NOMA IS A 20 ACRE NEIGHBOURHOOD IN MANCHESTER’S CITY CENTRE, CREATING 4M SQ FT OF NEW HOMES, OFFICES, HOTELS, RETAIL AND LEISURE SPACE DEVELOPED AROUND VIBRANT URBAN SPACE AND PUBLIC REALM.
WE’RE COMMITTED TO CREATING AN INNOVATIVE, COMMERCIALLY DRIVEN AND RESPONSIBLY DESIGNED MIXED-USE NEIGHBOURHOOD, WELL CONNECTED AND RICH IN HERITAGE, WITH PEOPLE AND COMMUNITY FIRMLY AT ITS HEART.

CREDIBILITY.
Funded with a shared ambition and purpose, you can rely on the powerful joint venture partnership of The Co-op and Hermes Investment Management to deliver NOMA.

RESPONSIBILITY.
With a commitment to people and community, NOMA has pledged to develop in a way that is responsible, sustainable and respectful to the world around us.

COMMUNITY.
Working with the community both in and around NOMA and Manchester to create a better place for all is one of our fundamental motivations.

HERITAGE.
The location of NOMA has a rich heritage that defines our approach to development, with sensitively designed buildings that acknowledge the site’s history and inspire its future.

INNOVATION.
NOMA draws together the skills and ideas of its people. It is this collaborative and forward thinking approach that continually drives innovation and makes things happen.

CONNECTIVITY.
Physically connected by location and digitally connected by design – whether it’s for business, living or fun – you’re better connected at NOMA.

QUALITY.
From the built environment to the day-to-day experiences of businesses, residents and visitors, we strive to ensure that quality is consistently delivered at NOMA.

OUR COMMITMENT

We value...
INTRODUCTION

A responsible approach to development

At the northern gateway to the city centre, NOMA is developing a new destination – building on the catalyst of The Co-op’s new Support Centre, 1 Angel Square, to regenerate 20 acres of urban land as a natural extension to Manchester’s Central Business District and the retail, leisure and entertainment core. The neighbourhood is being designed with people in mind – creating high quality public realm and high amenity value which in turn will also attract a mix of commercial, residential, retail and leisure users.

By taking a sympathetic approach to the regeneration of the estate, NOMA aims to create a new neighbourhood that delivers on the smart, digital and sustainability goals of the joint venture partnership, and of the city of Manchester.

The NOMA sustainability strategy, integrated in to the masterplan, takes a responsible approach to ensure the interests of people and the environment are a leading influence. As development has continued this past year, the key themes that have underpinned the sustainability strategy focus on:

- Improving spaces and creating new places
- Supporting local communities, job creation and skills development
- Protecting the estate’s heritage

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IMPROVING SPACES AND CREATING NEW PLACES

A key objective of the estate regeneration is to ensure NOMA is identifiable as a unique and attractive part of the city centre with its own identity. The Listed Estate has all the ingredients necessary to create a great place: a strong location, a collection of attractive historic buildings and generous space between them. The public realm is central to both place-making and connectivity, and essential in providing a vibrant environment.

The master plan approach is to put as much emphasis on developing the 'in-between spaces' as in preserving the remarkable heritage qualities of the buildings themselves. By doing so, NOMA supports social inclusiveness and new economic opportunities, sustainability and integration, and health benefits and the well-being of all users.

This year the focus has been on the in-between spaces, with the development of new public spaces and the surrounding street network. This includes the opening of Sadler’s Yard, improvements to Angel Meadow Park – delivered in partnership with Manchester City Council and with support from the European Development Fund (ERDF) – and the on-going design of Angel Gardens public realm.

These initiatives have already started to give the area a distinctive and unique character that contributes to the social and economic development of the neighbourhood, underpinned by a refreshed Strategic Regeneration Plan, approved in December 2015 by Manchester City Council.
Manchester’s new city square – Sadler’s Yard

Construction of the phase 2 and 3 public realm at NOMA began in March 2015 and completed in December 2015. The works were funded by the European Regional Development Fund (ERDF) with support from Manchester City Council. In line with ERDF protocol, tenders were managed via the Official Journal of the European Union (OJEU), ensuring a rigorous and fair procurement process.

The programme of works focused on improving the utilities and infrastructure, streetscapes and existing public park and creating a new public square at the heart of the NOMA historic estate. Utilities works have also included the provision of heat network trenches to enable NOMA to benefit from the creation of a city-wide heat network in the future.

The Phase 2 and 3 public realm works have been awarded a CEEQUAL accreditation of ‘Very Good’ achieved in the ‘whole team’ category recognising the commitment of the project to deliver distinctive environmental and social performance.

