

**Rose Street Mixed-use Development**  
**Rose Street\_ Todmorden**

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# **Rose Street Mixed-use Development\_**

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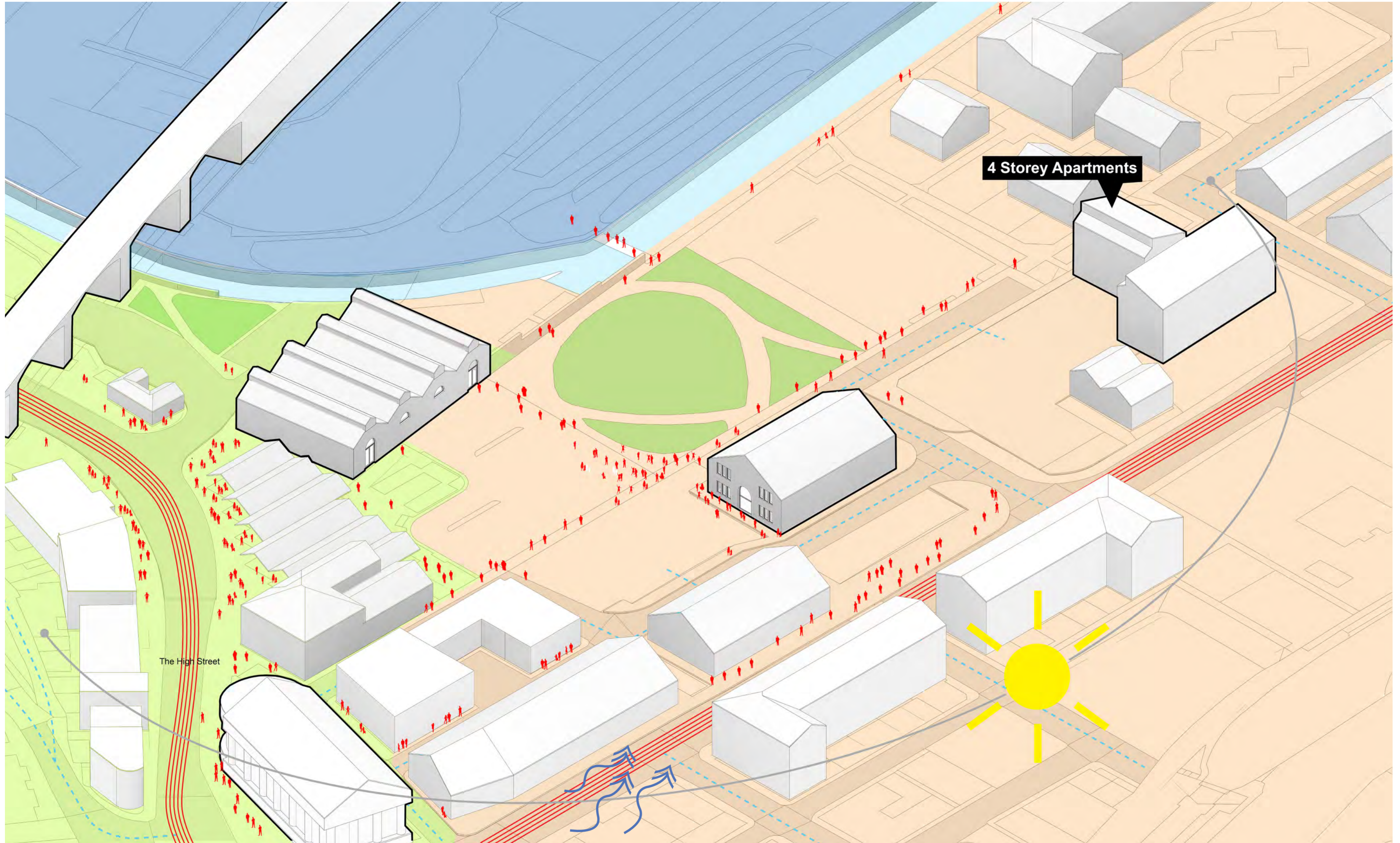
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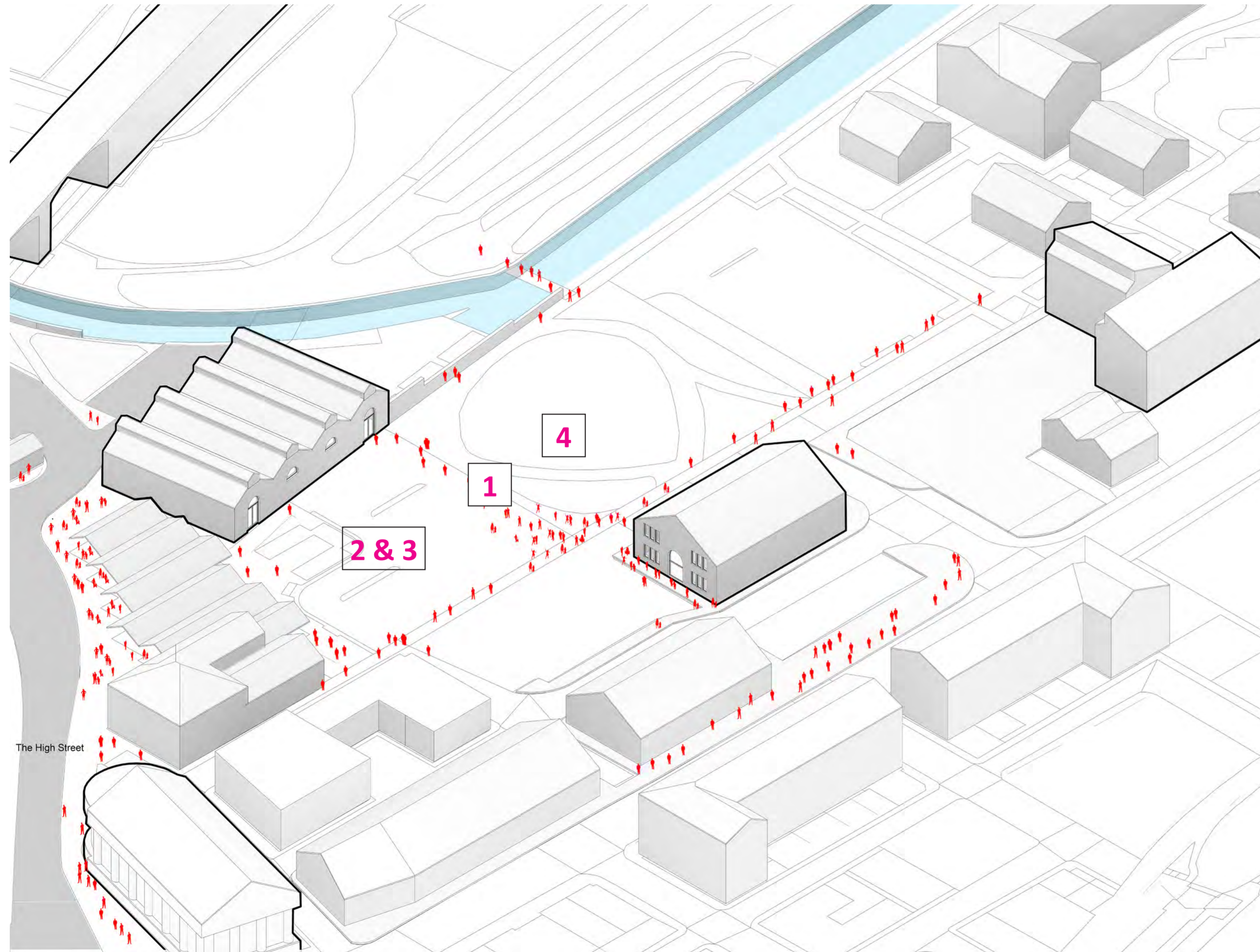
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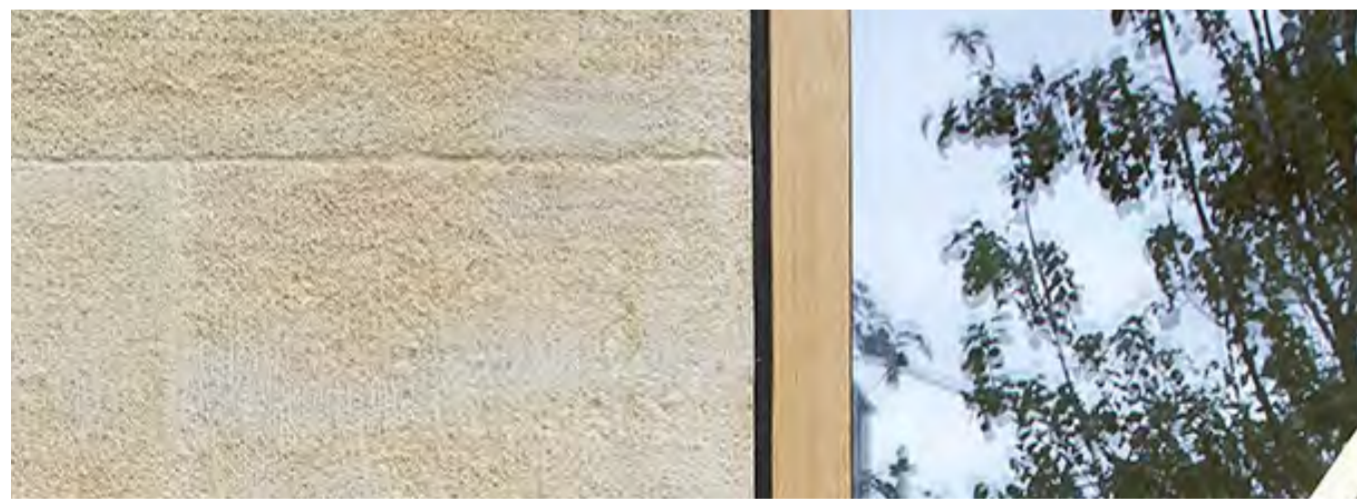


