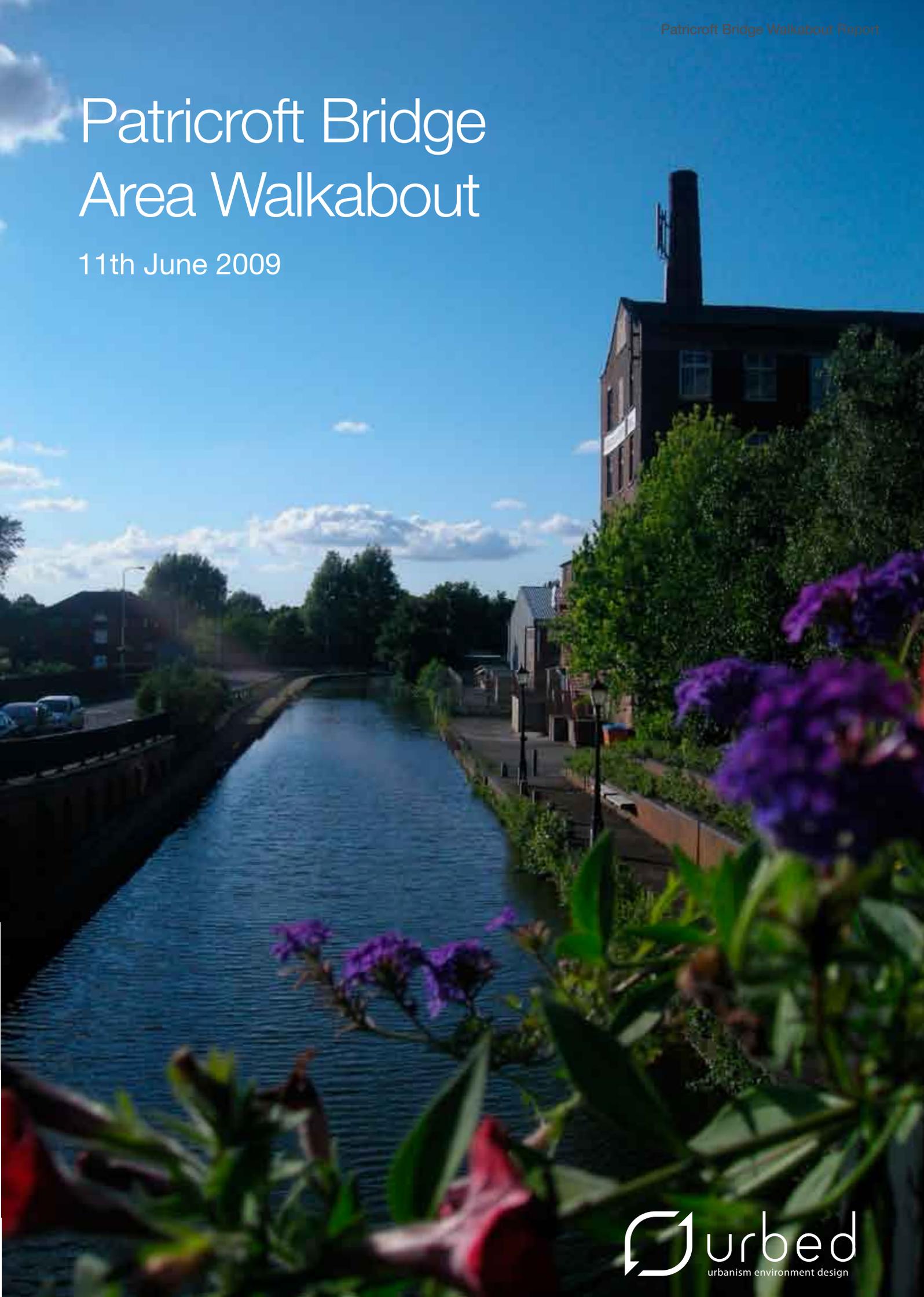


# Patricroft Bridge Area Walkabout

11th June 2009



June 2009

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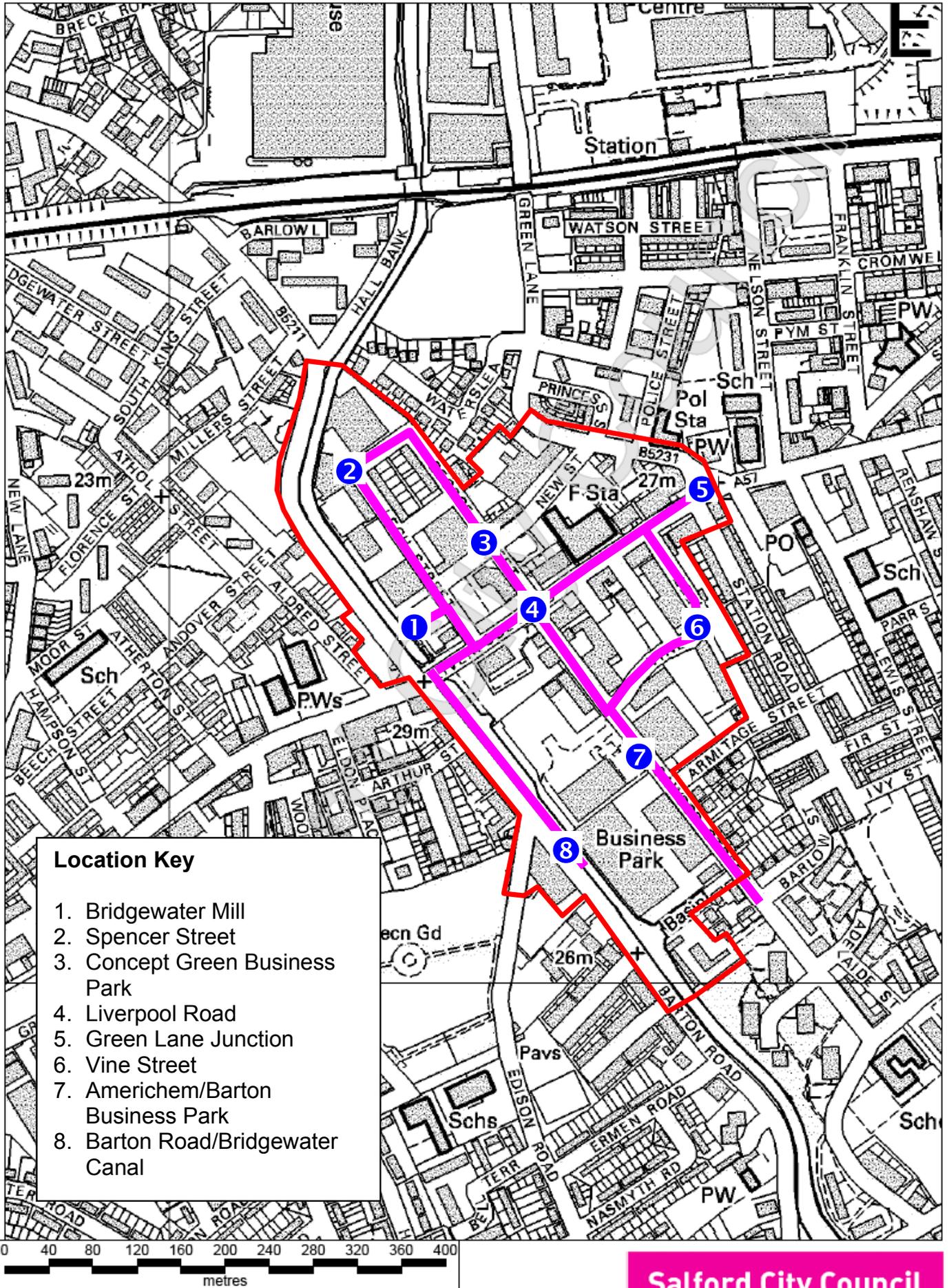


