

# RED BANK URBAN LIFE STRATEGY



# TABLE OF CONTENT

|                           |              |
|---------------------------|--------------|
| <b>INTRODUCTION</b>       | <b>5</b>     |
| <b>THE STRATEGY</b>       | <b>14-21</b> |
| <b>ZOOM IN</b>            | <b>23</b>    |
| <b>RED BANK VIADUCTS</b>  | <b>24-33</b> |
| <b>RED BANK PLATEAU</b>   | <b>34-41</b> |
| <b>RED BANK RIVERSIDE</b> | <b>42-49</b> |



# PREFACE

This framework presents FEC's vision for urban life in Red Bank, highlighting examples of how this vision can be brought to life. At the same time, it serves as an open invitation for operators to collaborate, imagine, and innovate with us.

**HAVE A GREAT IDEA? WE'D LOVE TO HEAR IT!**

Join us on this journey—we warmly welcome your creativity and input.

**CONTACT:** [hello@wearefound.co.uk](mailto:hello@wearefound.co.uk) / [www.wearefound.co.uk](http://www.wearefound.co.uk)



# A PIECE TO A BIGGER WHOLE

## RED BANK HISTORY

Once an undeveloped area on Manchester's outskirts in the 14th century, Red Bank began transforming in the late 18th century as Manchester grew and the River Irk became a vital water source for industry. By the early 19th century, it had evolved into a densely populated industrial district filled with textile factories, mills, and workshops, prompting the construction of crowded, low-quality housing for workers. Throughout the 20th century, Red Bank faced economic decline and urban decay, with most housing replaced by industrial units by the 1930s. Today, the area is experiencing significant urban renewal as part of Manchester's broader regeneration efforts.

## DEVELOPING RED BANK WITH MANCHESTER IN MIND

Red Bank is part of a larger development initially known as Victoria North. The regeneration project is being developed as a joint venture between FEC and Manchester City Council.

The project spans several years, and currently, both the Red Bank area and Collyhurst have moved from the planning to the construction phase.

In developing a new neighbourhood in a dynamic city like Manchester, it is essential to view the project as part of a broader, evolving landscape - a piece of a puzzle that must fit within the existing and future developments.

Therefore, the urban life and retail strategy wants to point to the important aspect of considering how to connect the urban life at Red Bank to the northern neighbourhoods, such as Collyhurst, Vauxhall Gardens and more, as well as to Manchester City Centre.



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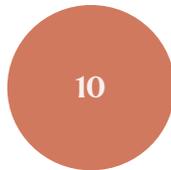
# VISION

Red Bank will be a diverse and **VIBRANT DISTRICT — A NEW DESTINATION** in Manchester, a city district which integrates with the city and the neighbourhoods surrounding it.

Red Bank will offer a unique urban lifestyle, blending wild green spaces, the River Irk, and a rich commercial and cultural scene — a vision of **WILD URBANISM**. Here, you will encounter a **VARIETY OF EXPERIENCES**, from local entrepreneurs at the Viaducts to the innovative high street along the riverside, and both tranquil and playful moments in St. Catherine's Woods.

Red Bank is designed to cater to all generations and life stages — whether you are a family or single, working from home or commuting, dining out or enjoying home-cooked meals. You can settle here and continue living in the neighbourhood you call home.

In developing Red Bank, we prioritise community by introducing new formats for social interaction and commercial concepts, encouraging shared experiences and fostering connections in this distinctive new part of Manchester.



**10** YEAR delivery programme for the neighbourhood.



**100,000** SQFT or more of community and commercial spaces.



**5,435** HOMES to be delivered by the joint venture.



**27** ACRES of transformation of underused land including 12 acres of green spaces, natural habitats and public realm.



**8,000** PEOPLE to create a community by living in a mix of one, two and three bedroom homes.

# FOUND<sup>®</sup>



# FOUND

**FOUND IS FEC'S EXCLUSIVE IN-HOUSE OPERATOR** that is breaking new ground and on a mission to become the no. 1 experience-led, brand-centric 360 lifestyle operator in the UK. Not just for a “time in life” but for a lifetime. While other operators focus on the residential or commercial market, Found will dominate the market by owning and leading the way across both. Allowing master planned neighbourhoods like Red Bank to become stand-out destinations where communities can thrive, visitors can fall in love with the area, and businesses can flourish.

For our Found Spaces customers, we will support you every step of the way from enquiry through to completion, full asset management and property management services, social media support and business support as you grow, supporting pop ups and meanwhile use operators. We have the space; we need the ideas. Our aim is to work collaboratively to ensure the neighbourhood becomes a thriving destination in Manchester.

## **MEANWHILE OPERATORS—URBAN LIFE PIONEERS**

Just a stone's throw from Red Bank, Found is leading the way at Meadowside Neighbourhood—where independent

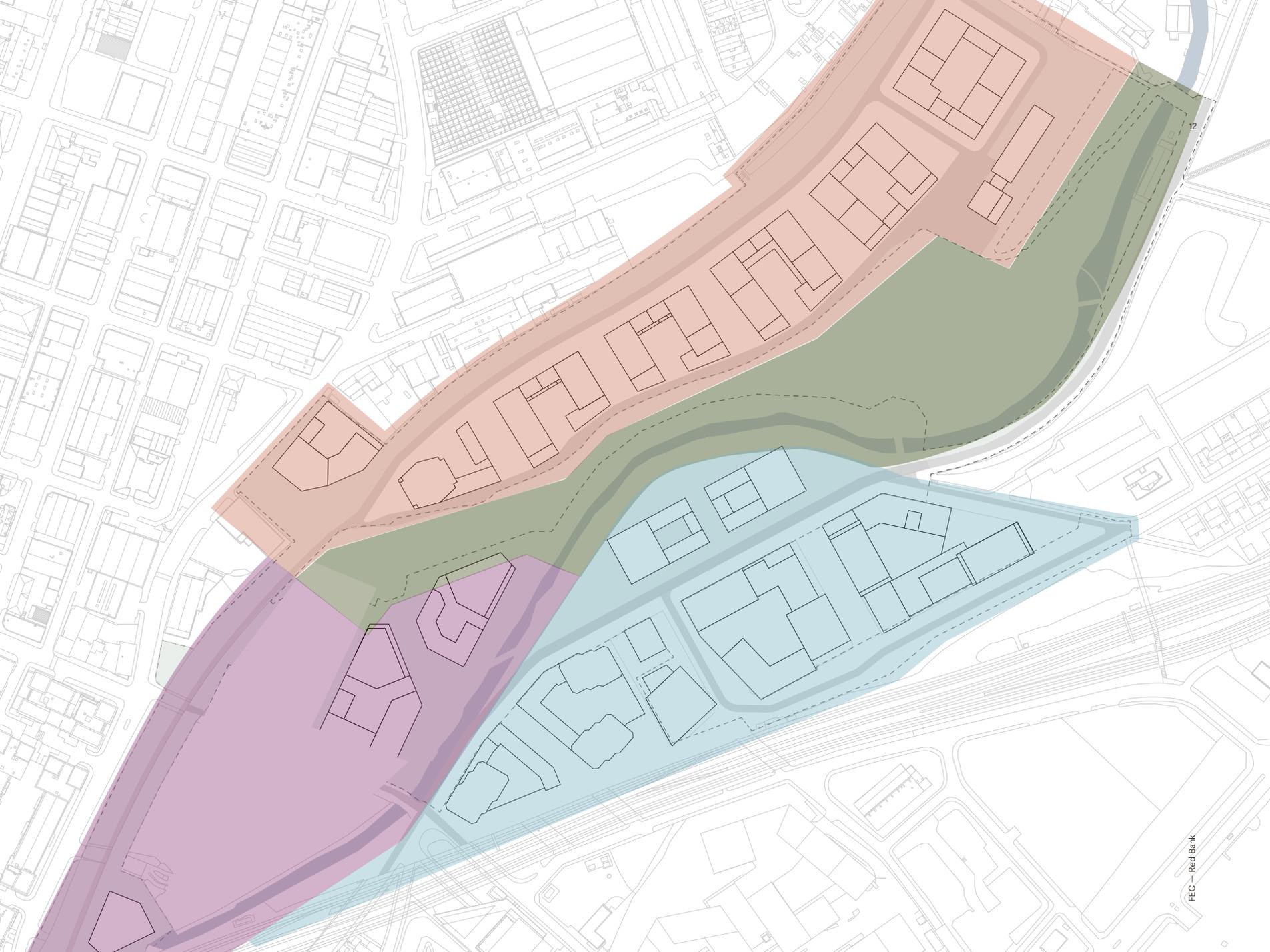
coffee shops are thriving, and meanwhile initiatives are bringing fresh vibrancy to the area.

At Found, we know that the identity of a place is shaped from day one. That's why we across all our projects see our meanwhile operators as urban life pioneers — helping to shape the area in collaboration with us from the outset.

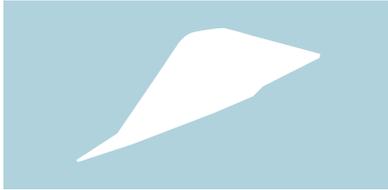
Red Bank is already being shaped by forward-thinking urban pioneers, and we are excited to see how meanwhile activities and operators will continue to transform the area.

## **HAVE AN IDEA?—GET IN TOUCH!**

At Found, we are eager to hear your ideas—no concept is too ambitious or too modest. With numerous opportunities available across the development, including pop-ups, longer term meanwhile space, and launch pads for testing new concepts, our mission is to offer a platform that nurtures and supports innovative ideas as well as curating a community that can grow with us from pop ups through to longer term lettings.



