

Ancoats

NWDA Sustainability Conference - Sept 2010



CONTENT OF PRESENTATION

1. Background Context
2. A Sustainable Approach
3. Problems and Solutions
4. Conclusion



1. BACKGROUND CONTEXT

1.1 What?

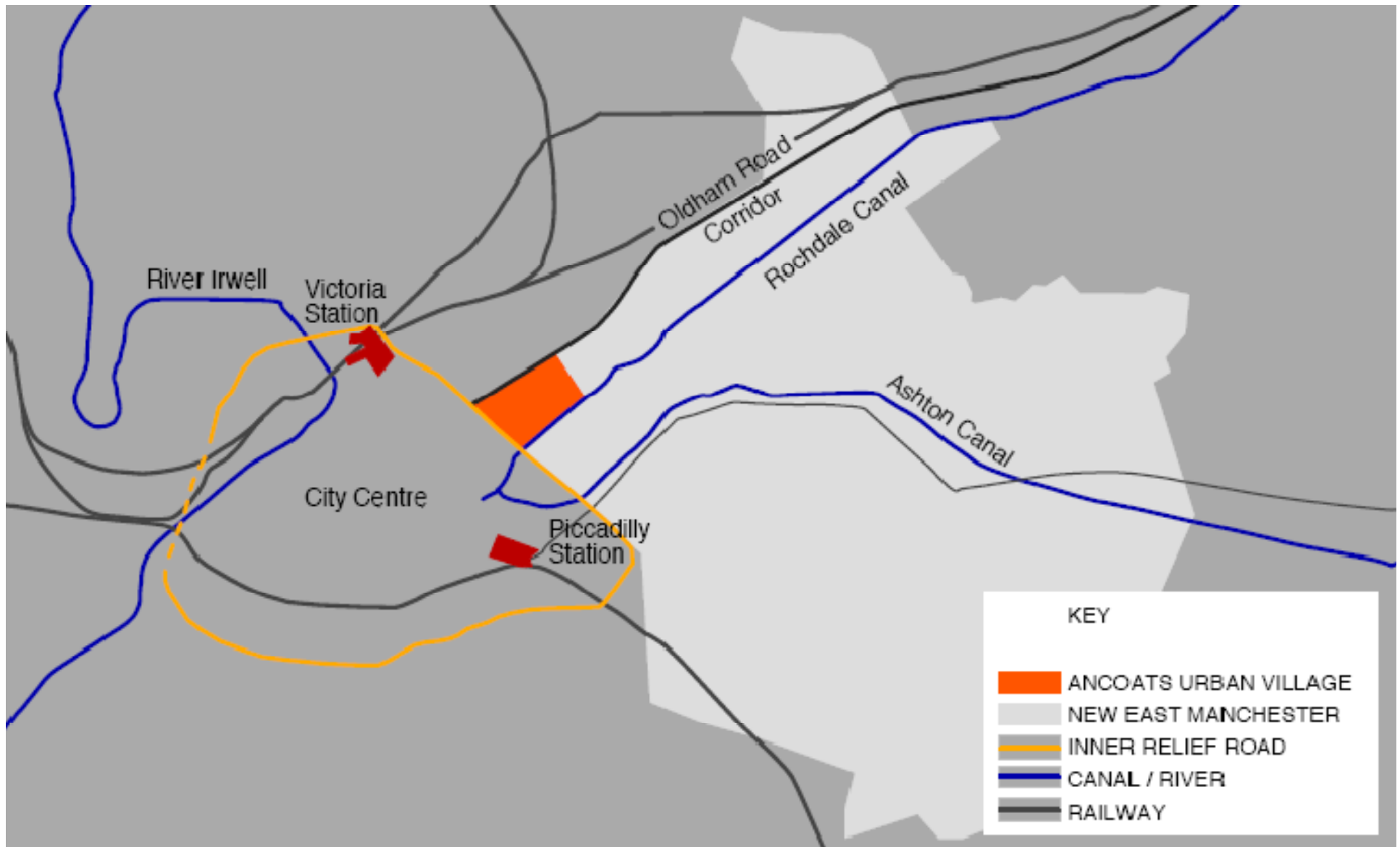
Key Strategic aims:

- To provide an attractive place to live, work and visit.
- To safeguard and protect the valuable built heritage of Ancoats.
- To develop a sustainable residential and business community

1.2 Where?



Ancoats is situated just over 1 kilometre towards the NE of the central retail and office area of Manchester City Centre. It has frontages on to Great Ancoats Street and Oldham Road, with the Rochdale canal forming the southern boundary. It is some 20 hectares in size.



