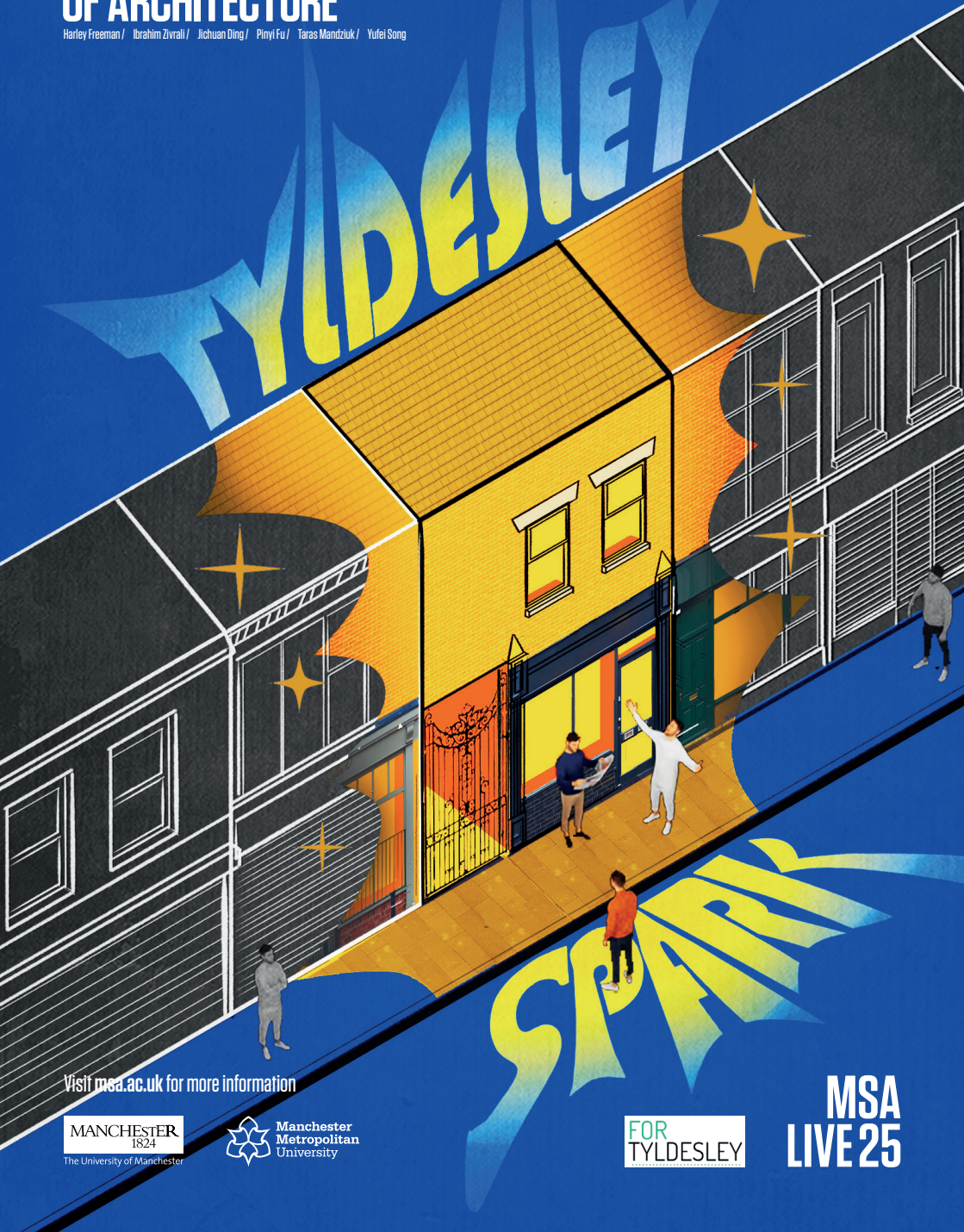


MANCHESTER SCHOOL OF ARCHITECTURE

Harley Freeman / Ibrahim Zivrali / Jichuan Ding / Pinyi Fu / Taras Mandziuk / Yufei Song



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1824
The University of Manchester



**Manchester
Metropolitan
University**

**FOR
TYLDESLEY**

**MSA
LIVE 25**

Team

Ding Jichuan (MA AR)

