



Illustrative Masterplan.



5

5.1

Work to Date



Baseline Analysis

The Framework provides the foundation for regeneration proposals, whilst ensuring that the necessary flexibility is provided to enable the detailed design of each plot to be refined. The flexibility of the Framework is important to allow future development to respond to changing market conditions, technological advancements, design innovation, technical analysis and environmental considerations, throughout the long-term delivery phase.

This chapter summaries how key constraints, opportunities and how surrounding developments have informed the masterplanning process. This has accumulated in identifying the possible forms and functions across the Framework area.



5.2

Understanding the Opportunity

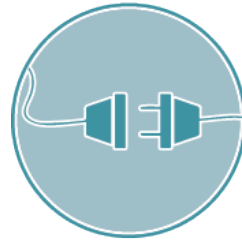


Key Considerations

The Framework has been developed to accord with national, regional and local planning policy and guidance.

This Framework has been published for public consultation. Following the conclusion of the consultation period, responses will be reviewed and considered. The illustrative masterplan will be updated, where required, to respond to public consultation comments.

The illustrative masterplan is one interpretation of how the vision, objectives and development principles detailed within the Regeneration Framework may come forward. On that basis, the illustrative masterplan does not represent a fixed or prescriptive position for future development proposals to accord with.



Disjointed town centre



Lacking sense of arrival



Poor pedestrian experience



Limited choice for pedestrians and cyclists



Vehicle dominated environment / dominance of service yards



Lack of sense of place to support wayfinding



Pre-dominant value retail led offer in the town centre and Mill Gate



Lack of engaging F&B, experience-led retail & Leisure



poor evening offer - lack of diverse evening activities

5.3

Developing the Masterplan



RF Evolution

The preparation of The Framework has been through an iterative design process which has been informed by a range of technical studies and engagement with key stakeholders. The illustrative masterplan has sought to respond to detailed site analysis and stakeholder feedback whilst according with The Framework's vision, objectives and development principles.

As part of the ongoing design development process for the illustrative masterplan, the following considerations have been worked through by the JV, design team and key stakeholders (including Bury Council officers):

- Retention and demolition of the existing Mill Gate shopping centre.
- Diversification and consolidation of the existing Mill Gate offer.
- Massing of the proposed residential offer.
- Refinement of the key block forms and layouts, around the existing service yards.
- Existing operational servicing and access arrangements and requirements for commercial occupiers within the Mill Gate.
- The servicing strategy and associated requirements for Bury Market (indoor) and Market Hall (indoor).



