

REIMAGINING CASTLEFIELD VIADUCT

18TH JANUARY, 2022

twelve
architects & masterplanners



National
Trust



National Trust

- Independent charity formed 125 years ago
- Charitable purpose to deliver benefit to the nation through history, nature and beauty
- National Trust Urban Places Strategy – “Address unequal access to nature, beauty and history where people live”
 - *We will work with others to increase access to parks and green spaces in, around and near urban areas, so eventually everyone can easily reach places of quiet with wide open skies*
 - *We’ll share our skills and develop new ways to protect cherished local heritage sites, working with the communities that care about them*
 - *We will work in new places in towns and cities growing our partnerships*

Dunston Staiths

- Dunston (coal) Staiths opened in Gateshead in 1893 and is believed to be the largest timber structure in Europe
- Closed for the past 25 years, Tyne & Wear Building Preservation Trust (TWBPT) have now restored the west end enabling public access
- Riverside Sculpture Park is on the River Tyne in Gateshead, adjacent to the Staiths and is home to 13 artworks, some by artists of international standing.
- National Trust is working with TWBPT and Gateshead Borough Council to **activate the Staiths** and run operations with linkages into Riverside Park



Birmingham Botanical Gardens

- Birmingham Botanical Gardens (BBG) are a Grade II* registered oasis in the heart of the city
- National Trust are working with Birmingham Botanical and Horticultural Society Limited to implement a sustainable heritage and green space model and improve BBG's visitor experience
- This includes understanding significance of the site, BBG's current audience and market, and its spatial context to develop a robust proposition

Future Parks Accelerator

- Future Parks Accelerator (FPA) is a 3 year, £15m collaborative programme between National Lottery Heritage Fund, National Trust and Local Authorities, with financial support from Ministry for Housing, Communities and Local Government.
- The programme is working with 9 places to test ways to bring about a step-change in how people engage with and use their green spaces and a transformation that protects and enhances all green space, and delivers a fair, quality, free service to all.
- **Places:** Edinburgh, Newcastle, Nottingham, Cambridgeshire, Bournemouth, Christchurch & Poole, Birmingham, Bristol, Plymouth, Camden & Islington.
- **Website:** [Future Parks Accelerator](#)