## PUBLIC REALM / LANDSCAPING PRECEDENTS

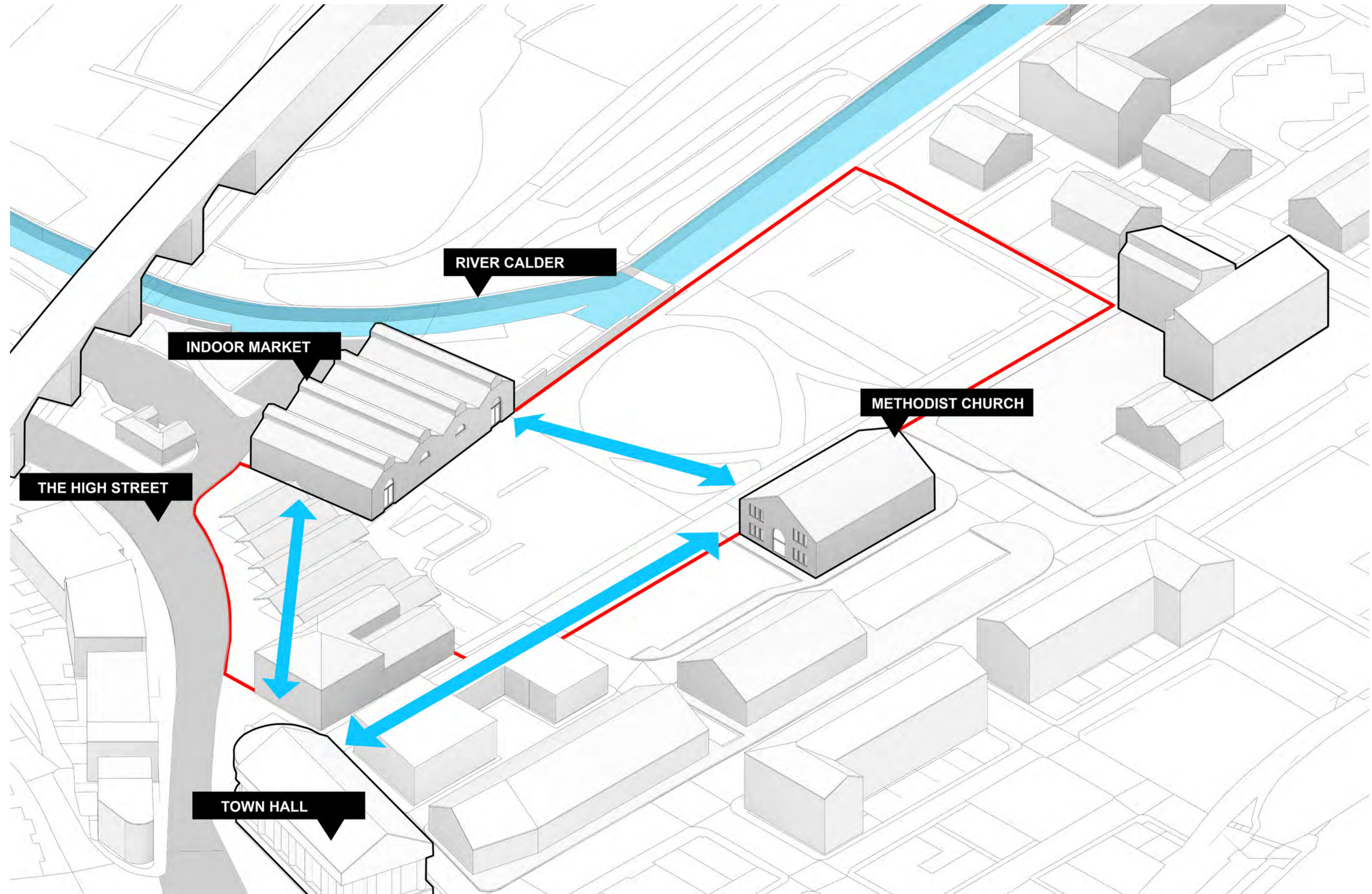


Enhance public realm / landscaping with higher quality outdoor spaces for improved utilisation that work at different scales supporting a variety of functions. Improved public realm will also enhance the character of the existing area and relate better to the proposed buildings.