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# Paticroft Bridge Masterplan – Site Walkabout



- Location Key**
1. Bridgewater Mill
  2. Spencer Street
  3. Concept Green Business Park
  4. Liverpool Road
  5. Green Lane Junction
  6. Vine Street
  7. Americhem/Barton Business Park
  8. Barton Road/Bridgewater Canal



# Patricroft Bridge Walkabout

In 2009 Salford City Council commissioned a consultancy team led by URBED to prepare a vision and masterplan strategy for Patricroft Bridge. The purpose of the masterplan is to create a sustainable mixed-use waterside neighbourhood, making the most of the canal and local heritage alongside new homes and jobs in a better quality environment.

As part of our work a Walkabout took place in the study area within the red boundary shown opposite, on Thursday 11th June 2009. A group consisting of local councillors and representatives from Salford Council took members from the consultant team on a walk around Patricroft Bridge to help understand the issues and opportunities the area faces now and in the future.

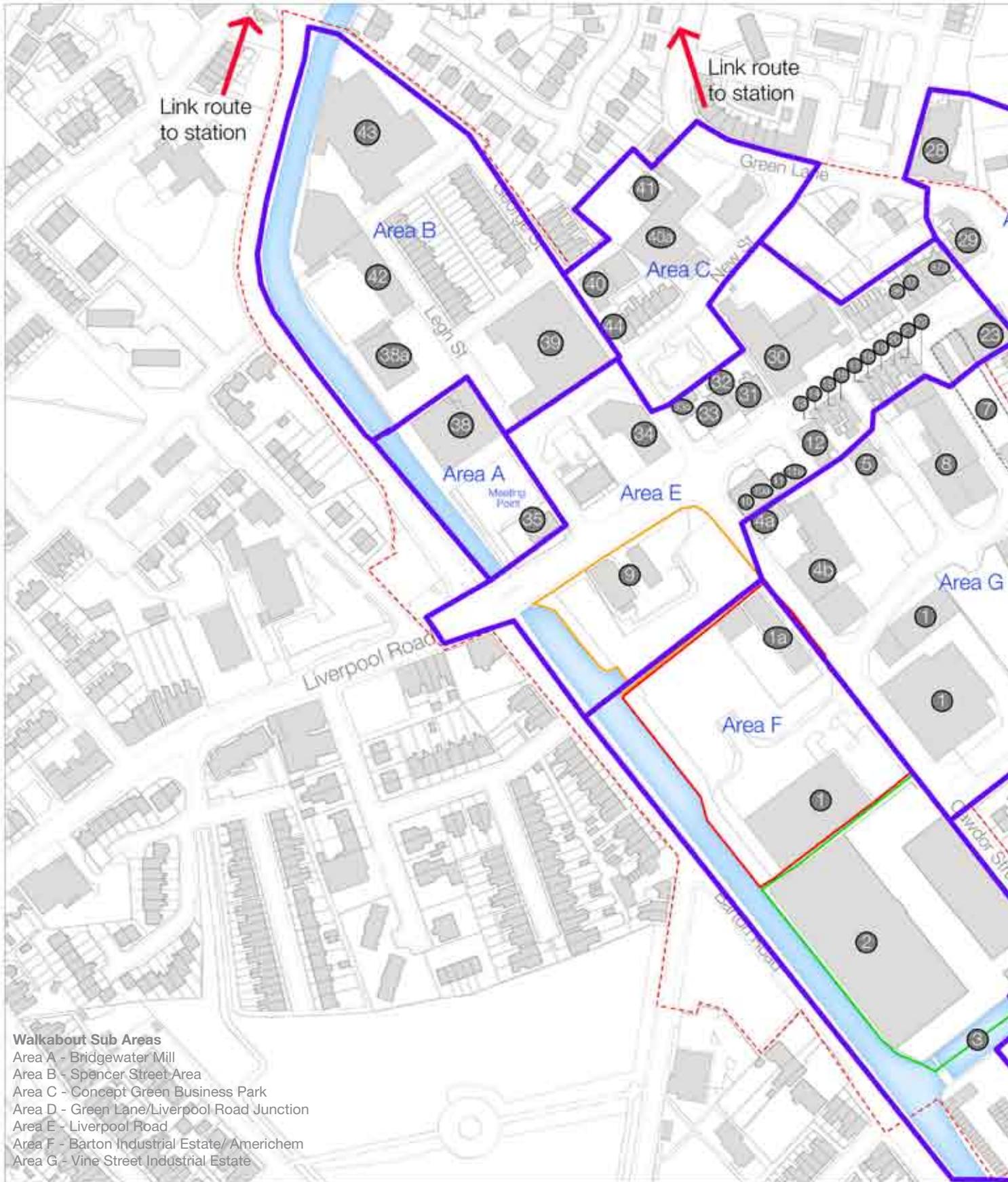
The Walkabout group made 8 stops within the study area as shown on the plan opposite. We split the study area into 8 quarters areas marked A-G.

