

Developing the Grey Mare Lane Estate

One Manchester is in the process of regenerating the Grey Mare Lane Estate and reducing carbon emissions by creating new housing and apartments, improving existing homes, and developing local amenities and community spaces. We have been engaging local residents in this emerging plan, and what we have heard is being used for One Manchester and Buttress Architects to develop designs in response to your feedback.

What have we done so far?

Between September and November 2019, we delivered a series of workshops and events to get feedback about the future of the estate. We spoke about the environment, greenery and planting, activities and services, the use of public spaces, and any opportunities and concerns residents had. We also ran a primary school workshop to listen to the views of young children.

Our next phase of engagement was delivered across 2020. In response to our findings so far, we asked residents about the emerging layout for the estate, the development of a high street, what services people would like to see and green spaces. In light of Covid, we had to transition our engagement to a digital programme, which unfortunately put us slightly behind schedule. Despite these challenges, we continued our conversations through an interactive website, online workshops and an activity book that was posted through every residents' door.

What is this leaflet for?

Now that Covid restrictions have relaxed, we are pleased to be able to share new ideas. These are subject to planning and your feedback.

What happens next?

We are still in the process of developing designs for the estate and preparing for the planning application. This summer we will be starting some of the retrofit housing works and then we will move on to the wider estate.

We will be presenting all your feedback to the design team to develop the plans further. We will be engaging with you again when the plans are almost complete so that we can listen to your feedback before making the submission to planning in 2022.

Who are PLACED?

PLACED is an independent social enterprise based in Liverpool that involves people of all ages and backgrounds in architecture, planning and design. We deliver creative Education and Engagement programmes that bring local people, developers, designers and decision-makers together to share a conversation and help create **#BetterPlacesTogether**

To find out more about us visit our website
www.placed.org.uk

The Masterplan

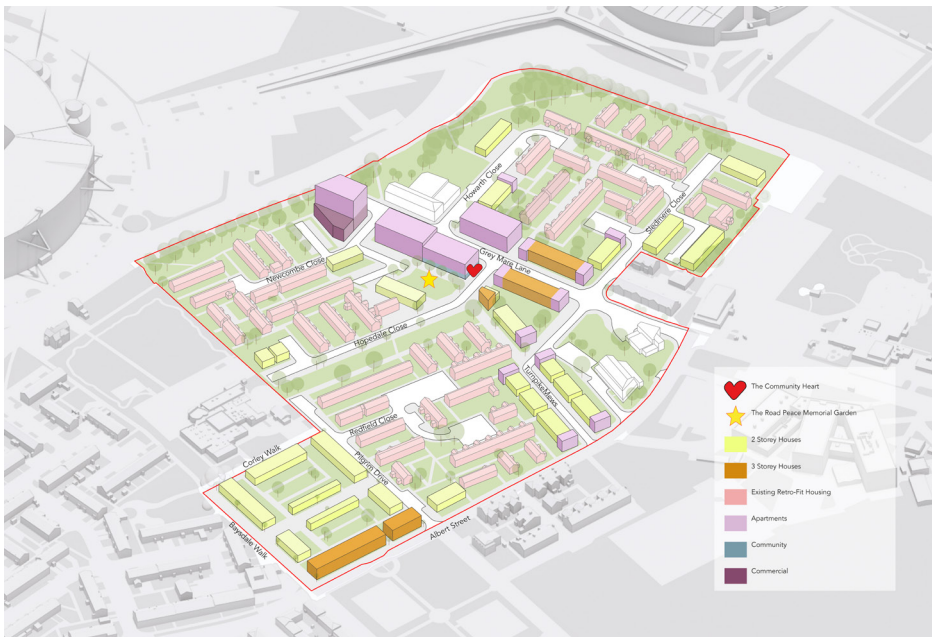
The masterplan is an overall design for the estate that shows the location of things like housing, apartments, high streets, roads, community buildings and green spaces. The masterplan for the Grey Mare Lane has been evolving in response to your views.

You said

In our last phase of engagement, residents were concerned that the community centre was too near the new apartments, and that housing should face towards each other rather than overlooking the community centre.