Fu Pinyi (MA AR)

Harley Freeman (MArch1)

Ibrahim Zivrali (MA AR)

Song Yufei (MArch1)

Taras Mandziuk (MArch1)

Damla Guler (BA1)

Hon Yim Lam (BA1)

Irmak Erk (BA1)

William Bagley (BA1)

Yagmur Erk (BA1)

Suet Ning Audrey Ko (BA2)

Yiyue Dong (MLA1)

Partners

"**For Tyldesley CIC**" is a community-led organisation set up to drive the regeneration of Tyldesley High Street, a small town between Manchester and Wigan.

The organisation was set up to take advantage of the nationwide 'High Street Heritage Action Zones Programme', funded by the Ministry of Housing, Communities and Local Government (with a contribution from the National Lottery Heritage Fund) and run by Historic England.

They have completed several projects along the high street to date, all focused on returning the high street to its original Victorian appearance and revitalising community and small business activity in the town.

Throughout the project our collaborators have been Ian Tomlinson, the Director of For Tyldesley CIC, and Haydn Warwick, a member of Ian's team. Through collaborating with them we have been able to understand the wider objectives of the organisation, and tailor our MSA Live project to fit in within the context of the ongoing high street regeneration

We have also worked with **The Pelican Centre**, as they have already agreed to be the tenant of the new ground floor space upon completion of the project.

Introduction



Blog

Tyldesley Spark

'Tyldesley Spark' is a project set at the heart of Tyldesley Conservation Area. Although within a conservation area, over the years the High Street has been allowed to be overtaken by low quality shopfronts and signage that have eroded the heritage value of the area.

Our project sits centrally along this high street, and follows a number of shopfront renovations that have begun to return the street to its Victorian heritage. Tyldesley Spark will be the first wholesale project, wherein a community-based function will be incorporated into the renovation of a single retail unit.

The existing site has been abandoned for approximately 15 years, previously being used as a money-lending store. Despite the abandonment, the main building is in relatively good condition. To the rear of the main building is a courtyard – connected directly to the high street via an alleyway – which is bounded by brick walls and a stable building. This stable building is in a state of disrepair and is inaccessible due to safety concerns.

