

THE ROOF GARDENS
ONE ELLESMERE STREET
CASTLEFIELD, MANCHESTER




DeTRAFFORD
ESTATES GROUP

EXCLUSIVE TOWNHOUSES AND APARTMENTS FOR TODAY'S CITY LIVING

**“WE SHAPE OUR BUILDINGS,
THEREAFTER OUR BUILDINGS
SHAPE US”**

Winston Churchill

At DeTrafford, we understand that homes are more than bricks and mortar and have a direct impact on our lives. That’s why we have a passion to create sustainable spaces to enhance our communities.

The Roof Gardens, One Ellesmere Street, is a pioneering development which shines a light on our philosophy, creating exciting outdoor living space at the heart of the city. Stunning apartments and townhouses feature individual, private roof gardens, marrying suburban comforts with inner city living.

Two tree lined courtyards provide a communal hub for an innovative development which offers urban chic living, drawing inspiration from New York, London and Amsterdam.

Contemporary design, fabulous living space and luxurious finishes combine with your own skyline retreat and the nearby waterside lifestyle attractions. At The Roof Gardens, One Ellesmere Street, you can reach for the sky.



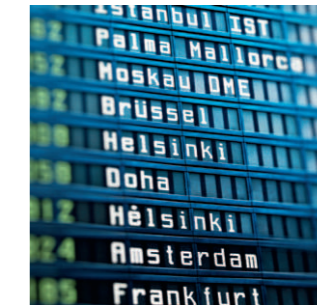
**THE ROOF GARDENS,
ONE ELLESMERE STREET**

SPACE TO LIVE AND GROW
IN THE CITY

A pioneering concept and award-nominated design* converge to create superb new homes, ideal for families and young professionals alike. The building's iconic rooftop gardens will be framed with a crown of corten steel – illuminated at night in a warm orange glow – affirming the pre-eminence of the development.



**The Roof Gardens, One Ellesmere Street.
Shortlisted for the prestigious 2013 Housing Design Awards*



MANCHESTER – A WORLD CLASS CITY HISTORY, INNOVATION AND CONNECTIVITY

Manchester is going places. Its renaissance is hallmarked by a rising international profile and population – quite simply it's the fastest growing city in the UK.

Internationally renowned as the birthplace of the Industrial Revolution and the computer, The University of Manchester is today pioneering the development of graphene – a 'miracle material' that is set to revolutionise the 21st Century. The City's dynamic knowledge-based industries benefit from the innovation and research resources of four Universities, while Manchester also boasts the largest financial, professional and legal services sector outside of London.

Media City and the presence of the BBC and ITV reinforce Manchester as a creative hub, while it is also celebrated in the football world as home to United and City - names that resonate globally.

And Manchester has the connections to justify its standing with an airport serving 200 destinations worldwide.



vibrant, dynamic,
music, arts,
shopping, culture,
luxury, world
famous football,
fine dining, great
bars and
restaurants



MANCHESTER – A WORLD CLASS CITY STYLE, SUBSTANCE AND SUSTAINABILITY

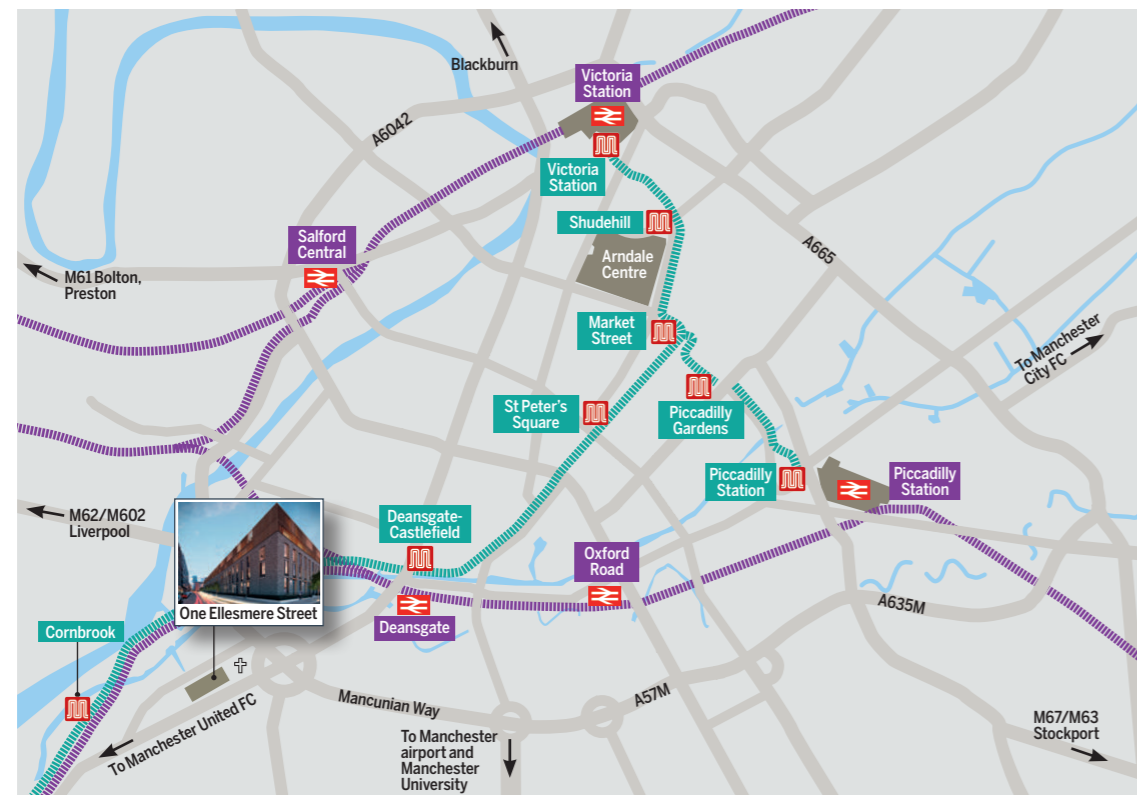
Music icon Ian Brown of the Stone Roses famously said: “We’ve got everything except a beach.” So it is not difficult to see how Manchester’s relentless rise has been boosted by its extensive cultural, media, music, and sporting scene.