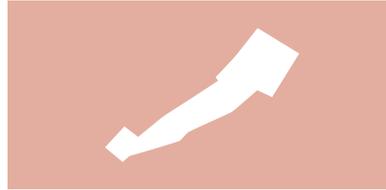
# NEIGHBOURHOODS



## RED BANK RIVERSIDE

Red Bank Riverside, centered on Dantzic Street, is the commercial hub of Red Bank, offering high-density housing for young professionals, singles, and couples. Designed for convenience, it features cozy cafes with riverside views, boutique stores, essential services, and a vibrant nightlife spot.

Blending urban energy with the green of St. Catherine's Wood and the River Irk, Red Bank Riverside is a community centered on ease and connection, making it an ideal choice for new residents.



## RED BANK PLATEAU

Red Bank Plateau is a family-friendly neighbourhood offering a peaceful setting above the River Irk. Designed with families in mind, it provides essential amenities, clubhouses, and public infrastructure in a quieter, less commercial atmosphere.

Bordering St. Catherine's Wood, it blends urban living with nature, featuring informal play areas and green spaces for relaxation. Near the Red Bank Viaducts, the area becomes livelier yet retains its welcoming and tranquil character.



## RED BANK VIADUCTS

The Red Bank Viaducts area is a vibrant blend of history, innovation, and nature. FEC has energised the area with early pioneers who bring character and diversity, aiming to maintain a unique, unexpected atmosphere with hybrid spaces. Union Square will link Dantzic Street to the riverside, offering a lively mix of commercial spaces focused on arts, culture, and commerce. Red Bank Square will be a key arrival point, combining riverside views, local businesses, and culture with terraced paths leading to St. Catherine's Wood.

A high line park atop the viaducts will connect to St. Catherine's wood, creating a green corridor and offering scenic urban spaces.



## ST. CATHERINE'S WOOD AND THE CLIMATE LOOP

St. Catherine's Wood offers play areas, open spaces, and direct routes to Manchester City and neighbourhoods to the North. The Climate Loop is a safe, connected pathway linking Red Bank's three neighbourhoods without road crossings. Along the loop are play areas, restaurants, shops, community hubs, schools, trails, and transit hubs. It also provides varied climate experiences – from elevated, open views over treetops to enclosed, sensory settings by the river's edge.

# URBAN LIFE AND RETAIL STRATEGY

**44%**

Describe how they see their local neighbourhood as an extension of their home.

*The life at home report, IKEA, 2018*

**62%**

Describe how their mental health increases with the feeling of belonging in their neighbourhood.

*The life at home report, IKEA, 2021*

**70%**

Of urban life plays out at the edge of the building in the Q zone - the liminal space between the public realm, property line and building edge.

*Kantzoner i København, KK, 2018*

**15%**

Being content with one's home makes up 15% of the total life happiness.

*The Good Home Report, Happiness Institute, 2019*

Urban life shapes our experiences, defines neighbourhoods, and builds community. With thoughtful planning and an urban life and retail strategy, Red Bank can foster human connection and promote well-being, creating spaces where people feel a sense of belonging and can pursue their dreams.

By working strategically with retail, retail can help draw people together and enrich city life, and the strategy serves as a crucial tool for the successful creation of the vibrant and differentiated urban life envisioned for the Red Bank regeneration project. Four key themes will shape the development of urban life at Red Bank.

## 1. THE 15-MINUTE CITY

- **MIXED-USE, ACCESSIBLE NEIGHBOURHOODS:**  
The concept focuses on providing residents with everyday needs.
- **STRENGTHENING LOCAL ECONOMIES:**  
A balanced mix of recreational, cultural, and commercial activities creates a vibrant community and fosters economic growth.
- **COMMUNITY-CENTERED URBAN LIFE:**  
A 15-minute city nurtures strong social ties, creating a community that residents and visitors value

## 2. ESTABLISHING IDENTITY FROM THE START

- **EARLY ACTIVATION AS IDENTITY-BUILDING:**  
Urban identity begins before construction, through early activation initiatives that bring attention to the area and identify key community players.
- **PIONEERING ACTIVITIES:**  
Meanwhile (to longterm) projects in the viaducts help shape identity and the urban life strategy.
- **LONG-TERM INTEGRATION:**  
Meanwhile activities will lay the foundation and continue into the final plan. This fosters continuity.

## 3. INTERWOVEN CITIES

- **INDOOR-OUTDOOR SYNERGY:**  
Connect indoor and outdoor spaces to strengthen urban identity and create a welcoming environment.
- **EDGE ZONE DESIGN:**  
Creates a “sticky street effect,” where people are drawn to linger and enjoy the surroundings.
- **POROUS FACADES:**  
Engaging facades that blur the boundary between indoors and outdoors contribute to a lively, active streetscape.

## 4. HANDPICKED OPERATORS

- **STRATEGIC COLLABORATION WITH OPERATORS:**  
Urban operators are essential in fostering community growth. They serve as “hosts” of the city.
- **ENGAGING LOCAL HEROES:**  
Collaborations with local operators and key community figures strengthen the locally rooted identity of the area.
- **OPERATOR DOGMAS:**  
Guidelines for operators ensure alignment on quality, atmosphere, and concept. Dogmas ensure that operators are committed to match the urban life vision.

# A SITE-SPECIFIC URBAN LIFE

At Red Bank, the commercial uses should help create a distinctive and vibrant community, by ensuring site-specific and unique concepts. The urban life strategy will celebrate Manchester's rich production history while promoting innovative, sustainable ideas. Key to the project's success will be fostering a sense of identity and belonging, ensuring a seamless everyday experience.

Guided by the master plan and strategic documents, the following themes will shape the ground floor experience:

- LOCAL AND VISIBLE PRODUCTION
- INNOVATION AND CREATIVITY
- SUSTAINABILITY
- EASY EVERYDAY LIFE
- SENSE OF COMMUNITY

The following dogmas serve as a hands-on tool to ensure operators' commitment to the vision at Red Bank, to quality and active engagement as commercial hosts being "local eyes on the streets". The coming operators at Red Bank should relate to one or more of the dogmas. One operator does not need to fulfill all the dogmas.

# DOGMAS FOR OPERATORS

## 1. WELL-BEING FOR PEOPLE AND THE PLANET

- Promote healthy choices through privacy, relaxation, and play areas.
- Support social interactions and solitude, as well as physical activity and rest.
- Encourage sustainable practices among commercial operators.

## 2. DIVERSITY

- Foster a diverse community with varied residents and visitors.
- Offer a range of experiences and products at different price points.
- Integrate commercial and non-commercial seating to enhance community engagement.

## 3. SENSE OF HOME AND COMMUNITY

- Cultivate a sense of belonging through community events.
- Maintain varied opening hours for shops and services to create an inviting atmosphere throughout the day.
- Blend indoor and outdoor spaces for a unique neighbourhood feel.

## 4. A SUSTAINABLE NEIGHBOURHOOD

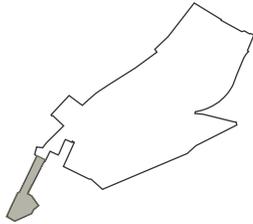
- Center sustainability in Red Bank's transformation.
- Encourage eco-friendly shopping, dining, and a sharing economy.
- Utilise mixed-use formats to optimise space and promote a local circular economy.

Red Bank is a diverse and complex new neighbourhood. To create an urban life that is unique to each of its distinct areas and urban

plazas, the retail strategy identifies seven different urban life zones, each with its own distinct atmosphere and varying commercial uses.



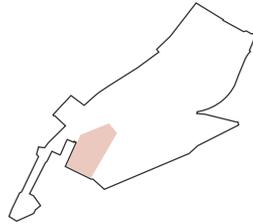
# URBAN LIFE ZONES



## PRODUCTION AND CULTURE

At this zone the Red Bank Viaducts blend industrial heritage with creativity and local production, already brought to life by the Red Bank pioneers – unique operators that are already adding character and diversity to the area.

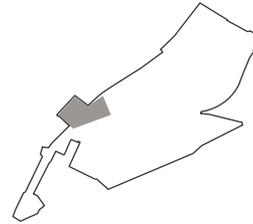
This zone will extend its vibrant energy into the surrounding streets and high line park, offering delightful surprises from innovative concepts to reimagined historic architecture. Here, old and new converge to create a community that is inspiring, surprising, and rooted in its production history.



## CULTURE AND HOSPITALITY

In this zone, the urban atmosphere of the viaducts blends with the vibrancy of Dantzic Street and the riverside's wild urbanism, serving as a key node connecting the South and North of the River Irk. The mixed-use environment around Union Square will foster a dense neighbourhood that supports a seamless everyday life.

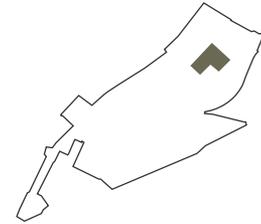
The area will feature diverse commercial spaces along the waterfront, creating a lively atmosphere of arts, culture, and commerce. Additionally, it will connect to Red Bank Square, a central gathering spot where riverside views, local businesses, and cultural activities converge.



## THE FACE OF RED BANK

This zone is where Red Bank's distinct identities converge, blending the family-friendly vibe of the Plateau, the lush recreational spaces along the River Irk and St. Catherine's Woods, the quirky atmosphere of the Red Bank Viaducts, and the youthful energy of Red Bank Riverside.