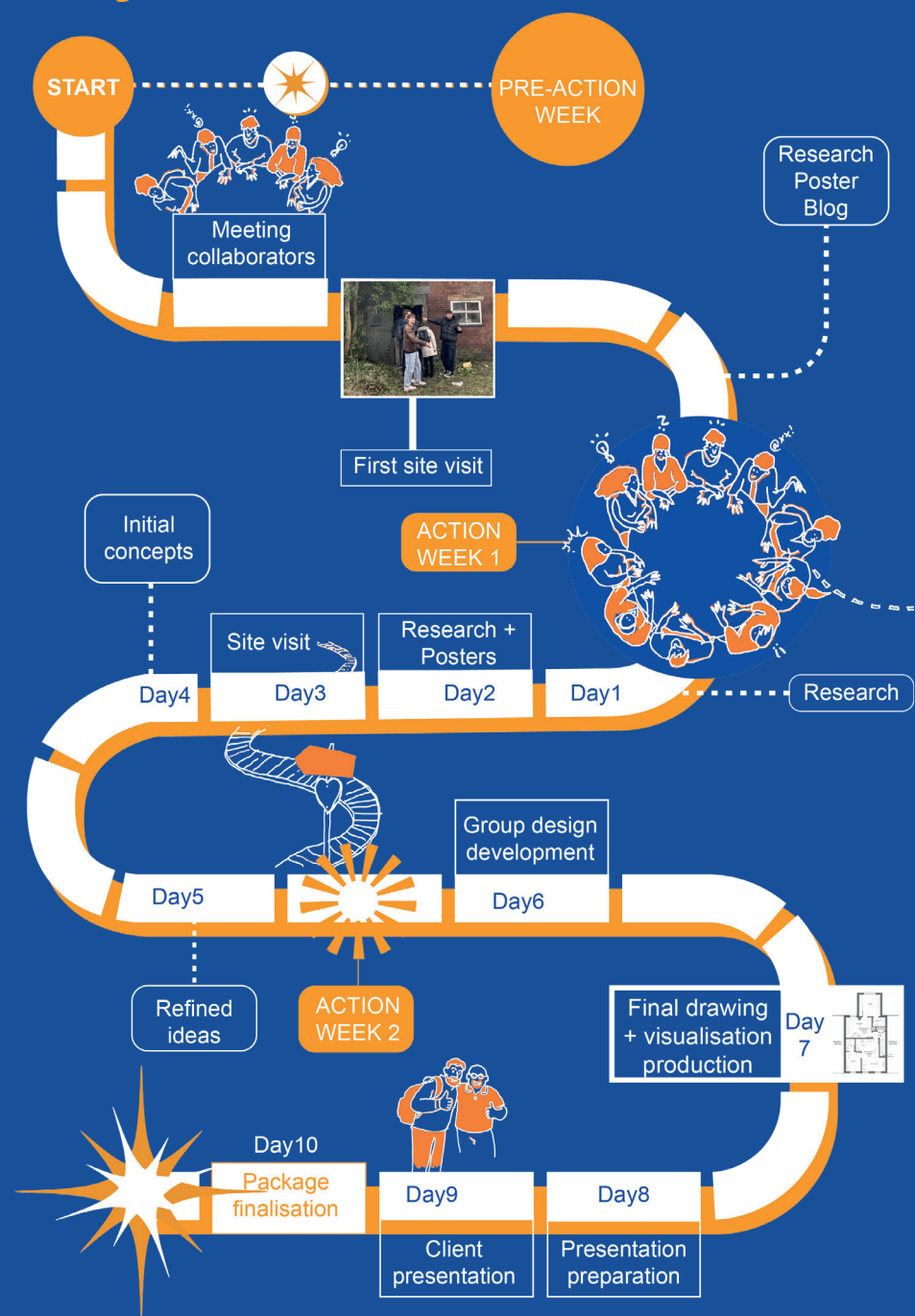
The brief was multi-faceted: to accommodate a multi-use studio and wellness space for The Pelican Centre, incorporate one or two residential dwellings, and explore options for the courtyard area and barn that facilitate community activity.

Social Impact

The client's intentions are for this scheme to not only be successful in its own right, but also serve as an example of how a community-based project can be successful in Tyldesley, and act as a catalyst for future projects along the high street.

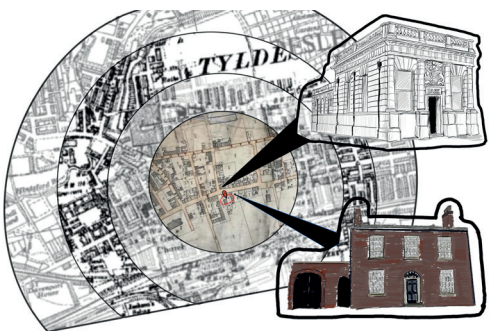
The scheme itself intends to be socially impactful on multiple levels. Firstly, through the wellness space for The Pelican Centre, which will act as a more accessible satellite space to the existing Centre nearby, for users that are less able or confident to interact with the main Centre. Provision for affordable, high quality residential provision is also a priority, as this is highly lacking in the local area. Finally, regarding the courtyard and barn, our hope is that a successful reuse will facilitate not only small businesses and social activity in Tyldesley, but also create a local precedent that can be replicated to contribute to the regeneration of the local community and High Street.

