

# Bury But Better 2009



**BURY COUNCIL**



The Firefighters' Museum - opening Spring 2009

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# Bury But Better 2003

# 9.

The 2003 Vision for Bury was undertaken by URBED with King Sturge and was based on an analysis of the town and a vision for its future. The Vision for the town centre was:

*'Bury will continue to expand its role as a bustling market town where shoppers travel from a wide area on market days. It will become a more rounded town centre with a mix of housing, business, leisure and employment uses alongside the shops. It will feel and look like a traditional town centre and will be more closely integrated with the surrounding neighbourhoods.'*

This was developed into six themes:

- Reinforcing Bury as a market town;
- Making the most of Bury's heritage;
- Creating an accessible town centre;
- Creating an attractive, compact town centre
- Managing the quality of the town centre and
- Broadening the role of the centre.

The masterplan below was developed to realise this vision and also to take into account a number

**Facing page:** Work on the former Arts & Crafts Centre (April 2008);  
**Below:** Bury town centre masterplan (2003 Bury But Better study)



**BURY BUT BETTER**

Indicative Masterplan for Bury town centre by URBED, 2003



of active development projects in the town centre at that time. The sequence of plans on this page illustrates the process that we went through in turning the vision into a masterplan.



Plan 1 showed the areas of potential change in the town centre at the time. These included the Rock Triangle where Thornfield were working on the early versions of their scheme. The then owners of Mill Gate were also exploring redevelopment and a great deal of discussion in the masterplan concerned this scheme and its relationship to the market. The opportunity areas also included Townside Fields, the Police Station, Bury Ground to the north and the canal area to the west.



The starting point for the masterplan that remains relevant today was the street network of the town centre (Plans 2, 3 and 4). The town centre currently has a very constraining ring road, which at the time of the previous masterplan had not been completed and ran along the eastern section of The Rock. The aim of the masterplan was to reinstate as far as possible the historic street network of Bury (Plan 3), which was based on a 'T' junction with a grid of streets to the east of the town. The proposed street network therefore suggested downgrading Angouleme Way and creating a new link through to the Moorgate junction. This has now happened and the roundabout at the bottom of Rochdale Road has been removed and a new link created through The Rock development (Derby Way). There are also plans to create a footpath along Angouleme Way. The masterplan also looked at opportunities to open up Market Street as a much clearer pedestrian route and to create a clear pedestrian public realm throughout the town centre.



The masterplan went on to look at a physical structure of the town centre to repair the urban fabric. This is set out on plans 5-8.

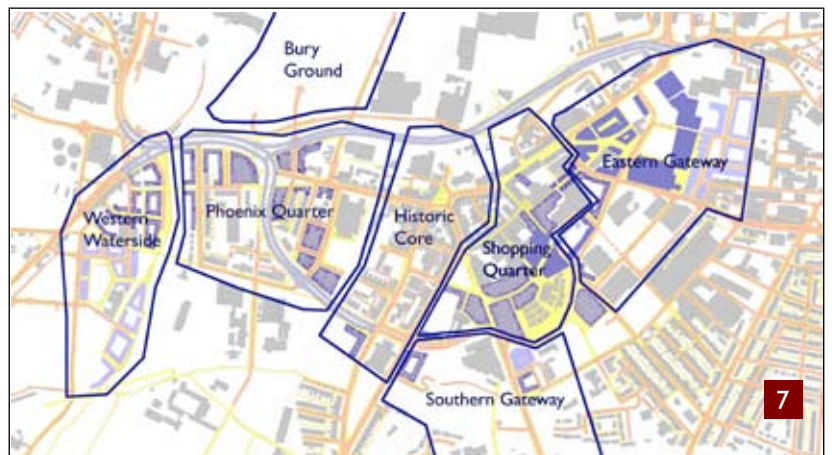


Plan 5 looked at development opportunities and a series of gateways to the town. The dark blue areas show the development of The Rock, the Mill Gate Shopping Centre, Townside and the creation of new residential development to the west of the town centre.



One of the issues that we looked at in the masterplan was the contrast between the quality urban realm in the heart of the centre and the need to accommodate edge of town centre retailing around the edge. Plan 6 suggests an area of urban quality, outside of which lower density retail areas would be possible.

The plan was then developed as a series of quarters as shown on Plan 7. There were 5 quarters stretching from the Western Waterside in the west to Southern and Eastern gateways, the Historic Core and the Shopping Centre. We also created a new quarter, which we called the Phoenix Quarter around Jubilee Way. To the north Bury Ground (now called Chamberhall) was beyond the scope of the 2003 masterplan but is included in this exercise.



The final element of the strategy was a land use plan as shown on Plan 8 and all of these elements were brought together into the final masterplan.

