



Patricroft Bridge Roundtable Workshop Report

August 2009

contents

1. Introduction	4
2. Likes	6
3. Dislikes	8
4. Issues	10
5. Opportunities	12
6. Conclusions	16

August 2009

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The Patricroft Bridge Round Table Workshop took place on the 9th July 2009 at Lewis Street Primary School, in Patricroft Bridge. We would like to thank all the people that attended the event and we would also like to extend a thank you to the staff at Lewis Street Primary School for kindly letting us host the event in the school hall. This report summarises the event.

Patricroft Bridge Round Table Workshop

Rob Young's Table

Rob Scott
Joe Ravetz
Mr Singh
Esther Ferry-Kennington
Gilbert Hearn
John Hesketh
Barbra Holmes
Kevin Peak
Liz Dobson
Andrew McKay

Spatial Planning Officer, Salford City Council (SCC)
University of Manchester Digital Workbench
Singh Brothers
Patricroft Station Avenue Residents Association
The Park Residents Association
Environmental Services Officer, SCC
Eccles Community Committee
Distinctions Computer Training
Design and Heritage, SCC
Community Support Worker/ Carer

Helen Flage's Table

Neil Hook
Paul Gill
Mr Jack Lemon
Mrs Lemon
Nina Keshishian
Nick Davies
Edward Rayner
David Nightingale
Hayley Fielden

Principal Planning Officer, Salford City Council
Project Manager (Bridgewater Canal), SCC
Jack Lemon Sheds
Jack Lemon Sheds
Local Resident
RD Automotive
PGE Services Ltd
Lewis Street Primary
Economic Development Officer, Investment, SCC

Jamie Anderson's Table

Tim Broughton
Linda Collins
Ali Annes
Maura Carey
Catriona Dobson
Jennifer Shepherd
Dave Greenfield
Lyndsey Whitley

Bridgewater Artists Group
Bridgewater Artists Group
Eccles Mosque
Group Leader (Regeneration Strategy & Co-ordination), SCC
Planning Officer (Regeneration) SCC
Commercial Asset Manager/City West
Principal Planner, SCC
Urban Designer, SCC
Olympic Gym

Deborah Fuller's Table

Councillor Jolley
Wendy McCormack
Gareth Clegg
Joe Stockton
Derek Gorman
Councillor A Davies
Robert Pearson

Ward Councillor
Acting Head Teacher, Lewis Street Primary
Principal Planning Officer (Local Plans), SCC
Design and Heritage Officer, SCC
Pear Tree Croft R.A.
Ward Councillor
Manchester Drum Centre



Patricroft Bridge Roundtable Workshop in Lewis Street School Hall

1. Introduction

On the 9th July 2009 a Round Table Workshop took place at Lewis Street Primary School from 5pm till 7.30 pm. The purpose of the workshop was to get together key stakeholders representing community groups, businesses, residents, council staff and local councillors all with a part to play in the regeneration of Patricroft Bridge.

