The Southern Gateway covers the area south of Angouleme Way including Townside, Bury College (Woodbury and Millennium sites), Peel Health Centre, Humphrey House and Holy Trinity Primary School.

The great triangle of space between Market Street and Knowsley Street has always been a feature of Bury. This was originally the market place and fairground that served the town. Then with the arrival of the railways a great section was hollowed out to create Knowsley Street Station and goods yards. On the closure of the railway this area was landscaped as Townside Fields, also known as Pyramid Park because of the pyramid shaped mounds created as part of the landscape. There is a Site of Biological Importance on the Townside site. The remnant of the area’s railway infrastructure is the Metrolink Station and a single rail line, which is now part of the East Lancashire Railway.

The main college building stands on Market Street while the new college extension has been built to the south of the railway on the site of the former school playing fields shown on the historic plans (right).
Bury Town Centre: Vision and development strategy update
The Bury But Better 2003 Vision: At the time of the previous strategy the main issue in the area was the way in which the two college sites could be linked. The College had recently opened its new campus south of the railway and the issue was how best to link this with the old College. The conclusion was that this was best done along Market Street.

The masterplan explored the potential of Townside. It was suggested that the site had potential as a mixed-use development but the only section drawn was a block on Knowsley Street next to the Town Hall. This was proposed as an office block to consolidate the Council’s offices across the town centre into one building. The remainder of Townside was identified as a short-term parking area to deal with the short-term loss of parking elsewhere in the town centre.

The masterplan also explored the redevelopment of the Interchange and the reopening of Market Street as a major pedestrian street as described in the Shopping Quarter chapter earlier. Other small development opportunities were identified such as the car park next to the Bury Times building. The junction of Market Street and Angouleme Way was also reconfigured to make it easier for pedestrians to cross.

Progress since Bury But Better: A great deal has happened in this area since the completion of the 2003 masterplan. The proposals for the western section of Townside are now on site and the college has developed major plans for its estate. The main issues are:

- The Council has agreed a joint venture with ASK Developments called Askbury to develop Townside. The scheme is on site and includes a new NHS Health Centre, new council offices (as proposed by the 2003 study), a 110 bedroom hotel (Premier Inn), 200 apartments and a decked car park and some small retail and office units. Work is expected to be complete in 2010.

- A second phase has been proposed in a development brief for Townside which would see the office scheme extended across the Metrolink line onto Pyramid Park. This was shortlisted as one of the three potential sites for the new Cooperative Headquarters before they decided to remain in Manchester.

- Bury College have recently been through an options process to decide on the expansion of their facilities. Options included the redevelopment of the Woodbury Campus, the development of a new facility on Pyramid Park or development on the Athletics Track at the corner of Market Street and Wellington Road.

- The Council has recently acquired Humphrey House on Angouleme Way after it was vacated. This will be used as temporary offices but is seen as a medium term development opportunity. The Peel Health Centre will also become surplus to requirements once the facilities being constructed on Townside are complete. This will create a significant opportunity site on the corner of Angouleme Way and Market Street and the opportunity for a major gateway development.
Projects

**Short term projects:**
7a. The Development of Townside including Council offices a NHS Medical Centre, hotel, apartments and multi-storey car park. (under construction)

**Medium term projects:**
7b. The development of Phase 2 of the Townside scheme as a major office scheme, including a new Knowsley Street Station.

7c. The Redevelopment of Humphrey House and the Peel Health Centre and school sites to the south.

7d. Improvements to Market Street and the reconfiguration of the Angouleme Way Junction.

7e. The reconfiguration of the bus station by creating a new bus entrance onto Angouleme Way and new offices fronting onto Angouleme Way.

7f. New office development on the Park and Ride car park near the interchange

**Revised Vision:** The new masterplan seeks to exploit the opportunities that have opened up in the Southern Gateway area now that phase one of the Townside scheme is currently on site.

It will be important to improve Market Street as a strong link between the college and the town centre. This will coordinate with the proposals in the Shopping Quarter to reopen Market Street as a major pedestrian link. The current interchange also requires remodelling to improve accessibility and strengthen its role as a major gateway into the town. The previous plan suggested moving the bus station to the park & ride car park, which would still be possible. The current masterplan takes an alternative approach, creating a new access to the bus station from Angouleme Way. This gives an opportunity to improve bus operation and reduce journey times while developing an improved interchange building in keeping with the importance of its location in the town. This has huge advantages in creating a much stronger gateway to the town centre and allows the possibility to reconfigure Metrolink passenger access into the Shopping Quarter.

Townside Phase II is shown as a major office scheme with good links to Townside phase I. Part of the site is designated as a Site of Biological Importance (SBI). Any development on the site will need to take account of this. An ecological assessment and mitigation as necessary will be required. A water body could be retained within any new development to mitigate for the loss of the SBI. The site incorporates a new Knowsley Street station platform for the proposed East Lancashire Railway commuter line.

There is presently little demand for the redevelopment of Humphrey House, the Health Centre, St. Marie’s Primary School and Holy Trinity Primary School, but the sites would be appropriate for office or residential development in the future. They should be seen as part of the wider opportunity site which includes Townside phase II. This should be retained as a site for inward investment so that Bury is well positioned to respond to opportunities such as the Cooperative headquarters when they arise.

The two schools have a long term future in their existing buildings. However, if the opportunity arises for a wider redevelopment encompassing this area their future needs will need to be taken into account.