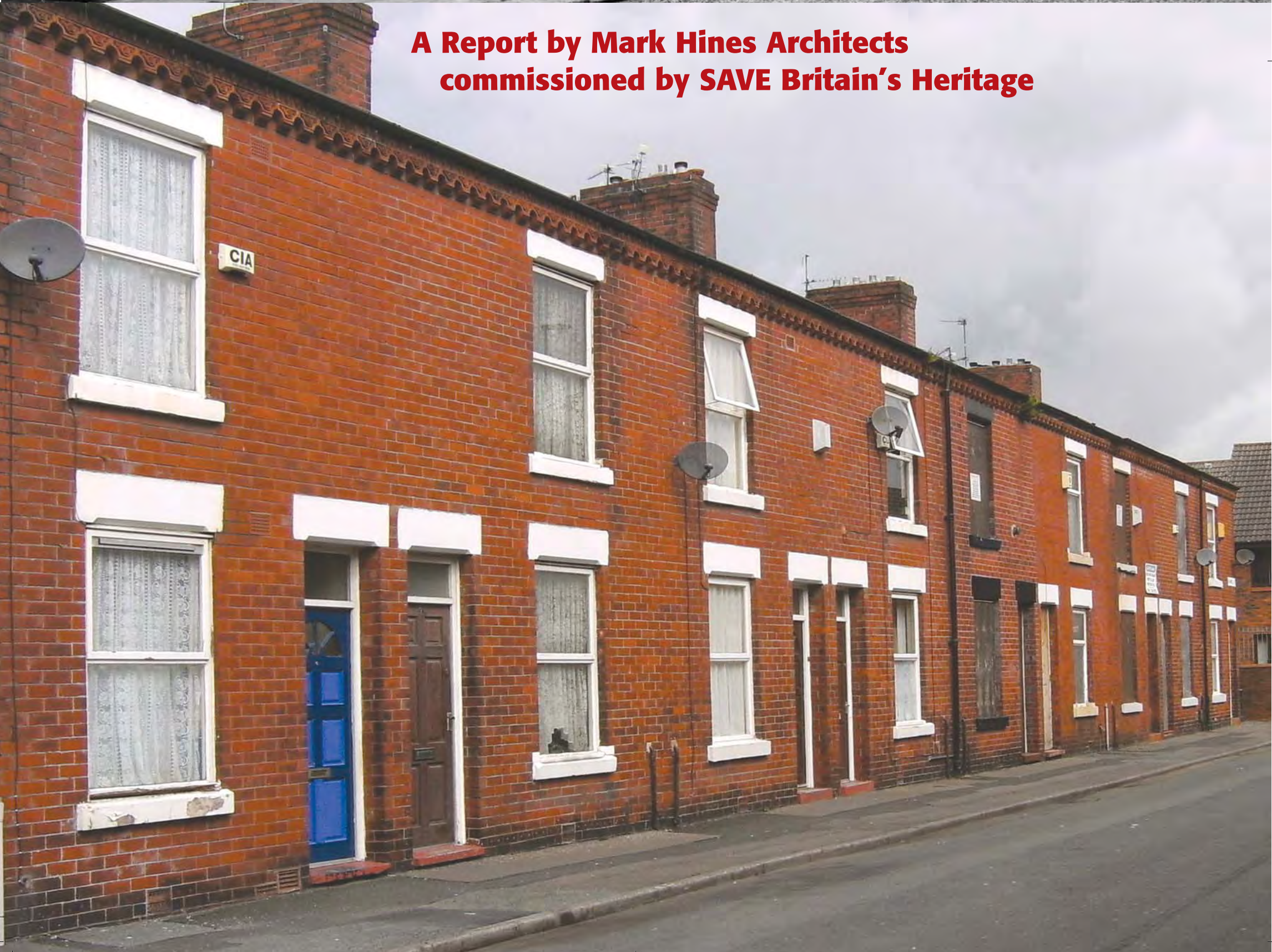


SAVE
BRITAIN'S HERITAGE



The Rebirth of Toxteth Street Alternatives to Demolition

**A Report by Mark Hines Architects
commissioned by SAVE Britain's Heritage**





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Toxteth Street Neighbourhood: The Terrace reborn

Executive Summary

We were asked by SAVE Britain's Heritage in June 2008 to carry out an initial investigation to see what could be done to transform the existing houses in the Toxteth Street Neighbourhood area of Manchester. This report discusses the potential of a typical house and the wider urban area.

The following is a summary of the conclusions drawn from this study:

- The existing houses have provided sound residential accommodation for over 100 years. They have proven over this period that they can be successfully adapted to suit a range of occupants and lifestyles.
- Even today, the overall general condition of the houses today still appears to be very good.*
- The houses contribute to the diverse architectural and urban character of Manchester. We believe that improvements can easily and economically be made to the existing streets to give the houses greater 'kerb' appeal.
- At 90-100 dwellings per ha, the existing dwellings still provide an appropriate urban density for the area.
- A typical house in the area is spacious enough to provide accommodation for up to three people.
- Saving the houses and streets will save the embodied energy in them and avoid the additional environmental and expense of building new dwellings, streets and infrastructure.
- Depending on the extent of the upgrading works, it may well be more economic to refurbish the houses than to build new ones.
- If the houses are retained, serious consideration should be given to upgrading the houses internally to make them more energy efficient. We believe that this work could be carried out simply and effectively. Depending upon the level of investment, we believe that it may be possible to reach the equivalent of Code for Sustainable Homes Level 4-5, the level of many new build projects.
- There are many ways in which the layouts of the houses could be altered internally to provide different accommodation and appeal to a wider market. For instance, with small new extensions, the typical house can be extended to allow a bathroom to be accommodated upstairs, and a reasonably sized second bedroom to be provided.
- Limited numbers of existing buildings could be removed or new dwelling types can be inserted within the existing grid to help reinvigorate the area. This approach to the site retains the street pattern and allow more of the houses to be kept.
- We recommend that full and detailed condition survey is carried out to establish the condition of the houses across the neighbourhood and a full study be undertaken to determine the feasibility and detailed costs associated with retaining the terraces. As part of this exercise, a trial street of houses could be refurbished to establish the actual costs and actual achievable environmental performance of the dwellings.
- The houses of Toxteth Street neighbourhood are modest yet robust – in part the essential qualities that make Manchester special. In conclusion, there is an opportunity here for Manchester City Council to continue to lead the way in urban regeneration and maximise the potential of its unique heritage. What is needed is investment and some imagination.

*(refer to Brian Morton's structural report)

SAVE and Toxteth Street

Toxteth Street forms the spine of an area of modest but attractive terraced housing in the Openshaw district of east Manchester. Currently over 500 houses in the area are scheduled for demolition to make way for a new housing development. A compulsory purchase inquiry commencing on 9 September 2008 will decide its fate.

Local residents, supported by SAVE, are fighting the scheme. They argue that these well built houses should be refurbished rather than demolished, and that the traditional street pattern which gives the area much of its distinctive character, should be preserved. Now, as part of a powerful case against the proposed redevelopment, SAVE has commissioned Mark Hines Architects, a young practice specialising in sustainable design and remodeling existing buildings, to produce a number of schemes for rehabilitating the existing homes. The plans offer a variety of living accommodation with private outdoor space and an invigorated streetscape.

The schemes exploit the flexibility of the existing Victorian houses by joining, extending and modifying individual units to create family homes of up to four bedrooms with their own gardens. Other ideas allow residents to choose from a number of possible 'add-ons' to their properties, each offering a different living arrangement. The outdoor spaces at the rear of the houses will be re-landscaped to provide a series of private and communal secure gardens. On the street side, landscaping improvements will provide a pedestrian-friendly environment without banishing cars. The proposals exploit the embodied energy in the existing houses, and also offer other environmental benefits, combining a series of sustainability measures with high levels of energy efficiency.

Although Mark Hines's Toxteth Street proposals offers a fresh approach to rehabilitating terraced housing, other designers have already implemented successful alternatives to demolition. Last month, a refurbishment scheme by Shed KM Architects at Chimney Pot Park in Salford, was the overall winner in the Housing Design Awards.