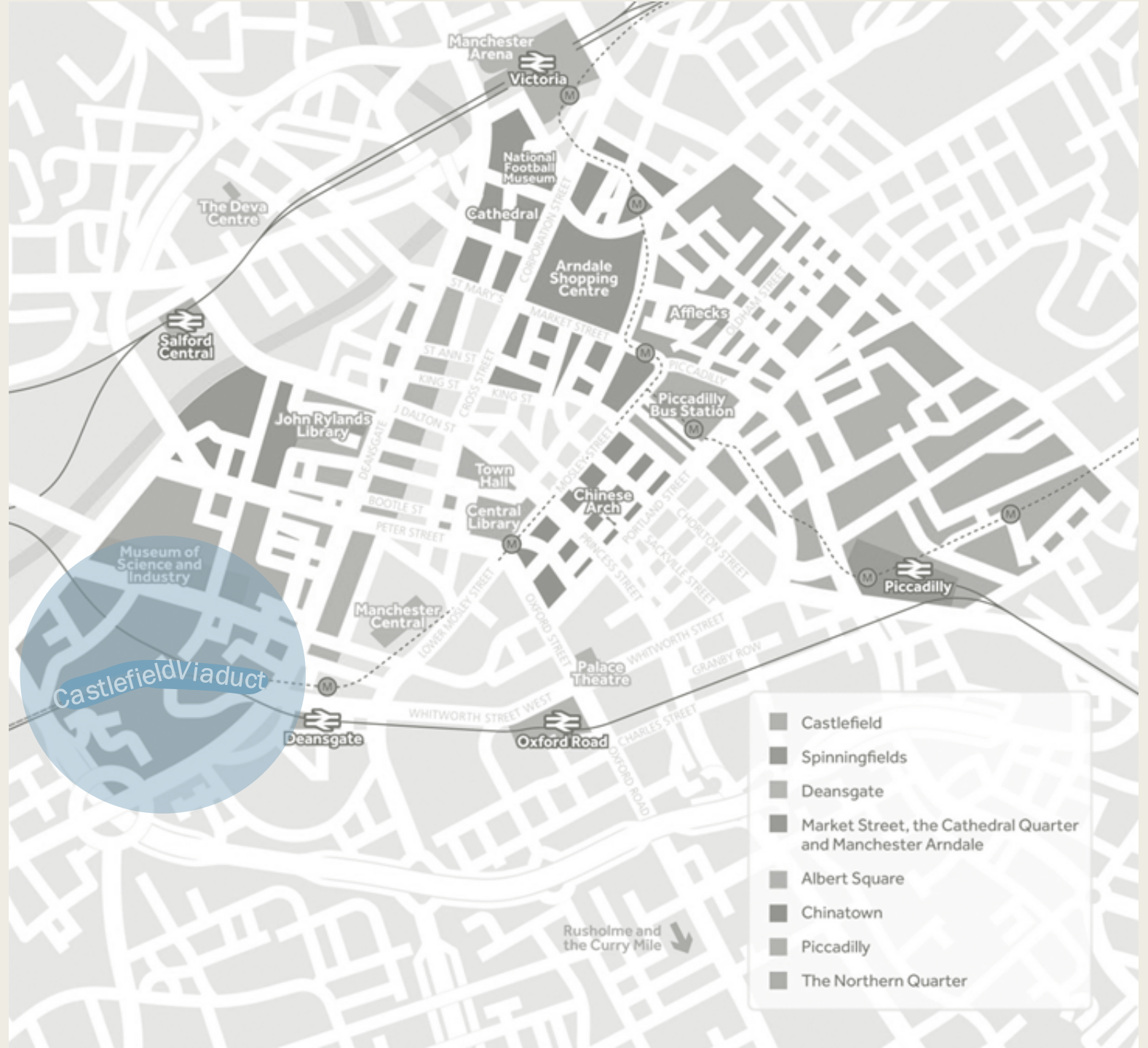


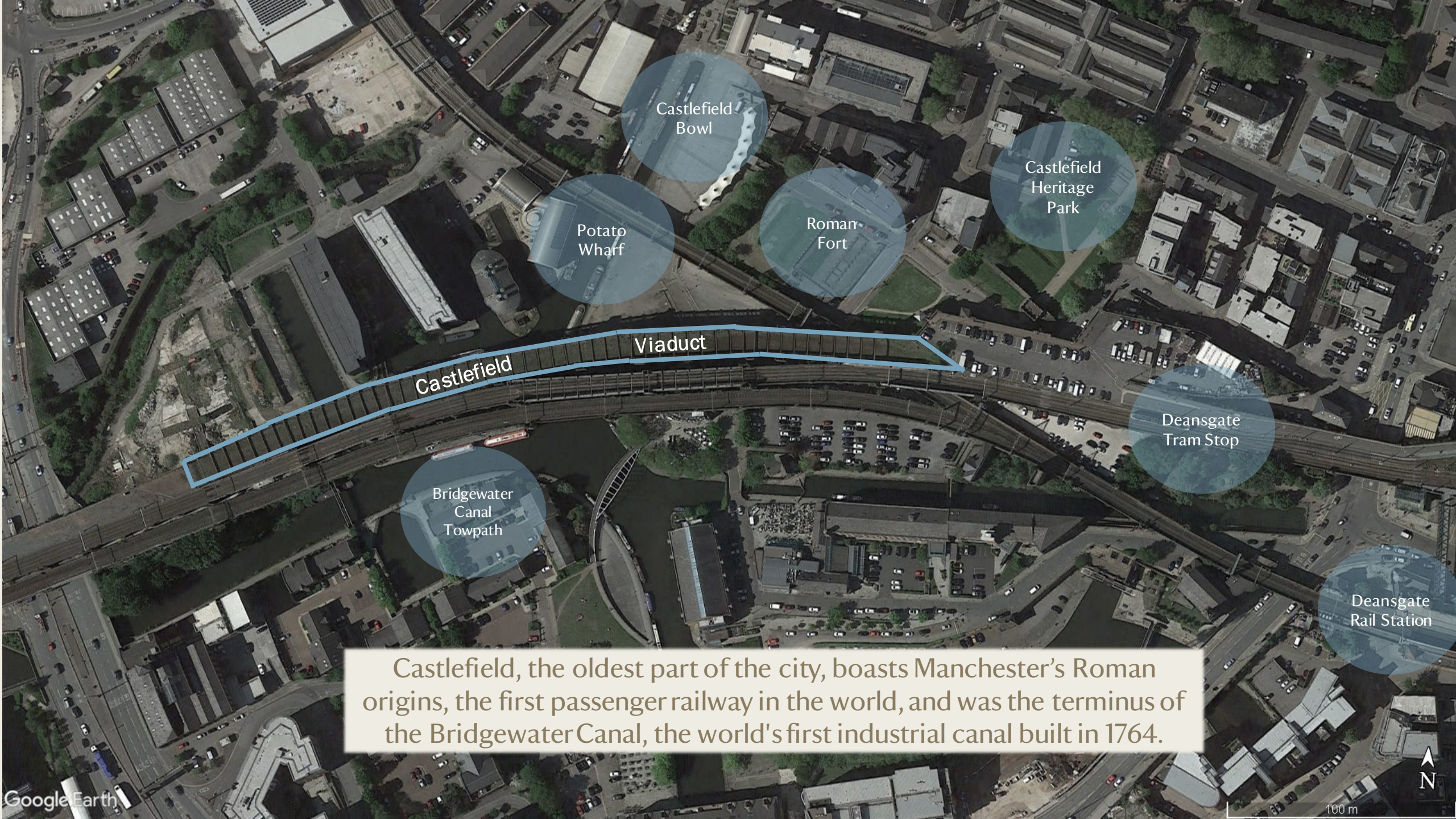


INTRODUCTION

A Historic City Icon

Location





Castlefield

Viaduct

Potato Wharf

Castlefield Bowl

Roman Fort

Castlefield Heritage Park

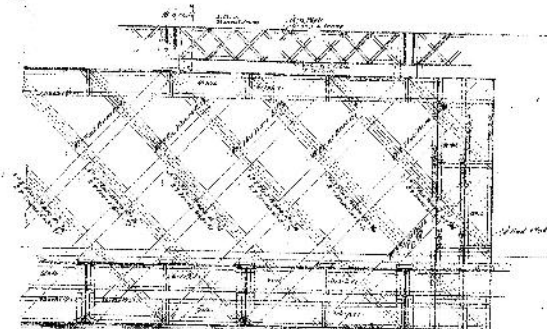
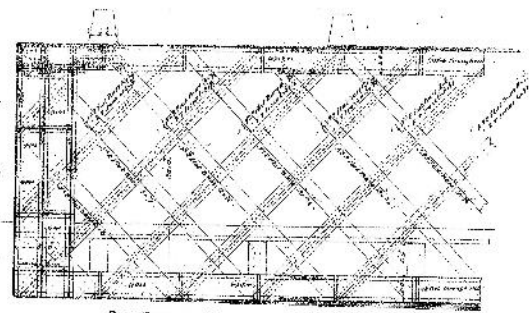
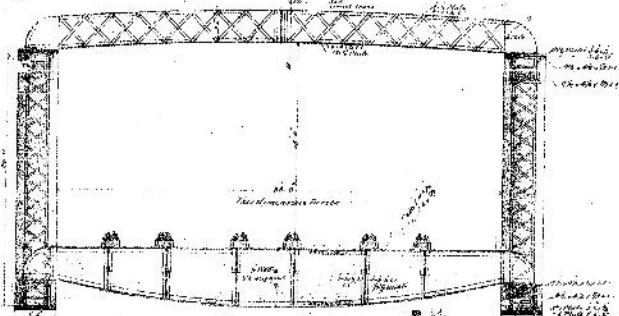
Bridgewater Canal Towpath

Deansgate Tram Stop

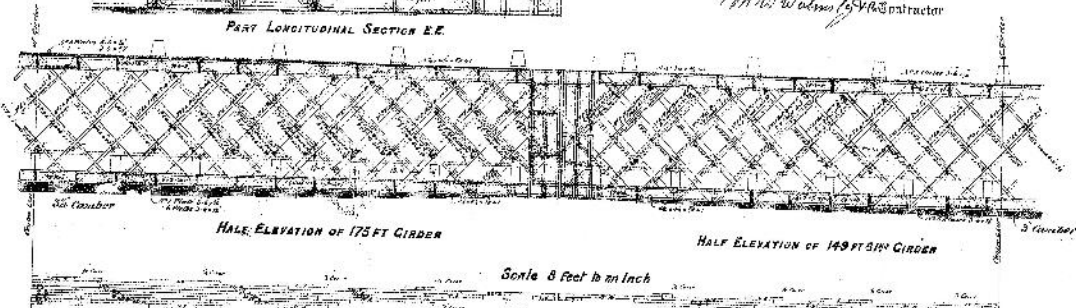
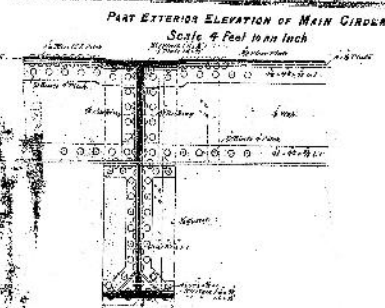
