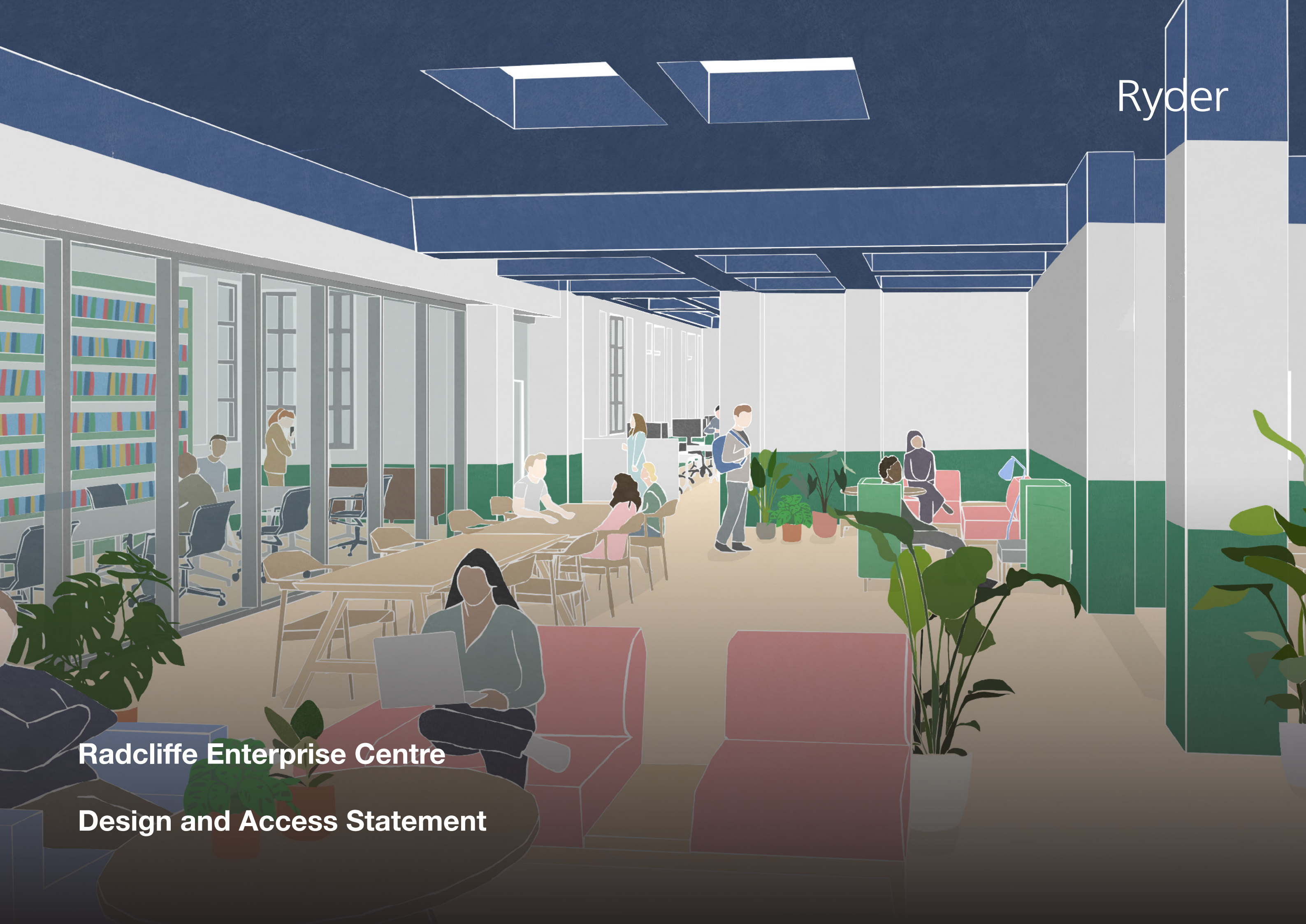


Ryder

Radcliffe Enterprise Centre

Design and Access Statement



Ryder Architecture Limited

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Contents

- Introduction
- Supporting Statement
- Brief Development
- Precedent
- Radcliffe's Regeneration
- Site
- Existing Building
- Proposed Scheme

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Introduction

Background

Ryder have been commissioned by Bury Council to develop design proposals for the existing Radcliffe Library for it's redesign into an Enterprise Centre.

Supporting Statement

There is a lack of business space in Bury, slowing the potential growth in the Borough. There is an average of 25 land/office space requests per month through the investing inbox but the lack of space means these requests cannot be met. Bury is home to a large number of micro-businesses, 90% of businesses in Bury employ less than 9 people.

The ground floor of the Centre will be converted into a co-working facility with an occupancy of up to 50. The second floor will be a flexible space including meeting rooms and other. As well as providing much needed business space it will also incorporate business support services such as mentoring, networking and financial advice among others.

The Centre will support entrepreneurship and the start-up and scale up of new and micro-businesses, as well as creating new economic models via social businesses, and new attractive spaces for businesses to innovate and grow.

Overview

In 2021 Bury Council was awarded £20 million from the Levelling up fund to regenerate Radcliffe town centre, this included the development of a multi- use civic hub.

The main goal of redeveloping the current library is to produce an Enterprise centre for Radcliffe, to help support small businesses and start up companies. The proposed project aims to contribute to improving the economic value of Radcliffe as well as reducing the need for residents to travel into neighbouring towns and cities.

Since the COVID-19 pandemic there has been a rise in demand for less traditional work spaces and accommodation for those working from home or with more flexible working arrangements. The proposed Enterprise Centre for Radcliffe aims to provide high quality spaces for these individuals and those entrepreneurs, for greater support and community involvement.

Radcliffe's new civic hub includes a new library space, providing the current Library as a feasible site for the suggested Enterprise Centre. The current library serves the community well, however as an older building - opened in 1907- there are some required remedial works needed regarding the upkeep and maintaining of this historical building.

The new enterprise centre offers the opportunity to provide much needed and desired facilities for those in Radcliffe and Bury. Currently Radcliffe has a higher unemployment rate and level of deprivation compared with Bury so the demand for high quality, flexible workspaces is there and the proposed project aims to encourage community connection as well as preserving a heritage building.

