

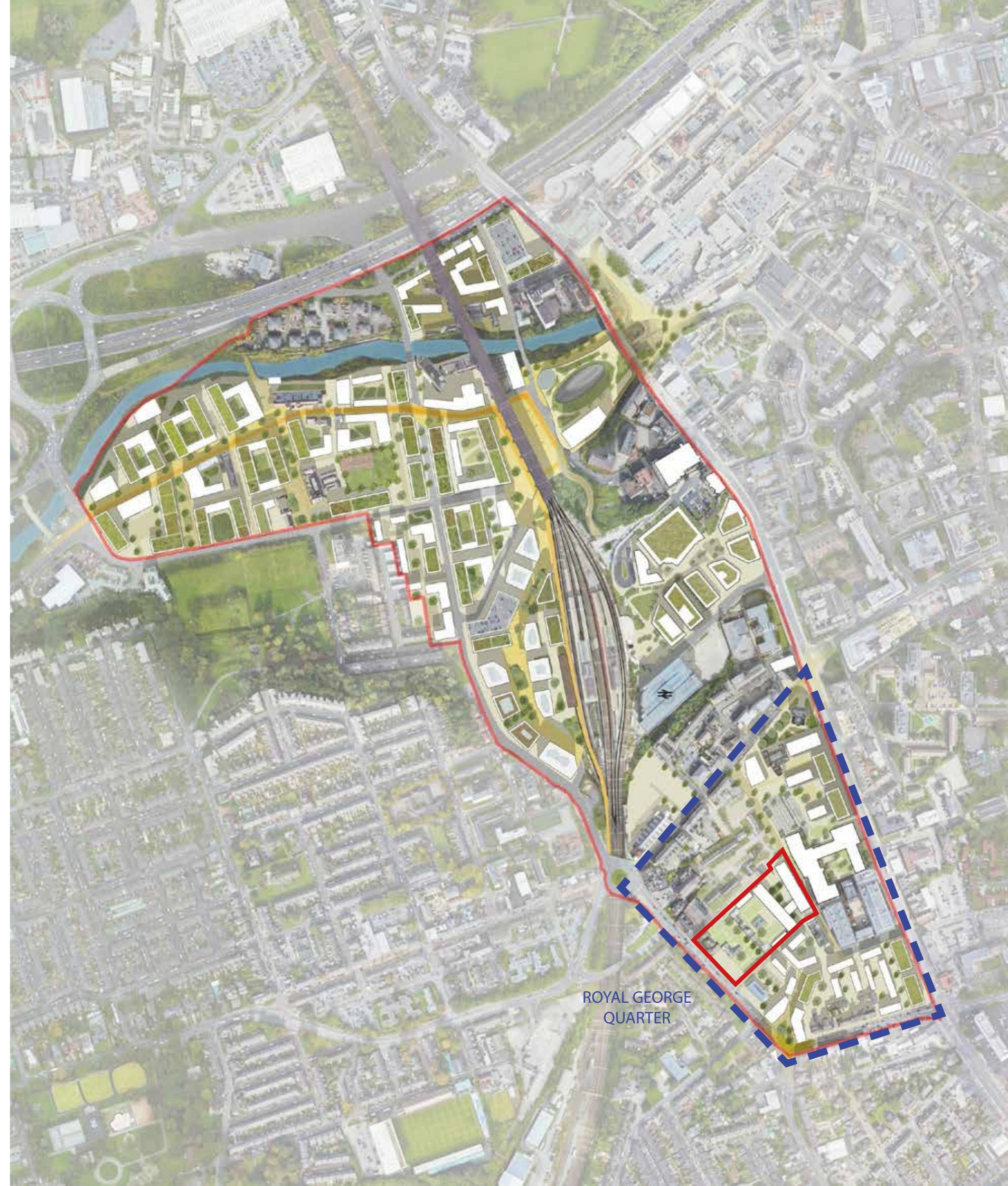
# ST THOMAS' GARDENS



## Part of a Wider Vision

Stockport Council and Stockport Homes are seeking feedback to proposals to bring the former St Thomas' Hospital site back to life, by re-imagining a site that is steeped in Stockport's heritage and creating an affordable place to live that will attract a truly inter-generational community with all the benefits of Town Centre living.

