



makin news

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Makin a Carbon Zero First

Makin Architecture have achieved a planning first for Manchester with this carbon zero-rated apartments scheme.

The Xantium building located on the Ancoats / Northern Quarter border, will have 61 apartments designed to meet 'Code 6', the highest possible rating in the latest system to measure the sustainability of new homes. What is more, the four commercial units at street level will achieve the highest 'BREEM Excellent' rating.

Makin Architecture director Dragana Opačić says... "The significant costs of achieving a high quality carbon zero development is not for the faint hearted. Luckily our client has a passion to create a 'first' for Manchester, and for himself, in pioneering a low energy, sustainable development on this site rather than the nominally 'green' buildings created in Manchester so far".

Zero carbon new homes are critical in achieving the governments target to cut CO2 by at least 60% by 2050 and by 2016 all new homes in England will have to be carbon neutral.

Dragana Opačić continues... "We are extremely pleased that we were given approval and support by the planners for this innovative project. In achieving 'Code 6', eight years ahead of the government's target, we are actively demonstrating that it is possible to design carbon neutral buildings today. It is true however, that compared to a standard development, in terms of capital and running costs, it is far more expensive. Nevertheless, this type of project should be viewed as true investment in our future. These apartments will provide a lifestyle choice that was previously not possible".

In order to achieve net carbon emissions of zero, every component used in the building has to be renewable, sustainable and/or ecologically sound and mostly rated A or A+ in the Green Guide.

The comprehensive code also considers health, well-being and ecology, and to address these issues at the Xantium building, a green area on the roof will support English native wildflowers and grasses and encourage biodiversity; there will also be a brown roof area specifically designed to encourage protected Black Redstart birds. Every apartment has a larger than usual balcony, providing further amenity space, with ample room for planters and bike storage. Large windows take advantage of daylight whilst punched copper screens provide privacy, solar shading and give the building a distinctive translucent turquoise hue.

High levels of thermal mass will keep occupants cooler in summer and warmer in winter and with thermal insulation of 0.1 W/m2 K energy usage will be reduced to the absolute minimum. All heat and electricity needs will be produced on-site through a combination of photovoltaic cells, Biofuel and Biomass generators. Rainwater and grey water will be captured and recycled; this along with reduced flow sanitary fittings will mean that water consumption will be drastically reduced.

New residents in the building will be amongst the first in the country to have the option to choose to live in a Carbon Zero home, however, we didn't want the status to be a compromise when it comes to design. These spacious apartments still have all of the contemporary features we have come to love about city living and what's more they will be great places to live whilst doing as much as we can to help save the environment.



Left: Xantium an artist's impression



History of Piccadilly Estate

Established, by Humphrey Booth the Elder (1580-1635), as a charitable trust to help fund education for disadvantaged children and the poor of Salford, the Piccadilly Estate (bounded by Dale Street, Piccadilly, Dale Street and Newton Street), was still in the ownership of The Booth Charity until 1995.

At the time of its establishment the site was largely rural, but over time, the land was developed for housing and industrial uses.

In the Eighteenth Century, tightly packed terraces of mixed residential and light industrial uses (e.g. wick makers, carpenters) took shape in the fashionable area surrounding the Infirmary (now Piccadilly Gardens) and bordering the main coach route south on Piccadilly/London Road.

With the advent of the Ashton-and-Stockport and the Rochdale Canals in 1805 and Birmingham-Manchester railway in 1842 terminating at London Road Station, secondary industry evolved replacing Georgian terraces with Victorian warehousing. The decline started with the destructive bombing during the 1939-1945 War and the changed economic climate that followed.

Today the Estate sits within the boundary of the Stevenson Square Conservation Area and appropriately, most of the buildings are Grade 2 listed. Only two of the original early Georgian terrace properties survived from Humphrey Booth's original Estate whilst the Manchester Victorian warehouses, built at different times between 1850 and 1890 have survived in one form or another.

Turning Turquoise Buildings into bright new gems

Plans for a high quality serviced office development within Manchester's Stevenson Square Conservation Area were recently given the go-ahead. The Turquoise Buildings, made up of grade 2 listed 56-58 Dale Street and 3 China Lane, will now undergo an extensive programme of regeneration and refurbishment. Existing features will be retained to keep the character and lofty feel but, most importantly, the buildings will be preserved for many years to come.

Andrew Burns Managing Director says... "Our Client, Avanta, plans to tap into the clear demand for flexible accommodation for media, art and design based businesses within the Northern Quarter. The Turquoise Buildings will be a 'one stop shop' for these small or expanding businesses by including all office facilities on a single site".



