

# Housing LIN/ Village 135

Pozzoni Architecture Ltd

July 2018





### **Paul Reid, Senior Architectural Technologist**

Paul is a highly motivated Architectural Technologist who joined Pozzoni in 2015. Since joining the practice, Paul has worked within the Living team to produce full construction packages. He also acts as the first point of contact for site teams, providing them with on-hand support throughout all aspects of the construction process.

### **Pozzoni Architecture**

Pozzoni is an award winning architectural practice, with a team of 70 people, working from offices in London and Manchester.

We currently work in four main sectors:  
Living, Education, Commercial and Leisure.



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**Village 135 - winner of several high-profile awards including:**

- 'Best Independent Living Scheme' at the Pinders Healthcare Design Awards 2018
- 'Supported Housing Scheme of the Year' at the Northern Housing Awards 2018.
- 'Development of the year' at the National Housing Awards 2017.



Project Type:  
New-build senior living village  
Client:  
Wythenshawe Community Housing Group  
Procurement:  
OJEU Design & Build  
Contract value:  
£20m  
Tenure:  
66 rent - 39 shared ownership - 30 sale  
Units:  
135  
Mix:  
Two-bedroom apartments

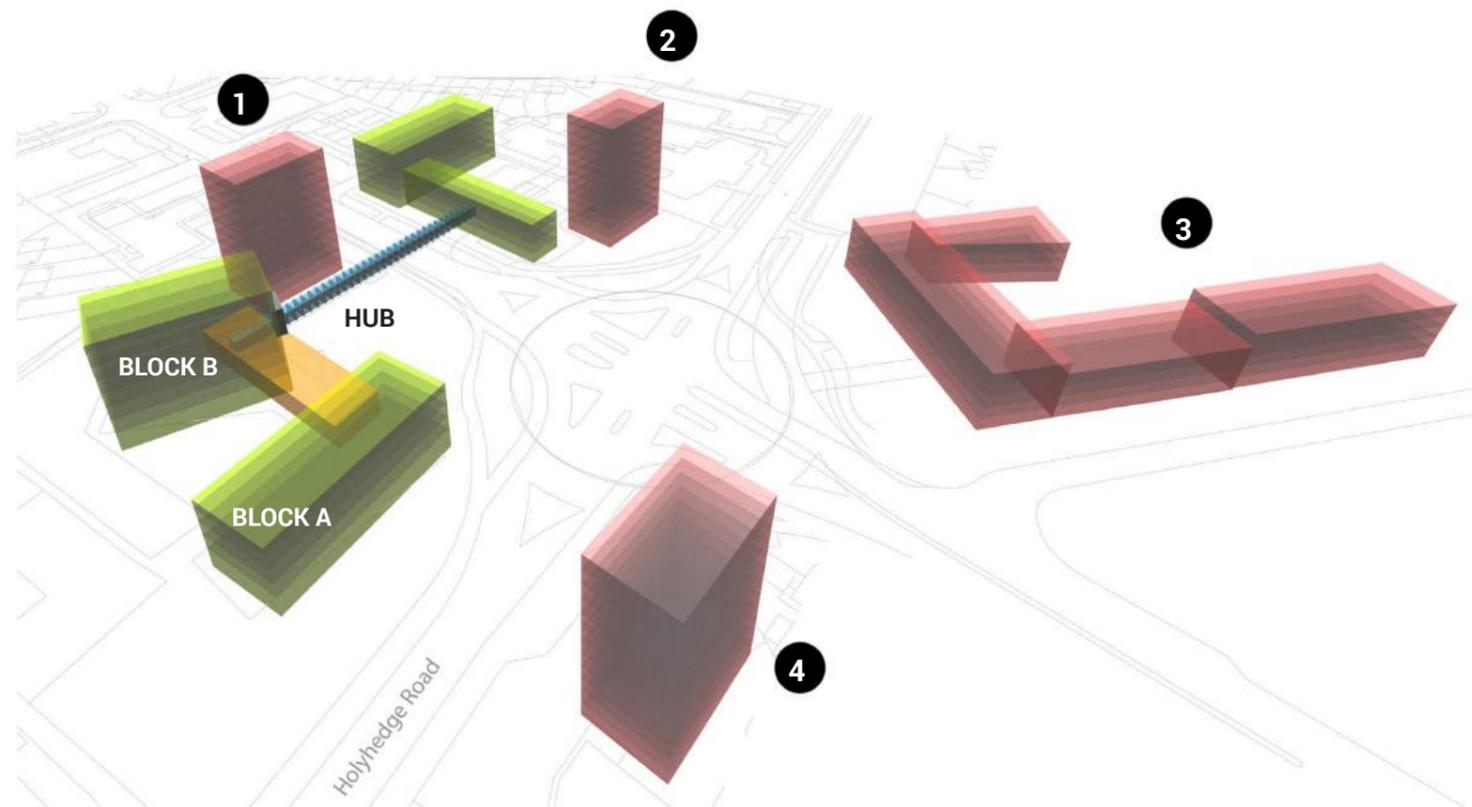
Design Group:  
Galliford Try, Poole Dick Associates, ECS, Sutcliffes,  
Pozzoni Architecture, Wythenshawe Community Housing  
Group, Davanport Limited.



