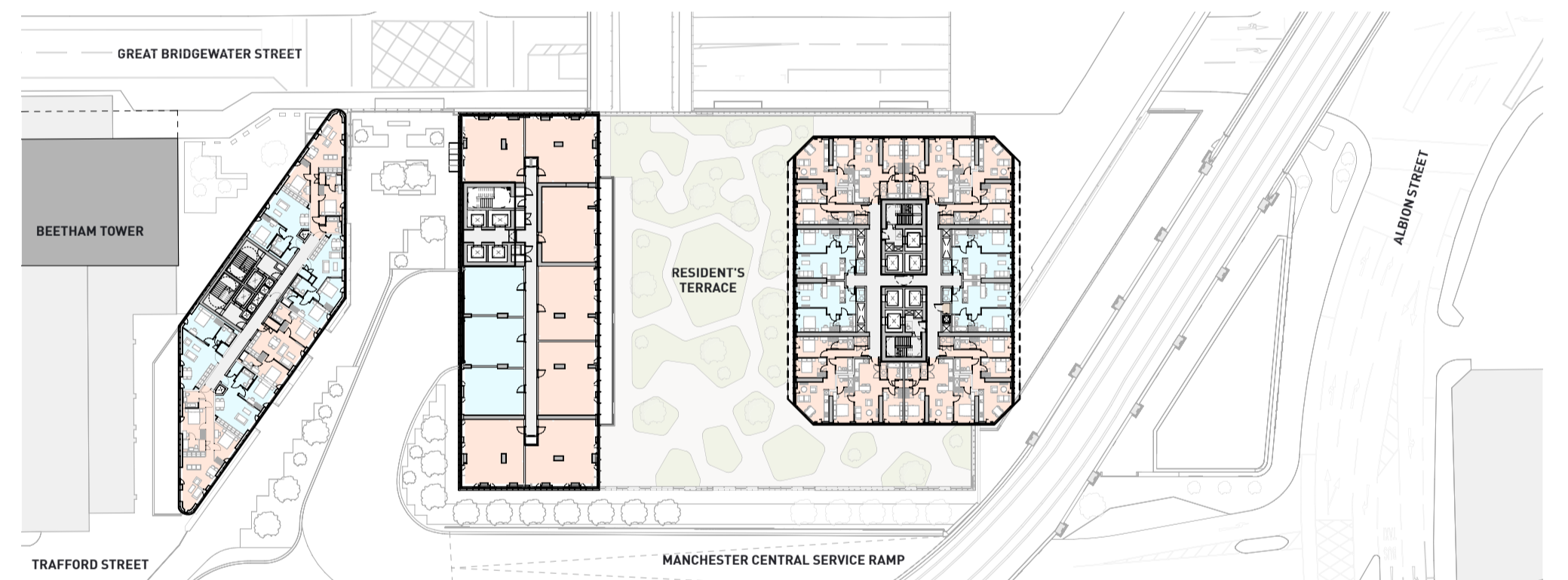
LEVEL 71 PLAN



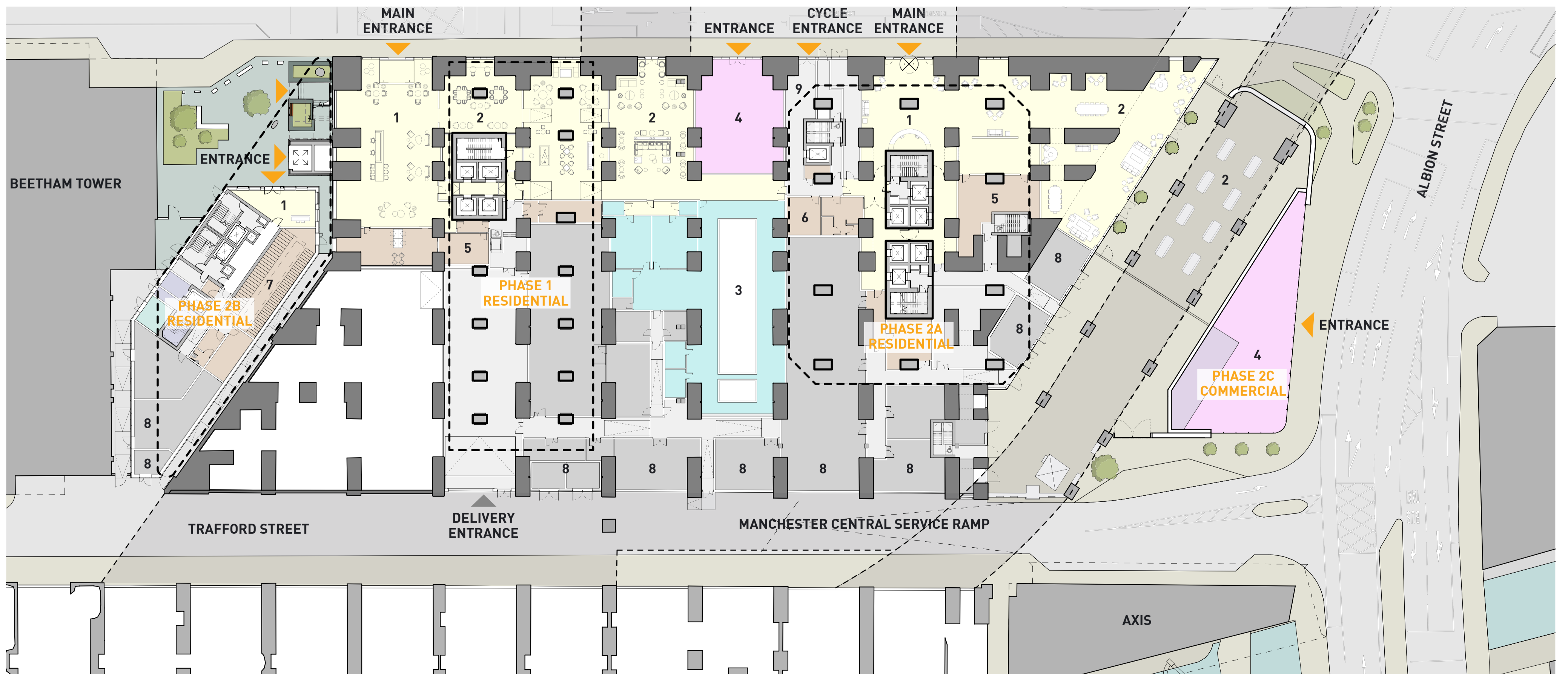
LEVEL 01 PLAN



TYPICAL RESIDENTIAL LEVEL PLAN



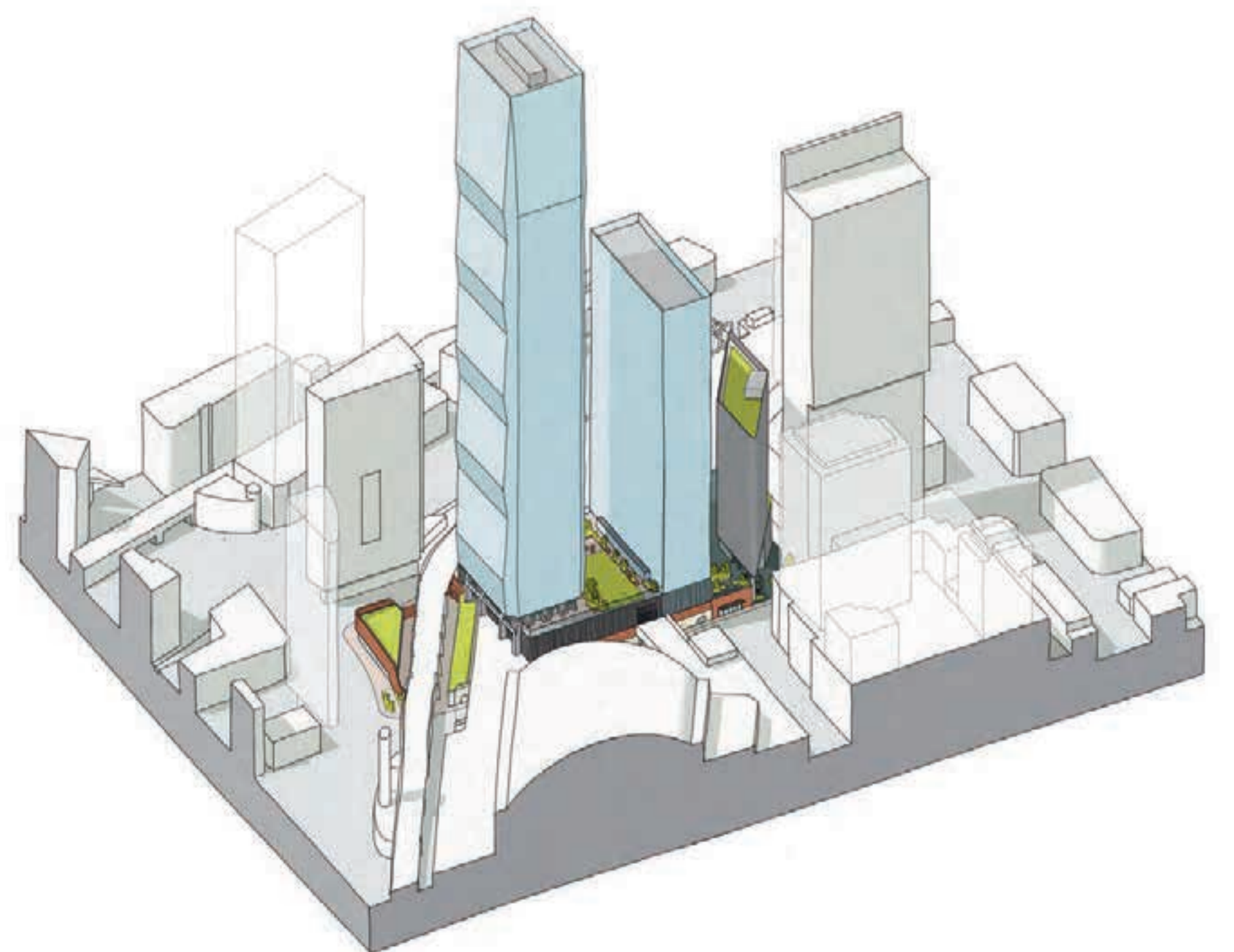
