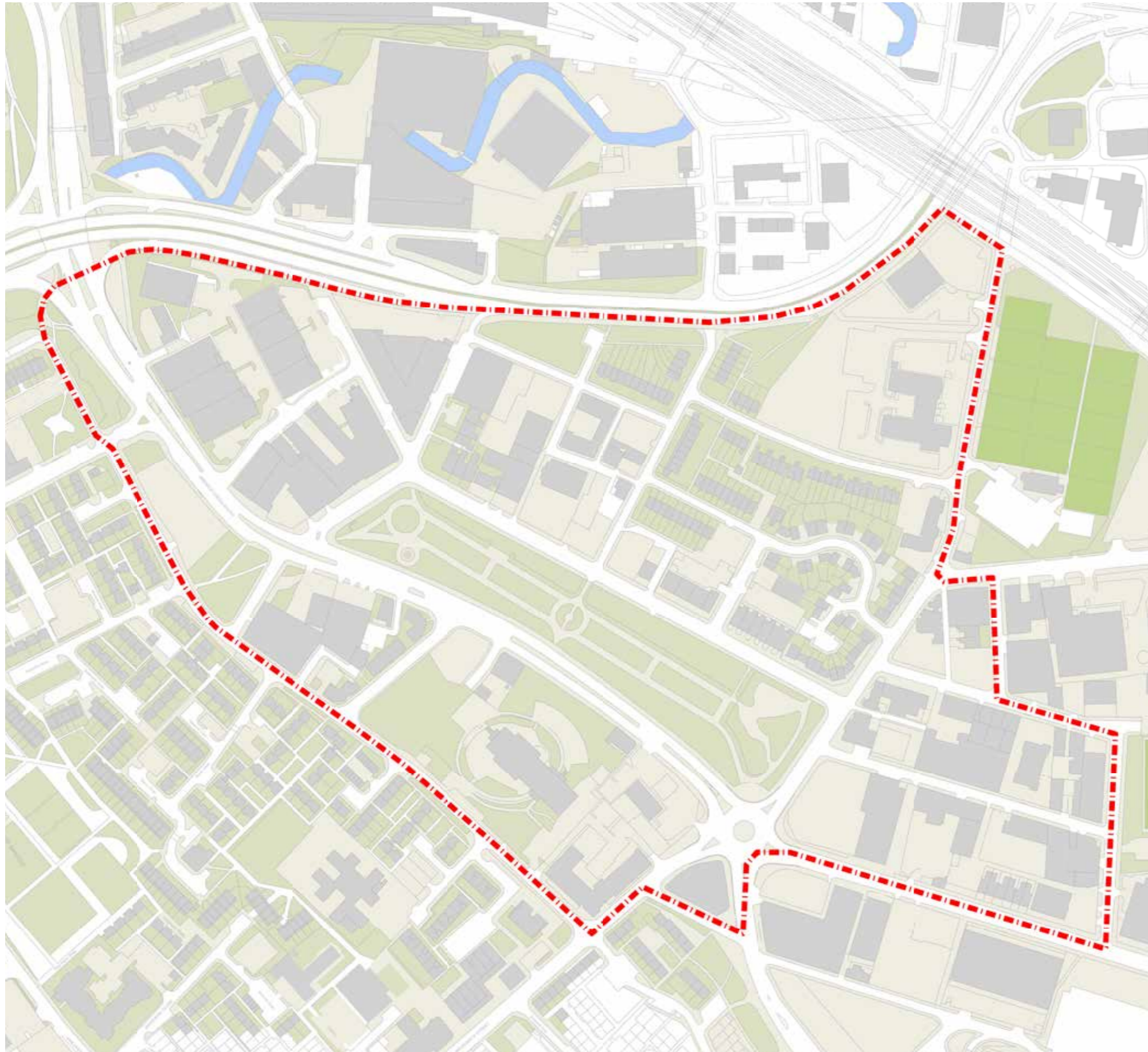


Introduction



Welcome and thank you for taking the time to view this online consultation document about the future of Ardwick Green. The area shown on the plan outlined by the red dotted line has been identified as a location that could be supported by a Neighbourhood Development Framework (NDF). The purpose of an NDF is to capture an area's priorities in terms of development and to act as a guide, or material consideration, for future development. Any future development in the area will need to take account of the principles set out in the NDF.

Feedback from local residents, businesses, interest groups and other key stakeholders has been incredibly valuable to date and has helped to inform and support our own analysis and understanding of the area. Thoughts and opinions have been provided on development, parking, connectivity, greenspaces and improving the local environment, amongst a range of other issues and opportunities. This feedback has been critical for informing our thought process to date which are set out in this document. In addition to providing our own analysis and information gathered during the previous consultation in this document, key issues and opportunities are set out in the context of our research into the site's history, community interest and current condition. This analysis is offered along with several vision statements and objectives that seek to give an indication of how the area could be shaped and helped over time.

Through this online engagement, we intend to further develop our thinking to produce a first draft of the Neighbourhood Development Framework for endorsement by Manchester City Council in the autumn of this year. This endorsement will initiate a formal public consultation on the Draft before a Final NDF document is then re-submitted for approval by the City Council early in 2021.

Please take time to read through the information and supporting visuals throughout this document and provide your comments on the feedback form.

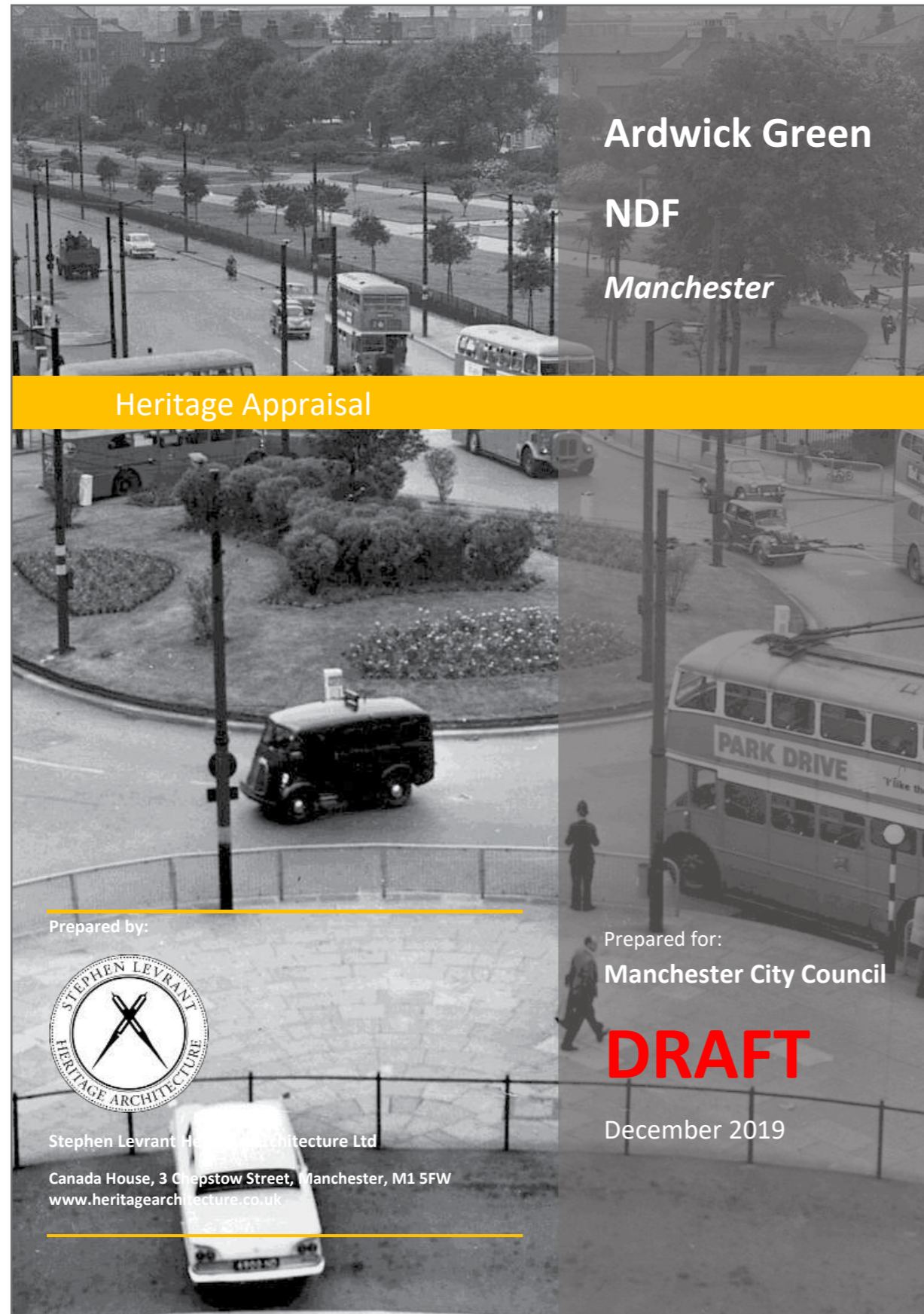
Heritage

The development of the NDF has been supported by a Heritage Appraisal prepared by Stephen Levrant Heritage Architecture.