Red Bank Square will be the gateway to the area, embodying its essence. Its unique location offers the potential to become one of Manchester's premier squares, showcasing a blend of wild urbanism and thoughtfully designed urban life.

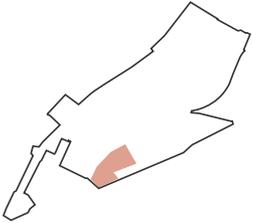


## FAMILY LIFE AND COMMUNITY

Centered around St. Catherine's Square, this zone features a tranquil plaza designed for family life and relaxation. The green space is ideal for unwinding and serves as a starting point for outdoor activities via the Climate Loop. An urban life dynamo on one side supports community functions, while a children's school is located on the other.

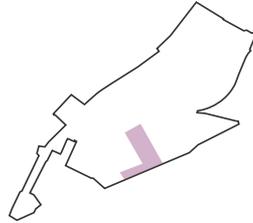
The area is designed for everyday life, offering convenience and comfort. Children can play safely in engaging spaces, allowing parents to socialise and connect. Red Bank Plateau promotes an active lifestyle while providing a peaceful retreat within the bustling city.

# URBAN LIFE ZONES



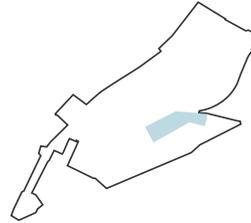
## A SEAMLESS EVERYDAY LIFE — SMALL INDEPENDENT SHOPS

Along Dantzic Street, the commercial heart of Red Bank, the commercial units will create a zone that supports a seamless everyday life for residents. Two distinct areas will cater to this differently. This zone will focus on smaller independent concepts, such as boutique shops, grocery stores, and take-away options. Here, residents can do their everyday shopping, grab a newspaper and coffee, pick up flowers or hostess gifts, or get a quick meal on their way home.



## FOOD ENTREPRENEURS & COMMUNITY

This zone connects the riverside to the southern Viaducts by focusing on food entrepreneurs and F&B concepts that foster community. Along Dulzwich Street, a cozy atmosphere created by launch pads will attract visitors and enhance activity in the southern Viaducts.



## A SEAMLESS EVERYDAY LIFE – THE ESSENTIAL SERVICES

Along Dantzic Street, the units will create a zone that supports residents' everyday lives. Two distinct areas will cater to essential services needed in a new neighbourhood. In this zone, the intention is to make room for the essential services needed when establishing a seamless and coherent everyday life in a new neighbourhood.

While the concepts may be more “basic,” they are equally important and must align with the vision for Red Bank. The urban life and retail strategy will focus on innovative concepts that meet the needs of young urban professionals, emphasising community, well-being (both physical and mental), and sustainability.

# LAUNCH PADS

Launch pads are catalysts for urban life at streetscape level. They can both house functions of cultural, commercial or community oriented nature. Placed strategically in the plan, they underline already existing commercial urban life, support community building and connect commercial life in the different neighbourhoods.



## COMMERCIAL LAUNCH PADS

Acts as standalone commercial spaces with the ability to pop up with concepts, either for longterm, for a trial lease or as seasonal pop-ups like a Christmas market.



## EXTENDING COMMERCIAL UNIT

Instead of having their own operator, the extension units function as outdoor satellites for the adjacent commercial spaces.



## RECREATIONAL LAUNCH PADS

Act as green spaces within the urban streetscape, offering amenities such as outdoor training equipment or democratic seating that integrate with city life.



## CULTURAL LAUNCH PADS

Provide spaces for community activities like barbecue areas, outdoor chess, table tennis, boule, stages for children's theatre, concerts and much more.



AT THE ALAYU MARKET YOU WILL FIND  
ARCHIVAL STYLES AND SAMPLES

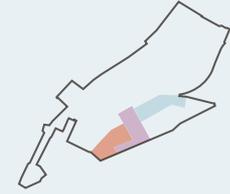
THE MARKET ALSO HOUSES  
OUR REPAIR SERVICE, EXTENDING THE LIFE  
OF YOUR FAVOURITE ALAYU PIECE



## RED BANK RIVERSIDE, –PLATEAU AND –VIADUCT

In the following, we will explore the three distinct neighbourhoods of Red Bank, highlighting what sets them apart and how the unique urban life in each can contribute to fulfilling the vision for urban living in Red Bank.

# RED BANK RIVERSIDE



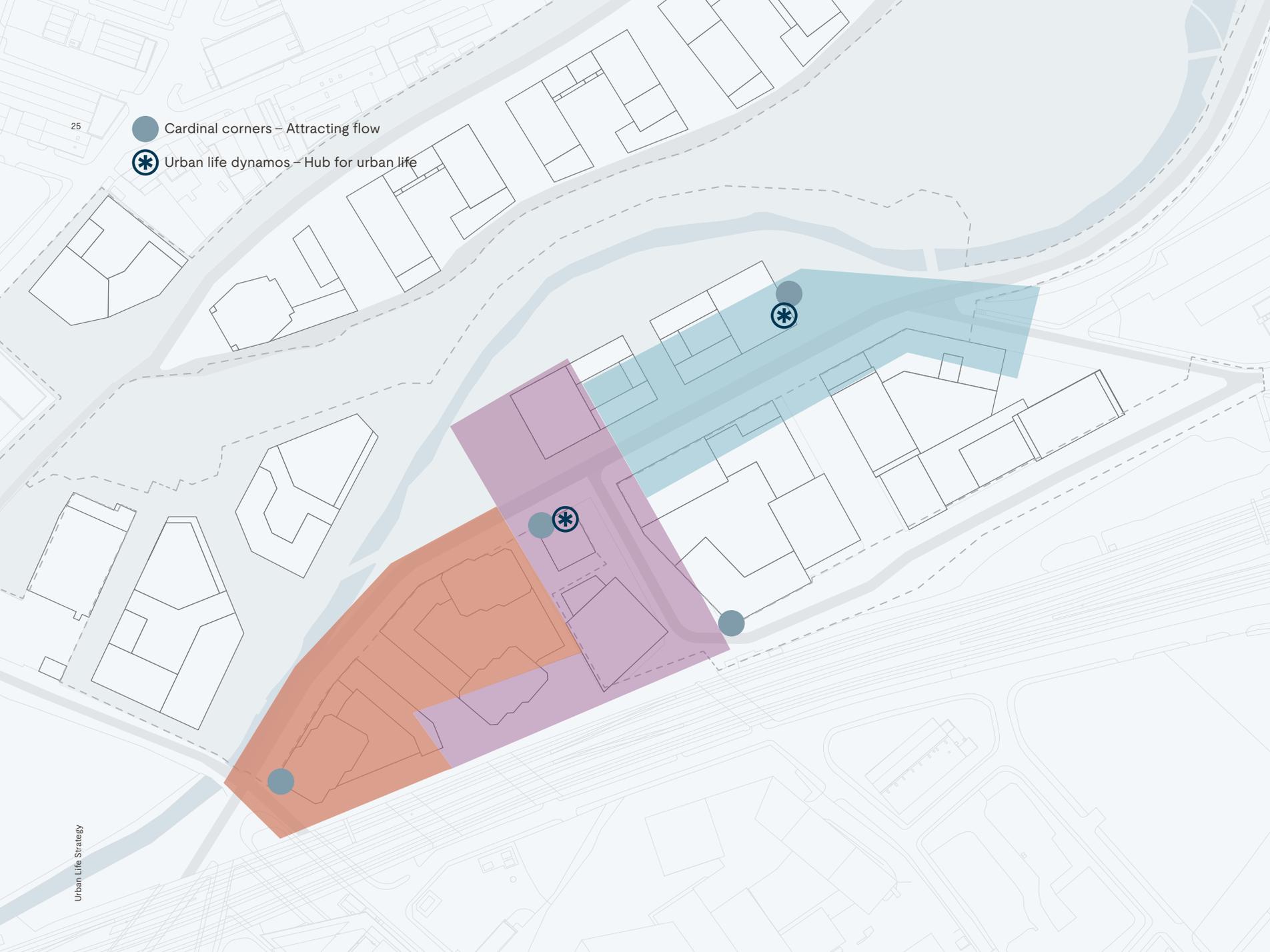
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## THE COMMERCIAL HEART OF RED BANK

- Experience new unique and innovative commercial concepts
- Enjoy urban energy with the river Irk just around the corner.
- Experience a seamless everyday life while connecting with Red Bank communities.

● Cardinal corners – Attracting flow

⊗ Urban life dynamos – Hub for urban life



# EVERYDAY HYBRIDS



## A NEW DESTINATION IN MANCHESTER

The goal is to create a high street where diverse commercial concepts unite to form a unique destination in Manchester. Here, innovative hybrid formats, engaging hosts, and high-quality offerings come together to create a place visitors are drawn to explore.