This project will play an important role in the regeneration of Stockport Town Centre West's new urban village, with St Thomas' located in the Royal George Quarter, a brand new neighbourhood close to the College and Civic Complex and just a 5 minute walk from Stockport's mainline rail station.



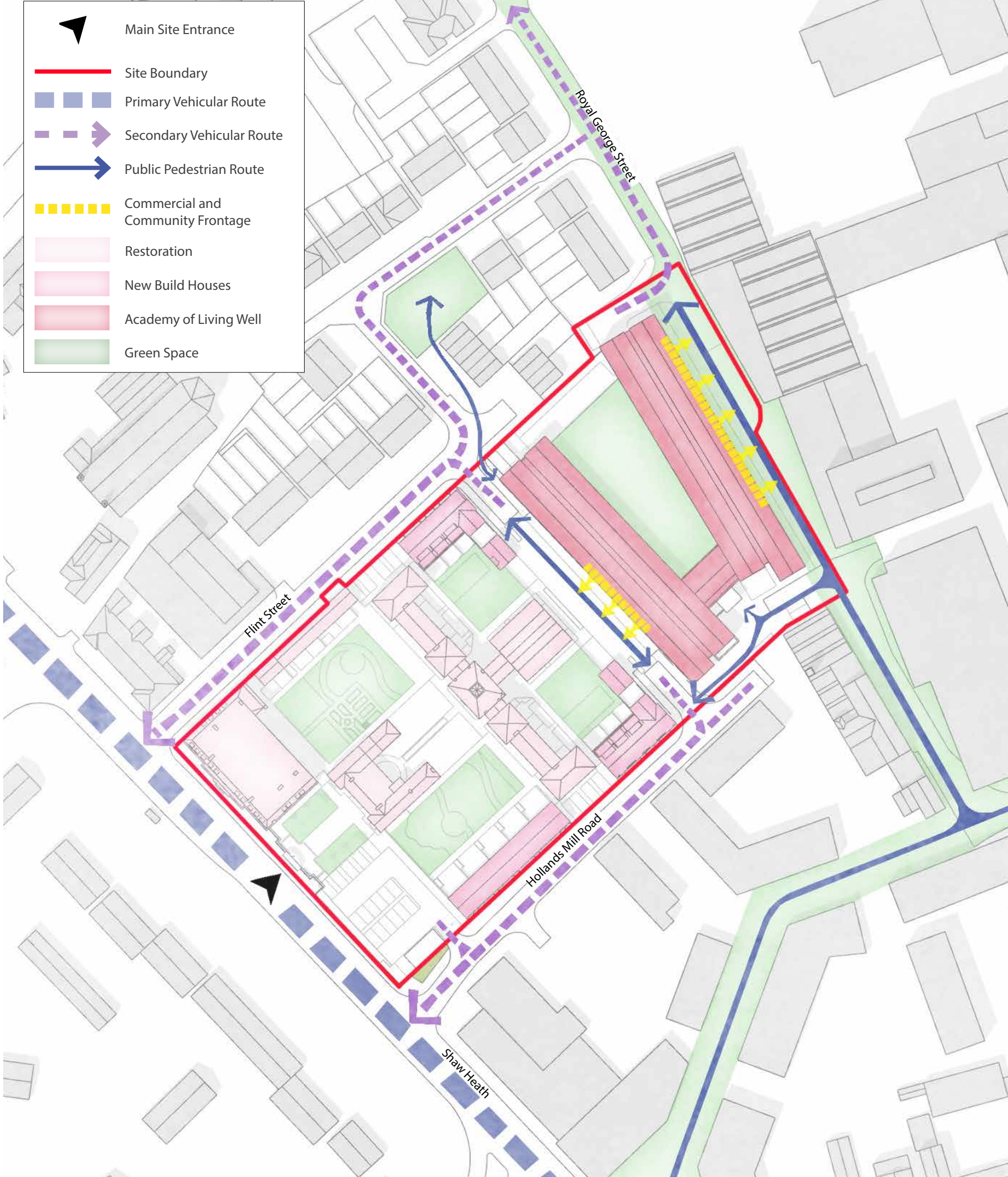


# Movement

This application provides an opportunity for St Thomas' to be better integrated into the Royal George Quarter, Town Centre West as well as the established communities of Edgeley and Shaw Heath.