The Heritage Appraisal outlines the history and development of the defined study area and provides a baseline from which to identify its historic and architectural interest. This appraisal considers the designated heritage assets in and around the Site, potential character areas and buildings of potential (heritage) interest. It also includes a ground level appraisal of the contextual relationship of the buildings and vistas within the wider area to identify the character defining views across and within the NDF Site.

The principal aim of the Heritage Appraisal is to understand the intricacies and detail the history of the area. Understanding the existing character of the area has a crucial role in shaping the proposed NDF, which aims to enhance the area's existing character.

A series of recommendations are provided in terms of guiding design principles, focusing on the presentation and enhancement of those components of the Site deemed to be of some heritage interest.

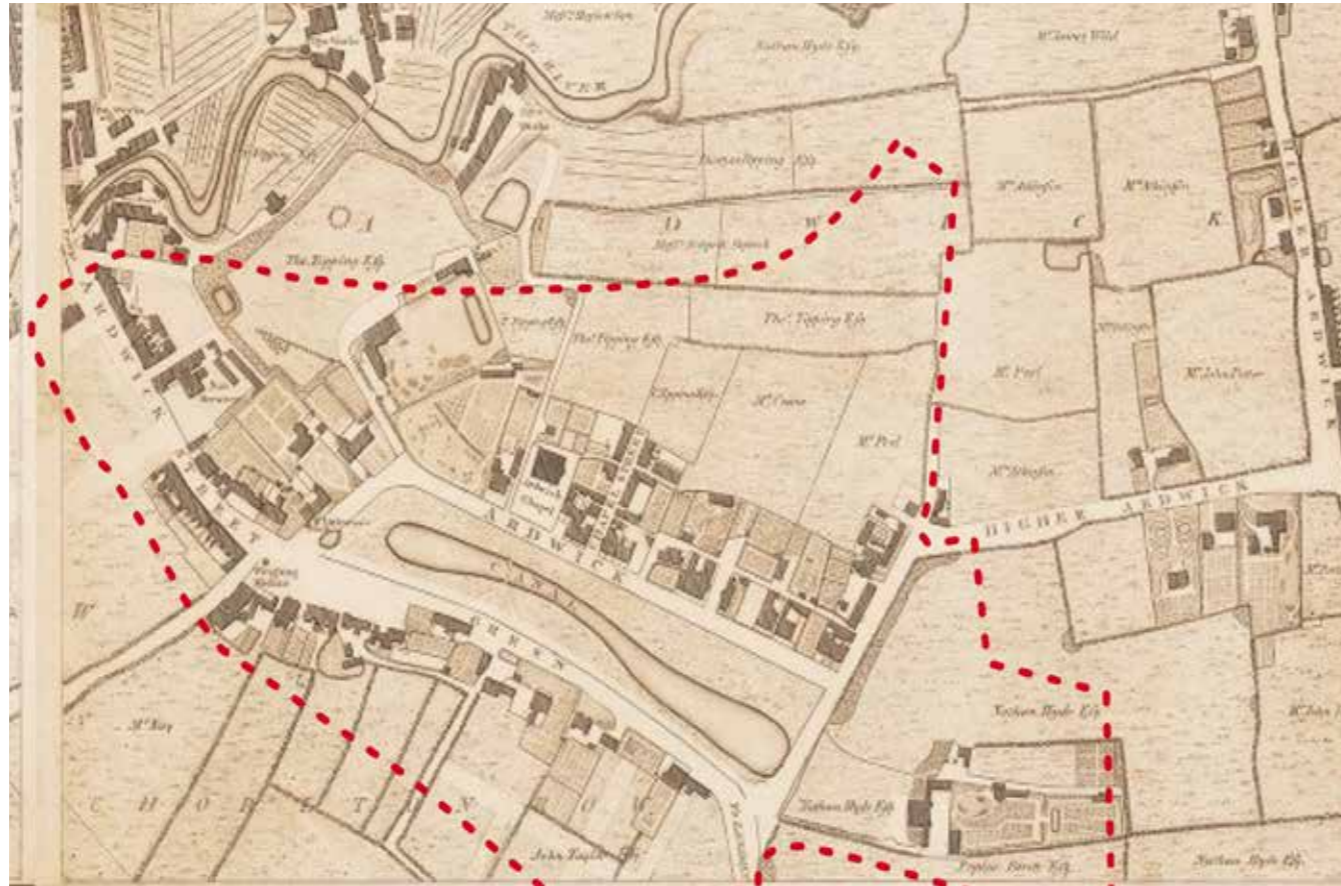


Historic Mapping

Ardwick was first recorded as such in the 13th century, when it was known as 'Atherdwic'. In 1622, the medieval settlement was recognised as an independent township in the ancient parish of Manchester. Historically, the River Medlock formed a natural boundary to the north of Ardwick, providing a sense of enclosure from the emerging city centre.

During the 18th century, the principal focus of the emerging township was 'Ardwick Green'. The three-acre recreation ground was originally created for private, residential use. Georgian townhouses were promptly constructed overlooking the Green, with a number of grand country villas occupying the outskirts.

By the early 19th century, Ardwick had grown from being a village into a pleasant and wealthy suburb of Manchester. Following the onset of Industrial Revolution, the population of Manchester expanded at an extraordinary rate, and areas such as Ardwick soon became densely populated by the working classes.



1794



1845

Historic Mapping



1908



1913

By the early 20th century, Dolphin Street, as it is now known, housed some of the area's principal civic and industrial buildings, including the Aloysius School buildings, the Dolphin Street garment works, and the Atlas Ink works. The land to the east of Ardwick Green saw further development during the early 20th century, with the construction of the Empire Music Hall and the Apollo Theatre in 1938. Originally a cinema, the art deco building came to be one of Manchester's most famous live music venues.

Following the Second World War, however, a number of buildings were cleared as a result of German bombing raids and the population of Ardwick dramatically reduced. In 1948, the Green was partially redesigned with new grassed lawns, flowerbeds, shrubberies and walks, with a children's playground being added in 1951 on the northern side. Between the 1940s and 1960s the majority of early property surrounding the Green was demolished and in part redeveloped with residential properties.

Ardwick today comprises an eclectic mix of built form ranging from Georgian properties fronting onto the north-west end of the Green, to expansive industrial works at Dolphin Street. The introduction of the Mancunian Way in the 1960s drastically altered the townscape and introduced a barrier between Ardwick and areas of the city centre to the north, such as Piccadilly Station.

The area still contains a number of listed buildings/structures, and a number of interesting historic buildings/structures which, whilst not protected by statutory listing, provide a significant contribution to the character of the area. The following pages provide details of these buildings/structures.

Listed Buildings



Plan showing listed buildings within and adjacent to the study area



1. DRILL HALL, ARDWICK GREEN NORTH, GRADE II (List No. 1207590)



2-6. 21, 23, 25 and 27 MANOR STREET, 27 and 29 ARDWICK GREEN NORTH GRADE II (List Nos. 1219791, 1283018, 1219817, 1207536, 1283046)



6. MILFORD HOUSE, 29, ARDWICK GREEN NORTH, GRADE II (List No.1283046)



8. FORMER CHURCH OF ST THOMAS, ARDWICK GREEN NORTH, GRADE II (List No. 1197828)



9. WAR MEMORIAL, ARDWICK GREEN PARK, GRADE II (List No. 1283047)



10-11. MILEPOST AND RAILINGS OF ARDWICK GREEN, ARDWICK GREEN NORTH, GRADE II (List Nos. 1207607, 1207603)



12. FENTON HOUSE, 4, HIGHER ARDWICK, GRADE II (List No. 1218685)



13. 2 AND 4, PALFREY PLACE, GRADE II (List No. 1246659)



14. APOLLO THEATRE, STOCKPORT ROAD, GRADE II (List No. 1254683)

Buildings contributing to character of area



Plan showing non-listed buildings which make a contribution to the character of the study area



