



**Isle of Man**  
Government

*Reiltys Ellan Vannin*



Welcome to the

# Isle of Man Government Conference

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➤ Building a better future together

# Manx Development Corporation

BREATHING NEW LIFE INTO OLD GROUND :  
BROWNFIELD REGENERATION UPDATE

The logo for Manx Development Corporation (MDC) is displayed in the bottom right corner. It consists of the letters 'MDC' in a bold, sans-serif font. The 'M' and 'C' are dark blue, while the 'D' is white with a dark blue outline. The logo is set against a light green hexagonal background that is part of a larger graphic design.

# BREATHING NEW LIFE INTO OLD GROUND

## Current industry and MDC design priorities.

- **CLIMATE CHANGE**

- How the built environment responds to climate change
- Changes to RIBA Plan of work to cover sustainability/climate change requirements
- Focus on infrastructure and decarbonization of energy networks

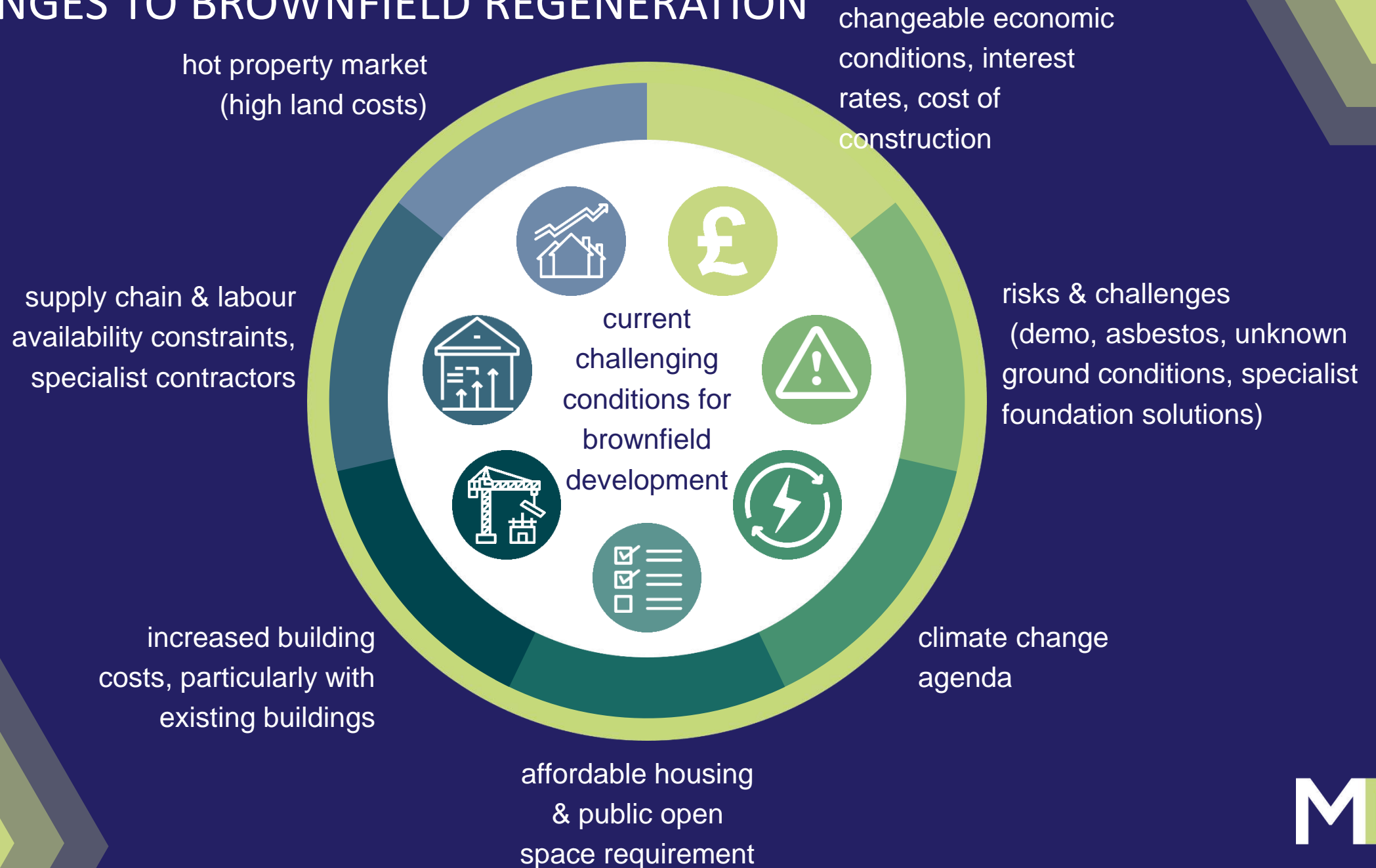
- **REUSE/RETROFIT**

- Reuse and upgrading of existing buildings
- Target of net zero by 2050- 80% of the buildings which will be around in 2050 are already built. This stresses the importance of reuse and upgrading our current built assets
- RIBA introduction of the Reinvention Award - Brand new accolade that recognizes the achievement in the creative reuse of existing building

- **PLACEMAKING**

- The importance of place making within developments
- *RIBA Sterling Prize : “There is an underlying sense of seriousness to this year’s Stirling Prize shortlist that perhaps reflects the times in which we live. From a residential home for the elderly, to housing and community facilities these projects focus on the core functions of architecture - the creation of spaces to shelter, care for others and gather.”*

# CHALLENGES TO BROWNFIELD REGENERATION



# BROWNFIELD REGENERATION UPDATE

- Currently on site
- The project will provide the following :
  - 20 one bed apartments
  - 17 two bed apartments
  - 1 commercial unit
- First building on the island to be assessed under the BREEAM refurbishment criteria
- Reuse of a significant existing building in the city and catalyst for wider regeneration in the area.