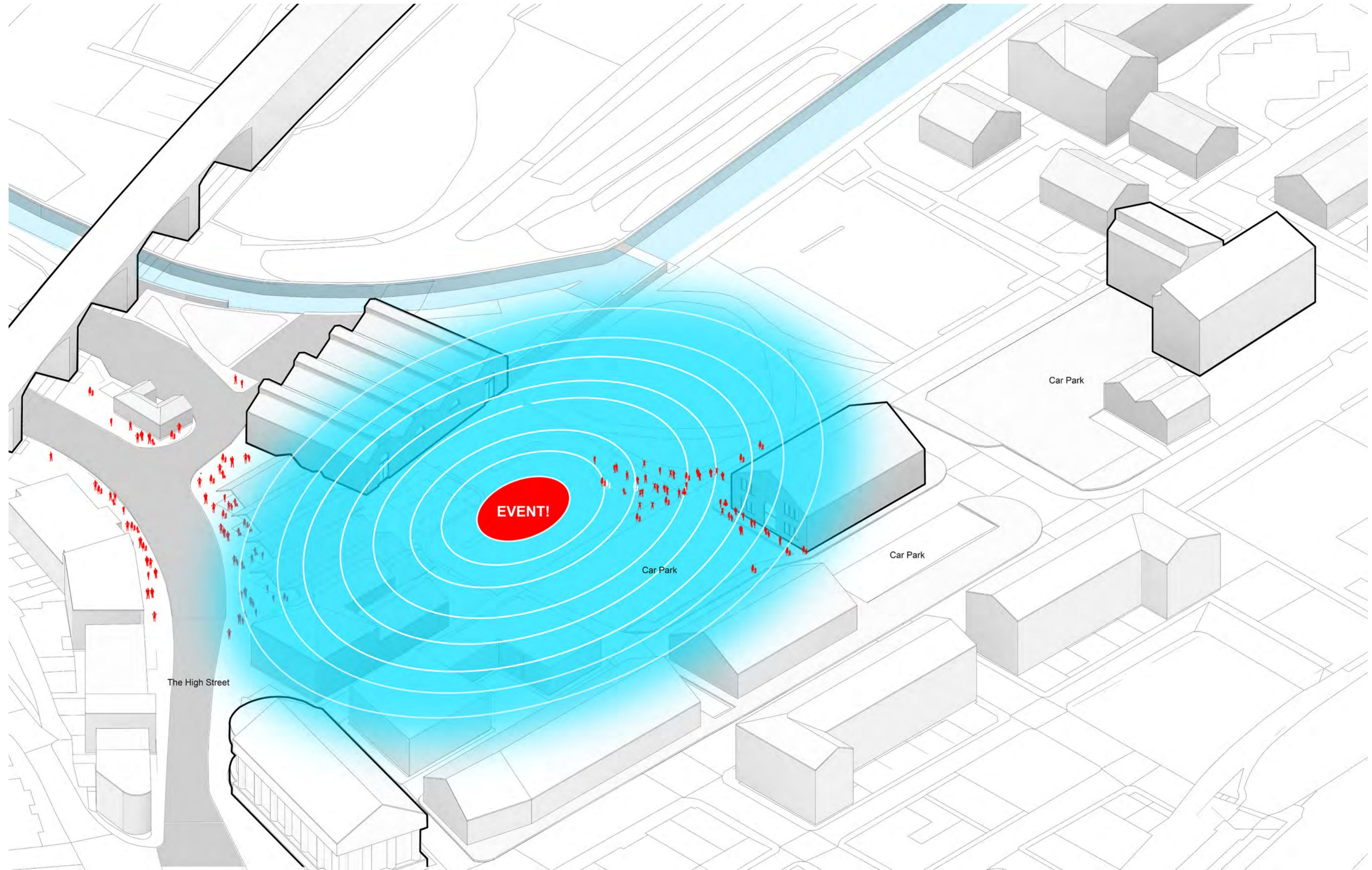






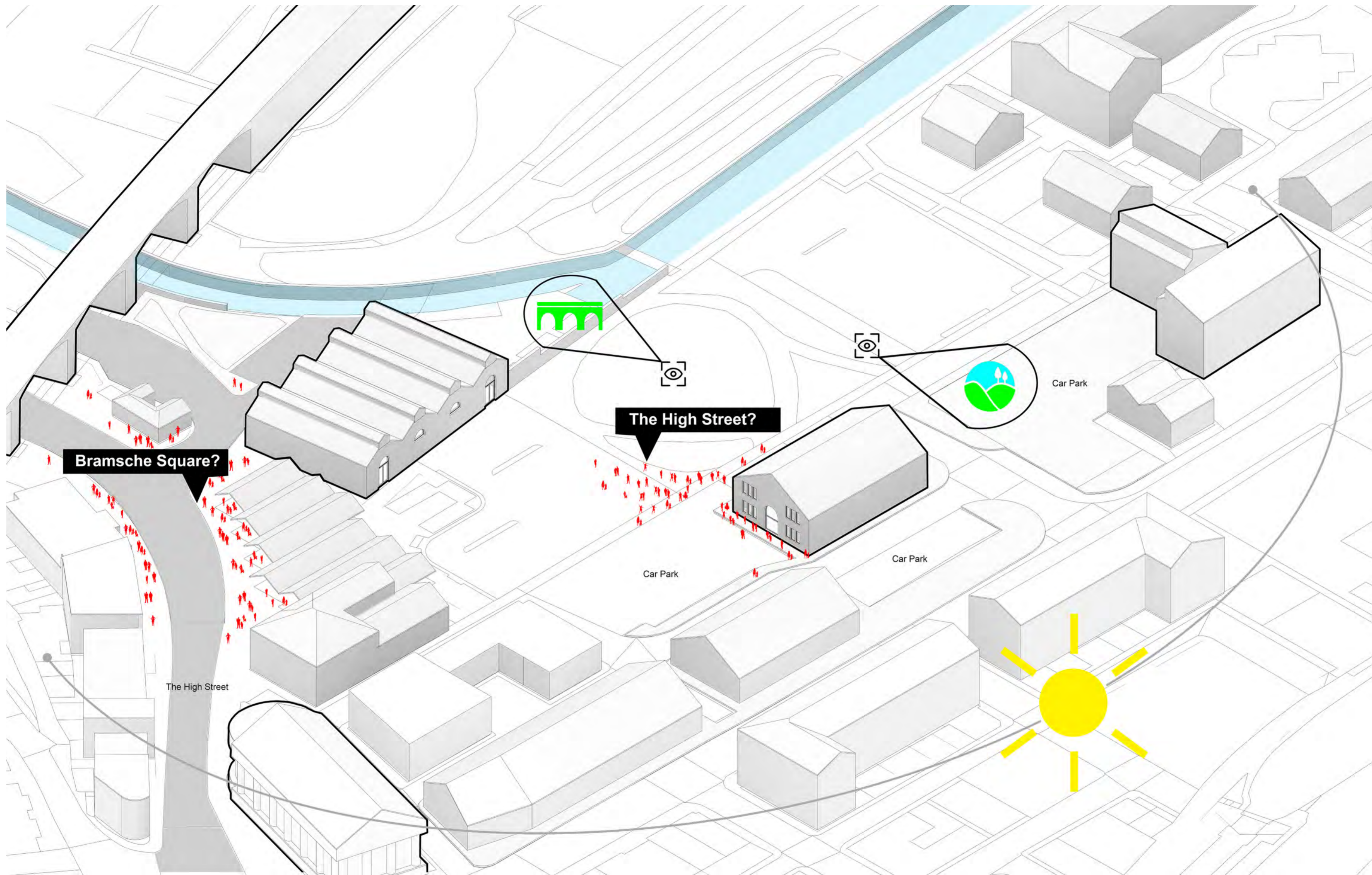
**Bramsche Square**

Located between the High Street, Indoor Market, Town Hall and Methodist Church, the roughly 2-acre site includes Bramsche Square and the towns primary green space. These buildings form the central community hub with the town of Todmorden.



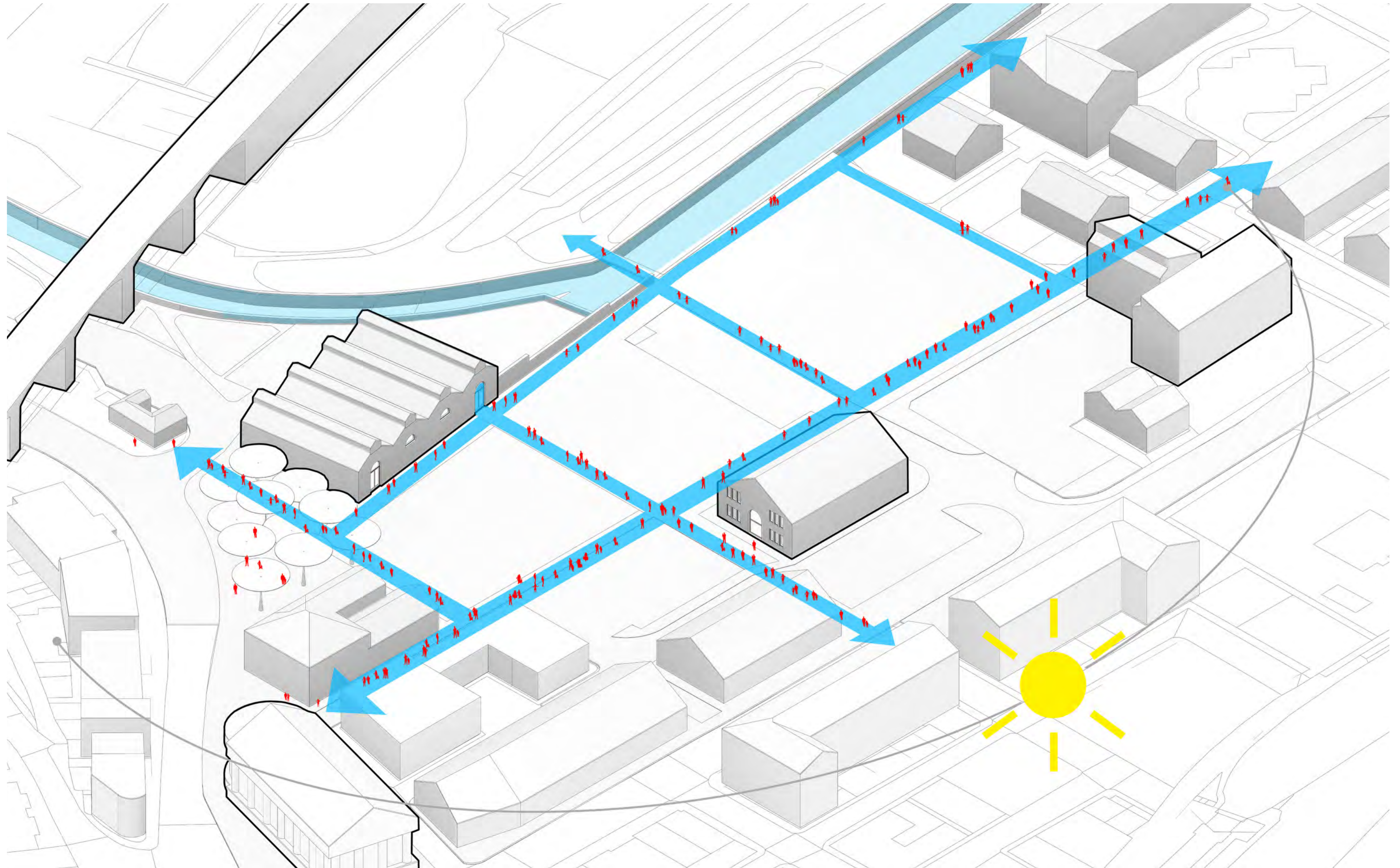
### Formation of a Destination

The connections between the core community buildings provide a central space with the inherent qualities of a destination where community events can take place.