Project Timeline

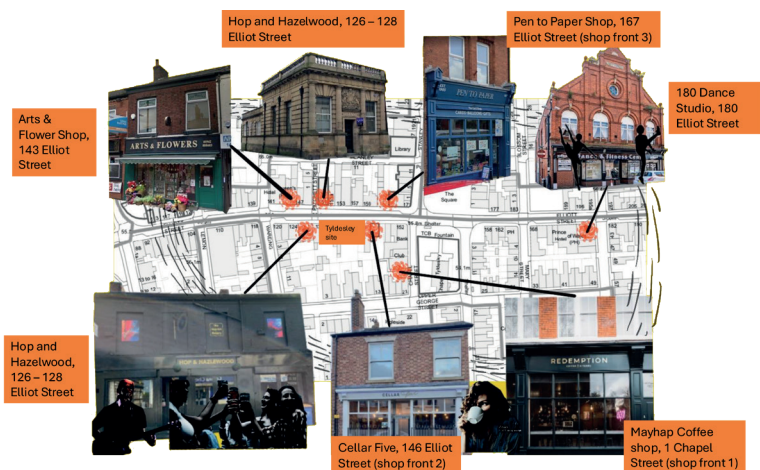


Research

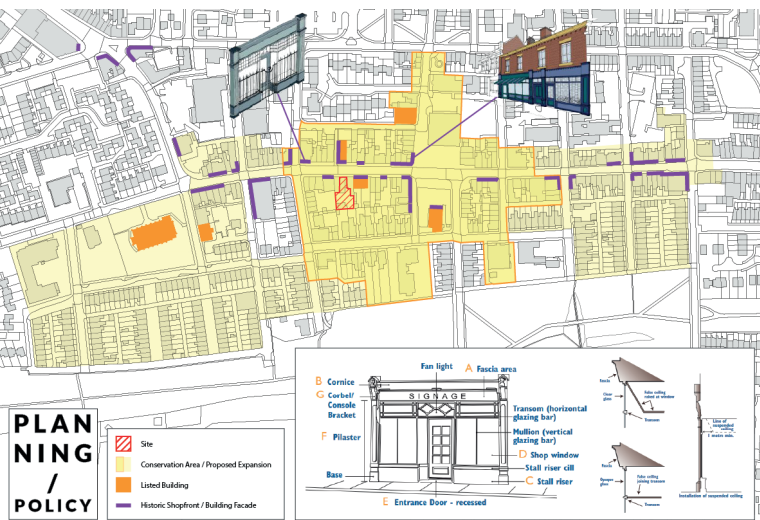
Before visiting the site, we conducted research on the site and Tyldesley to get a strong understanding of the context that our project will sit within. We split into groups to manage the research: **Planning & Policy, Precedent Analysis, Historical, and Demographics & Users.** Each group then produced a 'map' that summarised their findings, and presented them to the group.



History Map ^



< Precedent Analysis Map



< Planning & Policy Map

Site Visit

Following our research, we met with on site to introduce the new members of the team to the client and the buildings. The team were able to discuss the brief in detail with the client to understand their requirements for the final scheme, as well as what their considerations would be when assessing our proposals.

The client has not yet completed the purchase of the property, and so we were asked to be discrete when entering the site. As a large group of students the client was concerned that attention would be drawn to the site, leading to complications with the sale. To mitigate this, the team split and rotated between smaller groups:

Context - This group explored Tyldesley, understanding the wider context and making sketches of local precedents.

Interior - This group were asked to think about the potential internal arrangement of the scheme. Being in the space allowed students to literally walk through their ideas with one another, and get an idea of the feasibility of their ideas. Although a full survey had already been conducted in the pre-action weeks, we also took the chance to teach the new team members how to conduct a survey.

Exterior - The exterior group spent time brainstorming ideas for the courtyard and barn, which would constitute Phase 2 of our project. Those coming from the context group were able to bring an additional understanding of what could contribute to the High Street activity.



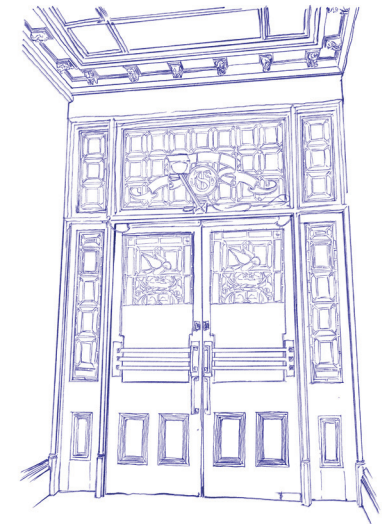
Understanding Tyldesley



Conducting a measured survey



Discussing courtyard ideas



The students were asked to produce a sketch of their favourite facade whilst visiting Tyldesley

Design Development

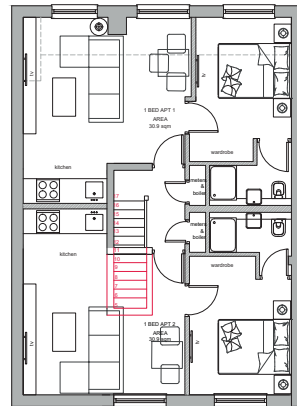
Using the inspiration gained from the site visit, we began developing designs for our proposal. First, each member of the team generated quick-concepts for the Courtyard and Barn space before presenting them to the group.