Brief Development

A Hub for the New Work Culture

The noticeable shift from traditional office settings to collaborative and hybrid systems has been significant post pandemic, focusing more favourable on community, identity and local connections. It is now more crucial than ever to understand the new work culture, as to improve the productivity and engagement with employers and employees.

There has been an increased demand for adaptable and community orientated workspaces, this is directly understood in Radcliffe. In comparison with Bury and neighbouring areas, Radcliffe has experienced higher rates of unemployment, especially in the town centre. Bury council has recognised the importance of providing accessible workspaces to attract and support small business and thus promoting the growth of the local workforce. By providing flexible workspaces the proposed enterprise centre will allow entrepreneurs, start-ups and freelancers access to a creative and collaborative environment that encourages and nurtures social interaction.

The proposed enterprise centre will provide Radcliffe and it's residences with a varied and dynamic workspace, which aims to continue to serve and maintain the current community services provided by the library, which engages with a diverse number of community groups.

Understanding the Brief

Bury Council has outlined some criteria for the proposed enterprise centre based off the suspected needs of potential users of the centre as well as information gathered from observations made at a similar scheme in Rochdale- ‘Fire Up Co-Working Space’.

The majority of the available space on both the ground and first floor will be dedicated to smaller 4-6 person rent-able offices, as they are in high demand in other schemes of this size and area.

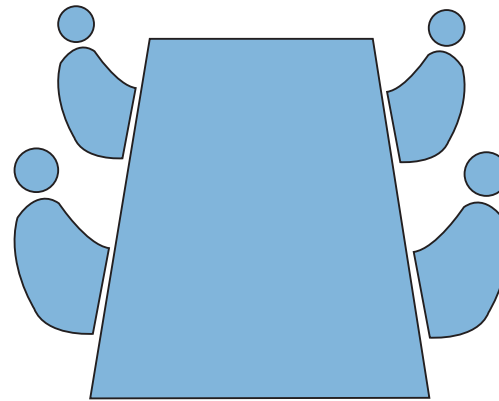
There has been requests for a number of hotdesking areas for more flexible or part time users of the proposed project. Members of the local community with limited IT access will also be able to use the hotdesking facilities. However the requirement for these spaces are in less demand compared to the requirement for meeting rooms and office space.

There is also demand for co-working spaces and breakout spaces.

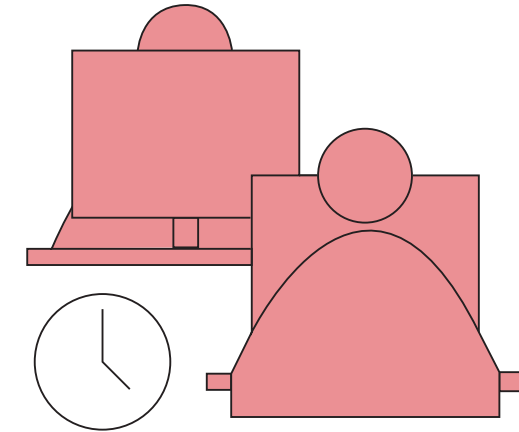
Additionally there are requirements for meeting rooms which will be available to hire and are potentially flexible to accommodate larger gatherings and community groups.

There are further requirements for kitchen space/ spaces.

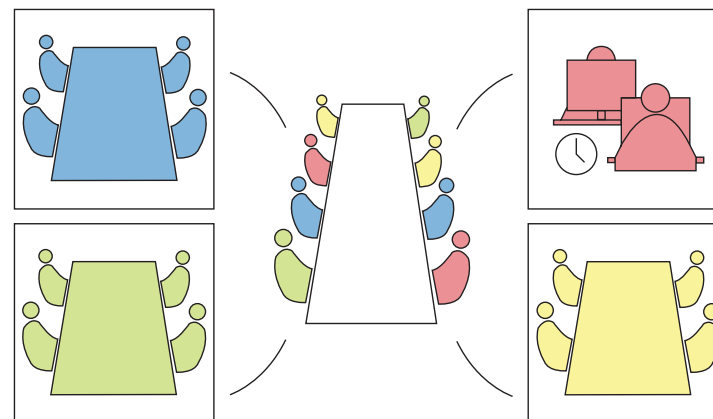
An important function for Radcliffe’s Enterprise Centre is to retain it’s use as a library to the public whilst the new Library is under construction. Despite the current Library not being listed it does have Carnegie status which requires a level of public access must be retained.