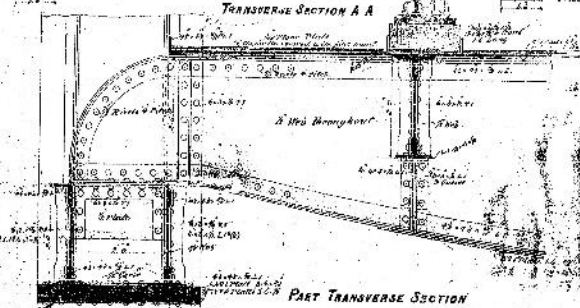
Deansgate Rail Station

Castlefield, the oldest part of the city, boasts Manchester's Roman origins, the first passenger railway in the world, and was the terminus of the Bridgewater Canal, the world's first industrial canal built in 1764.

CHESTRE LINES CEE MANCHESTER. WIDENING of VIADUCT, CENTRAL STATION to CORNBROOK.



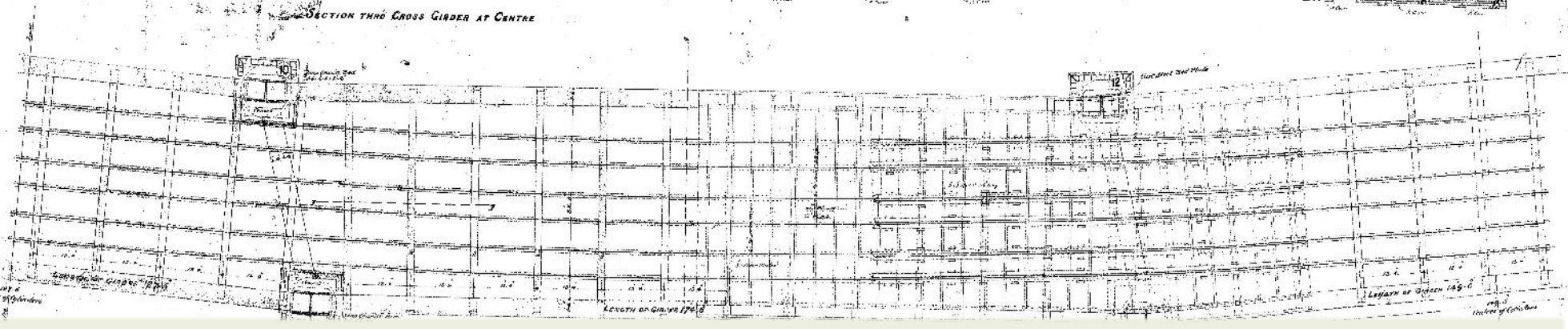
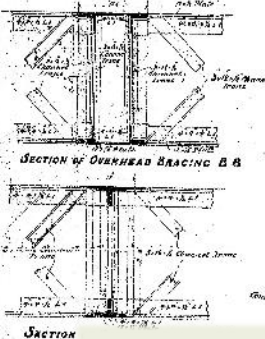