For the internal spaces, due to the space restrictions, we conducted a number of feasibility layouts, exploring options at various cost levels.

These concept designs and feasibility studies were then iterated upon, before presenting them to the group to be selected and then polished for the final client presentation.

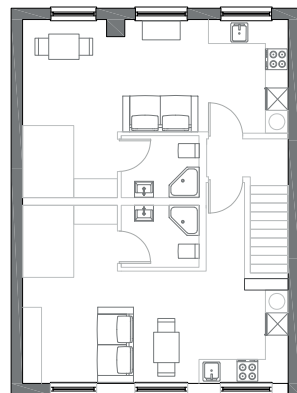
Internal Layouts

The client had previously obtained an internal layout for the main building (shown to the right), however upon inspection, the apartments shown were not feasible. The rooms were very cramped, the kitchens could not fit basic items such as a fridge, and the stairs left a headroom of 900mm. The true extent of the stair has been marked in red on the plan to the right. Our feasibility studies (below) covered multiple options, ranging from accommodating a single 2 bedroom apartment, to two studio apartments, and even extending the first floor.



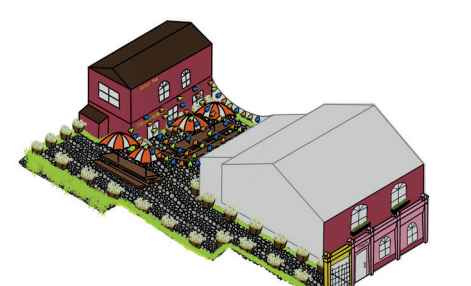
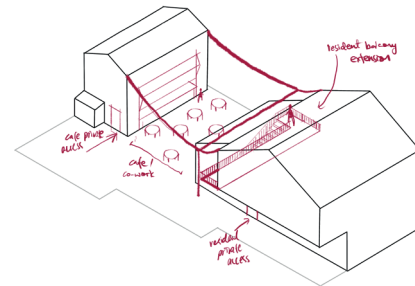
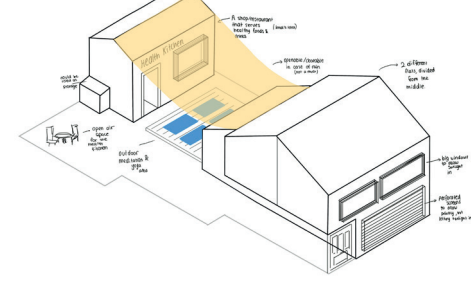
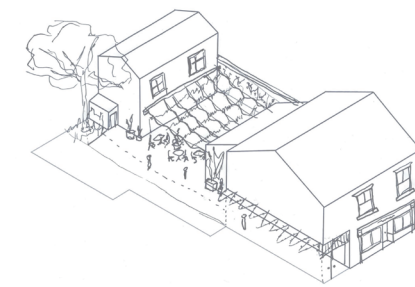
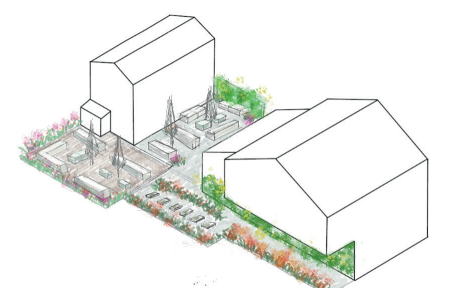
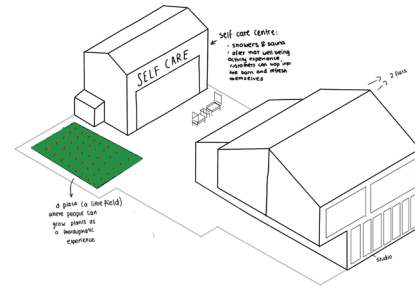
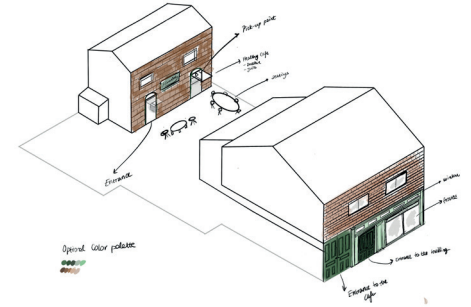
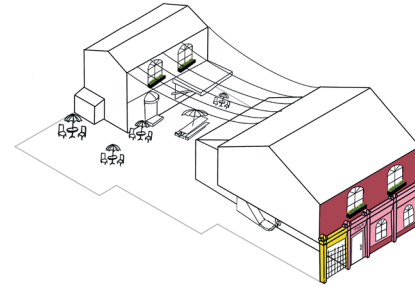
Client's first floor plan

