

Retail Core and Town Hall

Oldham Council is driving forward plans for the redevelopment of the Old Town Hall as a landmark multiplex cinema and family leisure venue. Taking steps to secure planning permission and engage investment partners. Raising the quality of the retail/leisure offer alongside the construction of the nearby Metrolink route (due for completion 2014).

Catalyst:

Commitment to reuse the listed Old Town Hall and arrival of Oldham Central Metrolink stop.

Location:

Heart of the Town Centre, north of Union Street, with Spindles Shopping Centre and Town Hall.

Site size:

0.4ha – Old Town Hall and bus station.

Site condition:

Grade II listed Town Hall requires refurbishment.

Key land ownerships:

Old Town Hall and bus station (Oldham Council).

Opportunities:

Reuse of Old Town Hall – leisure/retail/commercial uses.

Planning:

Area within Central Shopping Core. Old Town Hall (Grade II listed) sits within the Town Centre Conservation Area.



The site



Regeneration aims and objectives:

The symbolic Town Hall is an exciting reuse opportunity and adjacent Spindles Town Square Shopping Centre provides the potential to better link the town core to the proposed Oldham Central tram stop.

Specific project objectives include

- Expanding the quality, family friendly retail/leisure offer in this part of town
- Reusing the historic Town Hall in a sensitive manner
- Better integrating the Spindles Town Square Shopping Centre with the rest of the Town Centre
- Contributing to a north south axis including public access along Clegg Street and a memorable approach to the town from Oldham Central tram stop
- Enhancing Town Square as a striking space for everyday use and special events



For more information contact

T: 0161 770 2077 E: invest@oldham.gov.uk
www.investinoldham.com



The Landmarks



Oldham Council Ownerships

Oldham Council Controlled

Civic Hub

Oldham Council as landowner is interested in engaging with a developer partner to explore innovative opportunities to complement the proposed Hotel Future Project.

Catalyst:

Hotel Future Project – the National Hospitality Training Academy in Oldham.

Location:

North West part of the Town Centre, bound by Rochdale Road, West Street and bus station.

Site size:

2.7ha site area in total.

Site condition:

Accommodates Civic Centre (15 storeys), Queen Elizabeth Hall (concert venue, conference facilities and exhibition space), Integrated Care Centre, County Court building and surface car parking.

Key land ownerships:

Public sector owned (majority Oldham Council).

Opportunities

Development, reuse and hotel options to create an integrated mixed use hub with leisure, civic and commercial office opportunities.

Planning:

Within the designated Oldham Town Centre Boundary, adjacent to the Shopping Core.



The site



Regeneration aims and objectives:

Oldham Civic Centre is a landmark on the Greater Manchester skyline. The council offices, new integrated care centre and bus station generate significant footfall, whilst car parks provide opportunities to further develop this hub.

Specific project objectives include:

- Developing an integrated civic/commercial hub as part of a campus environment
- Incorporating open space and car parking into the development utilising levels changes
- Exploring opportunities to reinstate the importance of the Rochdale Road Civic entrance
- Making the most of the Queen Elizabeth Hall
- Enhancing connections with The Oldham College and retail core
- National Hospitality Training Academy (NHTA) – A co-operative commercially run venture by the Council, Manchester Hoteliers Association and The Oldham College, the NHTA will provide a unique opportunity for hospitality industry training with structured courses and on-the-job training in a bespoke design, upscale 120 room hotel and convention centre



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The Landmarks



Oldham Council Ownerships

Oldham Council Controlled

Public Realm - King St, Union St and Mumps

Accessibility will be radically improved with the arrival of Metrolink through the heart of the Town Centre. New public realm infrastructure will be provided. This will open up a range of opportunities including the potential for Next Generation Broadband - opening up access to international markets.

Catalyst:

Arrival of Metrolink and three new stops through the heart of the Town Centre and digital infrastructure provision.

Location:

Route along Union Street between King Street and Oldham Mumps Metrolink stops, incorporating Oldham Central Stop.

Site Size:

1km in length from station to station.

Site condition:

Predominantly retail and commercial street.

Key land ownerships:

Various.