1. Tanzaro House, Ardwick Green North



2. 1 & 2 Manor Street



3. The Old School House, Thirsk Street



4. The Old School House, Thirsk Street



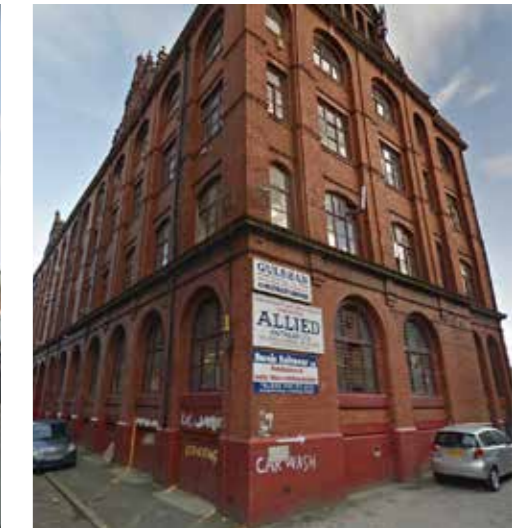
5. 44 Higher Ardwick



6. 10 Higher Ardwick



7. 11 Dolphin Street



8. 16 Dolphin Street



9. 22 Dolphin Street



10. 8 Dolphin Street



11. 9 Dalberg Street



12. 52 Ardwick Green South



13. Coral Street



14. 28 Ardwick Green South

Green Spaces

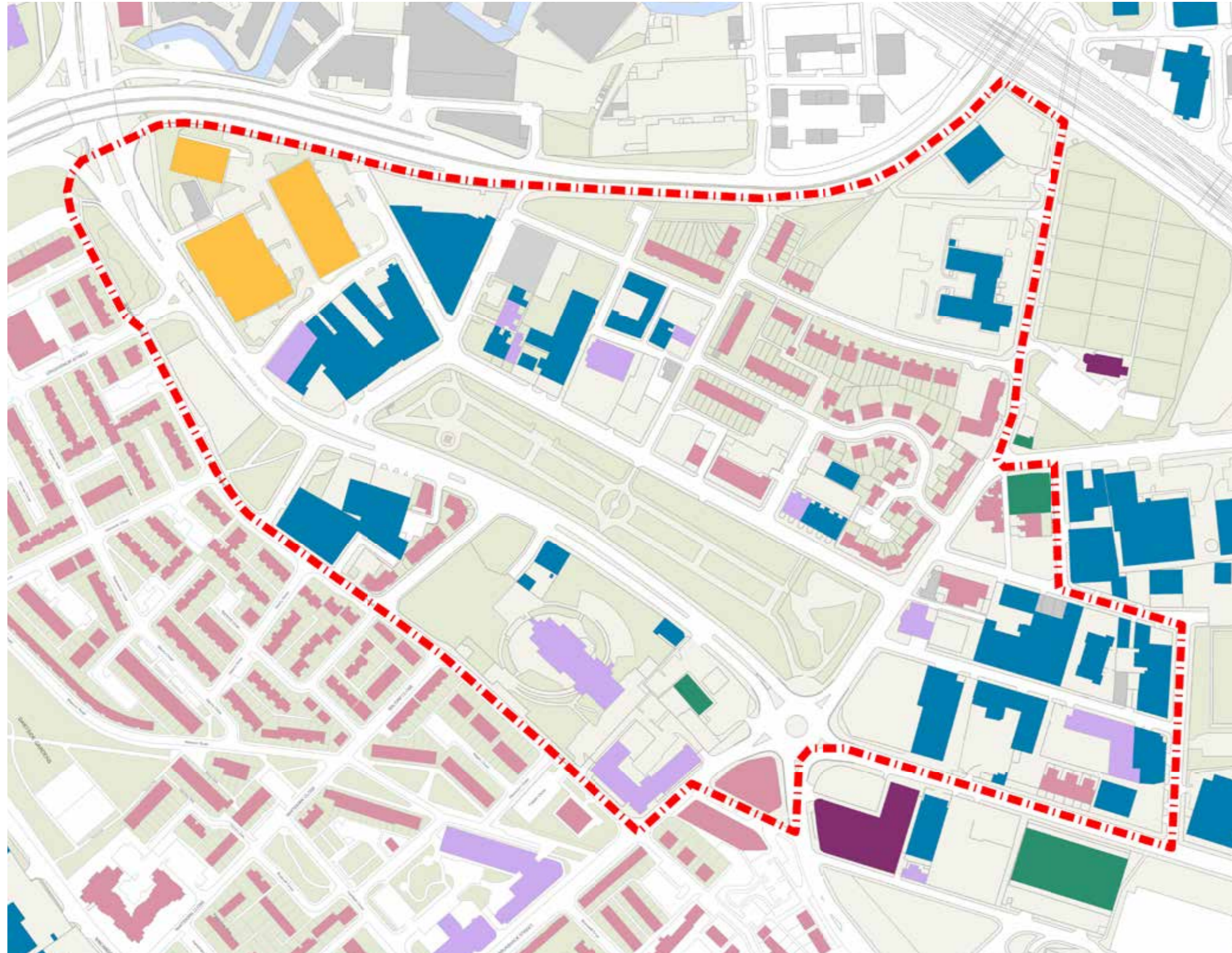


Ardwick Green itself is located centrally to a number of existing and emerging green spaces in this part of the city centre. This NDF provides the opportunity to establish better green connections to and from areas like Brunswick, Piccadilly, the Medlock Valley and Gorton.

Impetus to improve the quality of green spaces and green routes through the area has been established by the recently published document 'Nature of Ardwick'. This NDF recognises the work that has been undertaken locally to establish this initiative and the opportunities that are presented by this network of spaces with regards to greening the area.

There is obvious and clear support for encouraging better linkages through the Neighbourhood Development Framework and to establish Ardwick Green Park as the green heart of the NDF area, which will provide lifestyle benefits, health benefits and improve the overall accessibility of the area through walking, cycling and other modes of active travel.

Existing Uses



Although land use is fragmented due to historic bomb damage that happened during World War II, the Ardwick Green NDF area is a mixed use area with a range of residential, commercial, educational and leisure uses that lie within it and directly adjacent to it:

- Residential: Low rise, lower density residential properties ranging from 2-4 storeys are located to the north east of Ardwick Green Park. This has been a well-established residential community through the second half of the 20th century. There are other pockets of residential activity to the south of Ardwick Green Park adjacent to the primarily residential Brunswick neighbourhood.
- Education, healthcare and social uses: the Vallance Healthcare Centre and Medlock Primary School lie to the south of the Ardwick Green area. These provide a necessary supporting function for the local community with regard to education and healthcare. There are also a range of local charities operating in the area that assist with the wellbeing of residents locally and across Manchester. The area's role in the charity sector is a notable feature of the local community and is crucial to offering support to those who are in need of it. The St. Thomas Centre also provides a form of civic space for the local community.
- Commercial: there is a range of commercial businesses that are currently operating in the variety of different spaces on offer currently within Ardwick Green. In addition to textiles manufacturing, there are a range of creative and digital start-ups that have occupied space in various listed buildings and buildings of character throughout the area. Distribution and warehousing facilities exist close to the Mancunian Way.
- Leisure: notably, the area is home to the Manchester Apollo, which hosts a range of performances in this historic and intimate venue. The Powerleague football pitches also sit adjacent to the Ardwick Green area, which provide an opportunity for exercise. The park itself is a clear asset for providing health benefits and opportunity for outdoor leisure activities.
- Retail: there is a limited amount of convenience retail in the area within walking distance for local residents, which was clear from site visits and engagement with the local community.

Key

- | | | |
|---|--|--|
| ■ Residential uses | ■ Education, healthcare and social uses | ■ Commercial uses |
| ■ warehousing and Industrial Use | ■ Leisure uses | ■ Retail uses |

