

# Regenerating Wythenshawe Civic



Becca Heron

Strategic Director Growth & Development

# Location

Located 6 miles south of Manchester city centre

Adjacent to Manchester airport, Airport City and near Wythenshawe Hospital campus.

Nearby M56 Motorway, Metrolink trams and buses provide good connectivity.

In the future it will also be serviced by nearby Manchester Airport HS2 Station.



# The Site

The Civic centre is the commercial heart of Wythenshawe serving 70,000+ people

MCC own the 45ac site which includes the shopping centre, library, NHS surgeries, the Forum leisure centre along with office space and a TfGM transport interchange

Currently large areas of surface car parking, over specified service yards and cleared development land

It's a relatively blank canvas and a once in a generation opportunity for regeneration







1



2



3

Images

1. View along the Birtles
2. The Forum Centre
3. The Birtles
4. View along Hale Top, including the old bowling alley which became the Golden Garter, at the site of the former Bingo hall
5. View of the Co-operative Building c. 1970's



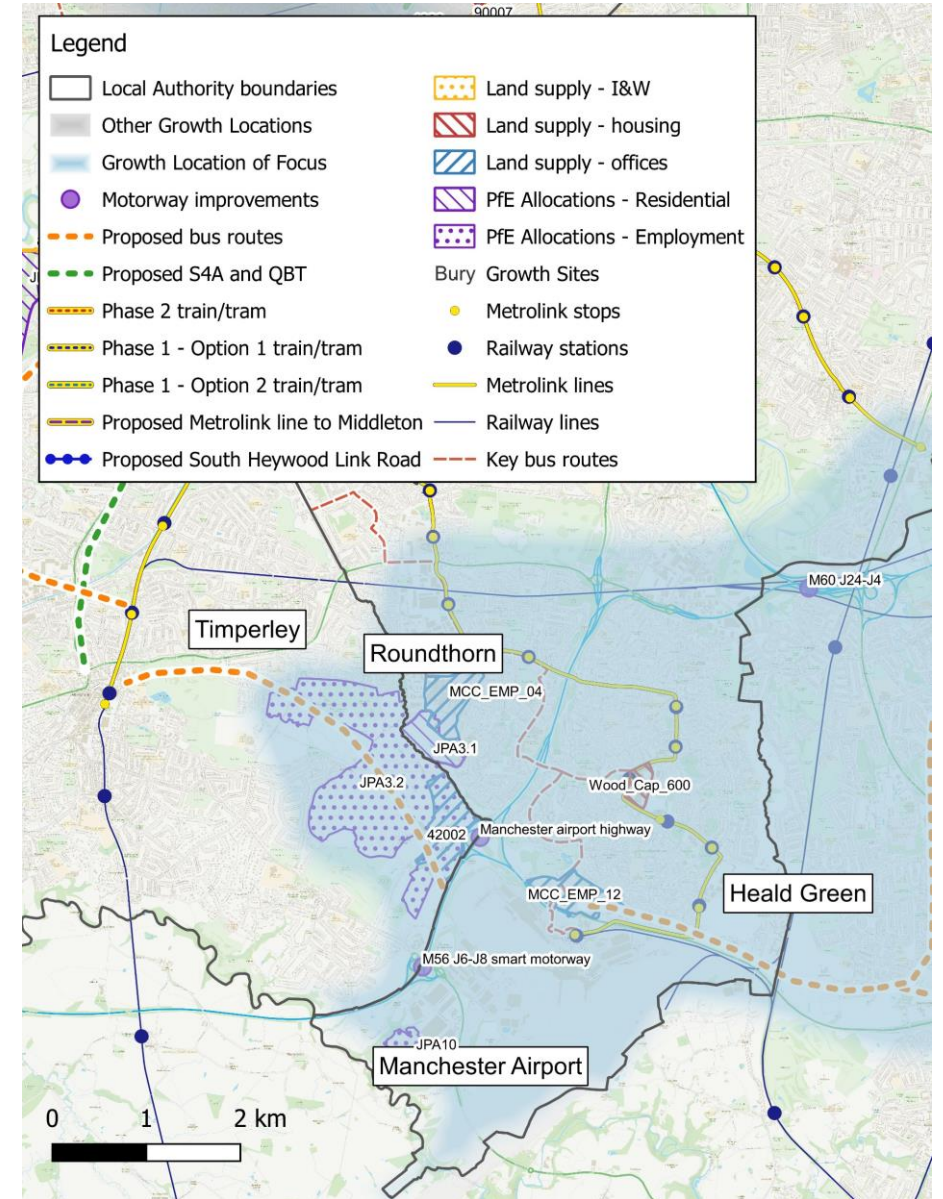
# Why Wythenshawe?