SAVE believes the creative solutions devised by Mark Hines expose the muddled-thinking and wastefulness of the demolition plans. He has shown how the existing houses can be easily adapted to offer the variety of housing which the Pathfinder agencies say is required for the area.

William Palin
Secretary, SAVE Britain's Heritage



A Recent History of Toxteth Street – a Resident's View

In September 2000, the Toxteth Street locality was a vibrant community. Although the terraces between Ashton Old Road and the canal were suffering from a certain amount of dilapidation, they were occupied and the area teeming with life. The community was served by shops and small businesses along the commercial parts of the Ashton Old Road. The Toxteth Street locale has been used, during the last few years, as a set for period dramas and other productions such as 'The Stepford wives', 'East is East', 'Life on Mars' and 'Coronation Street'.

At that time, the terraces contained about 700 dwellings, each dwelling, in general, being a two-up two-down unit within a terrace block. Responsibility for the upkeep of the houses with the area was divided roughly equally between: a social housing association (now 'Adactus'), private landlords and owner-occupiers. The latter group was composed mainly of older people who had paid for their homes over the period of their working lives. In September 2005, Manchester City Council approved outline planning permission (submitted by New East Manchester Ltd and Lovell Partnerships Ltd) to demolish most of the terraces and build new housing on the site. From September 2001 NEM and Lovell began their campaign to win over the locals.

A residents steering group was formed, with a remit to support redevelopment plans. Exactly how its members were selected remains a mystery. News of the proposed demolitions introduced a sense of insecurity into the community and many residents sold their homes to the Housing Market Renewal Team at 'market value' (which in an area blighted by the shadow of CPOs is considerable lower than the normal value). These properties were then stripped and boarded up – copper pipes, lead flashings and anything else of value were removed. On 7 March 2007 over 40% of all homes were empty and sealed.



Introduction

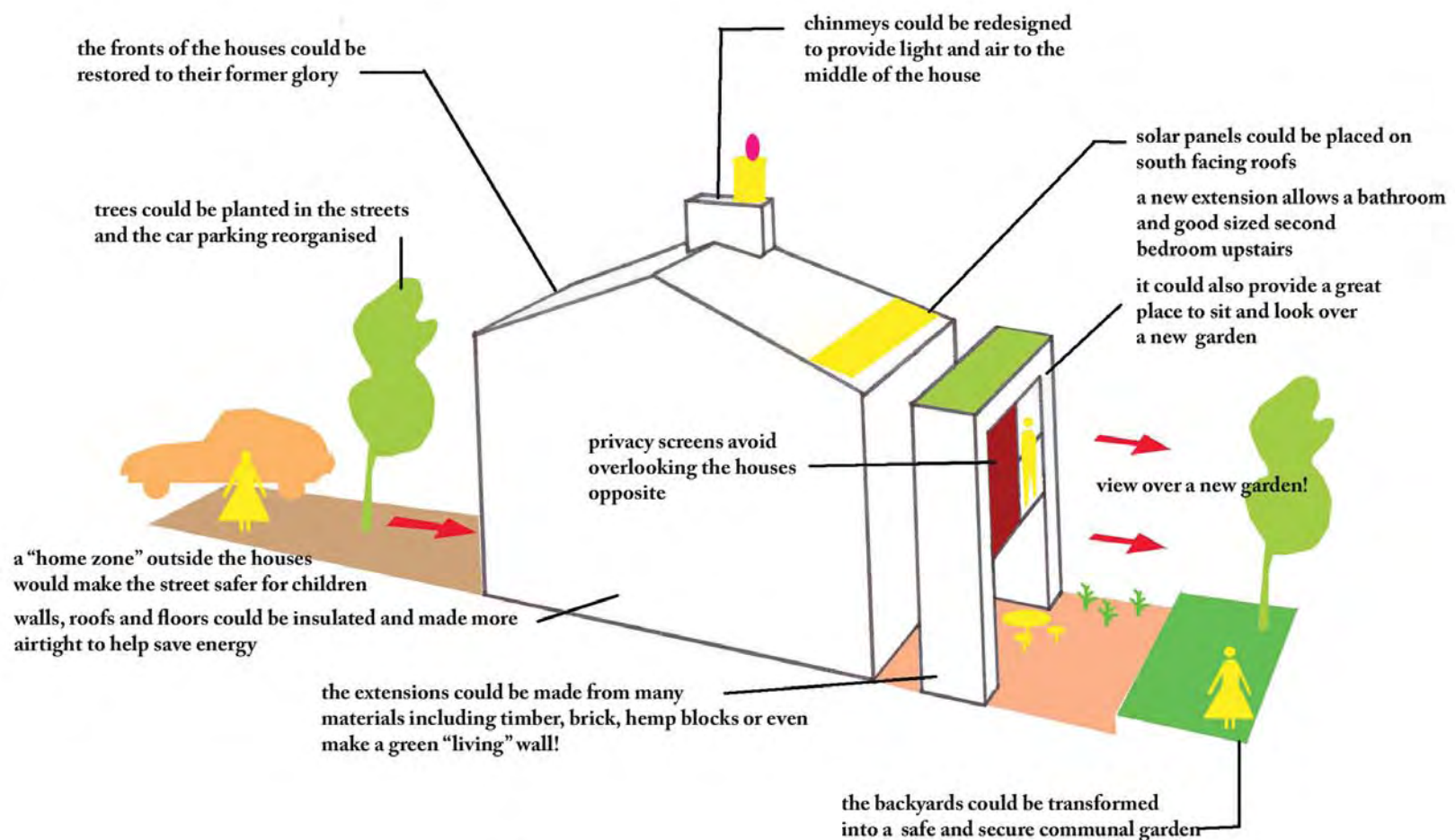
This study looks at what can be done to protect and enhance the character of the Toxteth Street neighbourhood. At its heart lies the desire to ensure that a local community, and the 500 dwellings that form a major part of it, can be saved. We feel that the modest terraces of Toxteth Street are vital part of Manchester life – they allow people to afford to buy in a central location, be close to city centre facilities, and remain close to their work, friends and relatives.

The arrangements and conditions of the existing houses vary, and most have been altered and extended to varying degrees. We have looked briefly at a range of options, from making minor improvements and the general upgrading of a typical house, to improving energy efficiency and major remodelling.

The upgrading of the houses and the area can be carried out simply and effectively, with little cost. Within the scope of the study, we believe that if the following improvements are made that it may be possible to reach the equivalent of Code for Sustainable Homes level 4–5*, the level of many new build projects.

We have been asked by SAVE to also consider the wider regenerative potential of the area, and the potential of a typical terraced house. To do this, we have looked initially at a range of options, from making minor improvements to improving energy efficiency of houses to improving the streets and rear yards. If the houses can be saved, these options could be discussed further with residents and designers together to determine the extent of any changes which may or may not be desirable.

Our ideas are based on a ‘typical’ unaltered terrace in atypical urban block, but could be adapted if people wanted to refurbish their own individual property. It demonstrates that even a modest Victorian terrace house is still capable of meeting our future housing needs. These are not finished designs – rather ideas that could be explored further if the buildings are preserved. Most importantly, these are **ideas for discussion**.