Improvements to the way people move around the neighbourhood will make the area more legible as well as permeable, and will provide passive surveillance over each street making them safe, attractive routes to use.

Hollands Mill Road will provide access and pedestrian connectivity through to Royal George Street, which will be upgraded to form a green pedestrian and cycle spine through the area. A new pedestrian route will also cut through the centre of the site, ensuring that the proposed new development dovetails with the recently completed residential development on Flint Street.





## Demolition & Restoration

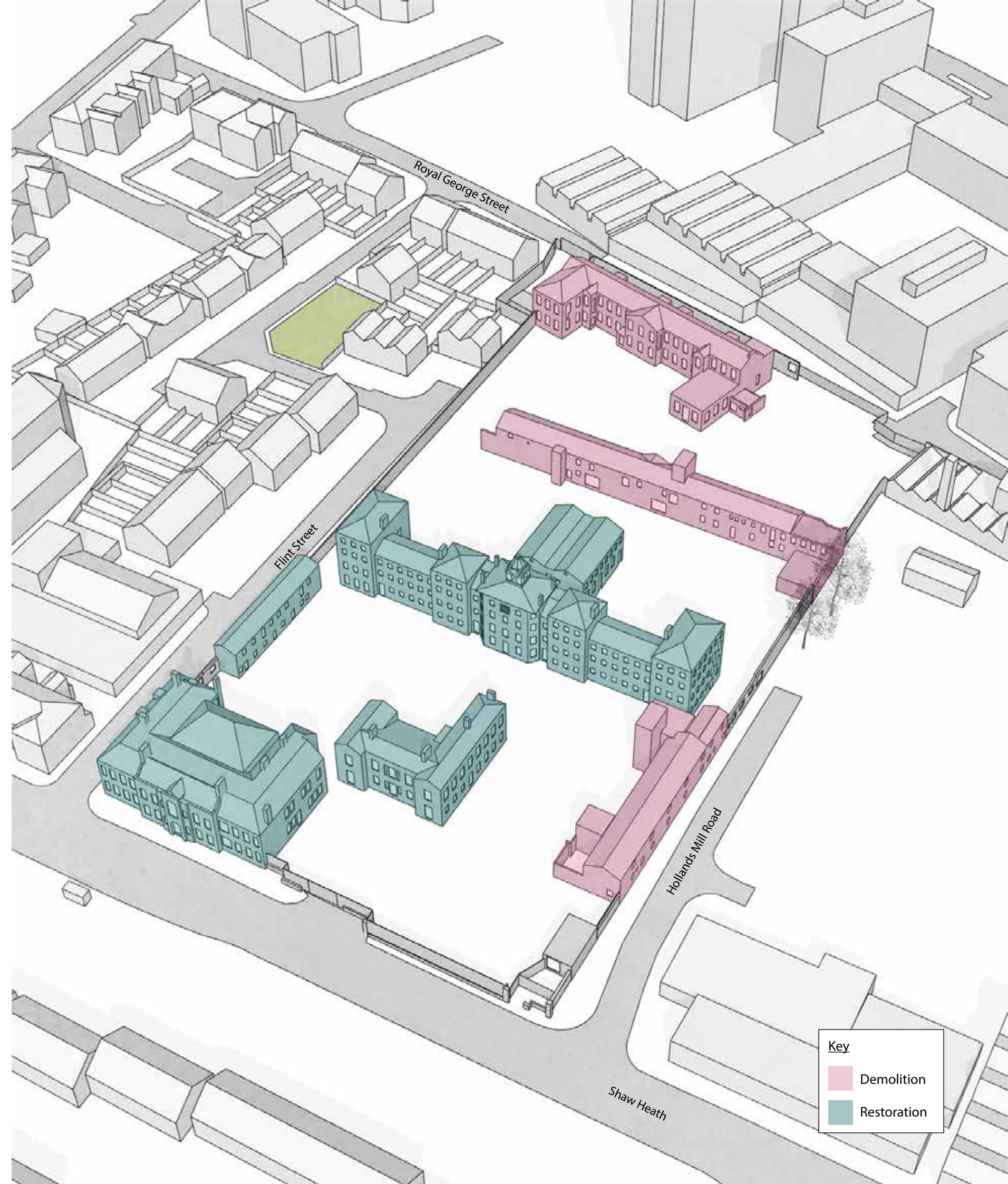
St Thomas' is made up of a number of important listed buildings and these will be sensitively restored and brought back into positive use converted into affordable dwellings designed to meet the needs of a wide range of people from Stockport.