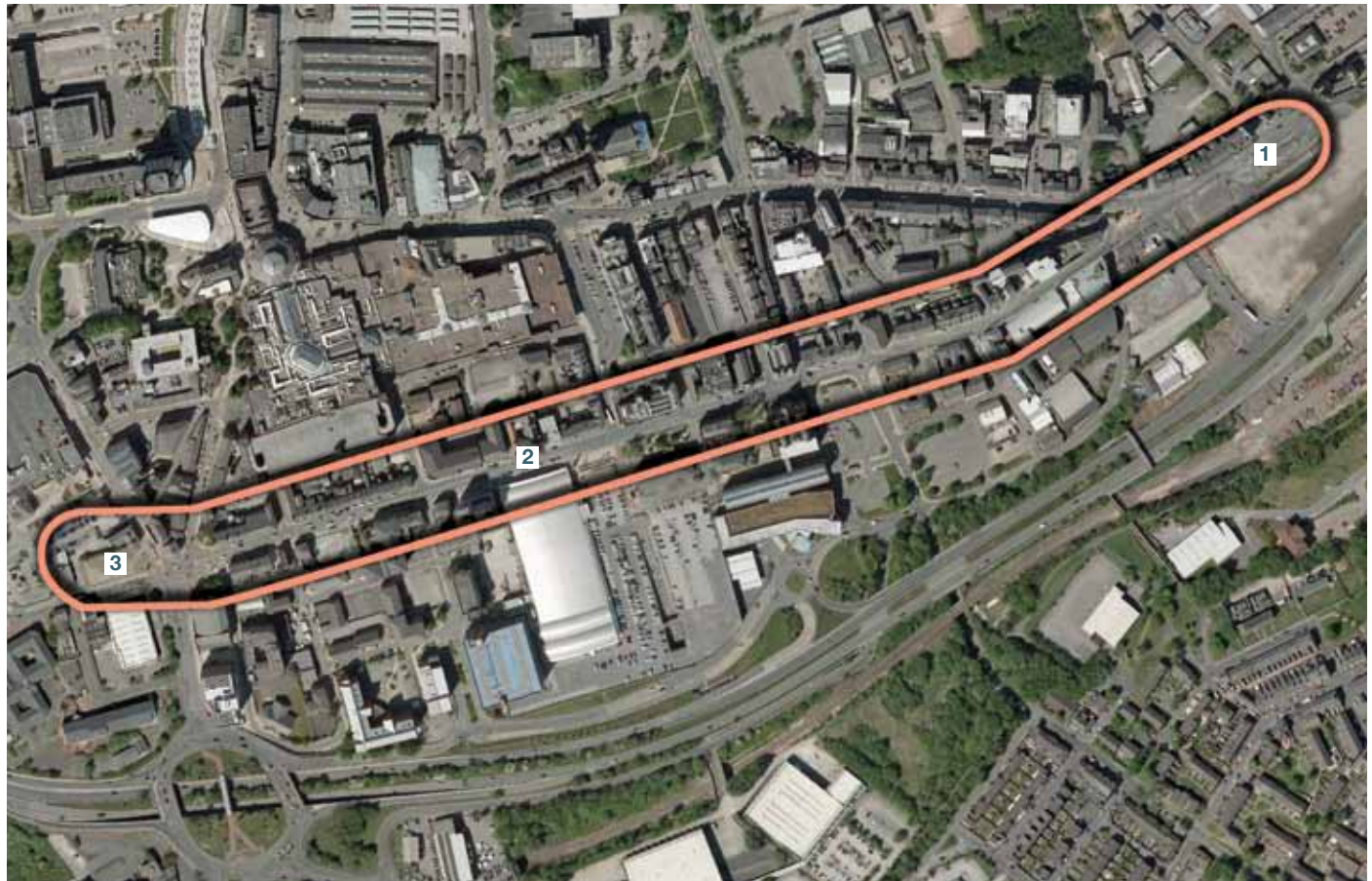
Opportunities

Development opportunities including listed buildings along route and Next Generation Broadband Access providing superfast, open access connectivity.

Planning:

The area is within the designated Oldham Town Centre Boundary. Between King Street and Clegg Street is identified as central shopping area.

Between Sainsbury and Retiro Street is designated the Town Centre Conservation Area.



The site



Regeneration aims and objectives:

The arrival of Metrolink and three new Town Centre stops present exceptional opportunities through the heart of the Town Centre, particularly for businesses requiring Next Generation Broadband.

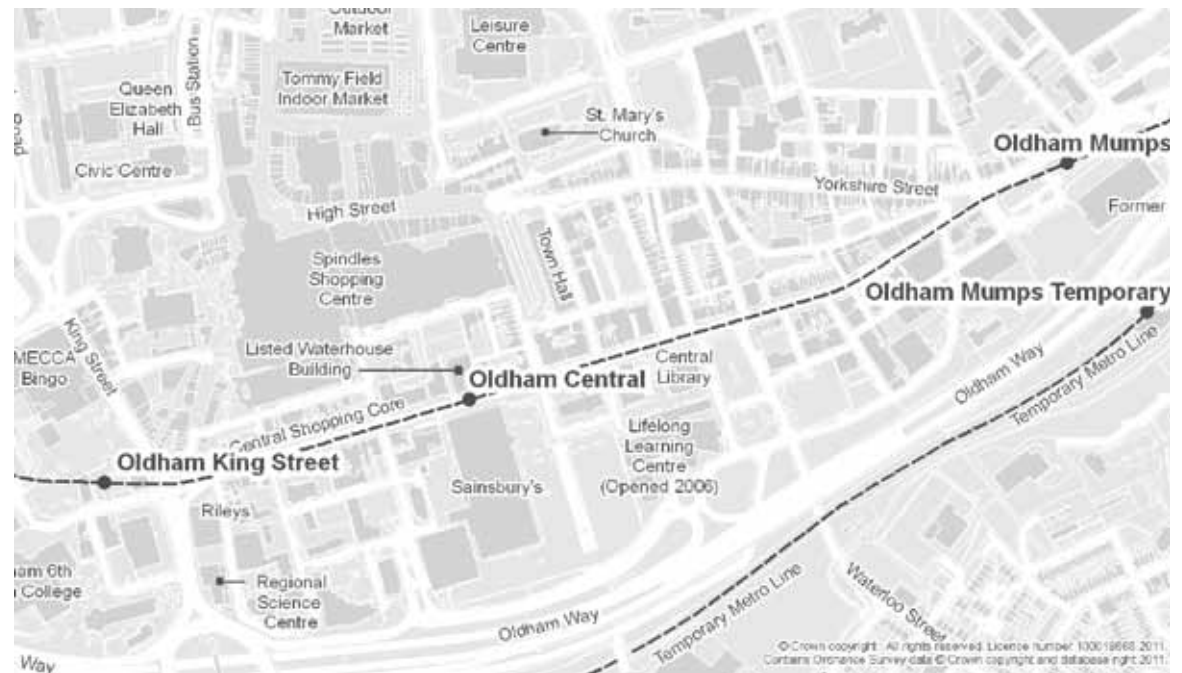
Specific project objectives include:

- Incorporating Next Generation Broadband Access along the tram infrastructure to provide superfast open access connectivity
- Creating a high quality visitor experience along Union Street and memorable gateway stops into the Town Centre
- Using the Central Tram Stop as a hub which connects retail areas to the north and south
- High quality public realm along the route to create a positive and lasting first impression of the Town Centre
- New uses for The Lyceum, Old Library and Local Studies and Archives Building – the New West End

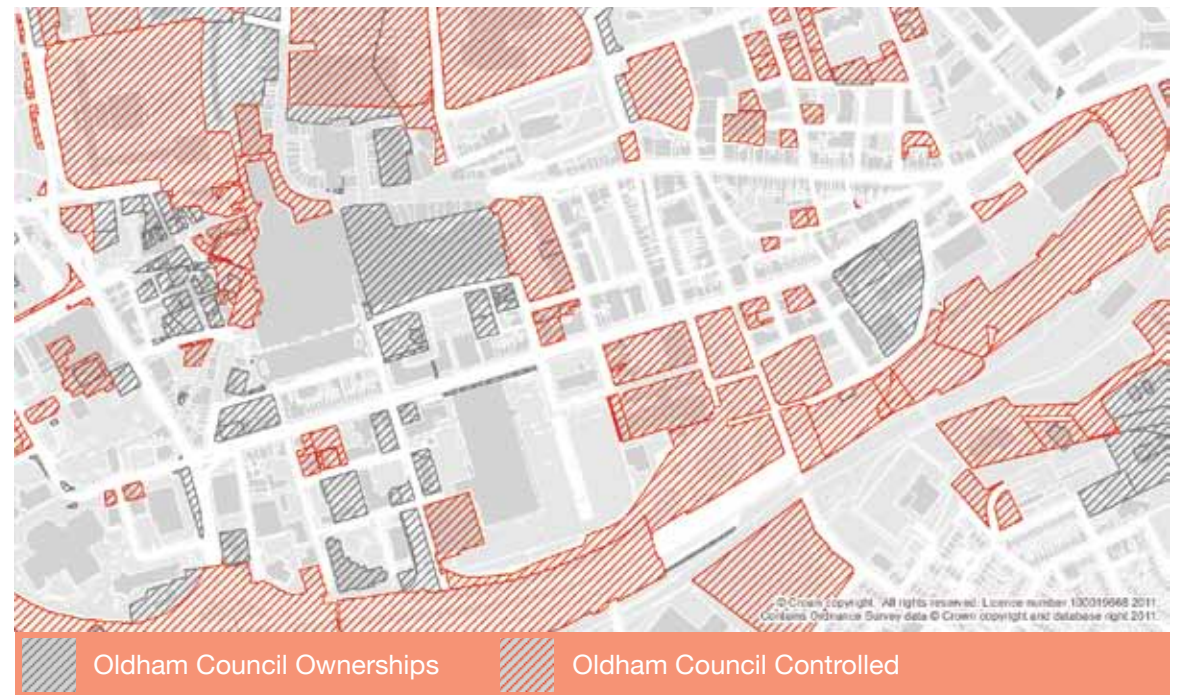


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The Landmarks



Booth Street

Oldham Council has invested in assembling land holdings in the area. The Council will utilise land to support mixed use regeneration and invest in the neighbouring Oldham College as a hub for its activities for the sub region. Surrounding investment provides the opportunity for a developer partner to deliver a mixed use scheme.

Catalyst:

Three minute walk to King Street Metrolink stop, significant public sector ownership and underutilised sites at the Town Centre gateway.

Location:

Western part of the Town Centre, bound by Oldham Way, Manchester Street and Middleton Road, south of The Oldham College Campus.

Site size:

Two parcels, totalling 3.44ha (2.21ha and 1.23ha).

Site condition:

Currently commercial site, including a number of significant vacant buildings.

Key land ownerships:

Significant public ownership, with other owners.

Opportunities

Mixed use redevelopment, adjacent to The Oldham College and King Street Metrolink.

