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FROM SLUMS TO A MODEL EXAMPLE OF REVITALISATION:
OVERCOMING A DIFFICULT IDENTITY IN THE RENEWAL PROCESS
OF THE DISTRICT OF HULME IN MANCHESTER

OD SLUMSU DO WZORCOWEGO PRZYKŁADU REWITALIZACJI:
PRZEŁAMANIE TRUDNEJ TOŻSAMOŚCI
W PROCESIE ODNOWY DZIELNICY HULME W MANCHESTERZE

Abstract

The paper is devoted to the renewal of inner city districts, burdened with a difficult identity. The analysis focuses on the case study of the district of Hulme in Manchester. Within the perimeter of Hulme the attempts to revitalise the area burdened with bad reputation of the biggest slum in Manchester have been made twice. The paper presents the genesis of the bad reputation of the district, its effect on the degradation of the district, as well as it describes the strategies undertaken during both attempts of the revitalisation of Hulme.

Keywords: identity, revitalisation of inner city districts, difficult identity of the place, revitalisation of Hulme

Streszczenie

Artykuł podejmuje tematykę odnowy dzielnic śródmiejskich obarczonych trudną tożsamością. Analizie poddano studium przypadku dzielnicy Hulme w Manchesterze. Na obszarze Hulme dwukrotnie podjęto próbę rewitalizacji obszaru obciążonego złą reputacją największego slumsu Manchesteru. Artykuł przedstawia genezę złej tożsamości dzielnicy, jej wpływ na degradację dzielnicy oraz opisuje podjęte strategie działania w trakcie obu prób rewitalizacji Hulme.

Słowa kluczowe: tożsamość, rewitalizacja dzielnic śródmiejskich, trudna tożsamość miejsca, rewitalizacja Hulme

1. On identity

Identity – the spirit of a place – belongs to the sphere of human consciousness and sub-consciousness. It also has its material carrier: spatial identity reflected by the state of a space – its features and the manner of managing it. Spatial identity is characterised by a collection of noticeable properties fixed in memory and typical of a given place or area – distinguishing this place or area from other locations. It consists of natural features – hardly changeable – expressed visually in the natural landscape, and of anthropogenic properties – with various degrees of changeability – visually interpreted as a cultural landscape, a result of human activity. The features of places and areas can be positive – then they should be maintained, emphasised and continued creatively (inspirations in accordance with the principle of good continuation), while some new ones can be added. However, there are also negative features which require removing, transforming and moderating.

It all happens in the permanent process of spatial management whose desirable objective is to increase its quality consistently and progressively.

Thus, identity is determined by what is there and what is characteristic – characteristically valuable. At the same time, identity is ‘slowly changeable’ which means that certain features come and certain features go. Sometimes the loss of distinguishing features is intense. The carrier of identity – urban and architectural space – is destroyed in fires, floods, wars... Then, by accident, its positive and negative features get lost, whereas identity is difficult to reconstruct. Sometimes the image of a city changes radically – a new identity comes into being. Sometimes changes, even the radical ones, produce a new identity intentionally reconstructing and maintaining values acknowledged as valuable – then the new identity becomes a continuator of the old identity. Sometimes, while reviving a city, it makes mistakes which deform the values. The identity of a place is distorted – it can be annihilated. Whether the process of shaping a space is professional and consistent depends on the level of the cultural awareness of the community of a given city (place) and its authorities. If it is not, it leads to the regress of identity, which changes negatively as it has worse architectural carriers.

Violent (even though rarely total) damage to the architectural carrier of identity clearly shows the loss of values to the community of a place (a city, its separating fragment) which did not always notice or appreciate them before destruction. It means the loss of material values, also sensed as this community’s identity: characteristic features fixed in the collective memory. If the sensation of loss concerns a significant part of the community, the need to save, reconstruct and maintain these values for the future generations is strong and commonplace. Public opinion is conducive to their reconstruction – it demands it. The authorities and the society entrust it to professionals without hesitation and ‘in full’. They appoint professional, competent, authorised institutions which are not subject to democratic procedures and the pressure of the market – architectural and urban quality is crucial here. It concerned all the destroyed or severely damaged cities that were rebuilt successfully (Warsaw, Gdansk, London etc.). It was professional work in the atmosphere of trust which was reflected in good legislation and organisation without corruption, lawlessness or destructive anarchy.