Top rock bands originate and flourish here, alongside a wonderful opera house, symphony and chamber orchestras. When you add the buzzing nightlife, a wide choice of bars and restaurants, outdoor space, museums and great shopping areas – including the biggest City Centre shopping mall in the UK – you have an eclectic mix. This helps to sustain and support Manchester as a popular place to live, work and invest.

The Roof Gardens, One Ellesmere Street, reflects a growing demand for stylish and sustainable inner city living. Apartments and townhouses combine innovative design and attractive outdoor space in a 21st Century approach that mirrors the City’s ambitions.



PHOTO: TONI INFANTE PHOTOGRAPHY AND THE CASTLEFIELD FORUM

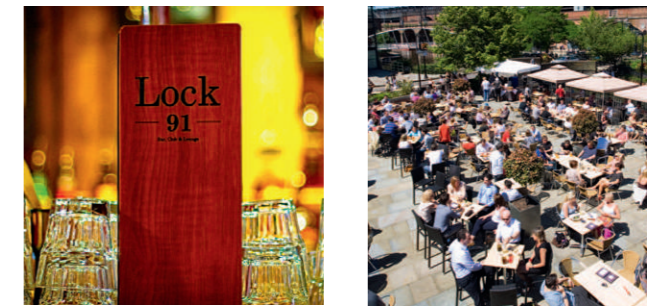
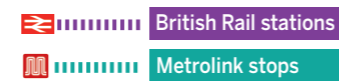


MAKING THE RIGHT CONNECTIONS

The Roof Gardens – One Ellesmere Street is:

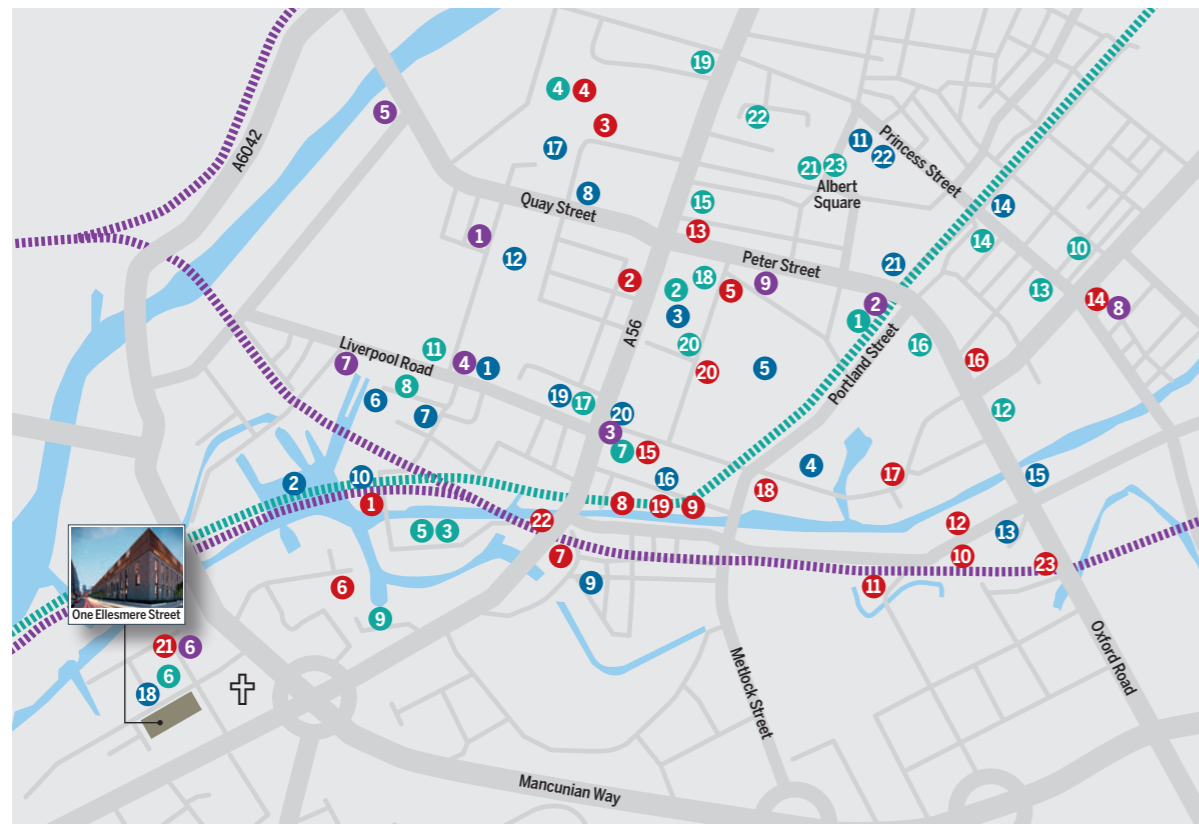
- 5 minutes' stroll to The Bridgewater Canal Basin with its waterside bars, restaurants and market
- 5 minutes' walk to Cornbrook Metrolink station and access to the cross city tram network to Manchester Victoria
- 6 minutes to Manchester Piccadilly by rail from nearby Deansgate station

And provides easy access to Manchester's motorway links



CASTLEFIELD A THRIVING COMMUNITY AT THE HEART OF THE CITY

Castlefield is an inner city oasis of quaint cobbled streets, canals and waterside al fresco wining and dining. Britain's first Urban Heritage Park - with its attractive canal basin, open spaces, converted mills, bridges and viaducts - has become one of the city's most sought-after residential areas. It is particularly popular with professionals who combine the undoubted lifestyle benefits with close proximity to the city centre and excellent road and rail access.



