Strangeways and Cambridge Strategic Regeneration Framework

Strangeways and Cambridge Strategic Regeneration Framework

What is the project?

Manchester City Council and Salford City Council are working together to create a Strategic Regeneration Framework for the Strangeways and Cambridge area. They have commissioned a consultant team to help prepare the document.

What is a Strategic Regeneration Framework?

A Strategic Regeneration Framework or SRF is a planning document which guides future development in a place. The SRF does not give planning permission, but it does give information about the sort of development which is considered acceptable in certain locations. It provides more detail than other planning policy documents because it focuses specifically on Strangeways and Cambridge, rather than all of Manchester and Salford.

Structure of the Strategic Regeneration Framework

The SRF covers different topics, including:

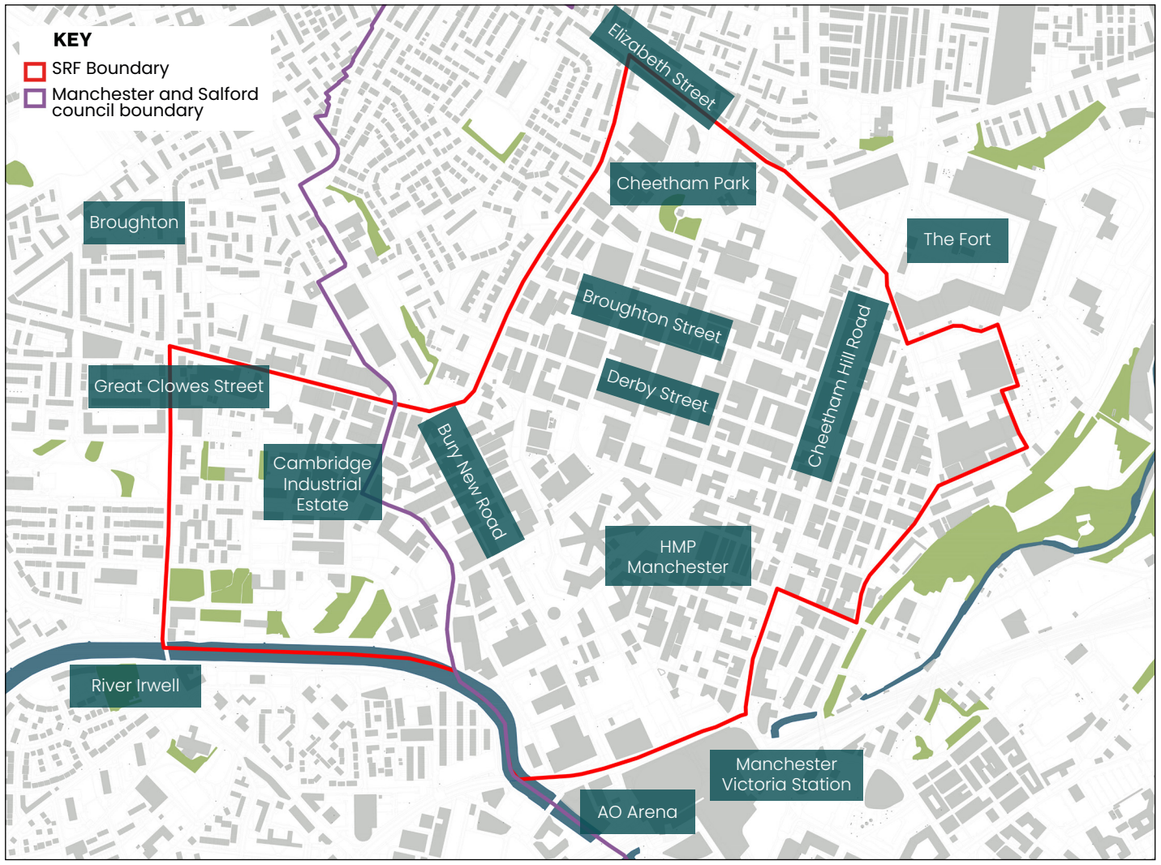
- **Vision and Objectives**
- **Spatial Framework**
- **Land Use, Building Scale and Heritage**
- **Streets and Movement**
- **Servicing, Delivery and Parking**
- **Green and Blue Spaces**
- **Neighbourhoods**

Please read through the information presented and ask any questions.
We also have the complete draft document available.