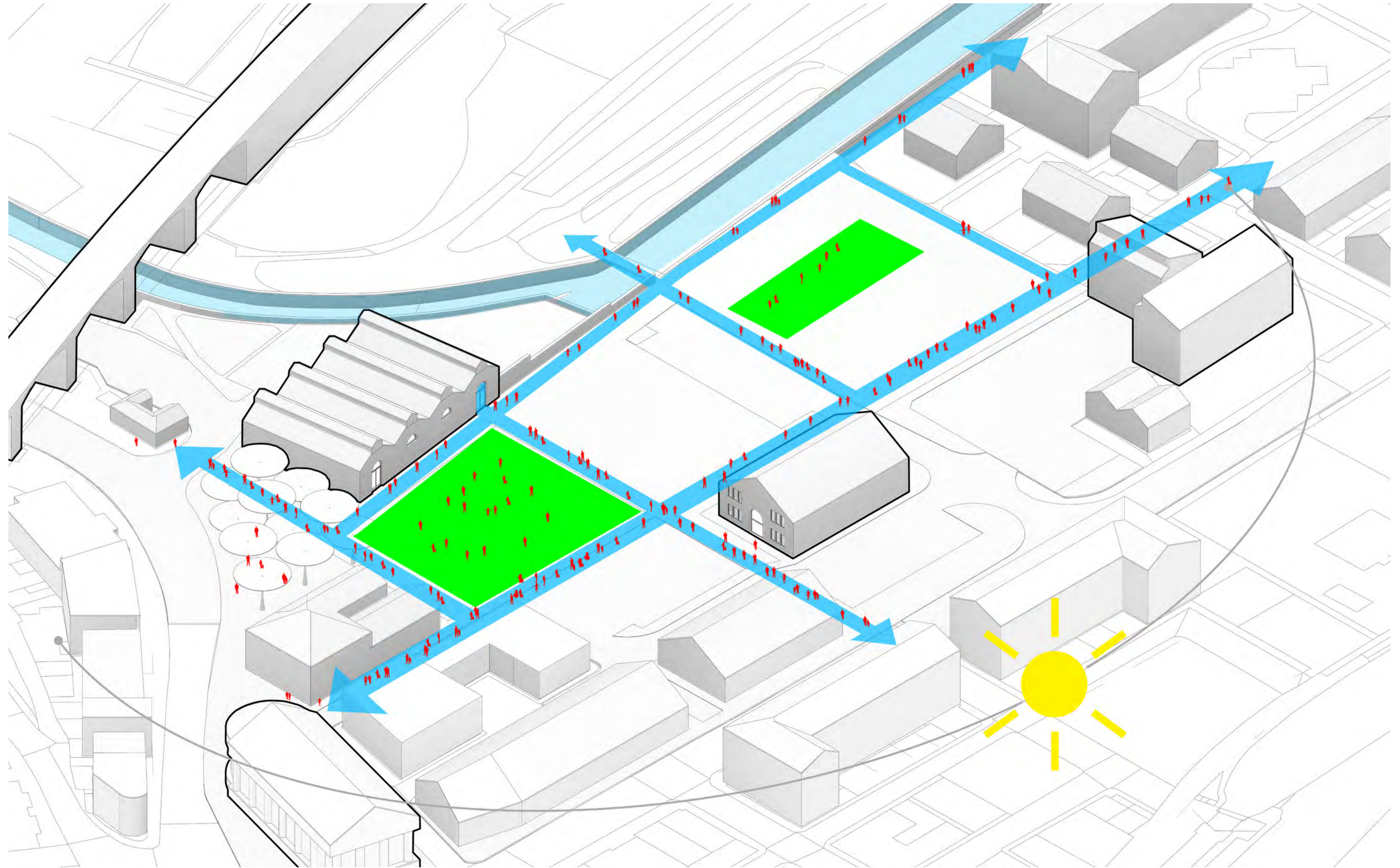
**Daylight & Visibility**

The site benefits from an east to west orientation with spectacular views of the Viaduct to the North and rolling countryside to the South. Visibility between the High Street and Bramsche Square is limited due to the low level market stalls, car parking and street furniture.



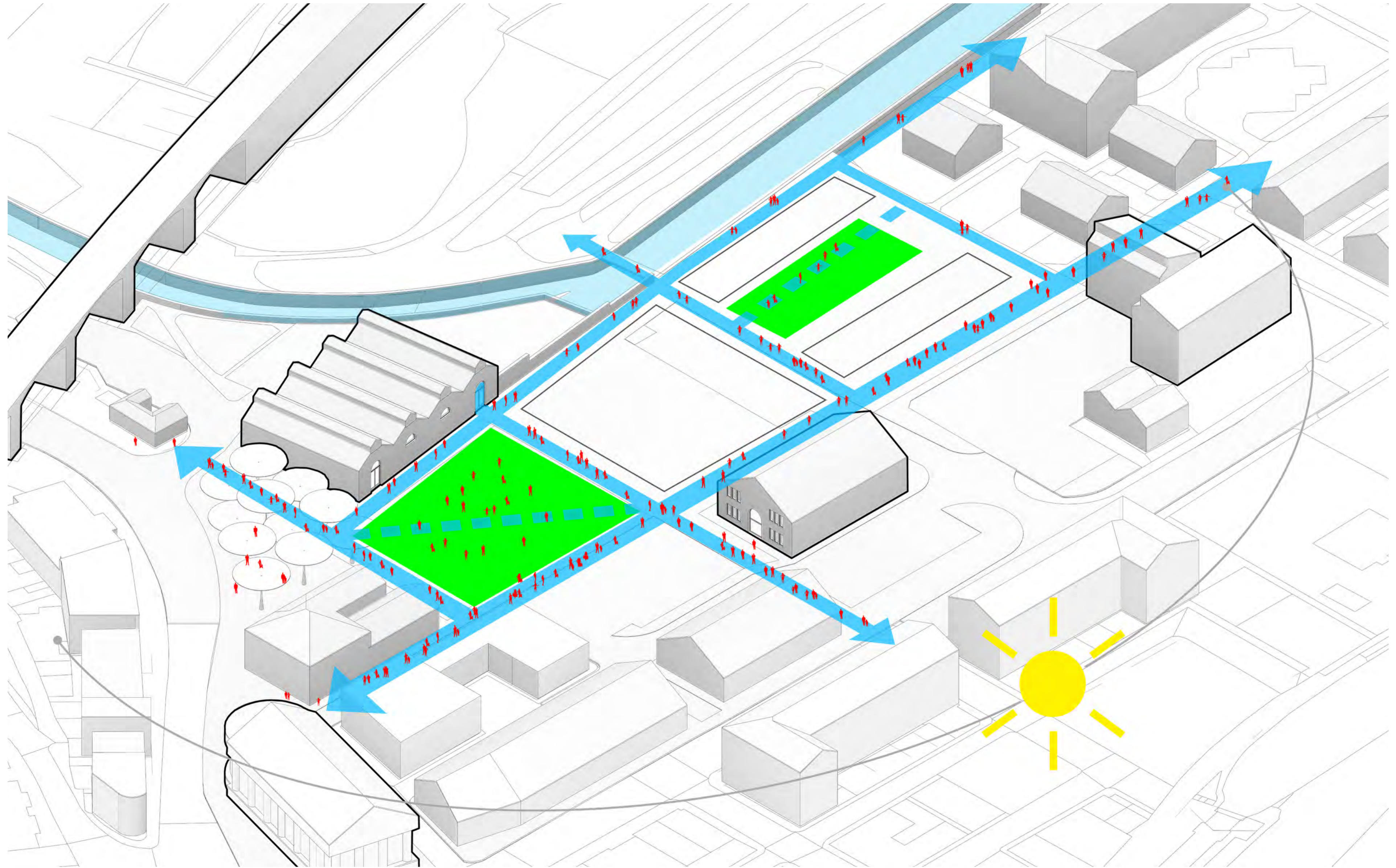
**Visual Connectivity**

A series of upgrades improve the connectivity and accessibility of Todmorden Town centre. AHR propose to redesign the market canopies & car parking to create direct visual connections and welcoming entryways that lead visitors to the new Town Square.