 W. G. Scott, Engineer
 Messrs. James & Co. Contractors
 M. D. Wilson, Contractor



Scale 1 inch to a foot

Scale 4 feet to an inch

Scale 8 feet to an inch



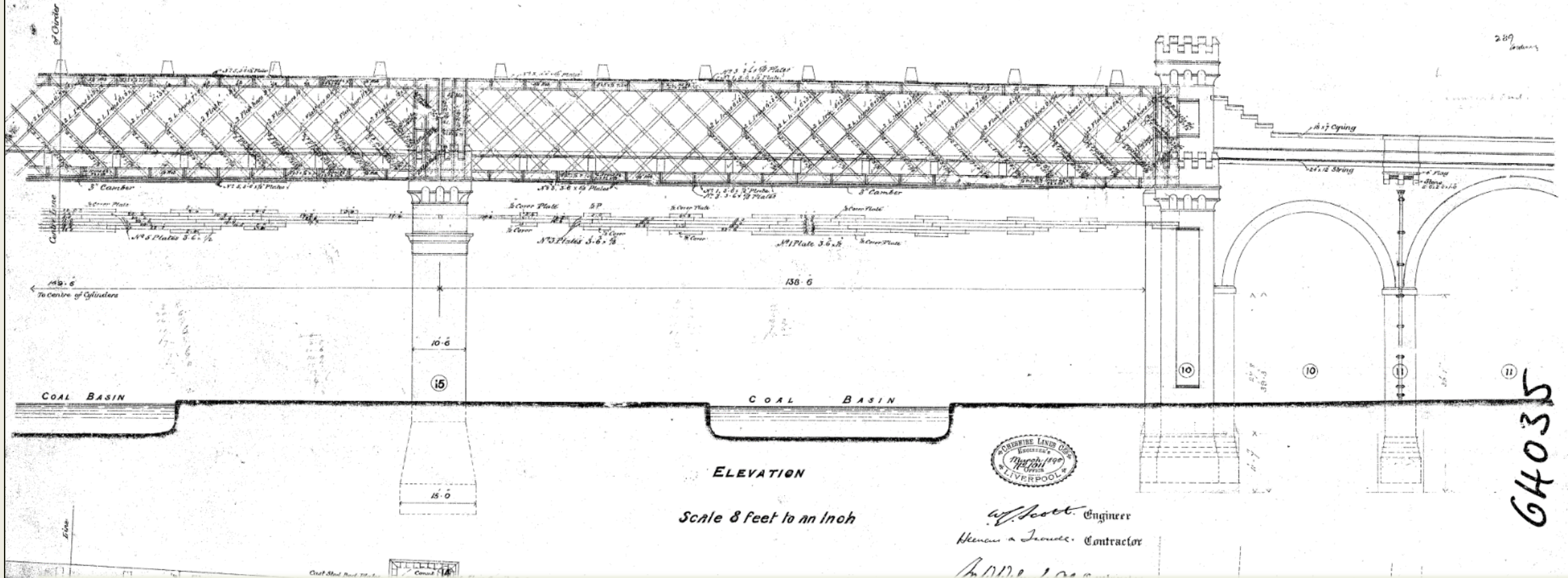
64034

Three tracks once ran across the viaduct, carrying heavy rail traffic in and out of Central Station (now Manchester Central convention complex) in a bid to ease congestion on the adjacent Cornbrook Viaduct (c.1876). The viaduct cost £250,000 to build (around £20 million today).

310288

CHESHIRE LINES CEE MANCHESTER. WIDENING OF VIADUCT, CENTRAL STATION TO CORNBROOK.
VIADUCT OVER CANAL AND COAL WHARVES.

DRAWING NO 9



ELEVATION

Scale 8 feet to an Inch



W. Scott, Engineer
 Henson & Sons, Contractor

64035

Predominantly wrought iron/steel, the remaining lattice structure is 330m in length, comprising eight spans. Behind decorative castellations, bearing plates support the heavy end posts of 16 trusses, the longest of which reaches 53m. It is listed as Grade II.