Supporting Regeneration Context

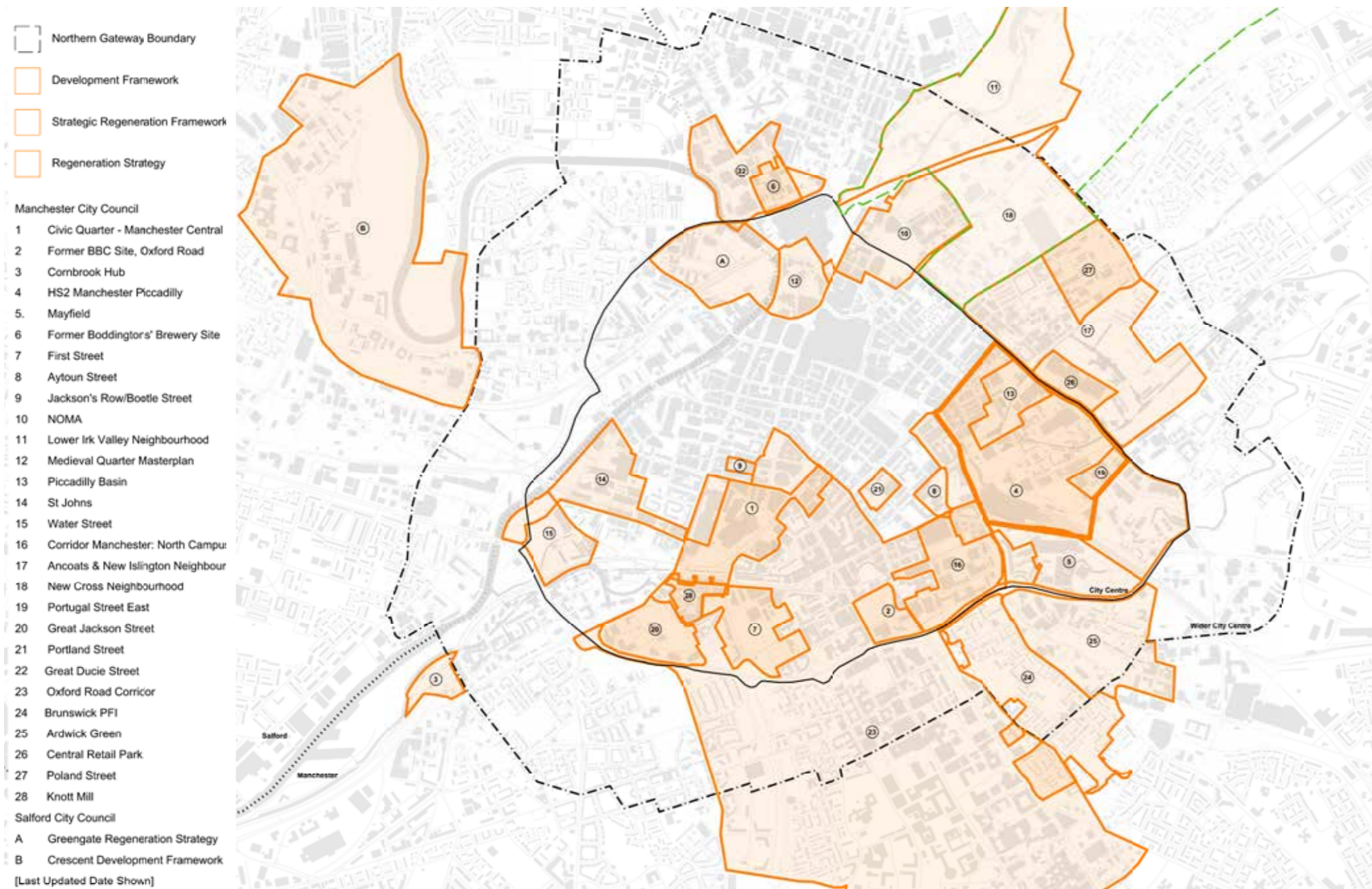
There is a burgeoning amount of activity that has and will take place around Ardwick Green over the coming years:

Piccadilly – HS2. The Manchester Piccadilly Strategic Regeneration Framework (SRF) provides a vision and framework for the regeneration of the Piccadilly area as a key gateway to the city, building on the opportunities presented by the arrival of High Speed 2 (HS2) and potentially Northern Powerhouse Rail at Piccadilly Station. This could include the creation of new residential neighbourhoods and significant new public spaces. The 2018 SRF sets out a vision for the delivery of new high quality commercial accommodation, new residential accommodation, and public amenities (including public realm, retail and leisure opportunities) within the Piccadilly area, in order to create a desirable location in which to live, work and spend leisure time.

Mayfield. The vision for Mayfield is to deliver a world class, transformational, distinctive and imaginative commercially-led neighbourhood, anchored by Mayfield Park, which will become a powerhouse of socio-economic productivity. The SRF aims to capitalise on the site's existing assets: the Mayfield Depot; the River Medlock; and its gateway location at the heart of an extensive transport network, to become a destination for work, play and living for all.

Brunswick. The Brunswick Regeneration Private Finance Initiative (PFI) is a combination of government funding, private investment and expertise that aims to revitalise the Brunswick area. Improvements include council home refurbishments, new homes for sale and to rent and an improved neighbourhood design; including roads and community areas constructed over a 10 year period. The PFI is currently 5 years underway.

Corridor Manchester. Corridor Manchester covers a 243-hectare area running south from St Peter's Square to Whitworth Park along Oxford Road, overlapping with the core of Manchester's Central Business District. It brings together public and private sector partners committed to bringing forward new investment to generate further economic growth in the knowledge economy. The Corridor Partnership published a Strategic Vision to 2025, which highlights the need to continue to support committed future investment, as well as the future growth potential of its institutional partners in delivering research, innovation, commercialisation, skills, academic excellence and incubation facilities.



Existing Traffic Analysis



The availability of on-street parking within the residential areas of the NDF has been reviewed to help understand the extent to which each of these underlying issues are relevant to Ardwick Green.

This review of parking in the area has identified that there is current on-street capacity for approximately 250-300 vehicles to park. This excludes any time-restricted parking areas (i.e. streets with single or double yellow lines).

There are approximately 200 residential properties within this area, of which, approximately 75% have some access to private off-street parking. It is also noted that based on 2011 Census data, 63% of 'Ardwick' residents did not have access to a car or van within their household. Approximately only 6% of households have more than one car or van.

Based on these figures, it is considered that, without external influence, there could be more than enough space for all residents who need to park to do so. However, based on stakeholder feedback as part of the NDF process and on-site observations, it is evident that on-street parking is an issue within the area.

It is also evident that a significant cause of this issue is non-residents parking within the area. There are a number of reasons why non-residents may choose to park within this area, including:

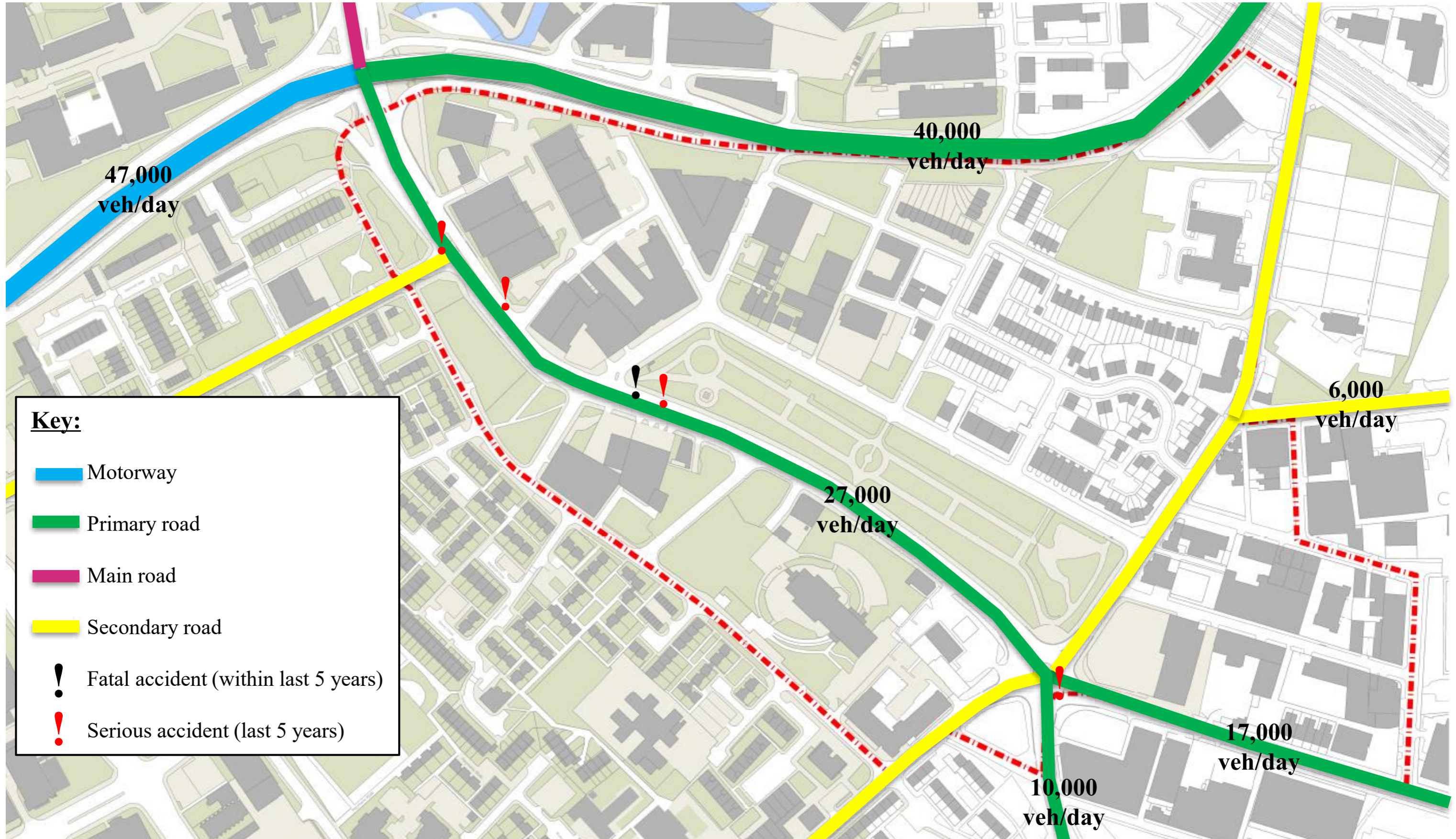
- Commuter parking – the area is approximately 10minutes walk from Piccadilly Station and provides an opportunity for free parking close to the city centre;
- Leisure parking – similar to commuter parking, the proximity to the city centre and the O2 Apollo in particular provides an opportunity for free parking in the evenings and weekends;
- Employee parking – there are a number of active commercial properties within the area, many of which are small businesses operating out of multi-tenanted buildings; and
- Displacement parking – there is a potential that there is some 'displaced' parking of vehicles that could otherwise park in adjacent areas that currently operate controlled parking zones (in particular the Ardwick and Etihad schemes).