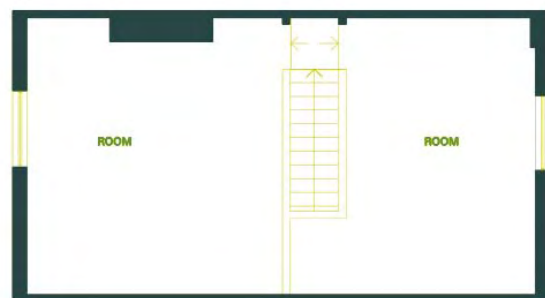
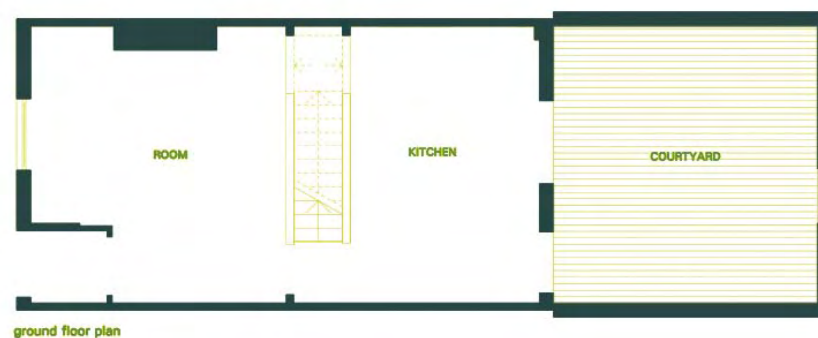
Room for Improvement? A summary of our proposed improvements

The Original two-up two-down House

The houses of the Toxteth Street neighbourhood formed the early inner suburbs of skilled artisans – the aristocracy of industrial workforce. The new terraces allowed dense occupation as well as individual control. The original two room arrangement over two floors is conventionally known as a two up, two down. A steep staircase runs across the centre of the dwelling and divides the house into four zones. It is an elegant and simple plan. The original plan would have provided the following accommodation:

- Front room
- Rear room scullery
- Two bedrooms
- An external WC
- Small rear yard

There are four similar sized rooms on two floors, providing the potential for a variety of internal layouts. A typical house has a gross floor area of approximately 64 sq m², which is large enough for a modern three-person dwelling.



The original two-up two-down House

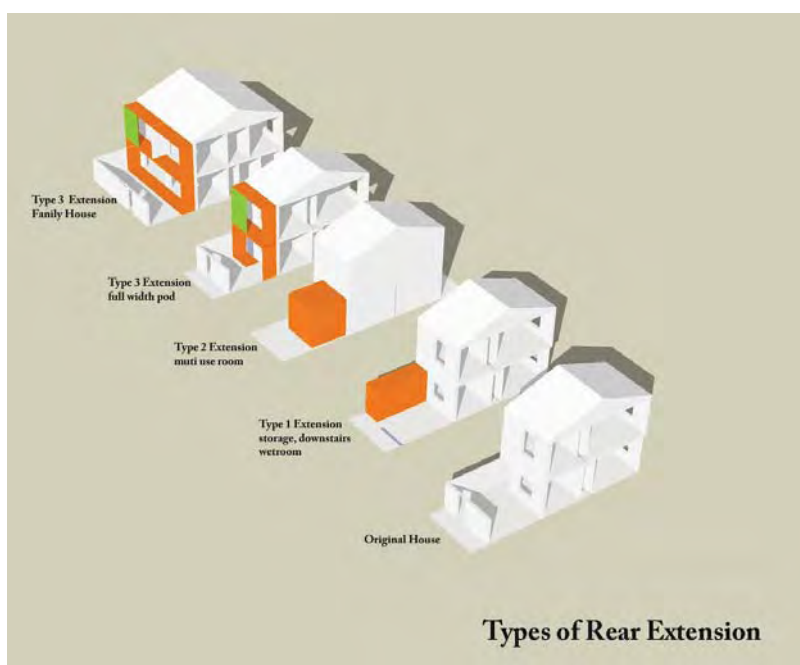
Extending the House

To create more space the original house was sometimes extended. Many of the existing houses have been adapted and remodelled over the years, although spatial constraints have tended to preclude loft or basement extensions. As a consequence most of the houses have had rear extensions built in the courtyards, of varying quality, and built at different periods.

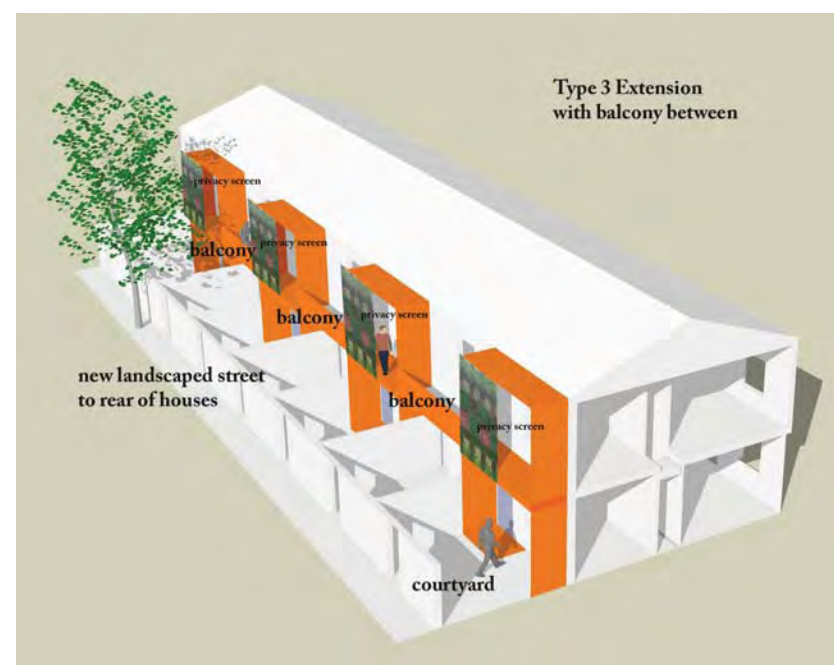
If new extensions were built to the rear of the terraces these would bring several benefits:

- They allow a bathroom to be accommodated upstairs whilst retaining a good sized second bedroom
- They would bring a fresh look to the rear of the terraces
- They would allow more light into the houses
- They would open up the rear of the properties to the rear garden.
- They could contain small outdoor balconies at first floor, which would overlook a new landscaped space
- They would create a thermal buffer zone, and help the existing houses retain heat

To minimise cost, disturbance and ensure build quality, the extensions would be prefabricated off site to suit individual requirements. They could even be pre-ordered by residents. They would be highly insulated, with green roofs, and could even contain solar panels where their orientation is suitable. With bright new interiors, modern attractive extensions, and new landscaped gardens, the character of the rear yards could be transformed. Staggering the window openings of the new extensions on opposite sides of the garden and providing external screens will maintain privacy.



There could be three basic types of extension



Bringing a fresh look to the rear of the terraces



Other possibilities for extension

There would be Three Basic Sizes of Extension (See Figs. 3 and 4)

Type 1 – Ground floor single storey (1100 mm x 4000 mm x 2700 mm high)

This retains a reasonable sized private outdoor space and maintains light to ground floor rear room. It provides storage space, and/or a small wet room. (fig 3/4)

Type 2 – Multi pod (2265 x 2600 mm x 2700 mm high)

This is a flexible room that could be used in different ways. It could contain a small kitchen, bathroom, bedroom, study, home office, workshop or store.

Type 3 – (1200 mm x 3900 mm full width extension) x 2700 mm or 5400 mm high)

This extends the living space at ground floor, and if two storeys high, creates a larger bathroom, second room, and/or balcony upstairs. If fitted on the south facing side of a terrace and fully glazed, the house would benefit from solar gain, and heating bills reduced.

