

# 1. What is this event about?

The following boards display the progress made on the Railway Street Masterplan and 3 possible design options for the area based on previous consultation with the community. The proposals form part of an on going effort to regenerate the whole of Brierfield and any suggestions for clearance/acquisition remain only as a possibility. Once these options are assessed in terms of their viability and community consultation feedback from these events, a draft final masterplan will be developed.

The masterplan will guide the future of the area over the next 15 years. It will identify opportunities for improvement and determine what sort of place the area could become in the future.

We would like your views on these options and on improving the area.

PLEASE COMPLETE A QUESTIONNAIRE AND LET US KNOW YOUR VIEWS



# 2. Who are we?

URBED (a design and planning practice based in Manchester) have been commissioned by Pendle Council and its partners to develop a masterplan for the Railway Street area as part of the East Lancashire Housing Market Renewal Programme.





# 3. How have we consulted residents so far?

This is the third round of consultation events with local residents to discuss the progress on the Railway Street Masterplan. So far we have conducted:



A **Round Table Discussion** with local residents and businesses to find out peoples Likes and Dislikes of the area.



A **3 Day Design Charrette (Workshop)** which built on the information we gathered at the round table discussion.

# 4. Round Table Discussion



## Top 10 good things about the Railway Street Area:

1. Public Transport
2. Access to shopping / local facilities
3. Views to the countryside / forest views
4. Community cohesion
5. Heritage buildings
6. Good housing structure
7. Long term residents
8. Good community/civic facilities
9. Feels safe amongst local people
10. Quiet



## Top 10 dislikes about the Railway Street Area:

1. Lack of parking facilities for shops and residents
2. Declining shops (specially along Railway Street)
3. Un-adopted back streets / alleyways
4. Lack of pride
5. Empty properties and absentee landlord
6. Litter, vandalism, theft, cars, drugs
7. Lack of youth facilities
8. Lack of green spaces
9. Derelict sites and poorly maintained properties/external spaces
10. Traffic issues on side streets



## The type of place they would like to live in;

- Barrowford - for shops, parks and heritage centre
- Skipton - for market street, boat trips on canal
- Barley for picnic areas and access to walks up Pendle
- Reedley - for quality large houses and plenty of green places and trees
- Beverley, Hebden Bride and Kendal - for good transport, shops, employment, buildings, market and lack of pollution.
- Istanbul - for it's vibrancy
- London - mews for safety and closeness.
- Harle Syke, Abbeycum-hir - for the history, settled community, rural, common purpose and goal
- Ramsbottom - for the mills and houses being up graded.



## How does the Railway Street area get there?

1. Environmental improvements
2. Traffic calming and better parking provisions
3. More open spaces and greenery
4. Better publicity and communication via local newspaper
5. Improve perception and image – we're proud!
6. A landmark bridge – connection on Railway Street
7. Shop front improvements
8. Employment – encourage new businesses
9. Safer and visually cleaner play areas / communal gardens
10. Ownership to empty properties.



# 5. 3 Day Design Workshop

The 3 Day Design Charrette (Workshop) built on the information we gathered at the round table discussion to develop different options for the Railway Street Neighbourhood.



## Day 1



- The day started with a walking workshop where the residents led us on a tour around the Railway Street area pointing out all the good and bad things about that area
- Once back in the People each group produced analysis plans for the area showing the problems and opportunities for their neighbourhood.



## Day 2 – Bus Tour



- On the Saturday after the first Charrette we went on a bus tour around some areas of Manchester, Oldham and Salford that have faced similar regeneration issues to the Railway Street area and have been subject to improvements
- The aim of this was to help the residents visualise changes that could take place in their area and to give them an idea of what could be done in the area



## Day 3



- The final day started by looking at urban design principles and how these relate to the Railway Street neighbourhood.
- Through a series of exercises they analysed how the neighbourhood works at the moment and then planned proposals for their neighbourhoods on a large scale 3D map
- Using Plasticine they marked out the hard (parts that need to be kept), soft (places where development can take place) and squidgey (places that need some sort of change) areas in the valley
- After this the areas that were identified for development were shaped into what the attendees wanted to see in the neighbourhood.