What follows are some of the main points of discussion raised during the walk together with a selection of photos from each of the focus areas.

We will follow this exercise with a Roundtable Workshop where we will be able to get the views of local businesses and residents as well as set priorities for the masterplan.

<b>ATTENDEES</b>	
<b>Local Authority</b>	Neil Hook – Principal Planning Officer (Regeneration) Julie Blagden – Neighbourhood Manager Councillor Derek Lancaster – Deputy Leader of the Council Councillor Margret Morris (Ward Councillor) Deric Gorman (Chair of Pear Tree Residents Association) Mike Redford – Deputy Managing Director, Irwell Valley Housing Association [Manages some of the semi detached properties on Cawdor Street] Margaret Madden – Area Housing Manager (Eccles), City West Housing Trust
<b>Consultant Team</b>	Rob Young - URBED, Transport Planner Deborah Fuller - URBED, Jamie Anderson, URBED, Urban Designer Andrew Bradshaw - AGD Regeneration

# Patricroft Bridge Walkabout Plan



## Walkabout Sub Areas Plan



1. Americham
- 1a. Pearce House
2. Barton Industrial Estate
3. Worsley Cruising Club
- 4 a. A1 Travel Nassau House (to let)
- 4 b. Heavey & Co Ltd
5. Singh Brothers Contractors
6. Vine Street Industrial Estate (7 units)
7. Travis Perkins
8. Chandlery/ Boatfitters (Phoenix Development Ltd)
9. Esso/ Tesco Express
10. Subway
- 10a. William Hill
11. Dominos Pizza
- 11a. Monton Bait and Tackle
12. Oddfellows Pub (Wangies) - to Let
13. New Lyle Cars (private hire)
14. Patricroft Kebab House (vacant)
15. Peter Pan Takeaway
16. Stanley Arms
17. For Sale/ vacant
18. For Sale/ vacant
19. Dinner House
20. Stretton Bedroom design
21. Indian Cottage Tandoori
22. Italiano Pizza
23. Rainbow Community Centre
24. Distinctions Computer Trading (Old Bank)
25. Christchurch
26. Christchurch School
27. A.V Roe House
28. Police Station/ residential conversion
29. Bridgewater Hotel
30. Eccles Fire Station
31. Bird in Hand Pub
32. Sunny Side up
33. Spinners Arms
- 33a. Quayside Dental Laboratory
34. Kwik Fit
35. Motorworld
36. Bet Fred
37. Red Alert Security
- 37a. Monton Garden Supplies
38. Bridgewater Mill
- 38a. Jack Lemon Sheds
39. PBH Shopfitters
40. Concept Green Business Park
- 40a. The Source
41. PC Engineering Services
42. Patricroft Working Mens Club
43. Stocks Industrial Estate (Russel Kitchens, Taxi Track)
44. Red Lion Pub