Without the shock of loss, these values are unnoticed and unappreciated again, sometimes associated with poverty and a low civilisation standard... they disappear slowly. In our surroundings, the mass of 'the new universal' dominates quantitatively over the old or acknowledged carriers of identity. Whether they are oppressed and eliminated becoming 'islands' of values in the sea of randomness and imitation depends on the degree of the commonness of the social awareness that identity is a value – undoubted and desirable – and that it must be protected and developed. The matter of identity is delicate. It is easy to neglect and lose the values. It is often infeasible to recreate them and difficult to repair the deformed ones. It is equally hard to create new values which build identity.

New needs bring new programmatic requirements and frequently a larger scale. New technologies bring a new distinguishing feature for a place but also uniformisation – similarity to 'the rest of the world'. This results in a thesis on blurred differences – characteristic features of given areas important for their identity.

History, destruction and redevelopment influence identity. However, there is something special in it which causes the characteristics of a form, its specificity. It is a peculiar 'cultural record' related to the psychics of a cultural formation influencing a space. This record has an impact on the manner of distributing its elements, on the preferences of proportions, the way of accentuating, on detail, the degree of rigour while putting the elements of space in order. This record is fixed in man – in the creator. However, if it is absent in consciousness, only the subconscious remains: the source of particular preferences, the stimulation of the construction of a specific form.

If this factor is fixed in the subconscious, it should result from free creation concurrent with the times of architecture. In order to show it in its unique 'peculiarity', however, the creator must be filled with it. It is attainable through education where the knowledge of the history of a country and works of art from various domains – getting used to them, absorbing them in 'a self' – plays an important role. This art must be valued highly; its existence in the subconscious should be treated emotionally; what is important, one ought to work on it consciously. Being a well-educated architect is not enough – one also has to be a conscious 'carrier' of unrealised features forming identity within creative freedom.

Architecture is the art of the harmony of a place. Its basis is order – then creation should aim at the perfection of this harmony in a defined place. Every place (city) includes the impacts of all the cultures which played the dominating role in its area at various times leaving their trace in the identity of the place. The community which inhabits the place currently takes over these combined features as its identical properties. In the name of cultural pluralism – human achievements – it is necessary to transfer cultural autonomies into the future maintaining and developing them. The assimilating influence of technology and fashion is inevitable. An architect must know the world, the richness of its opportunities and autonomies, shaping his own separateness and being rooted in the achievements of the native culture and tradition. So, he will transfer all the shared features uniformising the world; it is the question of the pressure of information. However, only he can transfer the characteristic features into the future through the subconscious guided towards identity – a chance for creative continuation of the autonomy of cultural identities.



The creative result – ‘original individuality’ or correct (sometimes attractive) imitation – depends on the suitable proportions of the consolidation of these components of ‘encoded identity’ and ‘worldwide orientation’.

Art has its material, financial aspect – someone pays for it (it is noncommercial by nature in spite of its quality). First and foremost, it has its spiritual aspect: communing with it, somebody b e n e f i t s spiritually, intellectually and emotionally, which means the best possible social profit and an investment for the future. Education in the cult of valuable art leads to the activation of a recipient, who is looking for contact with quality professional art. At the same time, being sensitive to cultural values, he begins cultivating artistic values, protecting them and creating them apart from his professional activities for pleasure, for the development of his personality and sensitivity – identity. He becomes an interactive partner for professional creators who expects high quality, being able to appreciate and evaluate it.

“The city is the people” (J. Jakobs). A social environment works in ‘the space of a city’ – its urban and architectural shape being a n e c e s s a r y processor facilitating (among other things) the democratic flow of ideas and meanings characteristic of the community (or rather communities since their changeability is obvious) of the city. On one hand, the creation of ‘the image of a city’ depends on the identity and individual character of its public spaces; on the other hand, it is the local community’s p r i d e of the statement that ‘we are different’, treating this ‘otherness’ and ‘distinguishableness’ as a positive value which still searches for its expressiveness – again in the shape of a public space.

