

Regenerating Bury Town Centre

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Bury
COUNCIL

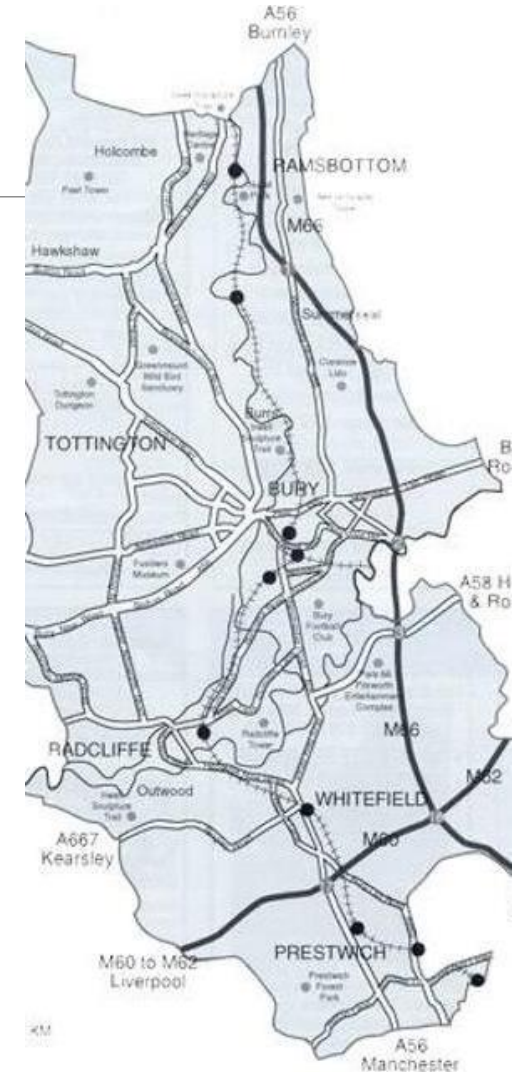


Overview of Bury

Bury is situated in North Manchester and has a population of 193,800.

Bury Council consists of six towns:

- Bury
- Prestwich
- Radcliffe
- Ramsbottom
- Tottington
- Whitefield





Opportunities in Bury

Third most popular retail destination in Greater Manchester and a very successful traditional market.

Demand for more low carbon residential units in the town centre for first time buyers, families and older residents looking to downsize.

Good existing transport links – Metrolink, bus networks and the M60 and M66 running through the borough.

Plans for a new transport Interchange are currently being progressed through central government with help from TfGM.



Bury Town Centre Today – Heritage & Retail

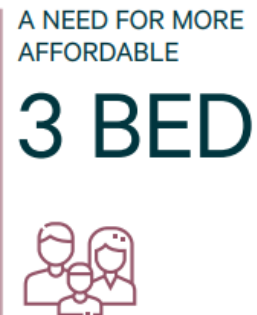
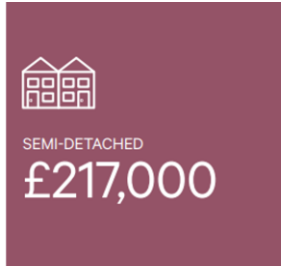
Heritage & Tourism

- Bury Castle
- The East Lancashire Railway
- The MET

Retail and Leisure

- The Rock
- The Mill Gate
- Bury Market





Bury Town Centre Today - Housing

Like many centres, house prices in Bury have increased substantially in recent years.

The rental market in the town centre also performs well with demand outstripping supply significantly.

Some low-income households are being priced out of the market.

Increasing the residential offer, including affordable housing, will help address the affordability issue and draw more younger and working age people to the centre.

Bury Town Centre Today – Transport and Public Realm

Good existing transport links – Metrolink, bus networks and the M60 and M66 running through the borough.

TfGM are working on bringing forward a new transport interchange to increase public transport use and reduce the reliance on private car travel.

Bury Town Centre Masterplan explores how to better connect areas of the town centre to highlight Bury’s key assets and character areas.

The town is bounded by significant green spaces which contrast and soften the urban form, as well as formal public spaces.



A Vision for Bury Town Centre

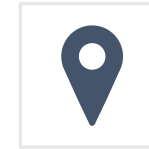
By 2040, Bury will be an attractive, thriving, healthy and forward-looking market town.