Views of Bridgewater Canal from Bridge



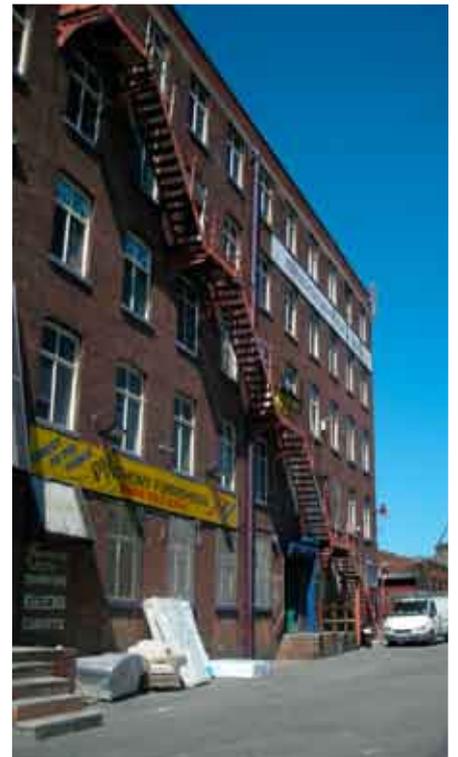
Bridgewater Mill



Views of Bridgewater Canal from Bridge



Bridgewater Mill canal access



Bridgewater Mill upper floor access



Bridgewater Mill view from George Street



Bridgewater Mill rear



Litter along hard landscape area

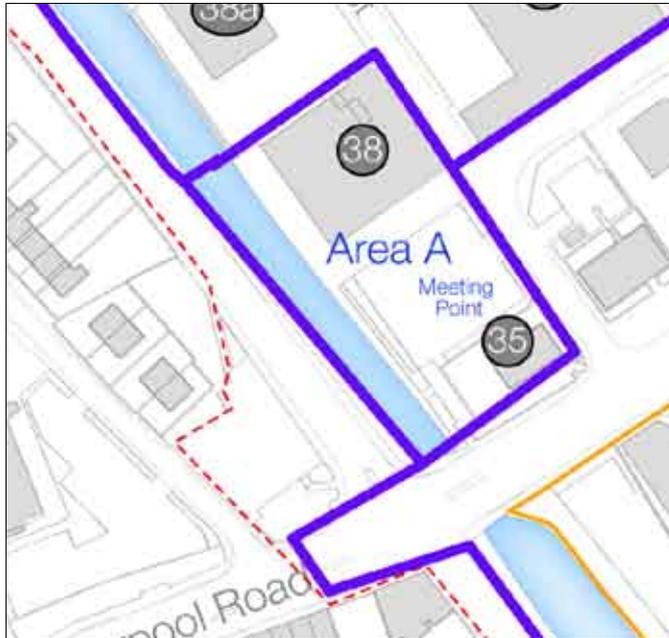


Litter along hard landscape area



Litter, poor access and visibility

# Area A - Bridgewater Mill



The walkabout began outside the Bridgewater Mill, one of the only remaining mills in the area dating back to the mid 19th Century. Bridgewater Mill is owned by The Lowry Partnership. The car park is within Salford City Council ownership. The mill is currently occupied by small businesses mostly relating to creative industries such as artists and furniture shops, and a gym, and is active all through the day with the Olympic Gym being open till late in the evening. The mill is very popular for small businesses as the rents are lower. The Bridgewater Mill is currently in poor condition. The environmental quality of the hard landscaped area along the canal could be improved. Litter is a problem with rubbish collecting into corners and blowing into the canal. There were some questions raised about the future of the mill and whether there was value in keeping the building and current uses. One of the councillors commented on the fact that the more significant Nasmyth Works (the Original Bridgewater Mill) had been demolished even though it had significant value as a pioneer site for machine tool building. Surprisingly there seemed to be very little attachment to Bridgewater Mill by local residents and councillors. We will explore this further at the roundtable event.

There was seen to be value in retaining the businesses as they are currently doing well despite the recession and there are a number of local people employed on the site. Further discussions will need to explore whether finance could be made available to improve the building.

With the development of the new Media City one possible branding opportunity is for the building to remain but to become the Creative and Digital industries hub for Eccles. There was some discussion about developing part of the site whilst retaining the mill, the possibility of developing the upper floors of the mill, conversion into apartments and creating amenity space to allow the canal to be enjoyed.

## Key Issues Raised by Residents and Businesses

- Councillors raised the issue of incompatibility of industrial uses as being a major concern for residents.
- Building currently suffering from an identity crisis. Could be given more status as a creative business centre
- Vacancies on the upper floors- not occupied to full capacity
- Building needs investment to improve windows and locks on doors, and general access to building
- Big Tone Recording Studio and the Manchester Drum Centre have invested significantly into the businesses.
- Collection of rubbish is currently undertaken by various independent businesses and could be more co-ordinated and simplified.

## Priorities for Regeneration

- Attractive local landmark/gives strong identity to the neighbourhood (on local list)
- Potential to create a real heart for the neighbourhood
- Current Use and Occupiers
- Problem with current identity due to mix of uses
- Condition of the building, needs repair works
- Potential for Creative Business Hub?
- Potential to create a public square in front of mill
- Potential to create ground floor active uses (cafes, restaurants) in the mill
- Current public realm in poor condition
- No access along canal here
- Motorworld and Mill gateway site needs to make a positive statement about Eccles



View to Stocks Industrial Estate from Legh Street



Spencer Street



PHB Shopfitters



Stocks Industrial Estate



George Street Entrance, Stocks Industrial estate



New Street



Spencer St facade, Stocks Industrial estate



George Street



Spencer Street



Rear of Jack Lemon Sheds onto the Canal



Patricroft Working Men's Club, Legh St



Resident chatting to councillor

# Area B - Spencer Street

Area B includes Stocks Industrial Estate (43), Patricroft Bridge Working Men's Club (42), Richmond Mill 28a), PHB Shop Fitters (39) and residential properties along Leigh Street and George Street.

## Stocks Industrial Estate

The Stocks Industrial Estate is currently occupied by Russell Kitchens, Taxi Track (Previously ABC Taxi Hire), RD Automotive and GD Textile Manufacturing. Although the frontage of the building is in good condition it is not in use.

## PHB Shopfitters

PHB Shopfitters occupies a site between Leigh Street and George Street. They currently employ around 30 people and have an active and very successful business fitting shops and restaurant with large contracts. They are currently open to discussions with regards to moving to a more suitable location.

## Richmond Mill / Jack Lemon Sheds (Freeholder)

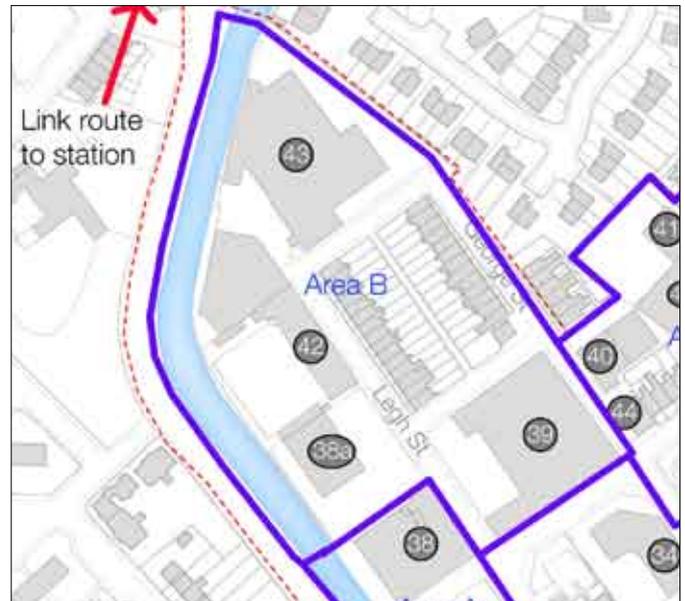
Outdoor building manufacturer. Freeholder open to negotiation as business has declined significantly. Identified access on Russell Street as an issue.

## Patricroft Working Men's Club and bowling green (Freeholder)

Popularity has increased since the closure of many of the pubs in the area. The owner has had previous offers to be relocated but this was never pursued. During the walkabout councillors asked a local resident how they felt about the Working Men's Club. The response was a positive one, with most residents feeling that the club was a community asset which was important to the area. The club has a bowling green which is popular with the mature generation and there were no issues with noise or on street drinking. The club was seen to be a civilised place to socialise. The site could possibly be retained as it is with residential development, however the owner is open to discussion with regards to relocation.

## Key Issues Raised by Residents and Businesses

- Access to Richmond Mill, Stocks Industrial Estate and Richmond Mill (Jack Lemon Sheds) is an issue.
- Main access is from Leigh Street which is one way
- Exit on George Street, also one way.
- Residential area incompatible with the movement of



articulated lorries.