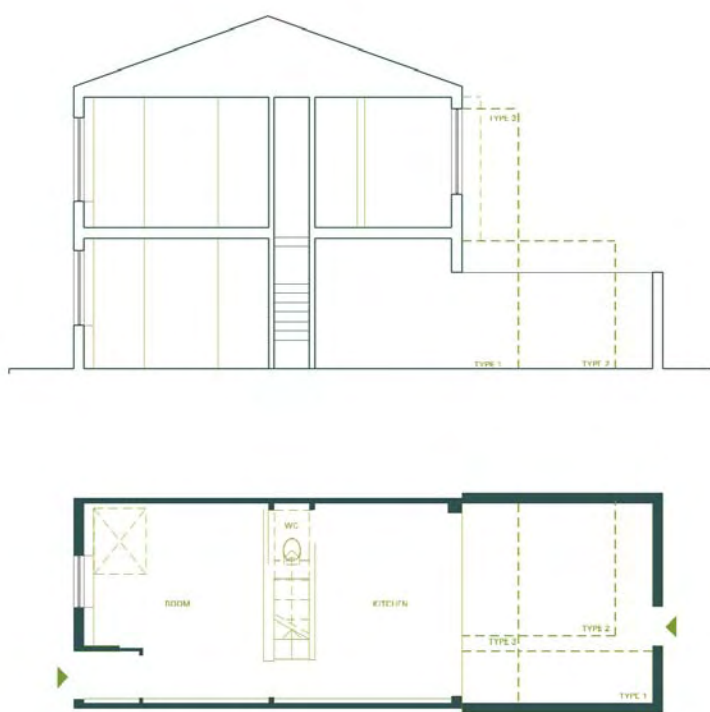
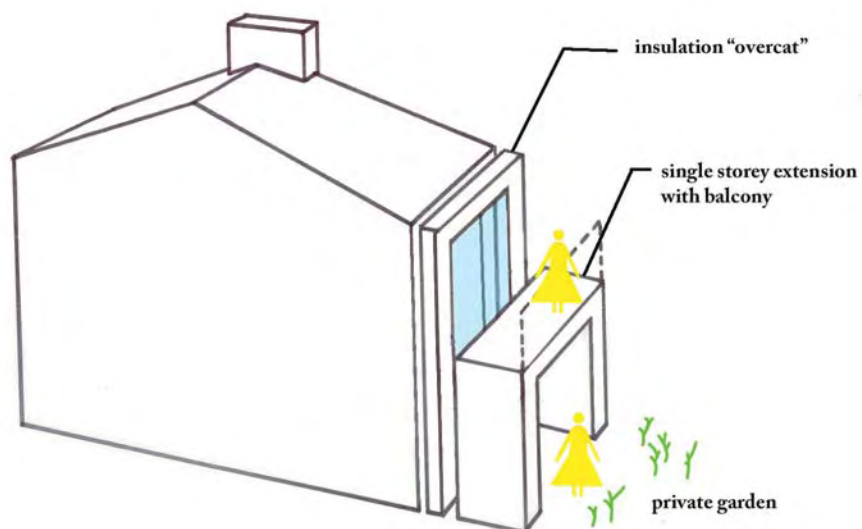


Fig. 4 Section and plan showing three types of extension to the rear of a typical terrace



Fig. 3 Three types of extensions



A single storey, ground floor extension would increase the size of the rear room and overlook a garden.

Possible New Layouts

The extent to which the inside of the houses can be upgraded to meet modern expectations needs to be established in more detail, but with minor adaptations to the layout, the drawings show how a typical original terraced house (at 4.2m wide) could provide the following accommodation:

- Living space
- Kitchen
- Master bedroom
- A second flexible space (single bedroom, study, play room, office)
- Bathroom
- Ground floor WC (to building regulations approved document Part M standard)
- Storage space
- Private outdoor space, to be used for cycle storage, clothes drying, recycling storage, and composting space

A huge variety of dwelling types can be developed within a typical house. These options include one bed dwellings with office/study, two bed family houses with garden, and even four bed houses. Although the designs are diagrammatic only at this stage, they are based on the following basic principles:

- The refurbished dwelling be as flexible and adaptable as possible
- The interior layout should provide a direct view of the rear garden
- Day light into the houses should be maximised, whilst retaining the original street elevations.
- Improvements should be made where possible to bring the dwelling closer to meeting *Lifetime Homes* standards.
- Improvements should be made to bring the dwelling closer to meeting *Lifetime Homes** standards.

Changing the position and size of the original stair to sit alongside a party wall offers some different possibilities:

- It allows a less steep and wider stair to be installed
- A stair-lift to be fitted when necessary
- It provides space for a WC to be placed underneath the staircase
- It forms a draft lobby downstairs.

Although moving the staircase means that the living space is narrower (approximately 3100mm wide), this is compensated by a more open plan layout and a clear visual connection with the garden outside. The rear wall opening could be widened to create seamless connection between inside and outside, and extend the sense of space within the house. A bathroom would be located against the external wall, with a small second bedroom alongside. Alternatively, a void could be created in the floor to allow even more light into the dwelling, with a gallery/study space overlooking the part double height living room. (fig 6)

With the additional benefit of a Type 3 extension, a larger bathroom can be moved between the bedrooms. (fig 7)

If the *Lifetime Homes* requirement for a ground floor living space was not adopted, the cooking eating and living area could be relocated on the first floor to maximise light to the living spaces, with car parking underneath. (fig 8)

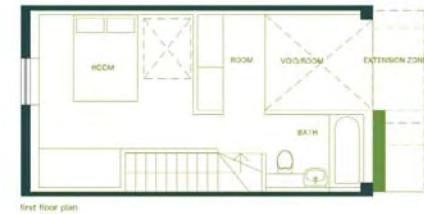
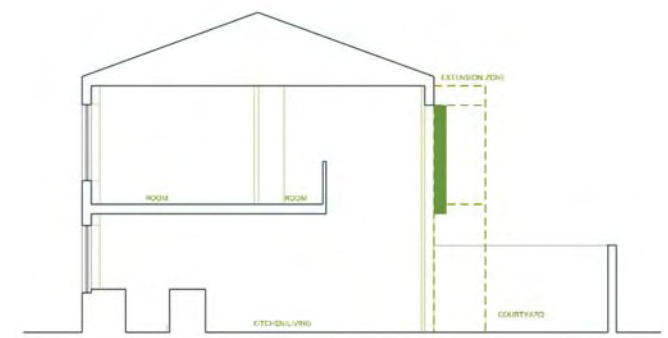
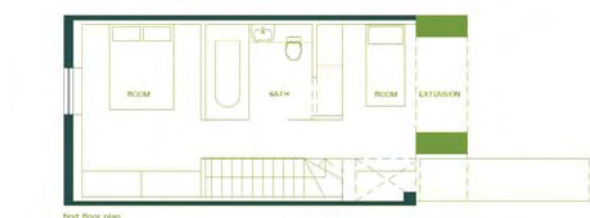
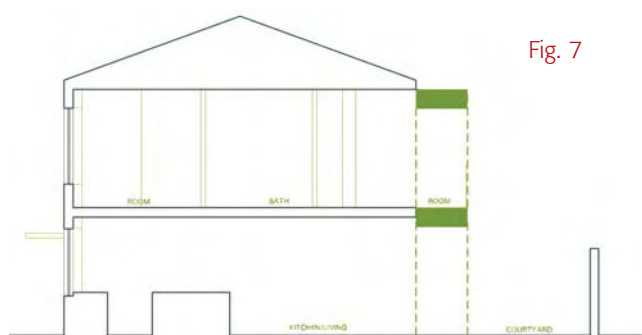
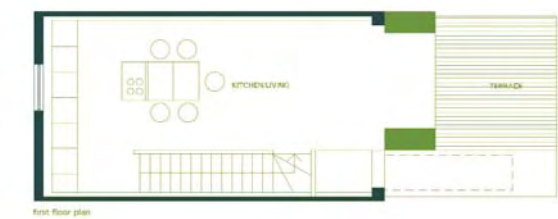
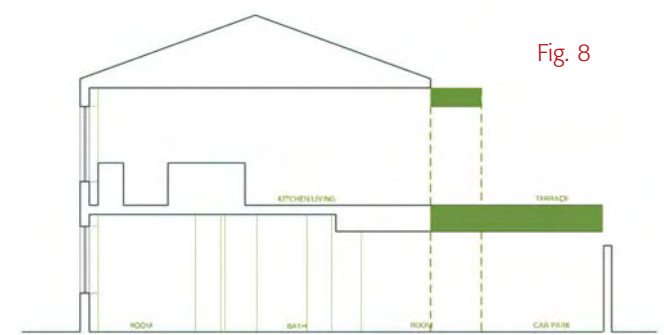


Fig. 6



Twin Terrace House

By modern standards, the existing houses are ideally suitable for up to three people. However, by removing part of the party wall adjoining two neighbouring terraced houses, a comfortable family home suitable for 4-7 people can be provided. There are many variations within this type, but we have initially looked at a courtyard house (fig 9), and L-shaped house (fig 10). The rear courtyard space could also be extended by the limited removal of dwellings on the other side of the block to create larger gardens where necessary. (fig 11)