1.3 Why?

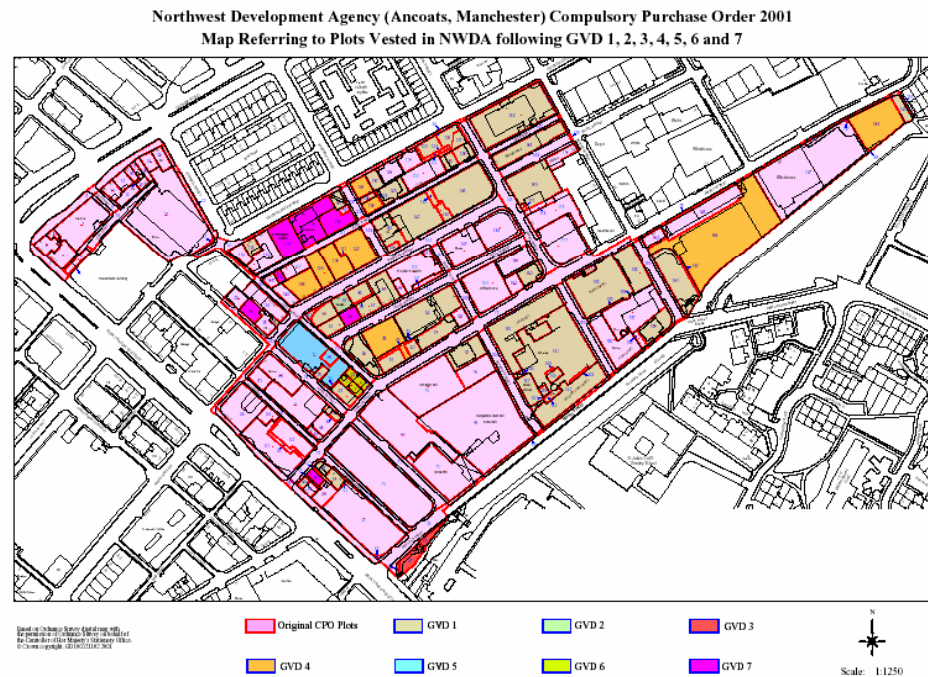
- The majority of listed and historically interesting buildings in Ancoats were in a poor state of repair.
- The mill complexes were underused, vacant or derelict.
- Vandalism and fly tipping were severe problems whilst pedestrians felt unsafe throughout the day.
- Many developers were concerned that if they were to proceed with their developments, they would be on their own in an otherwise unimproving area.

1.4 When?

- **Strategic Framework prepared in 1998**
- **Compulsory Purchase Order confirmed Sept 2002**
- **NWDA approved revised budget November 2006**

1.5 How?

- **Supplementary Planning Guidance 2001**
- **A Public Realm Strategy**
- **The NWDA led Compulsory Purchase Order and Gap Funding**



1.6 Who?

- **Ancoats Urban Village Company (AUVC) was set up in 1996 to facilitate regeneration - subsumed into New East Manchester Ltd (NEM) April 2005**
- **NWDA inherited project from English Partnerships in 1999, working in partnership with NEM on delivery.**
- **Other public sector partners in the regeneration of the area include:**
 - Manchester City Council
 - English Heritage
 - Ancoats Building Preservation Trust (now Heritage Works)
 - The developers

There have been a plethora of Architects, Surveyors and Contractors working on the regeneration of Ancoats, though a few worthy of a mention include:

Public Realm

- Developer: NWDA/
NEM
- Landscape
Architects: Camlin
Lonsdale
- Contractor: English
Landscapes

Royal Mills

- Developer: ING
- Architects: FSP
Architects
- Contractor:
Carillion

Murray Mills restoration

- Lead Agency:
Ancoats Building
Preservation Trust
- Architects: BDP
- Contractor: Wates
Construction



2. A SUSTAINABLE APPROACH

2.1 The re-use of vacant historically significant buildings for new uses in what was the Worlds first industrial suburb; a landscape which is now a designated conservation area.