When redesigning the layout for the two studio option, we encountered an ethical dilemma - should we even entertain the clients' request for such an option? This came from the Nationally Described Space Standards guidance that even a single occupancy apartment should be a minimum of 37m². Our proposed plan gave studio apartments of roughly 30m² each. Our dilemma was whether to even draw apartments so far under the NDSS, as these could be seen as unethically sized dwellings. We discussed the issue as a group, and decided to show the client the option, however to make the ethical considerations clear, and also the implications on the actual saleability of the apartments.



Our work-in-progress 2x studio layout

Courtyard Concepts



Each team member produced an axonometric site diagram showing their vision for the courtyard

Final Proposals

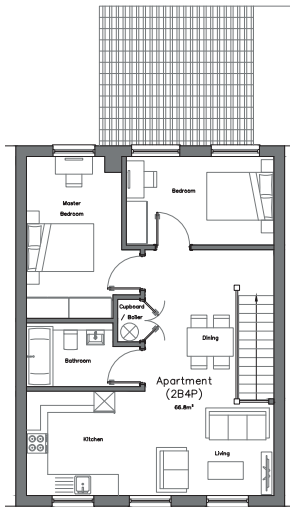
As our objective for the project was to produce a suite of drawings that the client could incorporate into a planning application for the main building, as well as develop concepts for a further development of the courtyard and barn, we presented multiple options from which they could select their preferred route for development.

Concerning the internal layout, the ground floor was similar for all, and we presented four options for the first floor:

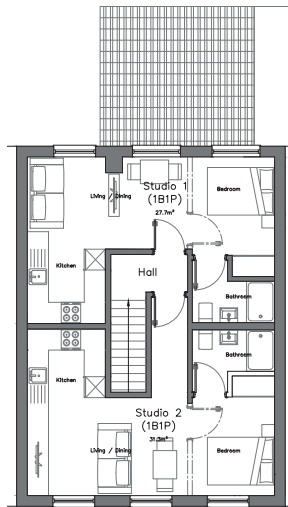
1. A single 2 bedroom, 4 person apartment which offered the most space for a single dwelling.
2. Two small studio apartments, taking precedent from the client's previously proposed plans.
3. Two small studio apartments, with a repositioned stair and optional bedroom stud walls.
4. Two larger 1 bedroom, 2 person apartments, using a first floor extension to gain floor area.

The options would let the client consider the cost implications of each design against the saleability of each option.