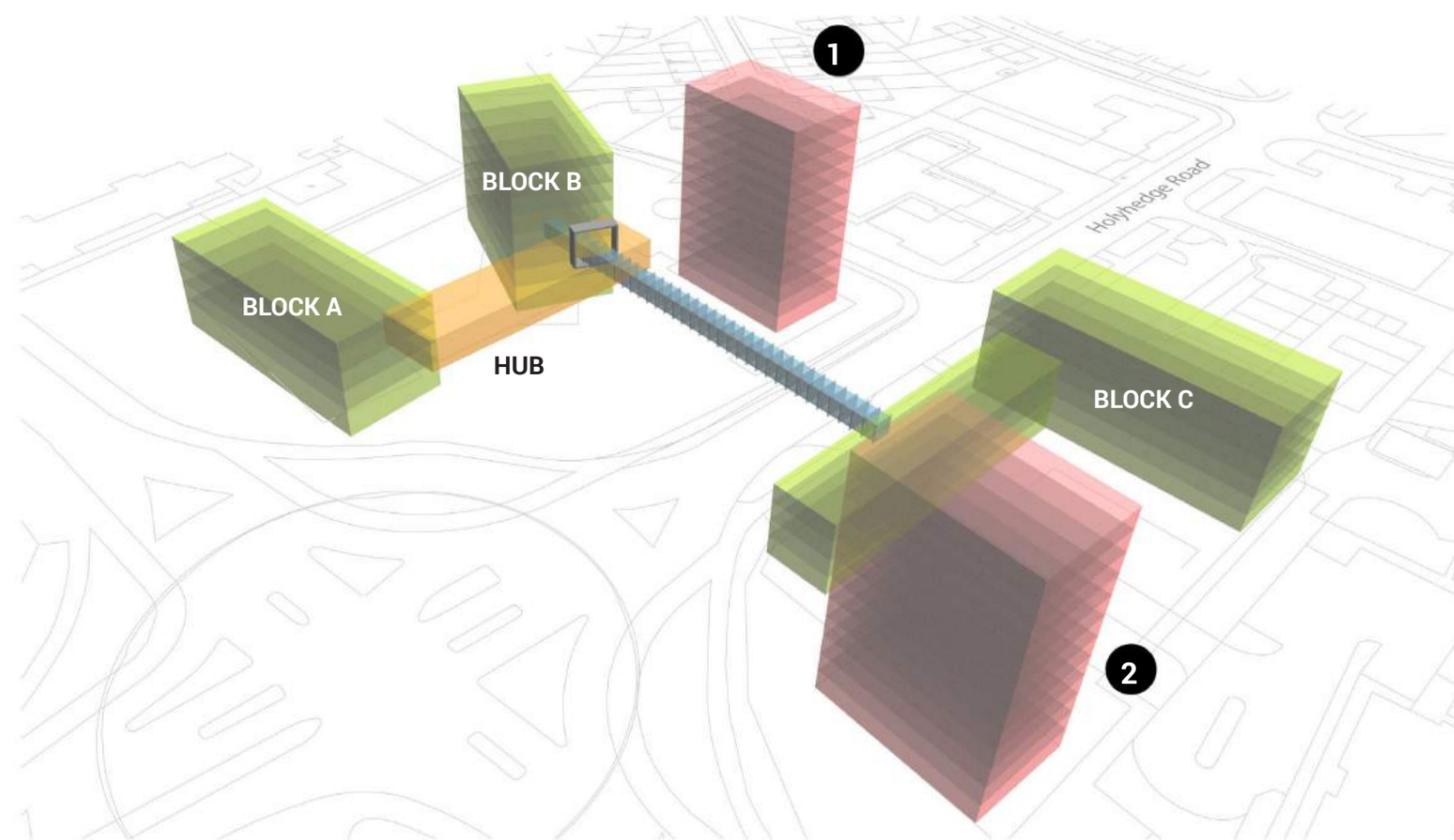


**“The shops are so close and the transport links mean we can stay connected to the community. We go to an over 60s club on Longley Lane and can get there on one bus, if we want to go into Manchester or Wythenshawe, we can use the new Metrolink right outside our door; we have so much choice!”**

Village 135 resident, on the location of the scheme



- 1 Hollyhedge Court
- 2 Benchhill Court
- 3 The Manchester College
- 4 Brownley Court



- Hub
- Existing
- Proposed
- Bridge



**“The scheme looks great - I’m sure the apartments and the community hub will be very popular with the local community, and will play a major part in establishing Wythenshawe as a place where people choose to live and work.”**