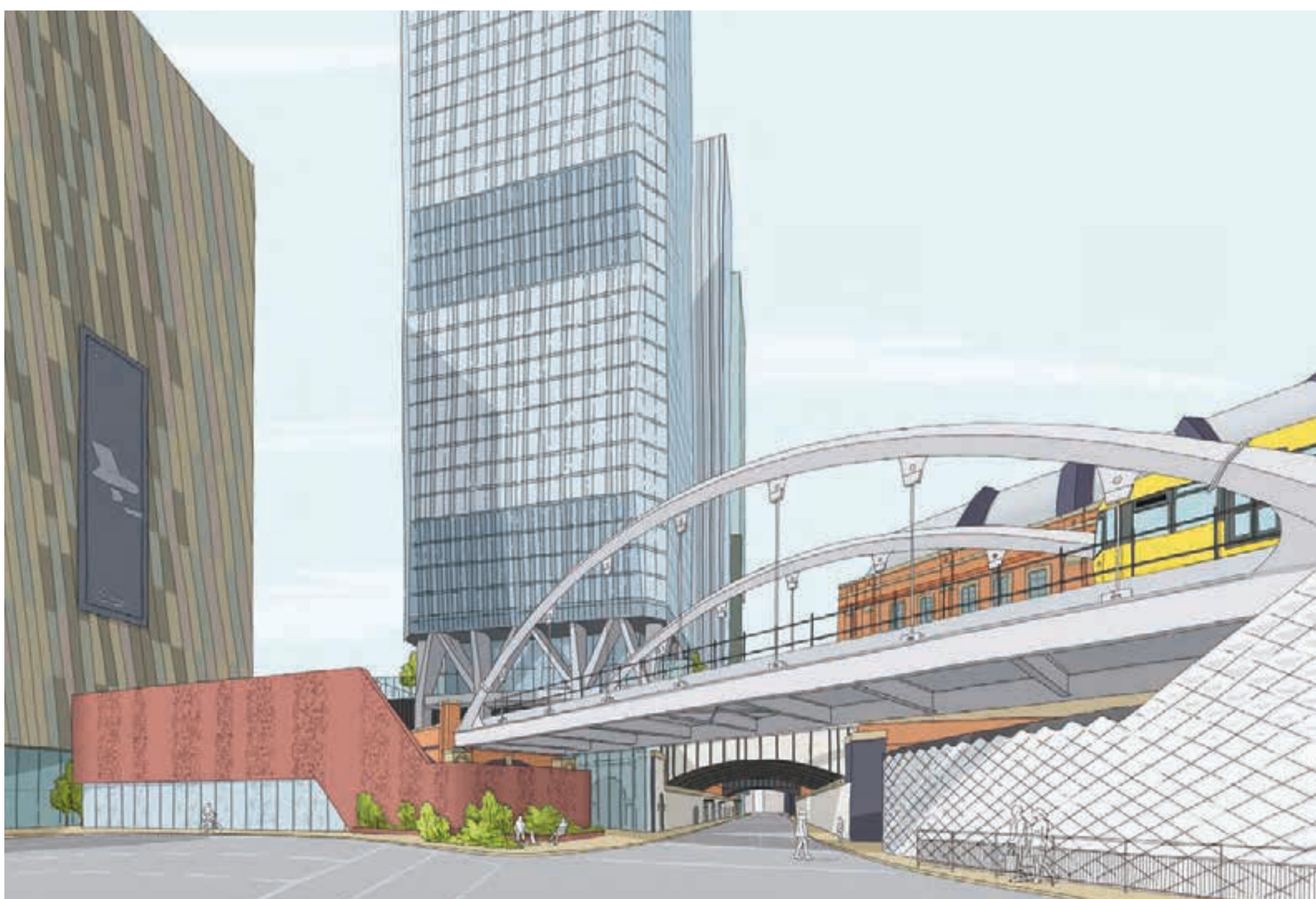
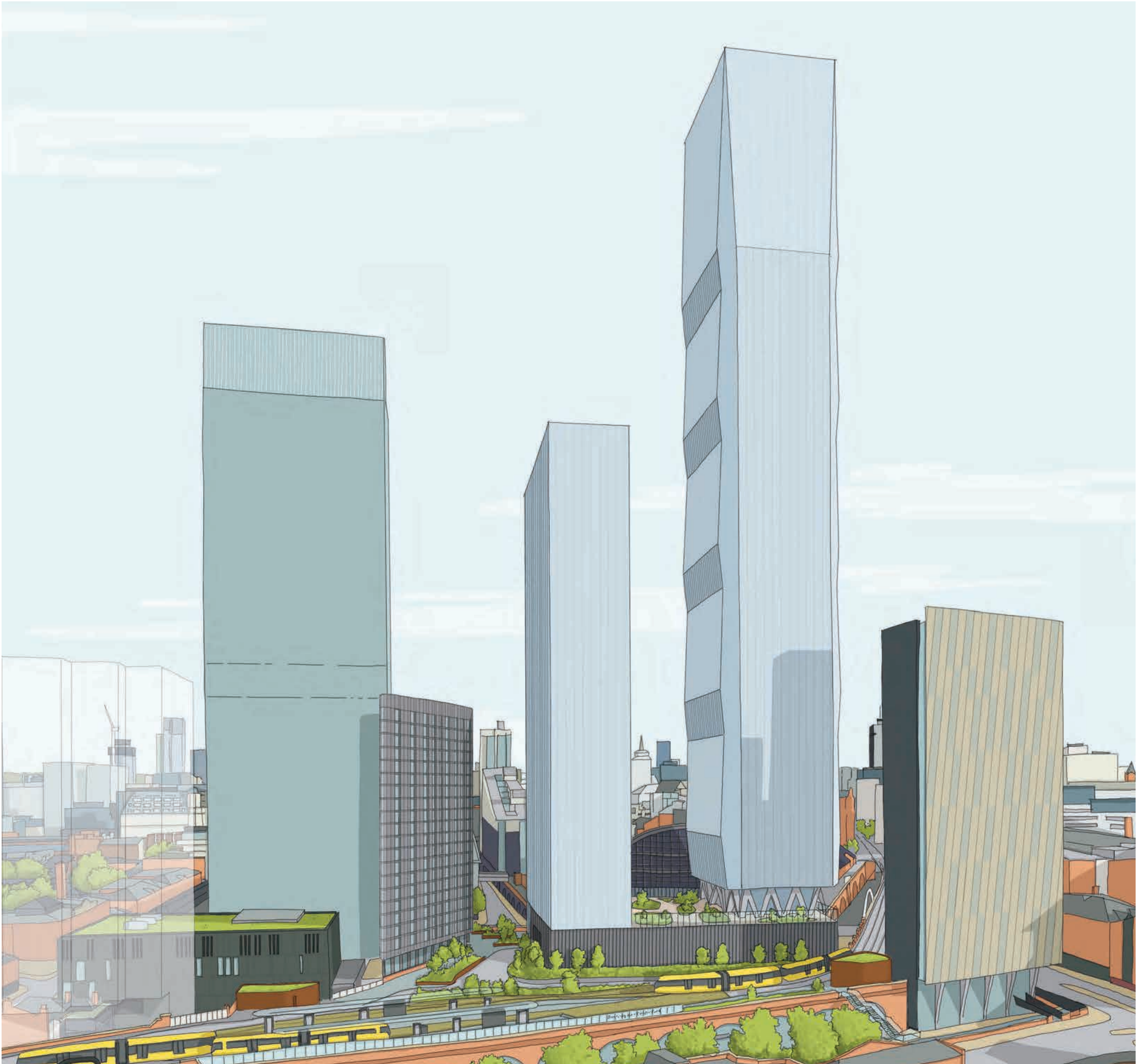
GROUND FLOOR PLAN



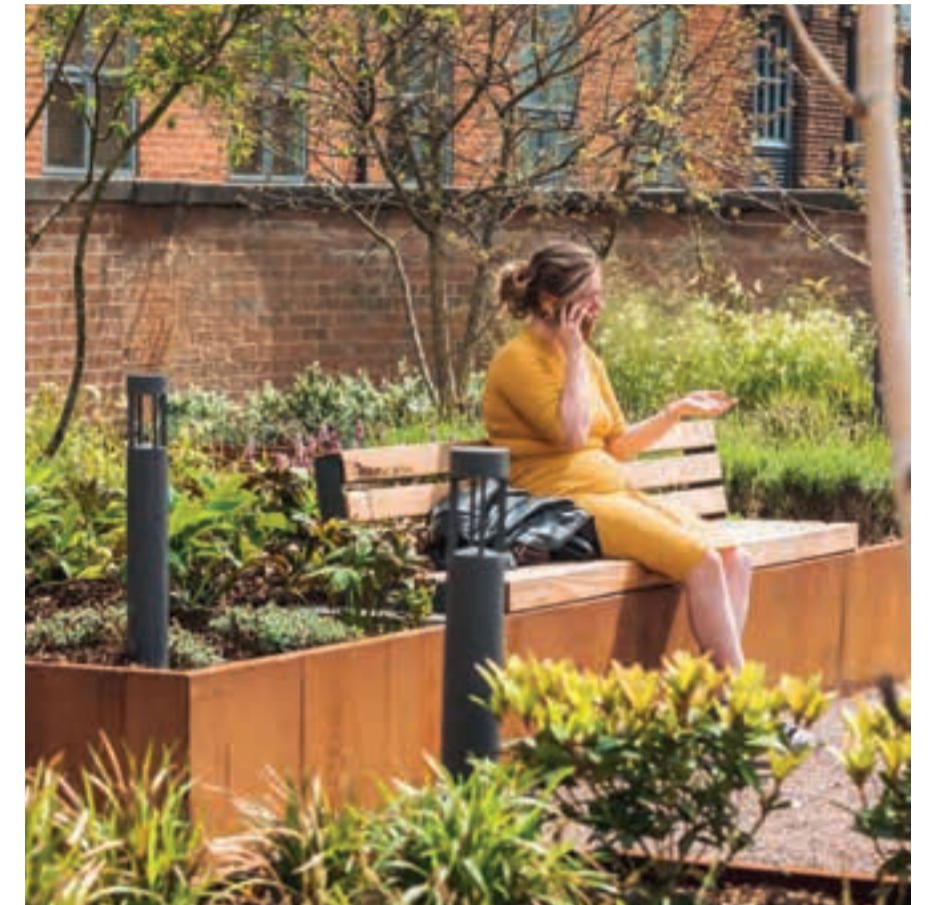
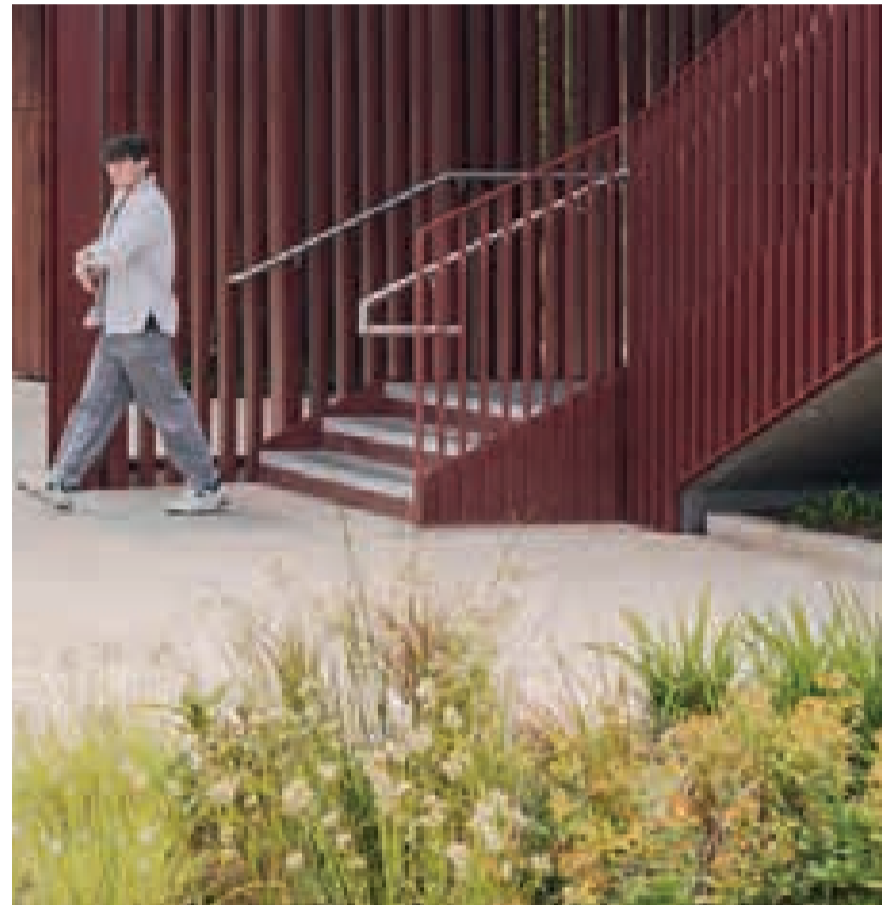