In a move that actively demonstrates the value NOMA places on active community engagement, the public were pro actively engaged in the naming of this new city square through a multi-channel city-wide campaign offering people the chance to ‘#NameOurSquare’.

Working with the community – Angel Meadow

As part of the European Regional Development Fund (ERDF) package of works, community park ‘Angel Meadow’ has undergone a host of improvement works.

Angel Meadow sits alongside the NOMA boundary and as the city centre’s only green park is a highly valued community asset. NOMA has worked with local community representatives, community police and the Friends of Angel Meadows (FOAM) from project inception, through design to completion, to develop a package of works that is aligned directly with public need and recognises the distinct historical context and local environmental conditions and challenges wherever possible.

Improvements included the creation of a new entrance, large scale planting and tree removal, new lighting and strategic landscaping to help create a more open, safe and secure environment for users of the park.
Place-making through art

This year saw the completion of an interactive lighting scheme for the Earth Tubes in Angel Square, the Phase One public realm project funded as part of the ERDF improvement works.

The giant earth tubes supply fresh air in to The Co-op’s Support Centre, 1 Angel Square and created an opportunity to define the new public realm through the development of a bespoke art installation project.

The project brief was more than just a lighting project but a social project – looking for a concept that aesthetically integrated the tubes with the space around them, making the area brighter and feel safer, whilst also creating an exciting feature that encouraged the community to engage and continue to evolve over time.

The tubes – each with 9,480 individually addressable energy efficient lights – deliver a scheduled programme of customised video sequences, interactive modes including motion tracking and a twitter function which allows the public to curate their own ‘light show’ in Angel Square. Public feedback has been very positive and within weeks of the project being delivered, the structures were being used to reflect not only the mood and emotions of local people, but the whole nation – with colours and lighting patterns reflecting empathy with world events including World AIDS Day, Armistice Day and in solidarity following the Paris terrorist attacks.

Way-finding

A bespoke approach has been taken to developing a way-finding strategy at NOMA that supports the creation of place.

Working with United Creatives and Planit-IE, NOMA has taken inspiration from the rich historical architectural legacy of the existing buildings and designed a graphic tool kit that embeds a series of motifs into features of the new public realm, streetscape and lighting designs. Each individual element tells its own story and woven together create a distinctive environmental brand for NOMA.
NOMA digital strategy

NOMA’s digital strategy also forms part of the strategic approach to place-making. NOMA seeks to define ways that digital can be used to enhance building design and infrastructure, service provision, user experience and the creation of community – the core components of smart city thinking.

Focus includes identifying products and services that will create a highly relevant and appealing distinctiveness at NOMA for key groups including occupiers, consumers, tourists, residents, businesses and the local community.

Where appropriate and beneficial, NOMA also seeks to identify and deliver partnerships with other organisations to assist in the goal of making NOMA the ‘best connected’ city location, whilst also supporting Manchester’s own digital ambitions.

Preserving history and heritage

Shudehill Mill has high historical significance due to its association with Richard Arkwright and his pioneering use of steam technology.

The archaeological remains of Shudehill Mill sit across the three development plots of Angel Gardens (Plot L), 3 Angel Square (Plot M) and 2 Angel Square (Plot N). In order to protect the history and heritage of this important site for Manchester while progressing with the development we established a long term plan for the management of the archaeological remains of Shudehill Mill.

Working collaboratively with the developing parties and key stakeholders from Historic England and Greater Manchester Archaeological Advisory Service, NOMA’s creative team have developed a concept that promises a unique telling of the Shudehill Mill story through a series of physical and digital interpretations in the forthcoming public realm. These include the incorporation of viewing points in the landscape which will reveal original archaeological finds from the site and their social context, and also a series of small digital screens which will present a first person perspective view of what it was like to have worked in a Mill.

By incorporating a digital remit to the project in line with NOMA’s digital strategy, the concept can extend engagement to a wider audience base – from technical audiences, cultural tourists and the education sector.
We are driven by our values to show respect for people, nurture understanding and foster solid relationships with local businesses, neighbours and resident committees.

A target to create 15,000 jobs has been set out in the Strategic Regeneration Plan for NOMA and work is underway to establish effective partnerships with local communities and businesses to support local jobs creation and skills development. This includes liaison with the Manchester City Council Head of Work and Skills to design initiatives that leverage more social/ local economic benefit from construction contracts and procurement, including apprenticeship targets and links with school and further education programmes.
A structured approach to stakeholder engagement and consultation continues to support the development programme at NOMA. By identifying key groups, organisations and individuals and deploying an effective engagement strategy aligned with our values, we work to deliver an open and transparent planning and development process.