Planning:

Within the designated Town Centre Boundary, outside the Shopping Core.



The site



Regeneration aims and objectives:

This area fronts Manchester Street which is a prominent route into town from Manchester and the M60 and is also overlooked by The Oldham College which is earmarked for significant investment.

A disparate range of land uses and buildings are now ripe for mixed use redevelopment supported by public sector land assembly.

Specific project objectives include:

- Providing strong links with The Oldham College as well as and leisure uses to the south and the bus station and retail core to the east
- Creating an attractive approach to the Town Centre
- Providing an interim/permanent use of vacant superstore site and adjacent to the bus stations

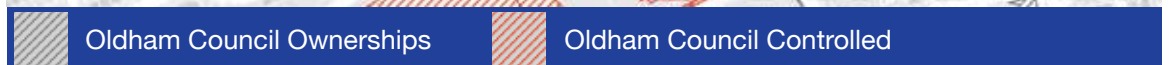


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The Landmarks



Western Gateway

The public sector is promoting the Regional Science Centre as a beacon of excellence. It will complete the introduction of Metrolink and relocate uses to reopen views to the Church and new square. The Gateway provides an exciting opportunity for developers to redevelop land and buildings in this prominent location.

Catalyst:

High profile site adjacent to King Street Metrolink Stop and educational quarter.

Location:

Western part of the Town Centre, including Oldham Sixth Form College and Mecca Bingo and St Patrick's Church.

Site Size:

Three sites around Metrolink Stop totalling 1.08ha.

Site condition:

Includes vacant buildings e.g. Rileys, surface car parking and range of commercial uses with more potential when Metrolink arrives.

Key land ownerships:

Mixed ownership including some Oldham Council

Opportunities:

Developing the education, technology/commercial and leisure offer and major public realm improvements, especially King Street Metrolink stop.

Planning:

Within the designated Town Centre Boundary, adjacent to the Central Shopping Core and listed St Patrick's Church. Metrolink route is protected.



The site



Regeneration aims and objectives:

This 'western gateway', including the King Street tram stop, is also overlooked by the historic St Patrick's Church, Oldham Sixth Form College and the Regional Science Centre.

Specific project objectives include:

- Providing a striking gateway to Oldham
- Creating a quality new urban square around the tram stop
- Capitalising on the education/technology strengths of the area

Bringing sites/buildings into use in a way that positively addresses the new square

Enhancing junctions and side streets to provide a pedestrian friendly environment that is well connected to the Town Centre.



The Landmarks



Oldham Council Ownerships



Oldham Council Controlled

Eastern Gateway

Demolition of Mumps railway bridge has opened up the eastern approach to the Town Centre. The public sector will remodel infrastructure including completion of Metrolink and introduction of high speed broadband. This transformation provides the opportunity for developers to progress quality employment and residential led proposals.

Catalyst:

Arrival of Oldham Mumps Metrolink Stop to create a new interchange and gateway into the Town Centre from the east.

Location:

Key approach to the eastern part of the Town Centre, bounded by Union Street and Oldham Way.

Site size:

Initial opportunity sites, totalling 2ha. including extension of Southlink and new development at the Mumps park and ride site.

Site condition:

Includes vacant buildings e.g. the old bank building and bus depot, surface car parking and a range of commercial uses.

Key land ownerships:

Significant public sector ownership (Oldham Council and TfGM) and various other owners.

Opportunities:

Development opportunities around new Metrolink Stop and reuse of existing buildings and vacant land.

Planning:

The site is within the designated Oldham Town Centre Boundary with land protected for Metrolink and an identified location for park and ride. Grade II listed old bank building.