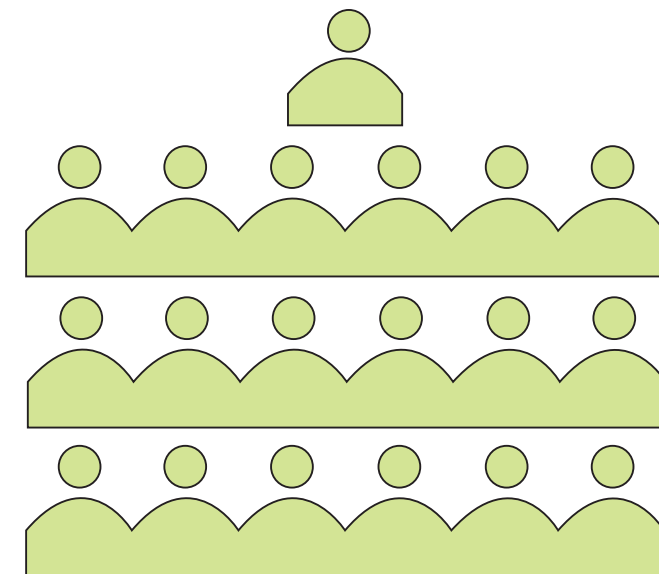
4 to 6 person offices



hotdesking options



breakout and co-working space



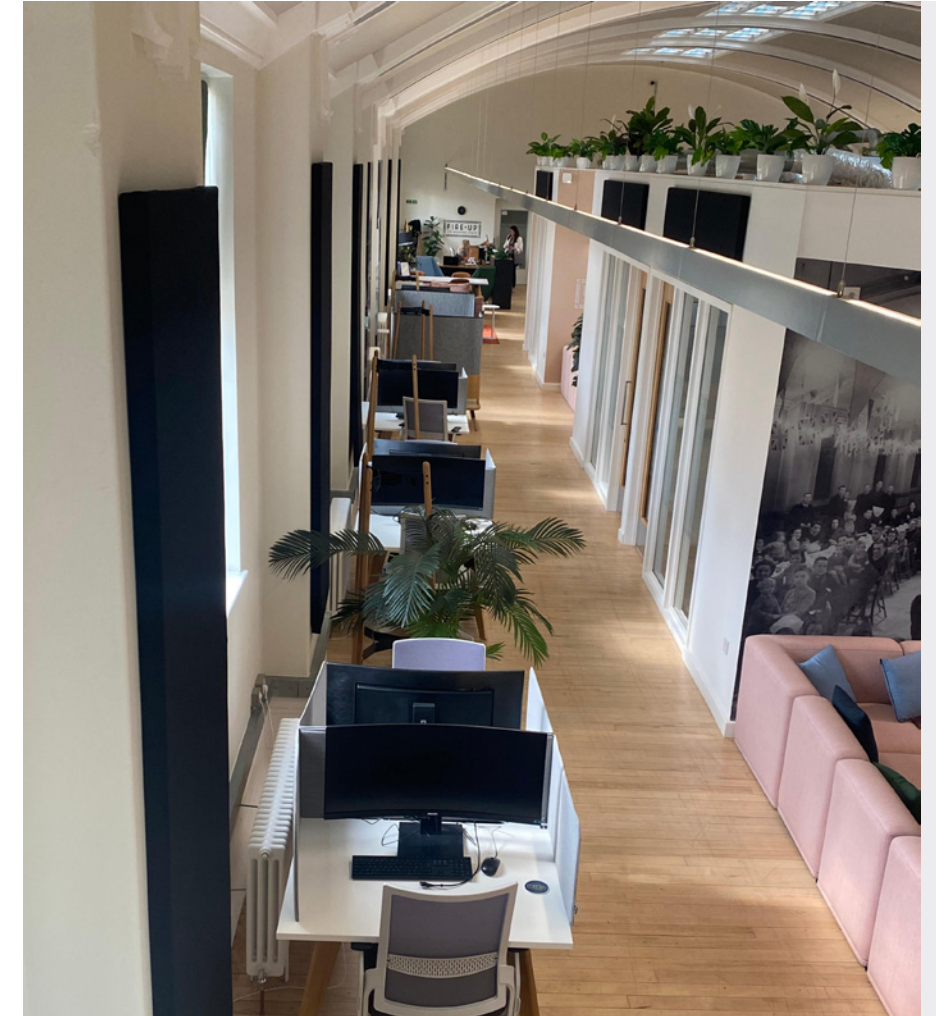
Meeting and community group space

Precedent

FireUp Co-Working Space, Rochdale

The Growth Company Limited oversees FireUp, a project proposed under similar circumstances to those surrounding the proposal for Radcliffe's Enterprise Centre. Rochdale identified a demand for a hub catering to start-ups, small businesses, freelancers, and entrepreneurs. FireUp offers an affordable co-working space for emerging and small-scale ventures, fostering a collaborative environment.

This space is purposefully designed to encourage collaboration and co-working. Users at FireUp benefit from access to business support services facilitated by the Rochdale Borough Council. Situated within a 1930s art Deco Fire Station, FireUp mirrors the proposed Enterprise Centre in Radcliffe, as both projects involve retrofitting and re-purposing historically significant buildings.



Radcliffe's Regeneration

Levelling Up- Radcliffe's Civic Hub

The successful funding granted to Bury Council for the redevelopment of Radcliffe's town centre is part of a wider regeneration effort from the government which seeks to empower regeneration of towns and cities and to restore local pride.

£20 million have been funded by the Levelling Up Fund, £20 million has been provided by Bury Council's capital programme and £2.5 million from Sport England.

The new facilities will provide new community spaces, with enhanced support for health and well-being, as well as providing new leisure facilities.

The Civic Hub will also provide a new location for Radcliffe's library and will continue to engage with the community in it's new location. Which frees the current library space for further redevelopment and investment into the local economy and community.



Strategic Regeneration Framework

It is acknowledged in Radcliffe’s Strategic Regeneration Framework that the ‘creation of flexible employment space is essential to ensuring that the town is activated throughout the day and evening’.

The SRF also informs that the impact of COIVD-19 has accelerated the decline of Radcliffe town centre and there needs to be an adaptation towards ‘flexible working patterns’.

There continues to be an emphasis in this document on the diversification of the town centre around widening the business base and offering alternatives to the traditional high street and 9-5 working day and office leases. Which the proposed scheme engages with, offering flexible workspaces in the town centre. 59% of the population in Radcliffe are aged 19-65 making employment and access to skills relating to employability crucial for the social, economic and personal well-being of residents.

The overall development of Radcliffe covers most sectors and is a long term regeneration plan, however for many of the proposed schemes there is an emphasis on the success of early developments, such as the propose enterprise centre to generate further investment and growth within the town centre and across the wider town. A scheme such as ours aims to be a successful hub within the community for economic growth and support for the smaller and newer business ventures.

Following from this it is expresses that on average Radcliffe struggles with low employment and academic achievement. Due to this there is an emphasis on the importance of providing educational and skills facilities to the community. Which the proposed Enterprise Centre aims to provide through support and education regarding new and inexperienced entrepreneurs.

The SRF’s stakeholder engagement resulted in some key findings that the residents of Radcliffe would benefit from education and training of new skills as well as engaging with the community which is active and could have a better impact if the space and opportunity was provided. Which the proposed scheme aims to engage with.

From the SRF’s findings there is evidence to suggest that there are existing start-up companies in radcliffe that would benefit from being relocated into Radcliffe’s town centre.