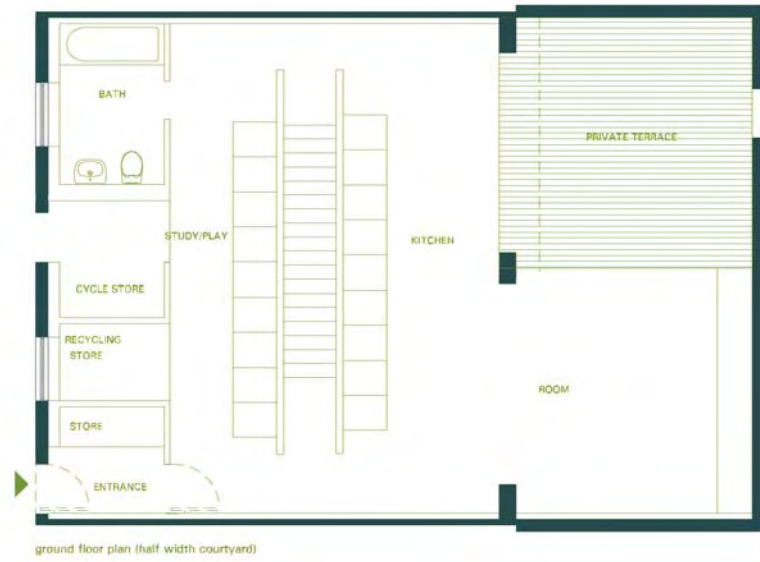
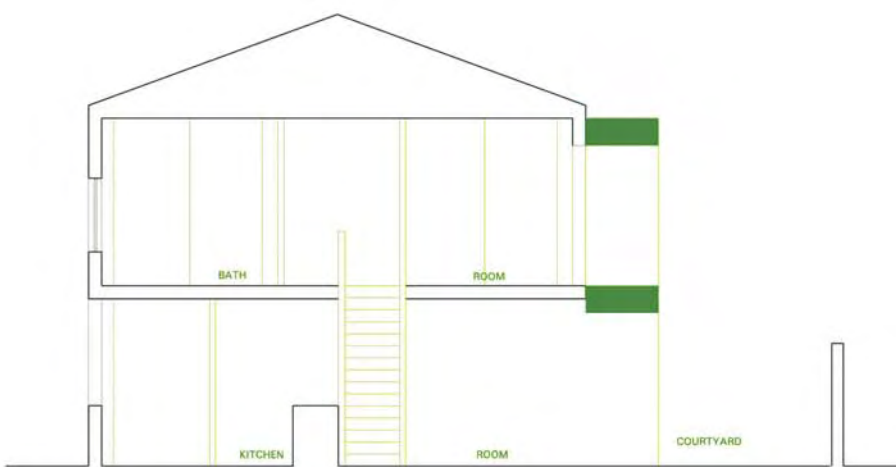


Fig. 10



first floor plan



ground floor plan (full width courtyard)

Fig. 9

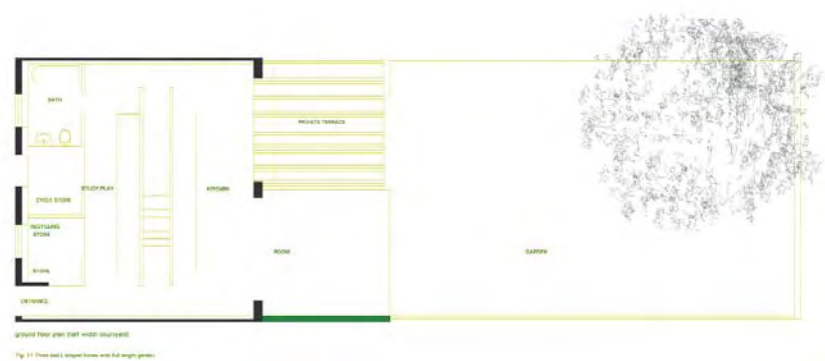


Fig. 11

The Rear Yards

The existing rear yard spaces are used in a variety of ways – as useful spaces for extension, storage, relaxing, drying clothes, and recreation.

To improve the attractiveness and security of the rear courtyards, the existing central access alleyway and extensions could be removed to create more defined, functional private open space. The area could then be re-landscaped to form a green street with private terraces for residents, and places for children to play and people to sit (see sketch). Private terraces and a small shared communal space would run through the width of the block. This would improve security as the spaces would be open to view, and enclosed at the ends of the terraces with gates. Privacy would be achieved by planting, privacy screens and developing the landscape strategy in more detail. (fig 13)

This presents the challenge of what to do with the bins that currently occupy the rear alleys. The idea would be to rethink the waste disposal strategy and provide communal drop-off points for domestic rubbish, which would be linked to a central collection system. This way, no wheelie bins would not be required, and people could simply walk to the central collection point to dispose of their rubbish.

Other ideas for the rear yards

Put car parking underneath a raised first floor garden

The landscaped area could be raised to first floor level. The main advantage is that the living spaces at first floor are well lit, and pressure on on-street car parking is removed. The potential disadvantages are that whole block would need to be developed, with the living space at first floor, the rear ground floor rooms would have no view, and the rear room would require a light well to provide daylight. (fig 15)

Build across the full width of the urban block

One dwelling would extend across the entire width of the block to provide more space and a new room. Lighting would be provided by an internal courtyard. The adjoining dwelling would have a balcony at first floor, and light wells providing light to the ground floor accommodation. (fig 16)