Non-resident parking clearly causes a significant level of concern amongst residents and has been observed to include extensive parking on footways which can significantly affect pedestrian movement through the area, particularly for those with restricted mobility.

There are two underlying issues that can commonly cause parking problems within residential areas. The first is an excess demand for on-street parking by residents relative to the amount of on-street space available (i.e. there is more resident demand for on-street parking than the streets within an area can physically accommodate). The second is pressure on on-street parking availability for residents caused by parking associated with non-residential uses (e.g. commuter parking, visitor parking from businesses or other traffic generating uses).



Existing Road Network and Traffic Flows



Mancunian Way and Downing Street/Ardwick Green South present significant impediments to movement into and through the NDF area. Both roads are busy throughout the day with limited controlled crossing points

Vision

There is an existing community within Ardwick Green that needs to be nurtured and supported in shaping the future development of the area and this community is therefore the starting point for the vision at Ardwick Green. Defining this vision follows extensive community engagement and seeks to respond to the issues raised by the consultation to date.

Ardwick Green will be enhanced as a vibrant community-led neighbourhood, where the distinctiveness and history of the area is apparent and preserved, whilst it looks forward to a brighter, greener and cleaner future.

Green public placemaking:

At the centre of Ardwick Green is the park, an important part of the wider Victorian Manchester Parks movement and a valuable local amenity. This should become the green heart of the neighbourhood and provide a focal point greening Ardwick and implementing key linkages, with other environmental improvements to make streets more livable.

Community-centred activity:

Supporting the aims and ambitions of the passionate local community through continued engagement and participation when bringing forward development proposals, which will grow as the area develops over time. Plans recognise the need for community infrastructure to come forward as part of any new development proposals as well as the need to protect, reinforce and diversify the existing workplaces and burgeoning creative industry in the area. All development ought to deliver or enhance environmental improvements and community infrastructure.

Being 'Appropriately Ardwick':

The vision for Ardwick Green is not simple, singular or comprehensive but refined to recognise that Ardwick Green is comprised of smaller, defined character areas. These should be developed holistically so that they address localised needs and opportunities whilst working together to deliver framework-wide connections and strategies.

Harnessing heritage:

Despite the tolls of the 20th Century, Ardwick Green has huge potential. Ardwick Green contains historic buildings of note and interest, including several listed, high-quality Georgian properties surrounding the park with their presence allowing the history of the area and the story of Ardwick Green as a community to be understood.

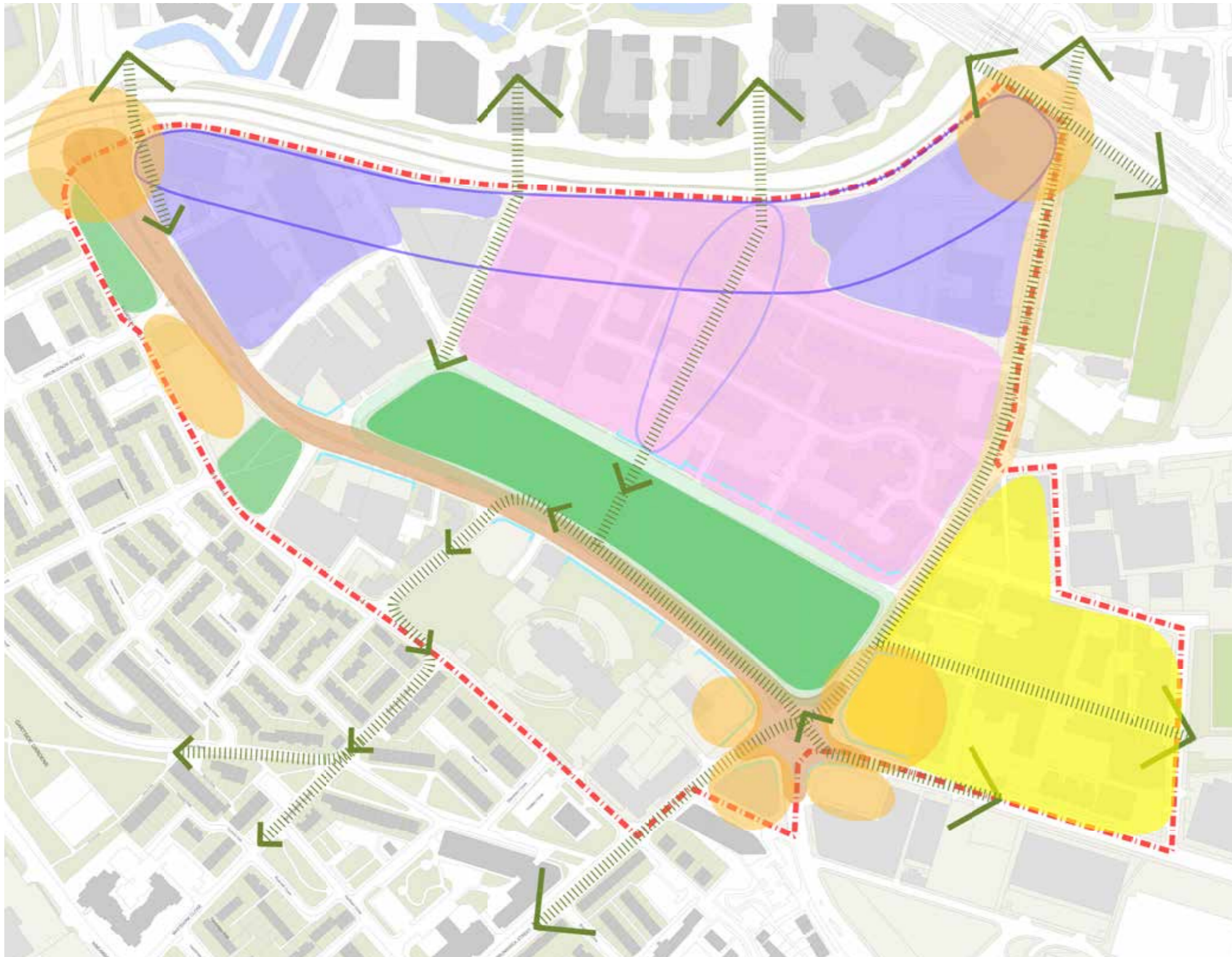
A place to live, work and play:










The vision is to retain the mixed residential and commercial character of the area, preserving and developing the creative industries that have made the area their home and providing a neighbourhood in which they can flourish, alongside a high quality affordable housing offer close to the city centre.



Combined Site Analysis

This diagram identifies a number of key features regarding the overall analysis of the site:



Key					
	Green space		Gateway		Area within One Manchester Ownership is key to creating connections across site. Opportunities to improve building stock
	Extend influence of The Green		Improve edge condition to Mancunian Way Buffer		Improve frontages to The Green
	Improve pedestrian/cyclist experience on main routes		Improved pedestrian connections into/across site		Knit together fabric of the 'Knitting' District

- Routes: based on the existing network of streets and spaces and their existing or potential connections with surrounding existing and emerging neighbourhoods, desire lines to, through and across the neighbourhoods could be enhanced by patterns of development and improvement measures to streets, such as planting and or improving footways. The establishment of such routes is currently hampered by issues created by commuter car parking, which could be addressed through the implementation of parking controls over time. Crossing points that may improve safety for pedestrians, cyclists and vehicles could significantly help connectivity throughout the NDF area.