5.4

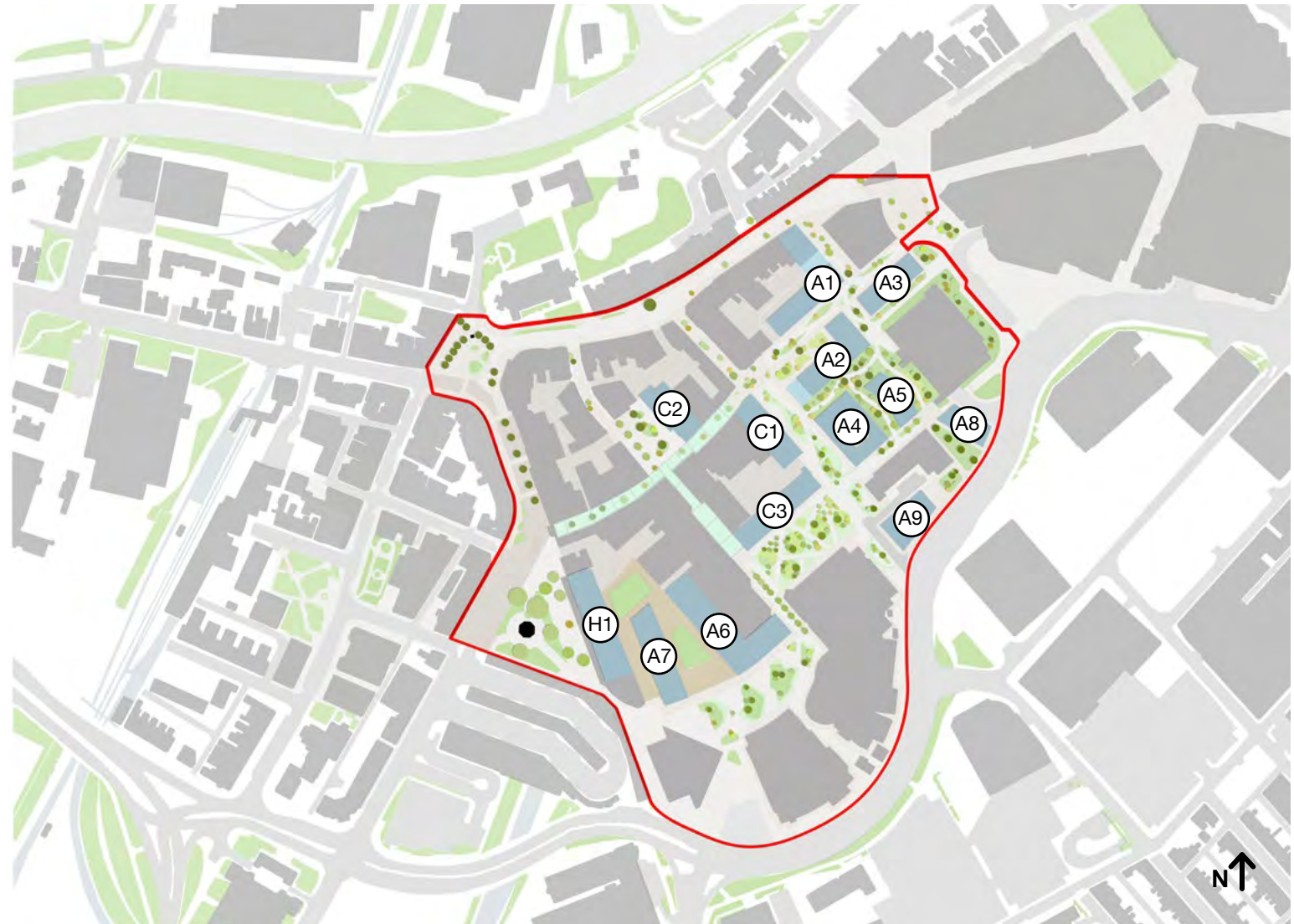
Illustrative Masterplan



Approach

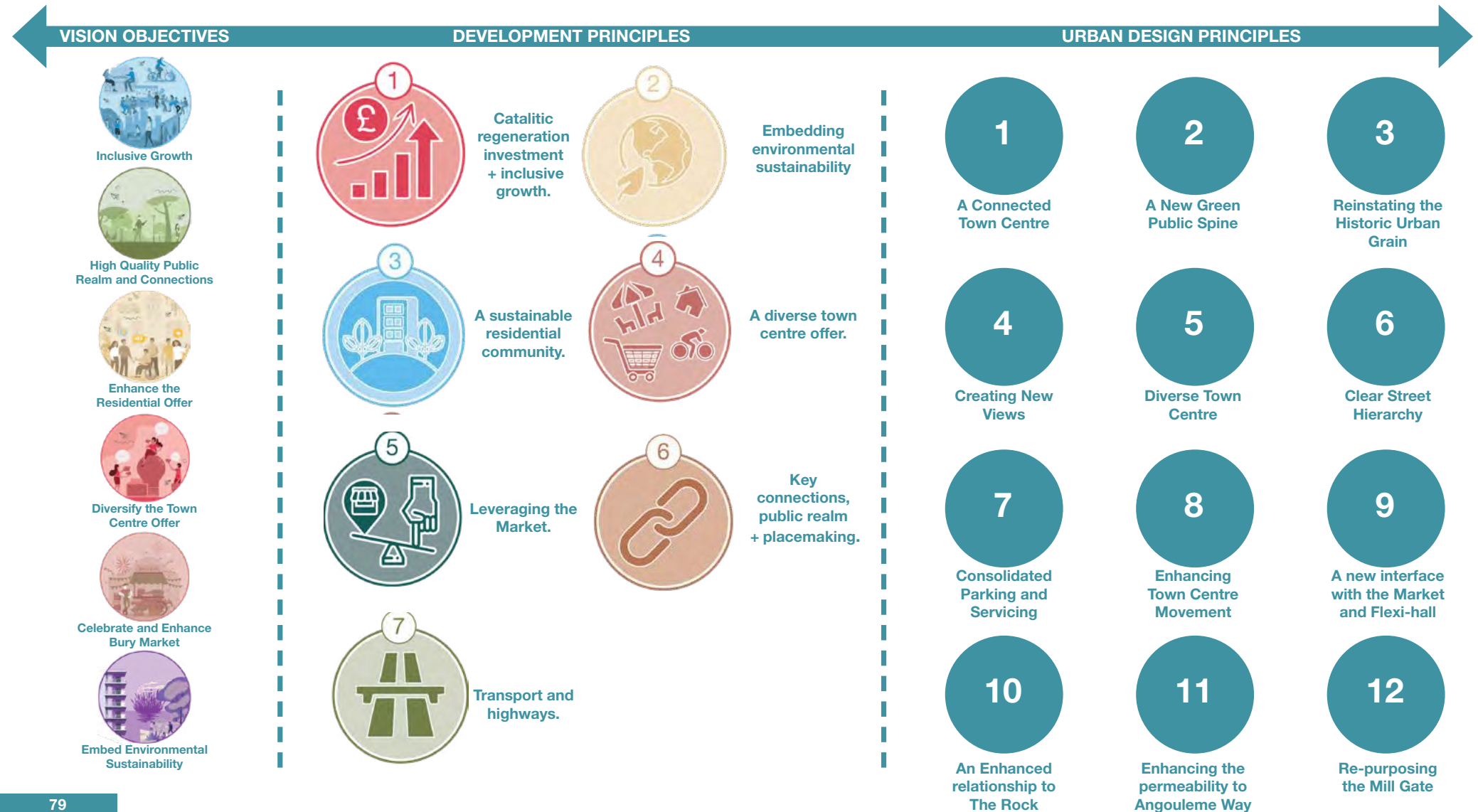
The illustrative masterplan for the Mill Gate brings together important existing characteristics of the Framework Area alongside new considered design strategies that respond to key existing site problems. The proposed masterplan significantly enhances the area and helps it achieve high potential - contributing positively to Bury's 2030 Let's Do it! strategy place making aspirations.

The illustrative masterplan represents an approach to delivering the requirements of the JV, responding to the principles set out in the Bury Town Centre masterplan in 2022 and in response to community and stakeholder engagement throughout the Framework design process.



Urban Design Principles

5.5



Key Interventions



1. A connected TOWN CENTRE

Mill Gate is at the heart of Bury but today is somewhere that doesn't feel like a part of the town rather a shopping centre which opens and closes - a key urban design principal is to make this part of the town act as a connector, drawing in surrounding streets and character areas, and become part of the town centre 24/7 365 days a year.



2. A NEW GREEN public spine

As part of this connected town centre a key design principal is to establish a new public route from the Rock to the Interchange creating new permeability and new circuits of movement. This is intended to offer a new green route in a place that today is dominated by buildings and service yards, creating a new public asset for the town and a connection from the hills to the market.