Purpose of this consultation

The current document is a complete draft. Both Councils are preparing to adopt the SRF, but before that it is important to collect feedback from local people and stakeholders. After that the comments will be analysed and changes made where necessary. Once finalised the documents will be presented to each Council to formally review and adopt.

Strangeways and Cambridge SRF area



How to share your views and stay in touch

We hope that you find all the information you need to understand the SRF. **The consultation is open from Wednesday 26 March until Monday 26 May.**
Please ask a member of the team if you have questions or would like further detail.

You can share your views in a number of ways.

- Use a comment card and add it to the collection box.
- Complete our online survey by scanning the QR code or visiting the website: **strangewaysandcambridgesrf.info**

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Strangeways and Cambridge

Understanding the area today

Land use and HMP Manchester

The area has a wide variety of uses today, including residential areas, places of employment, retail and shopping, some cultural venues, the prison HMP Manchester, Manchester College, multiple busy routes into the city centre, and Cheetham Park. The area is also on the boundary of an expanding city centre and other areas that have already or are now experiencing considerable change, such as around Victoria Station, Redbank, Lower Broughton and Greengate.



Existing businesses and residents

The area is home to many established businesses and several residential communities. Businesses are concentrated in areas such as the Cambridge Industrial Estate, the Strangeways commercial district, parts of Cheetham Hill, and areas along Great Ducie Street and Bury New Road. There are some larger employers but many small businesses supporting the economy. There are two distinct residential areas, one long-standing community to the west of Cambridge Industrial Estate and a second concentration of newer homes around Cheetham Park.





Flood risk

The Cambridge area of Salford, and some areas off Great Ducie Street / Bury New Road sit alongside the River Irwell. The area is known to have a long history of flood risk – with pictures and stories of flooding dating back to the 1800s. The most recent major flood to impact the area occurred on Boxing Day, 2015. Flood defences, including the flood basins at Littleton Road and Castle Irwell (completed in 2018) means that the current flood risk for the area is described as low for flooding from rivers and sea. Further information on flood risk is available.



Heritage

The area has rich heritage dating back to the 1700s. Although most of the surviving heritage is from the 1890s and 1900s. The area is a mix of large industrial spaces and more tightly packed terraced streets. The area has many heritage buildings and assets; including the former Spanish and Portugese Synagogue, parts of HMP Manchester, Cheetham Park, former Victoria Theatre and 122 Great Clowes Street.

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Draft Vision and Objectives

The SRF sets out a new vision for the area, guiding the big picture for a future Strangeways and Cambridge. This is supported by six objectives.

We would like to know if you think this vision and the six objectives are right for the future of the area. Share your comments using a comment card.

The vision for Strangeways and Cambridge:

Building on the history of Strangeways and Cambridge the area will continue to change over time responding to the communities who live, work and play here.

In the future, Strangeways and Cambridge will be a connected set of unique and vibrant neighbourhoods, extending the city centre beyond its current size.

The objectives:

The local economy

Providing modern and improved business premises and workspaces to help new and existing businesses grow and become more resilient.



Creating a vibrant area

To create and improve connections and entry points between Strangeways and Cambridge, the city centre and the neighbouring communities of North Manchester and Salford.



Getting around sustainably

Creating safe, resilient and inclusive streets. This will help us all to walk, wheel, cycle and use public transport more and improve connections to surrounding areas.



Nature and water management

Managing water and responding to flood risk by creating a large green space connected to other smaller green spaces. These spaces will support wildlife, help people connect with nature, and provide opportunities for sports, play and large scale cultural events.



High quality development

Making sure that new sustainable development is mixed, including residential, business, green or public space and community uses (e.g. health and education).



Celebrating heritage and culture

Celebrating and respecting the heritage and culture of Strangeways and Cambridge by keeping historic buildings or assets where possible amongst new buildings.



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SRF Spatial Framework

Here we provide a summary of our proposed spatial framework, a high level way of illustrating the SRF proposals. You can read more in the draft SRF document.

Do you think we're taking the right approach for Strangeways and Cambridge? Share your comments using a comment card.

