

Bury But Better 2009

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BURY COUNCIL

Project Matrix

Quarter	No.	Project	Description	Estimated Outputs	Estimated Costs 2008	Potential Funding	Phase
WESTERN WATERSIDE	1a	Reopening of the Canal	The reopening of the Manchester, Bolton and Bury Canal is a long term project. The masterplan only involves reopening the filled in section in Bury Town Centre.	1,200m of reopened canal	£700,000 (based on a cost of £1 Million per mile)	The canal would be procured partly as part of the overall reopening of the canal and partly from the development value of the land	long term
	1b	Development of a new footbridge and square	A new footbridge on a direct route from the end of Bolton Street. The bridge will open up a new public square at the end of the canal.	45m span footbridge bridge; 1,300sq m of public realm works	£1M	To be funded as part of the development of the Canalside area as part of the development value created.	long term
	1c	Canalside North	Redevelopment of the industrial estate on the northern part of the site for residential with some small scale business units and a café fronting onto the canal/ square	2.2ha site: 200 residential units; 1,500 sq m offices; 1 café unit; 1 small retail unit	Resi - £13m; Offices- £2.25m; Café - £850K; Retail - £350k Total –	Private sector development with S106 contributions towards the canal and bridge.	long term
	1d	Canalside South	Residential development on the vacant industrial land in the southern part of the site	200 residential units	£13m	As above.	long term
PHOENIX QUARTER	2a	Sankey Street	Improvements to Sankey Street from Bolton Street and a direct pedestrian/visual link to the canal	325 linear meters of improved public realm;	£500k public realm	BMBC, and S106 Pool for public realm works.	medium term
	2b	New leisure centre	The redevelopment of the leisure centre on the site of the former police station when their site is vacated	Modern leisure centre incl. a 25m pool, 2 teaching pools, squash courts, keepfit studio, a large gym (100 – 150 stations), a small (5 court) hall and parking	£12m	BMBC and private sector partner with contribution from land sale of old centre.	medium term
	2c	Residential development	The development of a residential scheme of up to 100 units on the site of the leisure centre and other gap sites in the area	1.3ha - 95 (mainly townhouses) with some retail units along Bolton Street with flats above.	70 houses - £4.55m 25 flats - £1.15m Total - £5.7m	Private sector developer with contribution towards the new Leisure Centre.	medium term
	2d	Bank Street footbridge	The development of a footbridge across the East Lancs Railway between Bank Street and the Phoenix Quarter	45m footbridge	1.2m	Private sector developer with contribution.	medium term
	2e	Residential gateway	A residential gateway development on the Bolton Street/Jubilee Way junction	A site of 2.6ha assumed to be 250 apartments	- £24.8m	Private sector developer.	long term

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CHAMBERHALL	3a	Police Divisional Headquarters	Provision of a new police station.	Police station	Funded	Police Authority	short term
	3b	The Professional Village	Professional Village of B1 office space	10,000 sq m	-	Private sector developer	short term
	3c	Headquarter Buildings	HQ office buildings facing the river and lake	Two four storey buildings 3,000 sq m each	£12m	Private sector developer facilitated by BMBC	medium term
	3d	Innovation & Technology units	Series of B1 blocks for technology companies.	B1 blocks provide space for innovation and technology, two storey buildings with 5,000 sq m floor space in total	£7.5m	Private sector developer facilitated by BMBC	medium/long term
	3e	Creative Village	Creative Village of small scale office space and studios	15 two-storey units totalling 1,800 sq m of floorspace	£2.7m	Private sector developer facilitated by BMBC	long term
	3f	Wetland Ecology Park	A landscaping scheme creating an ecology park	1.55ha ecology park	Ecology park - £28k	BMBC, commercial developer contribution as part of the overall development of Chamberhall.	long term
	3g	Peel Mill	Refurbishment of Peel Mill for a combination of housing and office space	Five-storey building with 6,300 sq m per floor	£40m	Private sector developer	long term
	3h	Fire Station	Fire station	Development of a new station	-	Part funded by the sale of the old station.	short term
	3i	Bus route	New bus route through the site to allow improved bus access to the site and beyond to areas north of Bury.	One bus route; Upgrade of the existing bridge or Possible cost of a new bridge		BMBC, GMPTE, and developer contributions	medium term
	3j	Public footpath works	Improvements to the footpath from Castlecroft Road to Tithebarn Street	340m of improved route including lighting	£250,000	Contribution from the Lascar Works developers and BMBC	medium/long term

Key:

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	Mixed projects:
	Public projects:

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HISTORIC CORE	4a	Fusilier Museum	The completion of the Fusilier Museum and the refurbishment of the Arts and Crafts building	Extension to existing premises	Work on site	HLF	short term
	4b	Culture Quarter strategy	Implementation of the Cultural Quarter Strategy including public art and public realm improvements	Projects include management & development, branding, marketing & promotion, animation and inward investment & development	--	Funding sources include: Bury Council, North West Arts Board, Community Area Partnership, ERDF, lottery, private sector and sponsors	short term
	4c	Bolton Street	Improvements to Bolton Street as a gateway to the town centre with the redevelopment of poor quality buildings	290m road stretch: Public realm improvements incl. tree planting, narrowing of carriageway, Yorkstone paving, new street furniture	£1m	BMBC	medium term
	4d	Lester House	Reuse or redevelopment of Lester house with active uses at ground floor level and offices or housing on the upper floors	375sq m of refurbished offices	£375,000	Private owner / developer	medium term
	4e	Craig House	The Reuse or redevelopment of Craig House for office or residential use	1,200sq m of refurbished offices	£1.2M	Private owner / developer (currently Seddons)	medium term
	4f	Castle Armoury	The promotion of Castle Armoury as a landmark development site prominent on Peel Way. This is likely to be a hotel but could be other uses provided that the scheme has an active ground floor	120 bedroom hotel over three floors plus ground floor providing public uses	£10m	Private owner / developer promoted by the council in partnership with the TA as a developer competition.	medium term
	4g	Public Realm Improvements	Public Realm Improvements to Kay Gardens and Market Place. In the case of Kay Gardens this would reconfigure the garden and create an urban square.	300sq m of improved public realm	£500k	BMBC, and S106 Pool for public realm works.	medium term
	4h	ELR, Transport Museum and Buckley Wells Proposals	Improvements to East Lancs Railway including the reopening of the Transport Museum, further improvements to the station, and the Buckley Wells masterplan implementation.	Refurbished Transport Museum with extended facilities and outdoor display area	--	Currently being progressed by the ELR and supported by this strategy.	short term

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SHOPPING QUARTER	5a	The Rock Development	The Rock development (under construction, completion due Autumn 2010)	7.9ha site with 139,000 sq m of development incl.: 47,241 sq m retail incl. Food and drink, 9,678 sq m leisure, 33,728 sq m residential (397 flats), 1250 parking spaces	-- Retail - £330M	Thornfield	short term
	5b	The Rock	Public realm treatment	300m of public realm treatment	600k	Thornfield/BMBC	short term
	5c	Princess Parade/The Square	Glazing of pedestrianised area			Scottish Widows	short term
	5d	Mill Gate	The creation of larger units and improvements to Mill Gate Centre	As per current proposals	£700 /m ² (shell only)	Scottish Widows	short term
	5e	Foundry Street	The implementation of the non-food units on Foundry Street	0.87ha site: 3,251.58sq m (NIA), 151 parking spaces	--	Modus Properties	short term
	5f	Angouleme Way	The creation of a footpath link along Angouleme Way	480m new footpath		S106 monies, contribution from developers of adjoining sites	medium term
	5g	Lion Gardens	The development of Lion Gardens and the extension of the glazed mall to the former post office	600sq m of additional floor area, 24m new mall	Mall - £110K	Scottish Widows	medium term
	5h	Market Gateway Site	The development of retail units and market management offices on the former petrol station on Angouleme Way	Gateway retail building providing market management buildings and retail units	£5m	Scottish Widows/BMBC	medium term
	5i	Hornby Buildings	The redevelopment of the Hornby Buildings	Retail, financial, professional services, Food and drink uses (A1, A2, A3, A4, A5), Leisure (D1, D2), Nightclub, Business (B1)	--	Thornfield	medium term
	5j	Telephone Exchange	The development of the telephone exchange as new retail space	Two-storey department store 3,800sq m	£5.3m (shell only)	Scottish Widows	medium term
	5k	M&S and Clerke Street	The redevelopment of the old M&S store and the opening up of Clerke Street.	Detailed design ongoing		Owners of M&S store / developer (currently Topland), BMBC, Scottish Widows and Thornfield	medium term
	5l	Retail development at Kay Gardens and improved market entrances	The development of new retail/leisure space fronting onto Market Street and improvements/ gateway feature to market entrance	3,360 sq m over two floors Plot area: 2,800 sq m	Retail -£2.4m Market gateway £100k	Private sector developer.	medium term