In order to be itself – high culture protecting and connecting the values of the past with those created at present for the sake of enriching the future, culture should shine with its own instead of reflected light. Confrontation of cultures – in defiance of aggressiveness associated with the word ‘confrontation’ – serves to compare and study, to learn each other’s ‘specificities’ and individualities. Its sense is inspiration and enrichment of one’s own creative potency. It is senseless to reject and depreciate other values as well as imitate them uncritically (‘mimicry’). “The development of one’s own architectural expression is the crucial part of man’s cultural obligations [...] and requires much more care, attention and effort than repeating previous achievements” (E. Saarinen).

Because of the informational openness of the world, contemporary man wants to live in two cultures: his local homeland, and the global one. In the past, identity was protected by physical borders: difficult access, distance, the slow flow of patterns (information) which were easily modified at the local level. In the contemporary world, it is only protected by the limits of consciousness: the awareness of the need for it and its value. It concerns every member of a local community.

We are all obliged to serve elementary beauty. The measure of the maturity of local self-governments is the realisation that the public space of a city is ‘common’ and that ‘common’ does not mean ‘no-one’s’ but ‘ours’.

“Our grasp of being is pre-conceptual comprehension; our comprehension is of the character of a design. It means that we d e s i g n, i.e. bring certain possibilities out of ourselves and realise them” (M. Heidegger). As a society, we design the conditions which influence the quality of life in general as well as the quality of the space that surrounds us.

Sometimes the identity of a specific urban structure can be a difficult one, burdened with negative connotations in the social reception, although ones that identify a place and its local community.

This paper is devoted to the revitalisation of inner city districts, burdened with a difficult identity¹. The analysis of the renewal process of the city area is predominantly directed towards issues relating to overcoming of a difficult identity, which contributes to enhancing the degradation of the district.

The case study of the district of Hulme in Manchester discusses the effectiveness of the renewal of the district burdened with a difficult identity, identifies and emphasises errors and effective methods, with an intention to formulate good practices possible to be transferred, also in the Polish reality.

The revitalisation of Hulme is a particularly valuable example, as it demonstrates a double attempt to revitalise the district, the first being a broadly discussed failure, whereas the strategy adopted in the second one seems to have positive effects and lead to achieving the planned goals. In both revitalisation plans one of the main problems in the district that had to be tackled was the 'bad reputation', 'bad identity' of Hulme.

2. District of hulme – effects of development conditions and the first revitalisation

By the mid-19th century Manchester reached the status of one of the main urban and industrial centres in England: “new social forces were created thanks to the advent of the industrial era, and Manchester became a symbol of new ways of living and working” [9, p. 5]. The development of Manchester as an industrial, trade, banking, and transport centre generated increased migration of people to the city. An enormous pace of the population growth resulted in the overpopulation of hastily built residential districts and the continuous deterioration of the living conditions of their residents. The population of the city increased four times over the first decade of the 19th century, reaching the level of one million by 1851. The immigrant population caused such a great concentration of people in the inner city of Manchester that by 1914 80,000 out of 180,000 houses and apartments in the inner city gained the status of “slums” [9, p. 5].

One of Manchester's inner city districts, Hulme, grew very rapidly over the span of the 19th century as well, due to the labour migration. It was quickly dubbed the worse slums in the world, often affected by epidemics of cholera and other infectious diseases. In 1924, when the average population density in Manchester was 34 persons per acre, in Hulme

¹ Research on the issue of difficult identity is conducted as a part of Ph.D. thesis ent.: *Overcoming the difficult identity of a place in the process of revitalization of historical downtown areas. On the example of the Nowe Miasto district in Kielce*, by M.Sc. Eng. Arch. Agnieszka Bojarowicz, Kielce University of Technology, Faculty of Civil Engineering and Architecture, Chair of Architecture and Urban Planning, under the scientific supervision of DSc. Ph.D. Eng. Arch., Professor of CUT Anna Franta, Cracow University of Technology, Faculty of Architecture, Institute of Urban Design.

it was 136 persons per acre on average, and this ratio grew to 196 persons per acre in the northern part of the district, closer to the centre of Manchester. In 1934 Hulme was officially dubbed England's largest clearance area [1, p. 30]. This meant not only a complete removal of the existing architecture, classified as 'uninhabitable', but also the destruction of the local community. The previous residents of Hulme were gradually relocated to new council estates, such as Wythenshawe.