Waulk Mill



Murrays Mills



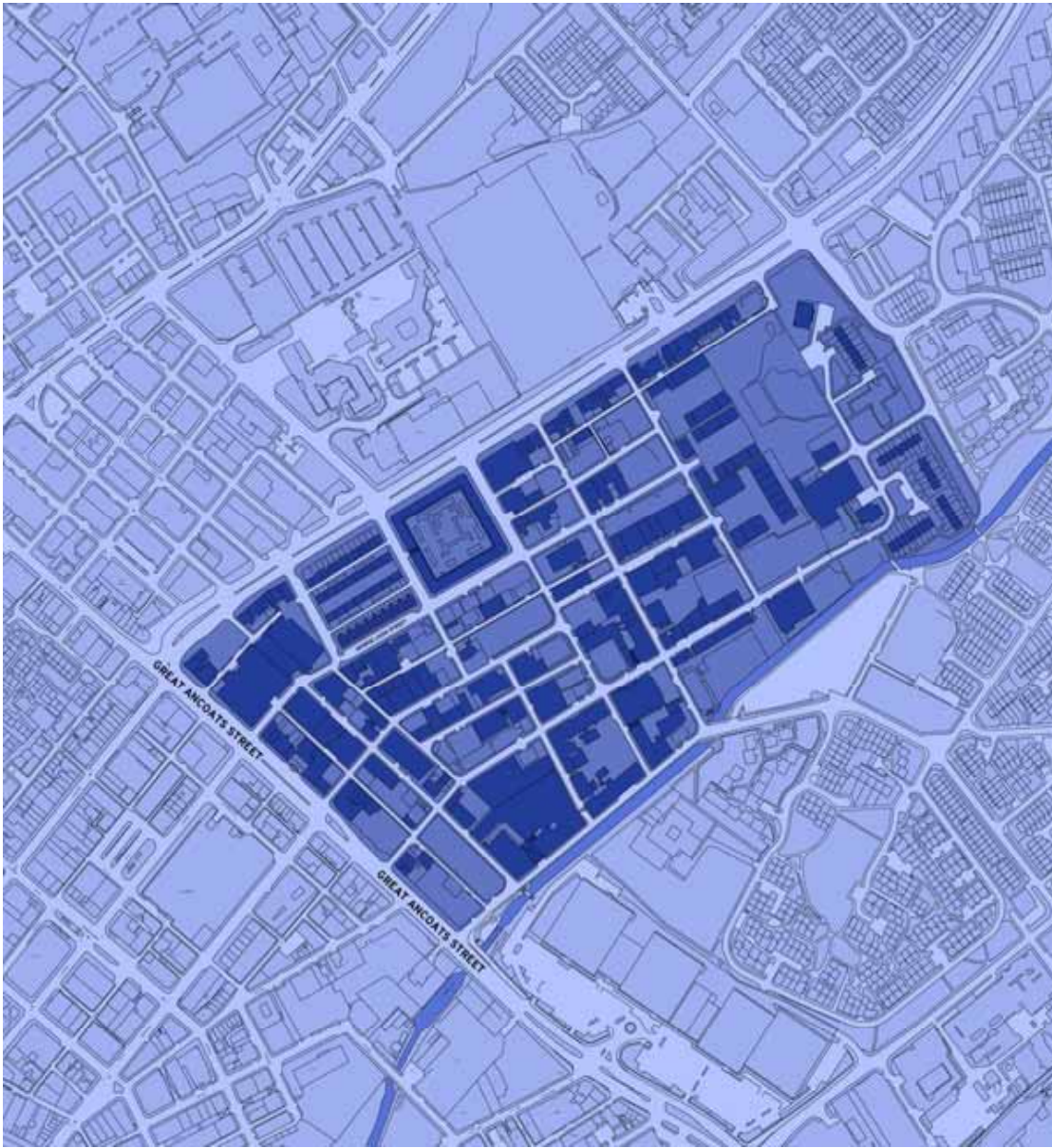
Former George Leigh Street School



Former St Peter's Church



2.2 Retention of the areas tightly knit street grid pattern which allows for high density development.



2.3 A mixed use urban village in which employment and living opportunities sit side by side.