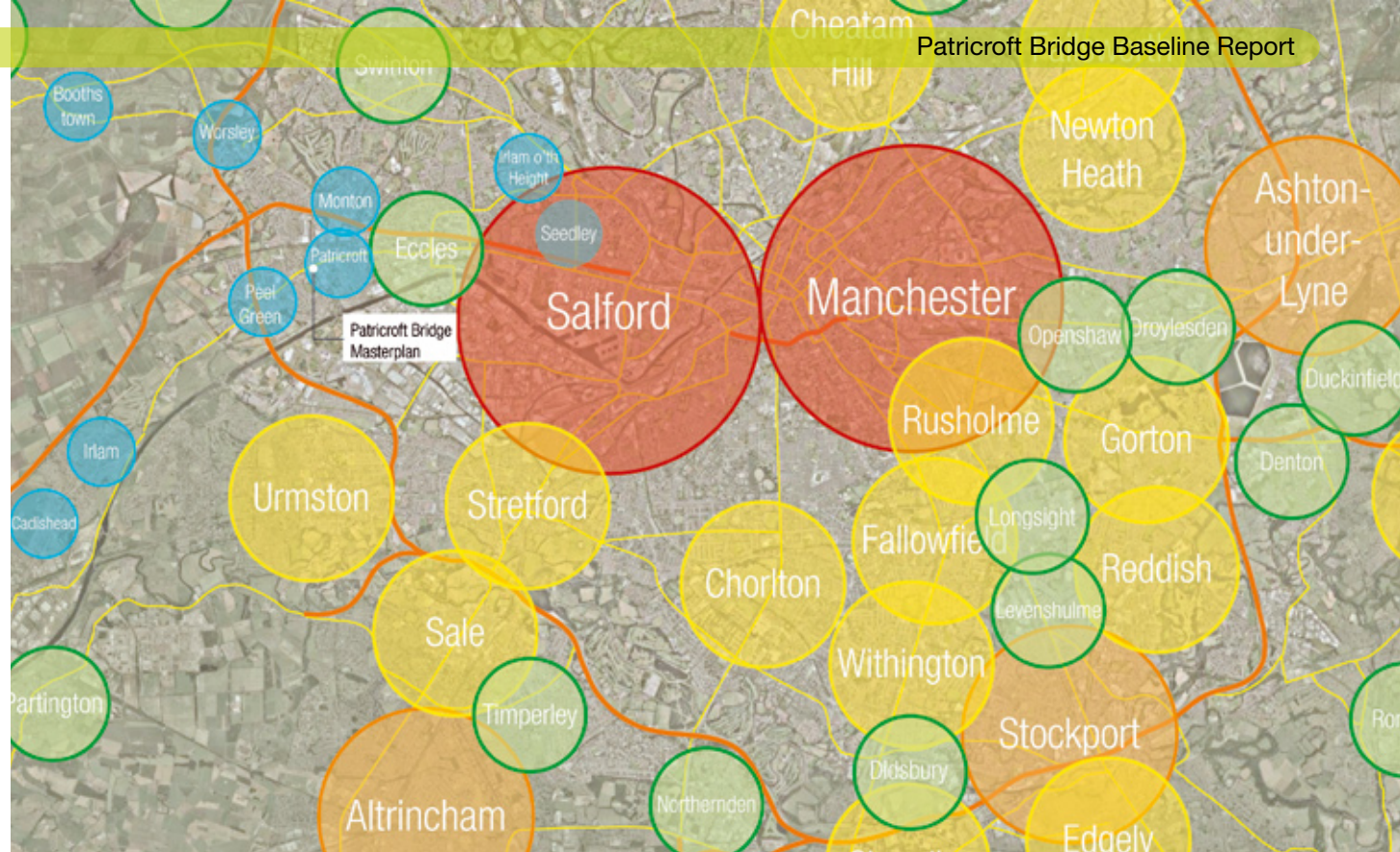
The roundtable workshop was a unique opportunity for everyone to get together to brainstorm on the key issues to be addressed in the area, and the key priorities for regeneration.

The roundtable workshop follows on from previous consultations that have taken place including one to one meetings, business consultation, and the area walkabout held on the 11th June.

The workshop was attended by 37 people. The attendees are listed on the previous page with details of the organisation they represent.

Programme for the evening

- 5.00-5.15 - Sign in and Refreshments
- 5.15-5.30 - Introduction and Baseline Presentation
- 5.30-6.00 - Round Table Session 1: Likes, Dislikes + Issues
- 6.00-6.10 - Feedback from tables
- 6.10-6.20 - Teabreak
- 6.20-6.45 - Round Table Session 2: Ideas + Opportunities Patricroft in 10 years time
- 6.45-7.00 - Feedback and Summary

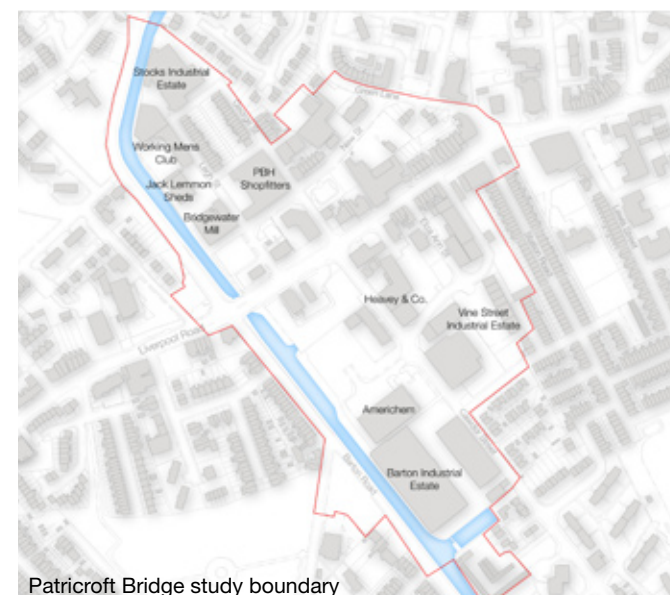


Patricroft Bridge strategic location

The evening was split into 2 sessions. The first session began with Helen Flage outlining the key priorities for the Patricroft Bridge Masterplan as well as the key timescales for achieving the various stages of the study.