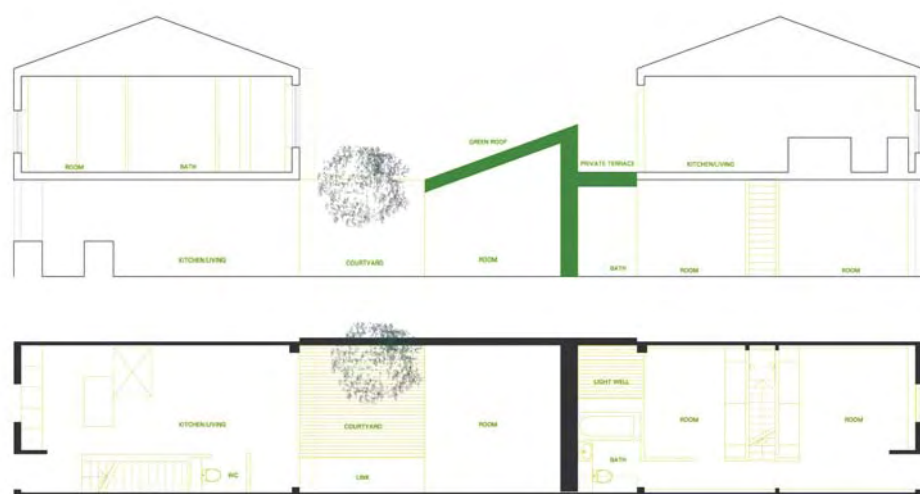


Fig. 16



The rear yards could be transformed into a communal garden

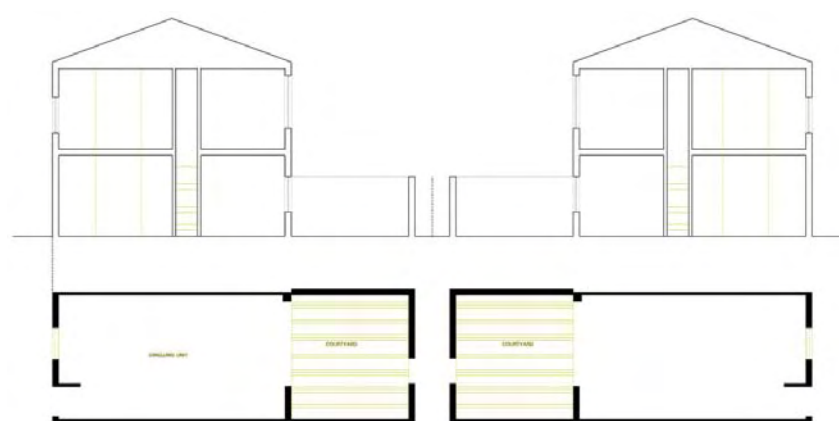


Fig. 12 The existing rear yards and alleyway

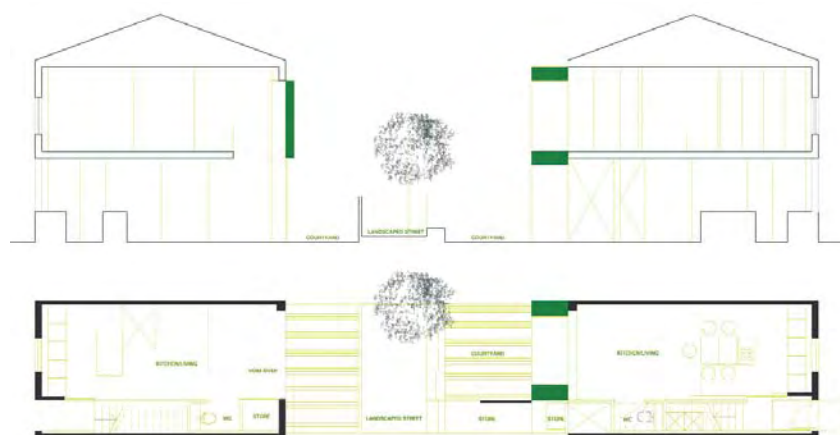


Fig. 13

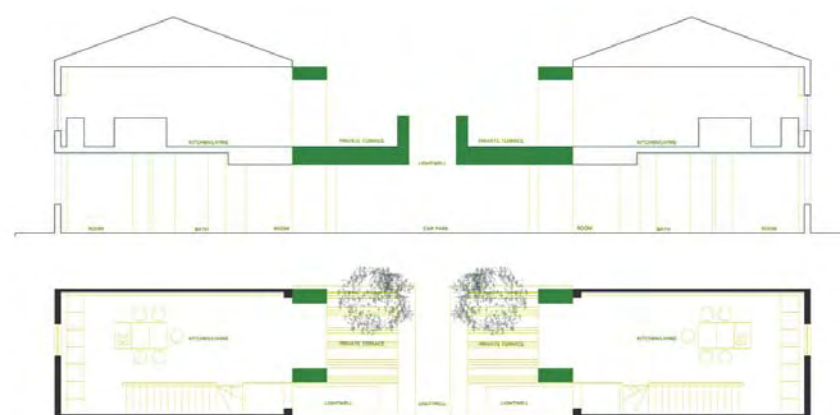


Fig. 15

Improving Energy Efficiency

Embodied Energy

The environmental case for reusing and recycling the existing houses is very strong. Based on initial calculations, the embodied energy locked into the materials of typical Toxteth Street house is around 35,000 kwh/m³. The embodied energy in a new family house is about 90,000kwh. For comparison, a typical £40,000 refurbishment of a three-bedroom semi might use only 15,000kwh of embodied energy.

Energy in Use

The long runs of the existing terraced housing form part of the character of the area, but also mean that the heat is shared between the party walls of the dwellings – compared a detached house, the fabric heat loss rate in a terraced house is 22% lower in a mid terrace dwelling. If the houses are saved, we would recommend that they should be upgraded internally to improve their environmental performance. To determine the potential performance of a single house, we propose that a typical mid terraced dwelling should be taken as a case study, refurbished, and air tested to determine the overall improvement in environmental performance.

Energy efficiency measures that should be considered are:

Proposed Primary Environmental Improvements to individual dwellings

- Insulate roof, walls and floors
- fit energy efficient light fittings
- Seal air gaps to eliminate drafts and improve air tightness as much as possible
- fit Replacement windows or install Secondary glazing
- fit an energy efficient boiler, CHP, or biomass boiler.
- Install energy monitoring device
- Install external clothes drying line.
- Ensure external space for recycling, composting, and bicycle store

Secondary Improvements to individual dwellings

- Install solar thermal panels to roofs (to south facing roofs)
- Install Ground source heat pump in the rear yards
- Install new concrete floor slabs with under floor heating
- Install photovoltaic panels (to south facing roofs)
- Install Energy efficient appliances
- Install low flush we and aerated taps.
- Install Grey water or rainwater harvesting system.

South facing Terraces

A fully glazed extension fitted to the garden side of south facing terraces would maximise solar gain within the house. This would reduce energy bills and provide more space within the dwelling.

East- West Terraces

A north-south orientation is the optimum orientation for solar gain. However improvements can also be made to the terraces that are orientated east west.

- Extensions with a south facing wall can accommodate solar thermal or photo voltaic panels.
- Chimneys can be extended and adapted to allow the fixing of vertical fixed solar thermal panels or photovoltaic panels.

Materials, Chimney pots and front doors

These are important reminders of the historic character of the streets. They create a recognisable rhythm to the street and could be given new uses – extended to house thermal solar or photo voltaic panels, or form new light and ventilation stacks.

Wider Communal improvements

By retaining an overall high density of the houses, more open land can be freed up for other uses. With appropriate financing it may be possible to reach Level 5 of the Code for Sustainable Homes, which will mean use of district-level biomass and CHP, supported by other technologies on other land in the area. An Energy Centre could be provided on site and bicycles and bicycle facilities provided to residents.

It is possible to remove the poorer quality dwellings and build a shared combined heat and power plant. This would provide local power and heat to the dwellings. Other spaces could become play areas, an area for wind turbines, or even community allotments.

Improving the Street – and Working with the Existing Urban Form

We believe that the existing urban form of the Toxteth Street neighbourhood serves as its great asset. The familiar densely occupied terraced grid of the area has proved successful and durable in many areas of the country. There are many social and economic advantages of this form of housing. At 90–100 dwellings per hectare, many people can be accommodated within buildings that are only two storeys high. A successful urban design solution should build on the character and existing urban form of the area.

Working with the existing grain of the area, the outside of the houses have the potential to be improved to increase the kerb appeal of the dwellings and the streets redesigned to make the area a safer place for people. This relatively simple investment could have a major positive impact in the regeneration of the neighbourhood.

Externally, the facades of the properties could be refurbished to reinstate the architectural cohesion of the streets and enhance the original character and period features of the terraces. Environmentally efficient small paned windows could be installed to echo the original windows – and could be repainted in an original sympathetic colour. To the rear, the simple cobbled rear yards could be reinstated.

Reducing the typical existing road width to a narrow single lane will slow traffic down mean that pavements can be widened and the area landscaped to improve the amenity value of the streets. With further work, other improvements to be considered would be;

- *Treating some of the streets as ‘outdoor rooms’*
- *Some streets could be closed to through traffic.*
- *Narrowing the road will allow trees to be planted and car parking to be ordered*
- *The pavements can be widened.*
- *Where traffic flow is limited ‘Home zones’ will give children priority and allow them to play safely in the street. The road width would be narrowed to just 3m, with passing places every 90m.*
- *Individual houses could be removed within the terraced streets locally to create ‘pocket parks’ or car parking courts and increase the feeling of greenery within the streets. The new landscaping could work with the geometric character and grid layout of the existing street layout.*



The urban character of Toxteth street neighbourhood is perhaps the areas greatest asset.



Chimney Pot Park in Salford, an award-winning rehabilitation (before and after development by Urban Splash)



Rockfield Road, Liverpool (before and after repair by the AHDC)



Toxteth Street before ... and after?

Costs

A preliminary draft cost report has been provided by Peter Gittins Associates to give an initial indication of the likely costs of a typical refurbishment. The cost of upgrading will ultimately depend upon the condition of the individual existing properties and the final extent of the alterations. Based on the indicative specification below, we believe that a typical upgrade costs might be around £60,000 (excluding preliminaries and contingencies) per property. However these do not take into account the savings that could be accrued through the repetitive nature of the work, and the potential for supplementing the refurbishment costs through grant funding, which would lower the costs. It should be emphasised that the report should be treated as guidance only and is subject to further detailed work.

This is a draft specification for upgrading a 2 bed Typical House.

- Strip existing roof and supply new welsh slate roof
- Carry out redecoration throughout (natural paint)
- Repoint and make good brickwork to external elevations
- Insulate roof, with 400mm loft insulation (thermafleece or similar)
- Supply and fit Internal wall insulation throughout (Sempatap or thermafleece board on 75x50 battens fixed to wall, or lime/hemp render) (100mm to party walls, 300mm to external walls)
- Supply and fit external wall insulation to existing rear external wall
- Draft proof floorboards, seal gap between skirting and floorboards
- fit energy efficient light fittings throughout
- Seal air gaps to eliminate drafts and improve air tightness as much as possible throughout dwelling
- fit replacement timber windows to match original design (vertical sliding sash with 12 panes glass)
- fit an energy efficient boiler, CHP (whispergen or similar), or biomass boiler.
- Install energy monitoring device
- Install rainwater butt
- New rainwater goods throughout (galvanised)
- Install External clothes drying line.