Royal Mills







MM2 Complex



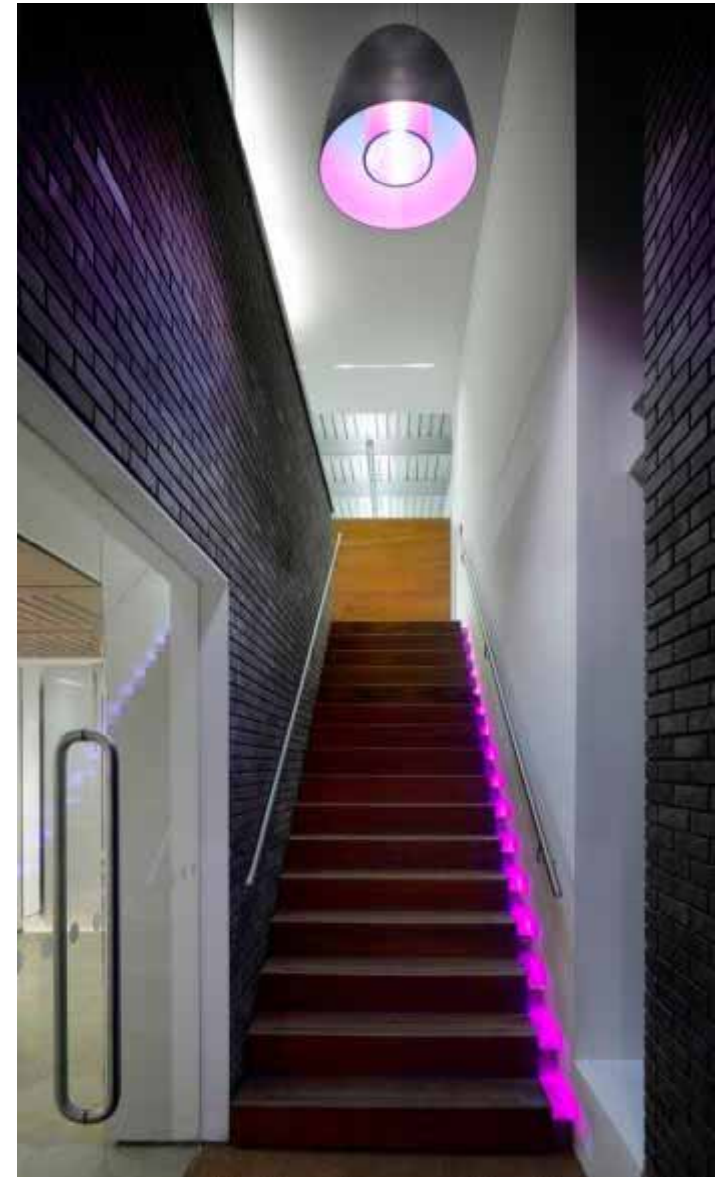




BS41







Express Networks







2.4 An area of pedestrian priority facilitated by a stunning new public realm which utilise long life low energy materials and fittings.