We're listening

The most recent masterplan is pictured below. The new housing is relocated to face each other, and the community centre has moved to be underneath apartments. This also allows for the height of buildings to gradually reduce along Grey Mare Lane in line with planning recommendations. The star indicates the proposal to move the Road Peace Memorial Garden behind the community centre so that it is publicly accessible and can be maintained.



High Street and Services

The proposal is for Grey Mare Lane to be a new high street offering a mixture of retail, a community centre, housing and apartments.

You said

Below are the findings from our engagement in response to what types of activities, services and environment people would like to see here.

Public and support services rated very highly. There is a clear call for a diverse offer of shops and services. People mentioned fresh produce shops, a Post Office, a bank, a GP surgery and laundry facilities. Many stated that these shops should meet local demand and not exclude people.

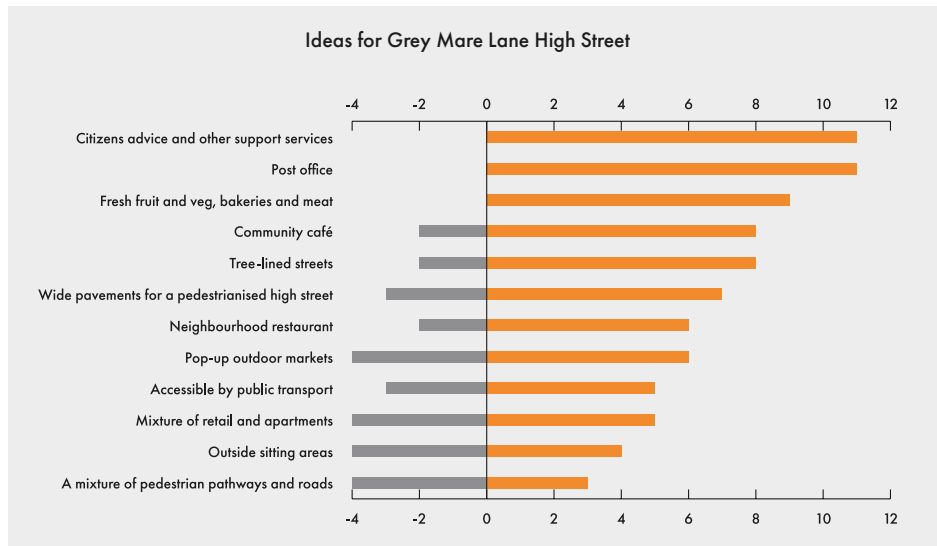
The idea of a community café also rated highly.

We're listening

Tree-lined streets and wide pavements for accessible pedestrian access have been incorporated into the latest designs for the high street. The high street will include units for services and shops.

What do you think of these plans? What would you like to see and happen here? Do you know of any local businesses that could benefit?

Could you be part of developing a service or business on the high street? Please let us know so that we can support you.



Community Centre

There are plans for the community centre to be moved to Grey Mare Lane to provide a central location for the community to meet and access activities and services.

You said

The provision of a new community centre with bright and casual spaces along with a nursery were the most popular ideas. Creative workshops, informal meeting spaces and a community kitchen received mixed responses.