- Concerns over noise nuisance from heavy vehicles
- Many of the businesses rely on the delivery of large, bulky goods.
- Narrow one way street access restricts lorry movement and they often have to reverse up one way street to deliver goods
- Articulated lorries have insufficient turning head
- Stocks Industrial Estate is not well overlooked and there have been security issues identified in the past
- Taxi Track has recently applied for a 24 hour Taxi Licence which will mean the estate will be operational 24hrs and will increase the noise nuisance for local residents. A decision is currently pending
- Russell Kitchens identified an issue with asbestos in some parts of the unit and stated that they currently do not need all of the space
- Canal is hidden and inaccessible due to the large industrial sheds
- Access to Patricroft Station is poor, mainly along poorly overlooked paths with poor signage

## Priorities for Regeneration

- Canal frontage improvements /access improvements
- Current Use and Occupiers, any conflicts issues with residential properties
- Potential relocations
- Patricroft Working Men's Club & Bowling Green, potential relocation
- Access Improvements



Concept Green Business Park



Back of Bird in Hand Pub, New Street



Rear of Fire Station



Housing on New Street



Corner Chapel Street and George Street



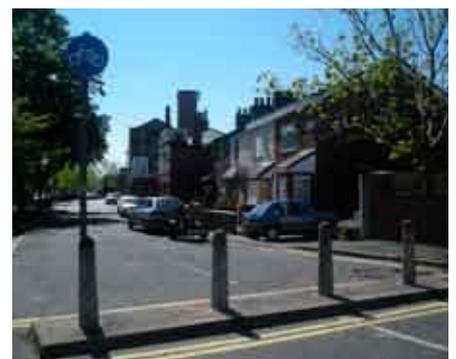
George Street Resident (permission granted)



Townscape Quality Terraces on George Street

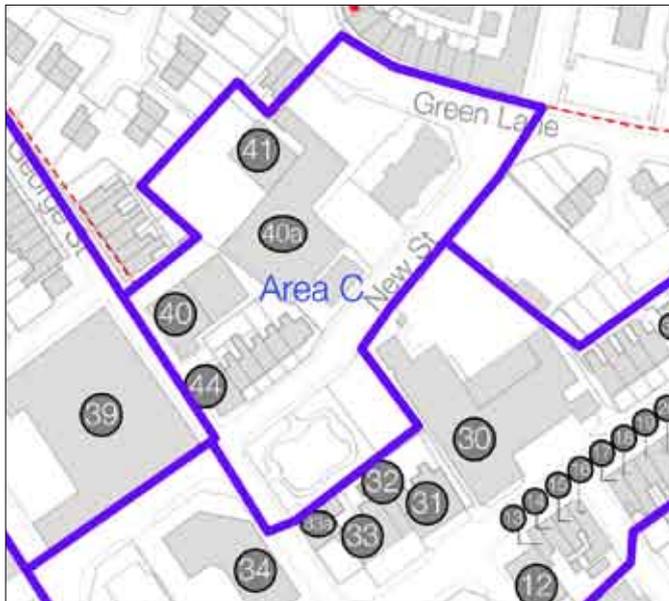


Vacant Pub & Chapel Street Pocket Park



Limited Access, New Street

# Area C - Concept Green Business Park



This area covers Concept Green Business Park (40), the Red Lion Pub and the small pocket park on Chapel Street.

### Concept Green Business Park

Concept Green Business Park is managed by a number of agents including Ridley Thaw and King Sturge. There are only 2 occupants on the estate, The Source Hire Ltd and MGH Industries Ltd.

Source Hire Company whom hire out props to the Television and film Industry and saw the location as ideal for access to Media City and other parts of the North West. Concept Green was seen as a location for businesses to relocate to within Patricroft Bridge.

### Red Lion Pub

The Red Lion Pub has been vacant for a while and has had a planning application submitted for a change of use to apartments. As this site is currently at the end of a residential street this would be an acceptable use.

### Chapel Street Pocket Park

The open space on the corner of Chapel Street and George Street was once a cemetery and is now a pleasant pocket park.

## Key Issues Raised by Residents and Businesses

- Generally secure high quality industrial sheds
- Key issues were isolation as the business park was under occupied
- Possible relocation opportunity for Stocks businesses
- Access issue due to movement of lorries along Russell Road and Legh Street.
- Demand for units
- Impact on residential area

## Priorities for Regeneration

- Establish long term future of Business Park
- Ensuring the vacant units can be utilised as alternative premises for businesses who need to move to facilitate development
- Deal with access issues along Russell Road and Legh Street by opening up business park from rear of site so that traffic can flow through the area
- Reduce impact on residential area



Group walking along George Street



Green Lane/Liverpool Road Junction/fast traffic



Former Police Station, Green Lane (now flats)