The fully serviced offices (with voice and data provision) will also include breakout spaces, meeting spaces and a conference facility, which can be rented separately and by outside clients.

Once completed the smartly refurbished Turquoise Buildings should be a shining example of Conservation at its best and hopefully will act as a catalyst to encourage further sympathetic regeneration in the surrounding area.



Focus on Piccadilly

Adelphi Square Master Plan

Adelphi Square, the whole area bordered by Back Piccadilly, China Lane, Dale Street and Paton Street is owned by our client Eastern Green, who together with Makin Architecture have for some time, been working on a master plan to develop and refurbish and regenerate the area.

Adelphi Square (64-68 Dale street, 13-19 Paton Street)

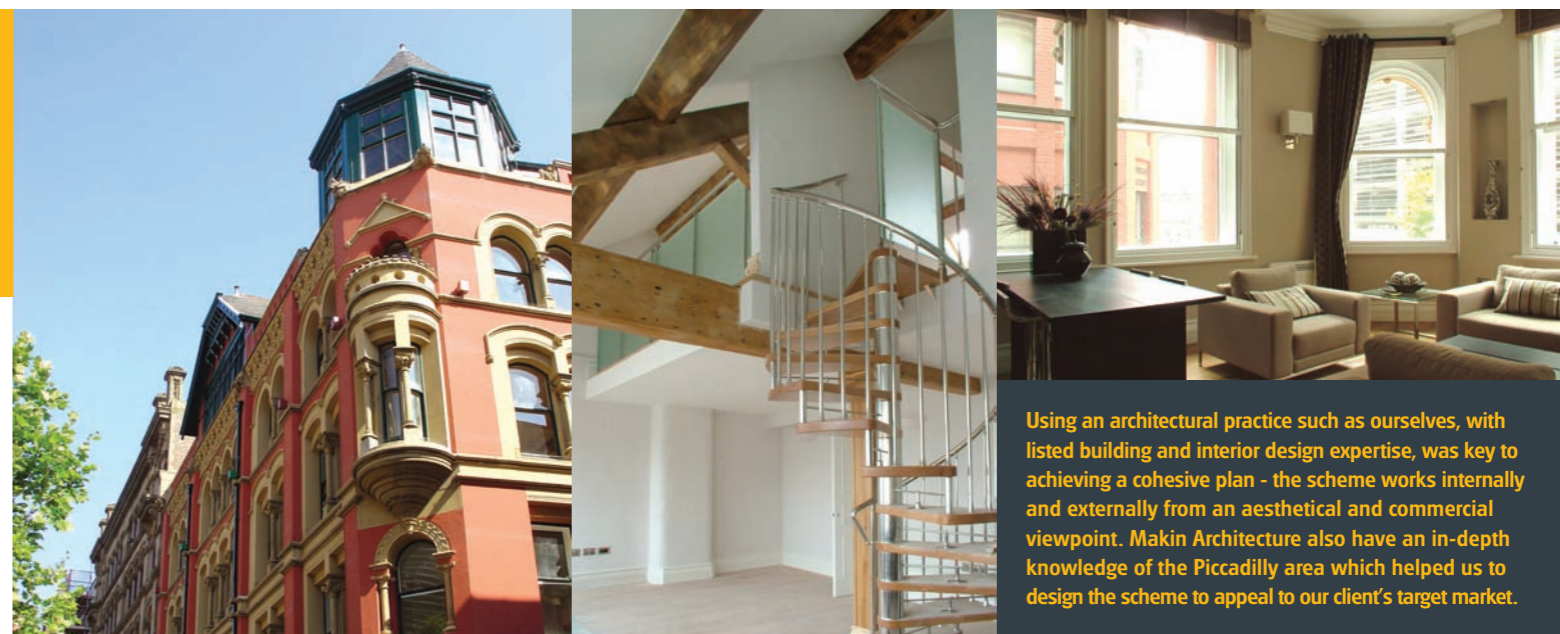
This mixed-use scheme combines apartments, small eateries and offices to create a vibrant and bohemian residential and commercial development with its own courtyard called Adelphi Square.

After intensive consultation with English Heritage, conservation and planning officials, a fresh Planning and Listed Building Consent has been submitted.

Modifications will replace a ramp access to the underground car park with a vehicle lift in the existing loading bay from Dale Street.

The Georgian workers cottages on Paton Street and adjacent Victorian warehouse are now proposed as B1 office space.