Deborah McLaughlin, NW Executive Director at the HCA



# Hollyhedge

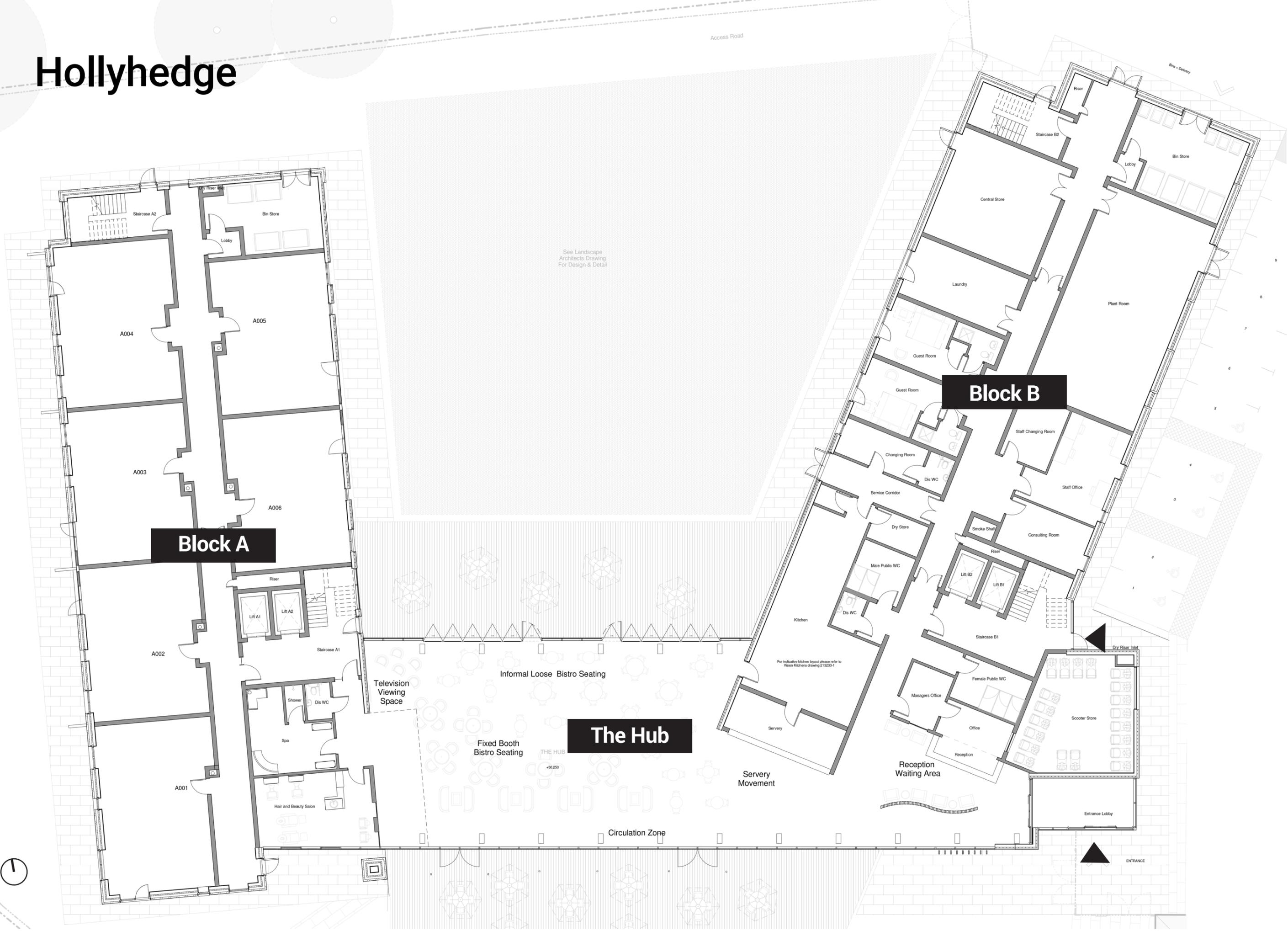
Access Road

See Landscape Architects Drawing For Design & Detail

**Block A**

**Block B**

**The Hub**



Television Viewing Space

Informal Loose Bistro Seating

Fixed Booth Bistro Seating

THE HUB  
+50.250

Servery Movement

Circulation Zone

Reception Waiting Area

Entrance Lobby