Retail and Business

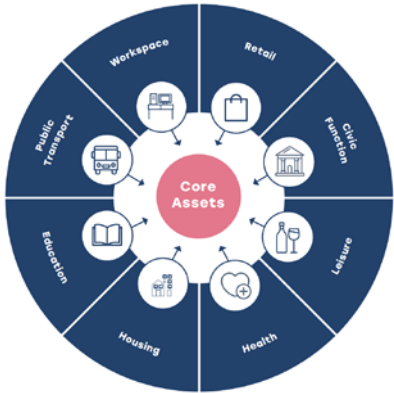
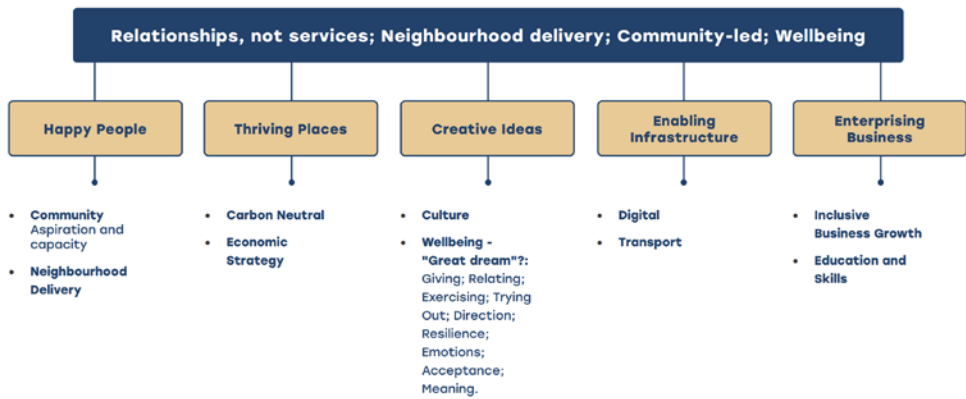
Radcliffe Town Centre is home to several large food retailers which draw in consumers from Radcliffe and the wider Bury Borough. However, there is a declining retail function associated with the core of the town, high vacancy rates and generally lower order retailers demonstrate a need to develop a new, local retail offer. Radcliffe Market provides a first step in providing a new and unique offer in the core and this should be built on. The town centre also has limited office space, introducing flexible workspace to the core would support entrepreneurs and creative industries. A distinctive local retail offer should be developed together with a widened, flexible business offer and a new housing offer, strengthening the core of the town and making it a real destination for residents, workers and visitors.



Skills, Education and Employment

Radcliffe as a whole suffers from low academic achievement and attainment when compared with Borough-wide average and has an unemployment rate above both the Bury and England averages. Providing accessible educational and skills facilities for residents is key. Proposals for a new secondary school in Radcliffe, outside of the core, demonstrates a commitment to meeting this demand. Employment space must be provided in the core which is flexible, adaptable and resilient to change, creating an area of creative activity.

The emerging SRF - 5 themes; 10 priorities



A town That Encourages Business and Creativity

Small and medium sized businesses, entrepreneurs and creative industries play a key role in driving the economy, particularly in towns. Like minded business are at their best when they cluster. Radcliffe already has several successful small businesses and industries and is well placed to grow and capitalise on this.

Site Overview

Positioned within Greater Manchester's Borough of Bury, Radcliffe is a market town, with a rich industrial history, situated in the Irwell Valley. It is 7 miles northwest of Manchester, 3 miles southwest of Bury, and shares its southern border with Whitefield. The town is divided by the disused Manchester Bolton and Bury Canal.

The current Radcliffe Library is a 3 minute walk from the Radcliffe Market Hall, which is located next to the new civic hub under construction currently which will eventually include Radcliffe's new Library.

Radcliffe's tram stop is only a short 9 minute walk from the proposed site, and just over a 30 minute tram journey from Manchester Victoria and a 14 minute journey from Bury. There is also a bus stop directly outside the proposed site which services bus routes 98, 512, 513, 887. This bus stop and the neighbouring stop across the road go to Sudehill, Farnworth and Bury at regular intervals throughout the day. Making the site easily accessible using public transport.



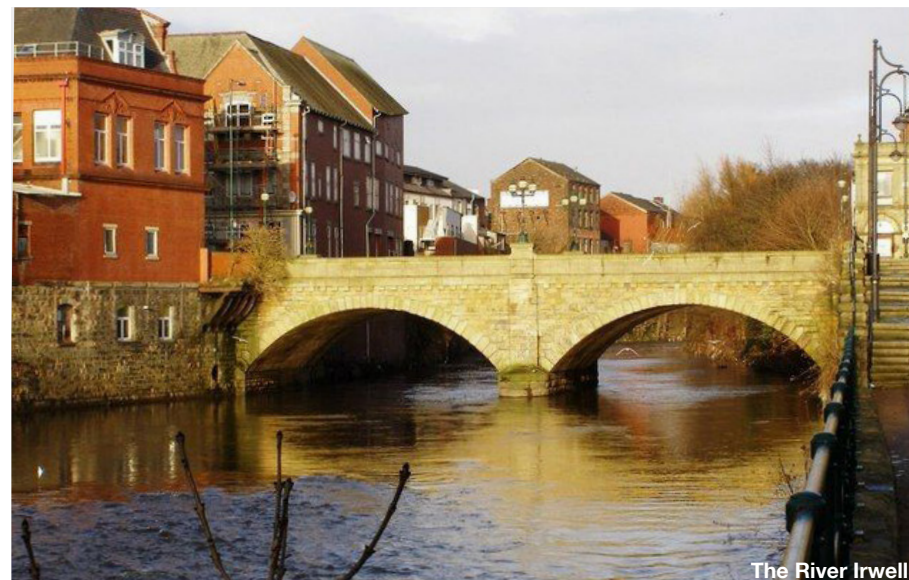
Radcliffe Town Hall



Parish Church of St Thomas and John



Radcliffe Market Hall



The River Irwell



Radcliffe Tram Station

Historical Analysis

There is evidence of settlements in Radcliffe from Mesolithic, Roman and Norman time periods and is mentioned in the Domesday book as 'Radeclive'. For a period of time Radcliffe was a small parish which developed into the market town it is known as presently.