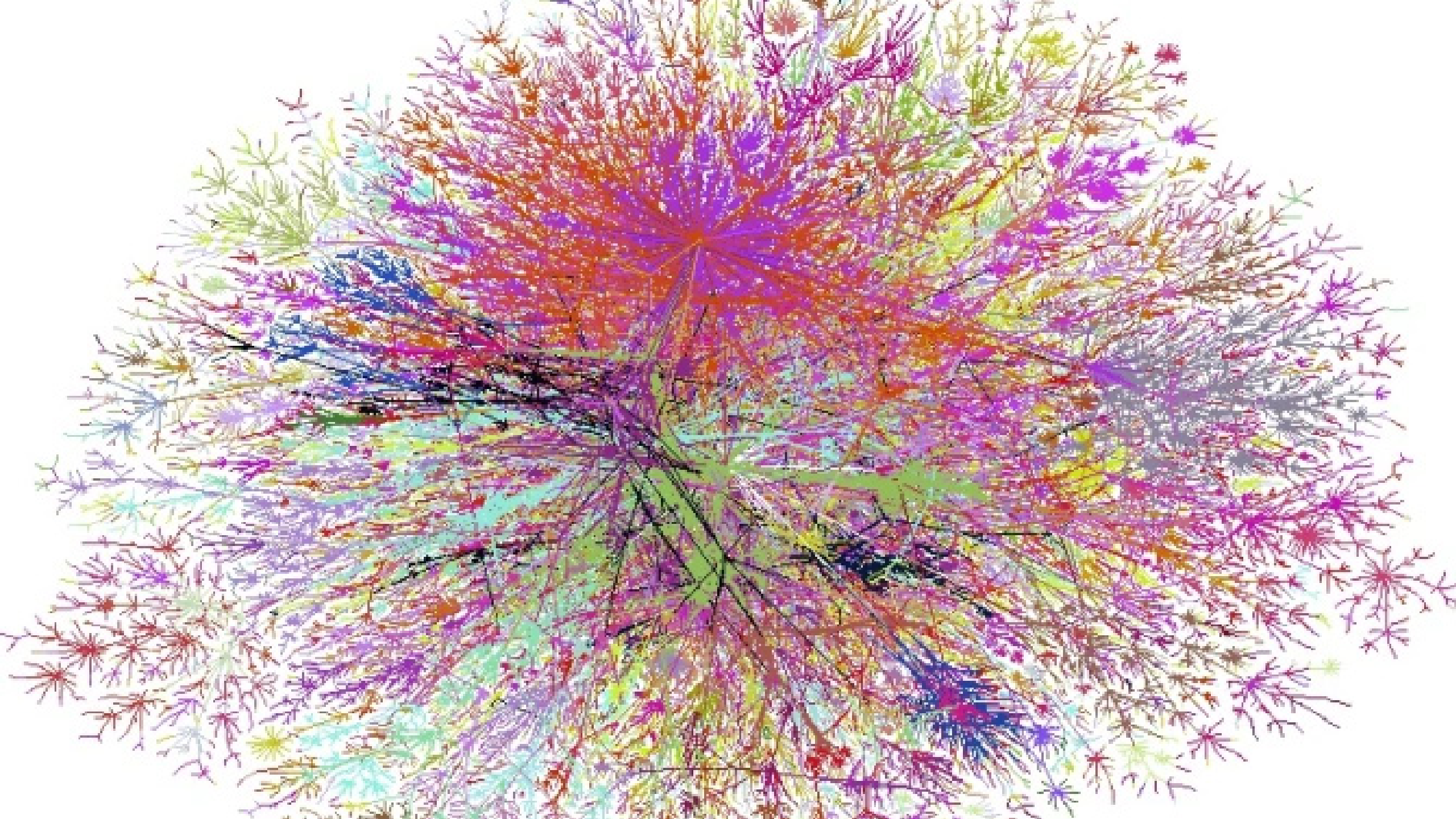
Following the closure of Central Station in 1969, the viaduct fell into disuse and the tracks were later dismantled. The viaduct has been left derelict ever since, with vegetation occasionally cleared by contractors to prevent structural damage.





In 2010, a de-scaling operation (with some painting) was undertaken to help prevent corrosion, and further works were carried out in 2012/13 to remove other potentially hazardous debris but the viaduct remains closed and is not delivering any public benefit despite huge potential.





Clarity

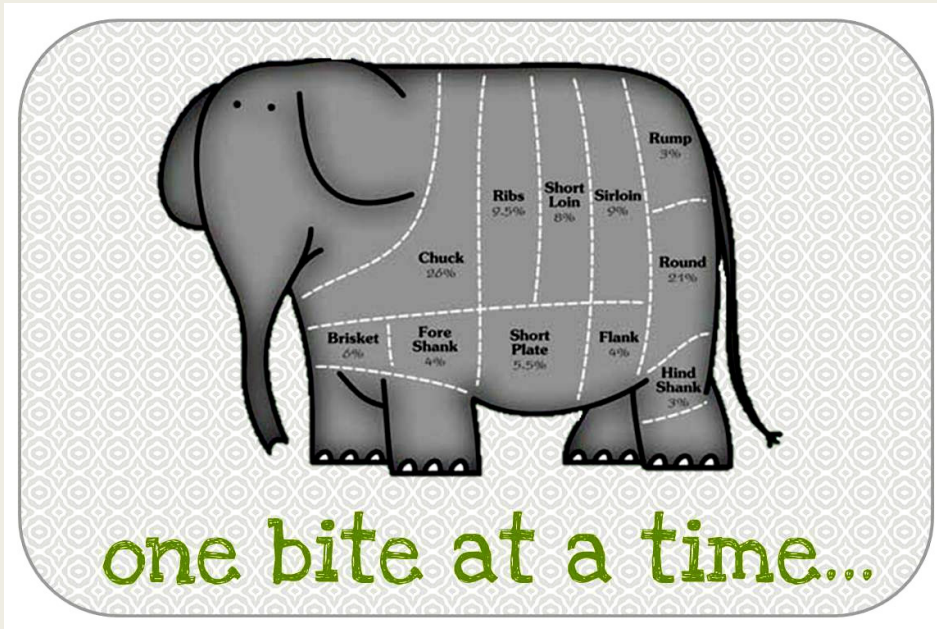


Vision

Working in partnership, reimagine Castlefield viaduct as an iconic urban re-use destination providing nature, culture and greenspace amenity for the local community and attracting visitors from further afield, all whilst respecting the heritage fabric of the listed structure and complementing existing sustainable plans and initiatives in the city.