This was followed by a baseline presentation on the analysis of Patricroft Bridge.

Everyone was then split into 4 working groups each with a facilitator from URBED. Each group then listed likes and dislikes and key issues of Patricroft Bridge, focusing on the area within the study boundary shown opposite.



Patricroft Bridge study boundary



“We love the pleasant walks along the canal”

Bridgewater Canal from the bridge

2. What we like about Patricroft Bridge

The first session was an exercise for each of the groups to list their likes and dislikes about Patricroft Bridge. One of the most popular attributes of Patricroft Bridge was the Bridgewater Canal, and some of the key heritage value buildings which both give Patricroft Bridge a distinctive character. Some of the dislikes highlighted at the workshop where the lack of places to enjoy the canal, the urban quality of the area and the general lack of investment in the canal. Below are some of the most popular answers, followed by the dislikes on page 9.

Likes

- Working in Bridgewater Mill
- Bridgewater Mill full of creative people
- Views from Bridgewater Mill
- Bridgewater Mill is a landmark
- Views to the hills
- Some areas of the canal are very pleasant
- Pleasant walks along canal
- Good sites for fishing/popular location for fishermen
- Importance of heritage buildings and sites
- Potential heritage assets
- Interesting buildings, pubs, milestones
- Liverpool Road
- Well defined Victorian Street
- Pedestrian prioritisation at junctions has been improved
- Key heritage value buildings in area, at Green lane/liverpool Road Junction
- St Mary's Church
- Small industrial units in some areas well maintained
- Some traffic calming has been done
- Area has a good cluster of employment uses
- Range of well established businesses for a small area
- Many architecturally interesting buildings such as the art deco frontage of PHB shop fitters, Bridgewater Mill, conservation value buildings at the Liverpool Road and Green Lane Junction
- Improved towpath along Bridgewater Canal
- Canal is a prominent and attractive environment with an open aspect
- Heritage value of the Buildings on the canal such as the Barton Aqueduct
- Improvements to Patricroft Bridge (flower beds)
- Bridgewater Canal
- Industry provides jobs for local people
- Rich History – Frederic Engels had a mill on Cawdor Street
- Bridgewater Mill
- Rainbow Centre is a community asset (although needs investment)



Bridgewater Canal



Bridgewater Mill



Vacant units along Liverpool Road

3. What we dislike about Patricroft Bridge

Dislikes

- Liverpool Road stretch of Patricroft Bridge is an issue. Many of the businesses have their shutters down during the day and this gives a feeling of abandonment and lack of animation on the street. There are also security issues with the lack of 'eyes' onto the street particularly during the day.
- Lack of parking for businesses in the area/ lots of yellow lines
- Cannot take children to the canal as there is a lack of activity and safety in the canal area- no rescue equipment at canal side for emergency rescues
- Lack of wildlife along canal – would like to see the quality of the water improved for habitat to be able to thrive.
- Under investment of industrial sites e.g. Vine Street and Barton Rd Industrial Estate, Stocks Industrial Estate.
- Closed post office on Lewis Street is a huge loss to the community and a waste of a beautiful building.
- Area is not well managed- lacks prominence
- One way streets are an issue- Legh Street/New Street Junction dangerous as cars don't look right. Streets need to be made suitable for modern day uses.
- Stocks Industrial Estate – deliveries difficult due to narrow streets with no space for turning. Lorries have to reverse into units along the length of the road in order to avoid turning manoeuvres.
- High level of vacancies on Liverpool Road brings the area down.
- Tesco's has increased traffic and this has led to more accidents
- Lack of crossings in specific locations
- Congestion due to motorway
- Need to improve connections, lighting /spaces
- Pubs and takeaways but no public open spaces to enjoy them
- Needs to be more legible
- Lack of a centre
- Towpaths need to be on both sides
- Some buildings are poor quality
- Poor rail service
- Station infrastructure poor
- Takes 20 minutes to get to Eccles
- Large industrial units in the area are of poor quality
- Disability access is poor in Patricroft
- Lack of interest in heritage assets, e.g. mill
- Trees block views
- Lack of signage
- Rubbish (dead dog once seen in canal)
- Takeaways (14 in one stretch)
- Shops closing
- Congestion
- Shopfronts/streetscene
- Canal walk not inviting
- Canal side not attractive
- Security
- Lack of lighting
- Canal needs cleaning
- Low quality buildings at gateways, from both ends of Liverpool Road
- Pedestrian crossing is dangerous
- Speed of Traffic along Liverpool Road
- Unable to put signage on Bridgewater mill
- Trafford Centre is major competition for Eccles Town Centre
- Lack of water for activities
- Community boat has been sold
- Bridge is dirty
- Bridgewater Mill has been neglected and needs revamping
- Canal is taken for granted – needs to be made a feature of the area
- Lewis Street area is neglected – Lewis Street School defines the no-mans land between Patricroft Bridge and Eccles
- Lack of green space
- Too much industry
- High unemployment and men not in work
- No link between Patricroft Bridge and aqueduct
- Barton Road too narrow
- Liverpool Road- heavy traffic and too many takeaways