A new-build three-storey office pavilion has been added to the scheme proposals, at the corner of Back Piccadilly and Paton Street. The introduction will reinforce the corner, but still provide outdoor amenity space to the rear. It also provides the opportunity to site plant on the new flat roof, remote from the Listed Buildings.



Using an architectural practice such as ourselves, with listed building and interior design expertise, was key to achieving a cohesive plan - the scheme works internally and externally from an aesthetic and commercial viewpoint. Makin Architecture also have an in-depth knowledge of the Piccadilly area which helped us to design the scheme to appeal to our client's target market.



Loving Piccadilly Living

Set to be a much-desired address, 79 Piccadilly has been tastefully converted into 25 apartments.

The grade 2 listed building was originally office accommodation, but it was dilapidated and no longer used. Recognising the potential and convenient location our client brought in the listed building expertise of Makin Architecture to make the vision a reality.

The new apartments, made up of 1 bedroom, 2 bedroom and studio flats, are now proving to be popular with a variety of city dwellers and trendy show apartments designed and dressed by our interiors department are helping sales along.

The building's beautiful ornate features such as Victorian balustrades, tiles and ceilings were restored giving common areas a majestic air.

All necessary subdivision of the original spaces took the ornate features into consideration so they remained intact and on view.

Externally the building fabric was renovated and re-rendered to contrast with the gothic stone features.

This building was a finalist in the 2008 MEN Residential Property Awards in the Best Conversion Category.





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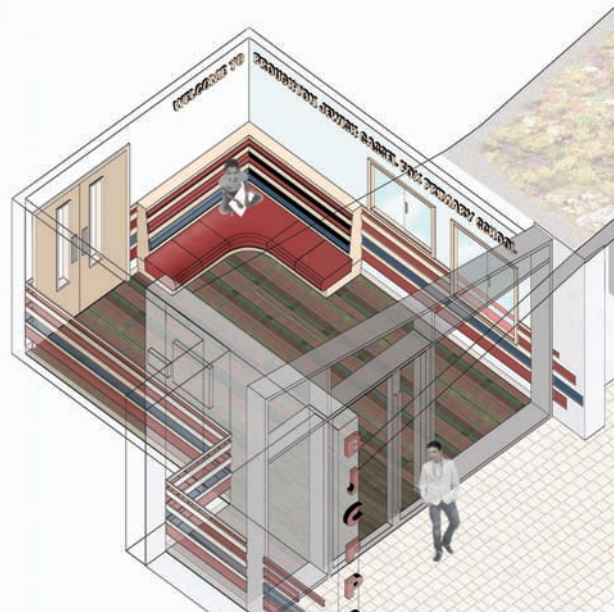
Makin speedy progress

Within six months of bringing Makin Architecture on board, Broughton Jewish Cassel Fox Primary School in Salford, were given planning permission and grant assistance to embark on a programme of improvements and expansion.

Makin's new contemporary visitors entrance and double height extension with eco friendly green roof canopies will transform the rather ordinary exterior, improving the aesthetic appearance and perception of the school from the street, whilst providing desperately needed additional classrooms, school hall, crèche and special needs amenities and improving access for staff, pupils and visitors.

Andrew Burns, Managing Director of Makin Architecture said... "With today's overworked

planning system and the usual myriad of red tape to go through, we were delighted that planning approval was given within six months of our initial instruction, it is also quite an achievement to secure the much needed grant funding within the timescale, which has allowed the project to be given the go-ahead in record time. The works have started on site and the pupils and staff can look forward to a much improved learning environment in the not too distant future".



Florida Fun for Comic Relief

The winner of our luxury Florida Holiday grand draw in aid of Comic Relief, Debbie Illsley, Partner of Nexus Law Firm, kindly sent us some photographs of her recent trip to Florida. As the house sleeps up to 10 people Debbie made the most of the opportunity and took her nieces and mum along on the trip.

Debbie says... "We had a fantastic time visiting all the parks which were on our doorstep and the house made an amazingly comfortable, spacious and entertaining place to return to or spend a "day off" relaxing in the pool or games room before the next onslaught of talking mice and whales! As you'd expect from an architect owner it was visually stunning with everything a visitor could want (and more!)".

The picture features Debbie with her nieces and mum outside the Florida house.

Check it out at www.floridakissimmeehomes.com



Run for Macmillan

You may remember from the last edition of Makin news that we entered a team in the Great Manchester Run.

Our fit and feisty lot raised a grand total of £940 for Macmillan Cancer Support which will go towards improving the lives of people affected by cancer.

Well done to team Makin and thank you to all who put their hands in their pockets and sponsored the guys and girls.