

Transport Assessment – Barrack Street Hub

Background and Introduction

The Barrack Street Hub is located in the St Georges building at number 49 Barrack St, Hulme. After a competitive bidding process Manchester Care and Repair were successful in a Community Asset Transfer and are currently in the process of taking over the building on a 39 year lease from MCC. The proposal for the site is a combined use building a) a permanent home for Manchester Care and Repair well established local Charity that serves older people across Manchester.

The proposals for the site have the full support of local councillors and Neighbourhood Management and we are currently consulting with local residents about what activities and services will be made available at the Community Hub.

Objectives for the site

- To provide a neighbourhood level community facility for the residents of St Georges, Hulme.
- To provide a permanent base for Manchester Care and Repair.
- To redevelop a currently derelict building to a high standard, with low carbon technology – modelling and demonstrating a low carbon way forward for community buildings.

Site Location and Current Access Arrangements

- The site is located in the Hulme St George's area, on the North east corner of Barrack Street and Quenby Street and immediately opposite the Quenvy street entrance to Barrack Park. The Site is situated just off Chester Road, approximately, 2.5 km to the south west of Manchester City Centre. It is approximately 1.2 km to the north west of Hulme centre which can be accessed via Stretford Road or Chorlton Road
- Current site access is via the pedestrian gate on Barrack Street, with access to the rear door through the pedestrian gate and the car park gate for emergency exit and utilities management.

Proposed Access Arrangements

- The proposed access arrangements for the redeveloped site include removing part of the front wall and creating a drop off zone/disabled parking space for 2 vehicles. On the front of the property adjacent to the Car park access road. The front entrance to the building will remain in its current position and will be the main entrance for staff and public. The pedestrian access will be retained and the entrance ramp adjusted to ensure; level access for vehicles; appropriate access to the building, appropriate fire exit arrangements. Once the neighbouring site is occupied we will approach the new tenants to rent some car parking spaces from them, if this is not possible there are other suitable parking spaces available to rent locally.

Proposed usage

Staff Numbers, Profile and Travel Characteristics – Manchester Care and Repair Offices

Manchester Care and Repair has 26 staff members, the majority are field based workers – supplying community services to Manchester’s older and vulnerable residents across the city. Only 4 staff are permanently based at the charities Office’s (1 full time and 3 part time) with a further 5 managerial and support staff (3 full time and 2 part time) who enjoy hybrid working arrangements. The rest of our staff are field based – they have ‘start/finish from home’ arrangements in place with hot desking facilities available for their use within our Offices, this means that these staff are not obligated to attend at the Office at any particular time, some attend the office only occasionally, some once a week and some for a couple of hours every day at different time. On average there are about 8 people attending at the office at any one time

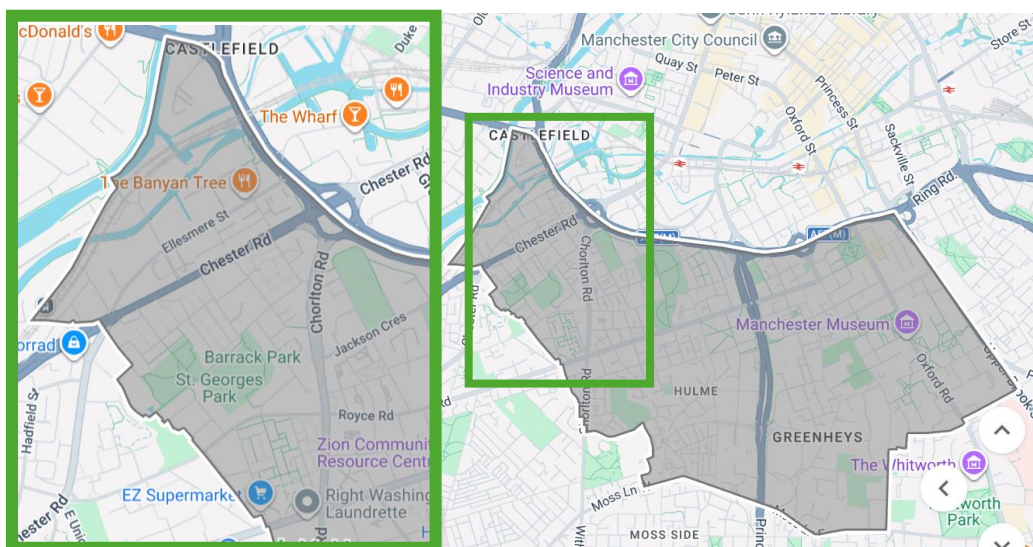
Our previous offices were on Chester road and around a third of our staff live locally to Hulme. We encourage staff to use public transport or active travel where possible but would also intend to rent some parking spaces locally in order that our field staff have suitable options when attending the building.