The most important buildings are visible from Shaw Heath which was the historic entrance to the site and these buildings and views will be restored and preserved, including the façade retention of Building 1.

Unfortunately some of the existing buildings can no longer be viably restored given their deteriorating structural condition, and approval will be sought to demolish three of these buildings, principally to the rear of the site.



Existing building in poor condition





# The Masterplan

A sensitive and considered masterplan that re-purposes the retained historical buildings alongside new, contemporary buildings which are exemplars in design and sustainability.

The masterplan protects the historical setting ensuring a continued understanding and appreciation of the site's history. This has been achieved by recognising the strong symmetry of the site and reinforcing this with built form and landscape interventions, including re-imagining the original workhouse yards. These spaces will provide generous amenity space for residents, communal spaces that will encourage chance meetings and social interaction, further enhancing a strong sense of community.

New Build development has been carefully positioned to support the nature and narrative of the site's history. Key views into and across the site have been preserved. The location of the original gatehouse on Shaw Heath will once again serve as the principal entrance into the site for its many residents and visitors.



Site entrance from Shaw Heath





# Residential Refurbishment

## 1. Union Building

The Union will become a landmark building for the development showcasing a mix of refurbishment and new build, sensitively designed to respect the original built form. In total 18 high quality affordable apartments.

## 2. Boys Workshop

This former Workshop will be converted to create two unique mews houses, retaining the historic narrative of the site.

## 3. Administration Buildings

This building will continue to serve as the main entrance into St Thomas' as it was originally intended with five new apartments being created. Exhibition material in the main reception room at ground floor level will tell the story of St Thomas'.

## 5. Workhouse Building

26 unique apartments within the sensitively refurbished workhouse building.

## 6. Former Dining Room

Four houses that will be at the heart of the development and set above an energy centre providing heating and hot water to all the dwellings.

In total 55 new affordable dwellings will be created in the retained buildings all available for shared ownership.





## Residential New Build

13 new family 'affordable' dwellings will be delivered providing 2, 3 and 4 bed properties.