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	5m	Ring Road re-routing	The rerouting of the ring road to George Street and the George St./Angouleme and George Street/ Rochdale Road junctions.	330m of remodelling George Street and reallocation of 420m of Angouleme Way to pedestrian walkway and development sites	£3.3M	BMBC, contribution from developer of mixed used quarter (5n)	long term
	5n	Mixed use quarter	The development of a mixed use quarter with retailing and residential space	2,3ha site: 6 shops 6,000sq m, 200 residential units	£14.2M	Private sector developer	long term
	5o	Open space	The creation of a new triangular town centre public space	6,000sq m public space	£1.5M	BMBC	long term
	5p	Expansion of outdoor market	The expansion of the outdoor market	3,000sq m worth of new stalls (approx. 50 new stalls)	£2M	BMBC	long term
	5q	Lascar Works	Opportunity for a high quality retail scheme (furniture store, possibly two occupiers) on a number of levels over decked parking on the former Lascar Works site on Tanpits Road.	2 levels of car parking 2 levels of retail area totalling 12,000 sq m Plot area: 8,000 sq m	Retail - £11m Parking - £3m (excluding any)	Private sector developer.	long term
EASTERN GATEWAY	6a	Derby Way	A new section of the ring road (completed)	--	--	Thornfield	short term
	6b	NHS centre	A new health centre (completed)	--	--	NHS	short term
	6c	Rochdale Road Showroom	A new showroom for Pilkington Tiles	0.1ha site: gross internal area 412 sq m per floor (3 in total), 13 parking spaces	--	Thornfield	medium term
	6d	The Rock Gateway (1)	The development of the fire station and its environs for a range of potential uses.	2.1 ha site: 100 bedroom hotel, 2,000 sq m of retail along The Rock, 7,500 sq m of office space, 1,200 sq m of public landscaped space, 0.7ha of residential development (42 townhouses and some flats)	--	Private sector developer	medium term
	6e	The Rock Gateway (2)	Infill development as a final stage of the Rock scheme for housing or offices.	0.18ha site: ground floor: mixed use, upper floors: 42 flats	--	Thornfield	medium term
	6f	Bus Depot	A new supermarket and car park on the First Bus site with a residential element on the section extending down to Rochdale Road.	Supermarket: 8,000 sq m, car park: approx. 250 spaces	£4m (shell only)	Private sector developer	medium term
	6g	York Street Quarter (1)	The first Phase of the York Street Quarter including housing and commercial workspace.	1.92ha site: 4,000 sq m of workspace, 1,500 sq m of landscaped open space, 60 townhouses, 20 flats	Workspace £4m Open space £400k Houses- £3.9m Flats £1m	Site owners / developers. BMBC.	medium term

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	6h	Rochdale Road	Gateway/corridor improvements through redevelopment or enhancement, leading up from the junction with Bond Street to the new Rock development.				medium term
	6i	Moorgate Gateway Development	Development of a vacant site for residential or office/retail purposes	6,000 sq m of residential space over three floors	£7m	Private sector developer	medium term
	6j	York Street Quarter (2)	The completion of the York Street Quarter	1.59ha site: 80 townhouses, 20 flats	£6.2m	Site owners / developers BMBC	long term
SOUTHERN GATEWAY	7a	Townside	The Development of Townside including Council offices a NHS Medical Centre, hotel, apartments and multi-storey car park. (under construction)	4,000 sq m council offices, 750 sq m of ground floor retail and leisure units, 4,500 sq m medical centre, 2,000 sq m offices, 110 bed hotel	£70m	AskBury	short term
	7b	College Campus	The development of the new College Campus	2.86ha site: college buildings: approx. 1.32ha	£30m	Bury College, Learning & Skills Council (LSC)	medium term
	7c	Angouleme Way gateway	The Redevelopment of Humphrey House, Peel Health Centre and the two primary schools sites to the south.	0.8ha site: 3 office blocks with 2,500 sq m over four floors each and 21,000 sq m residential (250 flats)	£38m	Site owners / BMBC	medium term
	7d	Market Street	Improvements to Market Street and the reconfiguration of the Angouleme Way Junction.		£400k	BMBC	medium term
	7e	Townside Phase 2	The development of Phase 2 of the Townside scheme as a major office scheme, possibly for an inward investment.	2.86ha site 13,000 sq m of office space over 3 floors	£26m	ASK Bury	medium term
	7f	Bus station	The reconfiguration of the bus station by creating a new entrance onto Angouleme Way and new escalators from the Metrolink Station.	New bus interchange and entrance to the Metrolink	To be subject to more detailed costings	GMPT, BMBC	medium term
	7g	Office scheme on P&R car park	New office development on the Park and Ride car park near the interchange	3,000 sq m of office space over three floors	£6m	Private sector developer	medium term
	7h	Woodbury campus	The redevelopment of the Woodbury Campus building once it is vacated by the College. This would be Phase three of the Townside development.	0.95ha site 10,000 sq m of office space over 4 floors	£20m	BMBC private sector developer	long term

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