THE WAY WE LIVE NOW

- 1. The redevelopment problem.**
Endless rows of grimy houses: no gardens, no parks, no community buildings, no hope.
- 2. Slum clearance.** This was a beginning: the people who lived here moved to the pre-war housing estates.



Fig. 1. A still from a film *Hulme, What Went Wrong* (source: [16])



Fig. 2. Bird's eye view of Hulme, 1930 (source: [17])



Fig. 3. A street in Hulme, early 20th century (source: [18])



Fig. 4. Celebrations in honour of the coronation of Queen Elisabeth in a street in Hulme, 1953 (source: [19])



Fig. 5. A street in Hulme 1956 (source: [20])



Fig. 6. Terraced houses in Hulme, 1965 (source: [21])

The most extensive demolition of the degraded architecture, very intense, although rather low and 'urban' in its essence and urban patterns (including a street as a space for social life and interaction) in Hulme took place in the 1960s.

One of the main assumptions of the urban solution that emerged in this area after the removal of the old structure was the separation of the pedestrian and vehicle traffic. Stretford Road, the main traffic axis of the area, was excluded from the car traffic in 1965. The leading vision of the new project was to replace the traditional street life with a new model: elevating the pedestrian traffic and social interactions above the ground level. According to the designing assumptions, this measure was to guarantee residents' safety, eliminating collisions with the car traffic. Another measure was the introduction of a new typology of development: tall and large-scale modern residential buildings. Apartments located in the designed buildings were accessible from open galleries, individual buildings were linked with a grid of walking paths. 5000 new apartments were built in five gallery buildings and in 13 skyscrapers during the reconstruction of the district. The central point of the new urban plan, which was to build a new, positive identity of the district, were enormous Crescent Blocks, inspired by the Victorian architecture of Bath [9, p. 31].

Therefore, the urban structure of Hulme was drastically changed during the reconstruction. The population of the district dropped to 12,000 out of 130,000 people who lived there in the 1930s. The floor area ratio was reduced from 150 residential units per hectare to 37 residential units per hectare [9, p. 32].

Only several years after introducing new residents to the districts problems started to emerge. They resulted from wrong assumptions of the revitalisation programme in both social and urban aspect. Designing and workmanship errors were made when building the blocks, as well.

A considerable reduction of the population of Hulme destroyed the existing social relations and deprived the residents of the sense of identification with their place of residence. When allocating apartments, no attention was paid to the diversification of residents in terms of their economic situation and social position. Once again a big concentration of poor, often unemployed people came into being in Hulme.

The design idea of the gallery buildings was not adjusted to the cold and wet climate of Manchester. The galleries – streets never worked as places of neighbours' gatherings and social interactions. They were even dangerous, e.g. in 1974 a child playing there fell out. The green areas between the buildings were too big, as if belonging to no one. They were not designed and developed in a way that would be attractive for residents.

Another drawback of this architecture was its expensive maintenance, high heating costs, frequent failures of its installations. Structural and workmanship defect of the buildings were revealed, as well.

The utopia imposed by central planning was not approved by residents. Better-off families were gradually moving out from Hulme. The apartments were getting cheaper, and their standard was quickly dropping. A huge problem was the growing crime, also organised crime. The multi-level passageways made it difficult to patrol the area and to maintain safety.

Once again Hulme was dubbed a slum, a district with a bad identity. The problem of social exclusion of its residents was growing, once again the area became one of the poorest

and most problematic places in Manchester. The level of the community's participation in the social and economic life was going down. Seventeen years after the new development of Hulme had come into being, it was decided to demolish it yet again.



