

**Manchester City Council
Report for Resolution**

Report to: The Executive – 14 December 2016

Subject: Corridor Manchester: North Campus Strategic Regeneration Framework

Report of: The Chief Executive

Summary

This report presents Executive Members with a draft Strategic Regeneration Framework for the University of Manchester's North Campus area, developed in partnership with the University, and requests that the Executive endorse the framework in principle, subject to public consultation on the proposals.

Recommendations

The Executive is recommended to:

- i) Endorse in principle the regeneration framework for the Corridor Manchester North Campus area;
- ii) Request the Chief Executive undertake a public consultation exercise on the regeneration framework with local stakeholders; and
- iii) Request that a further report be brought forward, following the public consultation exercise, setting out comments received.

Wards Affected

City Centre

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Given the site's prominent location within Corridor Manchester and in close proximity to Piccadilly Station, the site has potential to attract new businesses and jobs into the city centre. The site will also be the location for the new Graphene Engineering Innovation Centre (GEIC), providing high skilled jobs and commercialisation opportunities for local businesses, attracting other science, technology, advanced materials and research based business growth and jobs into the area.

	<p>The regeneration framework will also deliver new residential accommodation at a key gateway to the city centre. This will contribute towards meeting the increasing demand for city centre homes.</p>
<p>A highly skilled city: world class and home grown talent sustaining the city's economic success</p>	<p>Development at North Campus will improve connectivity to Corridor Manchester, Mayfield and other areas of the city centre, enabling more people to access the educational facilities and employment opportunities located there. The site has the potential to accommodate significant new jobs, at a range of levels, particularly in science and technology.</p> <p>The residential development provided at North Campus will allow talent that is both home grown and new to the city to live close to the range of new job opportunities created through the developed commercial, learning, retail and cultural offer in the city centre.</p>
<p>A progressive and equitable city: making a positive contribution by unlocking the potential of our communities</p>	<p>The partners will seek to maximise local employment from this initiative. The scheme will provide new connections to other parts of the city centre, including Corridor Manchester, Circle Square (former BBC site) and Mayfield. The area will also provide new leisure opportunities, accessible to all residents.</p>
<p>A liveable and low carbon city: a destination of choice to live, visit, work</p>	<p>Development at North Campus has the potential to deliver a major mixed use scheme, and an enhanced gateway to the city centre, which can become a desirable location in which to live and work. New and improved public realm will be provided, resulting in an improved local environment for this part of the city centre.</p> <p>Close to Piccadilly Station and Oxford Road, the area is well connected to all forms of public transport, minimising the need for car journeys to and from the area, and pedestrian and cycle routes will be prioritised.</p>
<p>A connected city: world class infrastructure and connectivity to drive growth</p>	<p>As outlined above, the site benefits from good access to all forms of public transport. As part of the development, new pedestrian connections from Piccadilly Station to Corridor Manchester and other areas of the city centre, including Mayfield.</p>

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy

- Risk Management
 - Legal Considerations
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Financial Consequences – Revenue

None

Financial Consequences – Capital

None.

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above;

- Draft Manchester Corridor North Campus Strategic Regeneration Framework November 2016.
- Corridor Manchester Strategic Vision to 2025

1.0 Introduction

- 1.1 The North Campus was formerly the home of the University of Manchester Institute of Science & Technology (UMIST) which merged with Manchester University in 2004.
- 1.2 Many of the North Campus buildings will become redundant following the opening of the Manchester Engineering Campus Development (MEDC) in 2021. Manchester City Council has commissioned a Strategic Regeneration Framework (SRF) in partnership with the University of Manchester to consider an approach to the redevelopment of the North Campus.

2.0 Background

- 2.1 The 11.8 hectares site lies at a strategic location within Corridor Manchester, between Piccadilly Station and Oxford Road. It is bounded by the Mancunian Way, Princess Street, Whitworth Street and London Road. North Campus is a strategic site that presents a major opportunity to build on the key growth sectors related to the University of Manchester's activity. The site is located in close proximity to a number of other key developments, including Mayfield, the Piccadilly HS2 SRF area, Circle Square and Whitworth Street/Princess Street Corner site. A plan showing the sites location is attached at Annex 1.
- 2.2 The site contains a number of key buildings, in particular, the Sackville Building. The River Medlock runs through the site but was culverted in the 1960's to allow for the construction of the UMIST Campus. The site also borders the Whitworth Street conservation area.
- 2.3 The Corridor Manchester Partnership adopted a refreshed Strategic Vision to 2025 in 2015. The Partnership are also currently developing a Strategic Spatial Framework to identify the spatial principles to support the priorities within the Strategic Vision. North Campus is recognised by the strategic vision and draft Spatial Framework as one of four transformational strategic development sites, which are of a scale or quality to transform key locations within Corridor Manchester.
- 2.4 It is identified that the strategic development sites, along with other planned investment can contribute towards the achievement of the Strategic Vision and create between 11,000 – 14,000 new jobs over the next 10 years. They will also contribute towards a number of important strategic objectives, including:
 - Creating the conditions that make Greater Manchester a destination for investment; consolidating the business base and securing a higher growth rate in key sectors, such as advanced materials, biomedical and health innovation, advanced manufacturing, financial and professional services and education.
 - Providing a range of business space and promoting employment generation within the city centre.