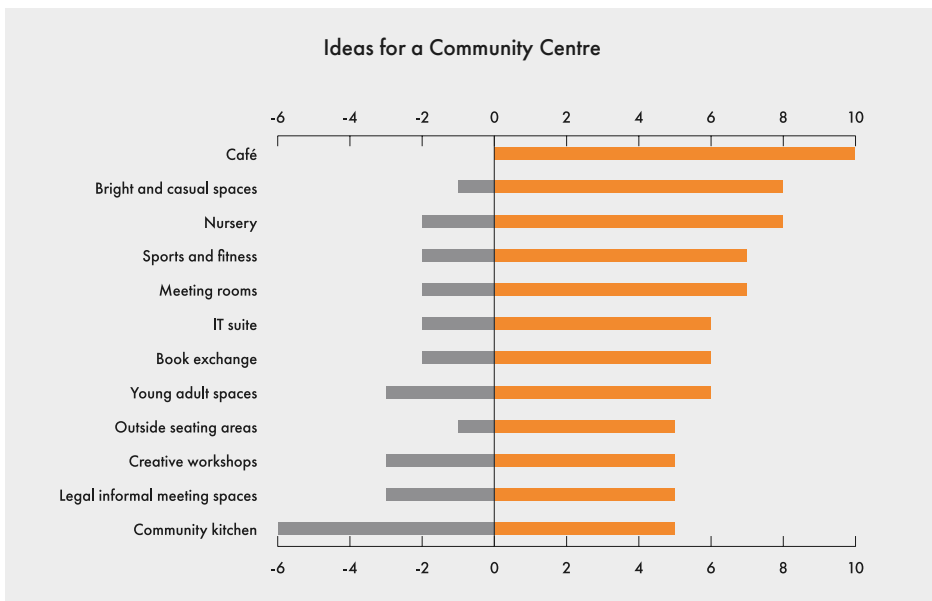
We're listening

The current plans are for the community centre to occupy the ground floor of a set of apartments with access to an enclosed green space. We are proposing to move the Road Peace Memorial Garden here to keep it with the Community Centre in its new location.

Large windows at the front of the community centre will deliver on the wish for bright spaces. The design of internal spaces and the running of the café are still in development.

We also have aspirations for digital provisions in the community high street, such as workspaces with access to digital equipment, help and support to use online services, and access wifi.

Do you think this is a good idea? What type of digital provision would you like to see? Could you be a part of offering services in the community centre?



Streets

The Grey Mare Lane estate is well connected to the existing transport network with good access to trams, buses, roads and cycle routes. Through the masterplan we are looking to increase healthy and active travel opportunities through more accessible and better connected walking and cycling routes.

You said

The importance of safety through street and alley lighting and improving the quality and accessibility of footpaths rated highly.

You asked if there would be car parking for the new apartments and electric vehicle charging.

We're listening

We are proposing to widen and improve pavements down Grey Mare Lane. Street lighting will be improved throughout the estate. Walkways and pavements will be refurbished to address issues with drainage and improve accessibility.

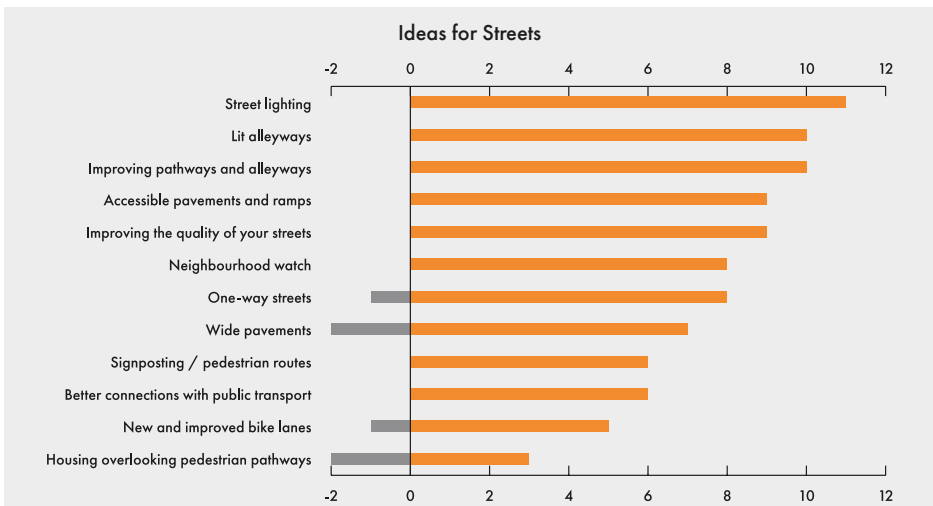
Appropriate parking will be provided to all new build apartments and

housing. Where current parking spaces are to be built over, they will be re-provided nearby. We hope to mark out parking bays in the existing parking areas to make them more efficient.

We will be providing some electric vehicle charging points and preparing for more in the future.

We are looking at the possibility of providing an electric vehicle car club. Would this be of interest? Would electric charging points be of interest to you? How do you feel about communal parking?

Would you like to be involved in projects making streets safer? Let us know.



Green Spaces

We have been asking residents about how they would like green spaces to feel and provide.

You said

Tree and plant lined streets were popular ideas, as were a combination of low maintenance planting such as wildflowers and community-maintained spaces such as gardens and allotments.

Many of the other ideas received mixed responses. Some residents stated a worry about vandalism, or certain structures or activities attracting anti-social behaviour. Play, sport and fitness equipment were particularly controversial. We would like to hear your thoughts on whether we could address some of these concerns so that these facilities can be provided in a safe and secure way.