The site

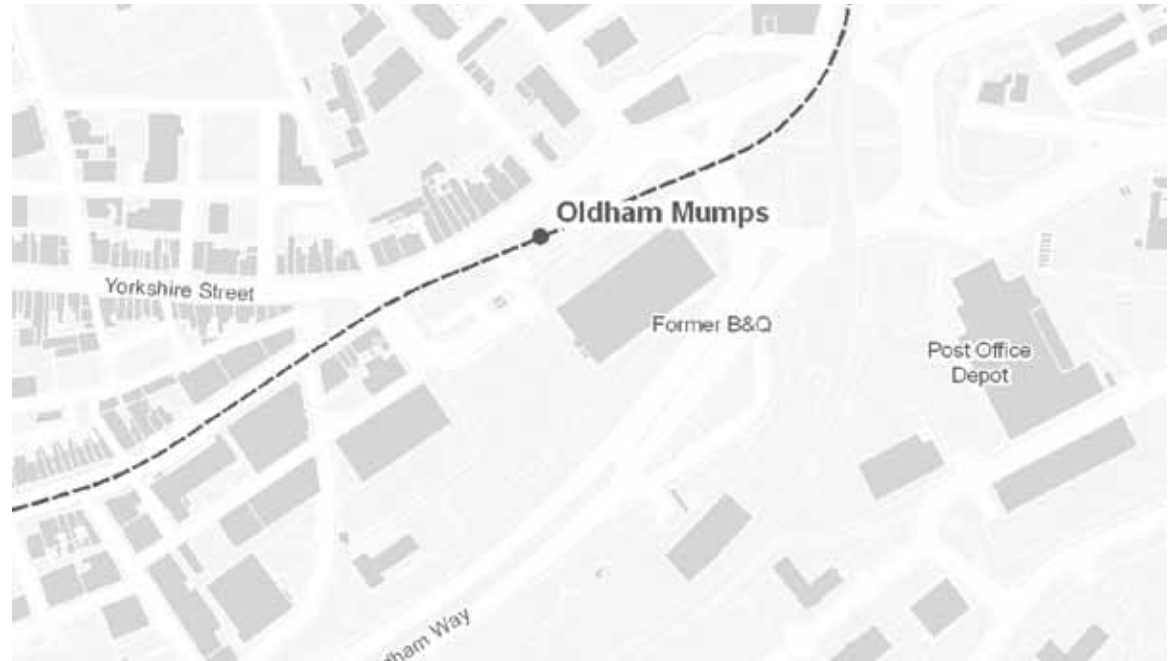


Regeneration aims and objectives:

This gateway will be transformed with the coming of the tram/transport interchange. The business park immediately to the south and a commitment to high speed broadband provide the platform for a new business destination supported by longer term residential opportunities.

Specific project objectives include:

- Creating a striking gateway to Oldham
- Providing a quality pedestrian friendly public realm around the tram stop and a landmark development opportunity at the park and ride site
- Developing a new use for the old bank building with an active ground floor
- Developing excellent connections between the tram, station site, existing business areas and the Town Centre especially utilising superfast broadband connections



The Landmarks



Oldham Council Ownerships

Oldham Council Controlled

Alexandra Retail Park

With Brookhouse acquisition of Alexandra Retail Park, along with Oldham Council ownership of part of the site, the opportunity presents itself for an early initiative to complement the Town Centre and improve pedestrian links to the south of Oldham Way.

Catalyst:

Acquisition by Brookhouse and land in Oldham Council ownership, along with significant potential to improve pedestrian and vehicular accessibility.

Location:

South of Oldham Way.

Site Size:

Approximately 5ha.

Site condition:

Poor accessibility, mostly vacant retail units plus the site of a recently demolished building.

Key land ownerships:

Brookhouse and Oldham Council.

Opportunities

Retail redevelopment proposed with improved vehicle access and improved pedestrian links across Oldham Way.

Planning:

The site sits to the south of the designated Oldham Town Centre Boundary and is undesignated.



The site

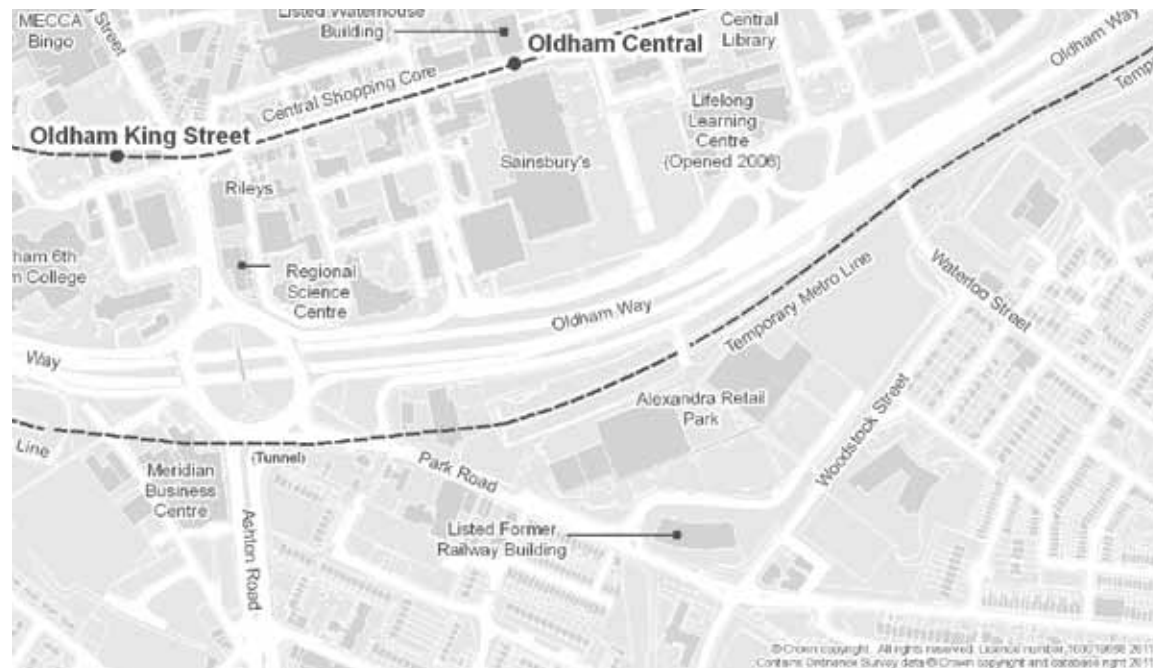
Regeneration aims and objectives:

Alexandra Retail Park can provide an additional attraction to the Town Centre, whilst not compromising the retail opportunities within the Town Centre itself.

