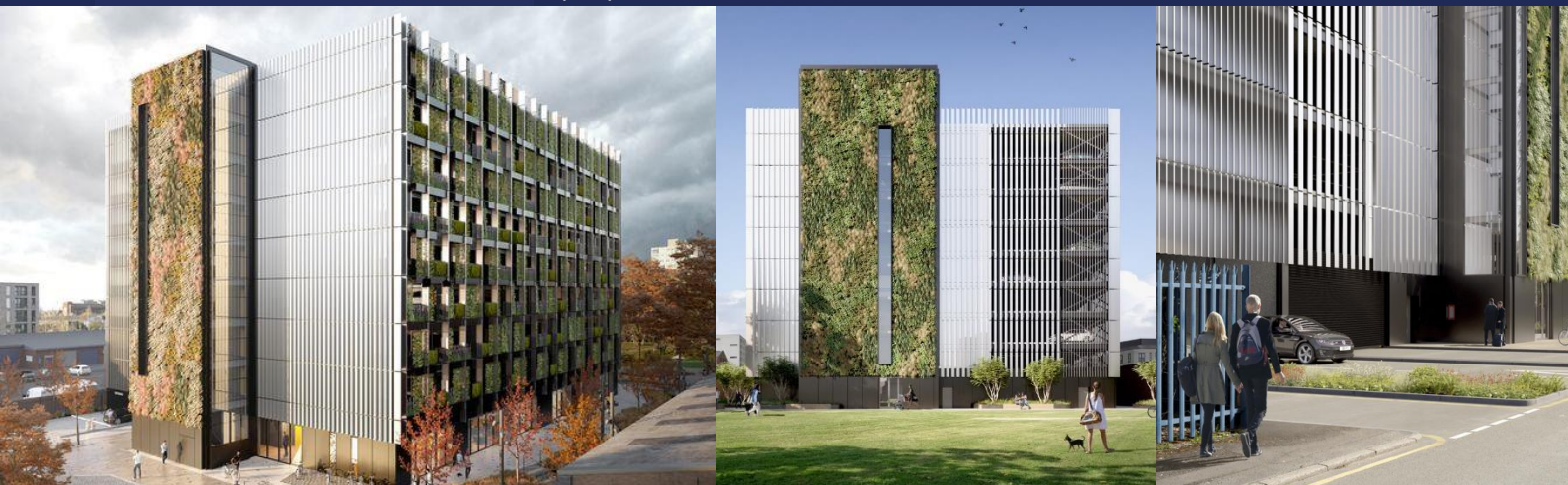


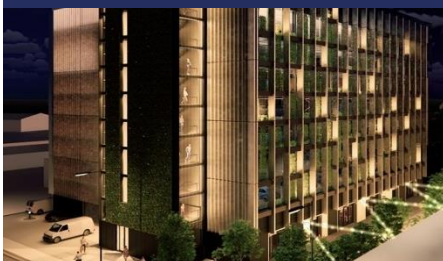
Ancoats Mobility Hub

A 'UK-first' transport facility, pushing the boundaries of sustainability and SMART connectivity, prioritising people and the environment over vehicles



KEY INFORMATION:

CLIENT: **Manchester City Council**
LOCATION: **Ancoats, Manchester**
CONSTRUCTION VALUE: **£24.5m**
CONTRACTOR: **Bowmer + Kirkland**
START - FINISH DATE: **PCSA: May 22 – May 23 / Construction: June 23 – November 24**
SECTOR: **Transport / Mixed Use**
FORM OF CONTRACT: **NEC3 Option A**
DELIVERY TYPE: **Design & Build**



EXAMPLES OF SOCIAL VALUE PROMISES:

- £5.2m in Social Value Add (21.22% of project value) – considered best practice by Social Value Portal
- 239 apprenticeship weeks
- 50% Local Labour (within 20 miles of site)
- 60% Local Spend (within Greater Manchester boroughs)
- 1,500 transport miles avoided through a Sustainable Transport Plan
- 50 hours donated to school engagement
- 100 hours donated to community activities / events
- Employ three homeless persons on the project

**+BOWMER
KIRKLAND**

PROJECT OVERVIEW:

Demolition of existing commercial units, followed by the design and build of the 8-storey Ancoats Mobility Hub, a next generation transport facility to serve new neighbouring residential developments providing 1,500 new homes.

The Hub will include:

- 150 secure bike parking spaces and changing facilities
- 102 Electronic vehicle charging points, with potential for more
- Up to 30 spaces for car club/car share schemes
- 406 car parking spaces for residents and visitors
- Parcel delivery hub to serve the neighbouring residential apartment blocks
- Over 400 rooftop solar panels
- Space for a new ground floor café
- A new ground floor commercial unit
- Over 400sqm of green wall and 950 sqm of planted façade – equivalent to the size of 7 tennis courts
- 1370sqm of new public realm, connected to Ancoats Green

KEY CHALLENGES

1. **Green / planted wall design** – B+K appointed a specialist sub-contractor early during the PCSA, to work collaboratively with the wider design team and Building Control, to develop compliant design proposals (fire was a key concern), whilst also ensuring cost effective solutions for irrigation and future access for maintenance.
2. **Achieving the budget whilst retaining the design intent** – inflationary pressures were encountered during the PCSA, managed through a collaborative design process with regular commercial reviews and optioneering workshops.
3. **Futureproofing / flexibility in design** – the end-use of the parcel delivery hub and commercial space is currently unknown so flexibility required in the SMART infrastructure design to facilitate future fit-out and operation.
4. **Agreeing logistics in a tight city-centre location** – proactive engagement with local residents and businesses and MCC Highways to collaboratively agree B+K's logistics, minimising disruption.

"The Ancoats Mobility Hub proactively responds to climate, health, and sustainable transport priorities, and I congratulate the Council for their continued commitment to creating inclusive and healthy urban neighbourhoods brought to life by their vibrant communities.

The Hub ensures that Ancoats will be not just renowned for regeneration, but for its sustainability – creating a low carbon, green neighbourhood that should be a model for future city centre investment.

Manchester City Council leads the kind of urban planning initiatives that make Manchester unique among cities worldwide, and we are proud to have developed the Hub concept."

Bev Craig – Leader of Manchester City Council