Dining

- 1 The French Restaurant, Midland Hotel
- 2 Almost Famous Burger Bar & Restaurant
- 3 Albert's Shed Restaurant & Bar
- 4 Carluccio's Italian Restaurant
- 5 Dukes 92
- 6 Banyan Tree Restaurant
- 7 The Hilton Restaurant
- 8 Sapporo Teppanyaki Restaurant
- 9 Choice Bar and Restaurant
- 10 Try Thai Restaurant
- 11 Khan Baba Indian Restaurant
- 12 Giorgio's Restaurant
- 13 Yang Sing Chinese Restaurant
- 14 Koh Samui Thai Restaurant
- 15 Topkapi Palace Restaurant
- 16 Don Giovanni's Restaurant
- 17 Dimitri's Taverna Greek Restaurant & Tapas Bar
- 18 Lucha Libre Mexican Restaurant
- 19 Australasia Restaurant
- 20 James Martin Manchester
- 21 The Albert Square Chop House
- 22 Wing's Restaurant
- 23 Rajdoot Restaurant

Bars

- 1 Barca Bar
- 2 Suede Bar
- 3 Alchemist

- 4 Oast House
- 5 Epernay Champagne & Cocktail Bar
- 6 The Wharf Pub
- 7 Atlas Bar
- 8 Lock 91 Bar
- 9 Baa Bar Deansgate Bar & Club
- 10 Dog Bowl-Black Dog Ballroom Bar
- 11 The Whim Wham Cafe
- 12 The Ritz
- 13 Revolucion de Cuba
- 14 101 Brasserie & Bar
- 15 Cloud 23 The Hilton Bar
- 16 The Alibi Bar
- 17 Peveril of The Peak
- 18 The Britons Protection Pub
- 19 Deansgate Locks
- 20 Taps
- 21 Binary Bar
- 22 Knott Bar
- 23 Thirsty Scholar

Places of interest/entertainment

- 1 Museum of Science & Industry (MOSI)
- 2 The Giants Basin
- 3 The Great Northern
- 4 The Bridgewater Hall
- 5 Manchester Central Convention Complex (GMEX)
- 6 Castlefield Outdoor Arena
- 7 Roman Fort

- 8 Opera House
- 9 Castlefield Gallery
- 10 Catalan Square
- 11 Albert Square Town Hall
- 12 St John's Gardens
- 13 Cornerhouse
- 14 Manchester Art Gallery
- 15 The Palace Theatre
- 16 The Comedy Store
- 17 Hardman Square
- 18 Phoenix Gallery
- 19 Campfield Market Hall
- 20 AMC Cinema
- 21 Manchester Central Library
- 22 Manchester Town Hall

Hotels

- 1 Great John Street Hotel
- 2 Midland Hotel
- 3 The Hilton Beetham Tower
- 4 The Ox Noble
- 5 Manchester Marriott Victoria & Albert Hotel
- 6 Luxury Base Apartment Hotel
- 7 Castlefield Hotel
- 8 Macdonald Townhouse Hotel
- 9 Radisson Blu Edwardian

- British Rail
- Metrolink



CASTLEFIELD

A HAVEN TO RELAX, DINE AND ENJOY

With a heritage dating back to Roman times, Castlefield today offers vibrant, modern waterside living, complemented by appealing bars, restaurants, music and entertainment. Among the attractions are the celebrated Castlefield Bowl outdoor arena, the Castlefield Gallery and the popular Museum of Science and Industry.

Castlefield is quite simply a haven at the heart of the city offering a more relaxed pace of life – but you can be sure that, when the bright lights of the city centre beckon, you will always be close at hand.



**THE ROOF GARDENS,
ONE ELLESMERE STREET**
FASHIONING FLEXIBILITY WITH FLOORSPACE

There is a range of options on offer to meet differing accommodation needs and requirements – but all designed to satisfy a high level of expectation. A total of 49 townhouses, offering two, three and four bedrooms, blend harmoniously with 22 one bedroom apartments. Your full package of options is:

- 4 Storey, four bedroom Townhouses
- 4 Storey, three bedroom Townhouses
- 3 Storey, three bedroom Townhouses
- 4 Storey, two bedroom Townhouses
- 3 Storey, two bedroom Townhouses
- 1 bedroom Apartments

Each home has been carefully conceived to marry suburban comforts with vibrant inner city living. The variety of accommodation and layouts ensures that this exciting new lifestyle opportunity is available to a broad range of home buyers.

pioneering,
apartments,
retreat, innovative,
townhouses,
courtyards,
flexible,
community, space,
inspiration,
concept, design



THE ROOF GARDENS,
ONE ELLESMERE STREET
THE OPPORTUNITY TO LIVE, WORK
AND INTERACT

There's much more to The Roof Gardens than the offer of your own private skyline retreat, a choice of flexible living spaces and the option of an integral garage. Two tree-lined secluded courtyards provide a pleasant focal point for families and individuals to meet, interact and enjoy a very real sense of community. And for those who want to work from home, there's the chance to integrate your business by exercising an option to use your ground floor bedroom as a live-work unit, with the advantage of a bespoke company plaque displayed to the front of road-facing homes. This option is available to all townhouses fronting Ellesmere Street.

There is allocated off-street parking for all Townhouses, and 32 of these feature their own integral garages. Ten additional spaces are available for purchase.



Your own city centre front door



Enjoy your own private Roof Garden haven



Integral garages and secure off-street parking



Contemporary design, attractive living space and luxurious facilities



A restrained palette of materials create a timeless elegance



Oak floors, low voltage lighting, TV and satellite points - come home and relax



Bespoke cabinets, quartz worktops, integrated oven/gas hob, dishwasher and fridge/freezer

THE ROOF GARDENS, ONE ELLESMERE STREET TAILORING REFINEMENT

DeTrafford have teamed up with Ollier Smurthwaite Architects to select a superior collection of fittings to furnish homes to the highest standard. Each interior package can be tailored to your specific requirements, helping make your dream home become a reality.