Group discussion at table facilitated by Jamie from URBED

4. Key Issues to be addressed

This session highlighted some of the key issues each of the groups felt needed to be addressed as part of the regeneration of Patricroft Bridge.

The most common concerns where:

Access to the Bridgewater Canal

Quality of the water

Housing

Opportunities for leisure activities

Supporting local businesses

Dealing with vacancies

A place for all

Environmental improvements

Traffic and safety

Identity for Patricroft Bridge

Conflict between industrial and residential uses

Lack of heritage information

Issues

- What businesses can come to Patricroft that will not be affected by the Trafford Centre?
- How do we encourage specialist shops e.g. Craft Centre Manchester?
- Would like to see Bridgewater Mill improved and the free car park retained
- The Manchester Drum Centre in the Bridgewater Mill has already invested £60,000 on renovations and expansion of their unit. Big Tone Recording Studio has also invested significantly but the Mill owner has not invested into the building despite investment by tenants
- Access to canal is blocked by industrial units and they should be moved to a more suitable location
- There is no sense of the important history of the area. Signs are poor quality and hidden away
- Industrial areas provide local jobs and the jobs are important.
- Will regeneration bring employment opportunities?
- Industrial sites in the area will be reviewed to see which can be released for other uses
- Possibility of informing policy and changing land designations as part of the masterplanning study
- Radical change is needed to boost area
- New housing needs to be developed to reflect the needs of the community as well as attract newcomers
- Opportunity to link to City West housing investment

5. Session 2: Opportunities....

What sort of a place could Patricroft Bridge be?



Canalside housing, Amsterdam



Waterside public realm



Canalside housing, Malmö



Canalside housing



Canalside housing, Malmö



Eel Pie Island

Sustainable suburb?
Waterside leisure?
Industrial heritage/ mill?
Revitalised high street?



Photomontage image, waterside



Budenberg Haus

Session 2 Feedback

Patricroft Bridge in 10 years time

- People will be using the area for various activities
- Patricroft will be well known as the area of Eccles to enjoy the Canal
- Patricroft Bridge will be known as a heritage area of Eccles
- Patricroft will be the place to go for specialist shops and creative industries
- There will be a heritage trail along the Bridgewater Canal
- There will be access to the canal for young people
- Industry should stay - Specialist craft space
- Buildings will be modernised and re-used
- There will be a mix of housing types to cater to all age groups and family sizes
- There will be good walkways on both side of the canal-keep access for all
- New housing needs to be affordable for local people
- Local families will be able to move into new housing
- There will be a mix of residential, community, retail and leisure space focused around the canal
- There will be improved community facilities
- There will be an established Creative community
- Housing mix/mix of tenure/size
- Studio apartments
- Live work space
- Boat houses along canal
- Moorings
- Bohemian living
- Shopping fare
- Mix of areas
- Sustainable
- Use of the Mill to retain small businesses
- Add heritage space to Bridgewater Mill
- Improve building line on Liverpool Road
- High Street could retain and enhance heritage value between Bridgewater Mill and Green Lane
- Residential areas need to have green spaces
- Limited flats and high rise development
- Improve path from canal to railway station
- Prime frontage between canal/Cawdor Street
- Improve pubs
- Give the area a clear identity

“Patricroft will be well known as the area of Eccles to enjoy the Canal”



Group discussion at table facilitated by Debbie from URBED

6. Opportunities....

What sort of a place could Patricroft Bridge be?

