

Bury But Better 2009

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Phoenix Quarter

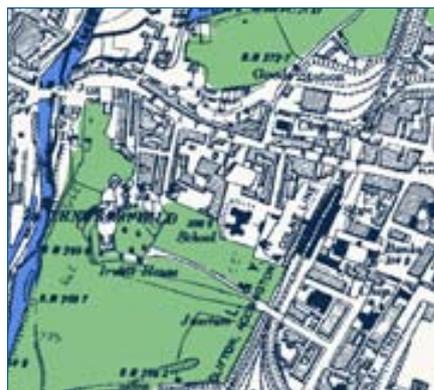
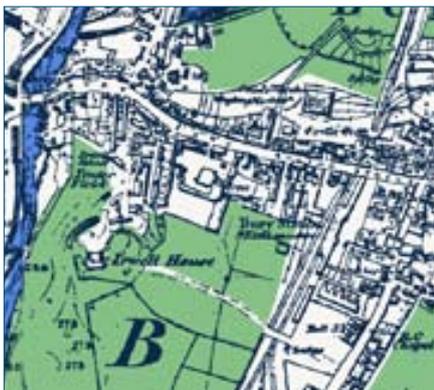
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The Phoenix Quarter was so called in the 2003 masterplan because there is a small street in the area called Phoenix Street. The name is appropriate because this is a lost quarter of the town as can be seen from the historical plans. Initially the area was just a strip of development along Bolton Street. Then, with the development of Tenterden Street over the railway line south of the station, the area became known as Tenterdenfield. In time this became a location for civic uses, the county court, Bury Grammar School and the police station.



The area lost its identity with the opening of Jubilee Way as part of the ring road. This followed the line of the Tenterden Street bridge and swept around to a new junction on Bolton Road. The area between the new road and the railway line became dominated by the leisure centre and the police station while the area to the west became a forgotten corner of the town with a series of residential streets running down to the grammar school. The area generally feels sliced up by the railway and the road and disconnected from the town centre and the surrounding areas.

Facing page: Bury Castle Leisure Centre on Bolton Street;
Above: location of the Phoenix Quarter;
Below: historic plans of the area (1850, 1894 and 1931)





Bury but Better Vision: The 2003 masterplan sought to recreate the Phoenix Quarter as a functioning neighbourhood in the town, based largely on housing to create a high quality residential community next to the heart of the town. The plan sought to 'tame' Jubilee Way by turning it into a boulevard that was less of a barrier through the area. Opportunity sites were proposed for residential development to increase the number of people in the area and to create a more coherent urban structure. The main elements of the strategy were:

- The redevelopment of the Police Station following its relocation, which was being planned at the time of the strategy.
- The urbanisation of the Jubilee Way/Peel Way junction to reduce the impact of the road and to create a gateway into the town.
- The creation of a direct pedestrian and visual link from the end of Bolton Street to the new bridge proposed in the Western Waterside Canal Quarter.

- The redevelopment of the underused land to the north of this route and along the river.

Recent activity: A great deal has happened in this area since the original masterplan:

- The location for the new Police Divisional Headquarters has been agreed on Chamberhall and work is currently on site (March 2009). The old police station will therefore be available in around 2 years.
- Recent investment in the leisure centre has extended its life by a further five years, increasing its total lifespan to 15-20 years. The masterplan needs to bear this in mind when considering the leisure centre provision in the town.