The spatial framework combines a lot of the SRF information in one place. You can also see more detail about specific neighbourhoods within Strangeways and Cambridge in our Neighbourhoods booklet.

Some of the important things shown on the spatial framework plan include:

- The potential long-term transformation of the HMP Manchester site if this is relocated in the future. Shown in pink and purple.
- Some areas with potential for change, perhaps to include further residential buildings, shown in light brown.
- Some areas where the existing functions work well and should not need to change. Shown in beige.
- The creation and support for commercial high streets along Ducie Street / Bury New Road, Cheetham Hill Road and Knowsley Street. Shown in orange.
- The creation and support of a manufacturing high street along Derby Street. Shown in brown.
- Greening streets to link green spaces. Shown with dotted green arrows.
- Connector streets to keep people moving. Shown in purple.
- Key junctions or active travel crossings which may require improvement. Shown with stars.



Plan showing the whole SRF area

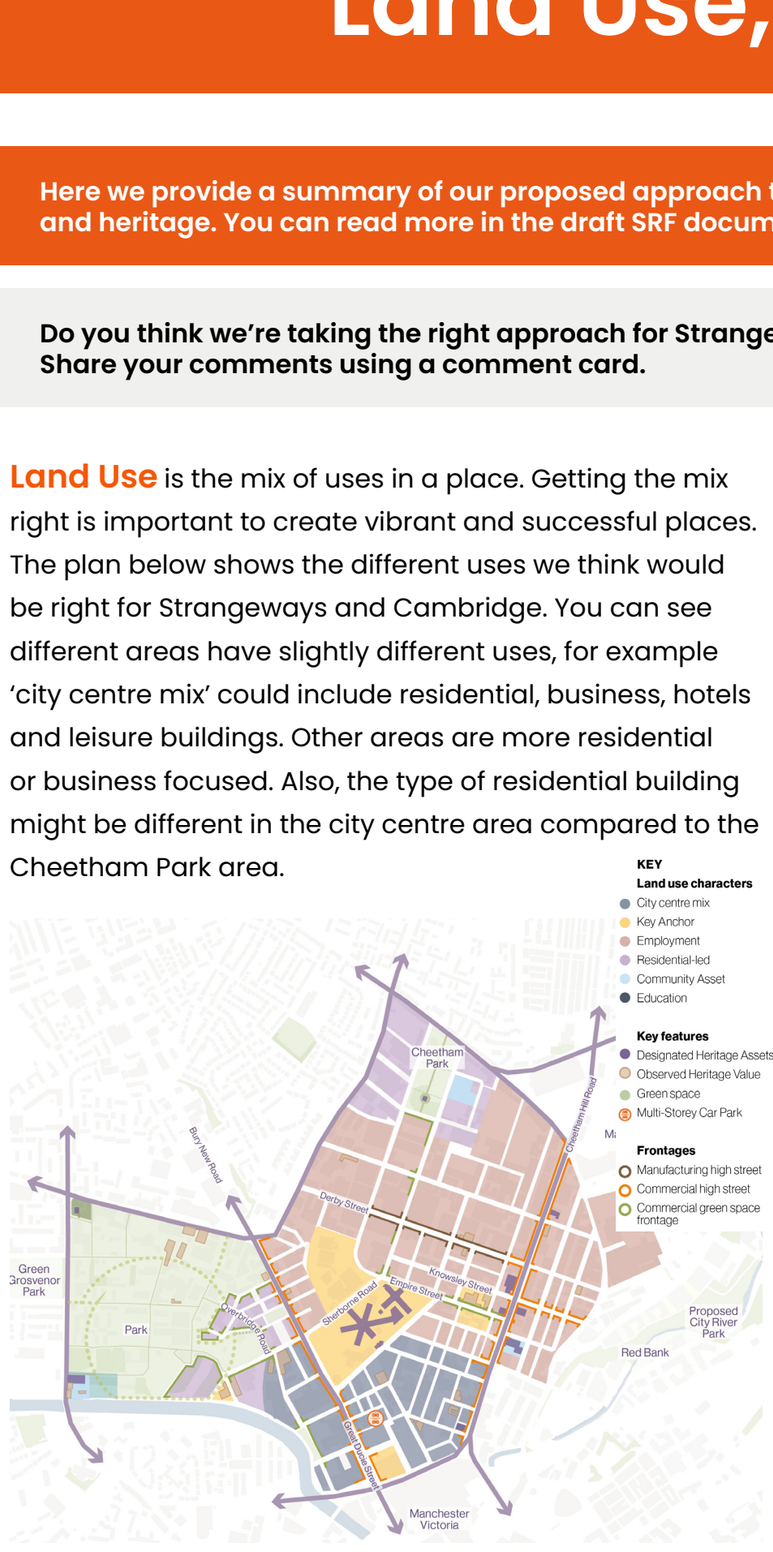
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Land Use, Building Scale and Heritage