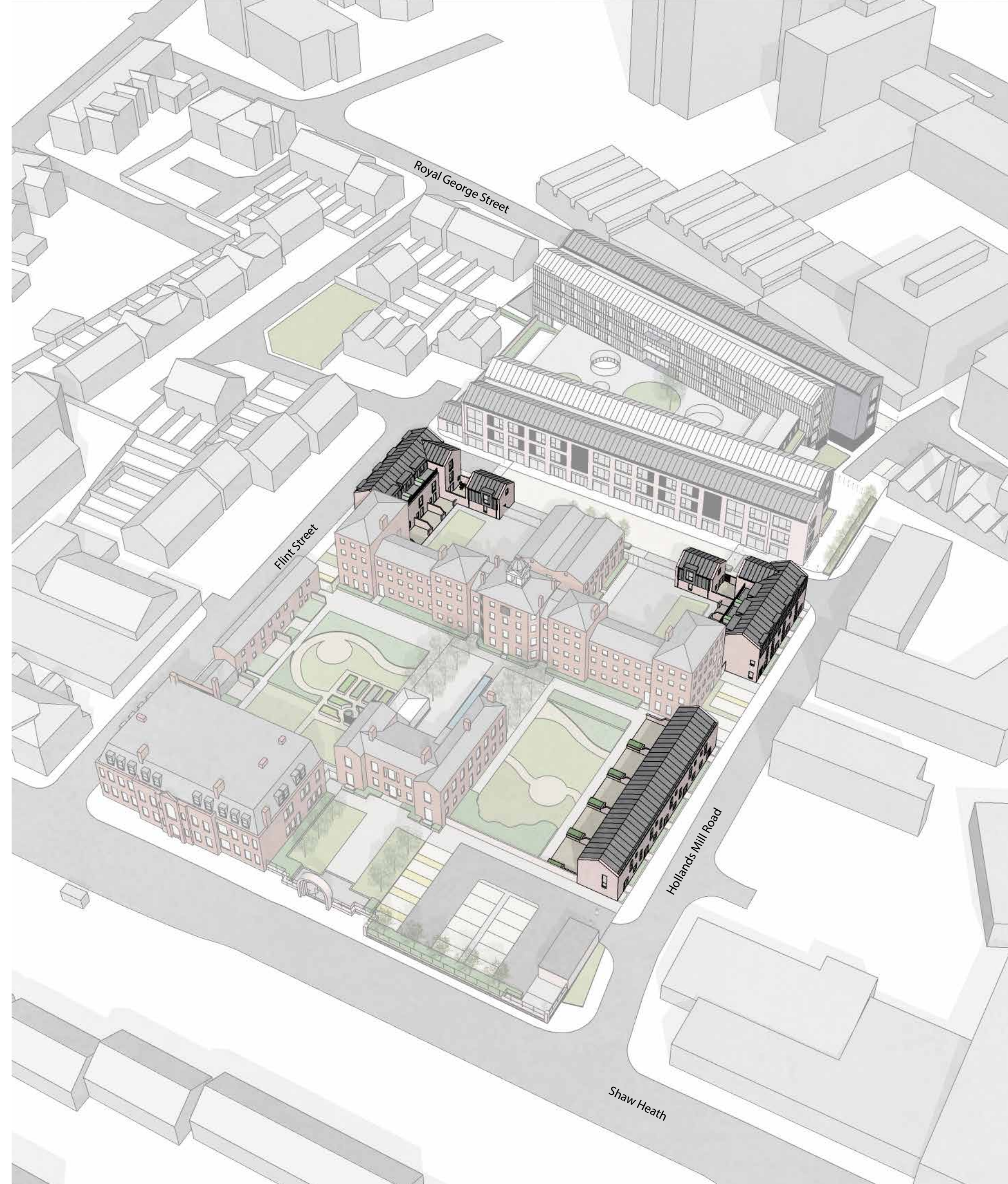
The larger dwelling is a multi-generational home, a new housing typology which provides a connected flexible home for extended families who want to live together, while retaining a degree of mutual independence.

All of the new dwellings will be designed to the PassivHaus standard providing a high level of occupant comfort whilst using very little energy for heating and cooling.

These 13 new dwellings will all be available for social rent.



New build houses on Hollands Mill Road





# The Academy of Living Well

An Academy of Living Well will provide high quality space for Stockport's residents who need support to prevent hospital admission, respite for family carers or intensive therapy to enable medically fit patients to leave hospital in a timely fashion.

The Academy consists of 5 Households each having 14 en-suite care rooms and shared amenity space for residents and their visitors.

The Academy will incorporate a number of other facilities including a tech lab; space for training / hot desking alongside community space; and small start up work spaces fronting onto Royal George Street.



The Academy of Living Well on Royal George Street





# Landscape

A high quality landscape setting with a series of unique, interconnected spaces that encourage social interaction.

## Play & Discovery

Interaction will be encouraged through incidental play pieces and discovery nodes such as bug hotels. Growing areas and accessible raised beds will encourage activity and build a sense of community, whilst providing interest for a range of age groups and abilities.

## Biodiversity & Colour

Flowing swathes of wildflower, native shrub planting, and interspersed trees of rich seasonal interest will give this area a visual charm and habitat interest throughout the year.

## Privacy & Ownership

Semi-private patios connected to the communal areas will provide residents with their own space to furnish and stamp their identity upon to establish a diverse community.