Sustainable suburb
Waterside leisure
Industrial heritage/ mill
Revitalised high street



Sale Waterside



Nottingham



Round Foundry Mill, Leeds



Slapton



Hebden Bridge



Levenshulme High Street



Round Foundry Mill, Leeds



Hebden Bridge



Hebden Bridge



Riverside Housing

Session 2 Feedback

Sustainable Suburb

- Choice of family housing – flats which will appeal to families as well
- Green space for use by residents
- Low rise apartments
- Affordable
- The waterside regeneration areas in Manchester that are successful are areas where there is a mix of uses.
- The Patricroft Waterside regeneration would have to be mixed uses.
- Not just single adults housing but family housing should be encouraged
- Keep employment to north of Liverpool Road and new residential development, parkland and marina to south.

Waterside Leisure

- Needs pedestrian bridge once the canal side is opened up at Cawdor Street
- This is needed in the area and would be popular.
- Cawdor Street area could be a prime location for new build leisure
- Develop more active leisure around cruising club and more passive leisure, live work, heritage, restaurants and bars.
- Once Cawdor Street industrial units are clear there is an opportunity to create access all along Bridgewater Canal to Manchester Ship Canal. At this location there is already a conservation area.
- Patricroft Bridge Working Men's Club could be opened up to the canal and to the wider

community rather than being exclusively for members

- Canal needs to be made accessible to young people in the area as well as adults.

Industrial Heritage /Mill

- Mill should be retained and should become the focus for the rebirth of the area as a centre for crafts and creative uses/studios. Vacant shops could be used as galleries.
- Could introduce crèche and community uses such as at Unique Mill in East Central Rochdale.
- Identity to be improved
- Fits in with the Bridgewater Canal Study
- Bridgewater Mill is the only mill left in this location and needs to be made a feature
- Signage needs to be improved to orientate people
- Stream Hammer at Naysmith Business Park could be moved to a more prominent location however from previous discussions there would be a significant cost to do this. But given the revenue a heritage site along the canal may bring there may be value in doing this.
- Character of the area needs improving.

Liverpool Road/Access

- Potential for leisure uses just off Liverpool Road.
- Links/ crossing points across Liverpool Road to encourage movement
- Think about impact of residential development
- Barton Road needs to have safer pedestrian footpaths and cycle tracks- important for access