Once the Metrolink route is complete, visibility to the site from Oldham Way and access will be significantly improved.

Specific project objectives include:

- Enhancing the retail offer in this location
- Ensuring that the provision complements the retail provision within the Town Centre
- Providing opportunities for improved pedestrian links from the Town Centre across Oldham Way, strengthening the north south axis
- Maximising accessibility to the site following the completion of Metrolink and the new link road from Oldham Way



The Landmarks



Oldham Council Ownerships

Oldham Council Controlled

The New West End

Complementing the Cultural Quarter's Gallery Oldham, Library and Lifelong Learning Centre, proposals for a relocated Coliseum Theatre and a new Heritage Centre will help transform the Rhodes Bank area into Oldham's New West End.

Catalyst:

This is a prominent location adjacent to the Metrolink route and features attractive heritage buildings.

Location:

South of Union Street close to the Old Town Hall and incorporating the Cultural Quarter Gallery, Library and Lifelong Learning Centre.

Site size:

4.1ha.

Site condition:

Mixed use civic, commercial and retail buildings some of which are vacant or under-used plus car parking.

Key land ownerships:

A mix of Oldham Council and privately owned properties.

Opportunities:

New theatre, heritage centre, related leisure uses including family oriented restaurants. Cultural, creative and digital industry business premises.

Planning:

Within the designated Town Centre Boundary, the area includes listed buildings and is partially within the Town Centre Conservation Area. The Metrolink route is protected.



The site



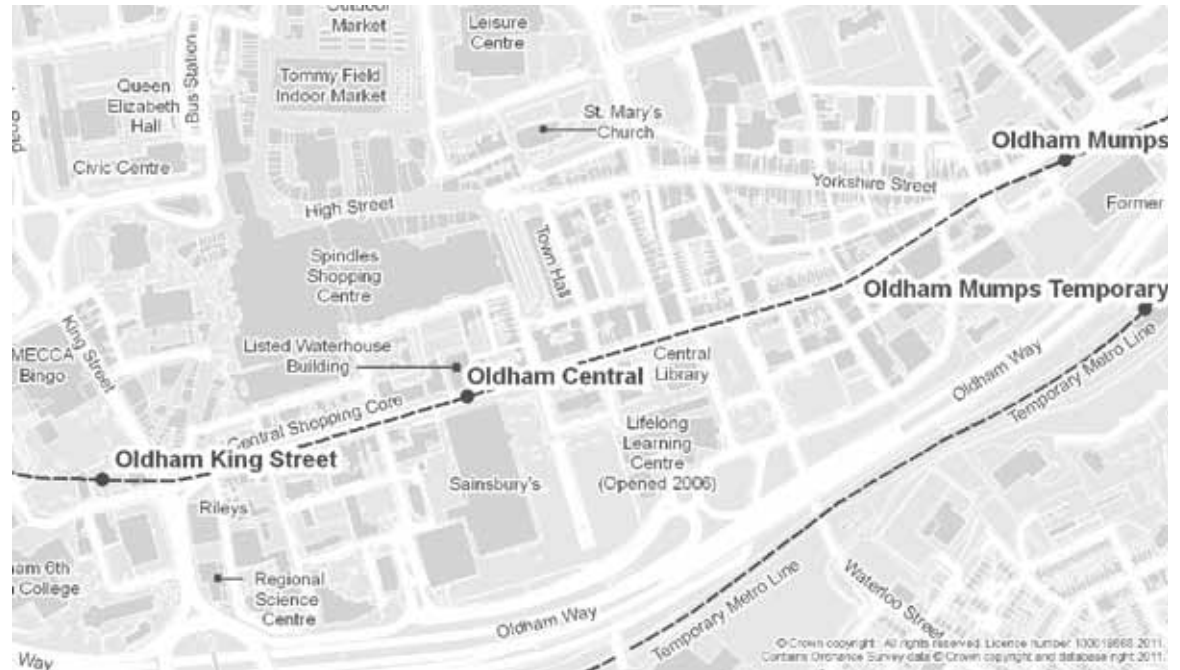
Regeneration aims and objectives:

This area will become Oldham's theatre land and cultural area with magnificent high profile theatre and heritage centre buildings next to the Metrolink route through the Town Centre.

Benefitting additionally from super fast Next Generation Broadband provision, new creative, cultural and digital industry businesses will be encouraged.

Specific project objectives include:

- Townscape Heritage Initiative improvements
- Fully utilising the existing vacant or under used Old Library, Museum and Post Office heritage buildings
- Relocation of the Coliseum Theatre
- Creation of a Heritage Centre
- Attractive public realm improvements to the frontage of the new buildings along Union Street
- Full engagement with the Heritage Lottery Fund and the Arts Council



The Landmarks



Oldham Council Owned

Oldham Council Controlled

Meridian Centre

Oldham Council is a majority stakeholder in a joint venture company that owns and operates the existing 7,900sqm Meridian Business Centre complex, as well as adjacent vacant land extending to approximately 2 hectares.