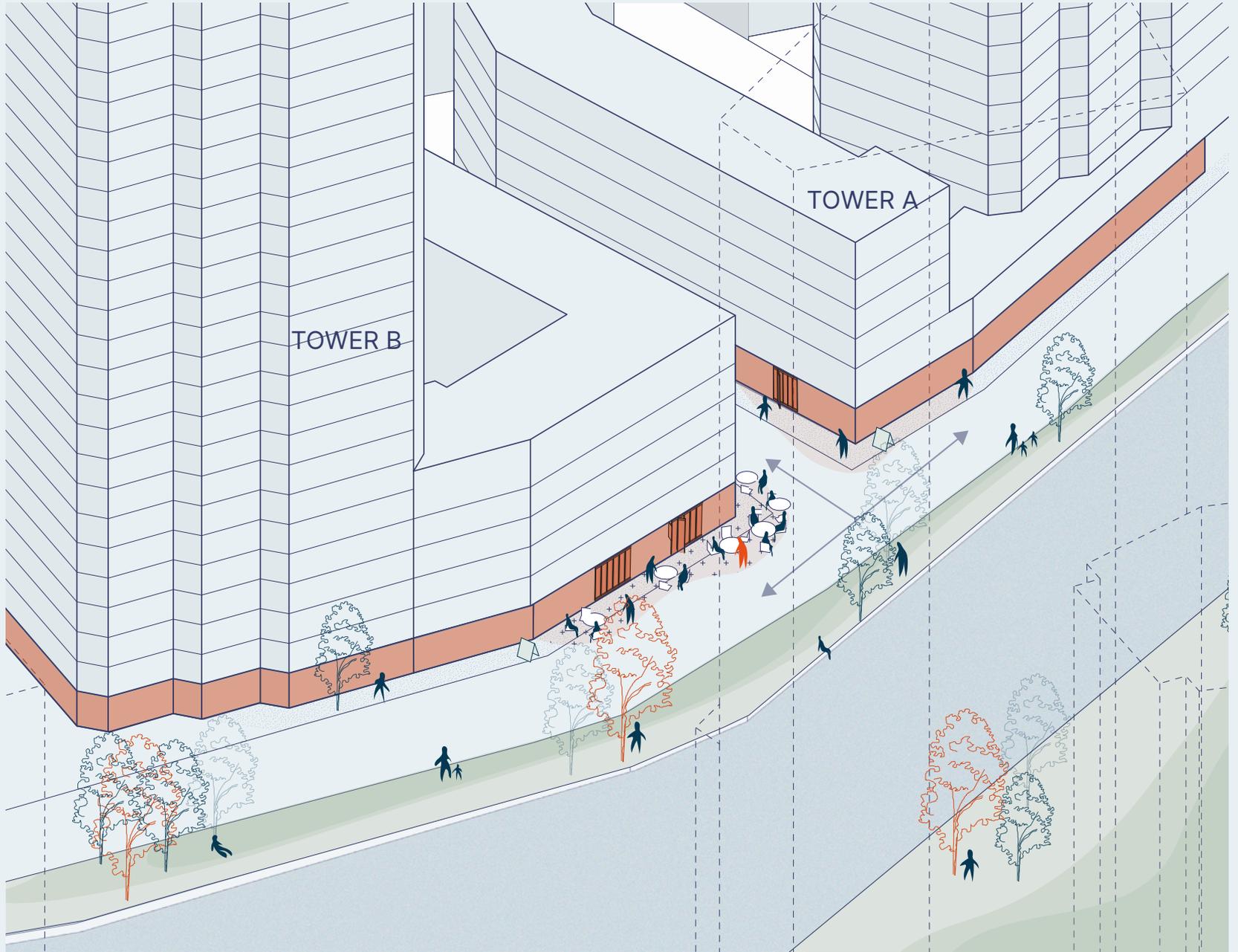
## HYBRID CONCEPTS AND COMMERCIAL HOSTS

Hybrid concepts can help create an engaging high street that offers guests more than just a typical shopping experience by incorporating elements of activation and interaction. Securing commercial operators who are committed to their role as hosts is essential, as their presence significantly contributes to the atmosphere and success of the new high street.



## THE FIRST NEW COMMERCIAL LIFE AT RED BANK

The commercial development at Victoria Riverside will mark the first new business presence in Red Bank. Therefore, it is crucial to consider which services will best contribute to creating a vibrant neighbourhood for new residents, while maintaining engaging concepts and high standards of quality.



# THE HEART OF DANTZIC STREET



Photo: Andreas Raun Rosendahl

## FOOD AND BEVERAGE

In this zone, food and beverage concepts will create a lively, cozy atmosphere where locals, guests, and tourists can come together and enjoy themselves from morning through evening. These concepts should differentiate themselves, with some focusing on take-away, breakfast, and lunch, while others offer an “extended living room” experience to serve the neighbourhood’s diverse community.



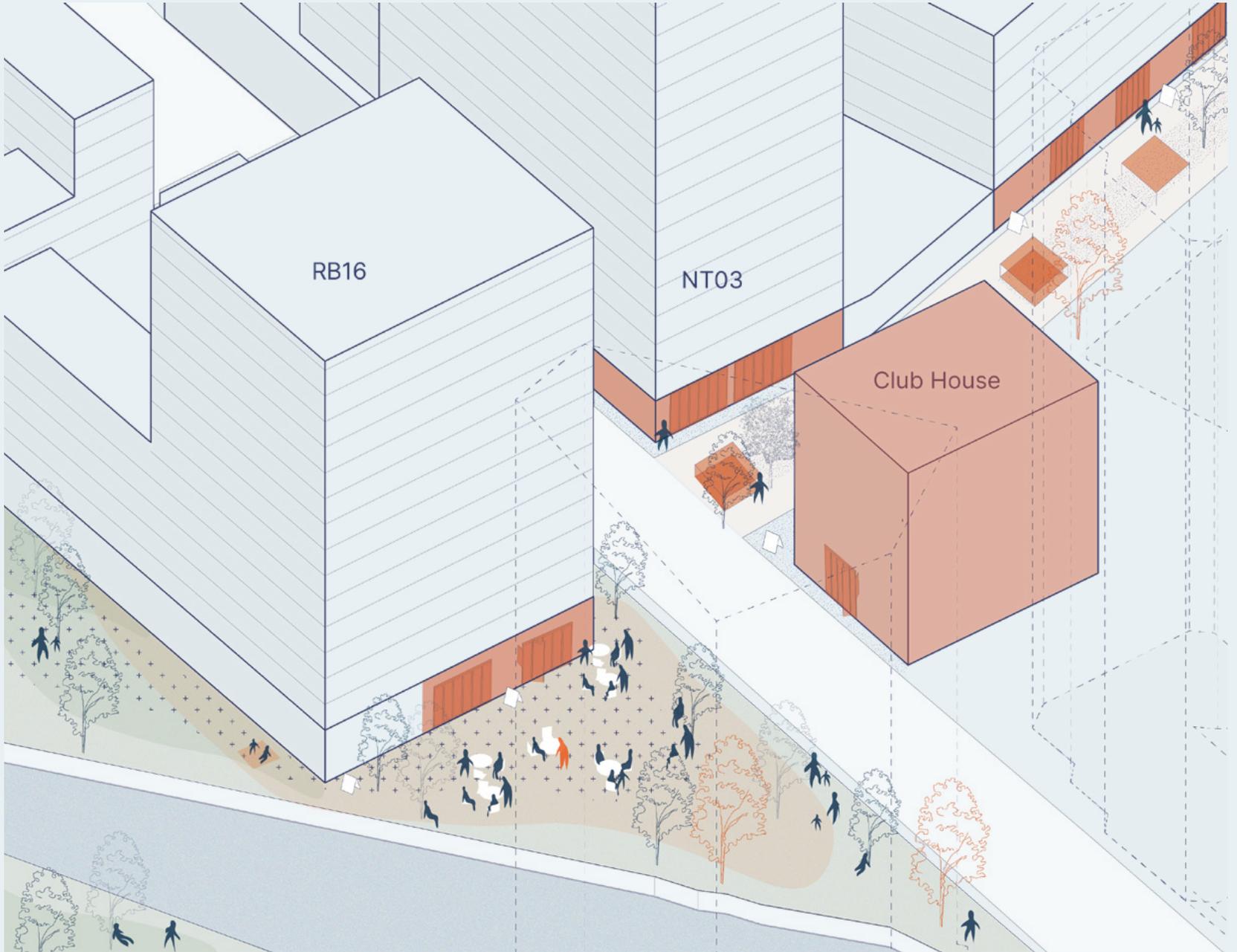
## LAUNCH PADS TYING TOGETHER THE STREET

Along Dulwich Street, launch pads will unify the area by adding extra commercial units, extending indoor seating outdoors, and providing additional public seating. These launch pads will also enable pop-ups and markets, blending commercial and community life to create a welcoming space for everyone.



## CLUBHOUSE

The Clubhouse will serve as a dynamic hub with both resident amenities and public spaces. Residents will enjoy a hotel-style concierge, a 24/7 gym, a private terrace, and possibly wellness facilities. Public areas will include a co-working café, as well as a restaurant and bar on the 5th floor. The Clubhouse will foster community and connection while offering versatile spaces for both residents and visitors.