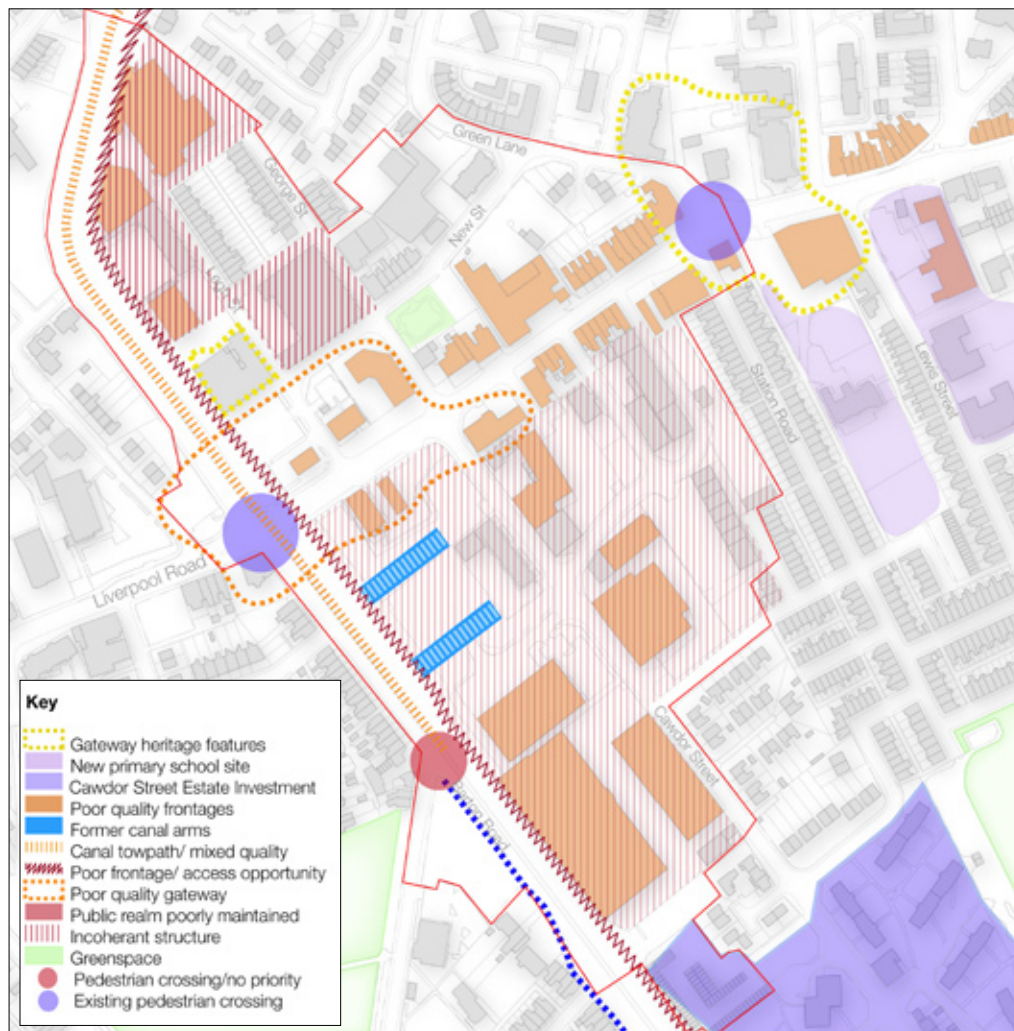
Views of canal and Bridgewater Mill from bridge