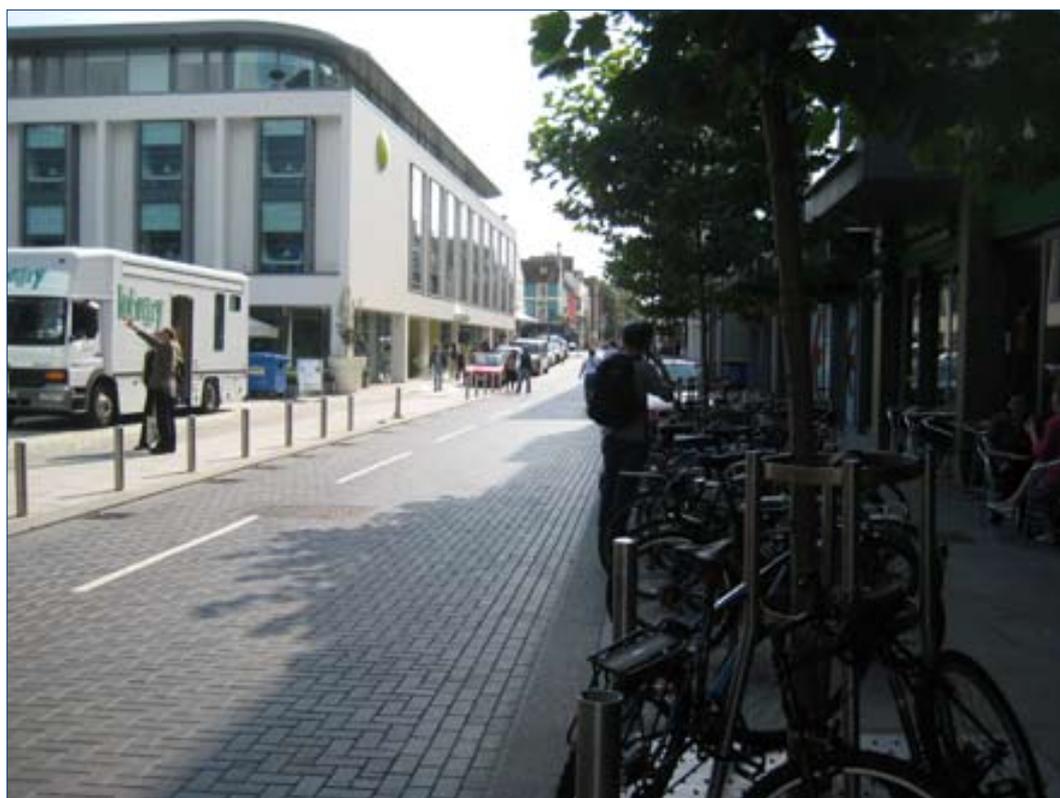


Facing page: the 2003 masterplan for the area;

This page: Bolton Street

Projects

- 2a: Improvements to Sankey Street from Bolton Street and a direct pedestrian/visual link to the canal.
- 2b: The redevelopment of the leisure centre on the site of the former police station when their site is vacated.
- 2c: The development of a residential scheme of up to 100 units on the site of the former leisure centre and other gap sites in the area.
- 2d: Footbridge between the Phoenix Quarter and Bank Street over the East Lancs Railway.
- 2e: Residential development on the Bolton Street/Jubilee Way junction.



Updated vision:

The updated vision focuses on the redevelopment of the area which includes the leisure centre and the police station. Relocation of the police station to a new building on Chamberhall means the existing site will become available for redevelopment.

We have looked at options for the redevelopment of the leisure centre. Options have included the redevelopment of the centre on its existing site, redevelopment on the site of the soon to be vacated police station or redevelopment elsewhere in the town centre. We have opted for the second of these, which is shown on the plan. This has the advantage of allowing the retention of the existing car park. It also allows the former leisure centre site to be developed for housing together with the site to the south of the car park. This creates around 1.4 hectares of development land that could accommodate 80 – 100 homes.

Linked to the above, we have suggested the possibility of a new footbridge to reconnect Bank Street, which was severed by the railway. This will create a new footpath link from the

Phoenix Quarter into the town centre.

The development north of Sankey Street has been scaled back from the previous work. There will nevertheless be the opportunity to create residential development to the north of Sankey Street to extend the predominantly residential character of the areas of Tenterden Street and support the link along the Sankey Street axis between Bury town centre and Western Waterside.