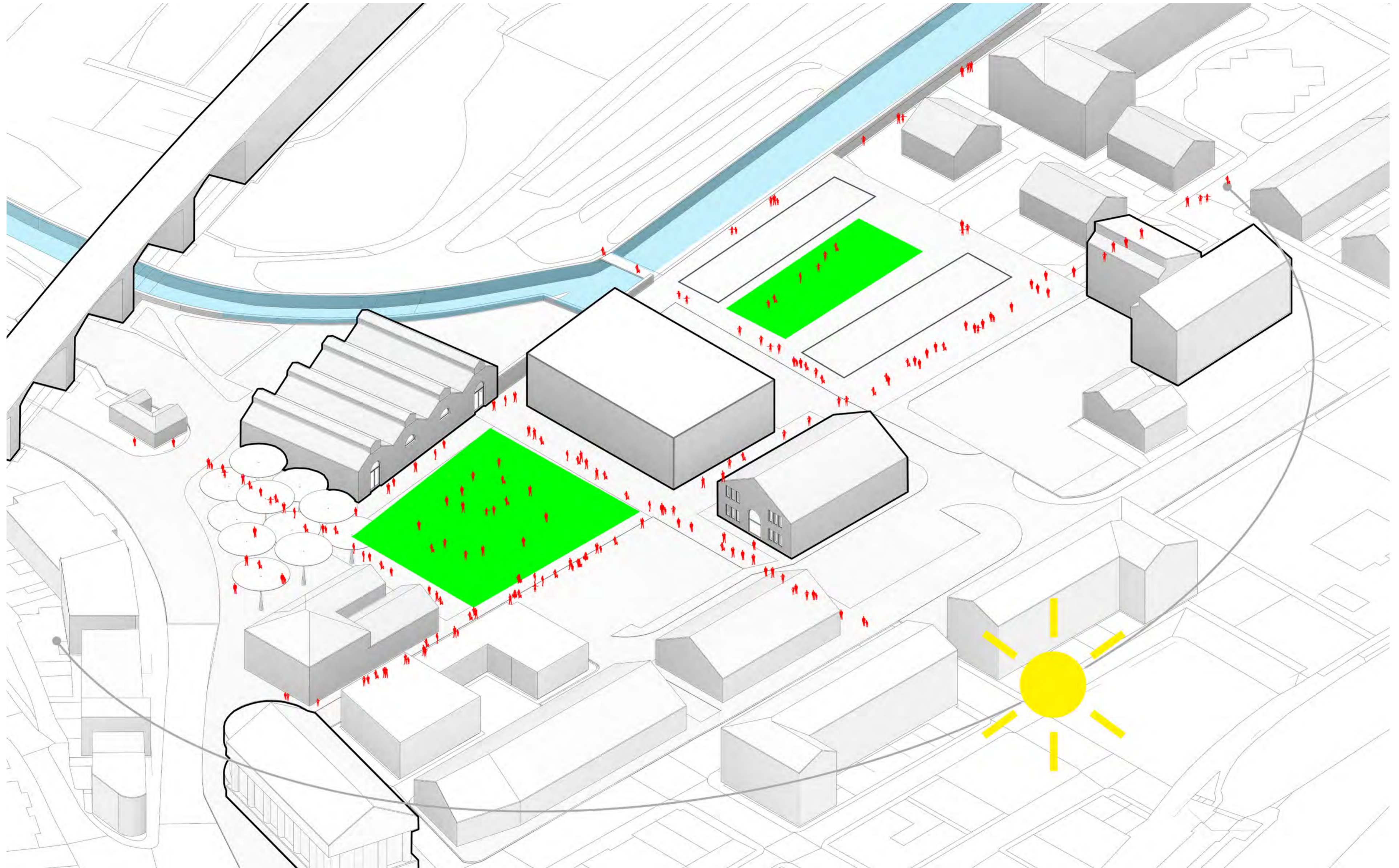
**Town Centre Connectivity & Public Realm**

From the Indoor Market an accessible entrance is added to the South facade to allow the market to spill out in to the new public realm area. The East, West Axis is opened up to create a pedestrian boulevard and the expanded North, South links further improve connectivity to the wider town.



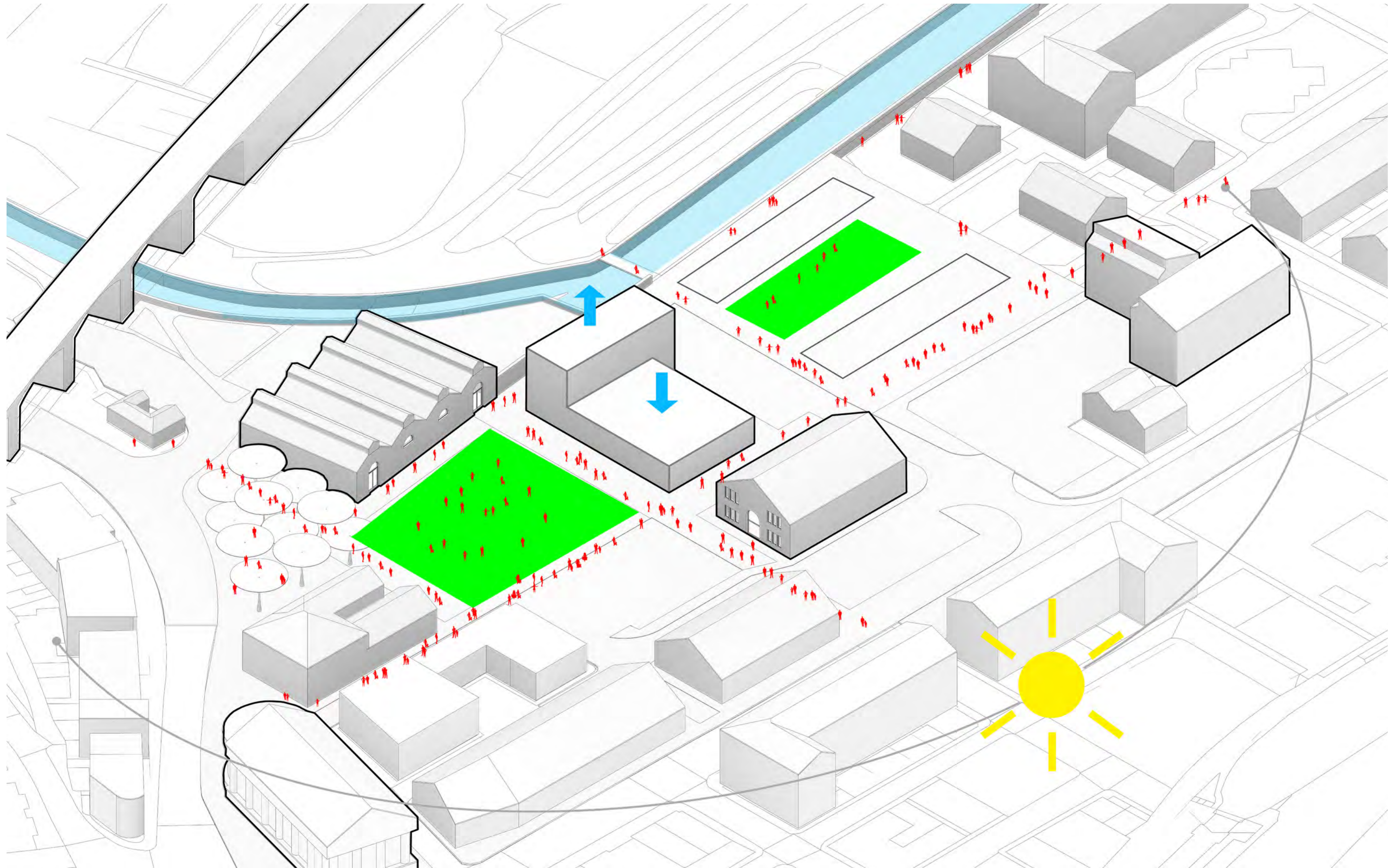
**Building Locations**

Expanded & enhanced public realm areas, existing building positions and desire lines informed locations for the proposed building locations.



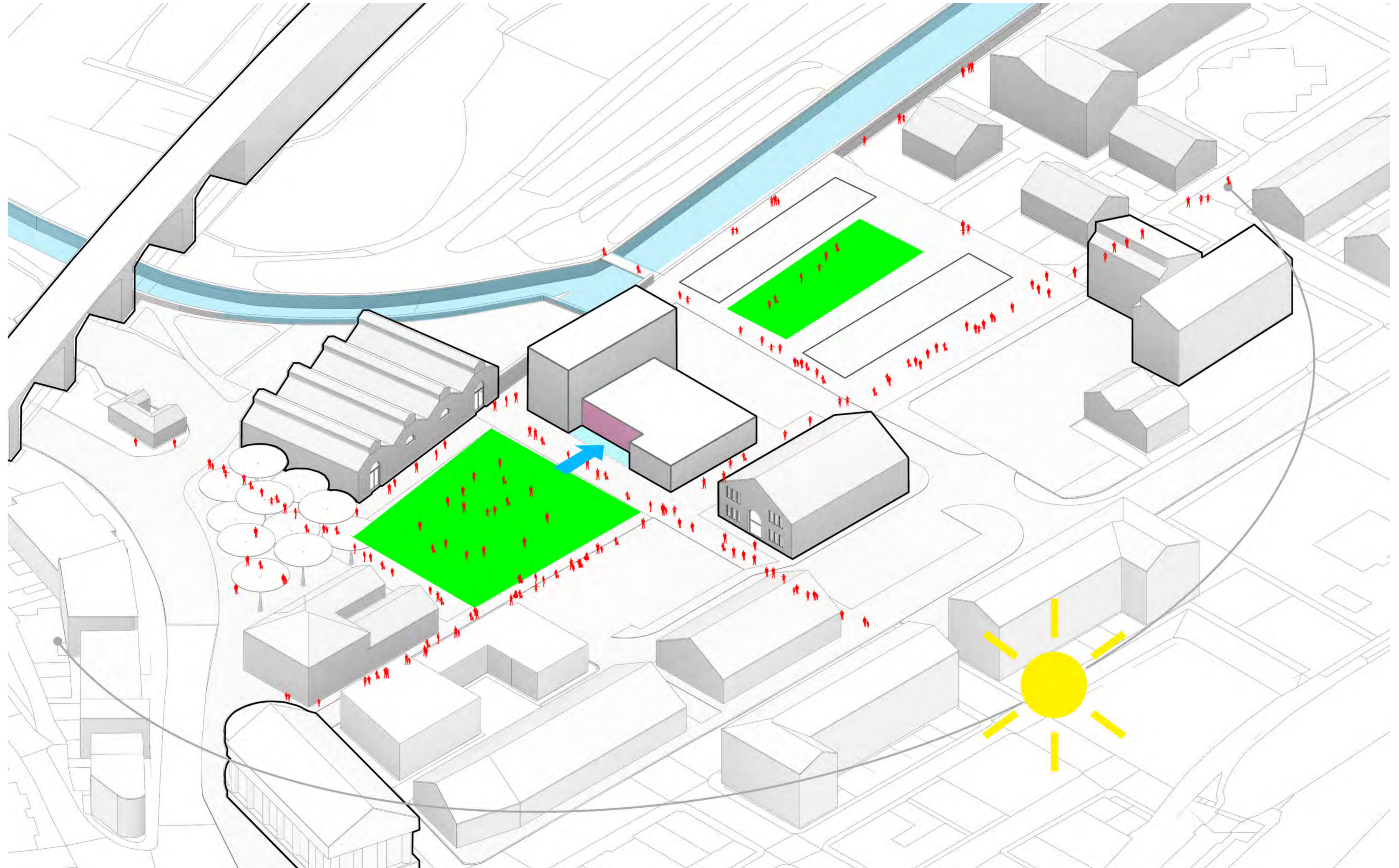
**Extrusion**

The Maximum building envelope forms a building volume with deep floor plans and an imposing presence that is not sympathetic to its context.