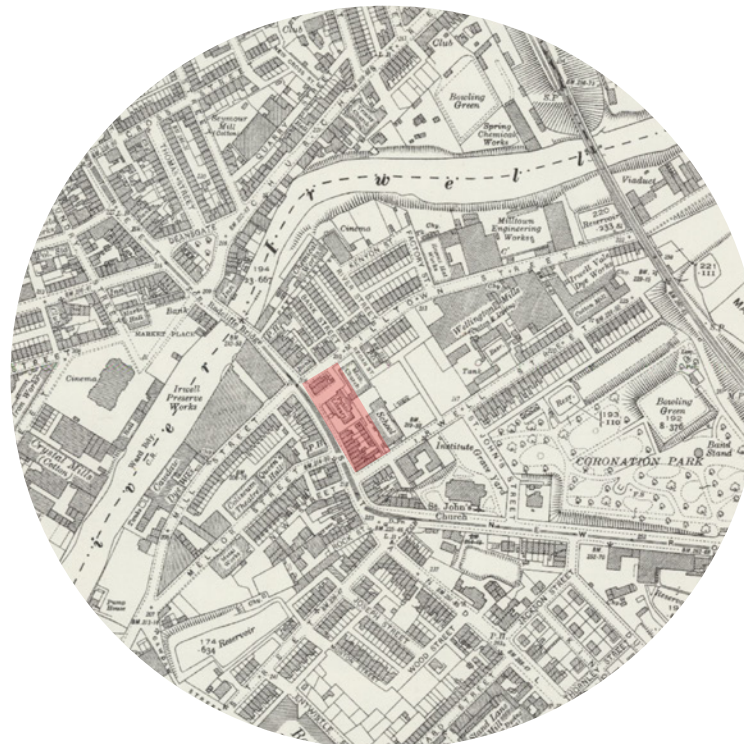
During the industrial revolution Radcliffe provided coal for industries and in the mid 19th century became a mill town, with cotton mills. The use of canals and the river Irwell helped with the industrialisation of the area.

The current library was built originally on the site of the first Bridge Wesleyan Chapel. The library was granted funding by the Carnegie UK Trust of £5000 and opened in 1907.

Since opening there has been a significant extension to the ground floor footprint since it's opening in 1907.



1893



1938



1947

Radcliffe Library

Radcliffe Library is on the eastern side of the River Irwell, beside the town centre and a 10-minute walk from the Radcliffe tram stop and within close proximity to supermarkets and the market hall. Recognized with Carnegie status, the library must maintain a level of public accessibility. It is not formally listed but has historical significance that could consider it a non-designated heritage asset.

Due to its age, the pitched roof recently underwent repairs to address signs of deterioration and water ingress. New windows have also recently been installed. The ground floor saw interior renovations in 2020. Offering traditional services, Wi-Fi, computer access, and hosting diverse community groups and classes, the library also houses a council information point, serving as a vital link between residents and council services.

Presently, the upper floor accommodates the NHS Integrated Neighbourhood team, yet it's not fully utilized. There has also been a recent renovation on the first floor as a small kitchenette has been installed. Plans involve relocating these services to the new civic hub in the town centre, thereby freeing up the library space for conversion into an enterprise centre.

Adjacent to the library is a council-owned car park with around 24 spaces, presently open for free use without any time constraints.



Approach to Radcliffe Library



Reception desk at Radcliffe Library



Ground Floor view of Radcliffe Library

Site Analysis

Site Characteristics:

- The area is not a conservation area or a green belt
- It is adjacent to the River Irwell but not in a Flood Risk Zone and it has been relayed that the basement does flood and is equipped with pumps for this reason.
- It is not a listed building, the nearest listed buildings are the Church of St Thomas and St John (grade II, 0.2miles from the site) and Outwood Viaduct (grade II, 0.5 miles from the site)
- There are public transportation links in close proximity to the site. Such as the Radcliffe Tram stop which is short 10 minute walk (0.4miles), which runs from Manchester city centre to Bury. There is also a bus stop outside of the Library which provides the 98, 512, 513 and 887 routes with run to Shudehill, Farnworth and Clifton. The opposite bus provides the 98,512 and 513 which all go to Bury.
- There are currently a number of large trees on the site which are suspected to be self planted.
- The surrounding buildings consists of Bridge Community Church (to the north of the site); Italia Mia (a restaurant to the north west); a number of small convenience stores and aestheticians across from the front of the site.
- There is also a Nursery (Educare for Early Years Radcliffe) and an indoor playground (Fuzzy Ed's funhouse) in close proximity to the site.
- The vast majority of neighbouring buildings are residential.



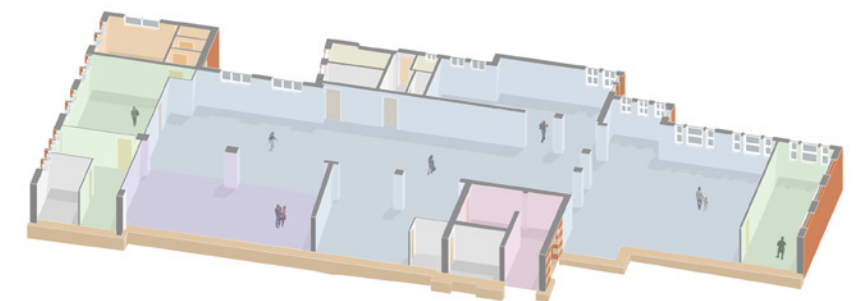
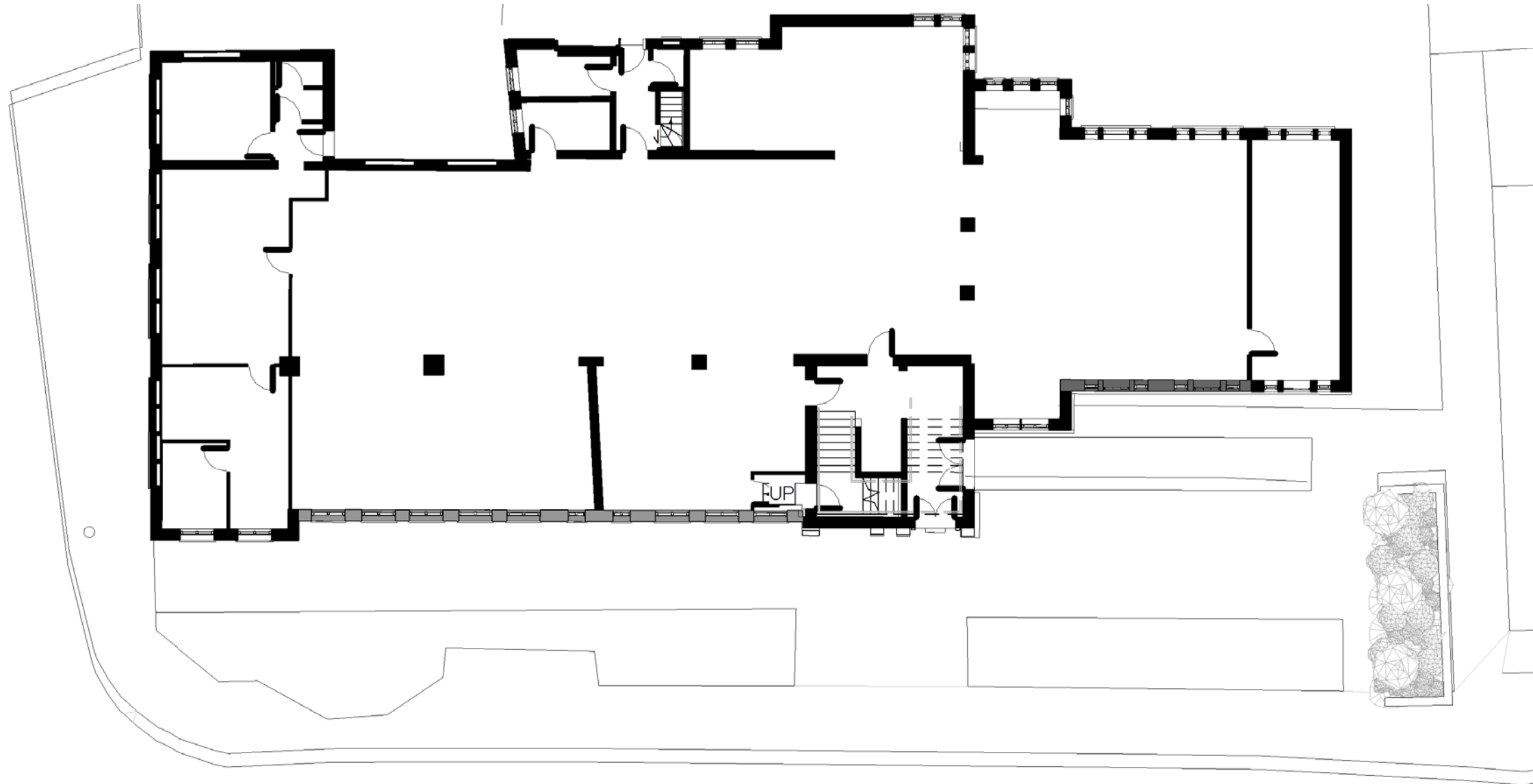
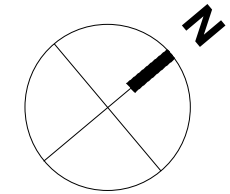
Existing Building



