



## Proposals for 8-14A Gilchrist Avenue



# Background information

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- At 8-14A Gilchrist Avenue, three of the four shops on the ground floor are currently unoccupied.
- There is very little interest in occupying the currently empty shops.
- A review of the Trust's commercial portfolio was undertaken in early 2020.
- Following the review, it was agreed that the Development team would look at options which would improve the wider building and ensure the long-term future of 8-14A Gilchrist Avenue.

# Existing front elevation

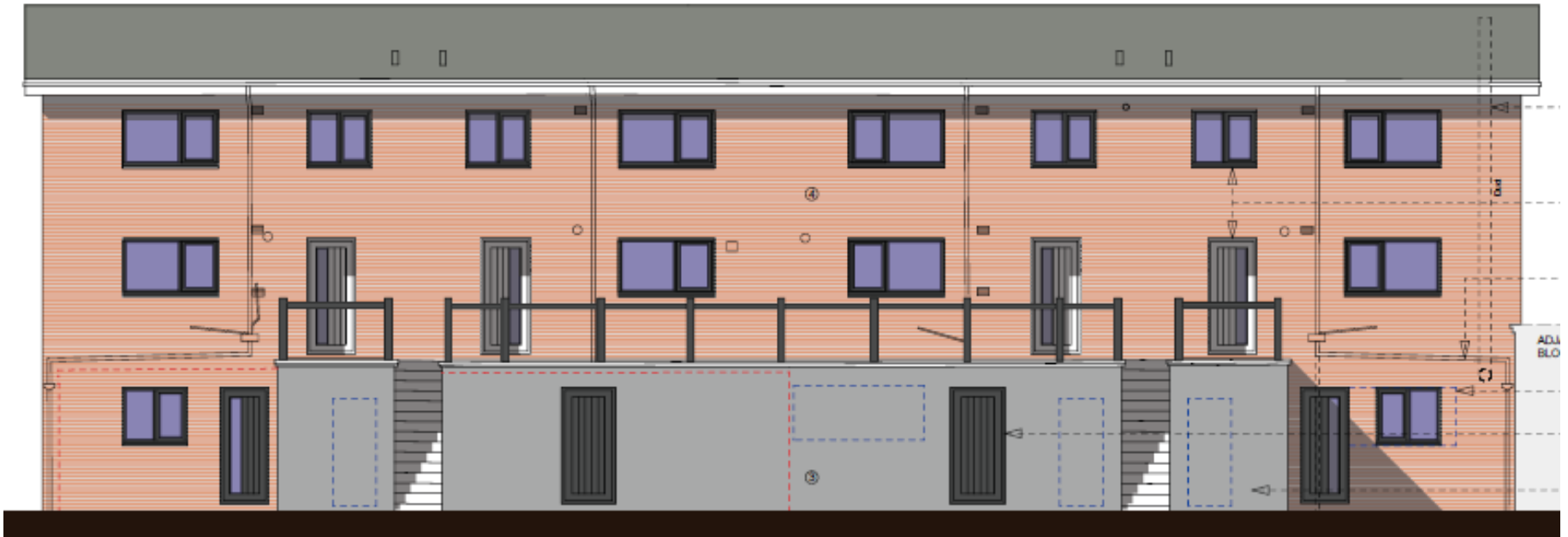


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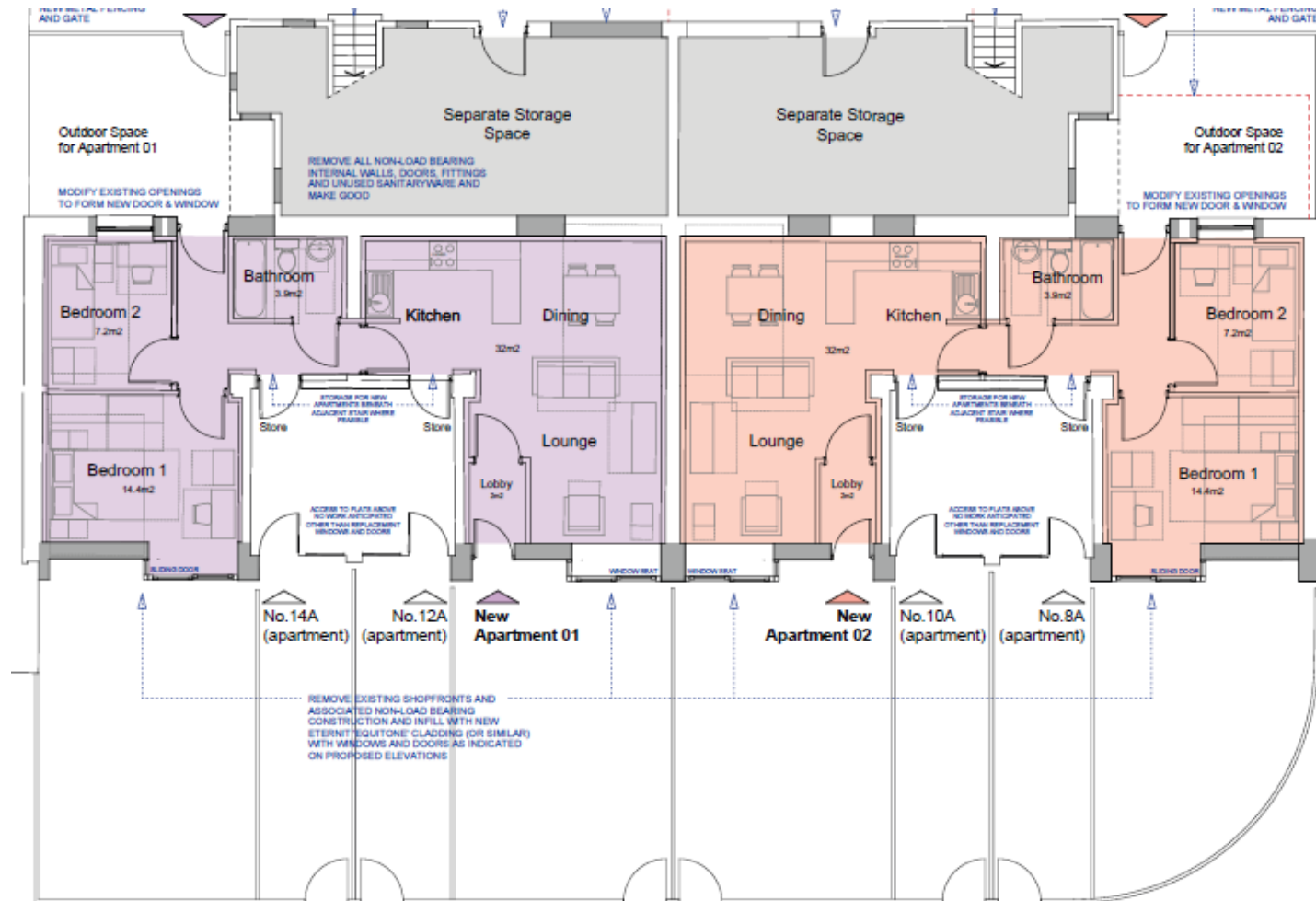
# Proposed front elevation



# Proposed rear elevation



# Proposed internal and external ground floor plan



# A summary of the proposals

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- We will look to convert the four ground floor shops into 2 x 2B3P apartments which will be available for affordable rent.
- It is proposed that the existing shopfronts will be removed and replaced.
- It is planned that the additional single-storey extensions at the rear of the building in a state of disrepair will be demolished.
- It is anticipated that the remaining single-storey extensions at the rear of the building in a state of disrepair will be made good and rendered.
- It is projected that the existing ground floor door openings at the rear of the main building/the remaining single-storey extensions will be infilled and new openings will be formed for windows and doors which will serve the new apartments.
- We will look to provide outdoor space for the two new apartments either side of the remaining single-storey extensions at the rear.



# A summary of the proposals (Your homes)

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- We will look to upgrade the existing entrance doors and windows.