The final day of the workshop was very successful and generated a good response from residents which can be seen in the different options on the bus



# 6. What have people told us in the Railway Street area

## We know:

- 55.1% of the area residents have no qualifications, compared to 28.9% throughout England.
- The area is within the 15% most deprived output areas in England.
- High levels domestic burglary and violent crime
- High number of juvenile offences
- Poor physical environment

## Strengths

Residents have suggested the Railway Street area has the following strengths:

- Good public transport/access to town centre
- Views to the countryside
- Sense of community
- Affordable housing
- Good community facilities

## Key Issues

Residents have identified the following key issues

- Declining shops along Railway Street
- Neglected external spaces and dilapidated buildings
- Lack of parking facilities
- Traffic issues on back streets and Sackville Street
- Lack of youth facilities and play areas

## Opportunities

Residents have suggested the following opportunities

- Environmental improvements and traffic calming
- Improving shop fronts, derelict properties and neglected open spaces
- Landmark Bridge connecting to Railway Street
- Allotments, extended gardens by the railway
- Mosque important focal point – surrounding area to be improved





# 7. Charrette Options

The final day of the charrette produced four options for the the Railway Street area. These can be seen below.

## Option A

- 1. Extension and establishment of existing gardens to include natural habitat
- 2. New developments on the northern part of former goods yard to provide larger housing for the railway Street Neighbourhood.
- 3. Existing play area on Sackville Street extended (west) towards the railway.
- 4. New development along Railway Street towards the station and refurbishment of existing vacant commercial properties to improve entrance to Brierfield.
- 5. Railway Carpark moved across railway track to provide space for development along Railway Street.
- 6. New parking facilities on the site of former industrial building
- 7. Re-use where possible of Mill buildings for residential
- 8. New development on the site of existing garages on Sackville Street. Any development should replace the provision of garages.



## Option B

- 1. New developments on the northern part of former goods yard while new existing + private green space towards the south. The green link extends onto the site of existing parking sheds along Sackville Street.
- 2. Existing play area on Sackville Street extended (north) towards Oxford Street and proposal for new green space near the new mosque on the site of existing housing between Carlton Street and Montague Street.
- 3. New parking provision behind the play area towards the railway.
- 4. New development to the north of Oxford Road towards Colne Road to improve the access to the Mosque.
- 5. New development along Railway Street towards the station to improve the entry to Brierfield.
- 6. New housing and open space on the site of Council Housing along Cross Street.
- 7. Demolition of existing furniture workshop along Wesley Street and proposal for new green space.
- 8. New development along John Street and north of Timber Street on the site of existing Works.
- 9. New connections across the railway along Bridge Street and Montague Street.



## Option C

- 1. Extension and conversion of end properties of existing row of houses to larger family houses.
- 2. Environmental improvements along Sackville Street.
- 3. Opening up the link with controlled traffic from Sackville Street to Massey Street.
- 4. New development on the site of former goods yard.
- 5. Existing green space adjacent to St. Luke's Church upgraded and extended (south) towards St. James Street and demolition of existing Church Hall. Proposal for a new Church Hall along James Street fronting Burnley Road.
- 6. Demolition of housing south of Carlton Street to incorporate wider road, planting and parking for the Mosque.
- 7. Remodelling existing housing north of Montague Street to double frontage good quality housing.
- 8. Existing play area on Sackville Street extended westwards and overlooked by a frontage of new proposed housing towards the railway.
- 9. Proposed new pedestrian link across the railway along Montague Street.
- 10. New developments to the north of Oxford Street towards Colne Road.
- 11. New live-work units to the north of railway Street.
- 12. New residential development on the site of existing council housing across Cross Street.



## Option D

- 1. Tree lining and other environmental improvements along Sackville Street.
- 2. New developments on the northern part of former goods yard with existing green space towards the south.
- 3. Residential conversion of existing Church Hall and proposal for new Church Hall on the existing open space adjacent to St. Luke's Church.
- 4. New residential development on the site of existing parking sheds on Sackville Street.
- 5. Existing play area on Sackville Street extended (west) towards the railway and (south) Guilford Street.
- 6. New development along Railway Street towards the station to improve entrance to Brierfield.
- 7. New open space and residential development on the site of existing Council housing along Cross Street.
- 8. New green space along John Street on the site of existing Works.



Due to the similarities we have combined Option B and Option D into a single option (Option 2 -Selective remodelling / New housing)



# 8. Next Steps

Please fill out a questionnaire and tell us your views on these options.

The three possible options for the area are based on previous consultation with the community and have no basis in planning policy at present, nor have any of them got any public sector funding behind them.

**The next stage of the masterplan is to produce an option appraisal report which will recommend a draft final masterplan. The option appraisal report will take into account, financial viability, market demand, regeneration potential and community and stakeholder consultation.**

There will be an exhibition of the draft final masterplan later in the year, which you will be notified of in advance.

The masterplan will be used as a basis to bid for resources from the Housing Market Renewal and other funding programmes and as a framework for future private sector investment in the area. The current intention is to progress the masterplan into an Area Action Plan, a formal statutory planning document in Pendle's Local Development Framework.

