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BESWICK PHASE 2
New East Manchester

Design & Access Statement

Revision A: GE (14.09.07)
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gleeson regeneration

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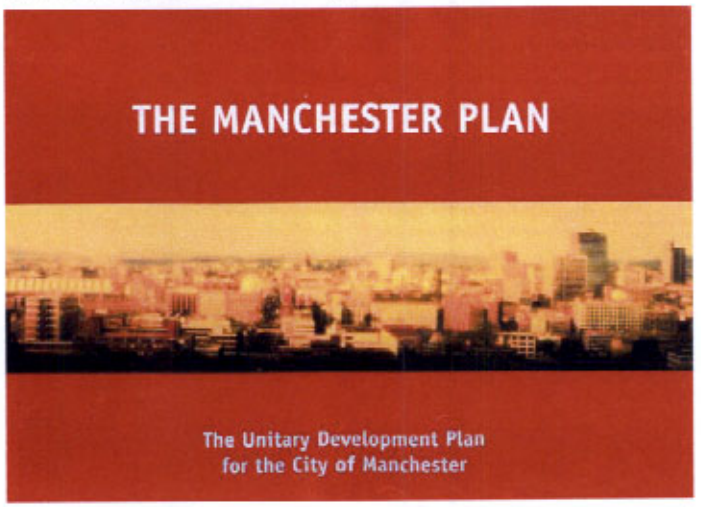
The Process

Assessment

Background

In 2001 NEM produced a Regeneration Framework for East Manchester, 'A New Town in the City' set out the foundation for the regeneration of the area over the next 10-15 years. The Framework proposed a complete and holistic approach to the regeneration of the area; encompassing extensive construction and other facilities to deal with the many social and economic issues in East Manchester. The Framework was developed further over many years following consultation with local residents and other interested parties and culminated in the production of the "Neighbourhood Plan".



The Plan describes the comprehensive physical redevelopment of parts of the neighbourhood, and refurbishment of other parts, and a range of other supporting measures that will be taken to ensure that the transformation of the neighbourhood as outlined in the Regeneration Framework; creating a well designed, well managed, mixed use neighbourhood capable of retaining existing residents and attracting new residents. To assist the implementation of the proposals developed in the Neighbourhood Plan it has been used to support and supplement the Manchester City Unitary Development Plan, which was further amended to provide a planning framework to support the vision.

In 2003 the City Council, in partnership with Salford City Council, made a bid for government Housing Market Renewal Fund (HMR) funding, with the objective of creating a sustainable housing market by renewing or upgrading the housing stock in areas such as Beswick where demand has fallen to an unsustainable extent. Following a fully competitive selection process, a partnership between developers Gleeson Homes and Lovells was selected to lead the new housing development in Beswick.

Beswick Phase 2 is the third phase of works to be undertaken by Gleeson Regeneration as part of their involvement in the regeneration of Beswick. With both Phase 1 and 3 presently on site the construction work continues to drive Beswick towards meeting the objectives of the Regeneration Framework.

Physical

A neighbourhood of East Manchester, Beswick occupies an ideal location with good links and is 1 mile from Manchester City Centre. Through years of depopulation, degradation of the environment, crime and unemployment the area had become increasingly unsustainable.

Phase 2 encompasses an area between Grey Mare Lane, to the East, and Blackrock Street, to the West. The area extends from the south from the soon be diverted Bell Crescent and North to the boundary of the Academy Proposed school.

The main roads provide good links to adjoining areas, including the city centre, with frequent bus services. Commercial properties and some community projects can be found at the shopping precinct on Grey Mare Lane. The main shopping facilities in the area are located in the precinct, with two small local markets outside the Phase 2 area, on the east side of Grey Mare Lane.

The Neighbourhood Plan describes the negative aspects of Beswick's physical nature as having a "lack of diversity and high levels of obsolescence in the housing stock" and "poor environmental quality of the... main road frontages, and the retail precinct".





Housing stock lacks diversity and there are relatively few privately owned properties, an example of the unsustainable negative population movement. In general Beswick consists of terraced or semi-detached two storey homes with small front and rear gardens and many are unoccupied. Due to the intensive clearance programme and low occupancy many of the

footpaths and streets have poor surveillance and there are a considerable number of green areas that lack "ownership".