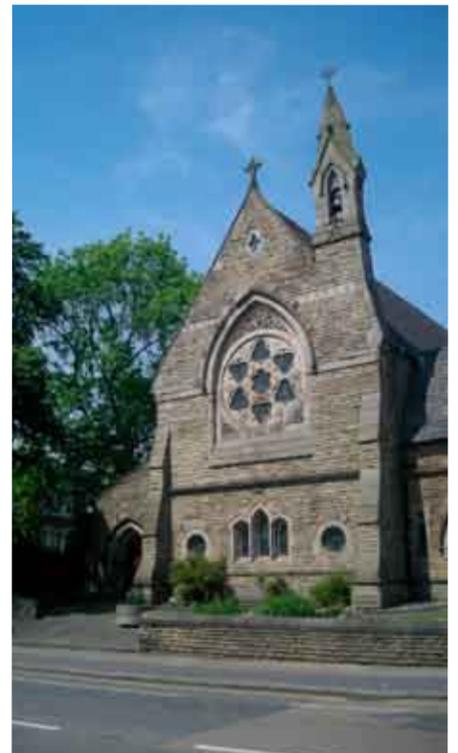
Building detail, Former Police Station



The Bridgewater Pub



Christ Church, Liverpool Road



Christ Church, Liverpool Road



Distinctions Computer Training



Christ Church RC Primary School



Princess Street Terraces

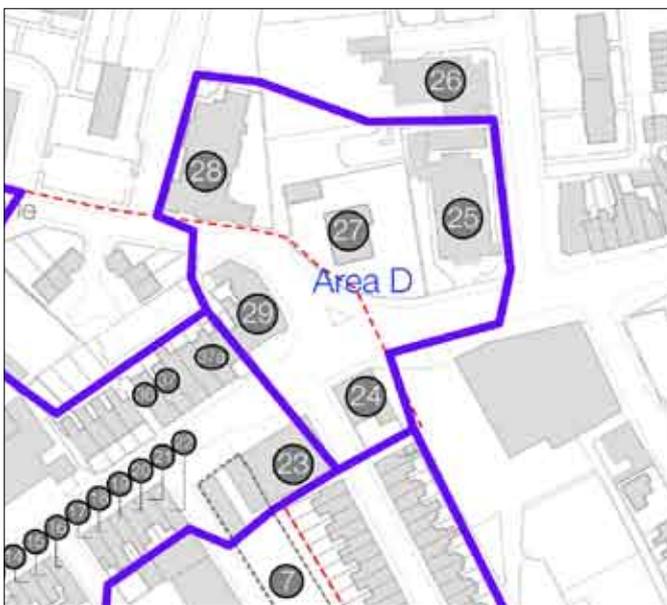


A.V. Roe House



A.V. Roe House

# Area D - Green Lane & Liverpool Road Junction



During the walkabout we were unable to visit all the sites within Area D due to time constraints, however we have included some information on the area. This area includes the Liverpool Road and Green Lane Junction as well as properties around the junction. These include The Bridgewater Hotel and pub (29), Police Station Conversion (28), A.V. Roe House (27), Christ Church School (25) and Distinctions Computer Training (24).

This area has a number of heritage buildings however it is difficult to appreciate them with the levels of traffic at the junction.

## Key Issues Raised by Residents and Businesses

Concerns have been raised over the crossing and the traffic

levels, particularly at peak times.

## Priorities for Regeneration

- High quality heritage buildings in need of improvements (Police Station Conversion is a good example)
- Harsh highway infrastructure/better public realm needed as important gateway into the area
- Improve junction and crossing



Pedestrian Crossing Green Lane/Liverpool Road



Rainbow Community Centre



Liverpool Road view east towards Eccles Town Centre



Liverpool Road/ Barton Rd junction



Spinners Arms, Liverpool Road



Spinners Arms, Liverpool Road



Bird in Hand Pub, Liverpool Road



Take Away & vacant unit, Liverpool Road



Spinners Arms, Liverpool Road



Betting shop & Subway, Liverpool Road

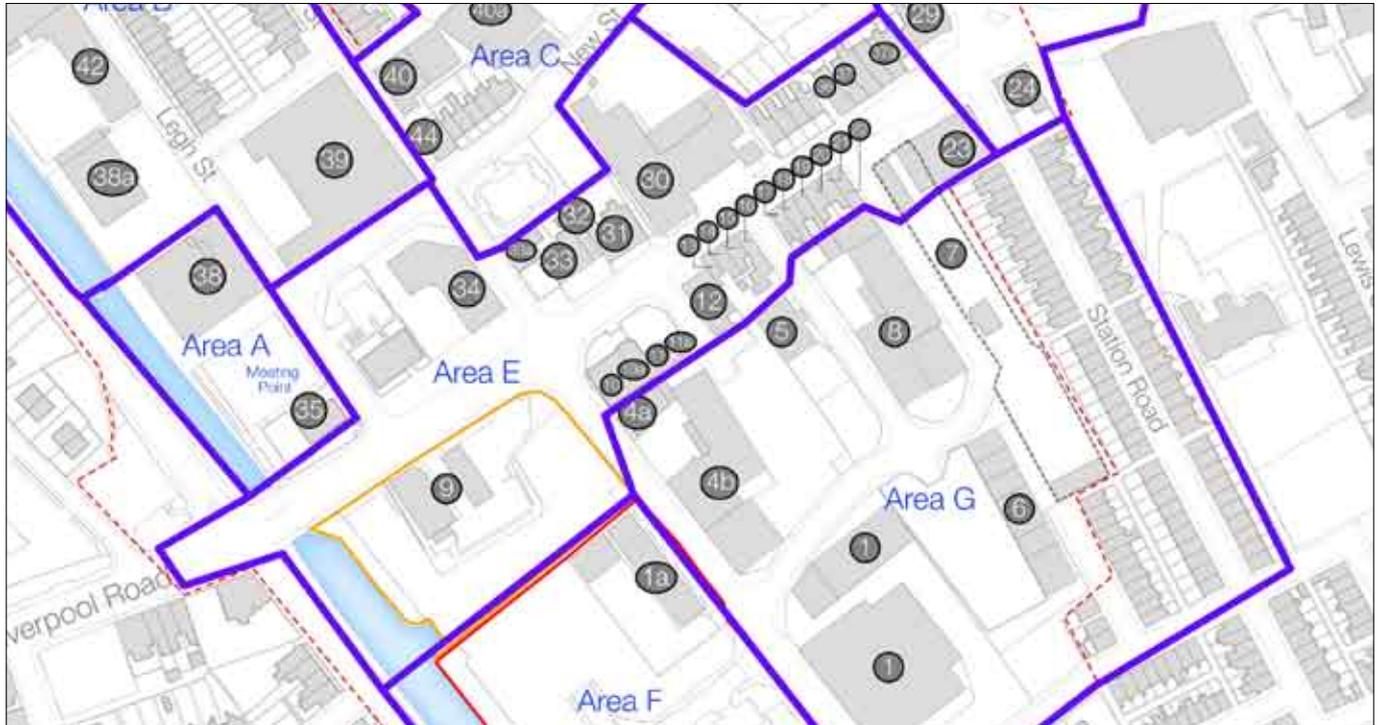


Bet Fred, Liverpool Road



Kwik Fit, Liverpool Road

# Area E - Liverpool Road



This area includes the Liverpool Road from the Green Lane Junction to the Barton Road Junction and all the properties along the frontage of Liverpool Road.

