

Northside Neighbourhood Framework – Executive Summary

Introduction

Northside is located in a key strategic regeneration area for Seacombe and Birkenhead. Flanked by a number of regeneration areas including Seacombe River Corridor, Scotts Quay and Wirral Waters, Northside forms a crucial part of the spine in the Birkenhead 2040 Framework stretching from Birkenhead Town Centre all the way to New Brighton.



The Northside neighbourhood is currently dominated by vacant sites and occupied employment sites. The western end of the Northside site neighbours existing residential areas and large areas of unoccupied former utility sites. The eastern half of Northside is occupied by operational employment sites with a small residential development to the northeast and is bordered by the ongoing developments at Wirral Waters to the south.

Background

The Birkenhead 2040 Framework outlines the following key proposals for the Northside Neighbourhood:

- Modern and intensified employment floorspace to support the economic resilience of the urban area and Wirral, with enhanced local and strategic connectivity through intensification of existing uses and the remediation and development of contaminated sites.
- Strategic employment accommodation to enable strategic businesses to relocate from elsewhere in the Birkenhead urban area.
- Accommodation for uses not suited to retention within the core of the urban area.

The new Freeport status could act as a catalyst for employment related development in the area.

Proposals

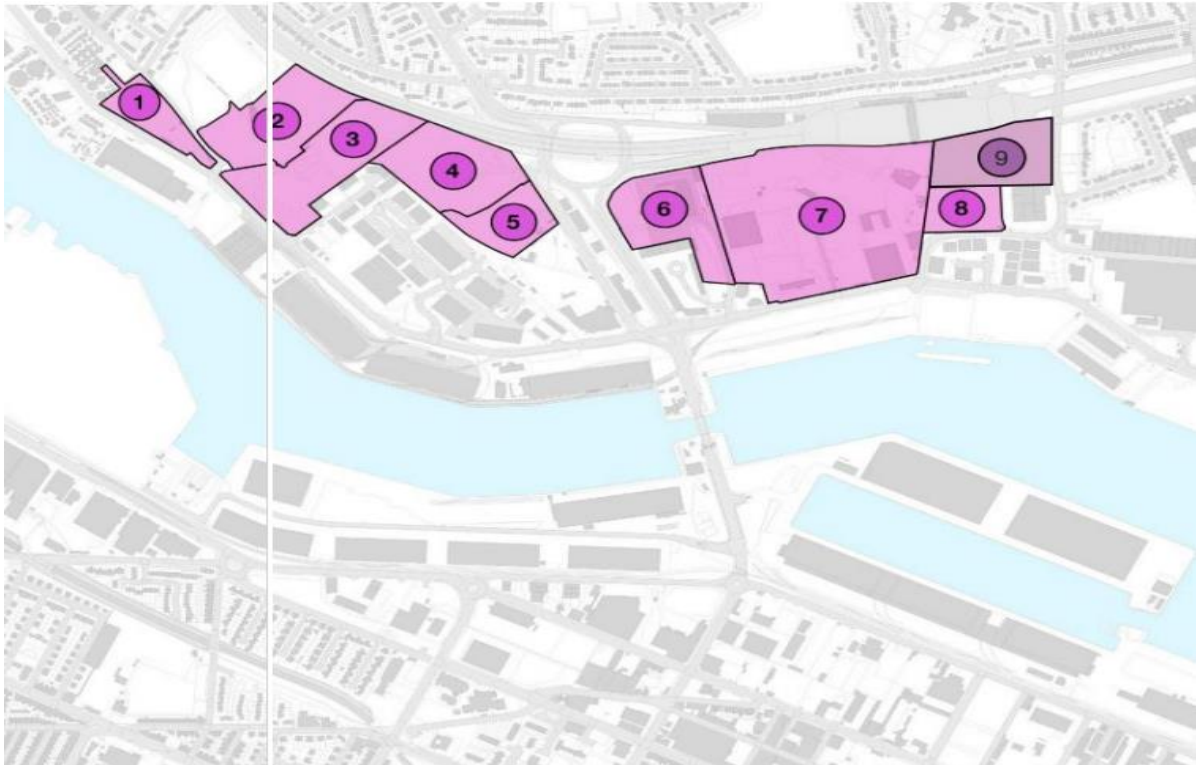
The intention of the Neighbourhood Framework for Northside is to develop a detailed vision for the neighbourhood and its various character areas individually and collectively through specific design principles which enhance the quality of development in the Northside area and make sure proposals are of the highest design quality. That means attractive, inclusive, safe, welcoming and sustainable workplaces that relate well to their surroundings through development of specific goals within the Neighbourhood Framework which include:

- To promote good design through the development process.
- To open up investment opportunities for high-quality employment development.
- To meet the needs of business and create attractive and successful workplaces.
- To ensure that employment development is sensitive to its context and improves the character and quality of the local area.
- To create employment development that is well-connected, inclusive and accessible.
- To enhance place-marketing and inward investment potential.
- To enhance the sense of safety and security within and beyond developments.
- To create a more energy efficient and less polluting development.

The development framework was created based on the developmental and environmental constraints whilst maintaining good urban design practices.

Sites

Nine sites have initially been identified across the Northside area with the potential to enable future development within the neighbourhood.



Northside West:

Site 1 - The Flatiron Land between Limekiln Lane and Dock Road

Currently used for demolition services and storage of waste materials, there is potential for a small series of industrial units to be sited at this location.

Site 2 - Limekiln Lane: Land behind Limekiln Lane

Currently vacant land in Wirral Council ownership adjacent to football pitch and park area, site has potential for open air storage for vehicles, large equipment and containers due to ground conditions, could assist opportunities for relocations of businesses from elsewhere.

Site 3 – Gasworks: former gasholders site off Dock Road

This is currently vacant land with foundations on the site of former gasholders. There is potential for this site to be used for businesses requiring open-air storage for vehicles, large equipment and containers.

Site 4 - Old Gorsey North: Vacant land accessed from Old Gorsey Lane

The Old Gorsey North site is currently vacant but could form a future extension to the open-air storage facility currently proposed on the Gasworks site.

Site 5 - Old Gorsey South: Occupied employment site accessed from Old Gorsey Lane

Old Gorse South is currently used as a waste transfer station. Potential future uses include medium-sized industrial units with car parking spaces provided on site.

Northside East:

Site 6 - Dock Road Depot

This Wirral Council owned warehouse site, accessed from Dock Road, is currently used for storage. There is potential for redevelopment to provide a mixture of larger and smaller business units, utilising the existing entrance road into the site.

Site 7 - Stone Marine

SMM Business Park is accessed from Dock Road and is an active business park, retaining the large 200-tonne warehouse on the site as well as the warehouse buildings to the south-east and the Stone Marine head office building. The site has potential for development of a number of business units including small and medium sized units and a larger unit to the eastern edge.

Site 8 - Oakdale Road South

Currently used as a storage facility for materials, this site has potential for redevelopment as a location for a larger industrial unit with onsite parking.

Site – Oakdale Road North

Due to ground conditions identified on site from previous uses this location could enable opportunities for relocations of businesses from elsewhere, possible this site could be used for open air storage for vehicles, large equipment and containers