ENTRANCE

Dry Riser Inlet

For indicative kitchen layout please refer to Vision Kitchens drawing 01/2223-1



VILLAGE 135

Life begins at 135

VILLAGE 135

3 Bed Apartments for Sale

VILLAGE 135

VILLAGE 135

3 Bed Apartments for Sale

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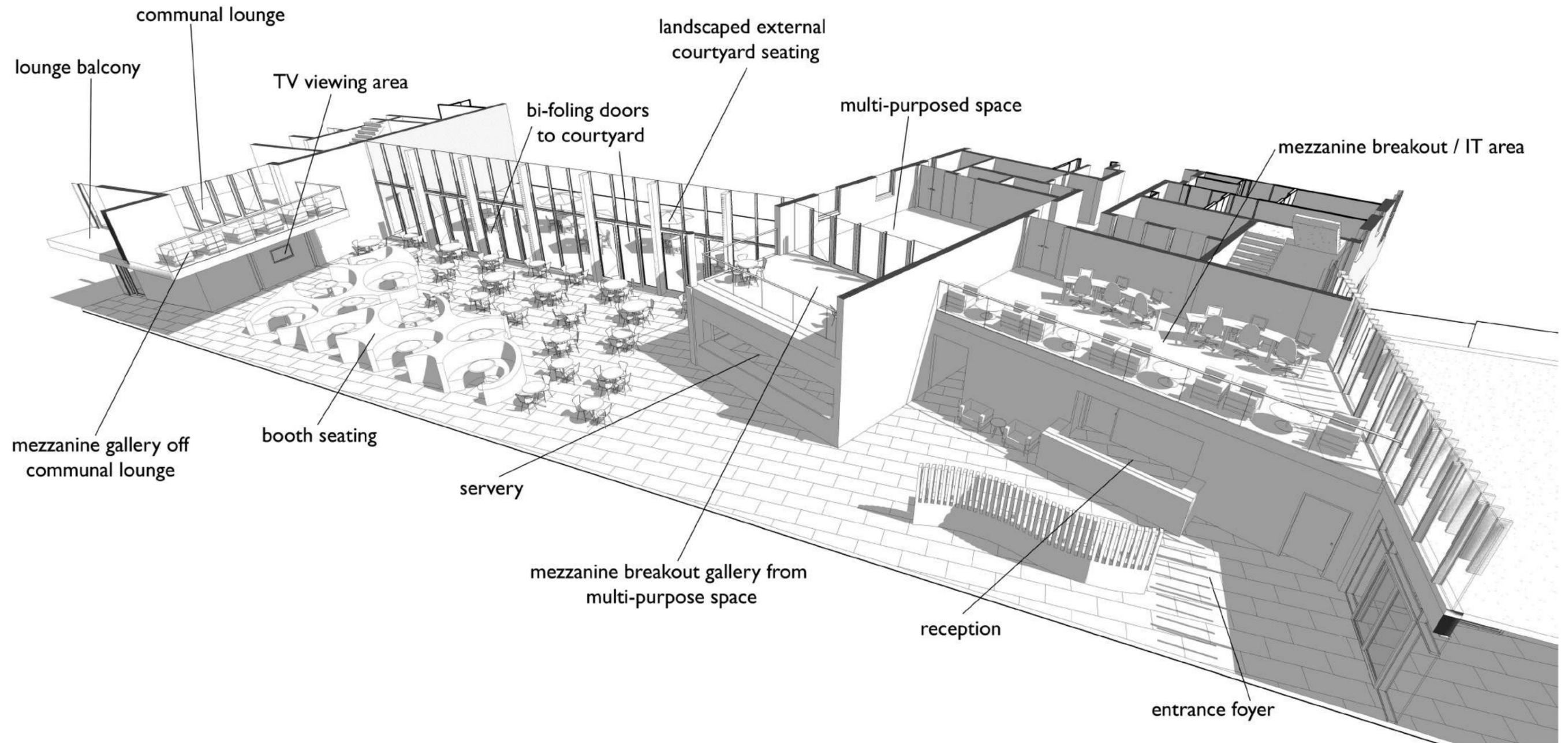
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# Communal Hub