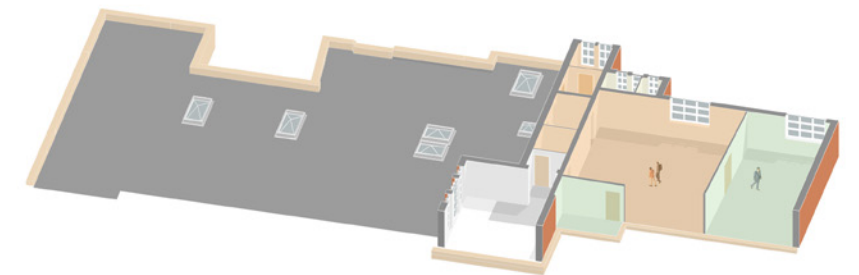
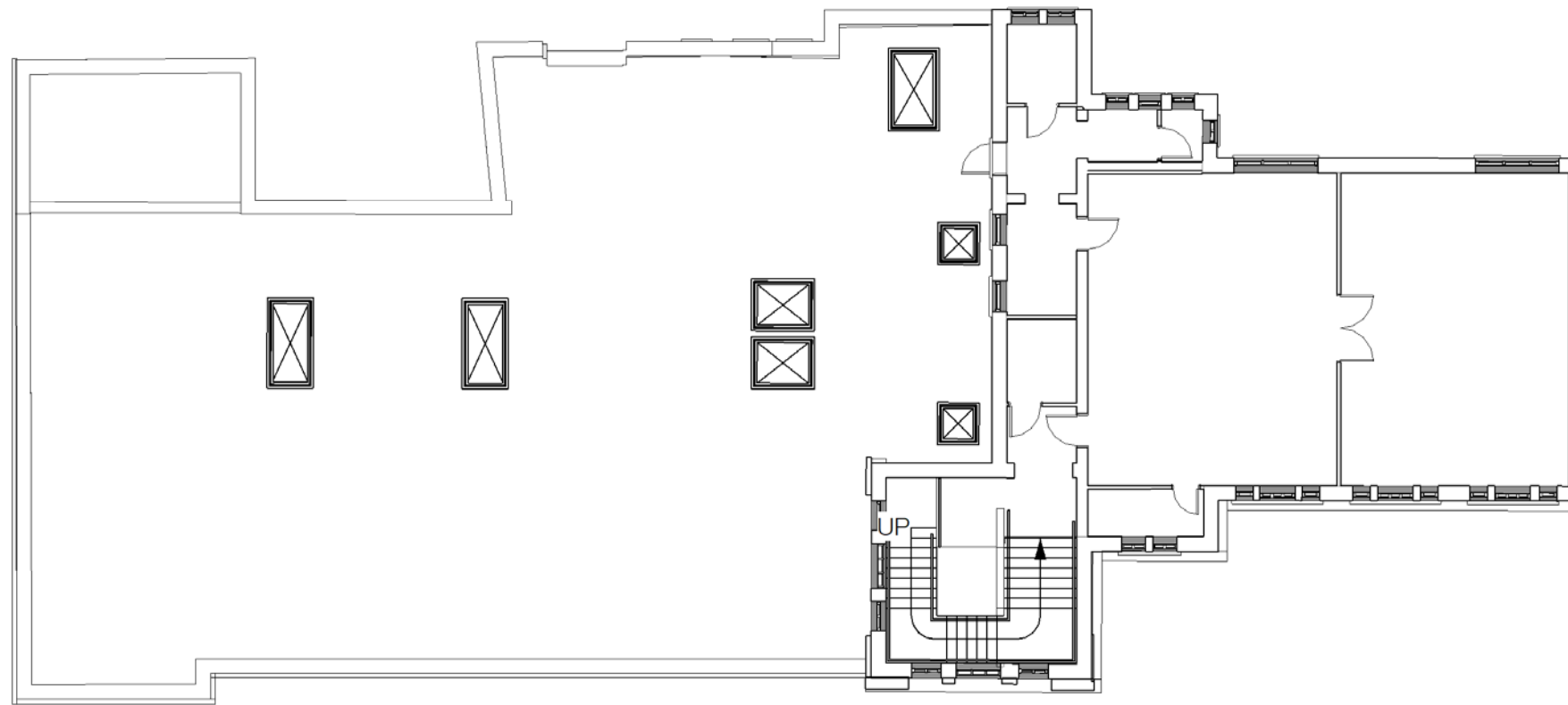
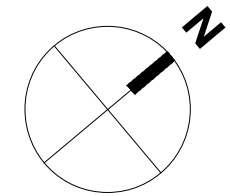
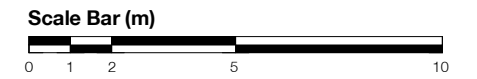
Ground Floor Plan