## Liverpool Road

The level of vacancies on the stretch of Liverpool Road from Barton Road to Green Lane was generally not too bad. There are around 3 vacant units, with other shop units appearing to be vacant because the shutters are down. One issue raised by councillors was the amount of take away restaurants. Issues raised by residents and shoppers in the past are traffic and parking. The group attempted to cross the road and this highlighted how difficult it was to cross Liverpool Road during peak times. There is currently no parking on Liverpool Road and people generally tend to park along the side streets or on the car park available outside Monton Bait and Tackle, Domino's and Subways.

The Fire Station is located along this stretch and further discussions will need to take place to establish whether the road is able to cope with the current level of vehicular movement and the need for fire engines to exit the fire station to attend emergency calls.

Councillors noted the Stanley Arms Pub as having the finest beer in Eccles.

## Esso/ Tesco Express

There is a large site surrounding the Esso/Tesco Express site which was once a depot. There are possible contamination issues on the site which has been vacant for several years.

## Key Issues Raised by Residents and Businesses

- Concerns have been raised over pedestrian crossings and the traffic levels, particularly at peak times.
- The quality of the environment and shops is poor in some places.

## Priorities for Regeneration

- Improve retail units/vacant pubs
- Enhance character of road side/drive through uses by bridge
- Limit takeaways/dead frontages in the day
- Reduce impact of traffic speeds
- Improve crossing the road at key pedestrian routes
- Possible on-street parking to support businesses
- Improve pedestrian environment
- Improve condition of properties
- Identity - Not a strong retail role as this in other local centres at Patricroft and Peel Green, role for this stretch of Liverpool Road?



Barton Business Park, Cawdor Street



Barton Business Park, Cawdor Street



Vacant units, Barton Business Park



Americhem, Cawdor Street



A1 Travel, Cawdor Street



Poor signage along Bridgewater Canal



Resident fishing along Barton Rd stretch



Narrow pavement, Barton Road



Pearce House, Cawdor Street



Views of Bridgewater Canal from Bridge

# Area F - Barton Industrial Estate/ Americhem

## Bridgewater Canal

This is the most valuable asset of Patricroft Bridge however the canal is generally not very accessible and signage and environmental quality is poor. During the warmer months the Barton Road stretch of the canal is used for recreational fishing. There is now amenity space to enjoy the canal and this needs to be explored further. The cost of moorings has increased significantly and people are now selling their boats due to this.

## Barton Industrial Estate

Currently occupied by The Head Gardner (Freeholder), Global Express, Penta Foods, Track Assist, Quay Link, and Celtech. The units along the canal are vacant and units along the Cawdor Street are occupied. The warehouse along the canal is currently vacant

Other units along the Cawdor Street end are mostly occupied. Access is very good for larger vehicles due to the width of Cawdor Street.

## Americhem

Americhem is the largest employer in the area. They occupy a large site with key frontage onto the canal.

## Pearce House

Pearce house is currently occupied by Eccles Savings and Loans Company.

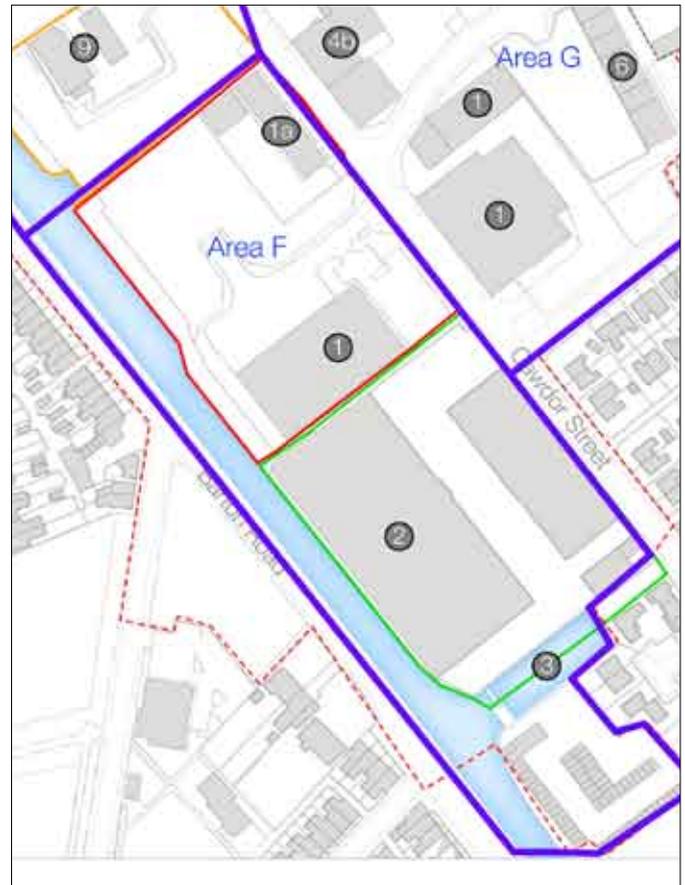
## Cawdor Street

There were a number of vehicles using Cawdor Street as a rat run. The road is much wider than Barton Road.

## Cawdor Street Estate

Cawdor Street Estate is made up of 3 High Rise tower blocks and a series of 4 storey walk up flats. All of the Salford City Council housing stock has now been transferred to City West who will be carrying out decent homes works and environmental improvements. The Cawdor estate garages are currently rented out to the public at £3, 20 a week. The garages have been included in the study area boundary as a possible development site.

There are parking issues across all the estates and the high rise flats have a significant number of elderly residents. There is a parade of shops opposite the estate along Cawdor Street



which are in a poor state of repair, and there is a vacant pub on the edge of the estate. (Margaret Madden key contact)

## Key Issues Raised by Residents and Businesses

- Concerns over cost of moorings
- Impact of Housing estate
- Cawdor Street used as a rat run by traffic avoiding Barton Lane.

## Priorities for Regeneration

- Current site and operational constraints
- Potential for redevelopment and relocation of businesses
- Improvements to the cruising club?
- Improvements to the lock up garages?