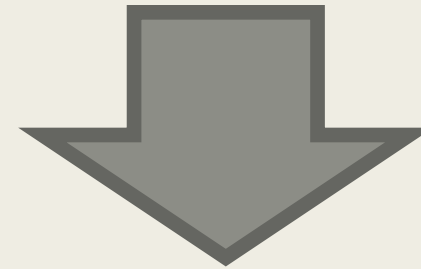


Phased Approach



Phase One

- Twelve Month Temporary Park
- Summer 2022 to Summer 2023
- Engage, Learn, Inspire, Entertain, Energise

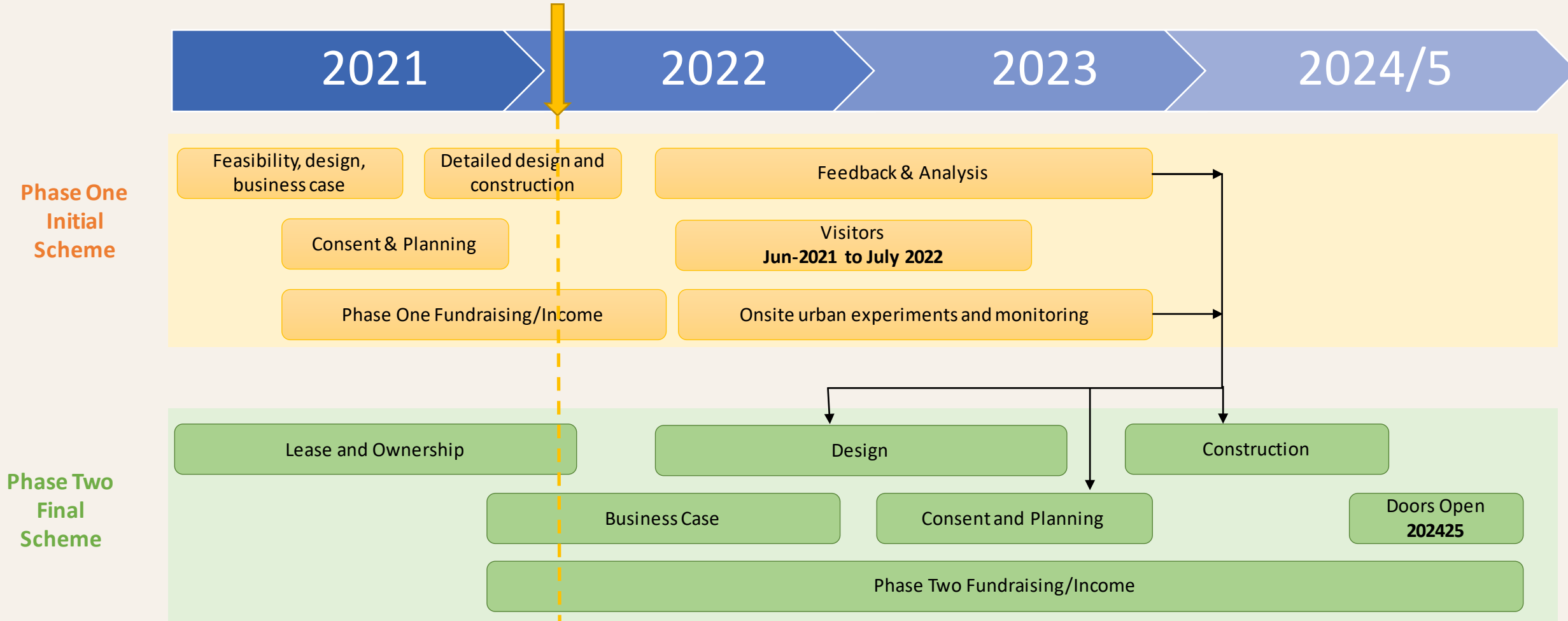


Phase Two

- More permanent solution
- Informed by Phase One
- Doors Open 2024/25

Headline Programme

We are here





PHASE ONE

Open Summer 2022 to
Summer 2023

Ph1: Overview

- Construct a safe, temporary destination on **50% of the viaduct deck**, including **partner plots** for others to activate;
- Invite up to **40,000 people** to the site through **pre-booked (free to book)** tours across 12 months with
- Allocations reserved for **underrepresented communities and groups** to ensure diversity of views are captured;
- Provide an **inspiring, informative and joyful experience** for visitors through high quality programming, horticulture and design;
- Undertake **robust learning and evaluation to directly inform Phase Two** design, programming and target audience, underpinned by rich visitor, community and stakeholder engagement;
- Hold **three themed events per month** welcoming up to 50 visitors, complimented by 'off site' outreach to underrepresented communities in the city;
- Hold community and partner **takeover events** and use volunteers on site throughout;
- Have a strong online **digital presence reaching over 100,000 people**;