DEVELOPMENT PRINCIPLES



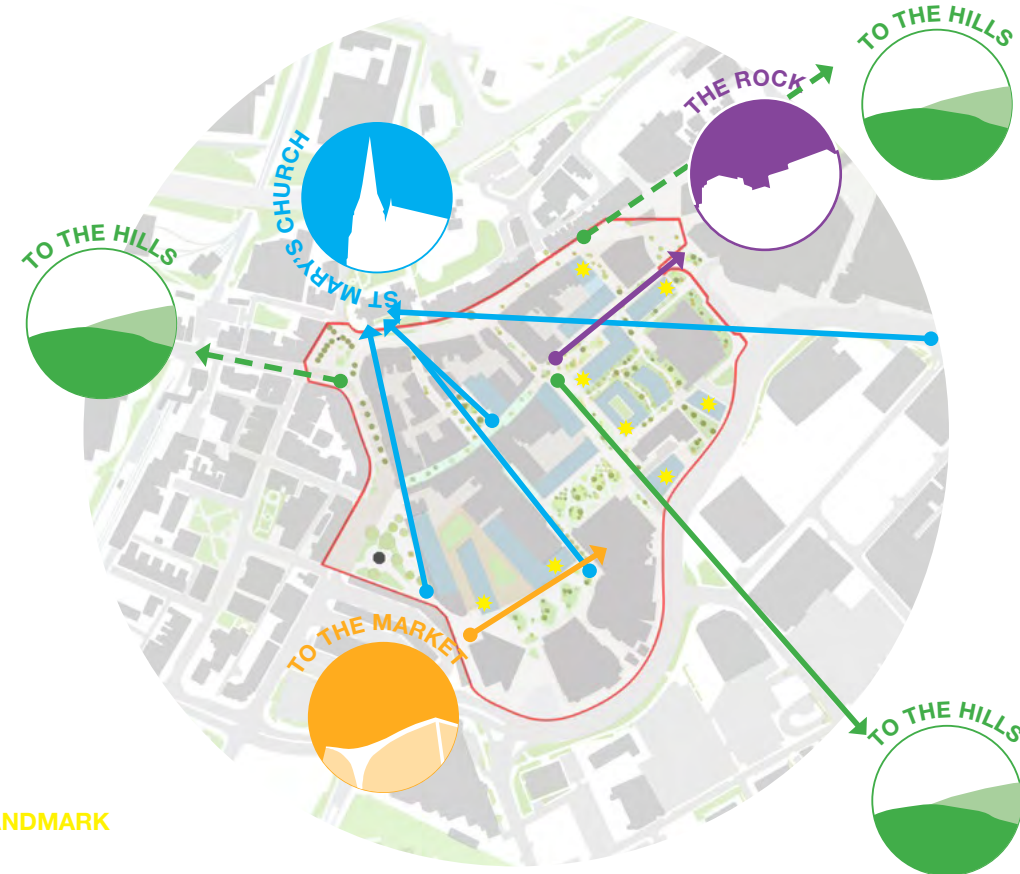
DEVELOPMENT PRINCIPLES





3. Reinstating the HISTORIC urban grain

The Mill Gate still holds some of the historic street pattern that connects to the wider surrounding streets. Through establishing a series of streets and squares, and reduction in the internal glazed mall and service yards, it is intended that these connections are re-established and a old piece of the town is reinstated.