Engagement includes a programme of tours and presentations aimed at the educational sectors, with 2015 seeing more than 500 students visit NOMA from local, national and international Universities. The city’s students have also responded to project briefs created by the new urban environment at NOMA. This included a wayfinding project by Manchester Metropolitan 3D Design students, who designed a set of temporary art installations to help drive footfall to Sadler’s Yard.

A number of workshops and presentations with specialist industry groups such as urban designers, planners, architects and other built environments practitioners have also taken place across the year.

NOMA continues to maintain a co-ordinated approach to community consultation. The NOMA ‘Engage’ website and communication channels provide a consistent and simple way for the local community to understand and feedback on proposals during planning consultation phases. As part of our open and transparent approach, in 2015’s consultation phase for the planning permission of 2 and 3 Angel Square, an exhibition and public drop-in sessions were held with representatives on hand from the design and development team to answer any concerns face to face.

Community and Stakeholder engagement and consultation

Building a community – The Pilcrow Pub

2015 saw the start of a truly unique construction project at NOMA in the Pilcrow Pub: a pub, built by hand by the people of Manchester and a team of traditional master craftsmen.

To be delivered over 9 months by a series of workshops across the city and onsite at NOMA, the sessions hosted by specialist designers and makers are driving a genuinely iterative design process that involves the community at every stage of its design and build and in doing so, is returning a host of specialist skills back to the community. The project gained planning permission in August 2015 and was officially launched in Sadler’s Yard in December.

By helping to establish NOMA as a neighbourhood built on the skill, hard work and innovation of its citizens, The Pilcrow Pub is empowering and encouraging locals to feel part of the NOMA community and creating a powerfully distinctive brand platform for NOMA and the Partnership.

The Pilcrow Pub is due to open in Sadler’s Yard at the end of September 2016.
NOMA has undertaken consultation on proposed improvements to the cycling route around the neighbourhood and invited the local community and local cycling groups to take part. These changes were proposed as, working with Manchester City Council, NOMA is committed to leading the way to encourage more sustainable transport choices and helping Manchester to become a green transport city. Alongside changes to the cycle network, the consultation sought views on changes to areas of public realm including the narrowing of streets to improve routes for pedestrians.

Cycleways consultation
Protecting the estate’s heritage

The sympathetic and sustainable regeneration of the estate is driven by the desire to protect and enhance the remarkable heritage of the area. To that aim, the development builds on the site’s historic characteristics whilst integrating leading environmental technologies and standards for urban development. The refurbishment and redevelopment options are analysed individually and collectively for each building to ensure the best option is achieved in terms of sustainable refurbishment.

NOMA CONSERVATION PLAN

NOMA has produced a conservation plan to ensure the sensitive and considerate regeneration of the existing buildings. This plan is managed as a ‘live’ document during every stage of the planning, design and refurbishment process and includes the commitment to use heritage / conservation specialists and engage with key stakeholders at all relevant opportunities.

The Conservation principles set out in the plan which underpin the development of each scheme and component seeks to maintain and enhance the significance of individual buildings and of the estate whilst ensuring intervention is harmonious and clearly distinguishable from original design.

The plan also sets out that development proposals should be comprehensive and holistic, acknowledging the potential of heritage-led development and interventions sympathetic to the scale, layout and appearance of the existing buildings, utilising the significance appraisals within the NOMA Conservation Plan where appropriate whilst also recognising the need for optimum viable use. In the last year we have started the redevelopment of the listed estate starting with the extensive refurbishment of Hanover and E Block buildings. We are also seeking planning permission and listed building consent for a light touch refurbishment to repair and restore a further three heritage buildings: Federation, Dantzic and Redfern.
Sympathetic refurbishment

Hanover and E Block are together Grade II listed and lie in the Shudehill Conservation Area, designated in 1987. The buildings were built by the Co-operative Wholesale Society (CWS), at the turn of the 20th century. The CWS started in Manchester, born out of the Rochdale Pioneers Society of 1844 with the support of other co-operative societies.

The buildings were built by the Co-operative Wholesale Society (CWS), at the turn of the 20th century. Block E was the first component of the listed pair to be built. It was erected circa 1903-05, to house the expanding drapery business and was used as warehouse and showroom premises for wholesale and retail sales until the late 1960’s, since then it has remained unoccupied. The city block was completed by the opening of Hanover House in 1909. Hanover House was purpose built to accommodate administrative offices and a meeting hall for the ever-growing number of Co-operative members. The building remained in use until 2013 as offices for The Co-op.