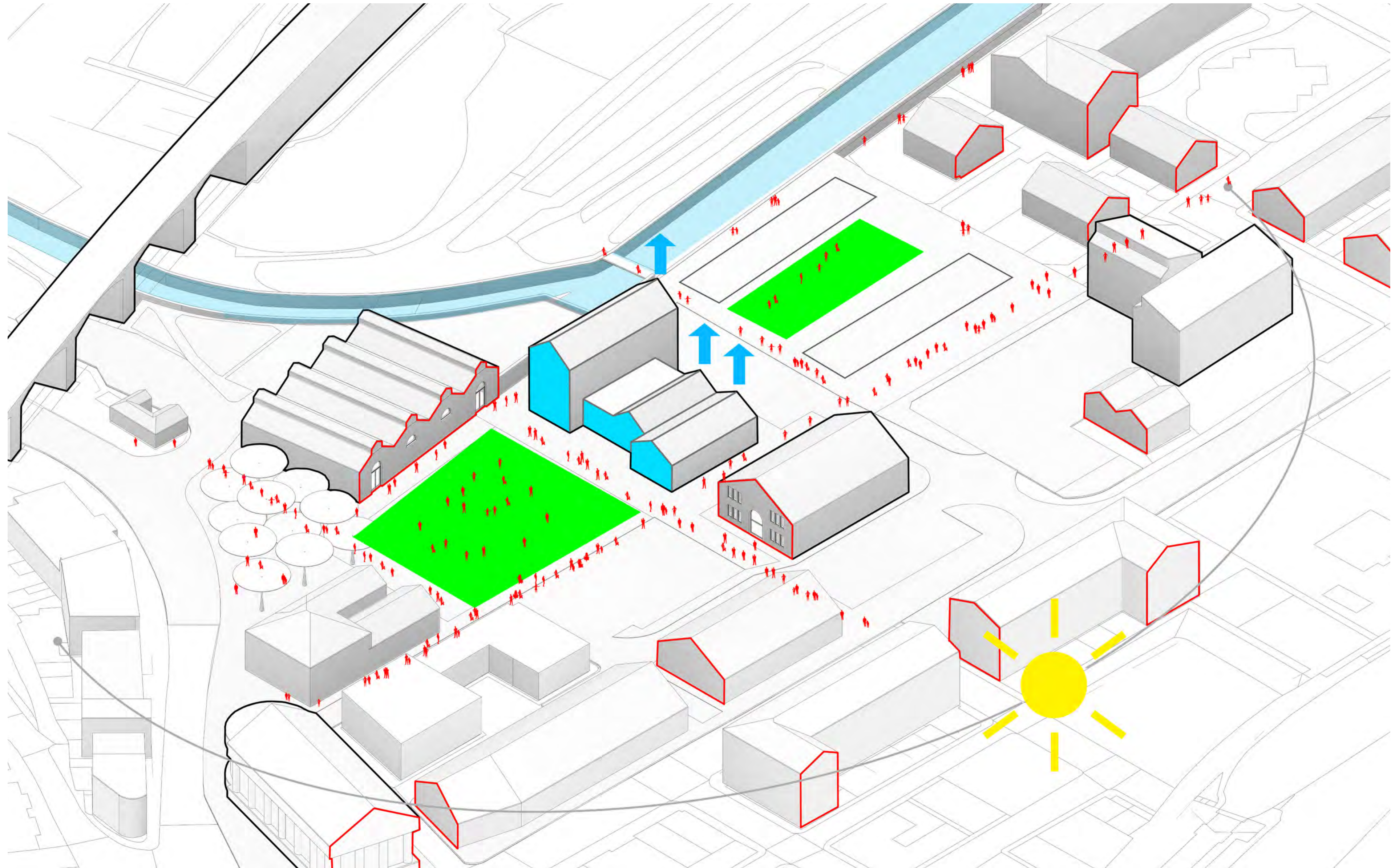
**Stepped Mass**

The roof is pushed and pulled to enable the mass to be split programmatically in to two entities, Hotel & Restaurant, & Three Retail units.



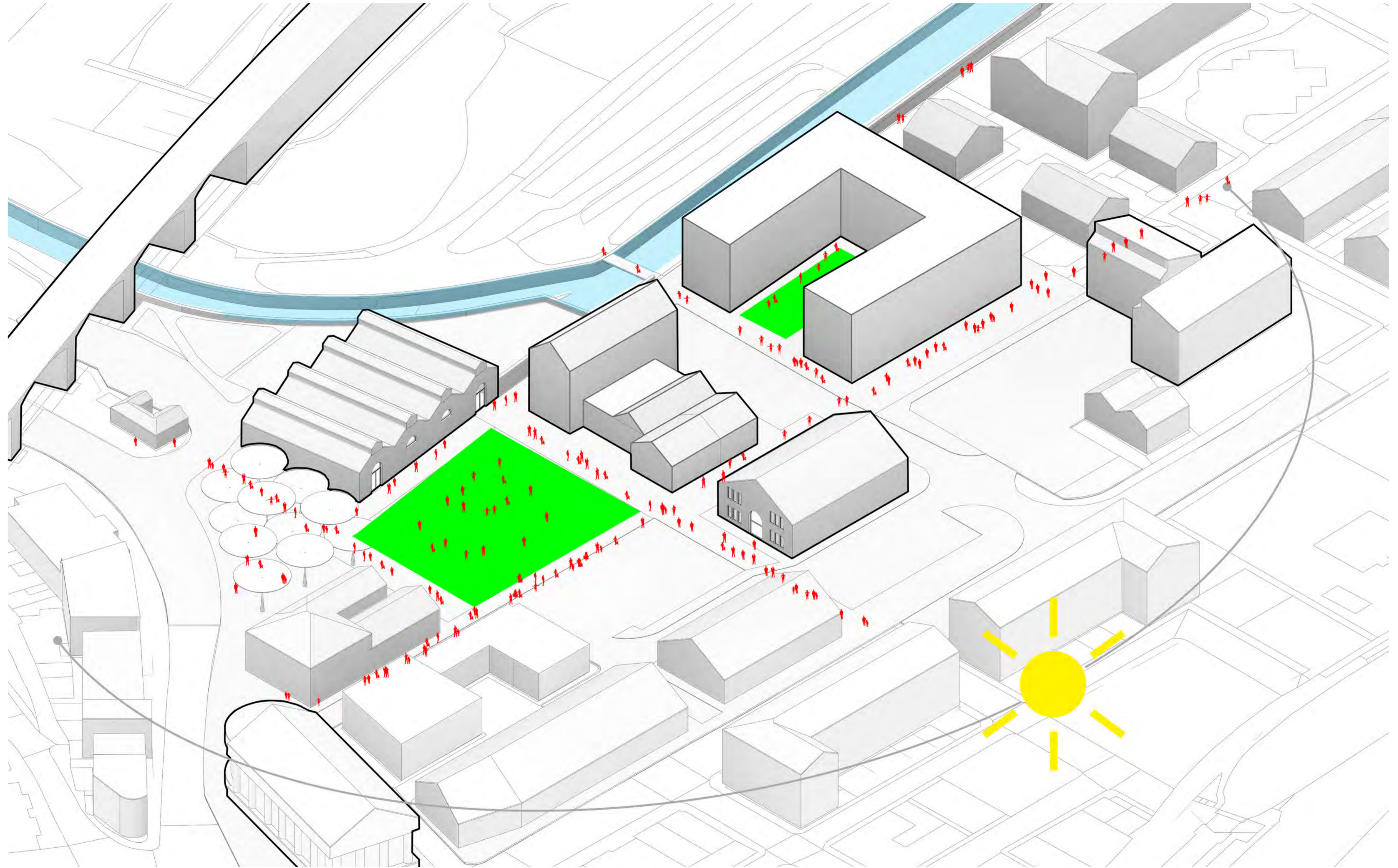
**Deformation towards Public Realm**

The Building Volume is reduced to create dwell space where the retail can spill out in to the new Town Square.