Catalyst:

Oldham Council majority shareholding and vacant land prime for redevelopment.

Location:

South west of King Street roundabout.

Site size:

Approximately 3.24ha.

Site condition:

Currently occupied by an 7,900sqm business centre and 2ha of vacant land.

Key land ownerships:

Meridian Development Company.

Opportunities:

Opportunity for the early development of existing vacant land or wider redevelopment of the whole area. Next Generation Broadband.

Planning:

The site sits to the south west of the Oldham Town Centre Boundary and is designated as business and industry.



The site



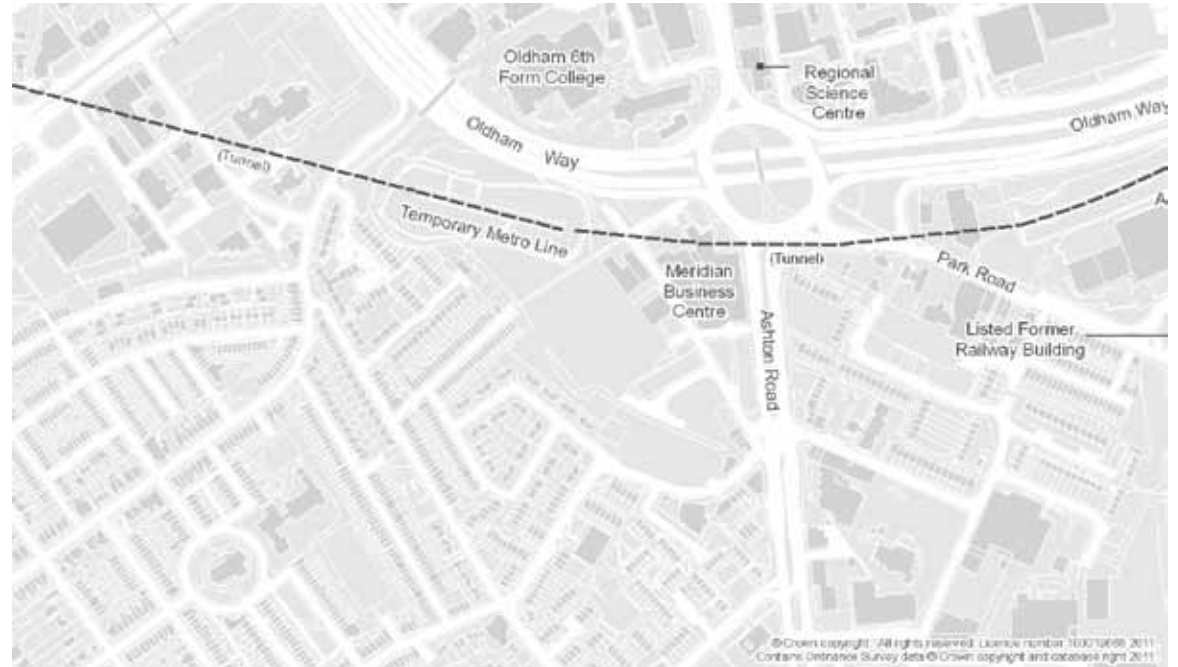
Regeneration aims and objectives:

The Meridian Business Centre site has the potential to provide high quality employment accommodation, as part of a wider mixed use scheme.

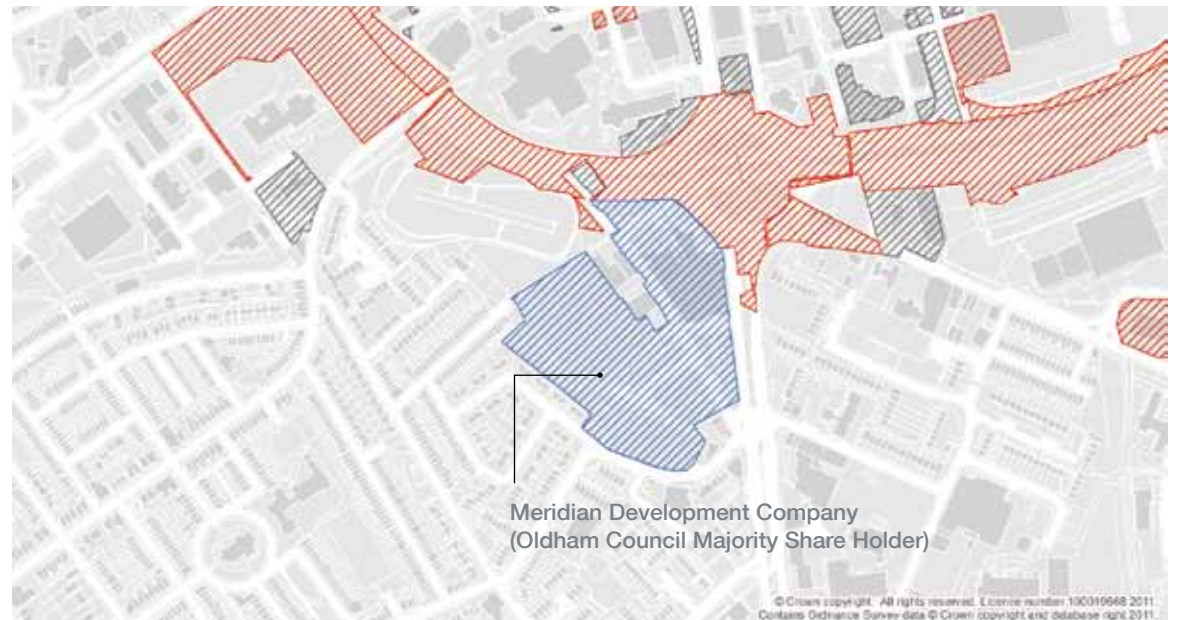
The site will be well connected to the Town Centre, particularly once the new Town Centre Metrolink route is active and former rail route is redundant, opening further development opportunities.