## Strategic aims of regeneration

- Resilience of the high street
- Diversify commercial functions
- Bring new jobs
- Drive night time economy
- Provide new affordable and market housing

Chance to unlock new housing that matches high levels of demand and deliver new employment and skills opportunities

Component part of the wider Southern Growth Corridor





# What issues are we trying to overcome?

Poor quality of environment

Accessibility problems

Strong local but poor physical identity

High demand for housing

- Family friendly

- Key worker accommodation

- Younger & Older demographic

Limited daytime only functions

Reactivation of vacant space



1



2



3



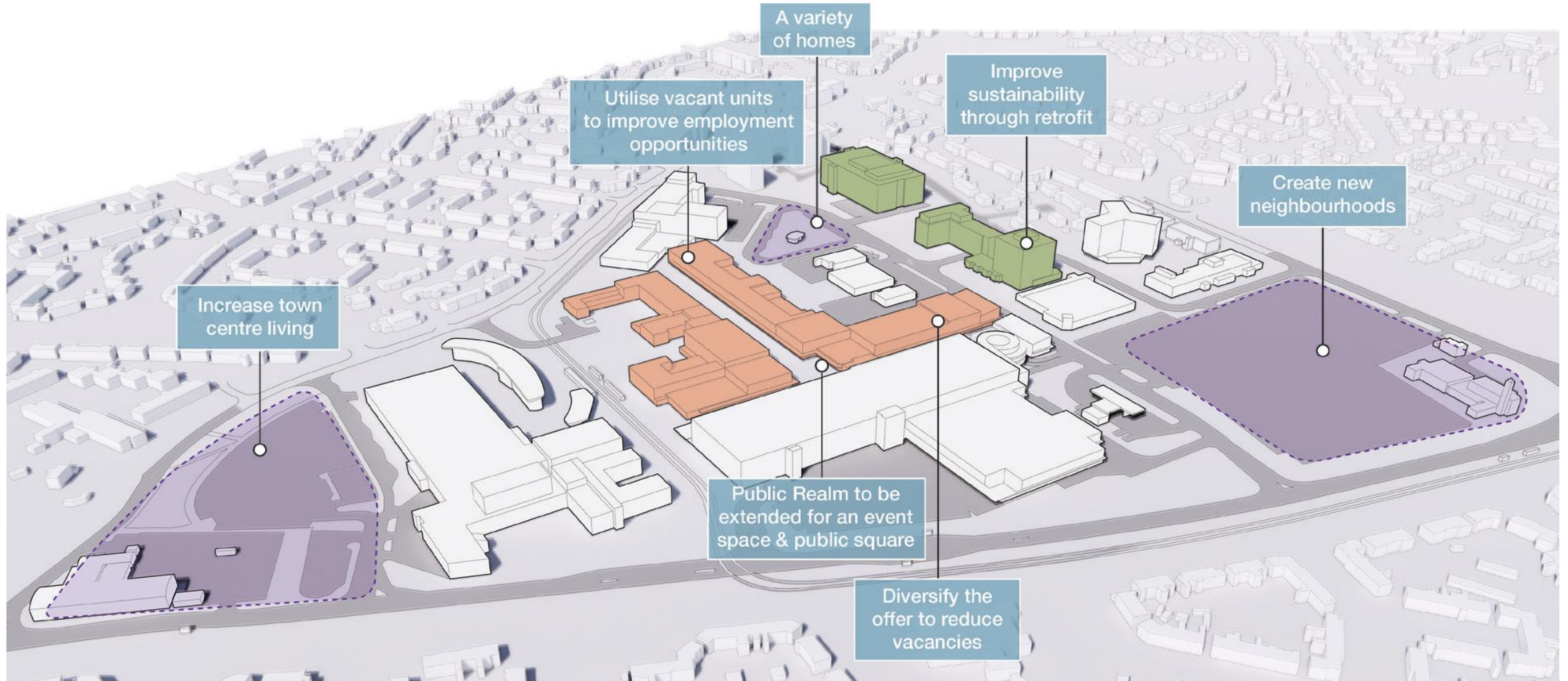
4



5



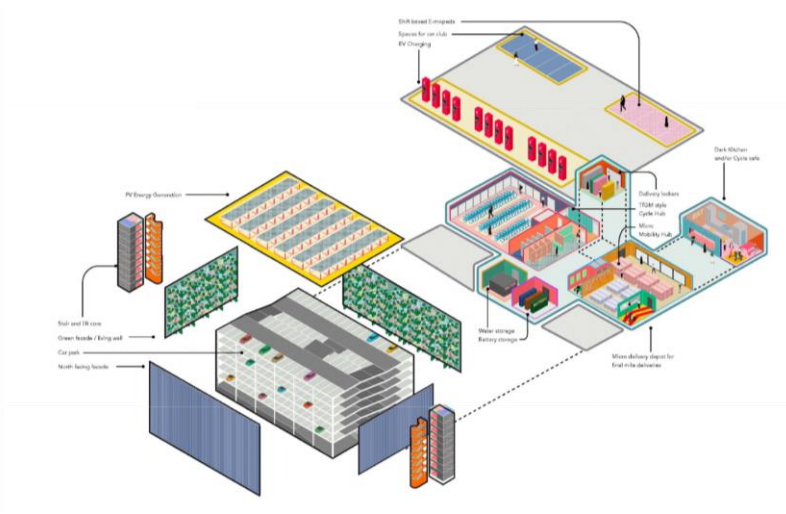
# Interventions – reconfiguration & activation