# WORK AND LEISURE



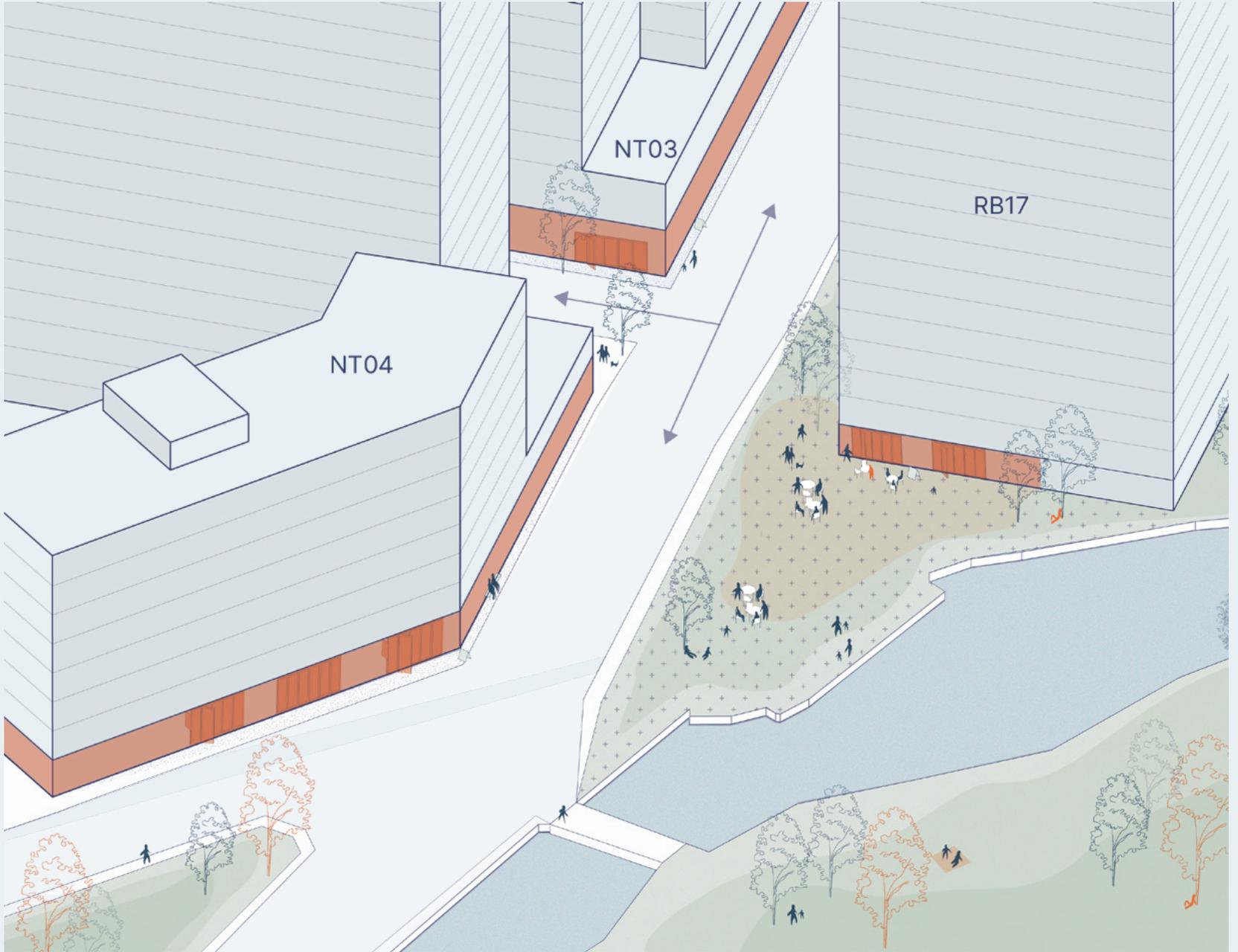
## BIGGER CONCEPTS WITH A PULL

Here, larger concepts will create a zone that supports a seamless everyday life with a unique twist. These concepts should prioritise community building and offer an exciting commercial experience that engages visitors. At this stretch there will be room for larger commercial concepts.

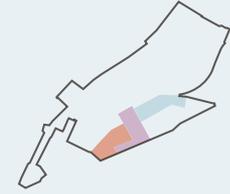


## AN IMPORTANT CORNER

Along the waterfront outdoor serving will play a crucial role in activating the outdoor space and creating a welcoming face when arriving at Red Bank from Sandhills and Collyhurts.



# DISTRIBUTION OF STREETScape INTERVENTIONS

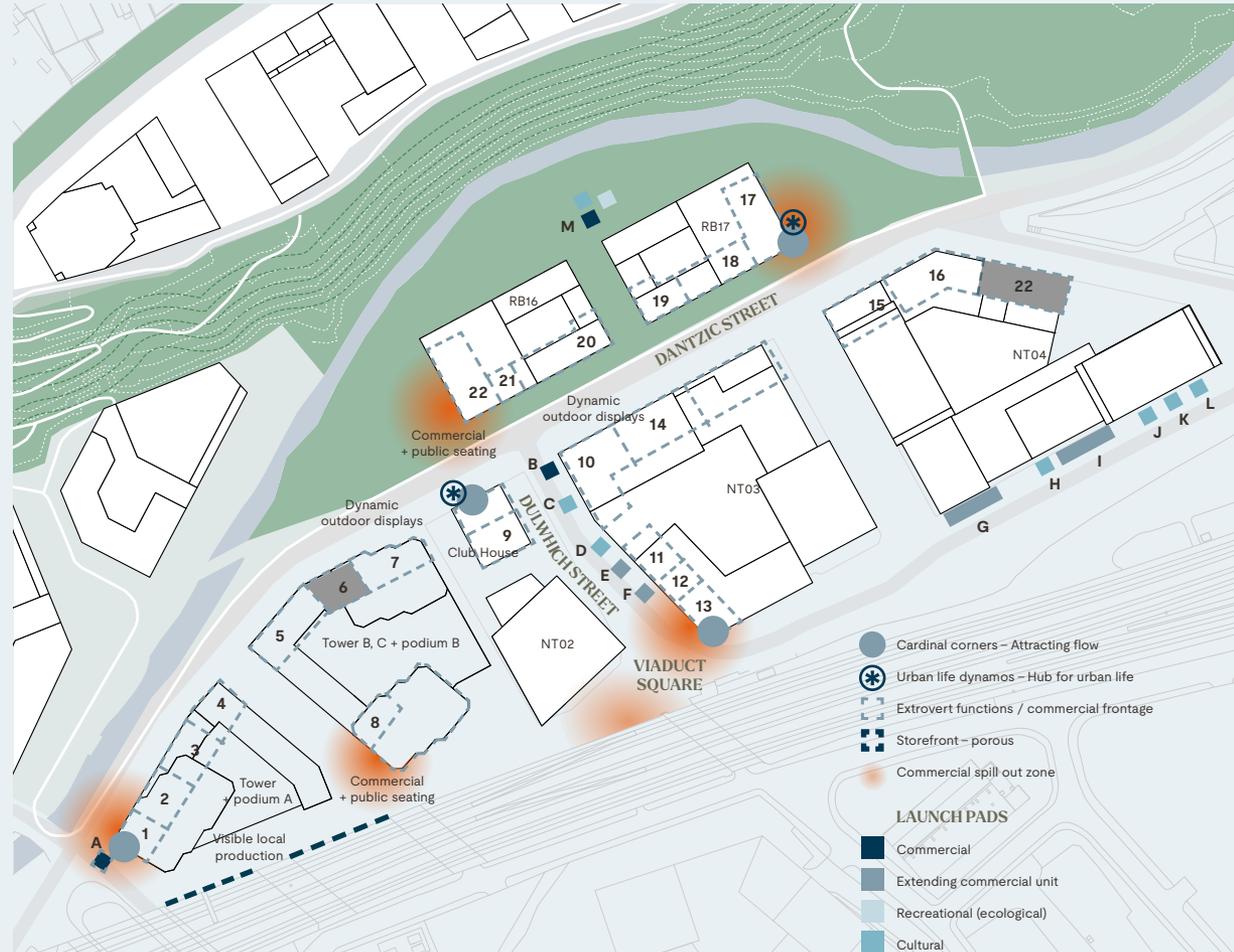


## EXAMPLERARY COMMERCIAL CONCEPTS

01. Lobby in connection with commercial launch pad
02. Sandwich bar
03. Hybrid oncept e.g. cocktail bar, atelier, workshops space
04. F&B - take away
05. Local niche grocery store
06. Lobby
07. Winebar / pub
08. Restaurant hidden gem
09. Clubhouse — Co-working café, restaurant and bar
10. Lobby in connection with coffee + community library (launch pad)
11. F&B — take-away
12. F&B — café breakfast and lunch
13. F&B — restaurant, full-day service
14. Whole foods
15. Concept store for the nature and outdoor activities
16. Bike shop, repair and community
17. Co-working space, café + canteen
18. Plant shop / florist
19. Pharmacy
20. Health Centre
21. Hairdresser + beauty shop
22. Full-day restaurant/café/pub

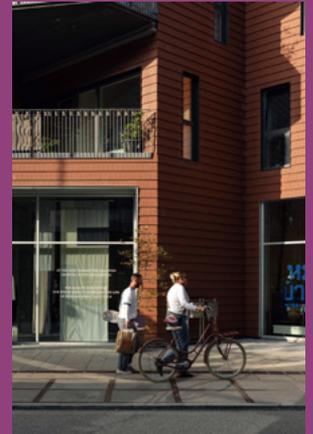
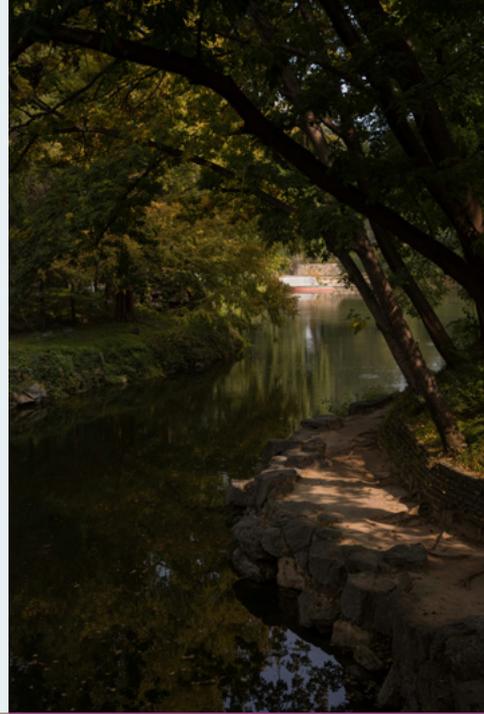
## LAUNCH PADS