Secondary Improvements to individual dwellings

- Install solar thermal panels to roofs (to south facing roofs) (4 m²)
- Install Ground source heat pump in the rear yards
- Remove existing ground floor timber floor and install new eco concrete floor with insulation
- Install photovoltaic panels (to south facing roofs) 10m²
- Install Energy efficient appliances throughout (AAA rating)
- Install Grey water or rainwater harvesting system to each property
- Carry out complete rewiring throughout
- Carry out complete re-plumbing throughout (Install Ifo ES low flush wc low flush wc and aerated taps.)
- Install under floor heating throughout

New prefabricated extensions

Structure: OSB, or SIP clad in timber with hemp Block infill to timber frame.

Glass specification: triple glazed, with soft low e coating with argon gas fill

Sliding HW timber doors fully glazed: triple glazed, with soft low e coating with argon gas fill

Sliding Douglas fir louvered Privacy screen 2700mm x 1150mm

Vertical 18mm dia CSS galvanised steel @100mm centres, hardwood handrail



Prefabricated hemp panels being lowered into position – the new extensions could be constructed off site in a similar way

SAVE Britain's Heritage has been one of the strongest critics of the demolitions proposed as part of the government's Housing Market Renewal (Pathfinder) Initiative. SAVE's hard-hitting report on Pathfinder, published in 2006, highlighted the devastating effects of these clearances on both the communities and the architectural cohesion of towns and cities. SAVE has also drawn attention to wastefulness of demolition. SAVE's position has been vindicated by a report by the Commons Committee of Public Accounts published in June 2008. The report warns of '...a risk that demolition sites, rather than newly built houses, will be the Programme's legacy' and concludes that 'the needs of those who wish to remain in an area should not be overlooked in developing more mixed and sustainable communities.'

SAVE Britain's Heritage has been campaigning for historic buildings since its formation in 1975 by a group of architects, journalists and planners. It is a strong, independent voice in conservation, free to respond rapidly to emergencies and to speak out loud for the historic built environment.

William Palin, Secretary, SAVE Britain's Heritage, 70 Cowcross Street, London EC1M 6EJ

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Mark Hines Architects is a young architectural practice specialising in sustainable new design and the sensitive remodelling of existing buildings. They have specialist skills in working with historic buildings, and their extension, adaptation and repair. Mark Hines Architects are currently completing the design of a new community pavilion in nearby Ashton under Lyne, which will be one of the largest straw bale buildings yet constructed in the United Kingdom. Mark Hines was previously a director of MacCormac Jamieson Prichard architects and was the responsible for the conservation and remodelling of the BBC's Broadcasting House.

Mark Hines can be contacted at: E: markhines@markhines.co.uk T: 020 3217 2050 M: 07816 492337 www.markhines.co.uk



Extension to Senior Common Room,
St John's College, Oxford



A New House in a Ruined Castle, Astley Castle, Warwickshire



Christ Church Community pavilion, Ashton under Lyne



Extension to a Georgian House, London



Conservation and Refurbishment of Broadcasting House

Home alone battle

Valerie's street is to be bulldozed

She makes last stand to save house

PAUL BRITTON

VALERIE BROWN is the only person living in her street... but she is determined to stay. Everyone else moved after Bury council served a compulsory purchase order on her neighbours to make way for redevelopments.



Outrage at Prescott's £168m bill for housing consultants

By Jill Sherman Whitehall

JOHN PRESCOTT has spent £168 million on private consultants to advise on the demolition of 16,000 Victorian houses in the North despite growing criticism of the scheme.

A report by SAVE Britain's Heritage, published today, strongly condemns the Deputy Prime Minister's programme of bulldozing hundreds of terraced houses and calls for an immediate halt to further demolitions.

The heritage campaigners claim that houses with historical significance are being knocked down after cursory inspections, with little or no public consultation. It would be much cheaper to renovate and adapt existing buildings, they argue.

Mr Prescott is mounting an all-out attack on one of the classic forms of the English house. A SAVE spokesman said: "It is a tragedy and outrage that Mr Prescott's department has spent £168 million on consultants to advise on the demolition of 16,000 Victorian houses in the North despite growing criticism of the scheme."

Toxteth Street demolition plan still undecided

PLANS to demolish 630 properties on Toxteth Street, Openshaw, is still up in the air after being called in for scrutiny. Manchester City Council's plan to develop new homes in a 10-year period is still challenged by the Democrats.

said the original



IMPROVEMENT... NOT DEMOLITION

HUNDREDS OF HOMES earmarked for demolition as part of a multi-million pound regeneration project could now be saved.

Overall plans to demolish around 600 houses in Miles Platting and Collyhurst reconsidered after their demolition was opposed by residents.

The month-long campaign also had the backing of City ward Liberal councillor Martin.

in a survey presented to Manchester City Council's Executive Member for Housing on Monday.

Councillor Eddy Newman, just 30 per cent of residents said they backed large scale demolition of houses while 70 per cent wanted their existing homes to be refurbished and modernised.

Councillor Jim Battle, who along with his fellow ward councillors for Ancoats and Clayton helped to carry out the survey, said: "Residents made it clear that they want to see the area improved and neighbours kept together."

There is a clear principle that any future partner must make Miles Platting, Ancoats and Collyhurst a better place to live.

"Any scheme must have the support of residents, improvements must take priority over demolition and communities must be kept together."

He said it was likely the number of demolitions would now be reviewed in light of the consultation with residents "who are saying they would like to see improvements rather than demolitions."

Around 780 people took part in the survey which also rejected the proposed creation of a new road between Bradford and Oldham Road amid fears it would disrupt the community and increase traffic flow.

Developers, New City Vision led by Laing O'Rourke and the Renaissance Consortium led by Lovell, are competing to redevelop the area with a final decision expected to be made in November.

Councillor Newman, Manchester City Council's Executive Member for Housing, thanked local councillors for their work in producing the report.

He said: "I can assure local councillors and residents that the views of local people are paramount and will be taken into full account before any decision is made."



Protesters say: 'We shall not be moved'

ONE of the protest organisers Donna Ward talks to police outside the New Deal offices in Beckett.

Protesters say they were dissatisfied by the meeting.

Mr Tinsley said: "We don't believe a word they say anymore. It's up to us to stick together and we will take it to the Houses of Parliament if it comes to it."

Speaking to the Advertiser in a meeting held before the protest took place, Steve Rumble, Director of Housing for Manchester City Council defended the process but said the consultation process has simply been a "paper exercise" carried out to fulfil government guidelines.

Anna, who lives in her house in Beckett, said: "We've joined other districts who are affected by these changes. It's obvious that the steering group's opinions are being ignored and that the consultation process has simply been a 'paper exercise' carried out to fulfil government guidelines."

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THERE'S NOBODY AT HOME... Just some of the 22 houses left empty on Midolban Street in Clayton, close to the City of Manchester Stadium

Bright on our streets

Residents tell of their misery at living near rows of empty terraced houses

By Chris Osun

PEOPLE are sick and tired of empty houses blighting their neighbourhood. Families are living amid houses boarded up with graffiti-covered metal shutters, in the shadow of the gleaming City of Manchester Stadium.

Some of the worst affected roads run off Ravenhill Street, Clayton, Oldham Road, and Midolban Street. Get it Sorted found 22 houses lying empty over a 50-yard stretch.

On adjacent Heather Street there are 10 unoccupied houses and, on Ben Street, a further six.

Last week the M.E.N. reported how Empty Dwelling Management Orders have been introduced to deal with empty private landlords who abandon properties. The problem in Clayton is slightly different, because the bulk of the empty properties are owned by housing association Northern Council, which is leaving them empty while a regeneration scheme is thrashed out.

But as social landlords they are duty bound to provide a decent quality of life for residents.

At empty houses near Phillip Park, Northern Councils are put up hanging lockets and repaired doors and windows.