NATURE





HERITAGE

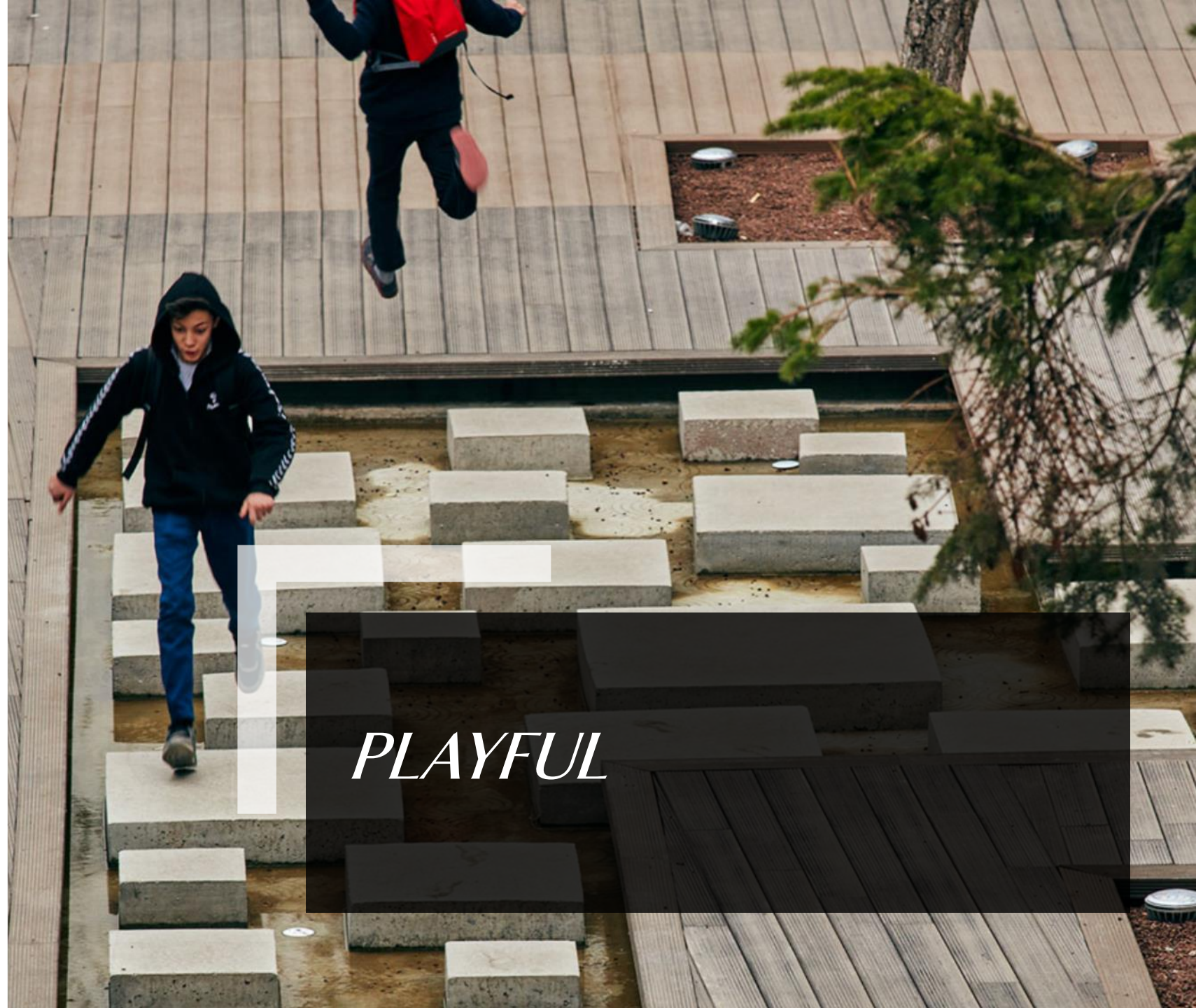




CONNECTED



PRODUCTIVE



PLAYFUL

no works to second
half of viaduct

Event
Space

Secret Garden
& Partner plots

The Viaduct
as Existing

Entrance
Zone

An architectural rendering of a city with a central green corridor. The city is composed of white, blocky buildings of varying heights. A central corridor, highlighted in a darker shade, runs through the city, featuring a series of green terraces or balconies. The sky is blue with some clouds, and the sun is visible in the upper left corner, casting a bright glow. The overall style is clean and modern.

Phase One Visualisation

LINK

Ph1: Benefits

- The overwhelming benefits of Phase One relate to de-risking delivery, providing a fundraising platform and improving the final quality of Phase Two proposition
- Co-creation and design - 'coalition of willing'
- There will be limited quantifiable public benefit for the estimated 40k visitors and 100k online hits
- Temporary jobs and volunteer ops will be created for the duration of Phase One
- The project will be a useful case study for use in advocacy work relating to the benefits of heritage asset re-use and urban greening





PHASE TWO

Open 2024-2025

Ph2: Overview

- Provide a long term **new, cultural, heritage and greenspace amenity** at the heart of Manchester serving diverse communities within the city;
- Be a destination **shaped by and serving the local community** delivered by a broad and diverse partnership;
- Welcome over **500,000 visitors a year** to an accessible and inspiring destination free to all with no pre-booking required;
- Be an **exemplar urban heritage re-use** project of national significance that delivers social, economic and environmental benefit;
- **Protect a Grade II listed structure** at risk of decline and loss;
- Increase biodiversity and **celebrate nature** within the city;
- Be a **green travel hub** and stepping stone, encouraging increased travel by walking and cycling;
- Have a strong **online digital presence reaching over 1m people per year**;
- Consider **physical improvements to immediate context** e.g. Roman Gardens, space under the viaduct, active travel

Ph2: Forecast Benefits



**Health &
Wellbeing**



Active Travel



**Biodiversity &
Nature**



Community



**Culture &
Heritage**



Learning



Regeneration



Tourism



Green Jobs

*500,000 p.a. visitors supporting local
tourism and economy*

*Circa £8m value per year physical and
mental health visitor benefits*

*30FTE volunteer opportunities
10FTE new permanent jobs
10FTE temp construction jobs*