Here we provide a summary of our proposed approach to how we use land, the size and scale of buildings, and heritage. You can read more in the draft SRF document.

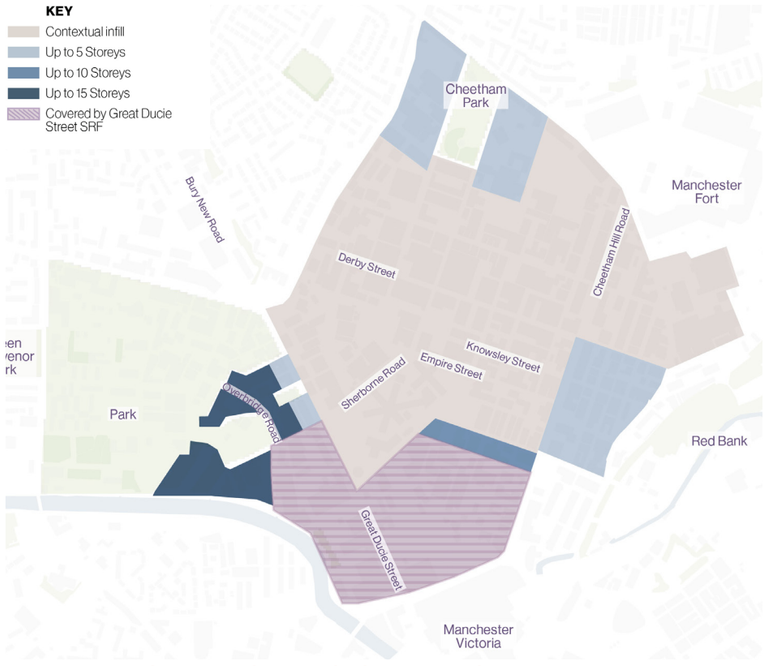
Do you think we're taking the right approach for Strangeways and Cambridge? Share your comments using a comment card.

Land Use is the mix of uses in a place. Getting the mix right is important to create vibrant and successful places. The plan below shows the different uses we think would be right for Strangeways and Cambridge. You can see different areas have slightly different uses, for example 'city centre mix' could include residential, business, hotels and leisure buildings. Other areas are more residential or business focused. Also, the type of residential building might be different in the city centre area compared to the Cheetham Park area.



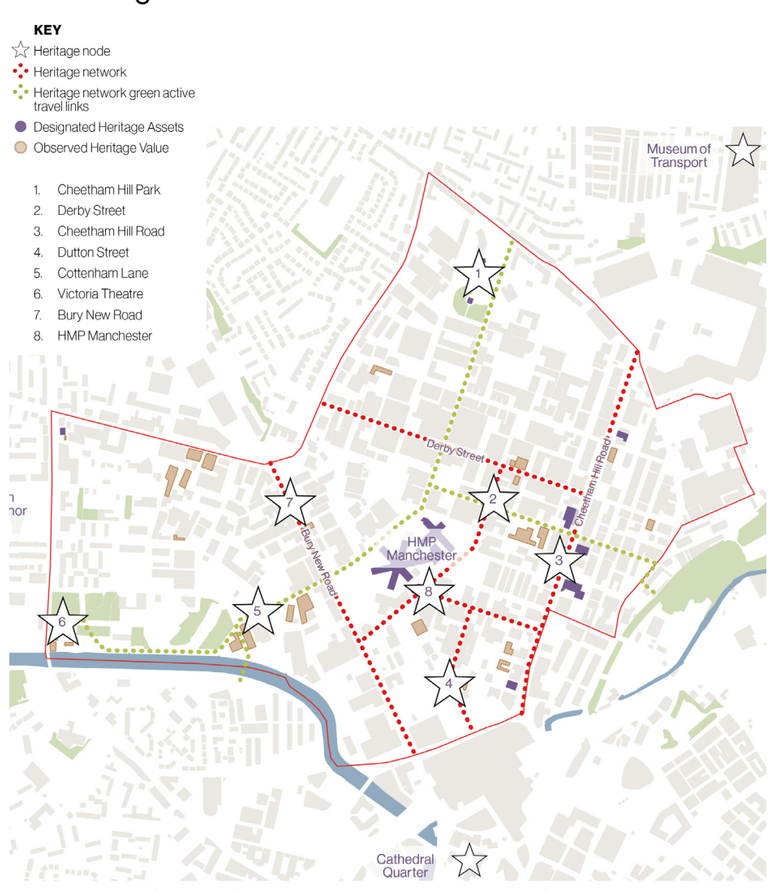
Plan showing possible land uses in the area