- Deliver a mix of social uses within new development, including potential diversification of the residential, retail and leisure offer.
- Developing projects that link residents of surrounding neighbourhoods to local employers and future growth sectors.

3.0 Site Context

3.1 Despite its central location, to a varying degree North Campus is bordered on all four sides which impacts on the area's permeability.

- To the south, the Mancunian way offers a physical boundary to the University campus and the south of the city. To negate the impact of this, the SRF considers how access under the Mancunian Way and around Brook Street can deliver enhanced access and permeability.
- The north side is bounded by the Altrincham Railway viaduct. The SRF proposes the introduction of new leisure and retail amenities within the railway arches, which will increase footfall and further animate the neighbourhood.
- London Road bounds the North Campus site to the east. As a main vehicular route into the city centre and located adjacent to a key transport hub, the SRF must ensure strong vehicular and pedestrian access routes into the North Campus neighbourhood from London Road.

3.3 The North Campus site is positioned between two city centre neighbourhoods that are undergoing significant regeneration – Circle Square and Mayfield. Aligning development with that at Circle Square and Mayfield is a critical component of the North Campus SRF.

3.4 The Mayfield area will facilitate transformational change at the eastern gateway of the city centre, with the 20 acre site providing the opportunity to create a distinctive and unique city centre district. Regeneration at Mayfield will see the delivery of a commercially led, mixed use neighbourhood supporting a significant residential community, alongside unique retail and leisure amenities and a new city park centred along the River Medlock.

3.5 Transformational development is underway at Circle Square, which will deliver a high quality, vibrant and sustainable neighbourhood, with a distinctive sense of place that is functionally aligned and connected to the Corridor Manchester. The master plan for the 2.5m sq ft former BBC site on Oxford Road details the delivery of an innovation led, mixed use neighbourhood as a community for business, science and innovation. The site will facilitate 900,000 sq ft of commercial space supported by a range of high quality residential accommodation and public realm, a hotel and retail and leisure amenities.

3.6 The North Campus SRF has increased significance as the site is regarded as a key link with city centre regeneration strategies. As these strategies are

progresses and delivered, the city will benefit from an extensive series of city centre neighbourhoods with differing characteristics, further expanding the core of the city and providing better connections with the University campus and the Corridor Manchester as a whole.

4.0 North Campus Strategic Regeneration Framework Principles

4.1 The vision for North Campus sets out a desire to create a mixed use neighbourhood with significant residential, commercial and educational components in the heart of the city centre. Located in close proximity to Manchester Piccadilly, the site will benefit from excellent connectivity and furthermore directly from the advent of HS2.

4.2 The SRF proposes a mix of uses appropriate to a city centre location, including sufficient public amenity to ensure long term vitality. It sets out appropriate uses and quantum of development to deliver the optimum economic and regeneration benefits which include:

- A new hub for learning, research and development
- High quality city centre public green spaces
- A combination of cultural and community use buildings
- Between 1000 and 2500 new homes
- 132,000 sqm of commercial office space
- 13,000 sqm of retail and leisure space
- 400 – 500 new hotel rooms

4.3 The SRF responds to the opportunities presented by the site to enhance the area and utilise its potential and contribution to the city centre landscape. The framework focuses on six key principles:

- **Connectivity & Permeability** – The location of North Campus in close proximity to Piccadilly Station and the Mancunian Way provide the opportunity to significantly improve connectivity and maximise permeability. This can be achieved through the implementation of clear and direct pedestrian, cycle and vehicular routes across the site.
- **Place-making & Destination** – The SRF priorities the importance of creating a sense of place that caters for a diverse range of people and developing a neighbourhood that generates activity, fosters belonging and promotes a sense of community. The framework is inclusive of high quality public spaces, streets and buildings that combine to provide North Campus with a distinct and unique character.
- **Massing & Density** – North Campus is a large, central site that has the capabilities to offer increased density and massing at a gateway to the city centre. The site has the potential to make a significant contribution towards the increasing demand for residential and commercial space in line with the city's growth objectives.

