Strangeways and Cambridge Neighbourhoods

As well as covering themes like movement and green spaces, the SRF looks at the area as a series of neighbourhoods to help show their specific character and potential solutions. The SRF breaks the area down into the following neighbourhoods:

- **Cheetham Park** (*Manchester*)
- **Derby Street** (*Manchester*)
- **Lord Street** (*Manchester*)
- **Dutton Street** (*Manchester*)
- **HMP Manchester and Jury Street** (*Manchester*)
- **Overbridge** (*Salford + Manchester*)
- **Copper Park** (*Salford + Manchester*)

The plan to the right shows each of the neighbourhoods to help locate an area you might be interested in.

You can read more about each neighbourhood and the ideas proposed in this booklet.

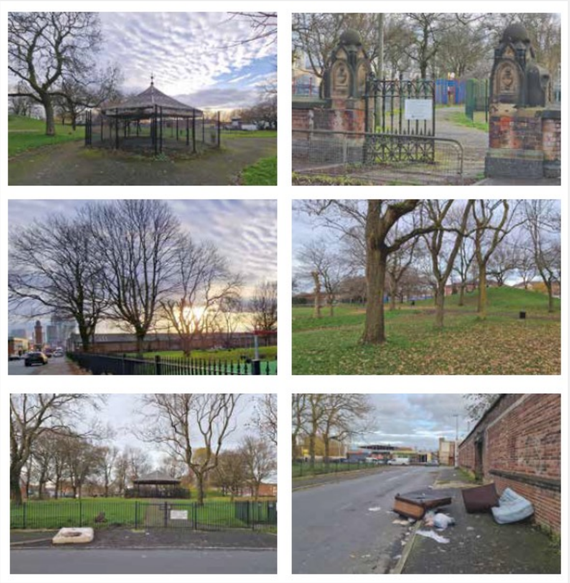


Cheetham Park

This area offers an opportunity to create a mix of new homes around a revitalised Cheetham Park connected with the wider Cheetham neighbourhood outside of the SRF area.

Some of the main ideas included in the SRF for the neighbourhood are:

- Further investment in Cheetham Park to improve park entrances and perimeter.
- Creation of a walking, wheeling and cycling route connecting the area to Copper Park.
- New development should create opportunities for shops, cafes, and other social uses next to the park to create a vibrant and engaging street.
- Development should be modest to fit in with the wider suburban areas and could include houses and apartments.



Cheetham Park



Derby Street

The area around Derby Street has a lot of potential. The SRF supports the area as the heart of Strangeway's urban economy by focusing on new and updated business spaces, small and medium light industrial and warehouse spaces and more active 'front doors' developing a high street feel.

Some of the main ideas included in the SRF for the neighbourhood are:

- Increasing business spaces by infill development, updating existing buildings, and adding lighter business uses on upper floors, e.g. workshops, studios and flexible offices. Development is expected to be in line with current heights and building scales.
- Supporting Derby Street as a 'manufacturing high street' and maintaining Cheetham Hill Road as a 'commercial high street'.
- Improving connections to neighbouring areas like Red Bank and Victoria North.
- Formalising parking and servicing arrangements to maintain business activity, but also supporting improved streets, landscaping, and walking, wheeling and cycling routes.

The plan opposite shows these main interventions and more information is provided in the draft SRF document.



Derby Street



Lord Street

This area is an important transition area linking the city centre character of the Dutton Street neighbourhood with the wider Strangeways area. The area is also influenced by future decisions related to HMP Manchester.

Some of the main ideas included in the SRF for the neighbourhood are:

- New development should maintain the existing street layout to help keep the character of the area. There are opportunities for infill development and the re-use of existing buildings.
- Developments should transition from the taller buildings of Dutton Street neighbourhood, Green Quarter and City Centre to the smaller storeys of Derby Street.
- Focus on the shop fronts along Cheetham Hill Road to support the 'high street' character. This could also include the improvement or creation of wider pavements, walking, wheeling and cycling infrastructure, and public transport connectivity, e.g. bus stops.
- Improve connections to Victoria North and Red Bank where possible.