- |                  |  |   |
|------------------|--|---|
| A.               | Launch pad — commercial unit (flowers + coffee + deli) | Commercial                                  |
| B.               | Coffee + community library                             | Commercial                                  |
| C. & D.          | Democratic seating with potential for pop-ups          | Cultural                                    |
| E. & F.          | Outdoor seating extending comm. unit                   | Commercial                                  |
| G & I.           | Recreational   | Recreational                                |
| H., J., K., & L. | e.g. table tennis, chess tables, seating               | Cultural                                    |
| M.               | Launch pads to help activate the Riverside             | recreational, cultural & commercial pop-ups |





Urban Life Strategy



# RED BANK PLATEAU



34

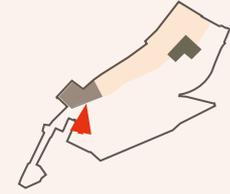
## LIVE CLOSE TO THE CITY, SURROUNDED BY NATURE

- Red Bank Square — the best place to be in Manchester
- Enjoy a peaceful, family-friendly atmosphere
- Stop by to play, connect, and simply be

- Cardinal corners – Attracting flow
- ⊛ Urban life dynamo – Hub for urban life



# THE FACE OF RED BANK



## RED BANK SQUARE

Red Bank Square is set to become a premier gathering place, blending vibrant commercial spaces with a beautiful terraced area overlooking the River Irk and Red Bank. With its favourable microclimate, Red Bank Square will create a lively atmosphere, featuring a dynamic commercial spill-out zone that showcases Red Bank's unique character and promotes safety through increased evening activity.



## FOOD AND BEVERAGE CONCEPTS - LEISURE, PRODUCTION AND COMMUNITY

At Red Bank square the f&b concepts will focus on leisure, production, and community engagement, creating a welcoming, lively atmosphere throughout the day and evening. Accessibility and community interaction are key, along with activating the commercial spill-out zone. At least one f&b concept here should utilise this unique combination of functions.

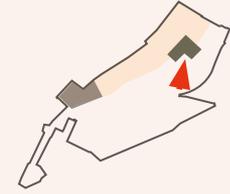


## URBAN LIFE DYNAMO — HUB FOR CULTURE AND COMMUNITY

At Red Bank Square an urban dynamo acts as a vibrant urban hub where locals and visitors connect across generations. This dynamic space blends functions to create accessible, diverse programming that fosters interaction. From morning to evening, it encourages informal gatherings, whether for a quick coffee, community events, or socialising with neighbors, creating an inclusive and lively atmosphere.



# FAMILY LIFE AND COMMUNITY



Find fotografat

## ST. CATHERINE'S SQUARE

This vibrant area represents the greenest part of Red Bank, designed to support everyday life for families and children by merging indoor and outdoor activities and encouraging movement. It features excellent sun exposure and practical facilities that families need. A playground and playscape integrated into the climate loop will connect families with nature, incorporating elements like logs and sculptural trees that double as seating or play structures.



## WITH A STRONG FOCUS ON FAMILIES URBAN LIFE DYNAMO - HUB FOR CULTURE AND MOVEMENT

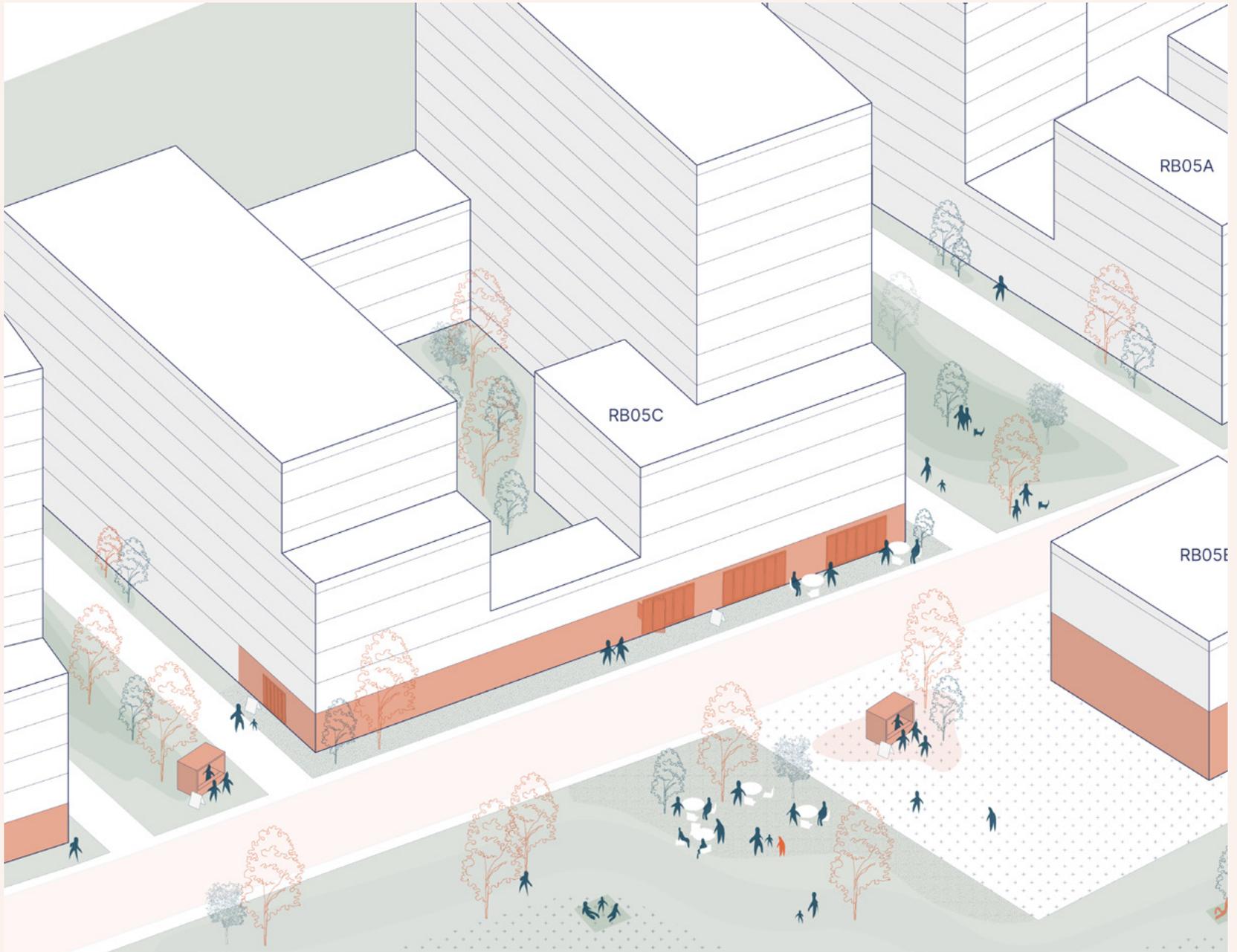
The plateau's commercial concepts will be family-focused, supporting both adults and children by providing the practical facilities and activities needed for a vibrant, cohesive family life.

This will be highlighted in an urban life dynamo designed for families, movement, and recreation, with programs and multifunctional spaces that encourage physical activity, play, and social interaction.

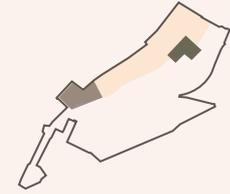


## LAUNCH PADS

Launch pads will foster a vibrant outdoor life by providing recreational, commercial, cultural, and community opportunities. Examples include outdoor workout facilities, communal seating, campfire cooking, an open stage, and a coffee and sandwich pop-up bar. These elements will connect the green spaces near residential buildings to the public walkway, support outdoor sport facilities, and link the commercial units to the outdoors.