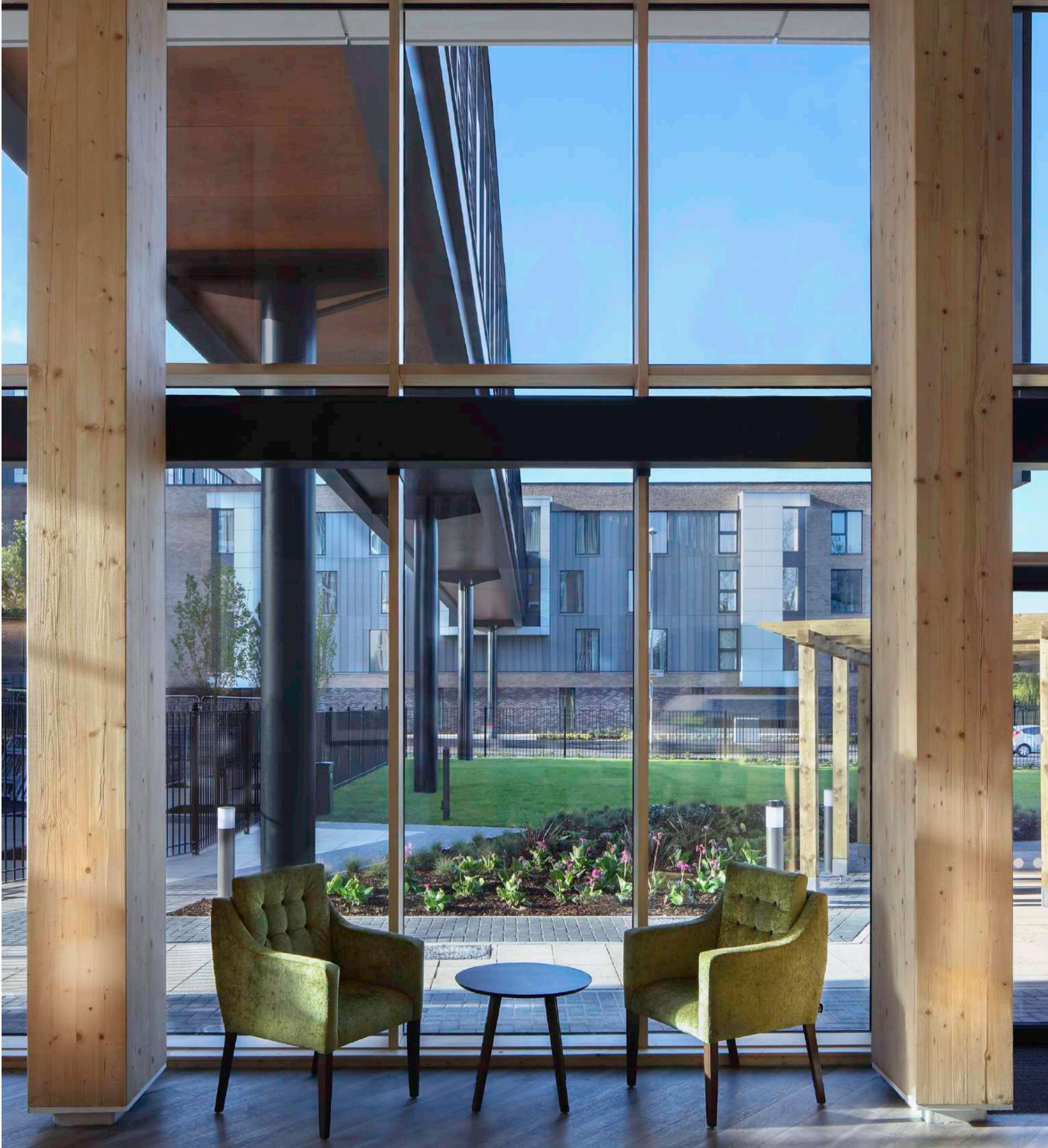
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**“We hope to work closely with The Manchester College in Wythenshawe to provide training and job opportunities for students studying health + social care, catering, and hair + beauty - as part of the community commitment offered within the communal hub of the scheme.”**