Building Scale is all about making sure we have the right size buildings for the place. We have not set specific height limits or targets, but the SRF does provide guidance on the difference between the taller buildings of the city centre and much lower buildings elsewhere in the area and the surrounding areas. The area should gradually transition from larger, taller buildings close to the city centre to smaller buildings in the north and west. You can also see this on the plan below.



Plan showing possible building scale in the area

Heritage and Culture is important to make sure Strangeways and Cambridge maintain their character and continue to tell the stories of Manchester and Salford. Heritage is not just protected buildings but also locally significant buildings. The SRF encourages heritage buildings or assets to be kept and reused where possible. Sometimes alterations to a building may be needed to help make reuse possible. Clearance should only be considered where reuse options have been explored first. The SRF also suggests improved signage and storytelling so local people and visitors can understand more about the heritage of the area.



Plan showing heritage and cultural assets in the area

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Streets and Movement

Here we provide a summary of our proposed approach to the design of streets and how we move around. You can read more in the draft SRF document.

Do you think we're taking the right approach for Strangeways and Cambridge? Share your comments using a comment card.

Streets are important to make an area feel safe, walkable and welcome to all. To help shape how different streets might improve over time we propose three street types. The street type descriptions, illustrative images and plan show the different street types and where they could be used in the future.



Plan showing possible street types in the area

High streets include wider pavements, segregated cycle lanes, controlled on-street parking, planting areas and space for businesses to use (e.g. café seating).

Connector streets make sure we can all still get around and include space for vehicles, public transport, cycles and pedestrians. They also include trees and on-street parking.

Active neighbourhood streets give priority to cycles and people walking but still allow vehicles on the street, for example for residents or businesses.



Illustration of a high street or connector street

Movement around and through the area is important and there are several key routes which pass through or near the SRF area, including Great Ducie Street/Bury New Road, Cheetham Hill Road, and Blackfriars Road/Great Clowes Street. These streets also provide many bus routes. Trinity Way is also an important connecting road close to the area. These routes also create important junctions, for example with the city centre and the River Irwell.

Enhancing key junctions to improve pedestrian and cyclist safety, and reduce noise and air pollution is a priority.

Improving public transport across the area could also support getting around. Bus priority along key routes improves reliability, 'superstops' (larger multi-service bus stops) enable better service interchange and waiting infrastructure improvements enhance the passenger experience. Transport for Greater Manchester lead on bus services, and Manchester City Council and Salford City Council will continue to work with them to bring improvements.



Illustration of a neighbourhood street

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Servicing, Delivery and Parking

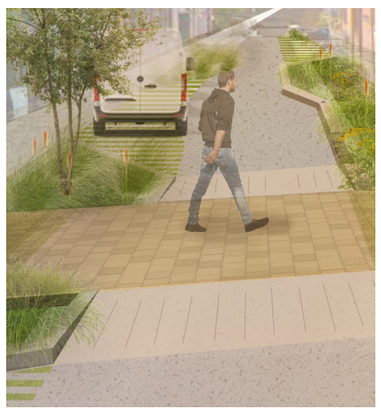
Here we provide a summary of our proposed approach to servicing businesses and deliveries, and parking. You can read more in the draft SRF document.

Do you think we're taking the right approach for Strangeways and Cambridge? Share your comments using a comment card.