Sandra Webb, of Ben Street and Ravenhill Avenue Residents Association, told Get it Sorted that members were desperate to see a similar clean up project on their streets.

She said: "Homeowners are worried they won't get a decent price if they sell, and young families are depressed. If they look around the area and see this, what would they say about Manchester?"

Get it Sorted will be keeping a close eye on progress.



562 OPENSHAW HOMES FACE BULLDOZER

AN "important milestone" in the redevelopment of Openshaw was reached last week when councillors gave the nod to an outline planning application.

It gives the green light, in principle, to the clearance of residential properties around Toxteth Street, on Ashton Old Road and Fairford Road, the former St Peter's RC High School, a public house and the Baptist Tabernacle.

A number of properties on Grosvenor Road, Wells Close, Burnham Street, Chorley Street and Clarendon Street will be retained as well as the GP surgery on Ashton Old Road, the Salvation Army building and the Eden Project.

But the proposal was not unanimously welcomed with 14 letters of objection submitted, including one from the United Baptist Tabernacle, which claimed they had no plans to sell their church.

The group Save Britain's Heritage also lodged a written objection on the grounds that it involved too high a level of demolition of possible historic houses, and is an unnecessary and wasteful use of public resources.

Other residents cited that they did not want their homes demolished, that uncertainty had lowered property prices and that properties had been purchased by the council for a compulsory purchase order in Liverpool was unlawful, would have any bearing on the Toxteth Street plans.

It was told that the decision was made in regard to the use of English Heritage's powers and that the same powers did not apply to the council.

The report addressed the near complaints, stating that the Baptist Tabernacle was in poor condition with dry rot and that it is considered that the benefits of comprehensive redevelopment outweigh the disruption to local residents.

The committee voted to approve the plan, which was backed by Councillors Neil Swainson, John Langdon, Tom Rowell, chief executive of New East Manchester and Councillor Paul Harpur.

"Outline planning is an important milestone in regeneration of the Toxteth Street neighbourhood."

Openshaw is set to see major improvements in coming years, not only with construction of new homes Toxteth Street, Ogden Lane and a new district shopping centre, a new multi-centre and new community sports facilities.

We will now be holding some consultation days for local community next week following this. Final plans will be drawn up.



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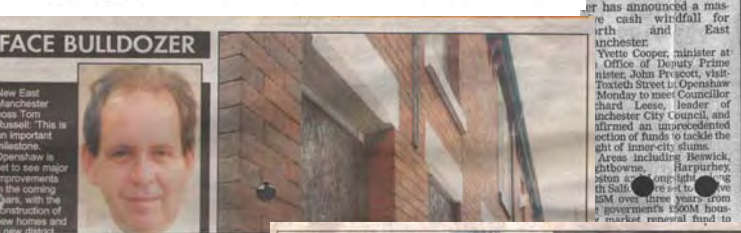
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IN LIMBO!

CONFESSION: Plans for the future of a Clayton housing estate are still in limbo after a compulsory purchase order was issued for the area.

The land is now in a state of limbo, with the council unable to proceed with the development plan for the area.

The council is still in the process of negotiating with the landowners, and it is unclear when the development will be completed.

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HOUSING: 10,000 terraced homes to be demolished

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SLUM CLEARANCE OLD HOMES 'EMIT LESS CARBON'

Refurbishing is more 'eco' than new-build, research indicates

ARE YOU feeling guilty that your pretty but imperfect listed cottage guzzles up enough energy each year to power a small computer? Do you think it may be time you invested in a new eco-home to cut your carbon footprint?

Then pause for a moment - a report to be published next Monday, New Tricks with Old Bricks, indicates that staying put might be the kindest thing that you can do for the planet.

The Government is encouraging the construction of new "zero-carbon" homes, yet new-build properties account for just 1 per cent of the total housing stock. Existing homes are being overlooked in the fight for a 20 per cent cut in UK carbon emissions by 2010.

Few homeowners understand how much carbon is produced by the building of their homes - or the creation of materials used in that process. The report, compiled by the Empty Homes Agency with help from the Building and Social Housing Foundation, indicates that the embodied carbon - the carbon released as a direct result of building a new home - accounts for nearly three times as much as the building's lifetime emissions.

The agency claims that building a new home emits more than four and a half times as much carbon dioxide per square metre as refurbishing an existing one. As much as 35 tonnes of carbon dioxide could be saved by bringing an existing home up to scratch - equivalent to driving a car from London to Sydney and back seven times. Over 50 years, this means that there is almost no difference in the average emissions of new and refurbished homes.

The Empty Homes Agency believes that if the 288,000 long-term empty homes were upgraded to higher energy efficiency standards, UK carbon emissions could be cut by 8 per cent (more than 13 million tonnes). This is equivalent to taking 3.3 million cars off the road for a year. Henry Oliver, policy advisor at the agency, says: "More work needs to be done, but one thing is clear: if we're interested in quick wins to minimise the amount of carbon dioxide we pump out in the next 50 years, we need to place greater emphasis on reusing the buildings we've already got."

LORNA BLACKWOOD
www.emptyhomes.com



Churchmen rebuke against regeneration

with a multi-million pound regeneration project.

Lightbourn, Harpur and Manton are also in line for comprehensive regeneration.

Councillor Pat Karu Harpur, who represents the area, said: "Myself and the other Harpur councillors will be meeting with the council's Director of Housing to make submissions on the area. This is a once in a lifetime opportunity."

The project's funds will be used to improve existing homes and make way for wide choice of new housing with new measures to help residents to own their own property.

A key aim is also to offer "neighbourhood assistance work" to help residents to improve their own properties.

period to 2006. The council has 10,000 houses, but its family has 700 redundant properties.

Road Carl active member of the council. "This is a huge and very important opportunity."



House-hunters queue to turn lives upside down

THEY are the Coronation Street houses that are turning the property market on its head. House-hunters queue through the site to be first in line to buy new "upside down" terraced houses in Salford.

The slate rooftops of the 15m-sq-ft houses in Langworthy feature luxury open-plan credits of the soap but they have fallen in favour with property buyers in recent years.

Developer Urban Splash has changed the way it transforms old empty and abandoned terraced houses into chic and desirable new homes. Each house in the Coronation Street development will have two bedrooms on the ground floor with a living room upstairs and the kitchen in the roof.

And to make sure it remains a true Salford suburb, the first houses were on sale available to those with close links to the area.

Buyers had to provide evidence they either lived locally or had immediate relatives close by.

Many were so keen to buy one of the houses, which start at £99,000, that they queued overnight at the Urban Splash site.

Work on the project is underway and first phase is expected to be completed next spring.

One of the first in the queue to secure a house was Heriberto Telecom worker, Pringle, 35, who said: "The houses are fantastic. Urban Splash has done us proud by also giving us the opportunity to buy them here."



The dark side of the property price boom

HUNDREDS of children will wake up homeless in Manchester on Christmas Day, a shock report has revealed.

In a study that shows the hidden "dark side" of the property boom, the charity Shelter claims 1,137 youngsters are living in the city without a proper home for them or their family.

Experts say the number of homeless families has risen 34 per cent in the last four years - at the same time as house prices have rocketed.

Shelter's study shows there are now 727 homeless households living in temporary accommodation in Manchester.

With the average house in the city now estimated to be costing £130,212 - double the figure in 1997 - many in temporary accommodation face little or no chance of ever gaining a foothold on the property ladder.

Shelter's director Adam Sampson said: "This Dickensian picture of suffering for homeless children is in stark contrast to the cosy festivities that most of us can look forward to this Christmas. While many people benefit from soaring house prices, the dark side of the boom spreads unnoticed."

Martin Goodsell, Shelter's area manager, said the city has the third highest number of homeless children of any city in Britain. Although it has a smaller population than Glasgow, Manchester has more homeless youngsters.

He said the lack of affordable housing, rising house prices and a lack of social housing - such as that run by councils or housing associations - have all made the problem worse.

Mr Goodsell added: "We have got a large problem with the numbers of people in temporary accommodation. It is having a major effect on families and the welfare and education of children."

A report by social policy group The Joseph Rowntree Commission said the number of homeless children in Manchester has risen 34 per cent in the last four years - at the same time as house prices have rocketed.