- It is proposed that the existing metal balcony guardings will be replaced.
- We will look to replace the existing canopies above the front entrance doors.
- It is projected that the concrete bollards at the front of the building will be removed and replaced by metal fencing and gates which will provide outdoor space for the two new apartments, but also private entries for your homes.
- It is anticipated that the flat roof terraces at the rear will be stripped of the existing covering and balustrading. The balustrading will be refurbished/repainted and refixed together with a new roof covering.



# Why?

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- Make use of the Trust's existing assets which would otherwise be unoccupied.
- Much needed affordable housing will be provided.
- The proposals reiterate the Trust's focus towards 'Creating great places to live' in an area where there is significant demand for 2-bedroom apartments.
- The appearance of the entire building as well as the wider neighbourhood will be improved.
- The outdoor space created at the front and rear of the building will act as defensible space which will improve security.
- The long-term future of 8-14A Gilchrist Avenue will be ensured.

# Action taken to date

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- A project team of consultants has been appointed and a planning and change of use application is being drafted for submission to Cheshire East Council.
- Demand for 2-bedroom apartments in the Weston area of Macclesfield has been considered; during the year of 2020, 526 bids were made on 14 Trust owned 2-bedroom apartments in the local area (Cheshire homechoice).

# Next steps

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- A planning and change of use application will be submitted to Cheshire East Council; the application will only be submitted after your feedback on the Trust's proposals has been widely considered and actioned.



**ANY QUESTIONS?**