Specific project objectives include:

- Strong visual and physical connections to the Town Centre
- Integration of Grade II listed entrance
- Maximising the accessibility of the site following the completion of Metrolink and a possible future direct access from Oldham Way



The Landmarks



Oldham Council Ownerships

Oldham Council Controlled

Markets

Oldham Council owns the markets area and is committed to the enhancement and remodelling of this part of town. The area provides opportunities for developer partners to work with the Council to make the most of these assets.

Catalyst:

Public sector owned sites with opportunities to enhance the market area to the north of the Town Centre, strengthening the axis through the town.

Location:

Northern part of the Town Centre, bounded by St Mary's Way, Rock Street, Albion Street and Henshaw Street.

Site size:

2.29ha site area in total.

Site condition:

Area includes the indoor and outdoor market, leisure centre, parking and small areas of landscaping.

Key land ownerships:

Public sector owned (Oldham Council).

Opportunities:

Enhancement of the market and wider retail offer and family friendly opportunities.

Planning:

The site is within the designated Oldham Town Centre Boundary. Market area is within the Central Shopping Area. The sites are adjacent to the Town Centre Conservation Area.



The site

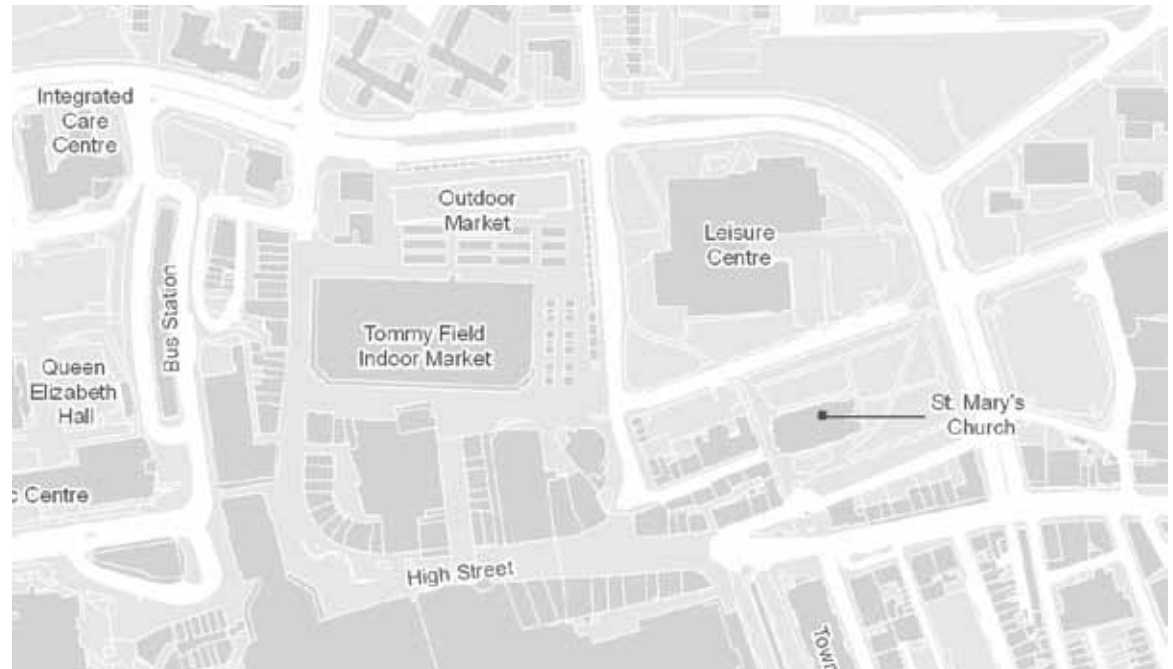


Regeneration aims and objectives:

Tommyfield Market area is a busy attraction that has even greater potential to anchor the top end of the town's north south axis.

Specific project objectives include:

- Enhancing Tommyfield Market – both indoor and outdoor – and integrating it more effectively as part of a shopper circuit
- Providing opportunities for family friendly commercial and/or family friendly facilities that positively enhance St Mary's Way and Lord Street
- Providing green open space opportunities along with a quality pedestrian friendly public realm along Lord Street
- Integrating St Mary's Church and its grounds more effectively with the broader area



The Landmarks



Oldham Council Ownerships

Oldham Council Controlled