2.5 True engagement of local people and employees through newly established Residents and Business Forums.

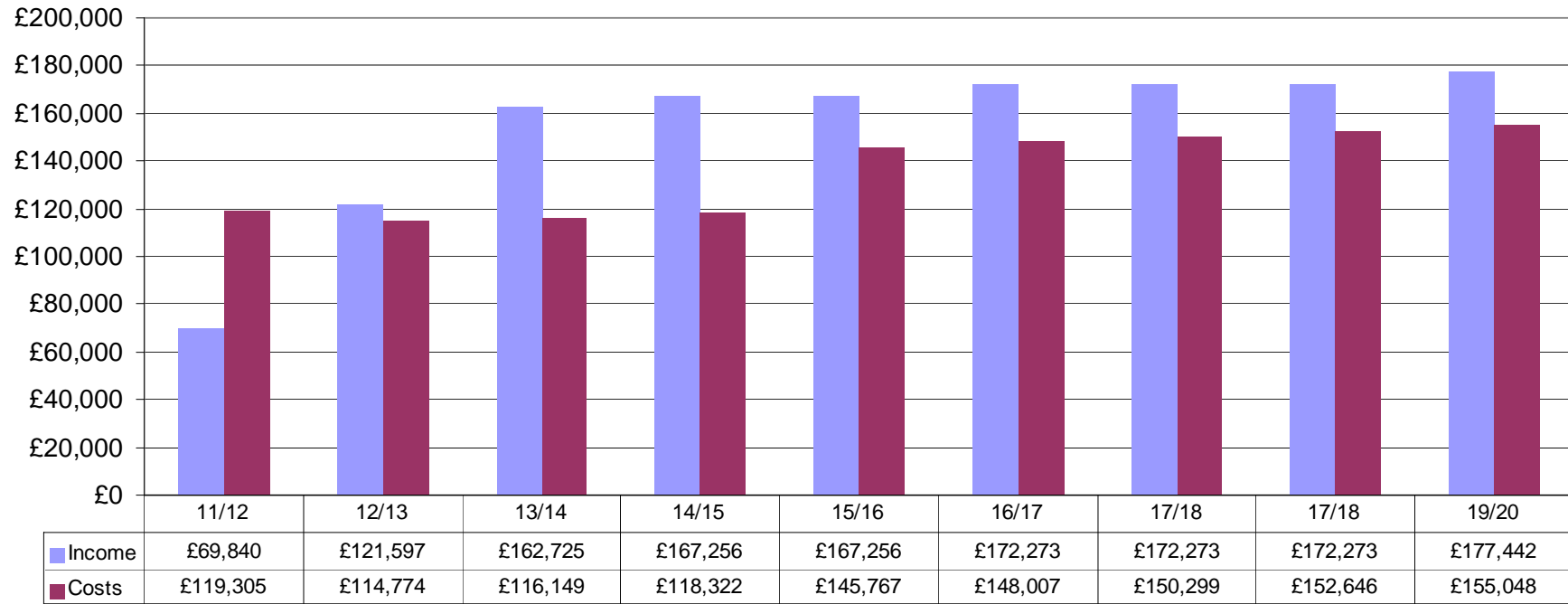


2.6 Use of a pioneering 3D model which covers the urban village and features over 100 buildings, allowing people to virtually fly, walk, drive through and circle the streets and buildings of Ancoats, affording decision makers a unique design tool.



2.7 Establishing a mechanism to collect ongoing estate charges which will be ring fenced to support future estate management and ensure that the area never again slips back into decline.

Manco - Revenue Income & Costs Analysis



3. PROBLEMS & SOLUTIONS

Market Stagnation/ Credit Crunch



Health & Safety

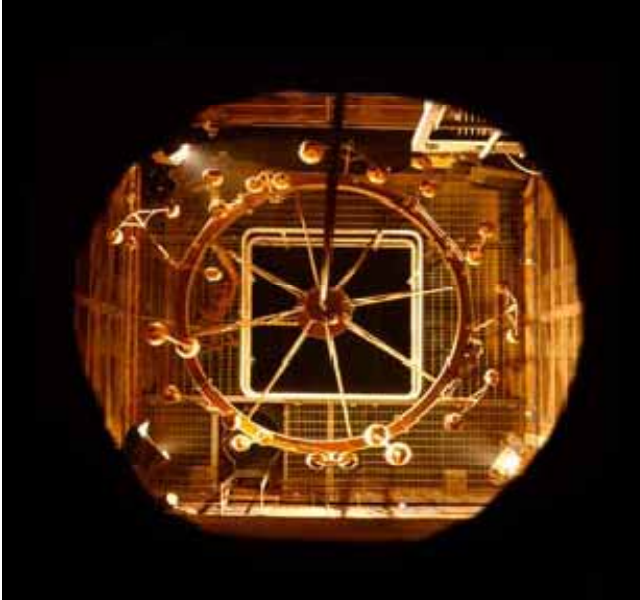


Securing the Environment



Attracting Visitors







4. CONCLUSION

Ancoats in Manchester is an ambitious regeneration programme, where a wealth of public and private investment has helped restore a historic area and its economy to its former glory by creating hi-tech new office space, modern residential accommodation and transforming derelict wasteland into sustainable environment containing vibrant urban spaces.