Eddy Newman, Chair of WCHG





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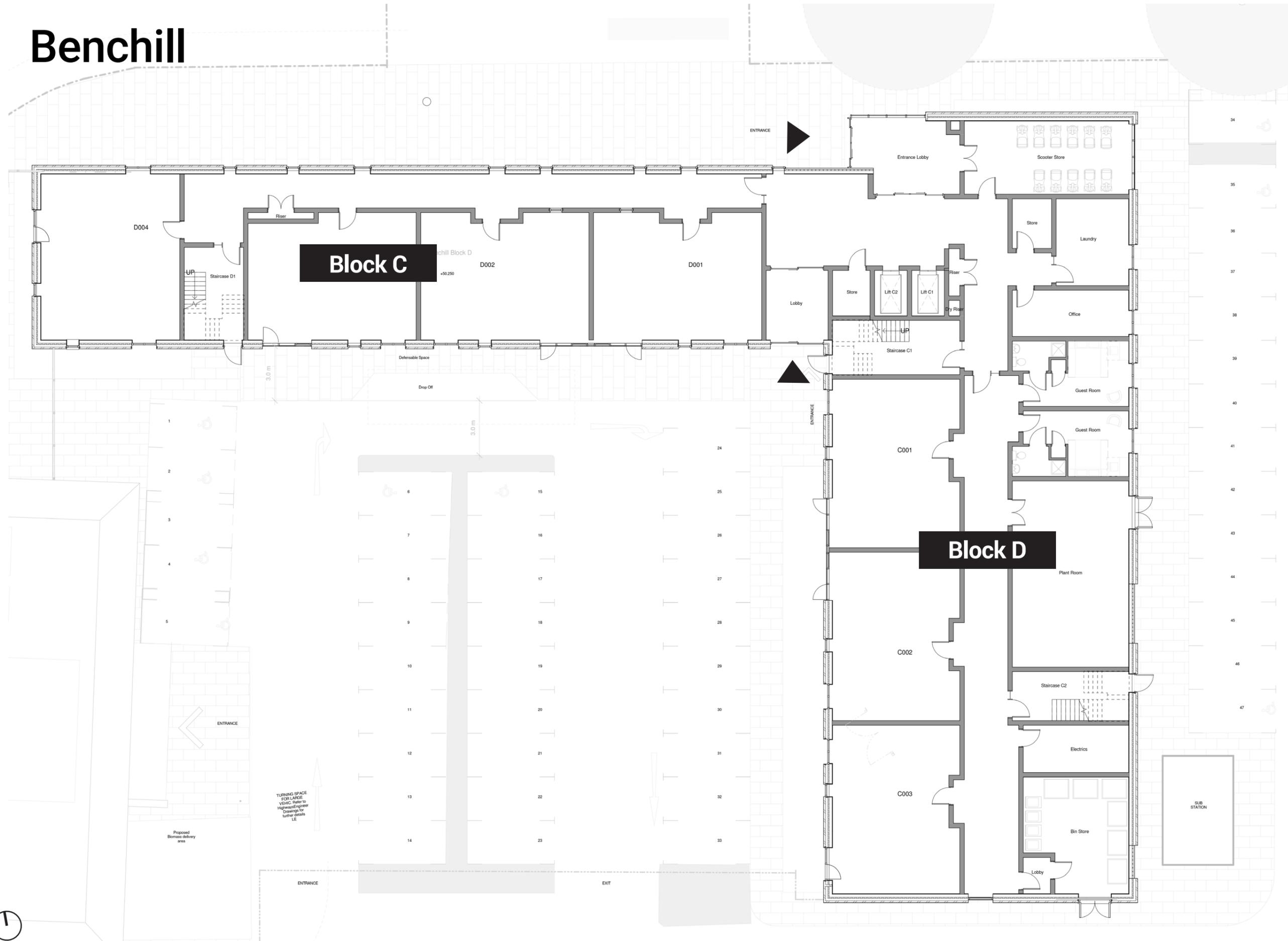
**“I was just blown away when I came to look around, it’s so spacious, light and comfortable.**