View west along St Chad's Street



Existing businesses, Carnarvon Street

Lord Street



Dutton Street

This area is already covered by two documents, the Great Ducie Street SRF and Former Boddingtons Brewery Site SRF. These documents remain relevant and have been adopted by Manchester City Council. These documents already propose the area could become a mixed-use neighbourhood. Ultimately this area is proposed to be included within the city centre boundary.

Some of the main ideas included in the SRF for the neighbourhood are:

- Development could take a similar form to the city centre, reflecting the future expansion of the city centre. This should include the re-use of buildings to include employment uses on the ground floor and residential or employment above.
- There are opportunities for taller buildings in locations closer to the city centre and with views down the river corridor. Building heights should respond to neighbouring areas where lower heights are expected.
- Improved connections to Manchester Victoria Station, the city centre across Trinity Way and to Copper Park in the future.



Dutton Street



HMP Manchester & Jury Street

The biggest opportunity for change here is the relocation of HMP Manchester and the redevelopment of the buildings. However, currently national challenges exist around prison capacity and there are no plans for the relocation of the facility. As a result, the SRF proposes actions over the immediate to medium term (next 10-15 years) and the longer term (15 years plus).

Immediate to medium term

- Minimal change anticipated to land use. Developments are expected to be in keeping with the existing scale. Future flood risk is noted around Bury New Road, although there are opportunities for new commercial activities.
- Supporting 'commercial high street' along Bury New Road and potential for green space connection between Copper Park and Cheetham Park.

Longer term

- Potential for repurposing of prison buildings and walls, the creation of a new neighbourhood close to the city centre including innovative economic uses, and some opportunities for taller buildings.
- The creation of green space and landscape links, a positive response to management of flood risk through floodable ground floors where flood risk is an issue, and improvements to Bury New Road including traffic calming.

The plan opposite show the immediate to medium term where HMP Manchester remains and the longer term where greater transformation might be possible. More information is provided in the draft SRF document.

HMP Manchester & Jury Street



Overbridge

The SRF proposes that this area could change significantly to become its own neighbourhood connecting the city centre with Copper Park and other neighbourhood areas around Bury New Road.

Some of the main ideas included in the SRF for the neighbourhood are:

- Maintaining and supporting employment and commercial uses. For example, maintaining current businesses and encouraging businesses with shop fronts along Bury New Road to create a 'high street' character.
- New development opportunities along the riverfront and next to Copper Park, depending on flood risk. This could include development of commercial or food and drink uses on the ground floor and a mix of residential and employment space above. This helps to respond to future flood risk by avoiding residential uses on the ground floor.
- Taller buildings could be suitable in some locations to overlook Copper Park and the River Irwell.
- Promotion of a more positive environment with enhanced walking, wheeling and cycling routes and an improved crossing at Bury New Road to connect the wider Strangeways area and City Centre with Copper Park and surrounding neighbourhoods.
- Keeping the industrial heritage of Cottenham Lane to mark the heritage and shape the character of this neighbourhood.



Existing businesses, Bury New Road



Existing businesses, Bury New Road

Overbridge



Copper Park

Future flood risk due to climate change creates a need for long term change in this area. The SRF aims to respond to this significant future flood risk through the creation of a multi-functional green open space. No new development of buildings is proposed within the area.

Copper Park has the potential to provide:

- new public green space,
- connect with neighbouring communities,
- play, recreation and fitness facilities,
- events or market space,
- flood and water management, and
- wildlife and habitat improvements.

The SRF also acknowledges the heritage in the area, supporting the reimagining of Victoria Theatre and keeping the industrial heritage of Cottenham Lane. The plan opposite shows the space used to create Copper Park and how these ideas could be included. More information on Copper Park and flood risk is provided in the draft SRF document.

This is a long term plan for change, and nothing needs to happen immediately. In planning for the creation of Copper Park, many more conversations will be needed with local people and businesses in the area.

You can share your contact details if you think you are impacted here **strangewaysandcambridgesrf.info**

Copper Park