Bury Town Centre will include:

- A diverse mix of uses and services – day and night time uses
- Distinctive and popular cultural heritage
- High-quality streets and public spaces
- A modernised Town Hall
- Flexible work spaces
- Low carbon residential units
- Sustainable drainage and improved public realm



A vibrant town centre



A place for culture



A place for living



A connected town centre



Healthy and active communities



A place for business and learning

Regeneration in Bury Town Centre

- Bury Interchange
- Bury Market
- Bury Market Flexihall
- Mill Gate Shopping Centre
- Housing Opportunities in Bury Town Centre



Figure 2-11: Internal view within the main concourse of the Interchange



Figure 2-13: External view from Kay Gardens towards the interchange



Bury Interchange

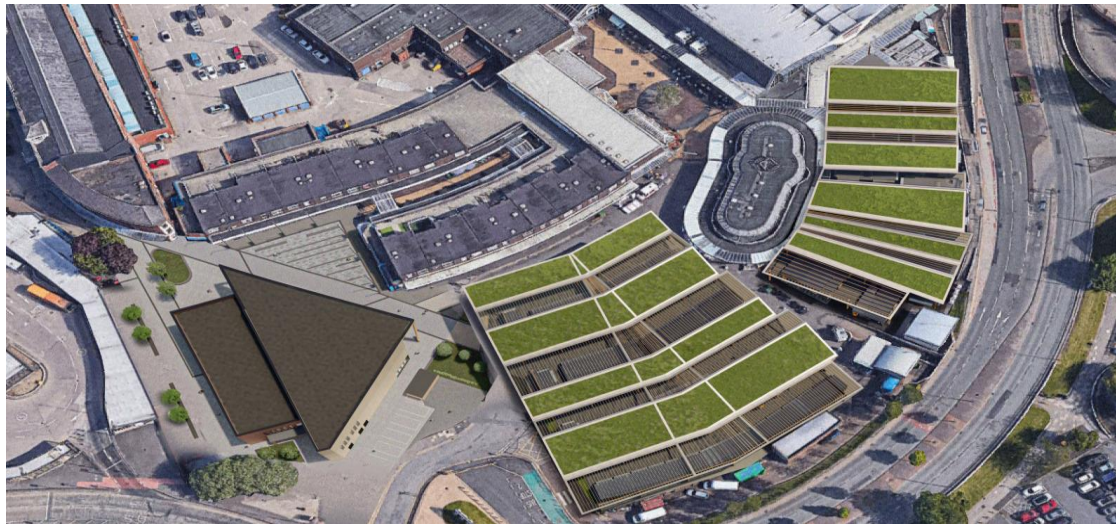
The £81m scheme will include full multi-modal integration including capacity for bus, cycle/active travel parking, Metrolink and vertical circulation upgrades.

A key aspiration is to reduce reliance on private motor vehicles and to encourage a modal shift toward active travel and public transport.

The redevelopment of Bury Interchange will be Greater Manchester's first operationally carbon neutral transport interchange.



Market Canopy Elevations - Roof 1



Bury Market

Market improvement works to sustain, enhance and futureproof Bury Market:

- Install new roof canopies
- Reconfigure existing spaces to create a higher quality environment
- Access and servicing improvements to aid circulation, and create a more visible and higher profile entrance from key points of arrival
- Measures to support sustainability and decarbonisation
- Carry out repairs and maintenance



Bury Market Flexihall

Bury Council were awarded a £20 million grant from the Levelling Up Fund to bring forward Bury Flexihall.

The Flexihall will contain a new staged area and a flexible floor plate which will act as a music and events space, but also for market stalls and community events.

Create a high quality, multifunctional events venue at a key town centre gateway to:

- Enhance community, cultural, leisure and hospitality offer
- Support a range of business and community organisations, and promote resident wellbeing
- Provide flexible workspaces for small businesses and local makers
- Build in climate resilience - potentially around 3000 sq/m that could house Solar PVs on the canopies