Fig. 7. Bird's eye view of the project of Crescent Blocks (source: [22])



Fig. 8. Architecture of Hulme – project of multi-level, gallery passages between the buildings (source: [23])



Fig. 9. Hulme, the space between the buildings of Crescent Blocks (source [24])

3. City challenge programme – the second revitalisation of hulme

The task of rebuilding the integration with the centre of Manchester became one of the foundations of the plan for another revitalisation of Hulme. The Hulme City Challenge Programme was developed with the view of the urban transformation of this big part of Manchester comprising 3000 residential units, the infrastructure development, and subsidising the newly erected buildings. Upon the commission of Hulme Regeneration – City Challenge Company, a handbook of good designing practices was written, too: “A Guide to Development – Hulme Manchester”, where rules for designing top-quality urban environment were formulated.

In 1991 the State Secretary Michael Heseltine announced the City Challenge programme. Its goals focused on overcoming the bad identity of Hulme on many planes, its complex revitalisation instead of focusing merely on the physical reconstruction. Naturally, City Challenge aimed to create a new urban design, although it also made use of the experience from the reconstruction carried out in the 1960s, which demonstrated that a new design would not solve all issues in this area. In order to create a well-functioning local community it is equally important to take social and economic aspects into account. Within the scheme of the programme strategies engaging local organisations and the private sector were developed so as to link the solutions implemented with the needs of the local community and of the city as a whole.

The City Challenge programme was financed from the Single Regeneration Budget (SRB), a national revitalisation programme engaging five government departments. City Challenge was granted 7.5 million pounds annually for a period of five years for the purposes of the revitalisation of Hulme. A joint venture was set up in order to secure funds for the construction of residential houses, the network of roads, and the extension of the underground. Over 110 million pounds was collected from the public and private sector for the purposes of regeneration and reconstruction of the entire Hulme community [9, p 33].

Within the scheme of the City Challenge initiative the following institutions cooperated with each other: Hulme Community Homes, Manchester City Council, Hulme Community and Hulme Regeneration Ltd. The structure of the established partnership is depicted in the diagram (Fig. 10).

Strategic goals of the established partnership were as follows:

- ▶ Strengthening the local economy,
- ▶ Increasing the accessibility of different forms of employment for residents,
- ▶ Improving the situation on the local real estate market,
- ▶ Increasing the diversity of apartments and homes available on the market,
- ▶ Constant improvement of the quality of the housing environment.

Integration of the social, economic, urban, and architectural renewal via cooperation within the scheme of the partnership increased the probability of wielding durable positive influence not only on Hulme as a district, but also on Manchester as a city. The main goal of the strategy was to create relations between the renewal, education, social policy preventing unemployment, and improvement of the housing conditions. Table No. 1 demonstrates the effects achieved thanks to City Challenge in four key fields.

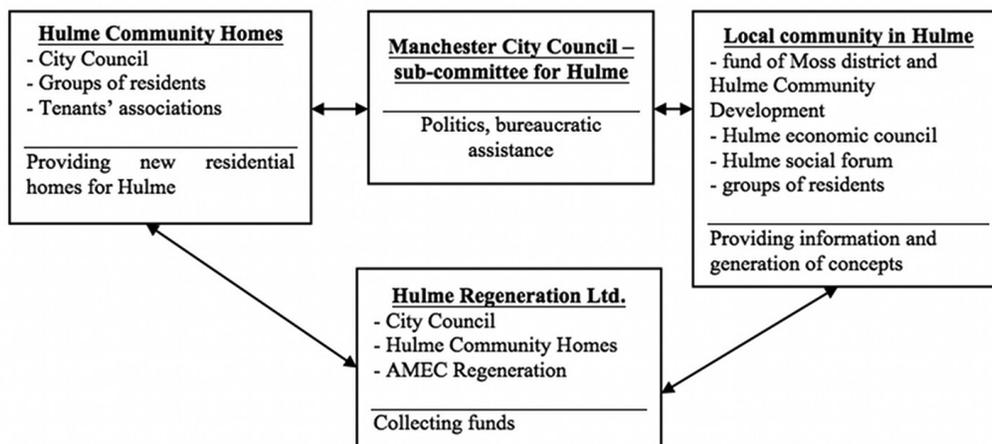


Fig. 10. City Challenge Development Strategy. Cooperation between organisations and institutions within the partnership (source: [1, p. 48])