**The social aspect and communal facilities definitely appealed to me. When my family or friends come to visit, we enjoy the bistro which saves me the job of cooking and washing up!”**

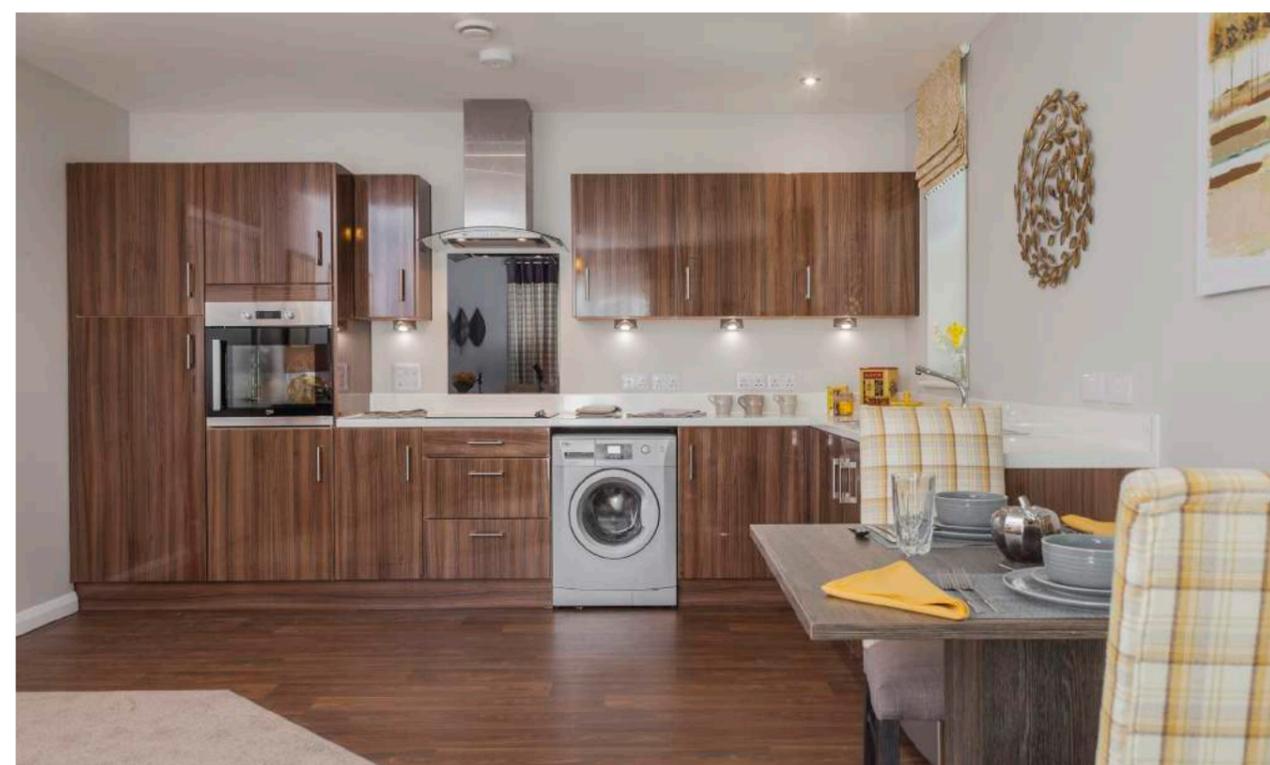
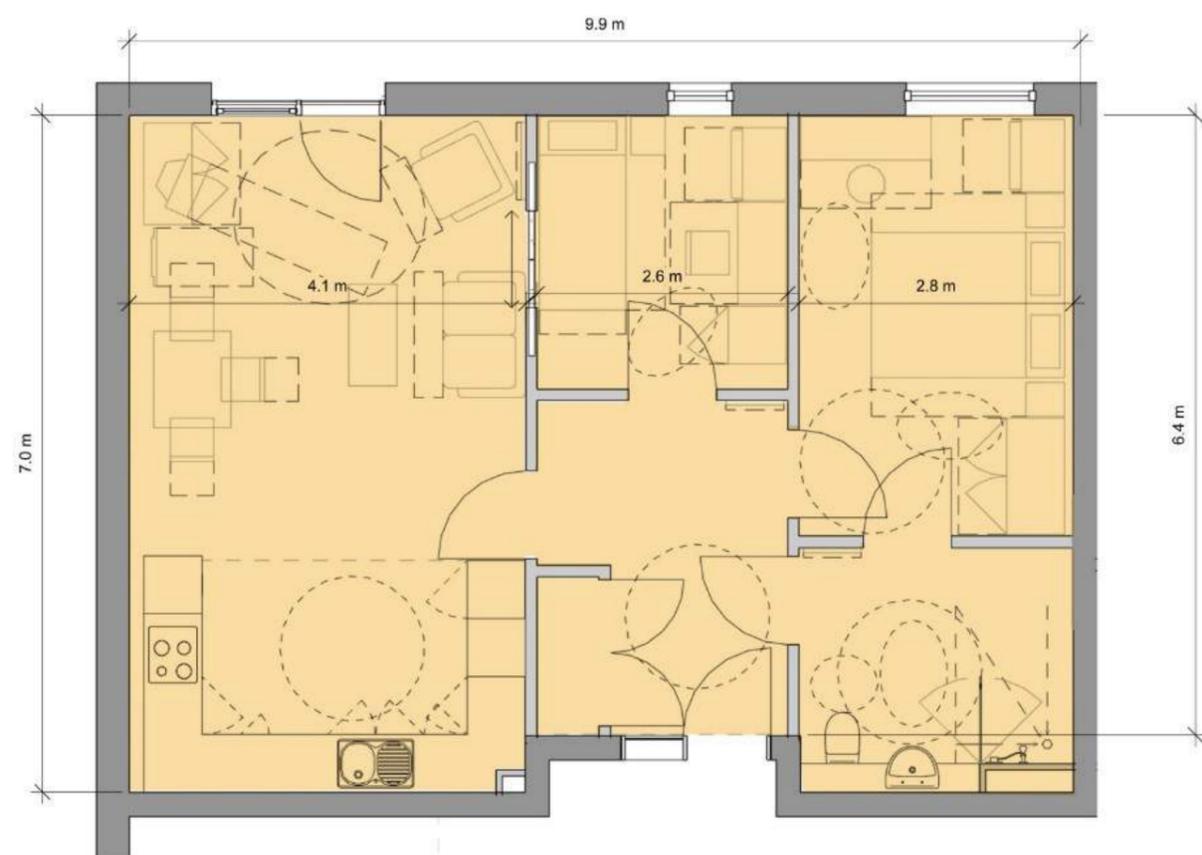
Village 135 Shared Ownership Resident



# Benchill









**“The bridge at Village 135 is a unique piece of civil engineering that spans over 70 feet and will become a local landmark for Wythenshawe, in the years to come. It also marks an important milestone for this project and WCHG.”**

Richard Coughlan, Deputy Group Chief Executive at WCHG



**EvadX**  
Limited



**pozzoni**

**“From the moment I first enquired about Village 135, I believed that it would provide me with the level of support that my disability requires. Everything is designed to a high standard whilst offering a comprehensive level of accommodation, that is ideal for a person with a disability. I’m looking forward to moving in as it really will have a tremendous impact on my quality of life!”**

Village 135 Outright Purchase Resident