A restrained palette of materials has been chosen that have a timeless elegance. Ultra efficient smart home technology is seamlessly embedded throughout the homes. The kitchens' integrated modern appliances ensure superior quality. The rich tones of the solid oak floors and stairs contrast the crisp white glossed handleless kitchen doors. The porcelain bathroom suites and ensuites are enhanced by the clean lines of the stainless steel fittings, ensuring a warm and inviting place.



SPECIFICATION

Floors

- Engineered oak and limestone flooring, with porcelain tiling to bathrooms, ensuites and WCs.

Kitchen

- Your kitchen is available in a choice of dark or light colour palettes.
- Bespoke kitchen cabinets finished with contemporary high gloss handleless units
- Quartz worktop and splash backs with undermounted sink and stainless steel taps
- Integrated oven and gas hob
- Fully integrated dishwasher and fridge/freezer
- Built in cooker hood extractor

Note: Fittings vary between townhouses and apartment types. Please refer to the sales team for individual kitchen schedule.

Bathrooms

- Porcelain tiling to bathrooms, ensuites and WCs
- Contemporary white sanitaryware with built in storage and large wall mirrors
- Chrome taps and fittings
- Slimline shower trays with glass screens and rain shower heads

Heating and lighting

- Gas fired central heating
- Mains smoke detectors
- Wired for SKY TV
- Low voltage lighting to kitchens and bathrooms

Interior finishes

- Double glazing throughout
- Recessed LED low energy downlighting
- Walls & ceilings in ivory white
- Satin off white door linings, skirting and architraves
- Video entryphone system.
- Entry-fob system for vehicular and pedestrian access points

Private Roof Garden

- Storey high louvred screen
- Surfaced by quality timber flooring
- Enclosed by corten steel and quality timber
- Access door

Communal areas

- Carpeted communal stairs
- Tree lined communal courtyards
- Elegant flat bar steel railings

New home warranty

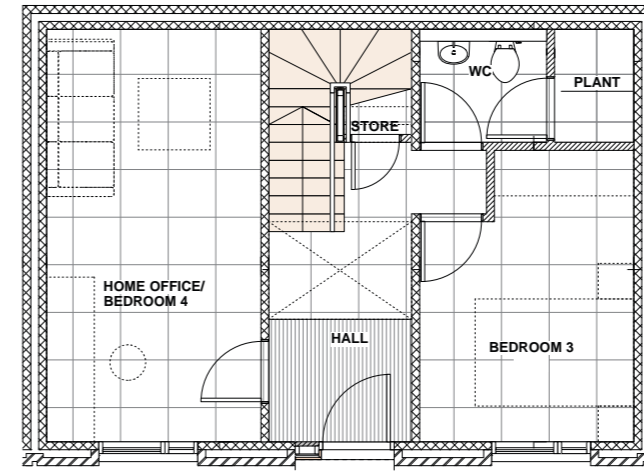
- 10 year new home warranty

THE ROOF GARDENS
ONE ELLESMERE STREET
A PLAN TO MEET YOUR NEEDS

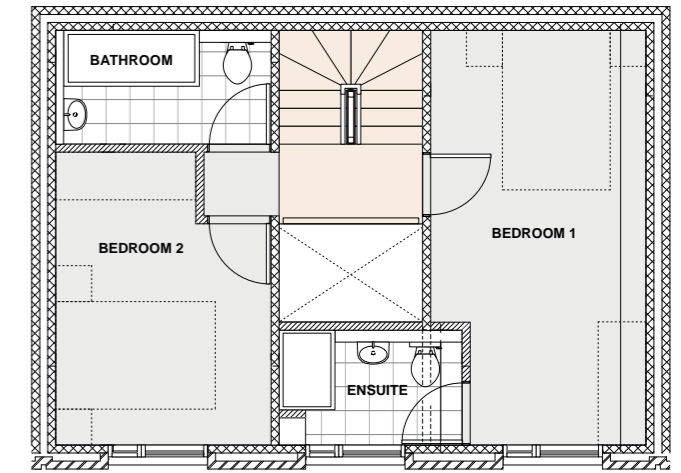
At The Roof Gardens there is attractive and stylish accommodation to meet the needs of both individuals and families - affording the space to breathe. These typical floorplans showcase the range and variety of living space and provide a guide to what The Roof Gardens has to offer.

We will be happy to advise on the full range of layouts, facilities and fittings - as well as price and availability. Whatever your needs and requirements, whether a spacious four bedroom townhouse or stylish apartment, you are guaranteed your own private roof garden.

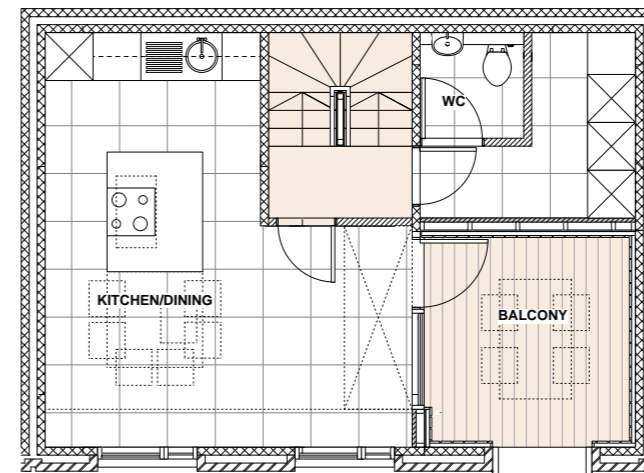
FOUR STOREY, FOUR BEDROOM TOWNHOUSE (TYPE 4F)