Table 1. City Challenge Programme. Key effects of the renewal of Hulme, data as of 1996 (source: [1, p. 48])

ECONOMIC DEVELOPMENT	
New jobs	725
Initiatives stimulating the increase in the employment level	75
Number of the unemployed who benefitted from assistance	8000
Number of the disabled who benefitted from assistance in looking for jobs	500
HOUSING	
State sector, mixed ownership	1000
Private sector	1000
Number of residents who received support within the scheme of the social benefit programme	5500
ENVIRONMENT	
Open space	10 ha
Open space covered with the renewal programme	7,4 ha
SOCIAL EFFECTS	
New childcare places	1000
Newly built community centres	2

Hulme Regeneration, one of the companies established within the scheme of City Challenge, decided to employ a representative of the local community, architect Charlie Baker, to write a designing guidebook for the district of Hulme. Charlie Baker was an activist of local organisations of residents and one of the most ardent critics of the previous restructuring of Hulme. Baker and his colleague, David Rudlin, studied the literature devoted to good practices in designing cities, and next travelled around, analysing cities and districts in search of inspiring examples of urban solutions. Guided by the knowledge and experience they gained, they formulated a set of rules which were the foundation for the urban design code in Hulme.

In 1994 “A Guide to Development – Hulme Manchester” was published, a document describing 53 rules of urban design, classified into the following ten parts:

- ▶ **Streets:** they are to fulfil the role of a road to move around and a space for social interaction. Fronts of buildings should face the street and the main access to them should be directly from the street.
- ▶ **Integration:** integration of different forms of use of buildings and land within the district, introduction of diversified ownership forms.
- ▶ **Development density:** it was assumed that the optimum ratio is 90 residential units per hectare (35 per acre).
- ▶ **Patency:** the design of the network of roads - they need to be arranged in a specific hierarchy, it is forbidden to design dead-end streets.
- ▶ **Roads and transport:** parking along the street is a preferred option, it is not recommended to build multi-level car parks.
- ▶ **Reference points, openings, and landmarks:** the significance of top-quality spaces of the city were emphasised: open views, taller buildings in corners.
- ▶ **Definition of space:** it was required that buildings should be built along a defined frontage. Urban interiors should be arranged in sequences of streets, squares, and parks.
- ▶ **Identity:** buildings and the space around them should have individual features, it was recommended to apply diversified materials and design solutions.
- ▶ **Sustainable development:** a considerable part of the rules relates to the introduction of greenery, waste management, the use of alternative energy sources
- ▶ **Hierarchy:** the final section sets forth a five-level hierarchy of streets, starting from transit roads, through collective and local roads, to private roads.

The principles specified in the guidebook were applied during negotiations and talks with investors, the police, engineers, and planners. The city council appointed a planning sub-committee, engaged in the analysis of the investments planned in Hulme. Members of the sub-committee analysed in detail the projects presented to them, comparing them with the rules described above. Developers were told to introduce changes in the designs many times. Such decisions of the city authorities built respect for the rules contained in the guidebook amongst designers and developers.

The guidebook did not refer to the quality of architecture as such, but it rather set the directions of reasoning, it determined the height and orientation of buildings so as to make sure they were harmoniously inscribed in the urban context. The leading objective was creating a friendly urban space, bustling with life.

4. Hulme today – effects of city challenge in the context of overcoming the trend of difficult identity

It has been over 20 years since the completion of the Hulme City Challenge programme in 1997. These over two decades allow us to evaluate whether the measures undertaken by the City Council and the partner organisations helped to achieve the initial goals of the revitalisation programme of the district.

The evaluation of Hulme City Challenge was carried out twice: in 1999 and 2002 by the SURF Centre (Centre for Sustainable Urban and Regional Futures) at Salford University. The research methods adopted were a comprehensive programme of interviews and a statistic analysis.