# BROWNFIELD REGENERATION UPDATE



# WESTMORELAND VILLAGE – THE SITE



# 20-MINUTE NEIGHBOURHOOD PRINCIPALS

Endorsed by Town and Country Planning Association

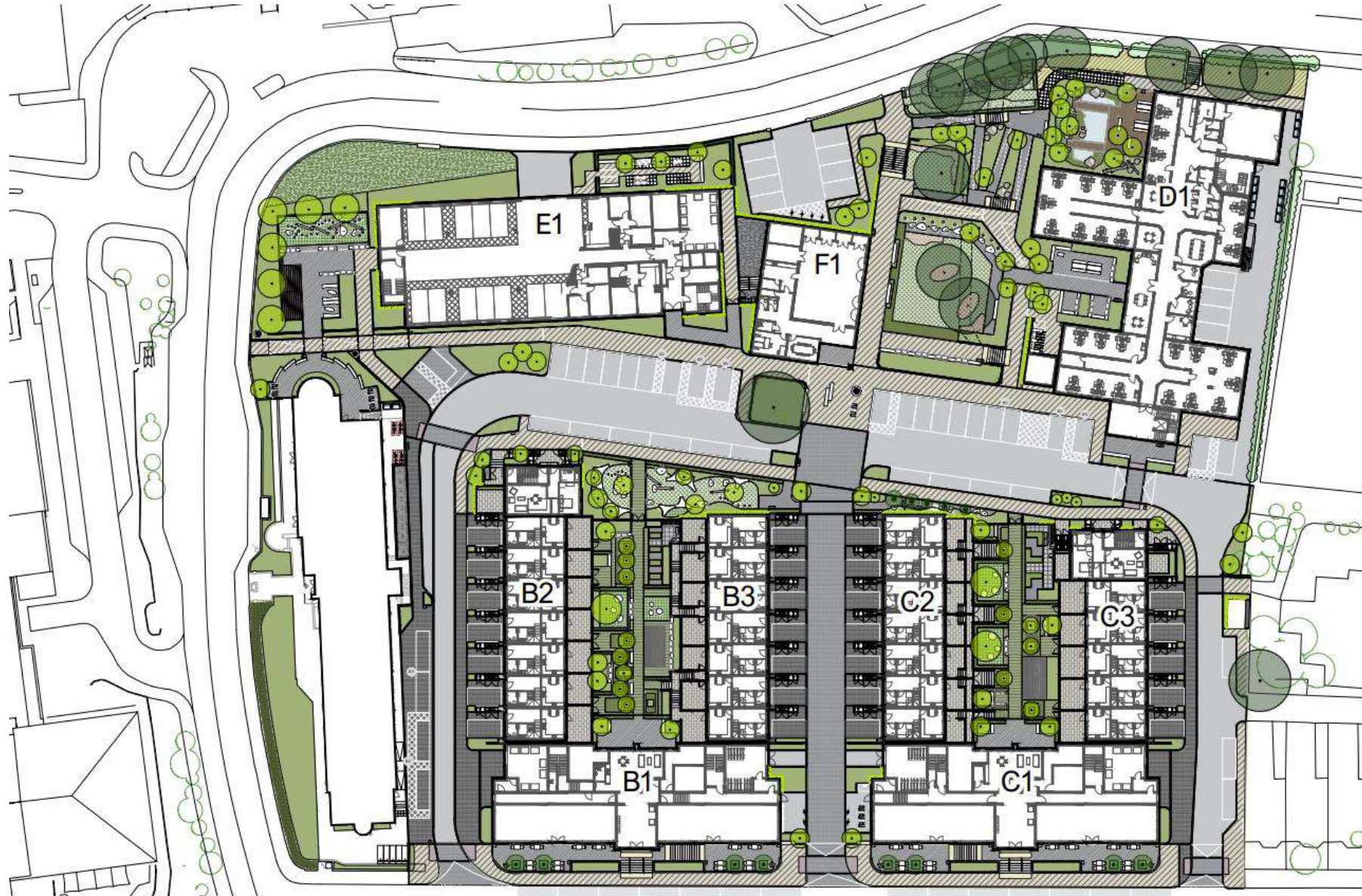
The benefits of this approach are multiple:

- people become more active
- improving their mental and physical health
- traffic is reduced
- air quality improved
- local shops and businesses thrive
- people see more of their neighbours
- strengthening community bonds
- climate benefits
- encourages place making





# WESTMORELAND VILLAGE



# WESTMORELAND VILLAGE



# WESTMORELAND VILLAGE - PROVISION

## Dwellings

- Apartments
  - 49 One Bedroom Apartments
  - 58 Two Bedroom Apartments
- Townhouses
  - 26 Three bedroom townhouses

Total Dwellings of 133 (170 inc Nurses Home)

## Commercial Space

- **Crookall House** - Refurbishment of an existing building for high quality office space. First NABERS rated building on the island.
- **Demesne Road** - 4 No. retail units totalling 536m<sup>2</sup>

## Community Pavilion

- New community pavilion for use by the Scouts

## Other Provisions

- Circa 100+ spaces, cycle parking for 250+, improved connectivity
- Village green, pocket parks
- High quality landscaping



# WESTMORELAND VILLAGE



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# PROGRESS – OTHER SITES

## **Parade Street Car Park**

- Investigations/surveys undertaken along with a feasibility
- Currently in the early stages of a design process to create a multi use development on the site, in line with the approved Lower Douglas masterplan and Area Plan for the East.
- Public consultation about this project are planned for the coming months

## **Summerland**

- Surveys undertaken to improve the understanding of site and its risks.
- Given the complexity of the site, the next steps associated with any redevelopment are still to be determined.



# FUTURE PLANS

Actively considering sites & future schemes via

- Instigating & commissioning feasibilities, masterplans & surveys to help unlock existing sites and improve current built assets.
- Continue with extensive stakeholder engagement to enable a coordinated approach to regeneration across the island
- Proactively addressing the needs of the Manx population to deliver projects & return for the Isle of Man

**MDC** looks forward to sharing some more exciting schemes in 2024





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