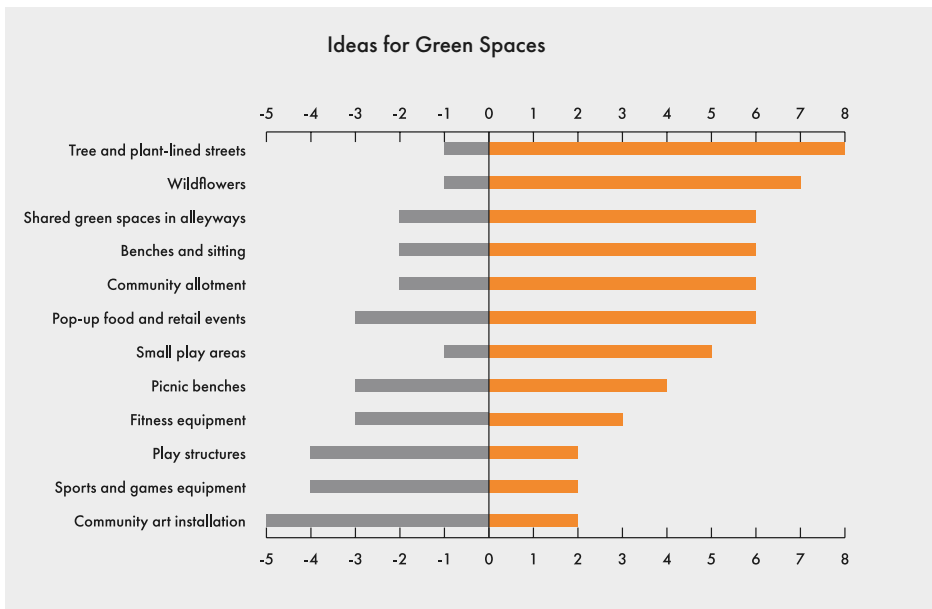
We're listening

We hope Grey Mare Lane will be a wide street including a two-way street for cars, with bike lanes and wide pavements to make streets safe and accessible for all.

Trees and flower beds are planned to provide greenery to the high street.

We would like the community to be involved in the redevelopment of the area. Could you be a part of greening the Grey Mare Lane estate?

Would you be interested in working with us on projects tackling vandalism so that we can protect green spaces for all to enjoy?



Housing

The estate will be developed through demolition and refurbishment to allow for a mixture of new and retrofitted homes. Retrofitted means that changes to the 'fabric' of the house - such as walls, floors and windows - are made to make the house more energy efficient and reduce carbon emissions; therefore offering a healthier and more comfortable environment.

One Manchester will be working with households on these plans to assess and plan for individual needs.

We would be interested in hearing from people who want to get actively involved in the design of new build housing and apartments. Please let us know if you are interested in being a part of this.

Meanwhile Spaces

We are interested in how the old petrol station site can be used in the 'meanwhile' (temporarily) before the Gray Mare Lane estate gets redeveloped.

You said

Throughout the engagement, people have contributed ideas for events and activities that could happen across the estate.

Ideas suggested were around the provision of food and retail such as fresh fruit and vegetables, bakeries, restaurants and pop-up outdoor markets. Others suggested activities such as sports, fitness and creative workshops. In response to green spaces people suggested things like outdoor seating, community allotments and small play areas.

We're listening

We are proposing to use this site as a Meanwhile Space that has the potential to try out some of these suggestions to assess what the community likes, and potentially see if any of the activities tested could

happen elsewhere in the estate.

We have proposed a series of structures and activities that could offer the community some of the ideas they have put forward.

We hope to work with other organisations such as Step Up Manchester, The Royal Exchange, Hideout and also local artists, alongside Foundation92.

We are interested to hear your ideas about what you think could happen. What types of events would you like to see? These could be cultural, community, retail, entertainment, sports or something else.

Would you like to be involved in setting up a pop-up market, running events or something else? Please let us know so we can support you.

What do you think? How could you get involved?

We would like local people to be a part of this development. Please let us know what you're interested in and what you could offer so that we can support you.

Please tell us your thoughts on these proposals by popping into the community hub when open or going to the website at <https://www.placed-engagement.org.uk/greymarelane>