Fig. 11. Stages of the urban transformation of Hulme. To the left – development from the 19th/20th century, in the centre - development from the 1960s, to the right – the quarter development proposed in the 1990s. (source: [10, p. 16])



Fig. 12. Bird's eye view of Hulme (source: [25])

In compliance with the report of the SURF Centre, in the period 1999-2002 the total value of the investments implemented in Hulme and Moss Side by the public and private sector was 400 million pounds. Projects given support were connected with the development of the local economy, improvement of the urban environment and quality of development, improvement of the quality of life, construction and development of public utility buildings. These activities gave measurable results in the form of a bigger number of jobs, a broader access to education, development of infrastructure; new commercial and public buildings appeared.

A large green area, Hulme Park, was arranged in the northern part of the district. In the south-western part of the district there is a local shopping centre.

The housing resources in Hulme got considerably diversified compared to 1992. It had its effect on the much more rapid increase of prices of new private houses than the average increase observed in the same period for the entire city. The attractiveness of Hulme as a place of residence increased, the population of the district rose by 3.3%, whereas the average rise in the population of the entire city in the same period was 0.2%. A considerable part of the housing development of Hulme is social housing, which translates into the image of Hulme still as 'the poorer district', but equipped with high-quality urban and architectural space. According to the data from 2010, 47.5% of the population of the district lived in social houses [26].

What is remarkable is a big drop in unemployment from 32% in 1989 to 6% in 2010. The market of minor services and services connected with entertainment developed much more than expected. Another element that emerged was big concentration of public sector entities and voluntary services.

Although the level of poverty improved when compared with other areas of Manchester, it is still high against the background of the rest of the country. The reports from 2002 and 2006 mention also the issue of the still high level of crime in Hulme, especially a big number of petty thefts and car thefts.



Fig. 13. Residential development quarter in the north-western part of the district (source: [25])

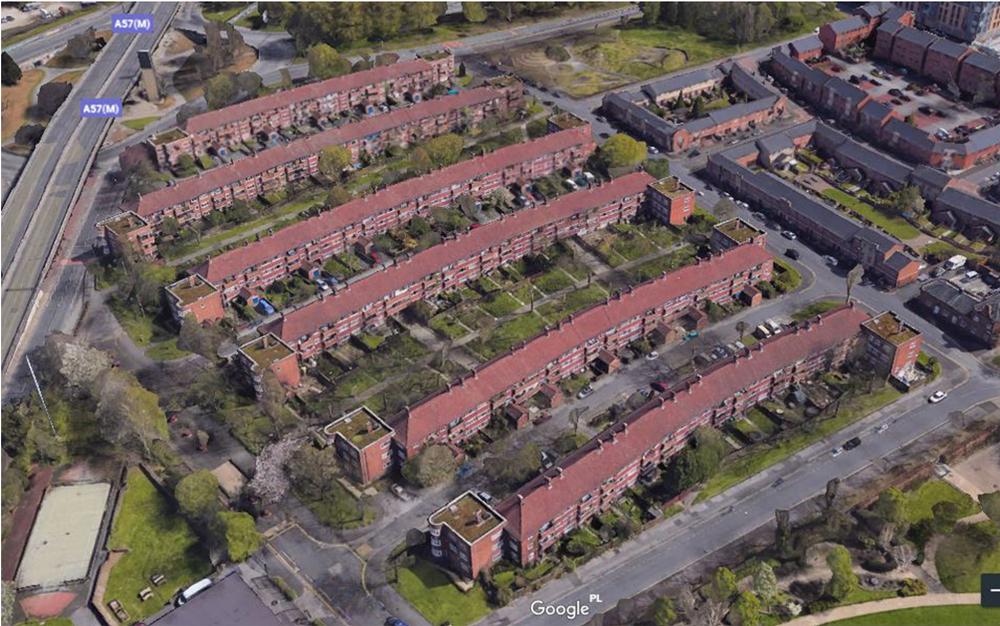


Fig. 14. Residential development quarter in the north-western part of the district (source: [25])



Fig. 15. Development quarters in the central part of the district (source: [25])

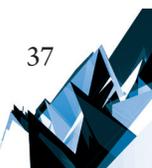




Fig. 16. High Street – a part of the southern commercial part of Hulme (source: [25])



Fig. 17. Hulme, Hunmaby Ave – an urban interior of the street between residential development quarters (source: [25])



Fig. 18. Contemporary residential architecture in Hulme (source: [27])

Over the last 10 years several architecturally interesting investments were implemented in the district. The most significant of them is Birley Fields Campus Manchester Metropolitan University. The main building of the campus, Brooks Building, was erected at Bonsall Street. The university edifice is one of the most advanced facilities of the type in the United Kingdom. The entire complex comprises also student dormitories, the Energy Centre, and a multi-level car park.