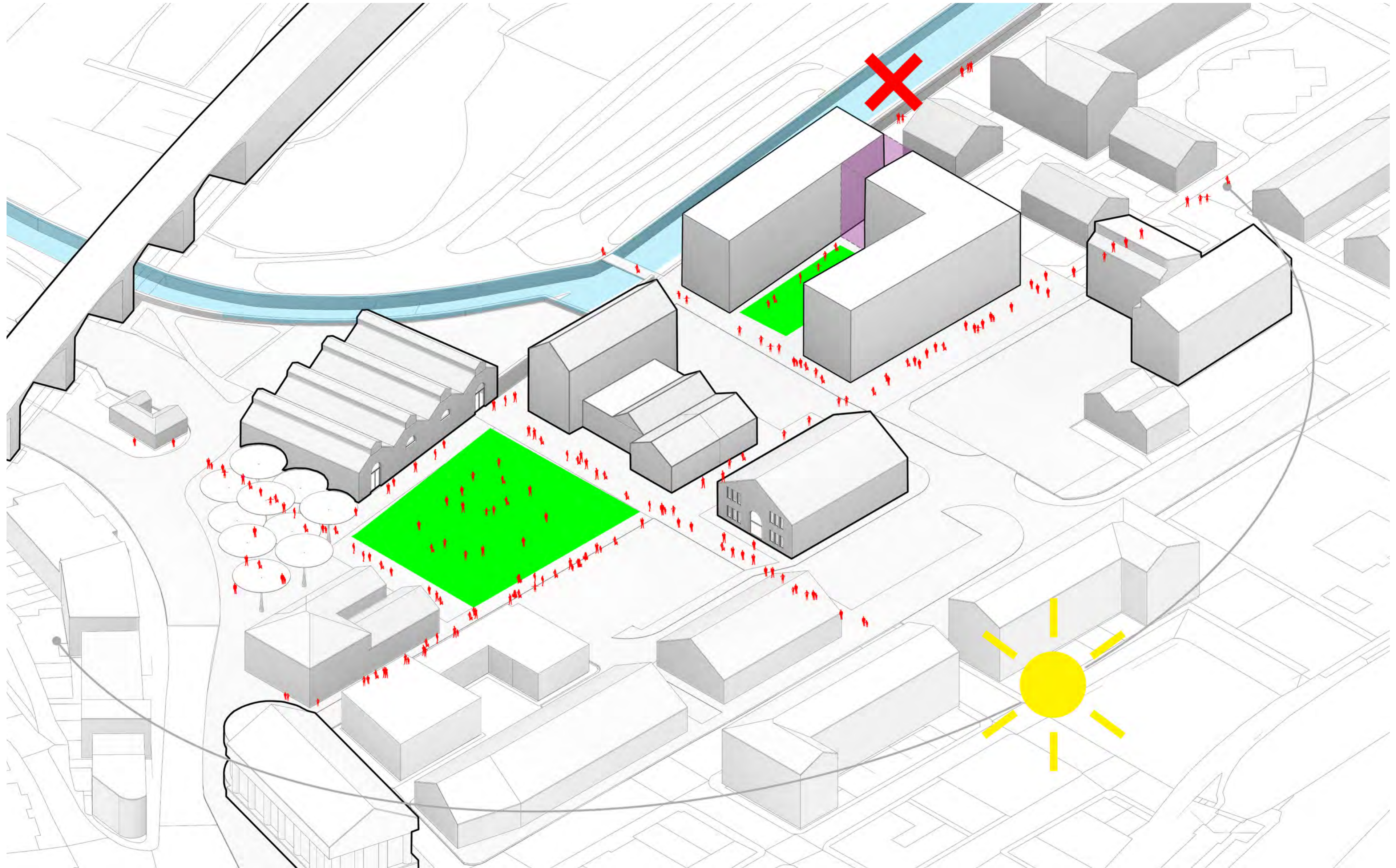
**Fifth Facade Manipulation**

The fifth facade, the roof, is pitched in response to the contextual analysis, creating a building form sympathetic to its surroundings and architecture of its place.



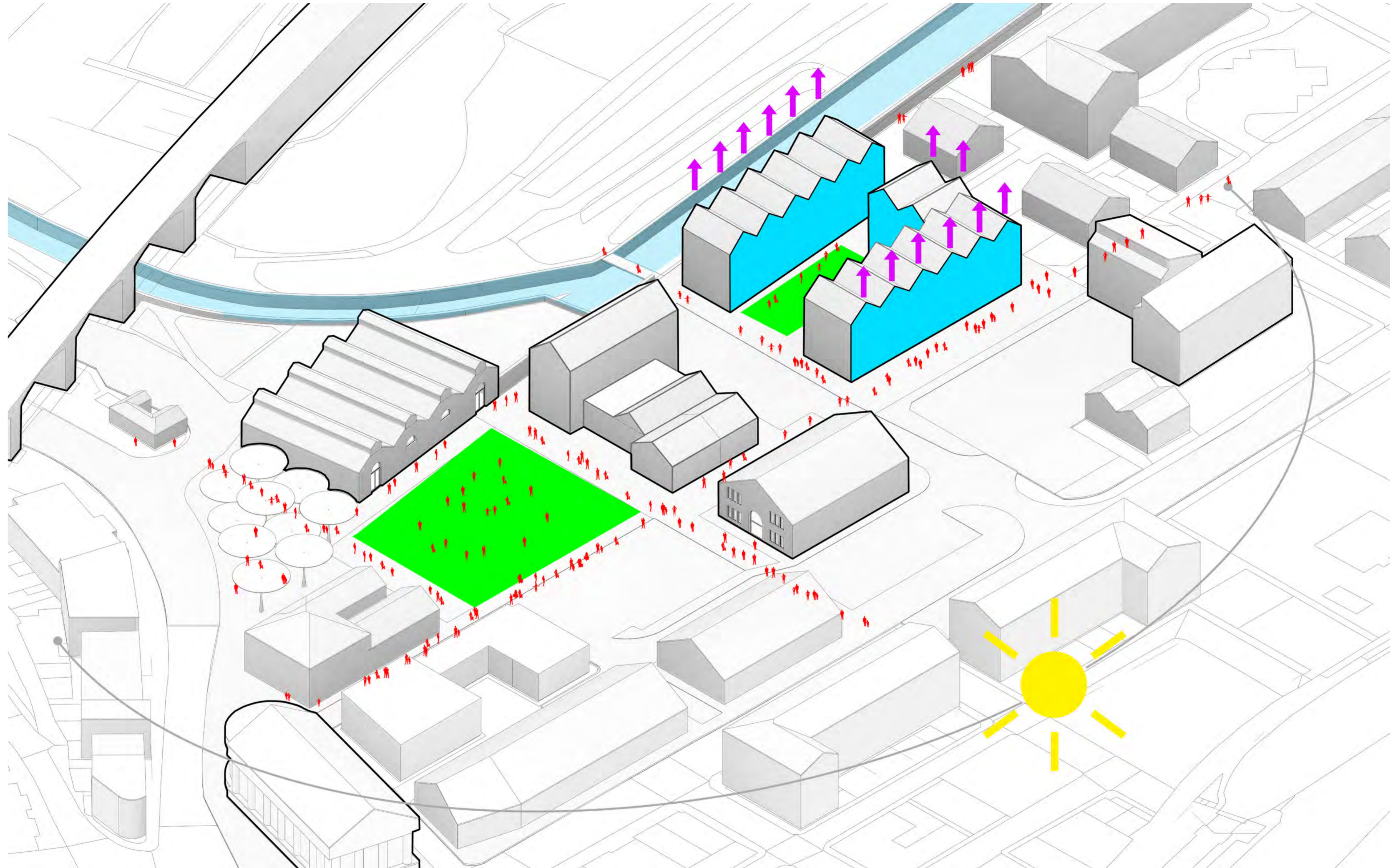
**Extrusion**

The maximum building form that fulfils the site in terms of maximising residential units created a building volume that does not respond to the site desire lines, sun path or surrounding context.