As the number of residents and other main centres have grown and been improved, the Grey Mare lane precincts impact as a District centre has greatly dimensioned. The precinct was downgraded to a Local Centre by Manchester City Council in line with the objectives of the Regeneration Framework. As a Local centre the retail area rather than being a gateway into the heart of Beswick is incoherent and lacks visual interest.

Social & Economic

One of the poorest and most disadvantaged areas, East Manchester has a variety of issues including high unemployment, low levels of economic activity, high levels of crime and fear of crime, poor health, poor educational attainment and a lack of facilities.

Under the government's national Index of Multiple Deprivation (IMD) criteria, the Beswick neighbourhood has two different Super Output Areas (SOAs). The level in deprivation in these two SOAs classifies Beswick in the top 1% of deprived SOAs in England. The issues stemming from social, economic and physical problems has greatly effected the attractiveness of the area to new buyers and has also lead to depopulation, with a 13% drop in East Manchester's population in the 1990's.



However, the image of Beswick is changing rapidly and with the development of Sportcity, Central Park business park, lovells' and Gleesons new housing the possibilities for bringing people back into Beswick have increased greatly. As the population of Manchester continues to increase the proximity of Beswick seems inevitable to become a key area for young families. Amenities such as the retail units on the ground floor of fronting Grey Mare Lane and Bradford Park will undoubtedly be strong elements of the reversal of years of depopulation. No single action or development can change the nature of an area, a strategic and holistic approach with community and resident involvement can lead to the betterment of this highly underrated neighbourhood.

Policy

Our Towns and Cities: The Future - Delivering an Urban Renaissance (The Urban White Paper) was first published in 2000 and set out a new vision for towns, cities and suburbs offering a high quality of life and opportunity, for all. The paper highlights the consequences of the depopulation of the inner cities (para 2.10) and the importance of encouraging people to remain and move back into areas such as Beswick is emphasised in the documents vision of urban living (para 2.36).

NATIONAL POLICY

PLANNING POLICY STATEMENT 1: Delivering Sustainable Development

It is required that the key principles stated under Paragraph 13 be applied to ensure that development plans contribute to the delivery of sustainable development.

The proposed scheme for Beswick Phase 2 has followed the strategy for the regeneration of Beswick developed in the overall Masterplan and the design principles set out in the Public Realm Strategy, both documents have their roots in the Neighbourhood Plan for Beswick .

The regeneration of an area that is only 1 mile from the centre of one of the United Kingdoms fastest growing cities is a clear indication of the drive of the groups involved in this development to the reduction in the need for excessive private car travel. Proximity to a Local Centre and also a District Centre (ASDA WalMart) encourage travel by foot and good access to local public transport links allow greater access to the Greater Manchester area. The proposed housing is designed and will be constructed to meet the requirements of EcoHomes Very Good and as such will be a further indicator of NEM and the developers intention to aide the reduce the impact of Beswick on climate change.

The development has been designed to some of the highest standards for Disabled User requirements. The housing mix promotes a variety of family units to co-exist within the development area and so provide the nucleus of a successful community with a variety of

community members. The importance of the residents has been key to the development of the regeneration Framework, which has led to numerous public consultations and the continued involvement of local residents on other phases once construction has begun.

PLANNING POLICY STATEMENT 3: Housing

The requirements of PPS3 are designed to provide the vital need for everyone to have the opportunity of a decent home. The involvement of Housing Associations in the development has been great and many properties will be acquisitioned by these organisations on their completion, as such the properties range from apartments to large family homes and are designed to meet high accessibility standards.

As we discussed early this area of Beswick has had considerable redevelopment over many years and many with limited success. In line with the requirements of this statement the regeneration area covers a vast area of "previously-developed land within urban areas". The Phase 2 development is part of a vast area of regeneration which is being designed in line with the Regeneration Framework for Beswick. The Framework proposes works to be carried out in Beswick in an attempt to "create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services".

The Public Realm Strategy for Beswick has created a hierarchy of streets to provide hospitable and safe street layouts that enhance the environment and facilitate more walking and cycling.

"...promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live". We shall discuss this matter in greater detail further in this document.

PLANNING POLICY GUIDANCE 4: Industrial, commercial development and small firms

The existing shops of the Local Centre are still popular with residents and the retaining of these facilities is essential to the success of the development. In line with the requirements of PPG4 the ground floor of Flat Block F will contain shopping facilities and will create a high-quality environment and an area where economic growth will be promoted.