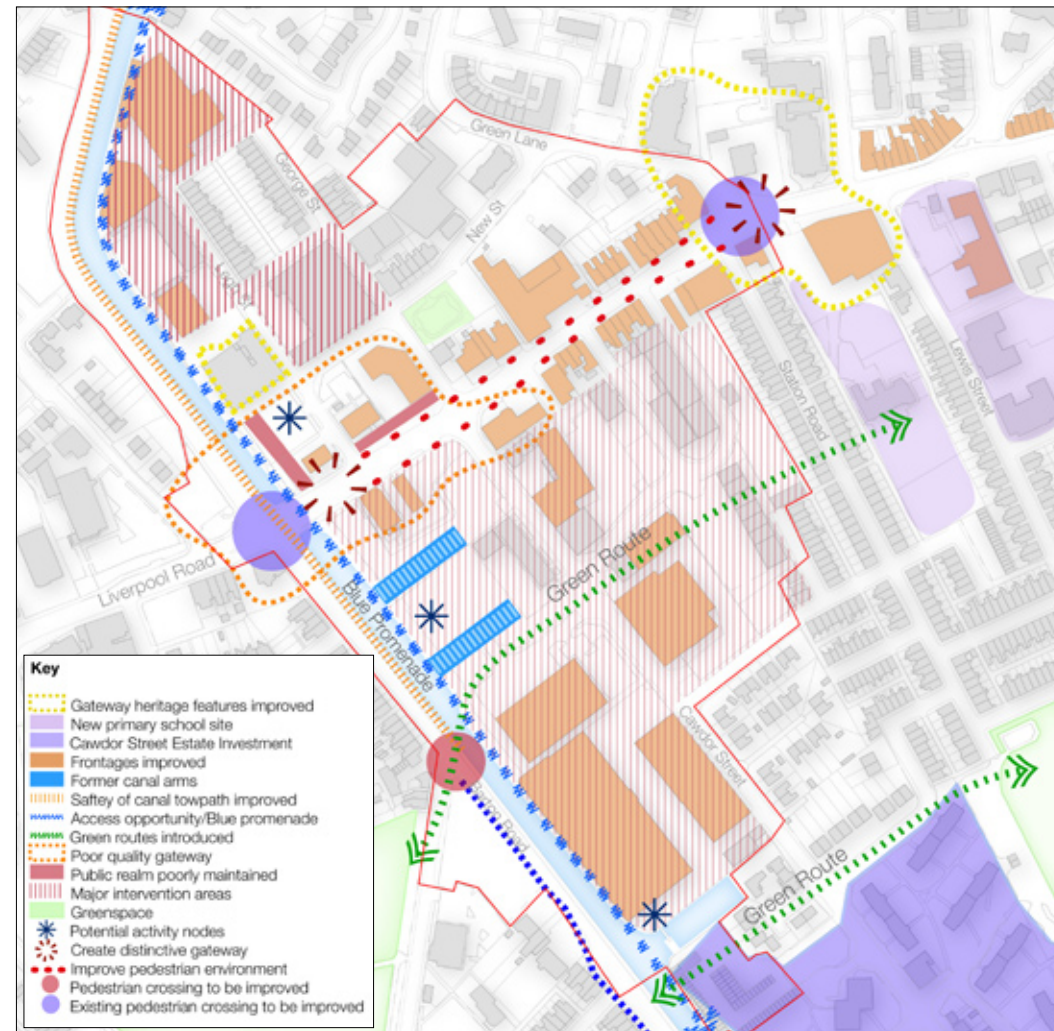
to area and recreation ground

- Cycle lanes needed on Liverpool Road.
- Possibility to widen Liverpool Road
- Some scope for infill residential development along Liverpool Road with active uses at ground floor.
- Possibility of redirecting traffic from Barton Road onto Cawdor Street however this may be an issue with the school at the top of Cawdor Street. The junction at top of Cawdor Street is already very busy.
- Liverpool Road has never had high street uses on the stretch between Green Lane and Barton Rd and may not work in this location.
- This could be the area where uses are encouraged along the canal rather than high street.
- Having on the street parking where possible along Liverpool Road would help local businesses

Issues Plan



Opportunities Plan



9. Conclusions

Informing future Planning Policy

There is an opportunity for the current consultation and masterplanning study for Patricroft Bridge to inform planning policy for the area.

Masterplanning Priorities

There was a general consensus amongst the people whom attended the workshop, that Patricroft Bridge had huge potential to develop attractive waterside uses and could become an important area of Eccles known for the place where you could enjoy the canal.

Issues and Opportunities

Overall, the workshop has highlighted some key issues in Patricroft Bridge. There is concern over the number of vacancies of industrial units and units along Liverpool Road and the need to be careful about clustering too many takeaways in the same location.

There is the need to address traffic along Liverpool Road and Barton Road although it is accepted that the traffic brings people to the area. However the strategy will need to help make people in the area stop to spend money in Patricroft rather than pass through the area.

Pedestrian access to the canal along the towpath needs to be looked at. The existing path currently ends at the junction of Edison and Barton Road and the potential opportunities on the opposite side of the canal present an opportunity to create a new 'blue

promenade' along the canal. Safety also needs to be looked at as the current pavement along the canal side of Barton Road is very narrow.

Patricroft Bridge is an important location for employment in the area and the role of employment and training needs to be strengthened through the development of new business opportunities, access to training and the provision of childcare to support families whom want to work or retrain.

Bridgewater Mill is a valuable Heritage asset to the area and should be the focus for the rebirth of the area as a hub for creative industries. There is the potential to develop its role as a prime business incubator alongside improved leisure opportunities. However parking will need to be retained to encourage business in the area.

The Canal is the largest area for opportunity in Patricroft and has the ability to give the area the 'X factor' as somewhere different to visit. This combined with more defined heritage and improved access will make this part of Eccles a more desirable location.

Patricroft Bridge is a place where opportunities to develop a mix of canal side housing for rent and for sale can be explored. There is also the opportunity to link to the Cawdor Street Environmental improvements

and to create more of a link to affordable housing in the area.

Overall environmental improvements are needed to improve buildings, signage, street scene and street furniture, and the canal environment. Future plans for the area need to have a management plan for maintaining the area to a high standard.

Next Steps

The issues raised at the workshop will inform the topic for discussion with businesses and the council and will inform the key objectives for the masterplan.

A series of follow up meetings will be held over the next few weeks and all the people whom took part in the Roundtable Workshop will be invited to a series of design charettes where they will get the opportunity to develop the masterplanning options for Patricroft Bridge. Residents from Liverpool Road, New Street, George Street and Legh Street will also be invited to the design charettes.

We will be sending out formal invitations in the next few weeks and look forward to developing the masterplan with you.

Thank you to everyone whom attended the workshop and your input is greatly appreciated.