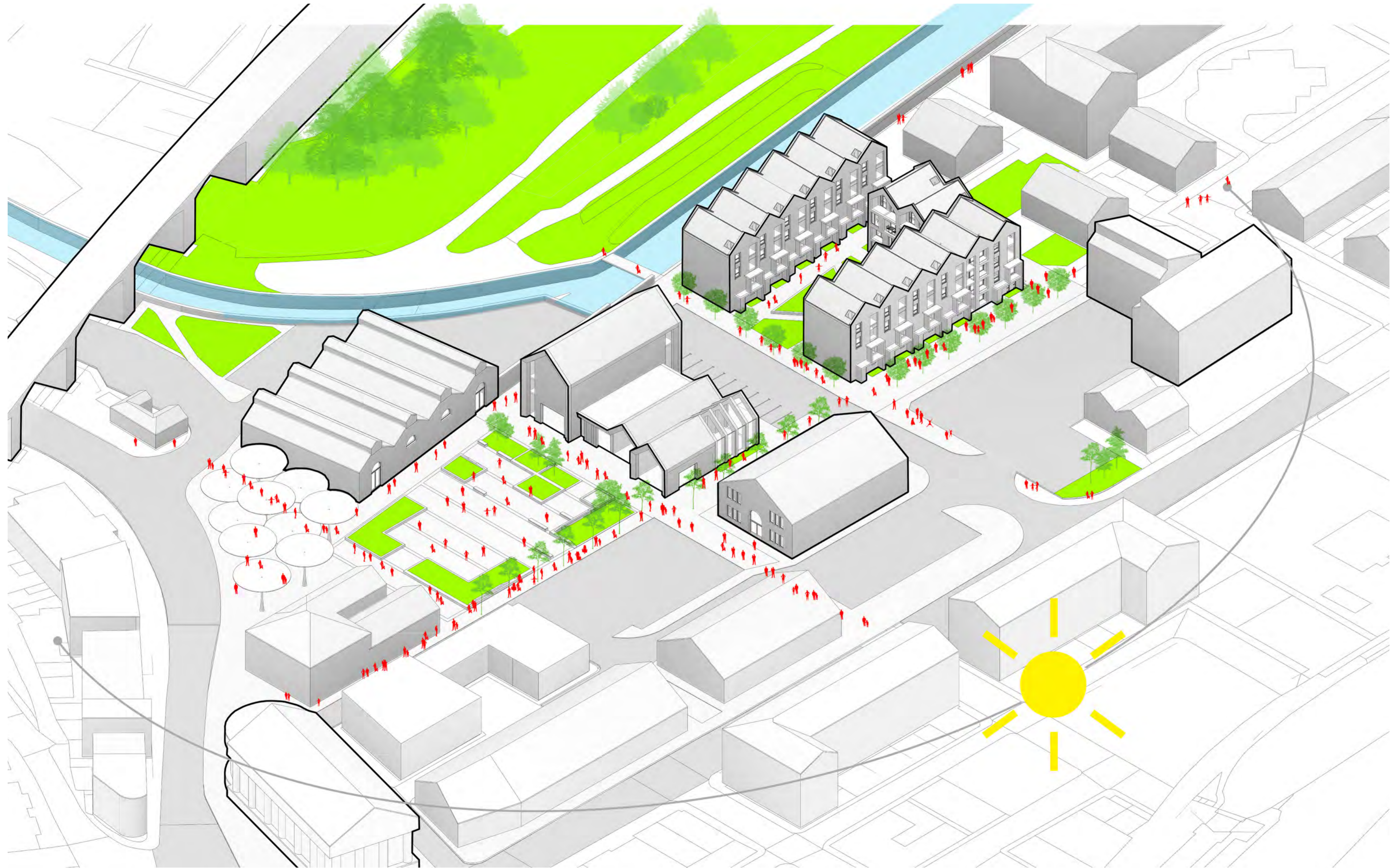
**Subtraction**

An element of the volume is subtracted in response to the desire line to create two volumes, maximising daylighting and circulation through the development.



**Fifth Facade Manipulation**

The fifth facade, the roof, is pitched in response to the contextual analysis, creating a building form sympathetic to its surroundings and architecture of its place.



**Vision For New Green Space**

Expanded Green spaces maintain the biodiverse nature of Todmorden, while providing clear circulation and improved connections between the High Street, Market, Town Hall and Methodist Church. The expanded green space also provide areas for Incredible Edible to expand operations.

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## 4.0\_Scheme Visuals

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View Looking East From New Public Square



View of Incredible Edible Cafe & Greenhouse



View of New Residential Development



View of New Public Square

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# **5.0 Site Plan & Accommodation Schedule**

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SCHEDULE OF ACCOMODATION			
Date: 20 Sept 19			
Accommodation Type	No of Units Per Floor	Percentage Split (%)	Proposed Area (Sqm)

### Commercial / Retail Units

Level 0			
Commercial / Retail Unit 1	1	N/A	85
Commercial / Retail Unit 2	1	N/A	110
Commercial / Retail Unit 3	1	N/A	63
Restaurant	1	N/A	235
Main Centralised Plan	1	N/A	25
Level 1			
Hotel - Apartment Hotel Studio	5	N/A	212
Level 2			
Hotel - Apartment Hotel Studio	5	N/A	212
<b>Total</b>	<b>15</b>		<b>917</b>

Accommodation Type	No of Units Per Floor	Percentage Split (%)	Proposed Area (Sqm)
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### Residential Accommodation

Level 0			
Main Centralised Plant (Resi )	1	N/A	30
Switch / Meter Room	1	N/A	20
<b>Total</b>	<b>2</b>		<b>50</b>

Level 0			
1 Bed Apartments (2 Pers. Occupancy)	7	58.3	350
2 Bed Apartments (3 Pers. Occupancy)	4	33.3	240
3 Bed Apartments (4+ Pers. Occupancy)	1	8.3	85
<b>Total</b>	<b>12</b>		<b>675</b>

Level 1			
1 Bed Apartments (2 Pers. Occupancy)	6	46.2	300
2 Bed Apartments (3 Pers. Occupancy)	6	46.2	360
3 Bed Apartments (4+ Pers. Occupancy)	1	7.7	85
<b>Total</b>	<b>13</b>		<b>745</b>

Level 2			
1 Bed Apartments (2 Pers. Occupancy)	6	46.2	300
2 Bed Apartments (3 Pers. Occupancy)	6	46.2	360
3 Bed Apartments (4+ Pers. Occupancy)	1	7.7	85
<b>Total</b>	<b>13</b>		<b>745</b>

<b>Total</b>	<b>38</b>		<b>2165</b>
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Commercial / Retail Units	15	N/A	917
Miscellaneous Non-Net areas (shared across development)	2	N/A	75
<b>1 Bed Apartment Total</b>	<b>19</b>	<b>50.0</b>	<b>950</b>
<b>2 Bed Apartment Total</b>	<b>16</b>	<b>42.1</b>	<b>960</b>
<b>3 Bed Apartment Total</b>	<b>3</b>	<b>7.9</b>	<b>255</b>
			<b>3157</b>

<b>Total No. Residential Units</b>	<b>38</b>
<b>Total No. Retail / Commercial Units</b>	<b>7</b>



# Rose Street Mixed-use, Todmorden - Proposed Restaurant, Hotel and Residential Development (Complete New Build)



Date 24.09.2019 Revision B

Area	Area (m <sup>2</sup> )	Comments	Location
80 cover Restaurant	235	2m <sup>2</sup> per person + 40% area for kitchen & storage. Additional allowance made for Joinery and FF&E of £1000m2 and £150k for Catering Equipment.	GF Level
10 bed Apartment Hotel	424	Including, circulation. 10 Beds over 2 floors. Average of 30sqm per Studio Apartment, mid-tier standard and allows £85,500 per room (benchmarked against similar projects)	1, 2 Level

Rate	Cost	Notes
2800	£808,000	Includes FF&E & Catering Equipment
85,500	£855,000	Includes FF&E; beds, kitchenette, storage etc

Commercial unit / Incredible Edible Café	63	40 covers internally and external covered area for additional capacity overlooking Public Square. Allowance for Joinery and FF&E	GF Level
Commercial unit / Retail	85	Space with active frontage. Fitout by tenant.	GF Level
Commercial unit / Bar	110	Space with active frontage. Fitout by tenant.	GF Level
Oak Community Greenhouse	60	Greenhouse space to grow produce for Incredible Edible Café. Allowance made for Finishes and M&E.	GF Level

2000	£126,000	Includes FF&E
1800	£153,000	Shell Only
1800	£198,000	Shell Only
1000	£60,000	Includes FF&E

Car Parking		Existing Surface Car Parking Allocation to Development	Existing
Roof Terrace Area	230	Decked area for Restaurant & Hotel, planting and shelter. £50,000 allowance for Furniture & lighting.	FF Level
Public Realm		Hard and soft landscaped piazza to front of building & surrounding proposed buildings, Public Square & gardens.	GF Level
Associated Plant & Sub Station	50	Plant Room - Integrated in to the development located at GF Level adjacent to the new Car Park	GF Level

	£150,000	Signage and CCTV
500	£165,000	Includes FF&E
	£1,950,000	
1200	£60,000	Energy centre

Residential Development	2165	38 Units (19 One Bed, 16 Two Bed, 3 Three Bed)	New Build
Associated Plant	50	Plant Room - Integrated in to the development located at GF Level adjacent to the new Car Park	New Build

1800	£3,897,000	Includes flood resilience measures
1200	£60,000	Energy centre

FEES, PLANNING ETC			
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15%	£678,750	
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<b>Total</b>	<b>3472</b>	Gross Floor Area	
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	<b>£9,160,750</b>	
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**Notes:**

No Allowance for abnormal below ground works  
 High Level Cost Estimates are current day and exclude the impact of inflation

Costs Exclude VAT

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