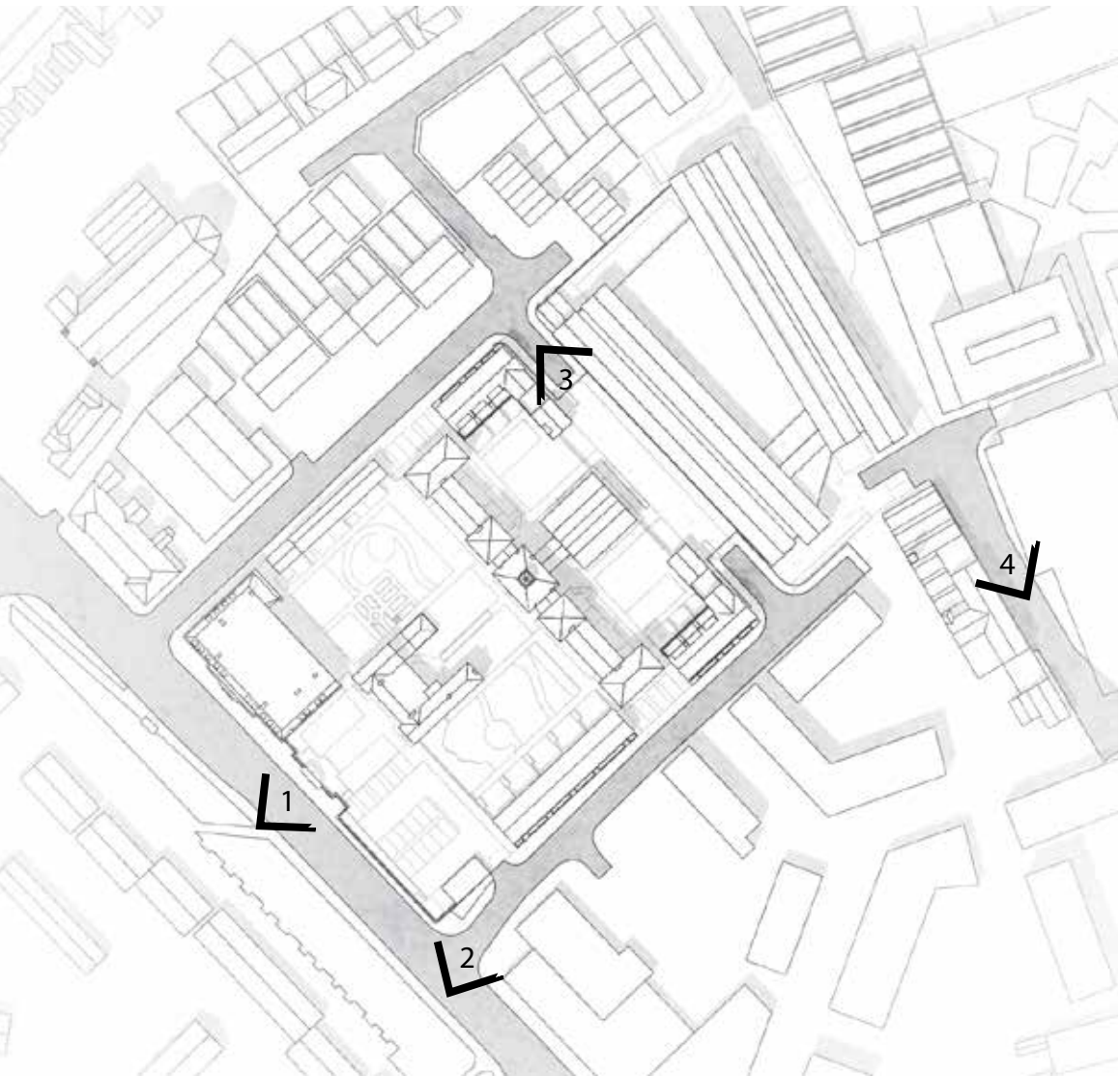
## Interpretation & History

Referencing the history and stories of the site from workhouse to hospital - interpretative items could be incorporated within the external areas, such as an anvil and metalwork features near to the old smithy.





Key Views: Before & After







A brand new neighbourhood.





Local heritage, sensitively restored.





Happy, healthy homes for life.





Sustainable; innovative; community-led.