- Green spaces: existing green spaces within the neighbourhood and those planned or existing close by can combine with improved connections through the NDF to deliver a cohesive and beneficial network of high quality green spaces. These have an opportunity to provide better health and leisure benefits for the local community than they do currently, as they lack play equipment, good lighting and legible routes to areas of activity. They can also provide a useful tool in combatting issues around air quality generated by the heavily trafficked arterial routes, through techniques such as border hedge and tree planting.

- Business Areas: Gateway to Ardwick: large warehouse uses adjacent to the Mancunian Way currently mark the gateway to the site. This could represent an opportunity to form a new and improved marker for Ardwick and the City Centre. There is a clear opportunity to improve the economic productivity of this large portion of the NDF area and link into the opportunities presented by adjacent regeneration projects such as Mayfield.

- o Knitting District: this area is typified by its notable Victorian Warehouses that come close to the street frontage and provide a unique feel to Ardwick Green as whole. There is an opportunity to capitalize on this dramatic streetscape by sensitively repurposing existing buildings where necessary and encouraging high quality development in the infill locations adjacent to these existing warehouses.

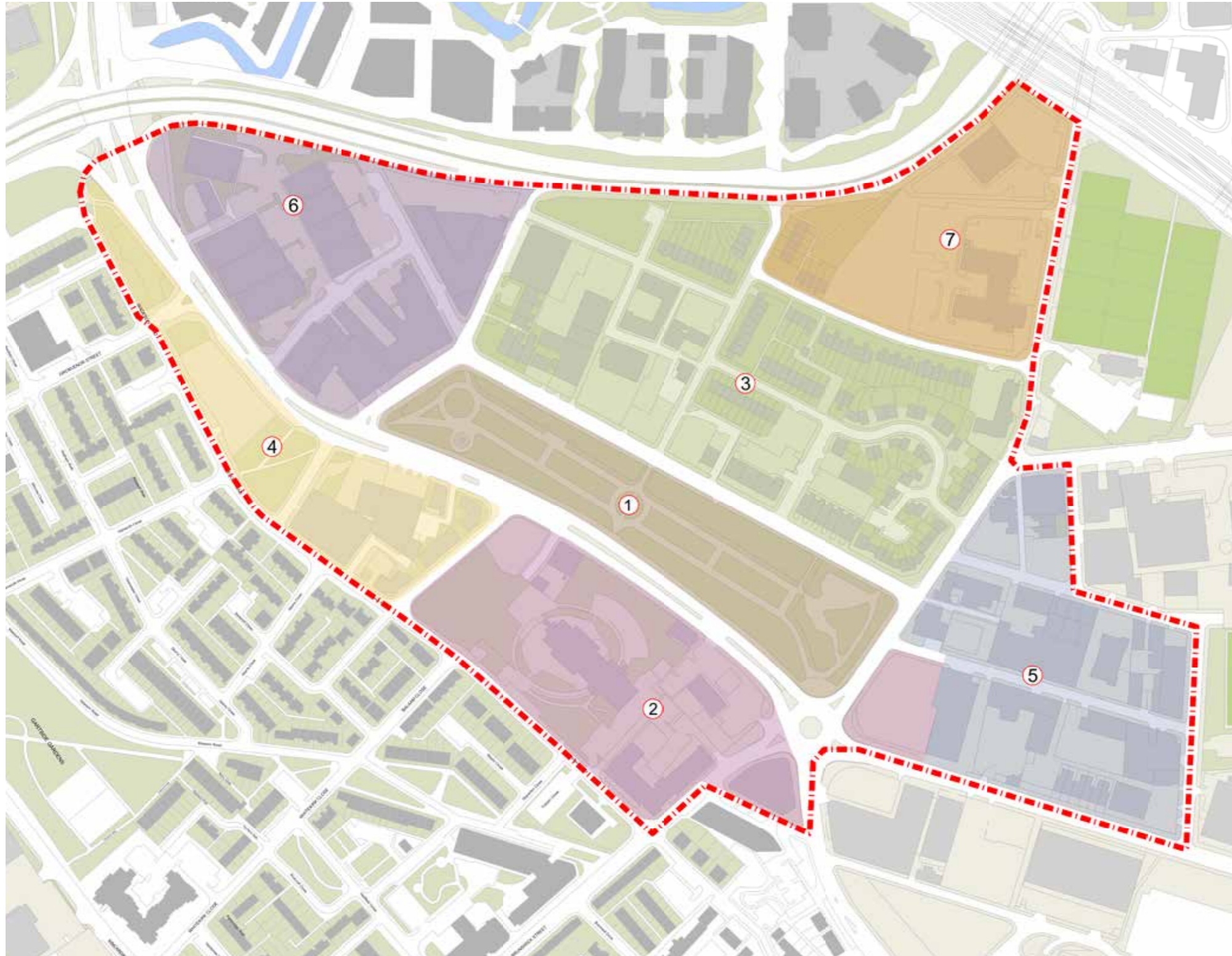
- Residential Area: the existing residential stock is mixed in terms of type, tenure and age. Through close working with the community, it is considered that some of the older social housing stock could be improved and replaced sensitively over time. Through establishing a priority of network of streets and movement, there are opportunities that could lead to increasing the quality and density of overall housing stock whilst offering the support to improve retained social housing stock.

Character Areas

In light of the comprehensive analysis of the site, developed through consultation with the community and our own in depth studies of the area, a series of character areas can be formed to acknowledge both their existing qualities and their potential:

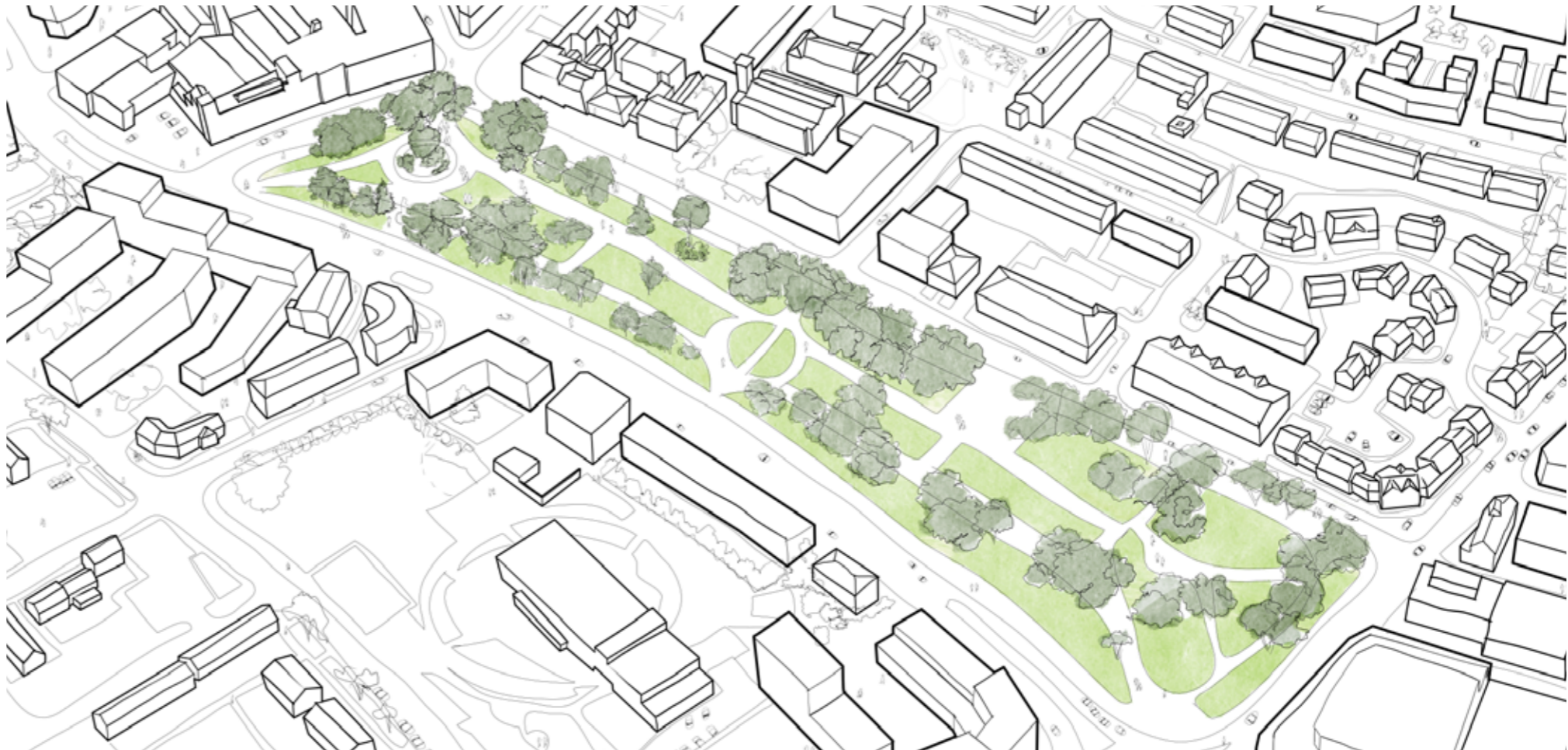
1. Ardwick Green Park
2. Community/ Cultural Hub
3. Ardwick Green North
4. Ardwick Green South
5. Knitting District
6. City Gateway
7. Union Street

The following pages provide indicative sketches showing, area by area, how new built form (shown in brown) could be inserted between existing retained buildings (shown in grey) to enhance the character of each area and inform a neighbourhood masterplan.