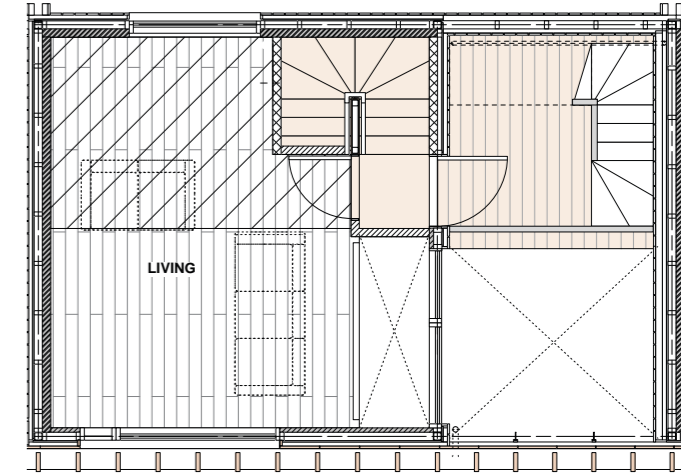
Ground floor



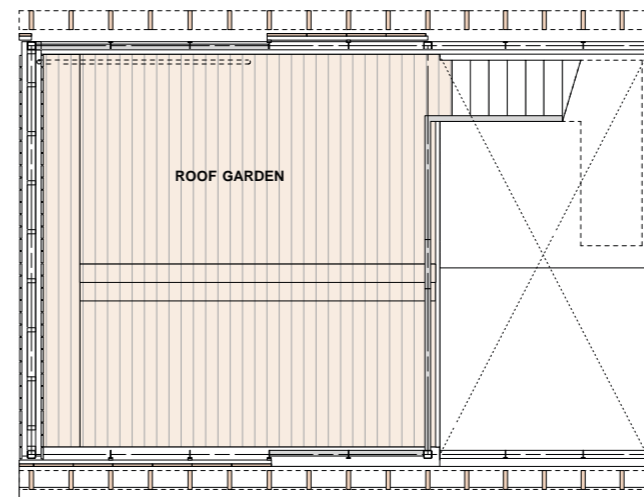
First floor



Second floor



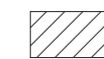
Third floor



Roof garden

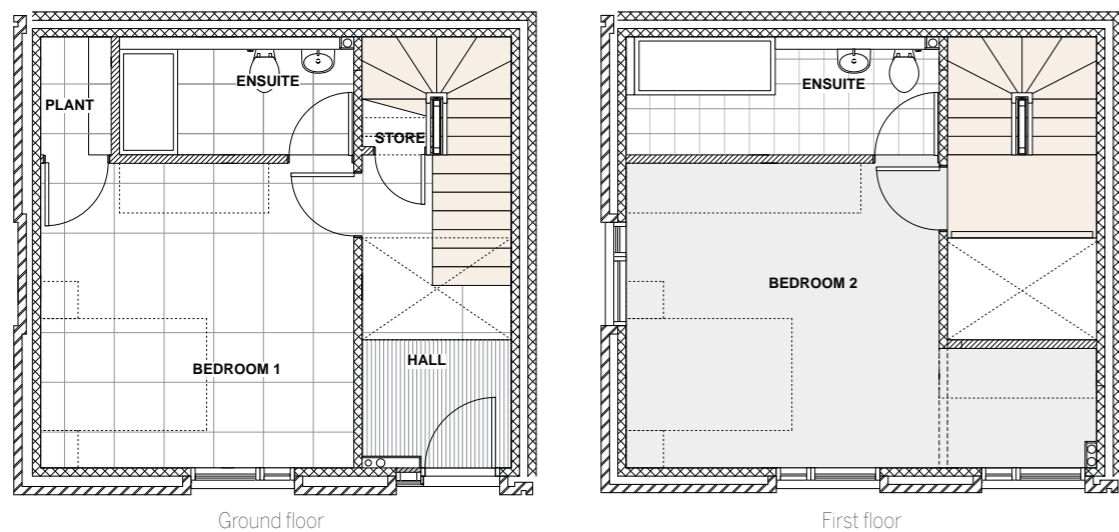
Specifications

- 1436 sq ft
- 400 sq ft of roof garden and terrace split over three floors
- Allocated garage or secure parking space
- Option for fourth bedroom to become home office



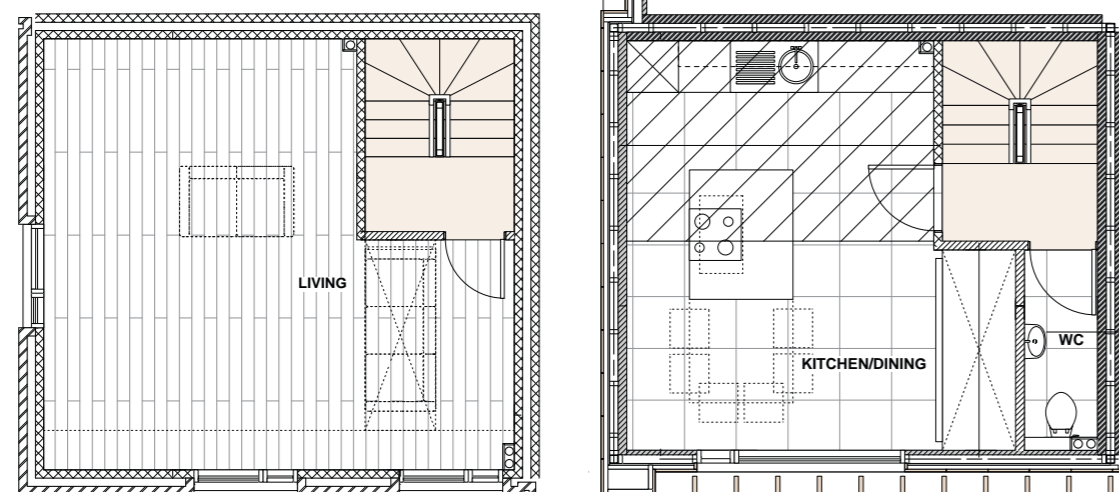
Indicates raised ceiling

FOUR STOREY, TWO BEDROOM TOWNHOUSE (TYPE 2E)