Servicing and delivery in the area are important to support businesses and need to continue. The proposed street types aim to manage how different street users interact to reduce conflict. The different street types still allow for servicing and delivery. Only car free active neighbourhood streets would have more managed access. To support innovation, we could consider delivery hubs on the edge of the area, and transfer smaller deliveries to cargo bike or some on foot deliveries.

Our approach builds on the Greater Manchester Transport Strategy 2024 to minimise the negative impacts of freight and servicing and supporting innovation.





Illustrative images of delivery and servicing options

Parking in the area is currently mostly uncontrolled and this leads to some problems with parking. We also recognise that on-street parking provides convenient and accessible spaces for those who need it. Our approach is to gradually introduce the street types described which would reduce some on-street parking and introduce some parking controls.

Proposed changes to parking include:

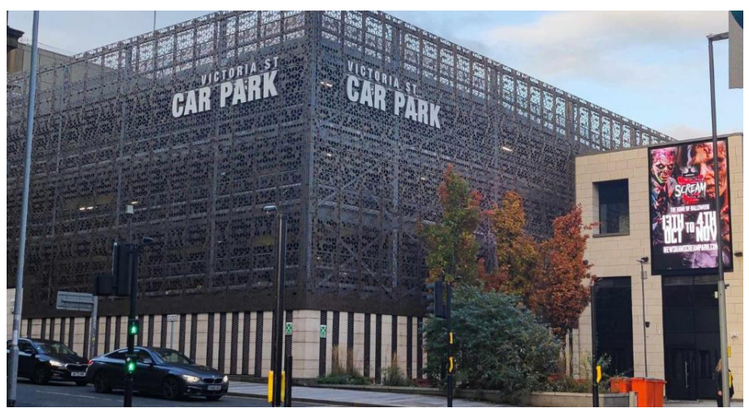
- Appropriate number of accessible and disabled parking bays.
- Time limited servicing bays on highstreets.
- Controlled on-street parking on high streets.
- On-street parking on connector roads.
- Servicing bays on active neighbourhood streets.
- Servicing and accessible bays in active neighbourhood streets.
- Measures to discourage pavement parking.
- Cycle parking.
- Low car or car-free residential development, with disabled parking provision only.
- Electric vehicle charging points.
- A multi-storey parking facility which could also provide an interchange to other modes, e.g. cycle hire.



Example of cycle parking



Examples of controlled on-street parking, including accessible and disabled bays



Example multi-storey car park

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Green and Blue Spaces

Here we provide a summary of our proposed approach to green and blue spaces, including streets, parks and rain water drainage. You can read more in the draft SRF document.

Do you think we're taking the right approach for Strangeways and Cambridge? Share your comments using a comment card.

Green and blue spaces can provide several benefits, such as flood risk management, rain water drainage, supporting wildlife, and providing wellbeing value to residents, employees and visitors.

The future vision for Strangeways and Cambridge aims to establish a network of green and blue spaces. The creation of a large strategic open green space, Copper Park, responds to the future flood risk and creates new wildlife habitats. It is also proposed to retrofit streets and public spaces with nature-based sustainable drainage, including new planting areas, to create new green routes connecting spaces across the area.



Example to show the use of planting areas for water and drainage management

The plan and image below shows some of the important green and blue space proposals, including:

- The creation of a large open green space - 'Copper Park' – to help manage flood risk, provide sports, play and events facilities, and create new wildlife habitats.
- Continued protection of Cheetham Hill Park and enhancement to provide a green centre point to a new residential area.
- Using the street types to create a 'confetti' of smaller green spaces that connect the larger green and blue spaces.
- Where possible including planting areas within streets to help soak up rain water to avoid sewers overflowing into the River Irwell.



Plan showing green and blue spaces and how they could connect in the area

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Green and Blue Spaces - Copper Park

This section explains more about the response to flood risk and the creation of Copper Park. You can read a short summary here. You can also read more in the draft SRF document.

What do you think of creating a new park to safely respond to the flood risk in the area? Share your comments using a comment card.

Copper Park has the potential to provide a multi-functional green space, including:

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

Copper Park is still a draft name, reflecting the heritage of the Anaconda Copper Wire Works.