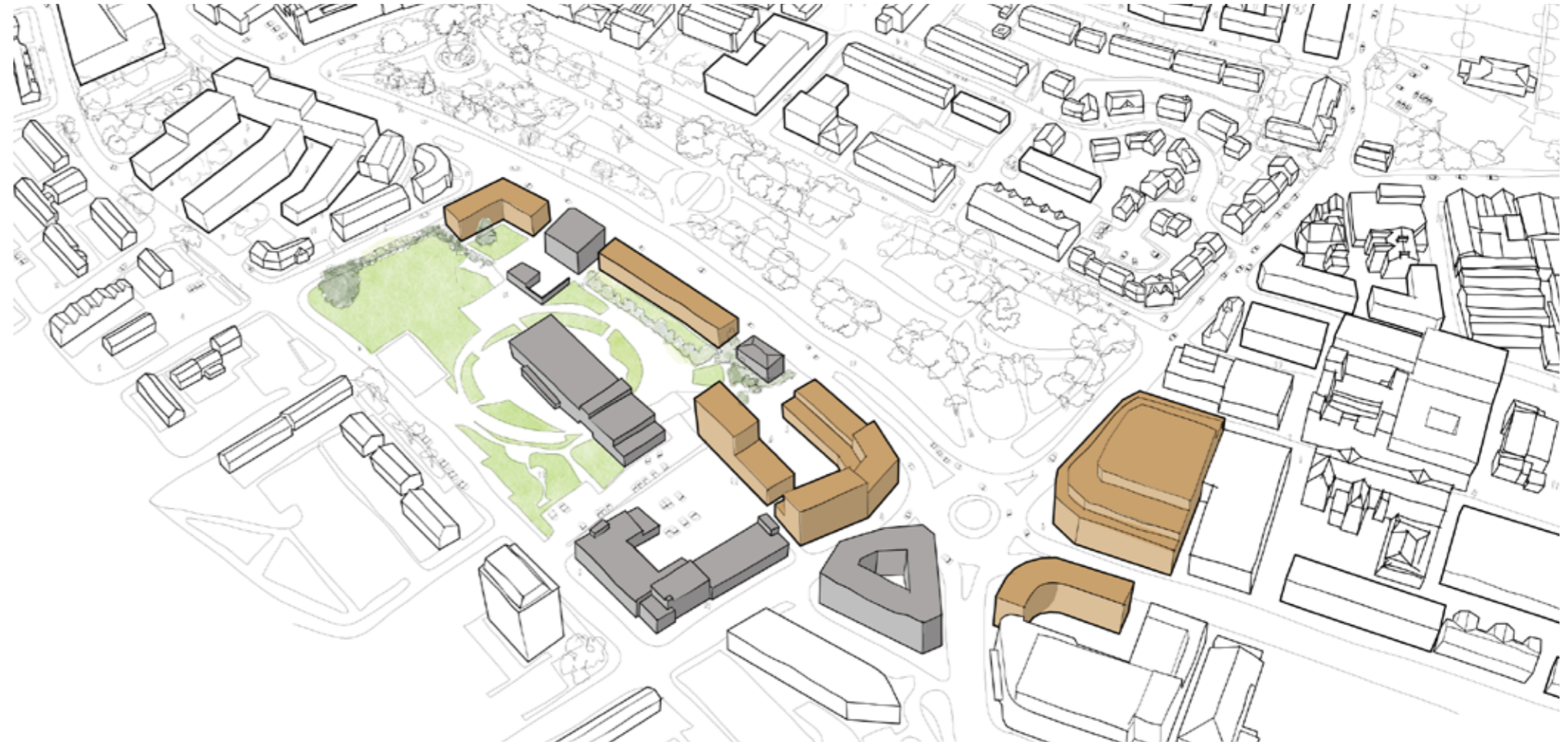
Character Area: Ardwick Green Park

- local greenspace
- heart of the area
- historic features -
- opportunity for increased activity
- provides connections
- biodiversity
- potential for
 - better lighting
 - play spaces
 - civic spaces
- potential to reinstate the built form to north and south of the Green



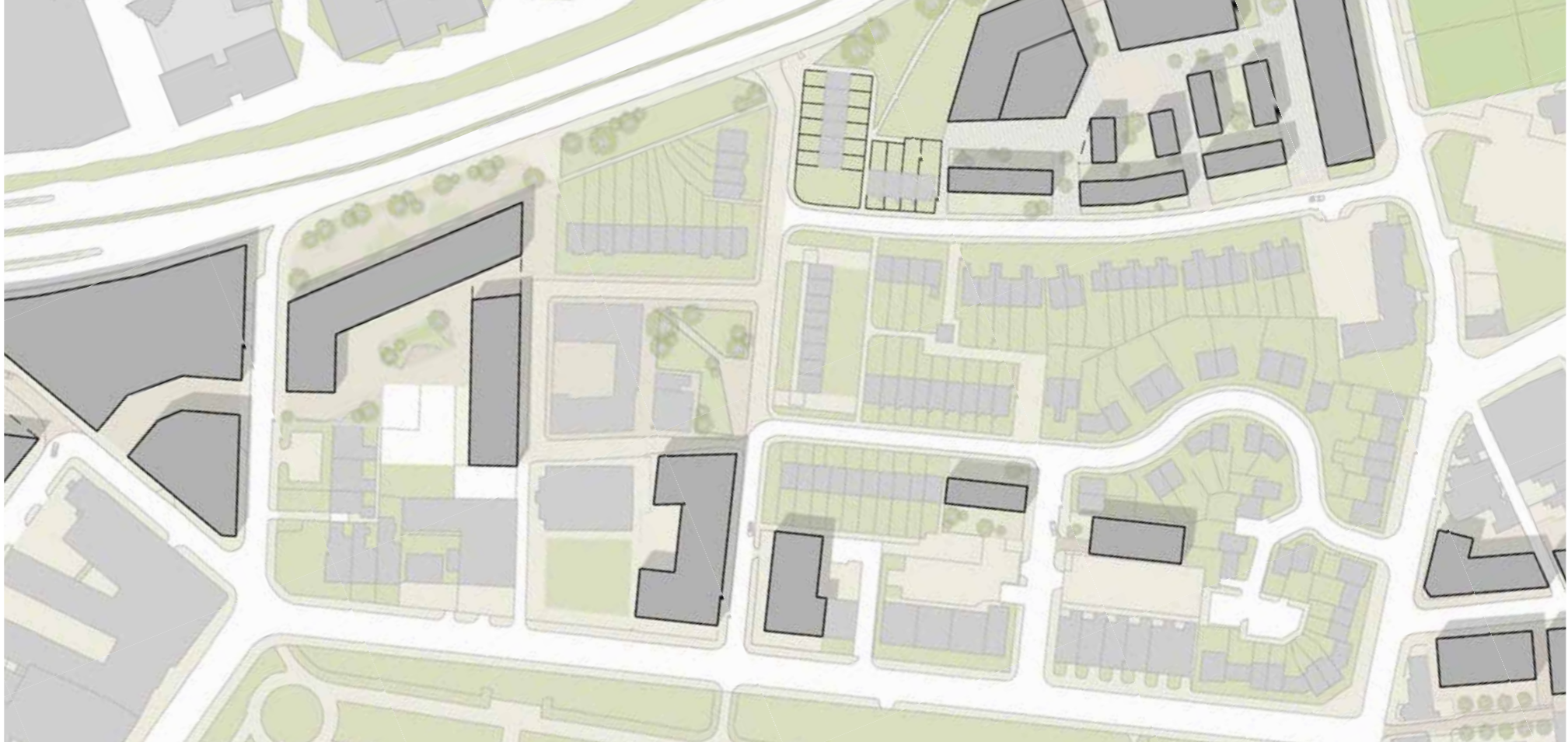
Character Area: Community/ Cultural Hub

- school and education
- healthcare
- clustering of amenity
- local centre
- essential services
- opportunity for convenience retail
- better connectivity to Ardwick.
- potential new controlled crossing on Ardwick Green South
- potential for improvements to the crossing opoints around the roundabout to ease circulation