PLANNING POLICY STATEMENT 10: Planning for Sustainable Waste Management

A waste management strategy has been produced following consultation with Manchester City Council and can be found with this document. Manchester City have developed a thorough policy for the recycling of waste and the proposed scheme has been developed to meet these requirements.

PLANNING POLICY GUIDANCE 13: Transport

In light of the greater national concern with the effects of climate change the needs for the promotion of reduced car usage have brought the requirements of PPG13 to the forefront of meeting this challenge.

We have stated earlier the fortunate position Beswick has with regards to its proximity to Manchester City Centre, the nearby District Centre and local public transport links. The proposed street landscape and road network promote walking and also provide safer areas for cycling. However, the need for parking for residents is not underestimated and is discussed in greater detail, and other issues, later in our supporting Transport statement.

REGIONAL POLICY

REGIONAL SPATIAL STRATEGY FOR THE NORTH WEST:

Regional Planning Guidance as set down in RPG13 provides a spatial interpretation of national policy. It states that priority will be given to the regeneration of the city centre and the surrounding inner area. The proposed development of Phase 3 attempts to provide the required "well designed and compact urban neighbourhoods" and, as discussed earlier, "reducing the need to travel". Through the proposed scheme we hope to develop a sympathetic and high design quality into the area which will compliment the existing housing stock and the new developments by Gleeson Regeneration and Lovell's.

LOCAL POLICY

The proposal has developed from issues outlined in the Community Strategy, the Corporate Housing Strategy the East Manchester Regeneration Framework and the planning policy for the area, which is contained within the Unitary Development Plan (UDP).

"The Community Strategy identifies the need to sustain communities to enable them to realise their economic and social potential by removing areas of unfit housing and improving the range of housing quality and choice.

The Corporate Housing Strategy plays a key role as a catalyst and contributes to the Council's wider regeneration agenda. It identifies extending housing quality and choice as a key objective necessary to strengthen the population base; attract and retain economically active households; create and maintain housing demand; and build sustainable and healthy communities.

The East Manchester Regeneration Framework identifies a number of principles, which support the need for housing renewal and regeneration. Included in these principles is the need to create strong sustainable communities and the removal of obsolete stock.

These strategies are underpinned by the UDP, which was updated in November 2003 to support the wider regeneration agenda for East Manchester. In general terms the UDP supports the clearance of unfit and obsolete stock and the creation of new development opportunities to improve the quality and range of housing choice and upgrade the local environment." *Beswick Neighbourhood Plan, New East Manchester*

The Process
Involvement

Intensive consultation was carried out in the development of the Beswick Masterplan. Consultation has taken place with numerous community representatives, at many different events. In November 2001 a 'Steering Group' was formed (which consisted of local resident street representatives and various community representatives) and further consultation has taken place regarding the scheme with residents at events at Charlesworth Court, The Grange Community Resource Centre and New Deal for Communities Office on Grey Mare Lane. These events have allowed local residents to see progress and also comment on the proposals. Further consultation has occurred during the design phase with numerous organisations and departments to provide a proposal that meets the requirements of regional and national policy. Bodies represented at these included:

- Residents
- Local businesses
- Local Education Department
- Police
- Local Authority Landscapers
- RSLs
- Community Representatives
- Local Authority Planners
- Highways
- Environmental Services

The majority of the consultation work was undertaken as part of the development of the Masterplan and the Regeneration Framework. These consultations have informed all the work that has been undertaken in the previous phases and will have a similar impact on this phase.

As the design work has continued for Phase 1, 2 and 3 there has been continued dialogue with the Local Authority and Local residents (through NEM) and with the assistance of these groups the proposals have been met with enthusiasm.

Further consultation events have been held with residents for the works to be carried out to Phase 3. A consultation event held at Charlesworth Court with local residents raised comments regarding massing, access, security and a number of changes where implemented to resolve these issues. A further two consultation events where held on 13th

and 14th November 2006, where favourable and supportive comments where received from local residents and councillors.

Finally a public consultation event was held at NEM on Grey Mare Lane on 12th Sept 2007 with positive responses.



Proposed Site Plan for Beswick Phase 2 by Edward Architectural Services

To maintain positive dialogue with the local community and keep local residents and other interested parties informed of events and issues throughout the year a website (http://www.eastserve.com) and local newsletter have been produced and maintained.