★ LANDMARK

4. Creating NEW VIEWS & protecting others

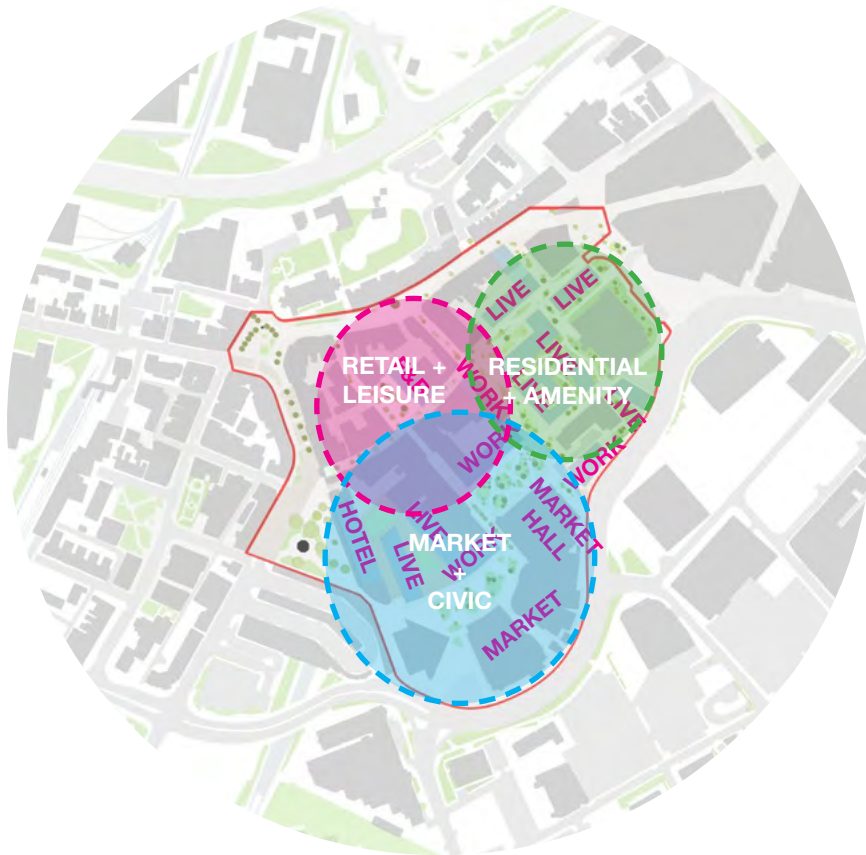
Key views have been identified to transform the Mill Gate from internal shopping centre, to somewhere that could only be in Bury. These include to the surrounding hills and key visual landmarks such as St Mary's Church, the 1960's Market Hall and Market, The Rock and Kay Gardens and the Town Hall. New Landmarks offer the ability to transform the sense of arrival at the Mill Gate and Bury Town Centre