# DISTRIBUTION OF STREETScape INTERVENTIONS

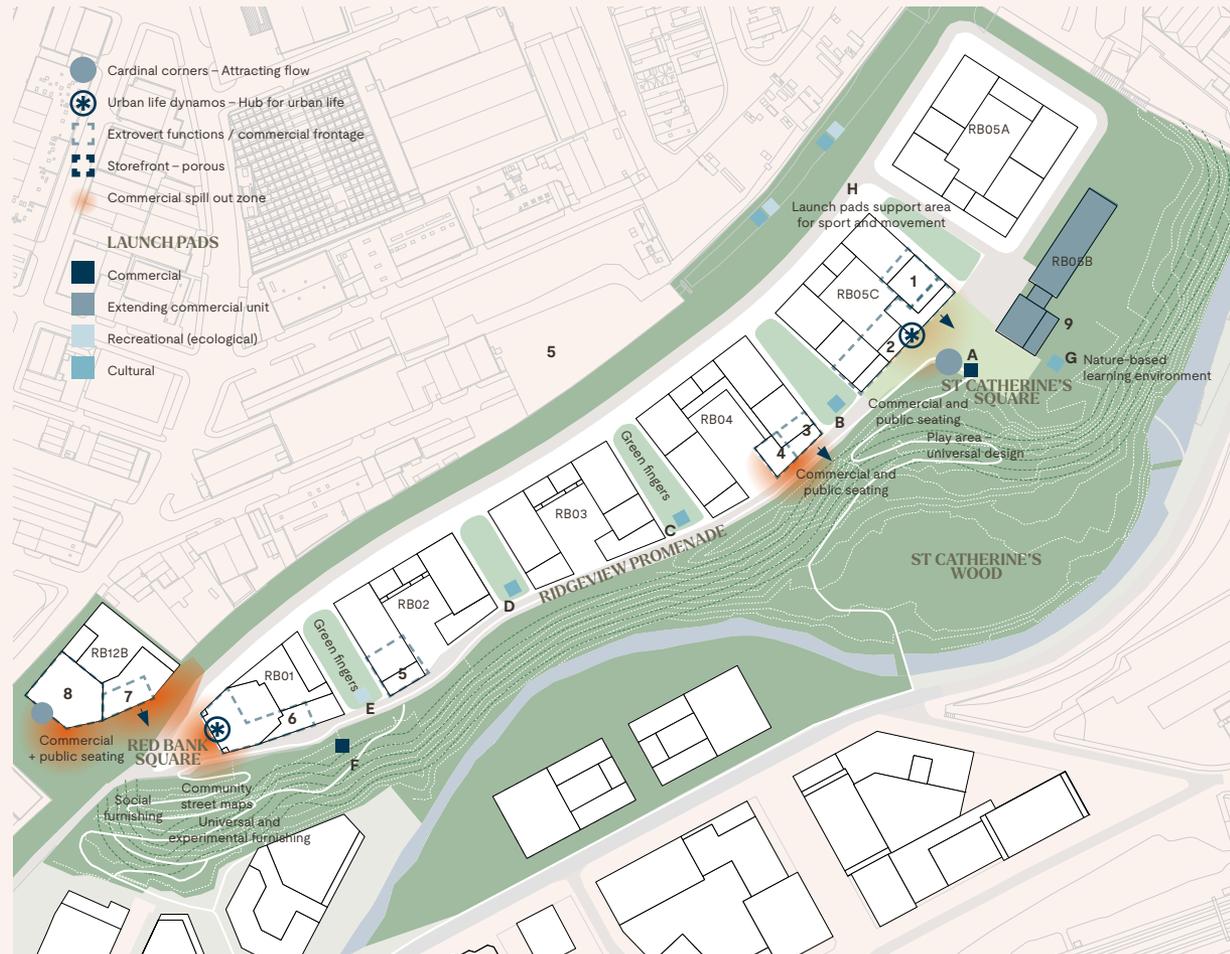


## EXAMPLERARY COMMERCIAL CONCEPTS

- 01. Co-working space
- 02. Dynamo for movement and culture
- 03. F&B
- 04. F&B + Production + Sales
- 05. Well-assorted kiosk / Grocery store / Delicacies
- 06. Hub for culture and community
- 07. F&B
- 08. F&B + Production + Sales + Events
- 09. Primary School

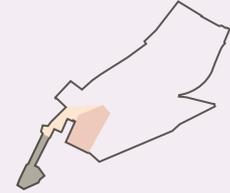
## LAUNCH PADS

- A. Coffee, toasts, snacks, take-away  
*Commercial*
- B. Integrated table tennis and seating  
*Cultural*
- C. Integrated chessboards and seating  
*Cultural*
- D. Democratic seating  
*Cultural*
- E. Urban gardens  
*Recreational*
- F. Coffee, toasts, snacks, take-away  
*Commercial*
- G. Covered space for edu. activities  
*Cultural*
- H. Supp. functions to sports program  
*Cultural*  
*Recreational*





# RED BANK VIADUCT

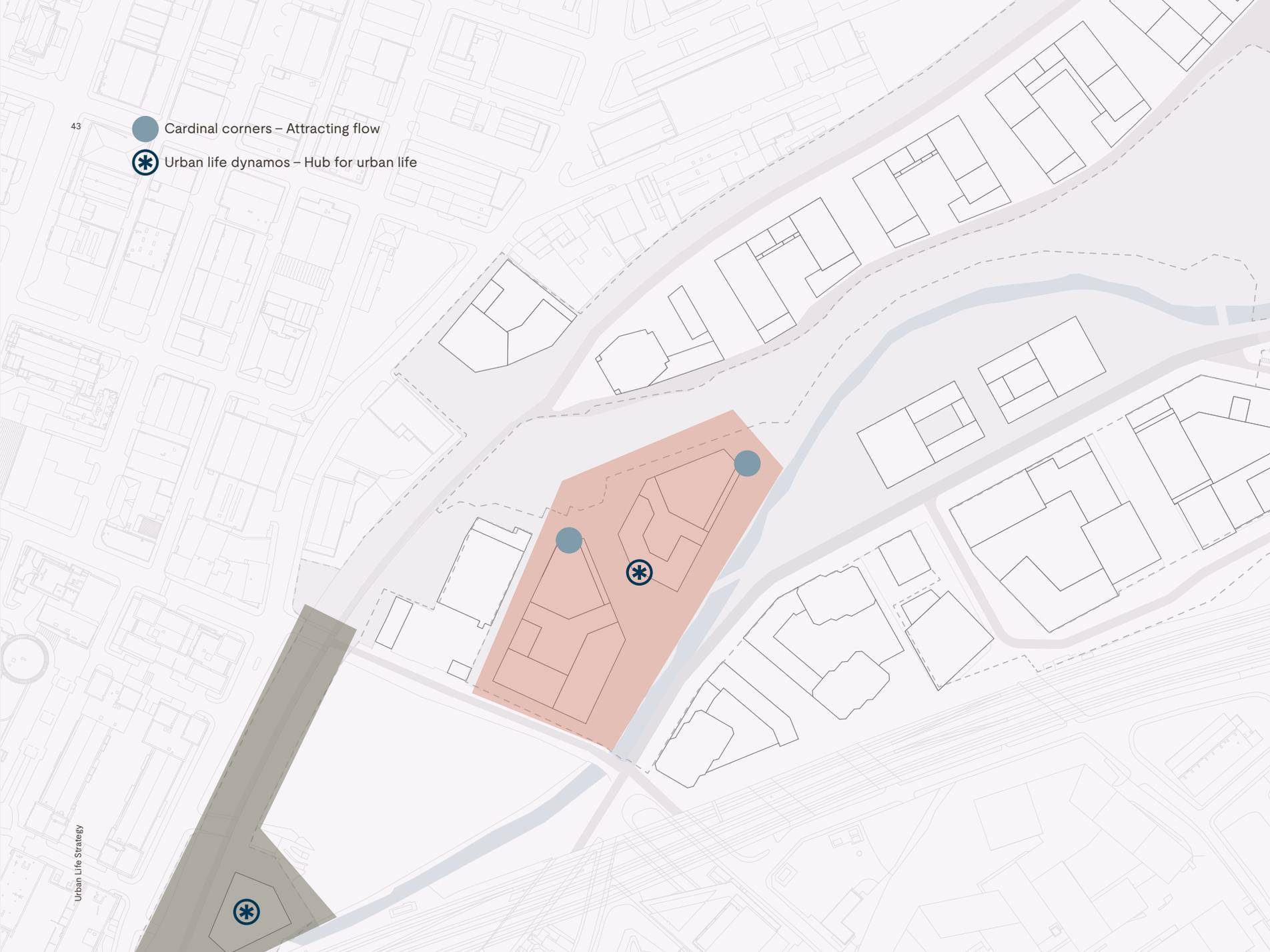


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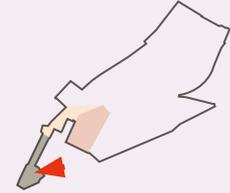
## UNEXPECTED MOMENTS TO DISCOVER

- Excellent food and drinks in historic surroundings
- Stroll along the green High Line park
- Savor a late-night dinner by the waterfront

- Cardinal corners – Attracting flow
- ⊛ Urban life dynamos – Hub for urban life



# PRODUCTION AND CULTURE



## ALREADY EXISTING COMMERCIAL CONCEPTS

Red Bank's viaducts already host a vibrant mix of independent, creative businesses that add to the area's cultural energy. These pioneering businesses bring high-quality, community-focused experiences across a range of concepts.