Scale Bar (m)

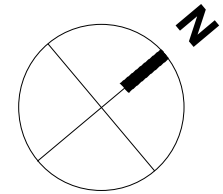
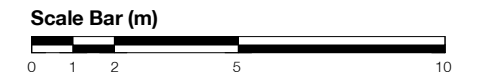
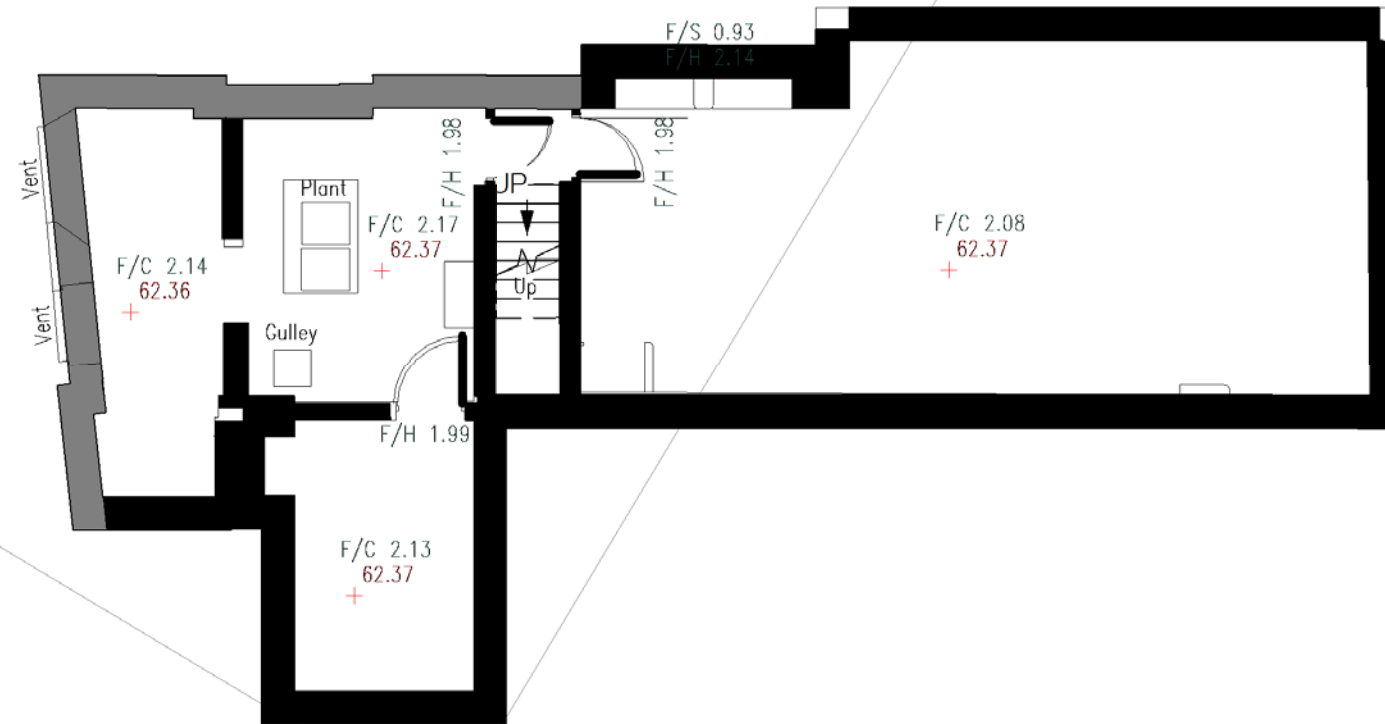
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First Floor Plan

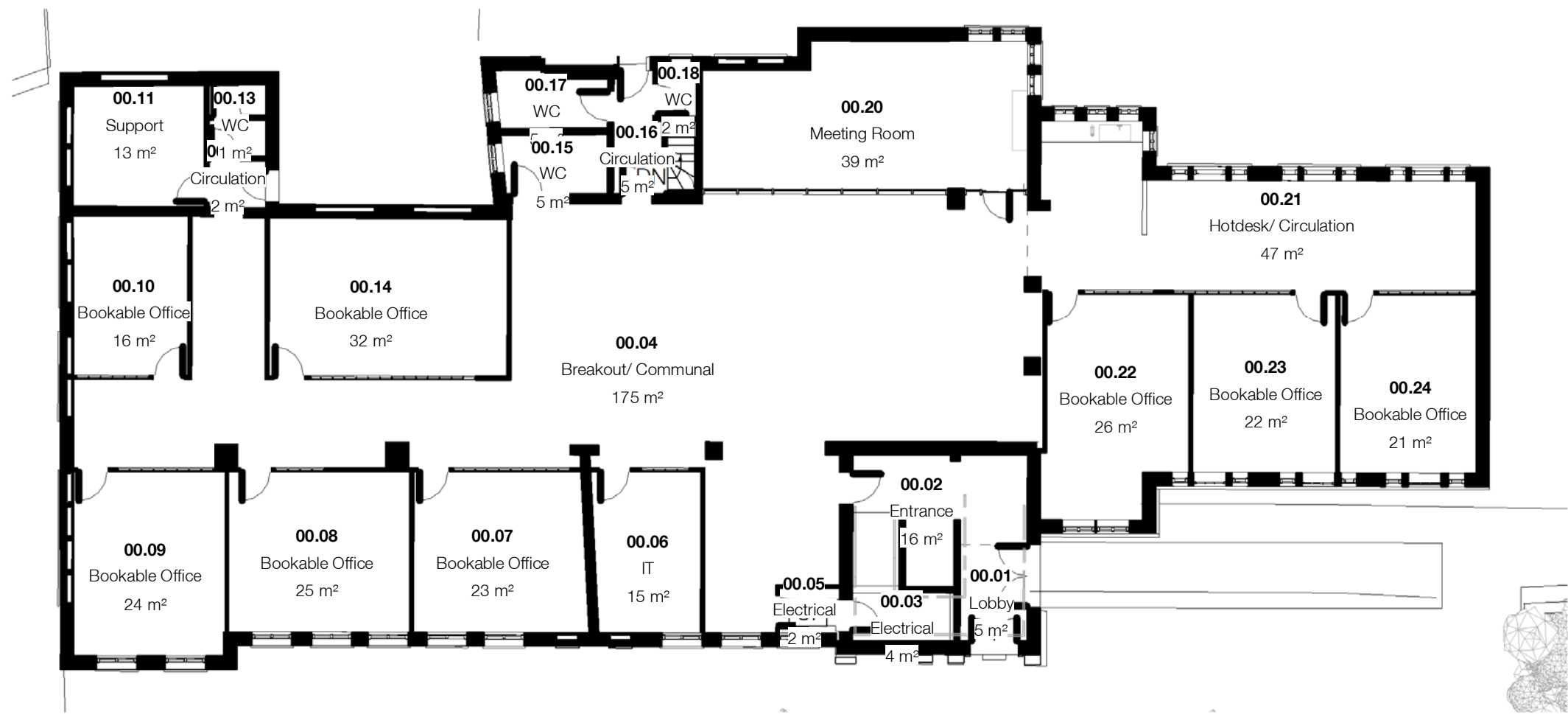
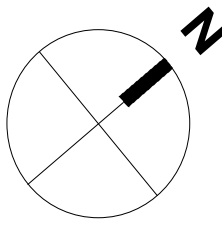