Mill Gate Shopping Centre

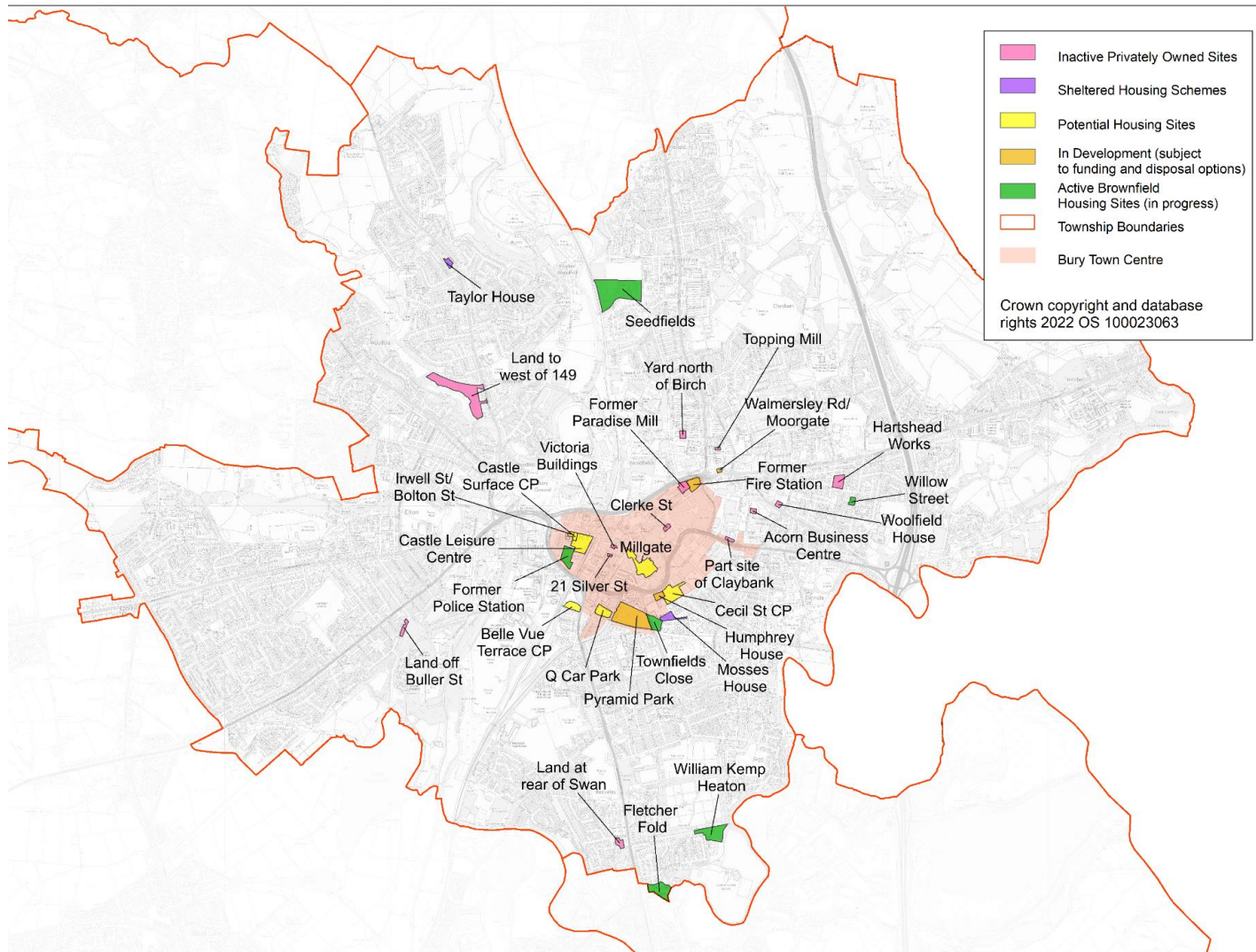
Bury Council have entered into a Joint Venture with Bruntwood to develop the site. Plans for the site include remodeling and improving the existing centre and bringing forward some residential units.

There is the opportunity to re-purpose/refurbish existing buildings at the Mill Gate – extending their lifespan and avoiding the embodied carbon involved in new construction.

Bury Mill Gate is the largest shopping centre in Bury covering an area of over 400,000 square feet containing around 120 shops including Boots, New Look, HMV, WHSmith and TJ Hughes.

The transformation of the Mill Gate will allow for the introduction of new uses, including residential, leisure, a broader food and beverage offer and a potential location for a new leisure centre.

Housing Opportunities in Bury Town Centre



Housing Priorities

Target certain sites for the following use:

- Affordable 3 bed housing
- 4 bed family market housing
- Over 65's accommodation (1,2 and 3 bed bungalows / cottage duplex)
- Develop BTR housing offer to attract young professionals (26-39)
- Low carbon homes
- Accelerate provision of affordable housing for older people and specialist groups
- Contribute to the delivery of 235 new affordable homes per annum

Housing Opportunities in Bury Town Centre



| SITE NAME | Capacity | Current Use | Site Area | Tenure / Client Group |
|--------------------------|----------|------------------|-----------|---|
| Former Police Station | 50 | Open Space | 6210.95 | 25% AH – Mixed Use Family |
| Former Fire Station | 30 | Cleared Site | 4647.26 | Future use to be determined |
| Walmersley Rd/Moorgate | 30 | Car Park | 785.341 | Potential Supported Accommodation for single people with a range of on-site support |
| Humphrey House | 64 | Admin Building | 2277.27 | Potential Private BTR / 25 % AH |
| Pyramid Park | c100 | Open Space | 28999.35 | Potential above policy % AH / intergenerational community / aspirational |
| Q Car Park | 120 | Car Park | 4876.7 | Potential apartment scheme/ 25% AH |
| Irwell St/Bolton St Land | | Open Space | 1040.7 | Future use to be determined |
| Millgate | TBD | Commercial Lease | 12978.73 | Mixed Use – 75/25% - and possible BTR |



Housing Opportunities in Bury Town Centre

Humphrey House

- Town centre location – close to Bury Market
- Potential for 64 apartments
- Current Use: Admin Building
- Potential Private BTR / 25 % AH

Pyramid Park

- Potential for c100 units
- Current Use: Open Space
- Potential intergenerational community
- Low carbon homes