Vine Street Industrial Estate, Entrance off Vine Street



Entrance off Vine Street



Blank facade on Vine Street



Containers on Singh Brothers Site



Back of Singh Brothers



Corner Vine and Cawdor Street



Heavey Brothers, Cawdor Street



Cawdor Street



Front of Singh Brothers



PGE Services Ltd, Vine Street

# Area G - Vine Street Industrial Estate

Area G includes the Vine Street Industrial Estate, properties along Vine Street and Heavey & Co Ltd, Nassau House, and Singh Brothers Ltd.

## Vine Street Industrial Estate

The Vine Street industrial Estate is managed and owned by Salford City Council. A councillor stated that there was a generally good level of occupation and there was a waiting list for people wishing to occupy units.

## Singh Brothers

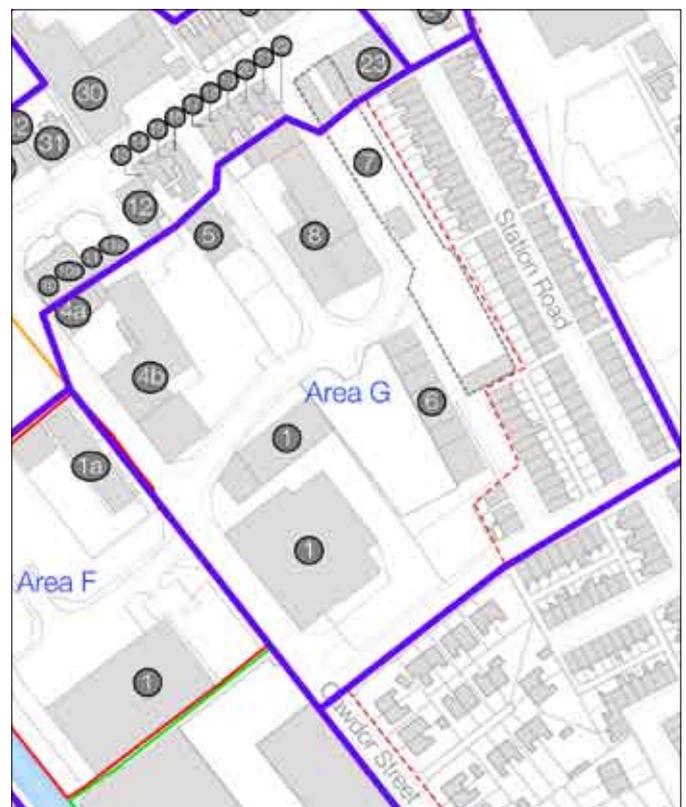
Singh brothers is a building demolition contractor run by the Singh Family. They have seen a decline in business over the last few years and currently considering the future prospects of the company.

## PGE Services Ltd

PGE Services Ltd is a supply company to the motor industry specialising in engine parts for fuel injection engines. The owner Paul Gardner has been there for over 15 years and has seen a decline in business over the last few years. The property has been on the market for 2 years and is being advertised by his agent Roger Hanah and Co. Once the property is sold Paul Gardner plans to retire and is selling the business as well as the property.

## Key Issues Raised by Residents and Businesses

- Incompatible industrial uses with residential uses
- Vacant units on Cawdor Street Estate
- Speed on Cawdor Street
- Property for sale on Vine Street
- Parking restrictions outside some of the businesses (Heavey and Co Ltd)



## Priorities for Regeneration

- Address site and operational constraints
- Potential for redevelopment and relocation of businesses



# Conclusions

The Patricroft Bridge Walkabout formed a useful basis for further discussions to be had with local residents and businesses. Below we have highlighted some of the key priorities for regeneration.

## Priorities for Regeneration

Key priorities for the regeneration of Patricroft Bridge where identified as:

- Dealing with vacancies (industrial units and on Liverpool Road)
- Improve shop fronts on Liverpool Road (only some shop fronts have been improved)
- Dealing with litter and general cleanliness of the area
- Giving the area an identity
- Improving Liverpool Road as a key gateway into Eccles
- Improving traffic flows during peak times as there is often traffic onto the motorway
- Signage improvements
- More activities for young people
- Grants/information for local businesses (many invested out of their own pocket)
- Restrictions on take aways on Liverpool Road
- Removal of derelict buildings for development
- Restrict drinking on the street (this has become more of an issue since the smoking ban which businesses say has contributed to the closure of pubs in the area)
- More homes to support local businesses
- Improve security (Tesco concerned about crime in the evenings)
- Environmental improvements around the canal area
- Tram line extension
- Leisure facilities, more restaurants, pubs and places to participate in activities

- Redevelopment of Lewis Street Primary School
- Americhem expressed concern with incompatible use of manufacturing plant with residential uses.

URBED will be exploring the key issues that have been identified and developing an action plan together with key stakeholders within the area. We will be holding a roundtable workshop on the 9th July from 5-7.30 pm at Lewis Street Primary School.



Dear Stakeholder,

If you were talking about Patricroft Bridge in 2020 what would you be saying?

In 2009 Salford City Council commissioned a consultancy team led by URBED to prepare a vision and masterplan strategy for Patricroft Bridge. The purpose is to create a sustainable mixed-use waterside neighbourhood, making the most of the canal and local heritage alongside new homes and jobs in a better quality environment.

We know the success of a place is in its people, so we are getting everyone together on **Thursday 9th July from 5pm till 7.30 pm at Lewis Street Primary School**, to brainstorm issues and opportunities for the area's regeneration. Local residents together with people from Salford City Council, housing organizations, education, health, police, fire services, highways, local traders and businesses will be attending to help develop the vision and put forward ideas for the future development of Patricroft Bridge. We will be providing a buffet dinner so please confirm your attendance as soon as possible.

**To confirm your attendance please ring Lavinia at URBED on 0161 200 5500 or email [lavinia@urbed.com](mailto:lavinia@urbed.com) or [debbie@urbed.com](mailto:debbie@urbed.com). For more information log onto [www.urbed.coop](http://www.urbed.coop).**

We look forward to seeing you there.

**Access:** Lewis Street is directly off Liverpool Road. Pedestrian access is via the Lewis Street school gate. A car park is available via Parr Street off Lewis Street.