Basement Plan



Proposed Scheme

Ground Floor Plan



Ground Floor



-Entrance



-Offices



-Support Facilities



-WC



- Meeting Room



-Hot Desking

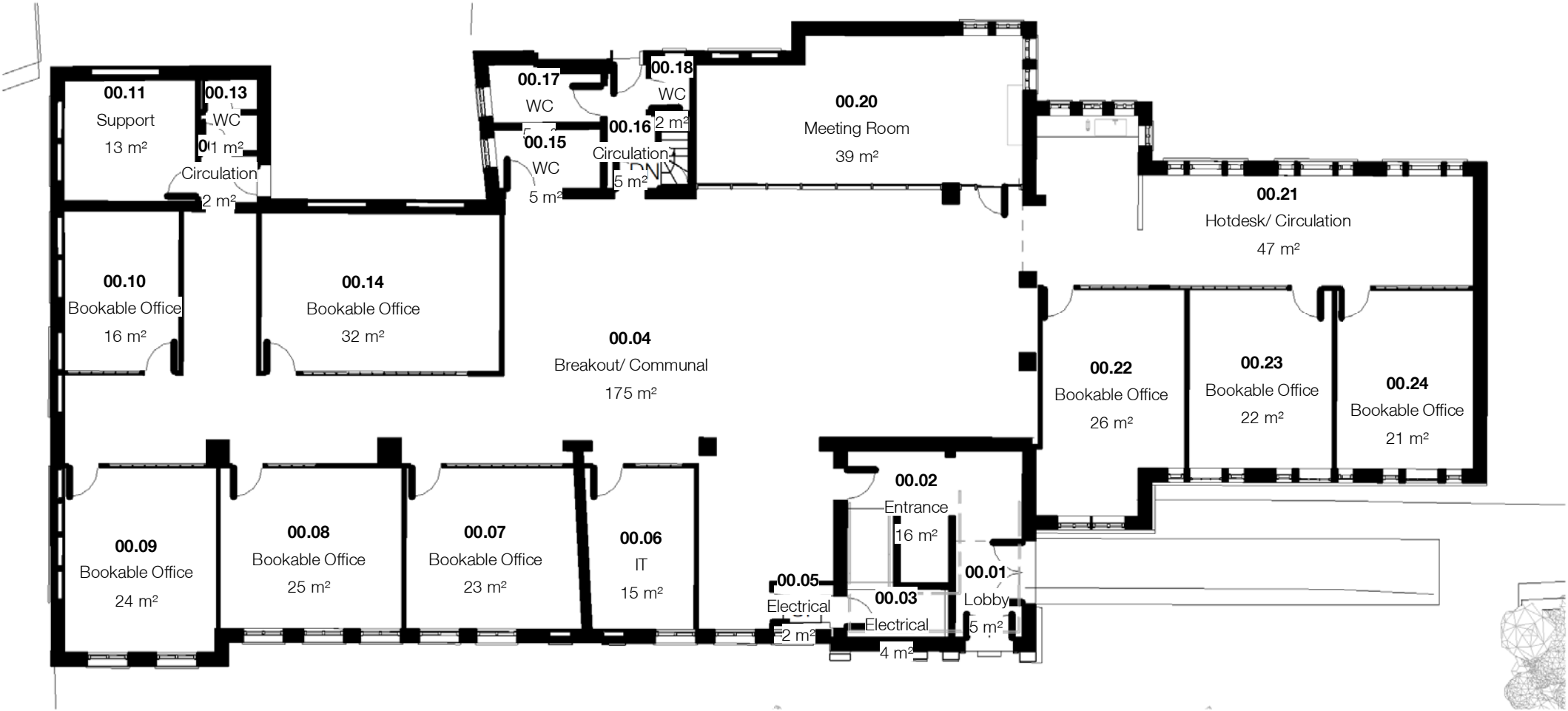
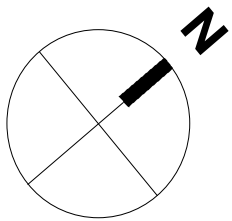
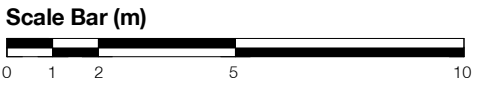


- Communal/
Breakout Space



-Space intended to
remain open to the public
for access to books and
computers

First Floor Plan



First Floor



-Entrance



-Offices



-Support Facilities



-WC



- Meeting Room



-Hot Desking



- Communal/
Breakout Space

Visuals

