

Area 8 – Ardwick, Brunswick & West Gorton

Area Policies

ENVIRONMENTAL IMPROVEMENT AND PROTECTION

AB2 The Council will implement measures to improve the Manchester/Stockport railway line corridor. These measures will include improving the appearance of adjacent premises and encouraging development of the highest quality on adjacent sites.

Reason: To improve the appearance of one of the major routes into the City.

HOUSING

AB3 The following sites are allocated for housing:-

- a) Coverdale Crescent;
- b) Heywood House;
- c) St. Francis Church (conversion);
- d) Kniveton Road.

Reason: To ensure that the housing needs of the community are met and to give residents and potential residents a choice of tenure, size and location and enable them to feel secure in their environment. The Ardwick area is within walking distance of the Higher Education Precinct. Within the area there is scope for a mix of new housing to meet the needs of the local population, including students, and this will be encouraged.

AB4 Within the existing housing areas, measures will be taken to improve the quality of the external environment. Priority areas are:-

- a) around the maisonettes and high rise flats in Brunswick;
- b) Clowes Street in West Gorton;
- c) Bennett Street estate, West Gorton;
- d) New Bank Street estate.

Reason: To improve the quality of life for residents and to improve security. The steps which the Council will take will vary, depending on the precise circumstances. They are designed to complement efforts to improve the quality of the housing stock itself in this area of the City.

SHOPPING AND COMMUNITY FACILITIES

AB5 The site on the corner of Devonshire Street/Stockport Road is allocated for a local supermarket and other related commercial uses.

Reason: To provide greater choice for existing and future local residents and to consolidate the local shops at Guide Post Square.

AB6 Land to the rear of Textile Street at the end of Ambrose Street is allocated as playing fields for St. Francis' School.

Reason: Although the land needs to be reclaimed and the Corn Brook culverted, this site is ideally located next to the school. Its development for playing field use would also improve the environment.

INDUSTRIAL AND COMMERCIAL USES

AB7 Land at the junction of the Intermediate Ring Road and Hyde Road is allocated for business/commercial development, including hotel uses. The southern most site, adjacent to the railway line, offers potential for rail-related development.

Reason: To attract suitable employers to the area, to increase job opportunities and to enhance the environment. These are strategically important sites, and a high-quality development will be required.

AB8 The following sites are allocated for commercial/industrial use:-

- a) the site of part of the former Nicholls Ardwick School on the corner of Hyde Road and Devonshire Street - suitable for a B1 light industrial/office use which is compatible with the residential development to the south east;
- b) the former Ardwick Sports Centre, adjacent to the Apollo, Hyde Road - suitable for a B1 office/light industrial use or alternatively some type of leisure facility offering accommodation for a variety of uses, for example sporting events, evening classes or entertainment subject to the provision of satisfactory car parking;
- c) the former Roy Hall Cash and Carry on Belle Vue Street - suitable for a range of non-retail commercial purposes;
- d) the site on the corner of Hyde Road/Higher Ardwick - suitable for a B1 light industrial/office use;
- e) the sites bounded by Mancunian Way/Brydon Avenue/Higher Ardwick/Temperance Street - suitable for a variety of commercial and industrial uses;
- f) land fronting Ardwick Green North, adjacent to the newly constructed offices - suitable for B1 office/light industrial use;
- g) land at Queensland Road/Crossley Road, fronting Hyde Road - suitable for a variety of commercial and industrial uses;
- h) Daisy Works on Stockport Road which provides an opportunity for small scale workshops/offices/light industrial units;
- i) Land adjacent to Daisy Works bounded by Stockport Road, Richmond Grove East and South Street - suitable for small workshops/light industrial units.

Reason: To guide development to those areas which are most suitable.

AB9 Land to the West of Preston Street is allocated for industrial uses.

Reason: To facilitate the accommodation and relocation of industrial uses which can cause residential disamenity. This site is capable of being well screened and does not lie close to areas of housing.

TRANSPORT

AB10 Along Hyde Road, the Council will improve pedestrian facilities and, where appropriate, provide traffic calming measures in neighbouring residential areas, improve and maintain public transport use and enhance the opportunities for economic regeneration in the area.

Reason: The Hyde Road Improvement Scheme to create a dual carriageway with two lanes in both directions is now abandoned by the Council. For development control purposes the previous land protection envelope for the Hyde Road widening stretching from the Intermediate Ring Road to the Mancunian Way is abandoned, except for the section between Devonshire Street and Coral Street. A new but reduced land protection envelope has been adopted around the junction of Clowes Street, the junction of Bennett Street, between Bennett Street and Devonshire Street and on Devonshire Street from Stockport Road to Hyde Road.

In recognition of the distinct characteristics associated with various stretches of the corridor, the Council will continue to develop solutions specific to the needs of each part of the corridor for the purposes of bringing forward detailed proposals to help secure social and economic regeneration in the area.

LEISURE AND RECREATION

AB11 The public open spaces at Lauderdale Crescent, the Peace Park on Stockport Road, Ardwick Green and Swinton Park will be enhanced as recreational areas.

Reason: To safeguard and improve local amenities and confirm their permanent use.