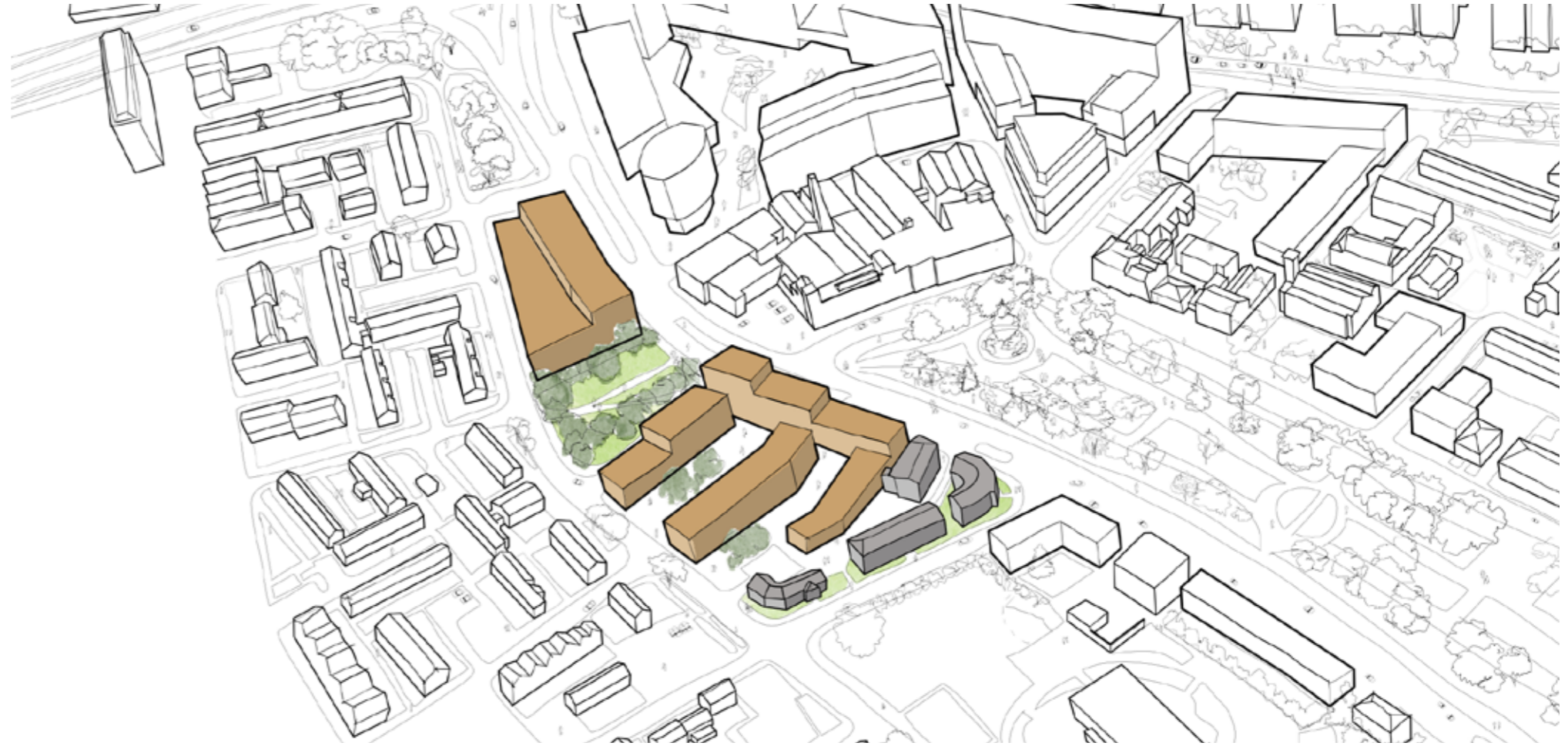
Character Area: Ardwick Green North

- residential core
- existing community
- mix of listed buildings and heritage
- connections into adjoining areas
- opportunity for new communal spaces
- sensitive renewal of housing stock
- green buffer to Mancunian Way.



Character Area: Ardwick Green South

- fragmented land use
- industrial and commercial opportunities
- retain and enhance existing green space
- positively develop brownfield land
- linkage between Ardwick and Brunswick



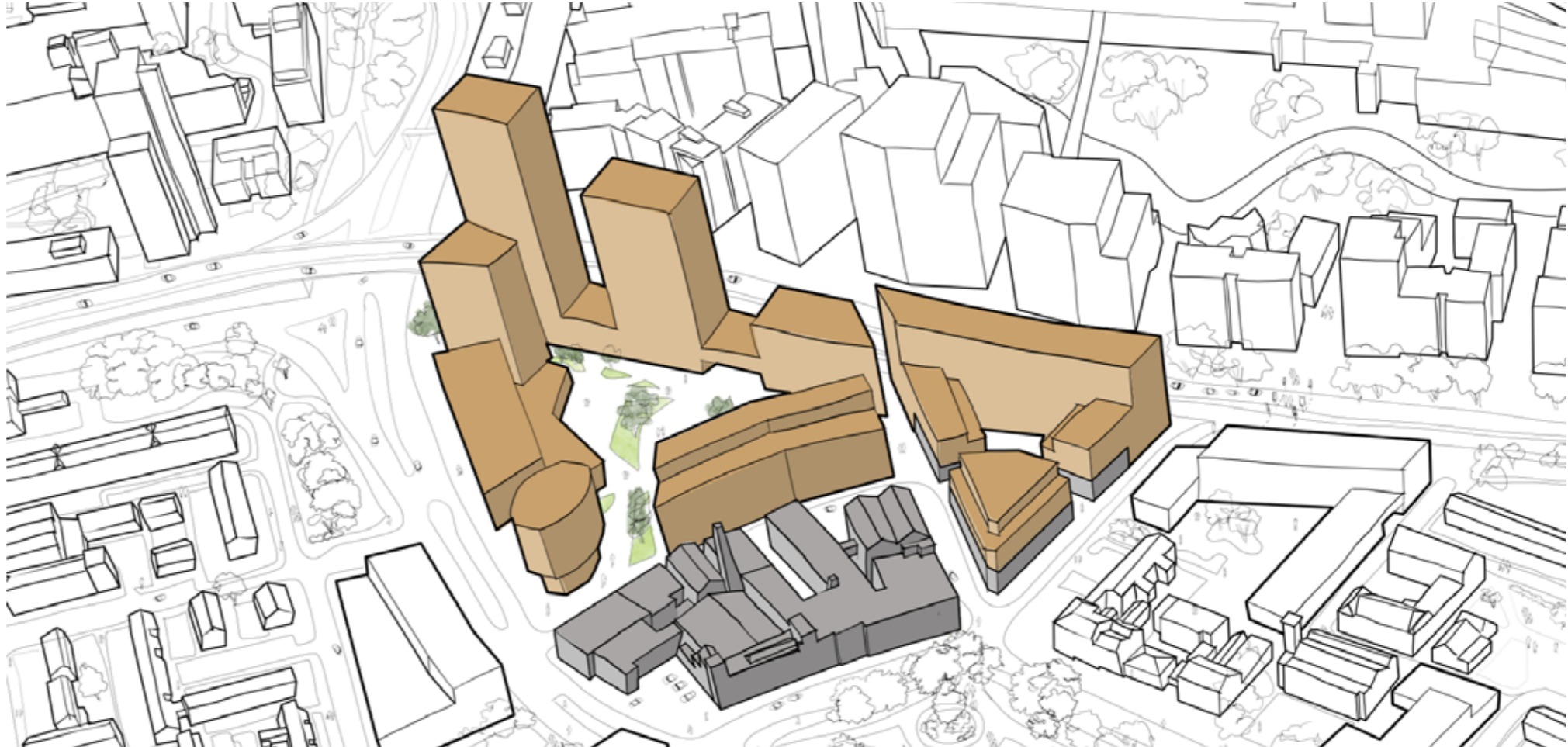
Character Area: Knitting District

- characterful and historic
- red brick buildings
- warehousing and commercial district
- repair the urban grain
- appropriate scale and massing
- suitable for mixed use
- provide 24 hour activity and safety
- more activity
- safer environment.



Character Area: City Gateway

- higher density
- replace underutilised land uses
- historic buildings
- address the Mancunian Way
- mixed use opportunities
- complementary relationship between old and new
- new public spaces
- economic activity
- positive regeneration adjacencies



Character Area: Union Street

- higher density
- stepping down to existing residential core
- replacement of brownfield land
- environmental improvements
- mixed use
- local amenities.