## URBAN LIFE AT BREWERY SQUARE

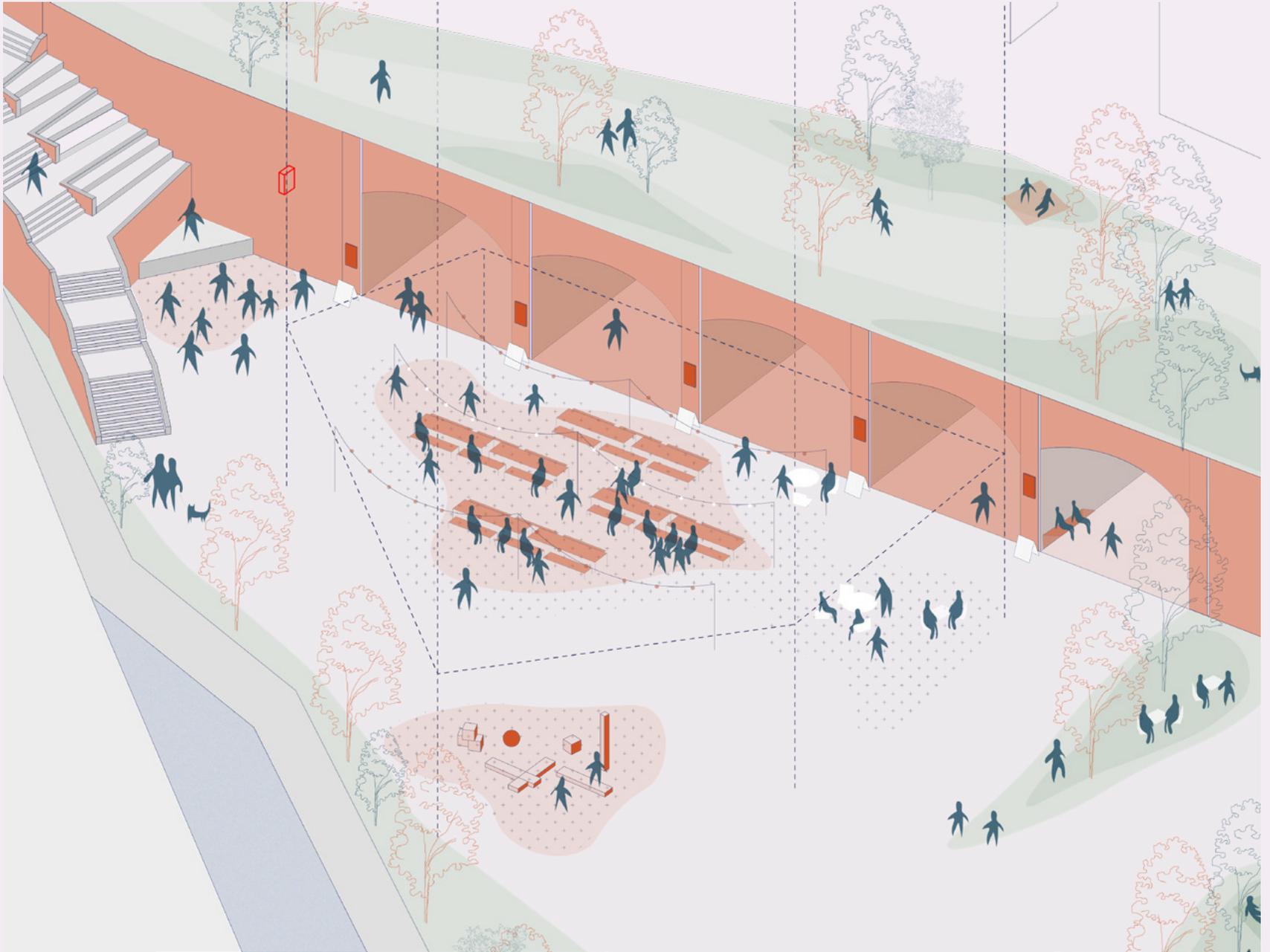
Brewery Square will support the existing businesses in the arches and through the partially sheltered space, the square has the potential to become a lively destination for pop-up events, dining, and socialising for Red Bank and Manchester.

A shared seating area will enhance the flow between indoor and outdoor spaces, blending communal and flexible options. As the gateway to Red Bank, Brewery Square can attract a diverse crowd day and night with its mix of culture, commerce, and creativity.

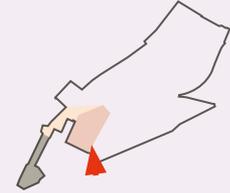


## THE HIGH LINE PARK

The High Line Park will be a new green, recreational space connecting the city centre to the River Irk, St. Catherine's River, and the future green parks of the Victoria North Regeneration project. This park will also offer opportunities to link the businesses in Brewery Square to the recreational activities along the High Line.



# CULTURE AND HOSPITALITY



## URBAN LIFE DYNAMO — HUB FOR ARTS AND CULTURE

An arts and culture hub around Union Square will energize Red Bank, serving as a cultural catalyst. This hub might take the form of a single strong centre or a blend of smaller components, such as an art supply store, bookstore, designer showrooms, shops, a movie theatre, and gallery.



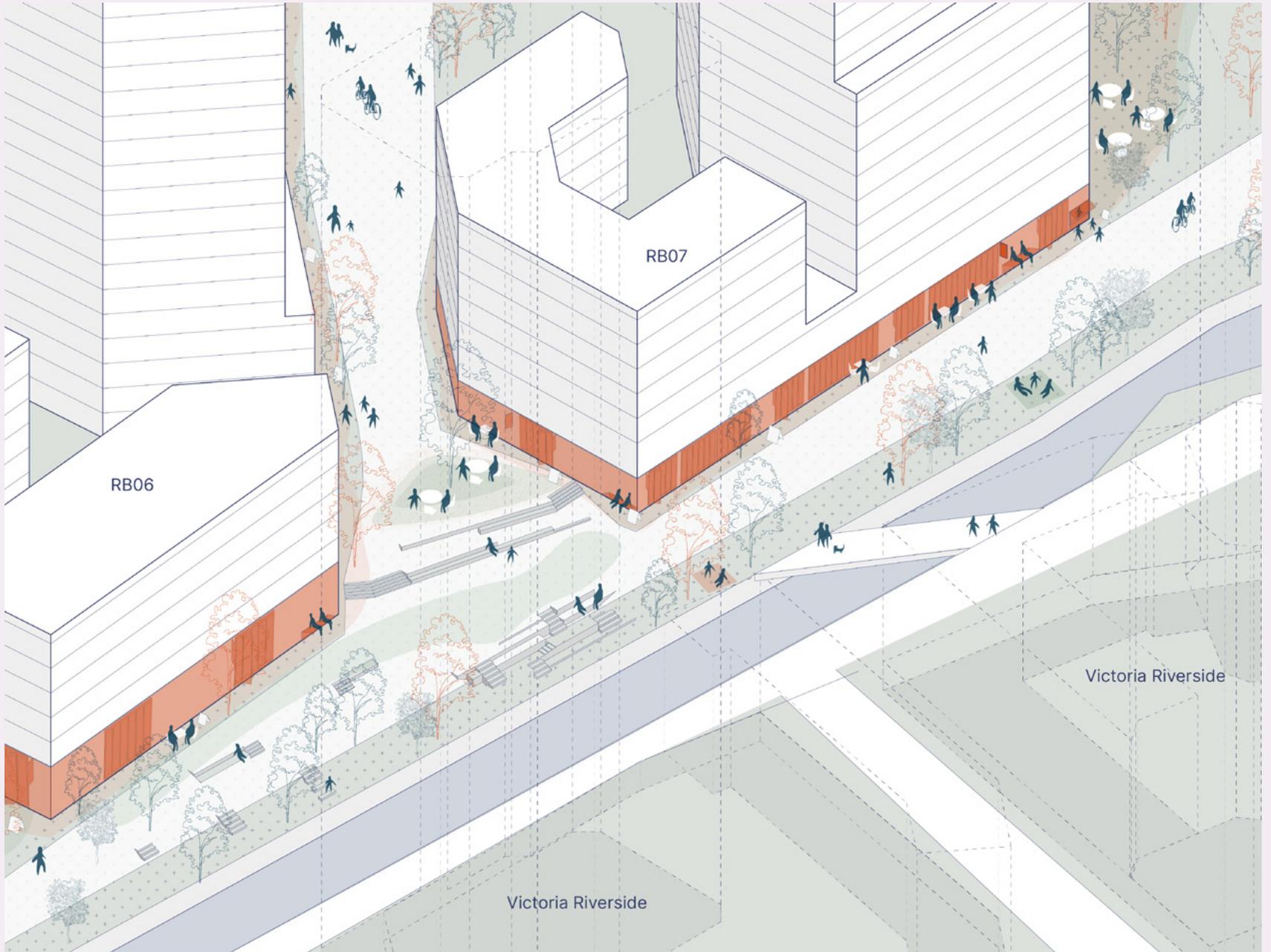
## STUDIO FOR MOVEMENT

To enhance Red Bank's cultural focus and promote a seamless daily lifestyle, this zone holds a movement studio. This could take the form of a dance, yoga, or pilates studio, or a flexible space offering different types of physical activities on various days. To support the business model, a retail area could also be integrated, offering complementary products and healthy snacks and juice.

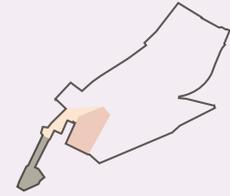


## F&B & HYBRID SHOPS

Smaller units along the waterfront will complement Dantzic Street by featuring curated F&B concepts and commercial brands with strong narratives, alongside services like food, drinks, repair services, and workshops. The emphasis will be on recreation, wellness, and arts and culture.



# DISTRIBUTION OF STREETScape INTERVENTIONS



## CURRENT OPERATORS

- Crossfit Central Limited
- Foundation Coffee House Limited
- Green Arches Limited
- Soundhaus Ltd
- EQ Live Limited
- Big Fish Rentals Limited
- The Sparrows
- Half Dozen Other
- Fresh noodles Factory Limited
- Suzume
- Manchester Dry Cleaners Ltd
- Black Owned Enterprises Ltd

## EXAMPLERARY COMMERCIAL CONCEPTS

01. Shop + service + F&B (Culture and arts)
02. Shop + service + F&B (Culture and arts)
03. F&B + shop
04. F&B + shop
05. F&B + shop (Primarily F&B with outdoor serving + to-go hatch)
06. Movement studio
07. F&B
08. F&B + shop
09. Shop + service





# CALL TO ACTION

For more information or to speak to a member of the team please get in touch

**[hello@wearefound.co.uk](mailto:hello@wearefound.co.uk) / [www.wearefound.co.uk](http://www.wearefound.co.uk)**