DEVELOPMENT PRINCIPLES



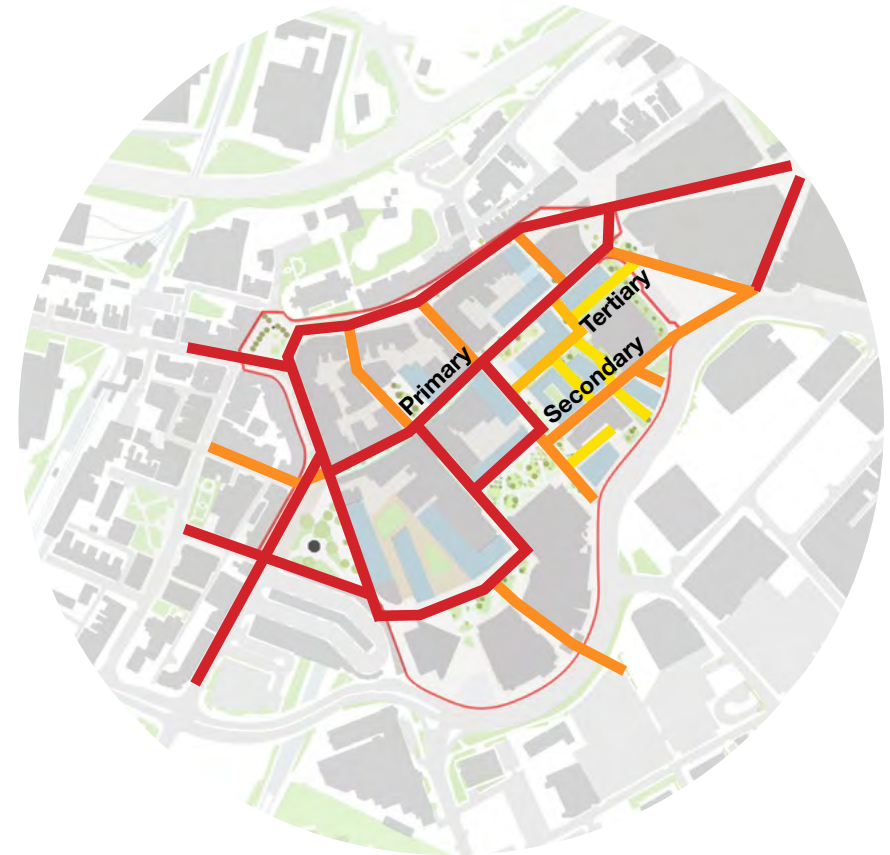
DEVELOPMENT PRINCIPLES





5. A New DIVERSE TOWN CENTRE

A key element of the proposals is to diversify the uses within the Mill Gate, with potential for new homes, workspace, and hotel over ground floor active uses including; fashion, lifestyle, convenience and leisure alongside new restaurants, cafes and bars and other town centre amenities supporting sustainable life styles, health and well-being.



6. CLEAR street hierarchy

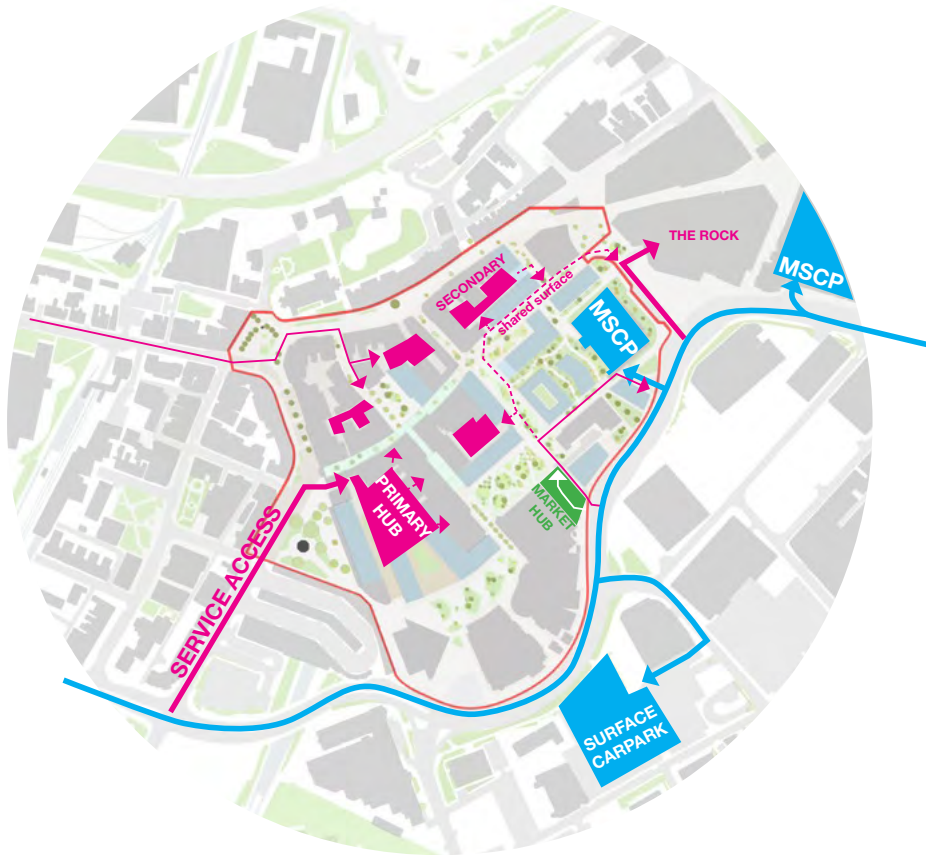
Creating a street pattern that is clear for users is a key principal. Primary streets will focus on public facing high street uses with retail, restaurants and leisure as a focus creating streets that feel vibrant and active. Secondary streets will continue this public facing activity, but be focused on smaller scale users and streets that connect. Tertiary streets will be focused on being active but quieter with a residential focus. As the Mill Gate is today the intention is that the streets will retain their pedestrianised nature, but with limited vehicle use.