# Meanwhile and place-making opportunities

- Food Hub
- Creative Hub
- Office and Co-working Space
- Mobility Hub
- Improved Public Realm





# Interventions – improving accessibility



Opportunity  
for Park /  
Active Play

Pedestrian-  
isation of  
key routes

Vehicular  
Roads &  
Car access  
areas





WYTHENSHAWE



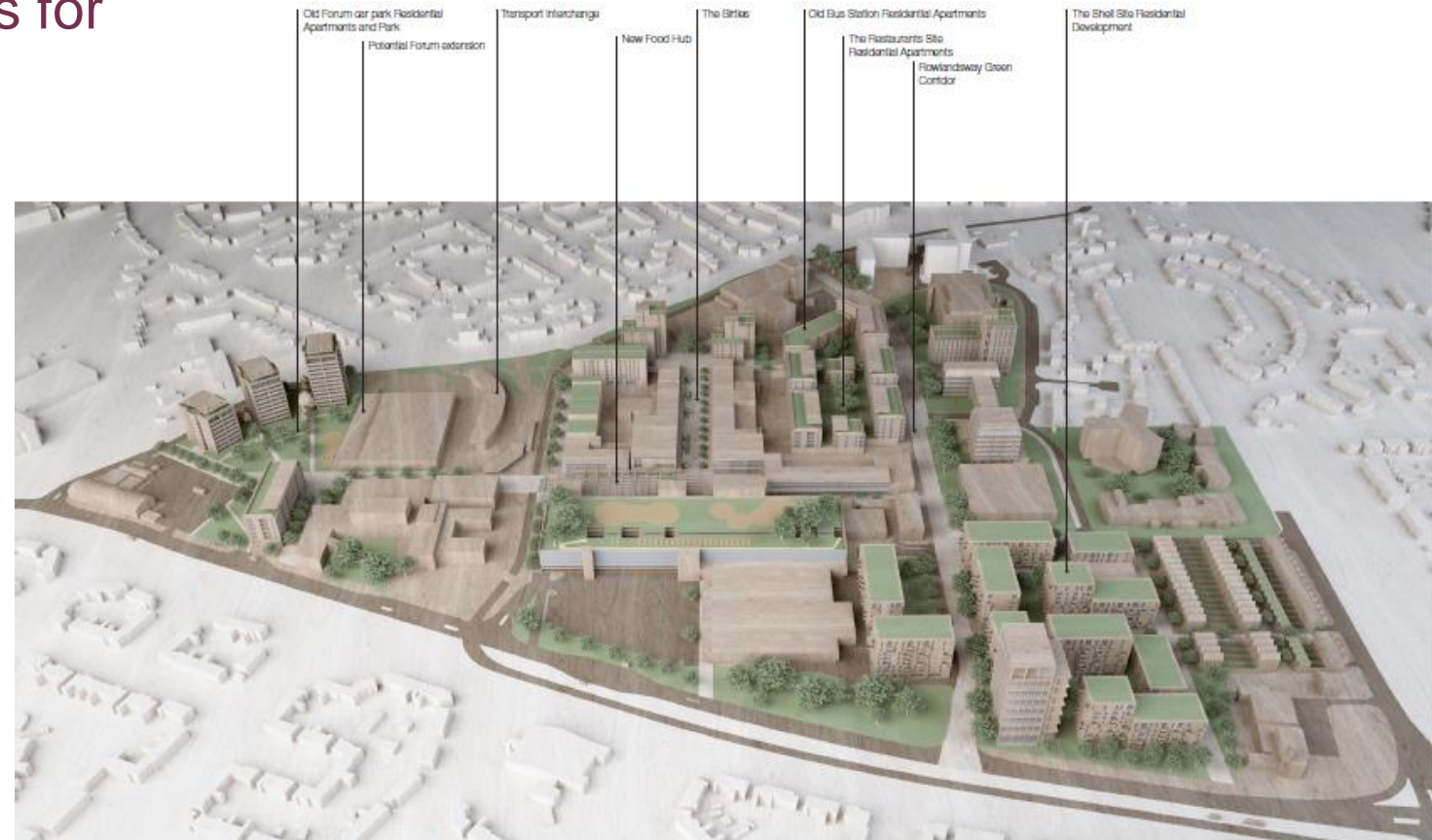


CULTURE-HUB

# New build residential opportunities

We have identified the following sites for delivery of 1500 new homes:

- Former Shell Headquarters
- Old Bus Station
- Rowlandsway offices
- Restaurant sites
- The Birtles
- Forum Car Park







Old Bus  
Station Site

**230**  
Units

Restaurants  
Site

**200**  
Units

The  
Birtles

**165**  
Units

Forum  
Car Park

**210**  
Units

Alpha &  
Centron House

**75**  
Units

Shell  
Site

**700**  
Units

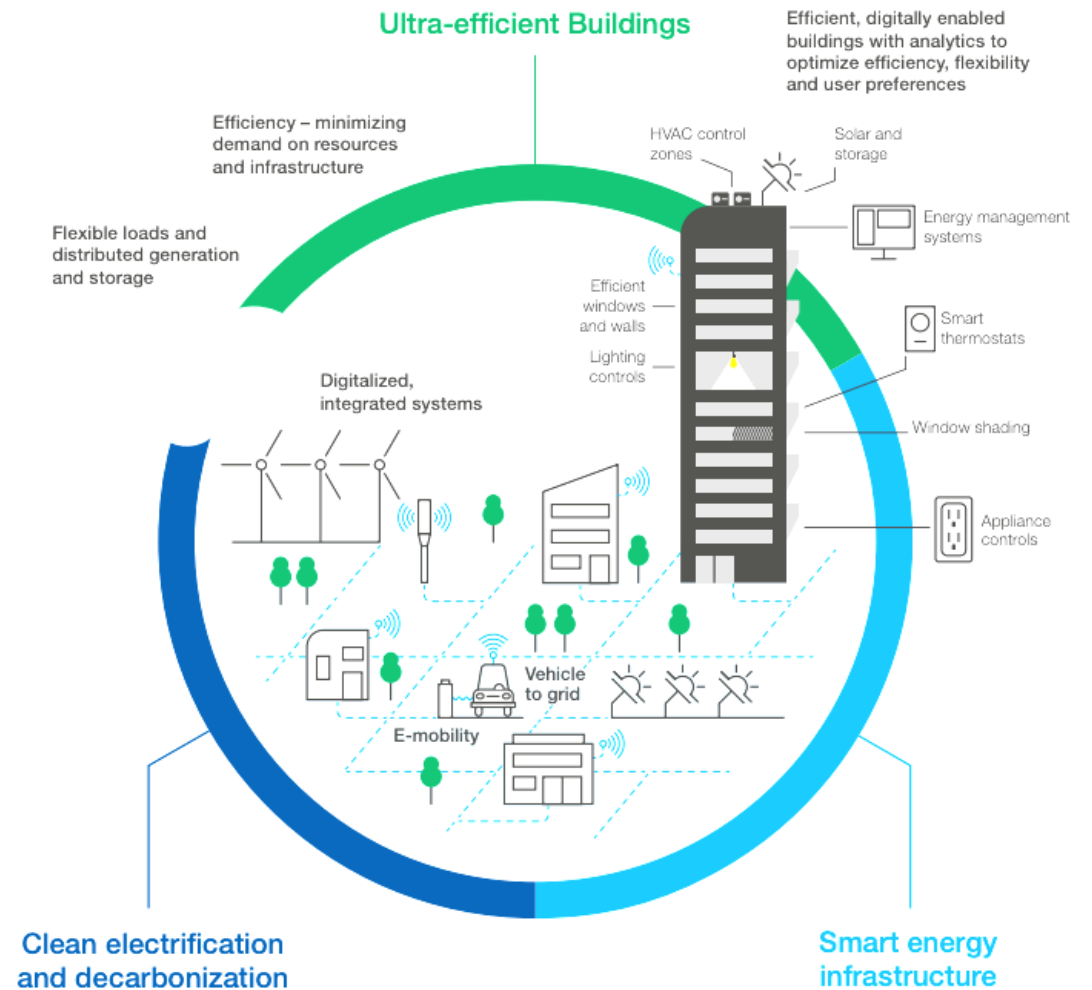
Total  
**1,580**  
Units &  
Townhouses



# Trailblazer net zero neighbourhood

Manchester first net zero mixed use mixed tenure community.

- Futureproof redevelopment with neighbourhood infrastructure
- On site renewables
- Retrofit improvements
- District power and heating systems
- Active travel infrastructure





# Delivery timeline

2022 – Neighbourhood Development Framework  
Grub street food market

2023 – Market testing  
Rebranding & high street improvements  
Lidl supermarket submission to planning

2024 – Procurement of JV partner(s)  
Retrofit commencement

2025 – Anticipated new build commencement

Thank you