The wholesale refurbishment of both Hanover and E Block will link the 2 buildings via a new reception and circulation core in Hanover with link bridges from the new core to E Block. At the heart of the redevelopment is a new covered atrium formed from the space between the two buildings and accessed from Hanover and Balloon Street. As the first buildings on the Listed Estate to undergo major refurbishment, a particular effort was put in understanding the heritage elements and analysing options to sympathetically refurbish the building accounting for its remarkable characteristics. These are described below:

**WINDOWS:**
The window surrounds, quoins and most of the carved embellishments are detailed in sandstone, with the exception of the polished granite columns that flank the Balloon Street pedestrian entrance. The refurbishment will incorporate a full overall of the external windows and historic external edifices. New internal double glazing will be installed to improve thermal and acoustic values. The design intent allows for a sympathetic restoration of the original windows where possible so ensuring the character is retained and reducing unnecessary removal (wastage) and is an environmentally encouraged solution.

**MARBLE RECEPTION:**
The existing reception off Corporation Street has been hidden away and closed off for decades, paradoxically this has ensured many of the original features have been retained. The project will sympathetically retain the characteristics of the reception area. This will include the marbling, which will be cleaned of nicotine staining using proven conservation techniques. As well as the retention and enlargement of the decorative coffered ceiling and pendant lighting, which will be restored and replicated.

**BALL ROOM:**
The design is being developed to reinstate the ballroom, which was lost during the second world war. This will be done by re-using some of the reclaimed stone, which has been stored in the Federation Building and will be supplemented with new stonework to recreate the full splendour of the Corporation Street elevation.

**STAIRS & TILING:**
Many of the existing stairs have received decorative finishes, which has included the application of paint to the original wall tiles and the decorative arches to the door heads. The proposed design aims to retain as much as possible the tiling and decorative surfaces based on feasibility of removing existing paint using proven conservation techniques. The aim will be to restore the spirit of the original characteristics of the building, while providing a modern working environment for future generations.

**HANOVER FIRE**
A fire incident occurred at NOMA in the early evening of October 12th 2015, affecting the upper levels of E Block next to Hanover House. The majority of the damage has occurred to the existing building fabric and some temporary construction structures. Some heavy loss was also created as a result of water damage including damage to the original wooden floors which have subsequently had to be removed. A process of drying out of the building has been required and is in process before further remedial works can be undertaken.
Original features in Hanover and E Block before refurbishment
In this Heritage but not listed asset the on-going light touch refurbishment aims to repair and restore the following features. The work aims to render the building fit for occupation pending full refurbishment at later stage of the regeneration following the NOMA strategic plan:

– Light refurbishment of Federation House
– Partial exposure of the original ceilings and increasing the natural light entering the office floors via the large sash windows to each office floor via the removal of the existing 1980’s / 90’s suspended ceiling tiles
– Exposure, repair and restoration of the existing timber floor boards to each office floor
– Repair and restoration works to clock tower structure
– DOFF clean of the stone ornamentation to the elevations
– Repair and redecoration of the large steel doors to the loading bay entrances
– Exposure and retention of other original features where present and appropriate

For this Grade II listed building, the proposed planning permission to be submitted for planning / listed building consent consist of light touch refurbishment to repair and restore the following features:

– Light refurbishment of Dantzic House
– Full exposure of the original ceilings via the removal of the existing lower suspended ceilings to each office floor also maximising the natural light entering the office floors
– Exposure, repair and restoration of the existing timber parquet flooring to each office floor, where present
– Replacement of original windows to three of the six upper floors where beyond economic repair with new slim line modern windows in configuration to match original windows but with improved thermal performance
– Specialist repair and clean to existing marble panelling throughout stairwell
– Conversion of existing goods lift into a secondary passenger lift for use by occupants of the office but retaining the warehouse / goods lift feel
Light touch refurbishments
– Redfern

For this Grade II listed building, the proposed planning permission to be submitted to secure planning / listed building consent consist of light touch refurbishment to repair and restore the following features:

– Light refurbishment of Redfern House
– Removal of the existing 1980’s / 90’s lower suspended ceilings to each office floor to reinstate original floor to ceiling heights and maximise the natural light entering the office floors
– Removal of all later and relatively crude additions and creation of open plan layouts throughout each office floor
– Replacement of all crude and defective / rotting timber windows to all elevations and installation of new slim line modern windows acknowledging / matching the configuration of the original windows thereby enhancing the heritage character but with improved thermal performance
– Retention, repair and restoration of existing stairs and balustrade
– Building fabric and façade repair and restoration

Going forward

The NOMA Responsibility Update is produced annually on behalf of the joint venture partnership of The Co-operative Group and Hermes Investment Management.

To keep up to date with news and events at NOMA you can visit or follow us at:

Noma-manchester.com
@NOMA_mcr
@SadlersYard
@ThePitcrowPub

For updates on live public consultations and community engagement, please visit:

engage.coop

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DISCLAIMER: All information contained in this document is believed to be correct at the time of publication.