- **Community & People** – To attract people to live, work and socialise, a neighbourhood needs to be distinct and diverse and offer opportunity, connectivity and wellbeing.
 - **Heritage & Character** – The SRF outlines the importance of integrating key heritage assets, such as the Sackville Building, and new buildings, into high quality public realm. This will give character to the neighbourhood and allow North Campus to be distinctive.
 - **Phasing & Flexibility** - Not all buildings within North Campus will be vacated and ready for development simultaneously. The provision of a phasing strategy will ensure that development will be brought forward in a timely and optimum manner. The SRF offers flexibility to adapt uses and development based on demand and market viability.
- 4.4 The North Campus site is enriched by a range of characteristics that give the area a unique character. From an architectural perspective, these assets include the Grade II Listed Sackville Building to the north of the site. The SRF lists options to retain existing assets, where practical and viable, to help create a new neighbourhood that will unify new and old architecture. These options will need to be tested further as the scheme development moves forward.
- 4.5 The site contains a number of key public realm opportunities, including the existing Vimto Park. Enhanced public realm within the site can provide potential for communities to meet and spend time in a calm and peaceful public realm setting within the heart of the city centre.
- 4.6 This design approach within North Campus has been developed within the context of four key concepts :
- **Linked Spaces** – Increased permeability through the site is fundamental to the development of the North Campus neighbourhood. The intention is to create a new east – west route that connects Mayfield and Circle Square. Additionally there will be a north – south connection through the site which will provide improved access to the heart of the city centre.
 - **Roads and routes** – The SRF promotes a range of access improvements into and around North Campus. New vehicular roads from London Road to Sackville Street are proposed alongside a new road through the centre of the site to ensure continuous access. In addition to this improved pedestrian and cycle routes will be delivered alongside active building frontages.
 - **Journey through green spaces** - The green spaces within the neighbourhood will help to create a unique pedestrian journey through North Campus and on to adjacent neighbourhoods including Circle Square, Mayfield and Corridor Manchester.

- **Gateways:** tall buildings opportunity – North Campus has numerous locations where tall buildings will benefit the proposed masterplan. Along London Road, tall buildings will help to create a gateway and key arrival point. This development will also act as a barrier to noise ensuring the development and public realm within the neighbourhood has a tranquil setting.

4.7 There is the potential to develop a number of different neighbourhoods across the SRF area, with varied uses and characteristics, to collectively form North Campus, allowing a mix of uses across the site.

5.0 Conclusion

5.1 The SRF area represents a major strategic opportunity capable of delivering extensive and comprehensive redevelopment, re-modelling and refurbishment of a city centre gateway site. The SRF directs development to ensure that investment complements adjacent regeneration initiatives elsewhere in the city centre.

5.2 The site is in a pivotal location in the context of the city centre's economic growth and regeneration, linking the heart of the city centre to the Corridor Manchester and between emerging neighbourhoods at Circle Square and Mayfield. These are locations with clearly articulated regeneration strategies that aim to deliver added value and complementary economic growth in the city centre.

5.3 Connecting these areas through the SRF will maximise the value of the investment and regeneration taking place. The North Campus SRF will see the extension of high quality uses into the area of the city centre. The SRF strategy also focuses on providing increased permeability and better connections both around North Campus but between Corridor Manchester and the Civic Quarter and Retail Core.

5.4 The draft framework is therefore based on an identified need to address issues of underutilisation as well as providing a strategy to ensure that the area can play its full part in the economic growth, attractiveness and quality of life in the city. This takes into account Manchester's significant economic and population growth targets underpinning the city centre's role as the principal driver and focal point for economic growth within its City Region and indeed the North West.

6.0 Contributing to the Manchester Strategy

(a) A thriving and sustainable city

6.1 Given the site's prominent location within Corridor Manchester and in close proximity to Piccadilly Station, the site has potential to attract new businesses and jobs into the city centre. The site will also be the location for the new Graphene Engineering Innovation Centre (GEIC), providing high skilled jobs

and commercialisation opportunities for local businesses, attracting other science, technology, advanced materials and research based business growth and jobs into the area.

The regeneration framework will also deliver a range of new residential accommodation at a key gateway to the city centre. This will contribute towards meeting the increasing demand for city centre homes.

(b) A highly skilled city

- 6.2 Development at North Campus will improve connectivity to Corridor Manchester, Mayfield and other areas of the city centre, enabling more people to access the educational facilities and employment opportunities located there. The site has the potential to accommodate significant new jobs, at a range of levels, particularly in science and technology.

The residential development provided at North Campus will allow talent that is both home grown and new to the city to live close to the range of new job opportunities created through the developed commercial, learning, retail and cultural offer in the city centre.

(c) A progressive and equitable city

- 6.3 The partners will seek to maximise local employment from this initiative. The scheme will provide new connections to other parts of the city centre, including Corridor Manchester, Circle Square (former BBC site) and Mayfield. The area will also provide new leisure opportunities, accessible to all residents.

(d) A liveable and low carbon city

- 6.4 Development at North Campus has the potential to deliver a major mixed use scheme, and an enhanced gateway to the city centre, which can become a desirable location in which to live and work. New and improved public realm will be provided, resulting in an improved local environment for this part of the city centre.

Close to Piccadilly Station and Oxford Road, the area is well connected to all forms of public transport, minimising the need for car journeys to and from the area, and pedestrian and cycle routes will be prioritised.

(e) A connected city

- 6.5 As outlined above, the site benefits from good access to all forms of public transport. As part of the development, new pedestrian connections from Piccadilly Station to Corridor Manchester and other areas of the city centre, including Mayfield.

7.0. Key Policies and Considerations

(a) Equal Opportunities

- 7.1 The redevelopment of North Campus will provide both high quality homes and commercial development, to meet increasing levels of demand for housing within the regional hub and in close proximity to the employment opportunities of the city centre and demand for commercial space.

(b) Risk Management

- 7.2 Not applicable

(c) Legal Considerations

- 7.3 None

Appendix 1: North Campus SRF area