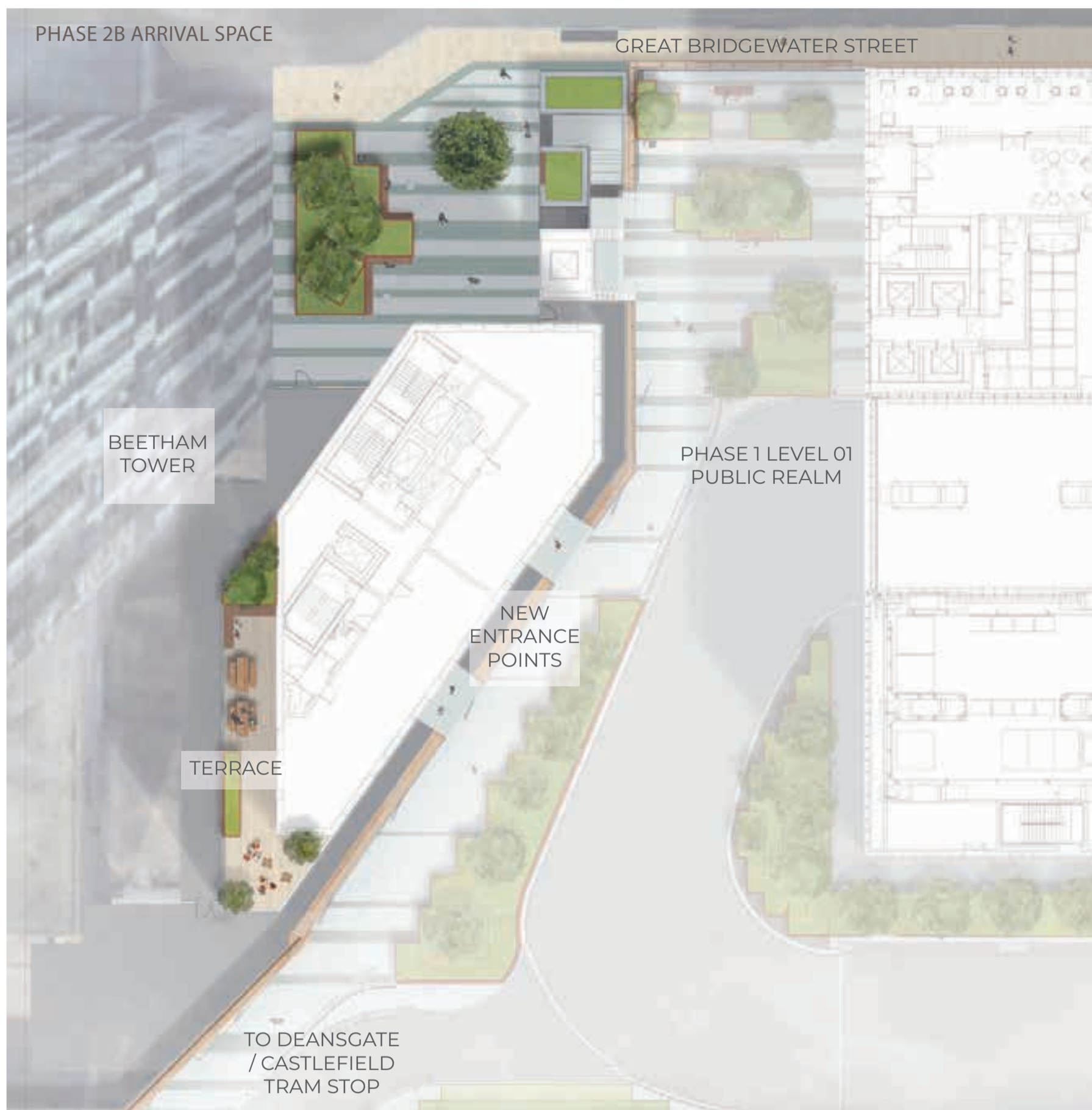
- Key**
- ① RECEPTION
  - ② AMENITY SPACE
  - ③ SWIMMING POOL
  - ④ COMMERCIAL SPACE
  - ⑤ POST / PARCELS
  - ⑥ STAFF ROOMS
  - ⑦ CYCLES
  - ⑧ PLANT ROOMS
  - ⑨ ACCESS TO BASEMENT CYCLE STORE



# Visuals



# Landscaping





# Next Steps

The consultation on our proposals for Viadux Phases Two and Three will be open from **Monday 27 November to Friday 22 December 2023** and we are keen to hear your thoughts on our proposals.

You'll find all the information presented here on our website at: [www.viadux2-consultation.co.uk](http://www.viadux2-consultation.co.uk) where you can also have your say.

Alternatively, you can fill out a paper copy here at the event – just ask a member of the team.

Once the consultation has closed, the project team will consider all of the feedback received before finalising the proposals and submitting a planning application.

If planning is approved, we will be looking to start work on site in 2024.