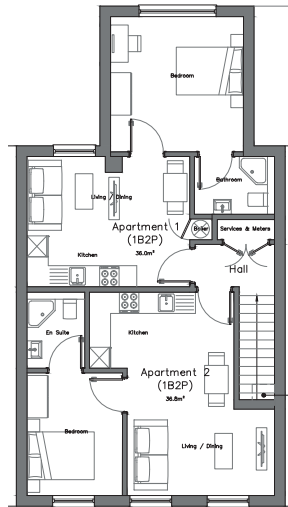
Internal Layout Options



1. 2B4P apartment



2. 2x 1B2P studio apartments

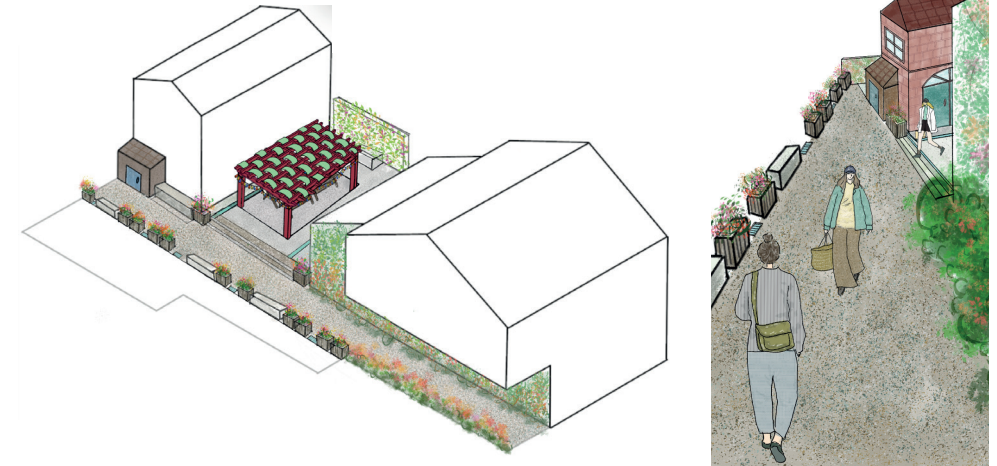


1. 2x 1B2P apartments

Courtyard Proposals

As a proposal for a later phase of development, we also presented the clients with two concepts for the courtyard and barn: one for a community cafe, and another for a small business incubator and pop-up market space.

Market



This group proposed a market/business incubator space, including a canopy and landscaping design. They chose to use modular planting and furniture to offer a dynamic layout which the client appreciated.

Cafe



This group proposed a small artisan cafe that would sell local produce, as well as produce grown on-site. It incorporates fenestrations and colour schemes found within the Conservation Area.

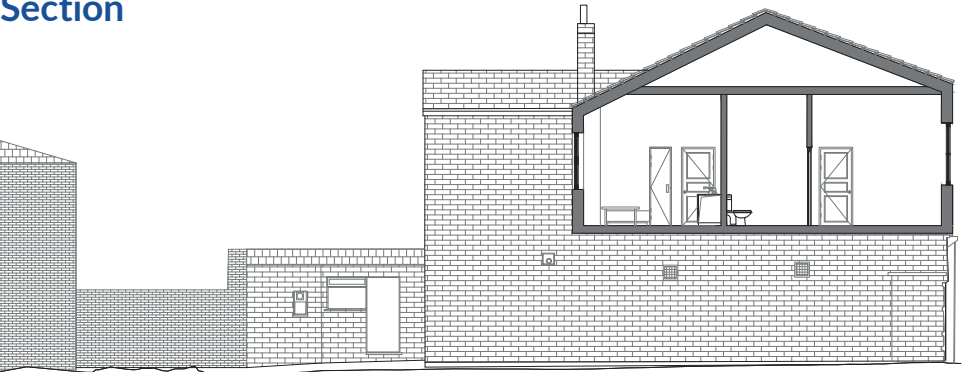
Planning Application Drawing Package

As requested by the client, a suite of drawings have been produced that can be incorporated into a Full Planning Application, an exciting milestone for many members of our group, as this will be their first work used in a planning application, and subsequently their first work that will likely be built! A selection of the proposed drawings are shown here.

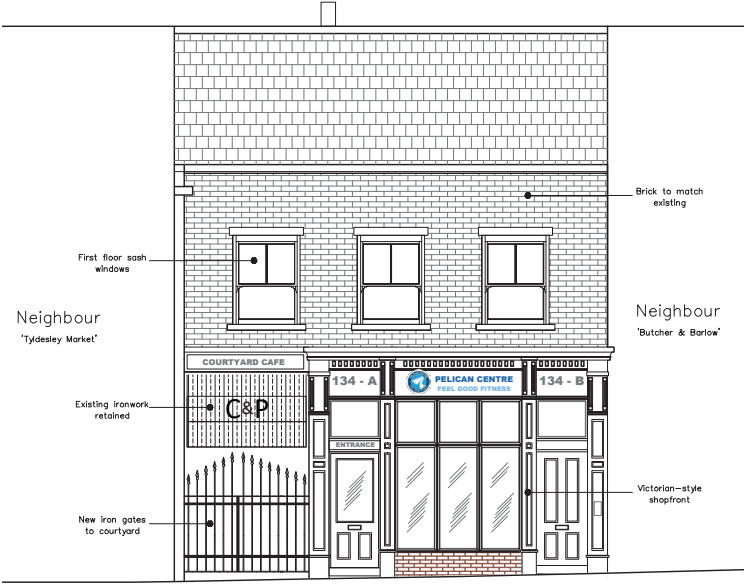
Floor Plans



Section



Front (North) Elevation



The proposed design incorporates features found within the Conservation Area, as well as in the government design guide for historic shopfronts.