Participant Numbers, Profile and Travel Characteristics – Barrack Street Hub

The Barrack Street Community Hub is envisaged as a hyper local community resource centre for the St George’s area of Hulme (see map below). Around 7,000 people live in the Hulme Park and St George’s census area and this is our catchment group for activities at the site. We would expect most people who attend activities to either walk to the site or (if mobility is an issue) to already have a residents parking permit for the area. The Hub may occasionally host events for wider audiences – where this is the case it will be made clear that there is no parking at the site and we will strongly recommend people come by one of the many excellent public transport options.

1.1 Hub Catchment area

1.2 Hulme Ward Boundaries



Active travel – cycling and walking

It is part of the Neighbourhood Ward Plan to encourage active travel and the Hub is intended to encourage that by providing community facilities in the St George’s area of Hulme. As described above

our target client group are local residents, ie those living within a 5-15 minute walk from the Hub and so we would expect most people who attend to be within easy walking distance.

The local streets are a 20mph zone and have wide pavements and street lighting, The immediate local area is primarily residential, parking is restricted on both sides of the carriageway making it relatively safe to walk or cycle. additionally the site is directly opposite Barrack Park which provides greenspace access from various points within the neighbourhood. People attending from the north side of the area will need to cross the busy A56 (Chester Road). There are pedestrian crossing points at Lower Moss Lane and Cleworth Street, in addition there is a cycle lane down the full length of Chester Road for anyone wishing to cycle.

Access by Public Transport

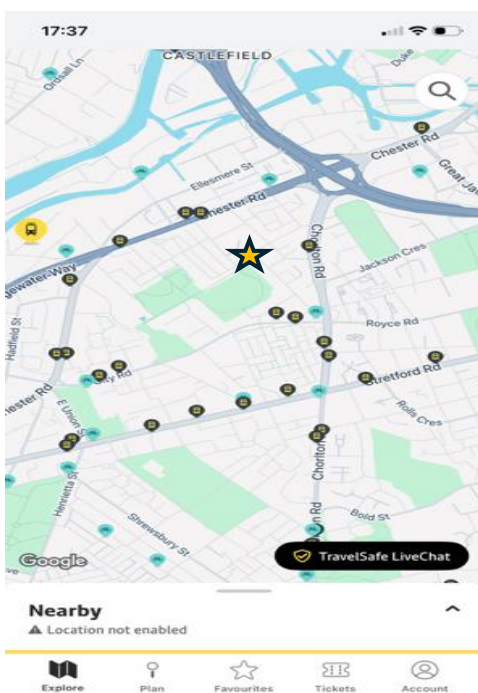
The site has excellent public transport links, being close to both Chester Road and Stretford Road. There are a multitude of bus stops within 5-10 minutes walk of the site with routes West and South as well as into the City Centre (see Public Transport Map below)

The following bus routes serve the area:

- 255 Partington to Manchester Picadilly Gardens,
- 256 Piccadilly Gardens - Hulme - Stretford - Lostock - Flixton
- X50 Manchester Picadilly Gardens to The Trafford Centre,
- 785 Urmston/Stretford/Old Trafford/St Goerge's
- 720 Didsbury/Withington/Moss Side/Hulme/Cornbrook

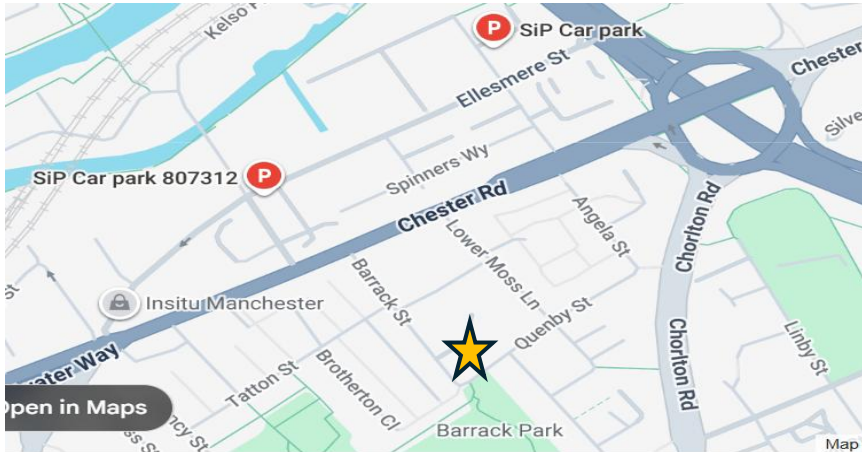
Cornbrook Tram Stop is a 10 minute walk and Deansgate Overground and tram about a 20 minute walk.

2.1 Public Transport Map, showing bus and tram stops – source TFGM (site indicated by)



Access by car

Quenby Street and Barrack Street are single carriageway roads that in the local context links to the A56 Chester Road. These local roads are subject to a speed limit of 20 mph. the site is well served by road with good access onto the local and strategic road network, there is a residents permit parking scheme, with limited time on street parking available in the residential area. Public parking is available at Elsmere Street and Arundel Way north of Chester Road.



This Transport Plan was prepared by Alice Mason of Manchester Care and Repair – 29/01/2026