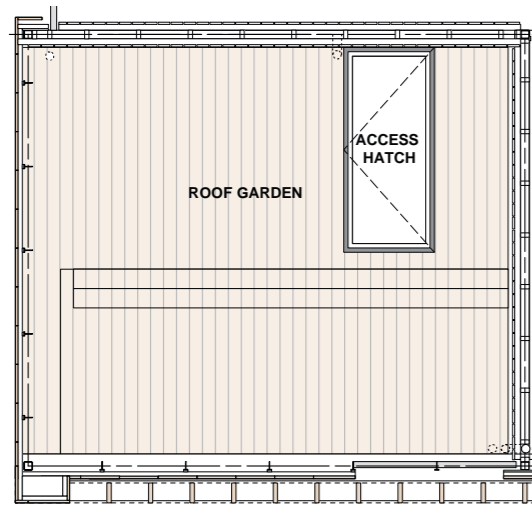
Ground floor

First floor



Second floor

Third floor



Roof garden

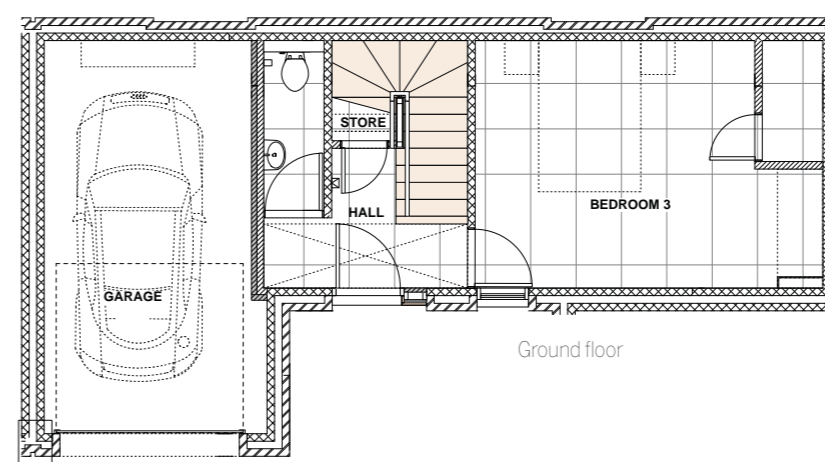
Specifications

- 1180 sq ft
- 295 sq ft roof garden
- Allocated secure parking space

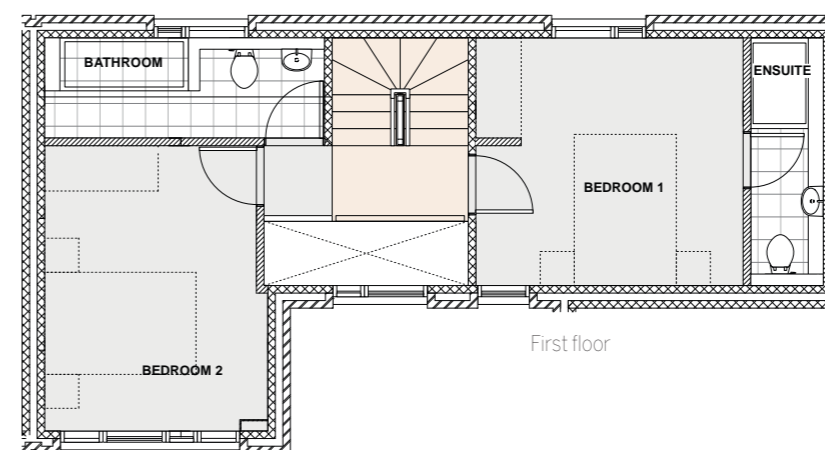


Indicates raised ceiling

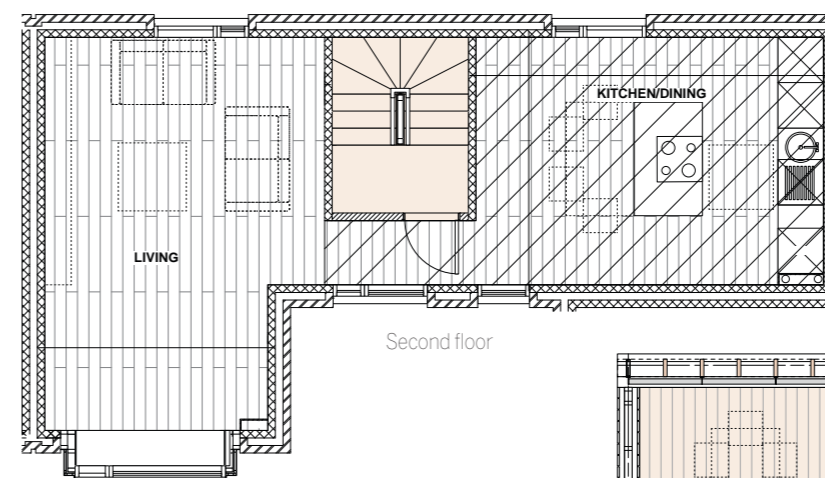
THREE STOREY, THREE BEDROOM TOWNHOUSE (TYPE 3F)