Rear (South) Elevation



Client Presentation

The action weeks culminated in a presentation of our work to the client.

Having met us on site early in the first action week, it was a great opportunity to display the work we had produced in such a short timeframe. Each member of the group was able to talk through their design and reasoning, which was an exciting opportunity for our undergraduate students as this was their first chance to present directly to a real client, defend their ideas, and receive immediate feedback.

Having talked through our reasoning behind each proposed internal layout, the client selected the extended option, as they agreed that the other options were too small or commercially non-viable. They were satisfied with our proposal for the ground floor, particularly enjoying the 3D render we produced to visualise the space as a yoga studio. The proposals for the courtyard were also received very positively, and the clients were excited to present the ideas to local shareholders to generate funding for the project.

Photos from Client Meeting



^^ Presenting the project to the client

^ The client giving live feedback to the team



Thumbs up from the clients ^

Internal Visualisation



A visualisation of the studio space designed for the Pelican Centre in use as for a yoga class. Custom cabinetry has been designed to maximise space, given the limited internal floor area.

Reflection

Reflecting on Tyldesley Spark as a project, it is fair to say that in such a short timeframe we managed to communicate and collaborate very effectively, as otherwise it would not have been possible to produce the work that we did.

The skills audit we undertook at the beginning of the first action week was key in quickly understanding the strengths of each member, and forming sub-groups based on these skillsets. These groups were essential to how successful we were in producing final outputs that the clients were happy with, and in doing so we were able to give the undergraduate students (with little to no experience of real-world projects), a chance to develop designs that will likely be built.

Creating these opportunities for the undergraduate students was central to our group ethos, and we feel that we have been very successful at offering meaningful experience that they will take forward into their careers.

Finally, as postgraduate students, it was a very rewarding project as we were able to see our planning pay off during the action weeks, as well as gain experience in having to deviate from the plan as the project developed when it was live. Having discussed as a group, we feel that we successfully collaborated, ensured everyone was given opportunities to gain as much as possible from the project, and produced a final output we are proud of.



The Tyldesley Spark team on-site

ABOUT

Each year the MSA LIVE programme unites Masters Architecture year 1 and Masters of Architecture & Adaptive Reuse students with those in BA year 1 and year 2 and Masters Landscape Architecture 1 in mixed-year teams to undertake live projects with external partners to create social impact.

LIVE PROJECTS

All MSA LIVE projects are live. A live project is where an educational organisation and an external partner develop a brief, timescale, and outcome for their mutual benefit.

SOCIAL IMPACT

All MSA LIVE projects are for community benefit or have social impact. Social impact is the effect an organization's actions have on the well-being of a community. Our agendas are set by our external collaborators.

EXTERNAL PARTNERS

MSA LIVE projects work with many organisations: charities, community groups, social enterprises, community

interest companies, researchers, practitioners and educators.

STUDENT-LED

Our MSA masters students take the lead in the project conception, brief development, delivery and co-ordination of a small project. Other cohorts joined for an eventful 2 weeks of activities at the end of the academic year.

KNOWLEDGE TRANSFER

Working in teams within and across year groups and courses; MSA students participate in peer to peer learning. In addition, collaborators, participants and students engage in the transfer of tangible and intellectual property, expertise, learning and skills.

LARGE SCALE

This year approximately 650 students from 5 cohorts in MSA have worked on 40 projects with partners.

QUESTIONS

For questions about MSA LIVE please contact the MSA LIVE team:

msalive@mmu.ac.uk

BLOG

live.msa.ac.uk/2025

SOCIAL

#MSALive25

@msa.live.25

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WEBSITE

www.msa.ac.uk