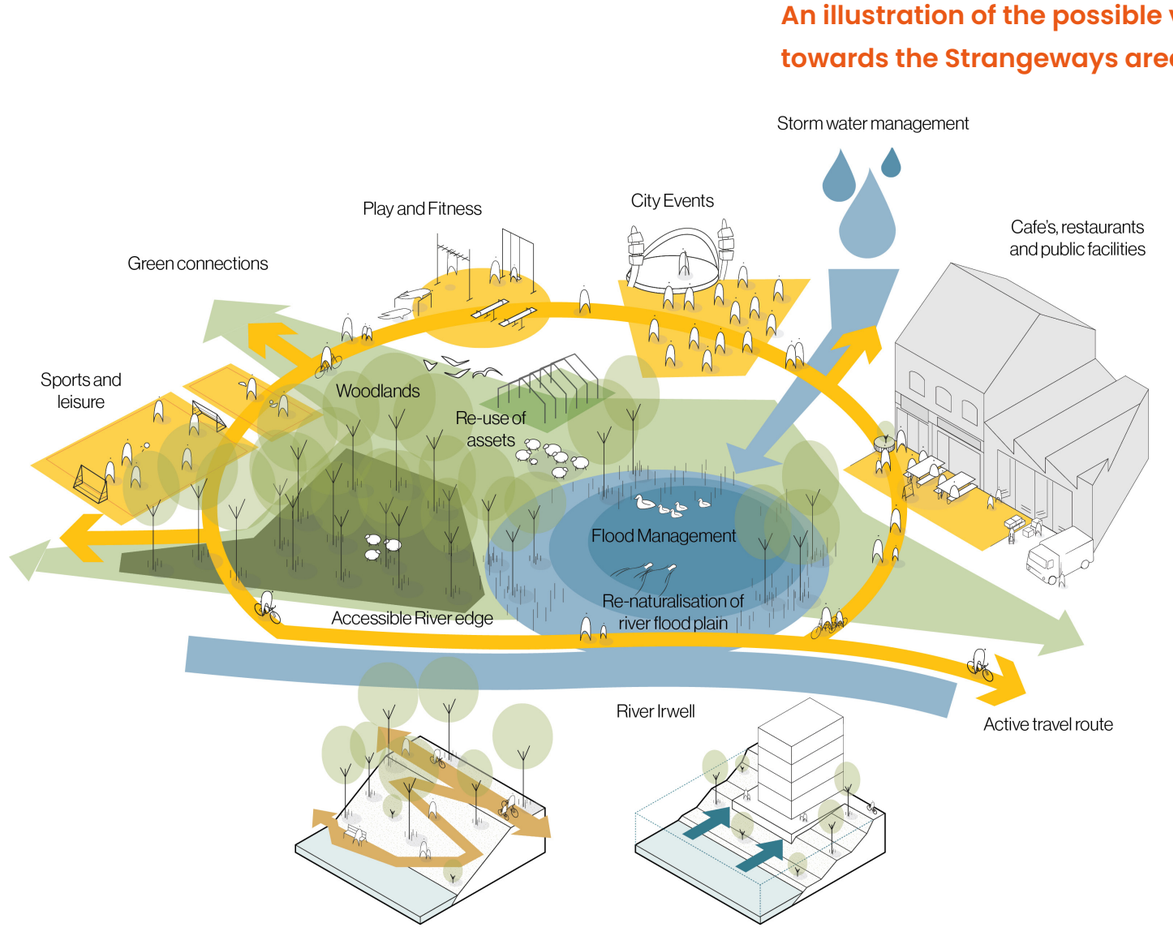
The green space can be strongly connected to the existing Green Grosvenor Park across Great Clowes Street to make sure that both work together as connected green spaces. The space can also be connected into the wider urban area through walking, wheeling and cycling routes.

The space includes some important heritage assets which would be part of the future vision for Copper Park. The vision is to keep Victoria Theatre and the industrial heritage of Cotterham Lane to mark the heritage and shape the character of this new park for the city centre.

You can see a simple illustration of the vision for Copper Park below and to the right, showing the range of functions and activities that could be achieved.



An illustration of the possible view of Copper Park looking towards the Strangeways area



A diagram showing the potential uses provided by Copper Park

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