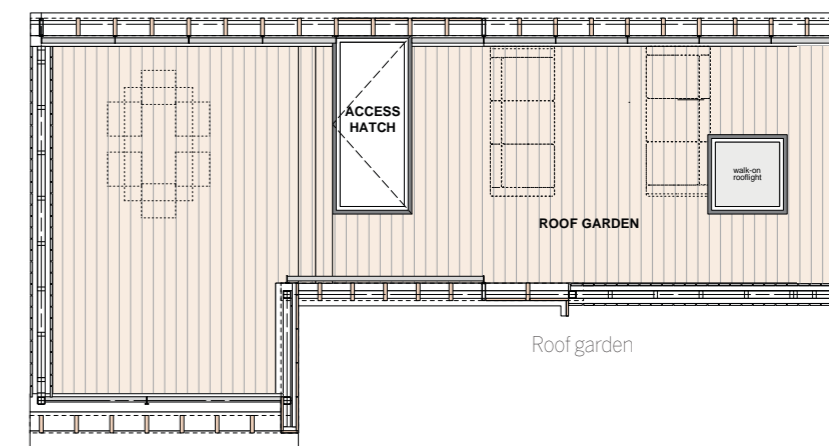
Ground floor



First floor



Second floor



Roof garden

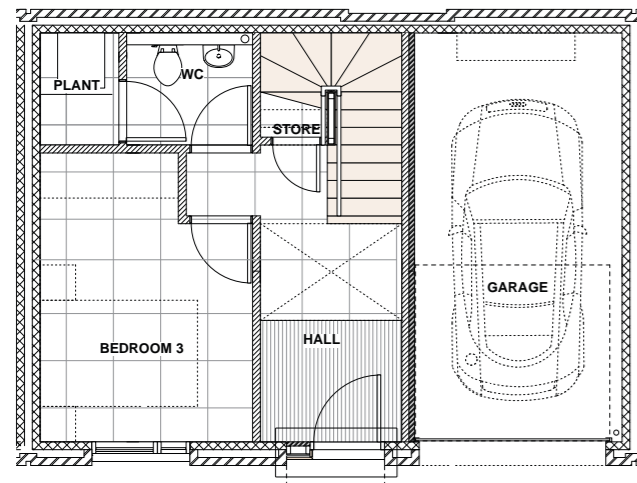
Specifications

- 1084 sq ft
- 410 sq ft roof garden
- 150 sq ft integral garage

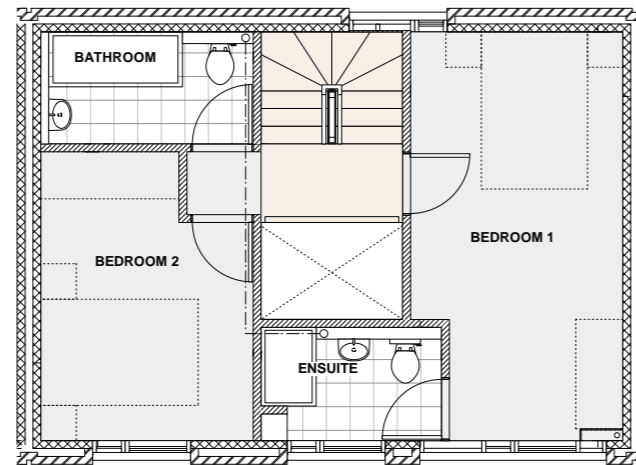


Indicates raised ceiling

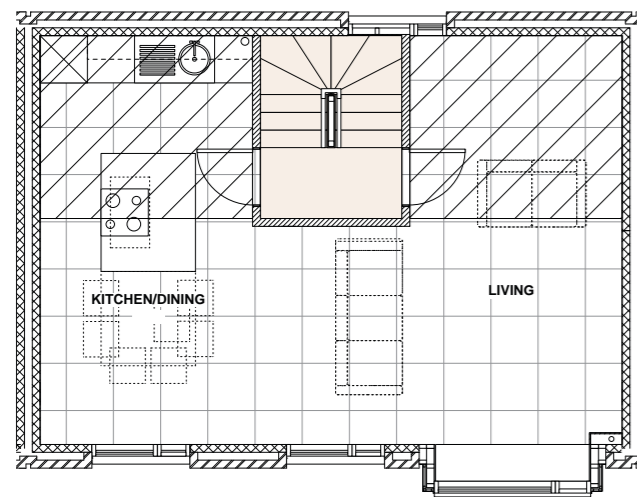
THREE STOREY, THREE BEDROOM TOWNHOUSE (TYPE 3G)