Fig. 19. Bird's eye view of Birley Fields Campus (source: [25])



Fig. 20. Brook Building (source: [28])



Fig. 21. Multi-level car park (source: [29])



Fig. 22. Dunham House (source: [29])



Fig. 23. Urban interior of a residential street of a part of Hulme and a view of a backyard inside the quarter. Visible regional, characteristic for Manchester character of development, the ‘human’ scale of development, and proportions of the street interior (photo by B. Kwiatkowski)

The Manchester Evening News characterises this district in the following way: “it is a residential district, popular among students, young professionals, and families. It is a place with a flourishing artistic scene and creative people. The newly erected theatre centre Z Arts at Stretford Road, the renovation of the old hippodrome, and the extension of the Community Garden Centre – all this charges us with positive energy” [14].

On the basis of the analysis of the revitalisation process implemented in Hulme, several important conclusions can be drawn. What is necessary to ensure a sustainable process of regeneration of a given area is the commitment of the local community. The revitalisation programme must also respect the local specificity of the area, transform it so as to eliminate problems, but not destroying its socially and spatially valuable features.



Fig. 24. Example of designing facades of residential buildings. Visible individual features of buildings emphasising the composition of the urban interior: emphasis of the entrance zone, the corner, a detail in the form of a relief (photo by: B. Kwiatkowski)



Fig. 25. Contemporary multi-family architecture in Hulme. Visible care of maintaining the 'human' scale. Brick used in the facades as a finishing material characteristic for the district (photo by: B. Kwiatkowski)

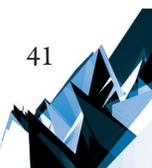




Fig. 26. Hulme Park – recreational green area in the district. Despite a certain degree of degradation and neglect, the care for interesting street furniture elements is well visible (photo by: B. Kwiatkowski)

The comparison of two action plans in Hulme demonstrates an advantage of a comprehensive approach to the regeneration plan developed, of the ability to overcome discipline-related limits, offering potential explanations for essential problems, which for a long time have been nagging experts and bureaucrats perceiving them only fragmentarily.

Prior to the central intervention there usually exists a potential, an earlier ‘resilient’ reality, characteristic for this particular area of the city, and an effective intervention is a function of how well the transformation programme is synchronised with the existing conditions.

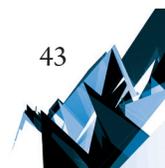
An element of key importance for the success of the revitalisation programme is also the participation of national and local authorities, stimulating and supervising the activities undertaken by the private sector. Good results are reached by the cooperation of state and private entities in this respect within the scheme of the public-private partnership. A role of the administration and planning units is to create a coherent master plan for the revitalised area, as well as to formulate a set of rules for the new development, and subsequently to establish effective mechanisms of supervision and control over the planned investments.

The example of the revitalisation of Hulme clearly demonstrates how important for the area revitalisation the social aspect is. Revitalisation will be ineffective if we ignore the needs of local residents and the way in which the local community operates.

The district of Hulme has been subjected to the regeneration process twice. In both cases it was necessary to face its bad identity, to overcome the bad reputation of Hulme. The activities commenced in the 1990s have been bringing positive results. It seems that the key to success in this respect is to perceive the district as a neighbourhood, and not as a property to be developed. Following clearly established rules for the entire area, their consequent enforcement, and monitoring of the results of the process allowing to verify all errors and strengthen the measures offering the best effects – this is a specific and effective ‘guideline’, helping to overcome the difficult identity and to create a new one, making use of its positive features, in the recognition of and respect for continuity.

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