*Reuse of an asset with millions of
tonnes of embodied carbon*

FINAL THOUGHTS

Reflections

1. Funding – Smorgasbord

Traditional Fundraising

- Major donors
- Trusts and Foundations
- Corporate Partnerships
- Grants (applications to relevant government agency or public grant funding schemes; Support for other government funding approaches)
- Public Fundraising

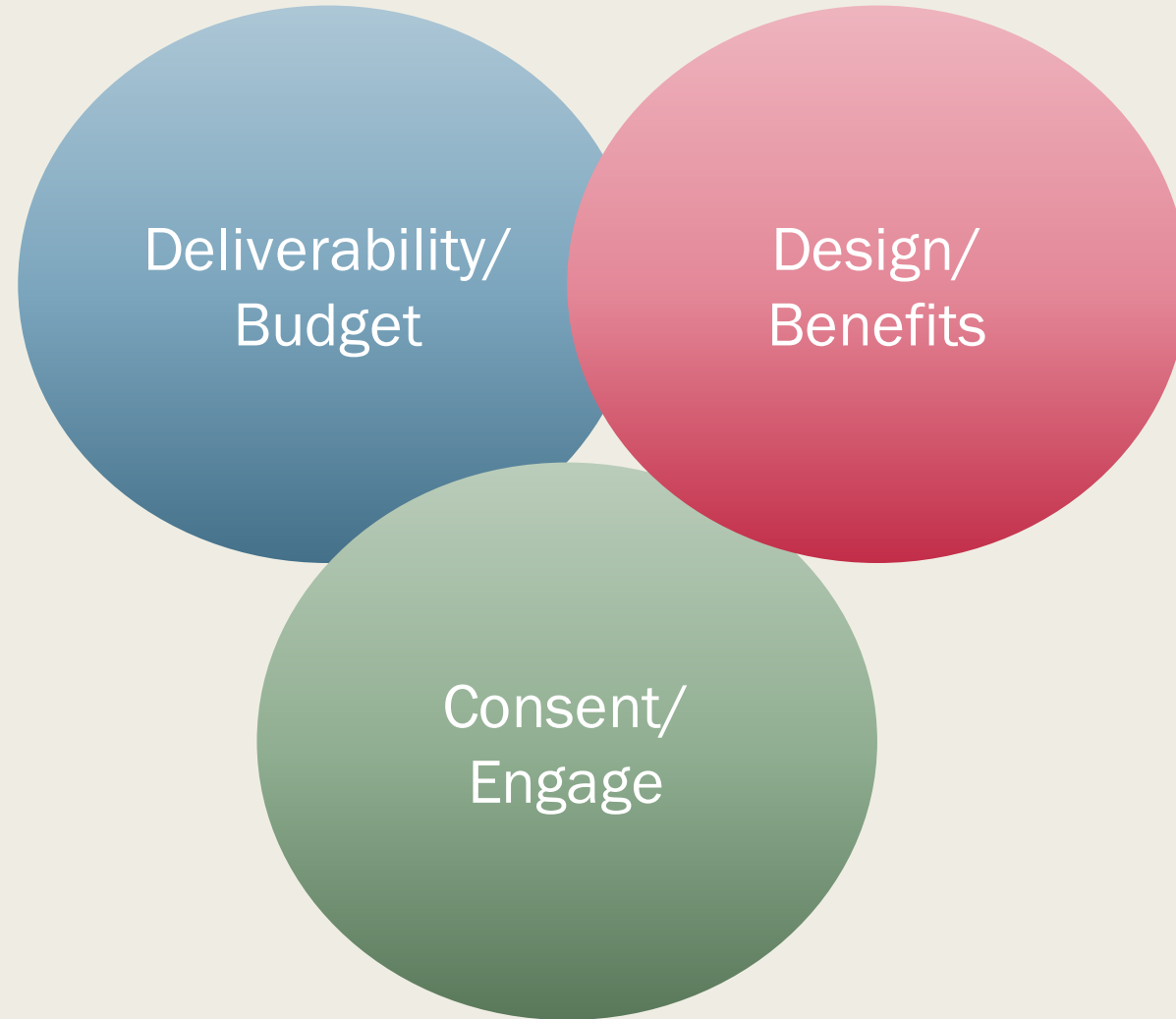
Other Income

- Innovative finance
- Bonds
- Developer finance
- Payment for public goods
- Biodiversity net gain payments
- Revolving Infrastructure Funds
- Structural financing
- Commercialisation

Advocacy & External Affairs

- Policy influencing
- Political intelligence
- Political relationships
- Senior government relationships
- Government Funding: Direct government agency engagement (Pitch to central government & LAs (MCC/GMCA))

2. Iteration - Hold the Ambiguity



3. Partnerships – Quid pro quo



Historical Railways Estate

Our job is to keep safe more than 3,200 former railway structures across the length of Great Britain.



Questions



Case Study Inspiration



Promenade Plantée, Paris

<https://www.britannica.com/place/Promenade-Plantee>

Camden High Line

<https://www.camdenhighline.com/>

New York High Line

<https://www.thehighline.org/>

Hudson River Park

<https://hudsonriverpark.org/>

Philly Rail Park

<https://www.therailpark.org/>

Bennerley Viaduct

<https://www.bennerleyviaduct.org.uk/>



National
Trust

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