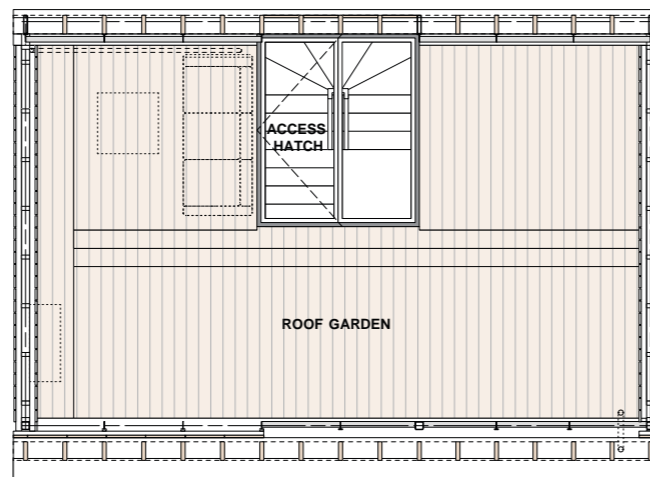
Ground floor



First floor



Second floor



Roof garden

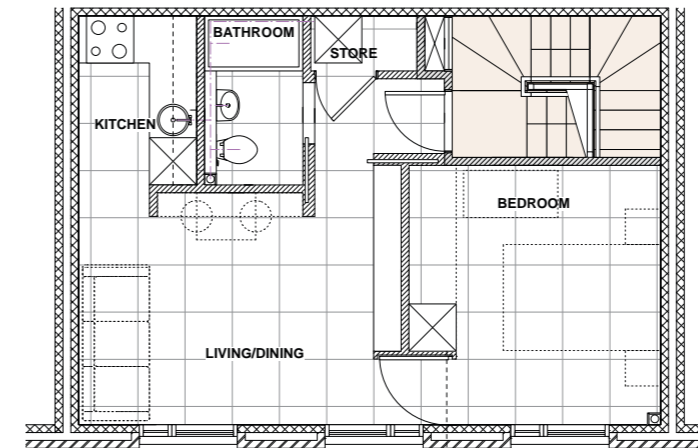
Specifications

- 1061 sq ft
- 400 sq ft roof garden
- 150 sq ft integral garage

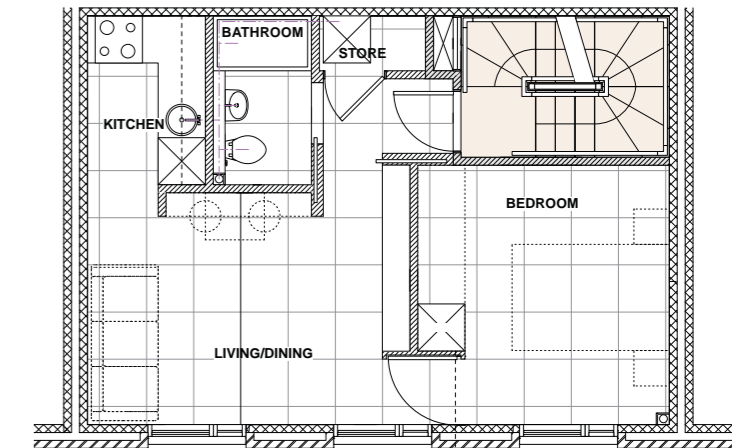


Indicates raised ceiling

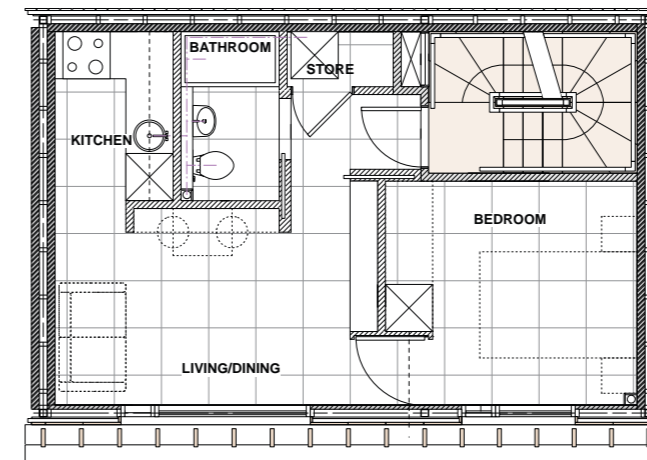
APARTMENT (TYPE 1A AND TYPE 1B)



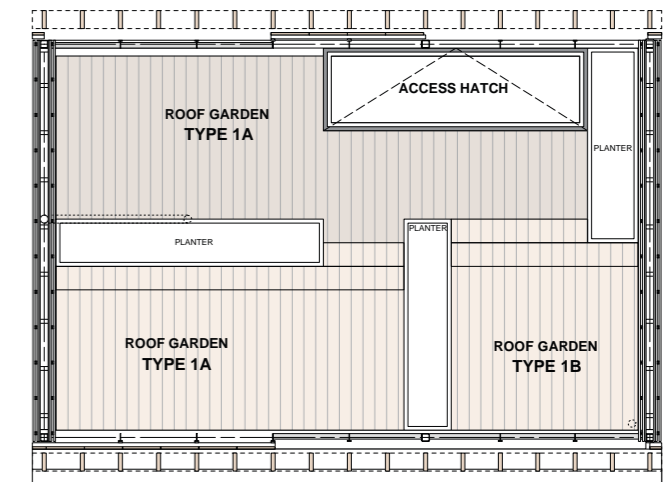
First floor type 1A



Second floor Type 1A



Third floor Type 1B



Roof garden

Specifications

- First floor Type 1A, 355 sq ft
- Second floor Type 1A, 355 sq ft
- Third floor Type 1B, 319 sq ft
- Private roof garden
- Ground floor bike storage

DETRAFFORD

LEADING THE WAY HOME

At DeTrafford, our purpose goes beyond that of conventional property developers – our entrepreneurial vision and passion lie within the crafting of bespoke sustainable spaces to enhance communities. Our ethical corporate growth and success is founded upon our philosophy of placing the community at the heart of our projects, by creating dynamic and diverse civic spaces.

Lawnhurst, the sensitive conversion of a 73-room Victorian mansion house in Didsbury, Manchester, showcases this approach and we have secured sites across the UK with the potential to develop in excess of 2,000 residential units and are also acquiring sites across London, the North West and internationally.

Our developments are driven by a clear vision, backed by a dedicated team providing personal service and high design standards in the creation of tailored schemes that reflect and meet the needs of our communities.

DeTrafford is continually striving to achieve innovative, efficient and elegant design solutions – key components in our mission to deliver beautiful homes, cherished by owners and communities, and acknowledged for their sustainability. Embracing environmentally conscious living and low energy solutions are just some of the ways we are helping to lead the way home.



Lawnhurst, a successful and sensitive conversion of a Victorian mansion



CONTACTS

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The Roof Gardens please contact:

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Disclaimer

This brochure is intended to provide a general indication of the proposed development and floor layouts at The Roof Gardens – One Ellesmere Street. The content of this brochure has been produced prior to the completion of The Roof Gardens – One Ellesmere Street. The images presented are artists' impressions and meant as a guide to the development. Unauthorized use, reproduction or distribution of these images is strictly prohibited.

De Trafford Estates reserves the right to alter any part of The Roof Gardens - One Ellesmere Street development, specification or floor layouts, at any time. The information provided herein is believed to be correct but is not guaranteed. The contents shall not form part of any contract or of a representation inducing any such contract.



DeTRAFFORD
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