DEVELOPMENT PRINCIPLES



DEVELOPMENT PRINCIPLES





7. CONSOLIDATED parking and servicing

The existing Mill Gate Centre is dominated by servicing access, and the consolidation of this is a key aspect of the proposals to enable a more permeable and pedestrian focused setting. With the opening of streets shared surface access is intended to secondary service yards. Parking access to the Mill Gate carpark is intended to be amended to be accessed from Angouleme Way allowing space to the key interface with The Rock to be transformed into pedestrianised landscaping.



8. ENHANCING town centre MOVEMENT

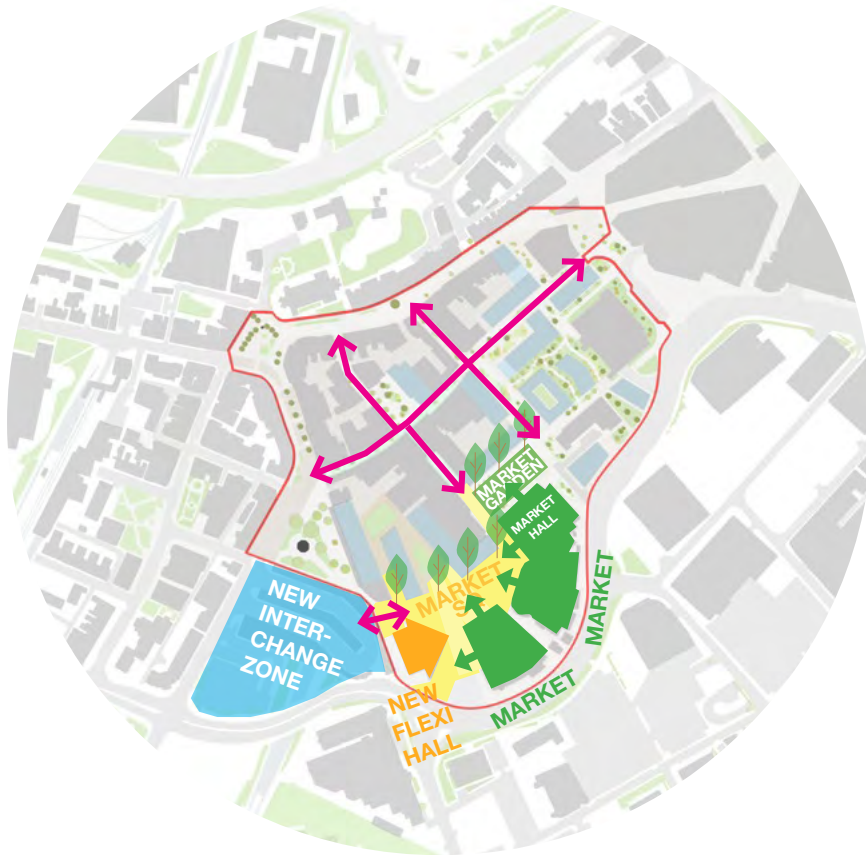
Part of reconnecting Mill Gate back into the town centre is enhancing movement along existing routes. Kay Gardens is a key arrival space in the town and one that is negatively impacted by highways and street furniture creating a space that feels unloved. Market Place is seen as a key opportunity to capitalise on heritage architecture and views to the hills, and also to enhance the connection to the traditional Rock high street which is today subdivided by parking and planting.

DEVELOPMENT PRINCIPLES



DEVELOPMENT PRINCIPLES





9. A NEW INTERFACE with the market and flexihall

The Market is a key asset to the Town Centre and with the proposed new Flexi Hall and future improved Interchange this area is more important than ever to ensure the front door to Bury is looking its best and providing the benefits to the town centre as a whole. A new Market Square is proposed to act as a more flexible space for market days and a new Market Garden to the north of the Market Hall to allow new public space that can be green and welcoming to all no matter what day of the week.



10. An ENHANCED RELATIONSHIP TO THE ROCK

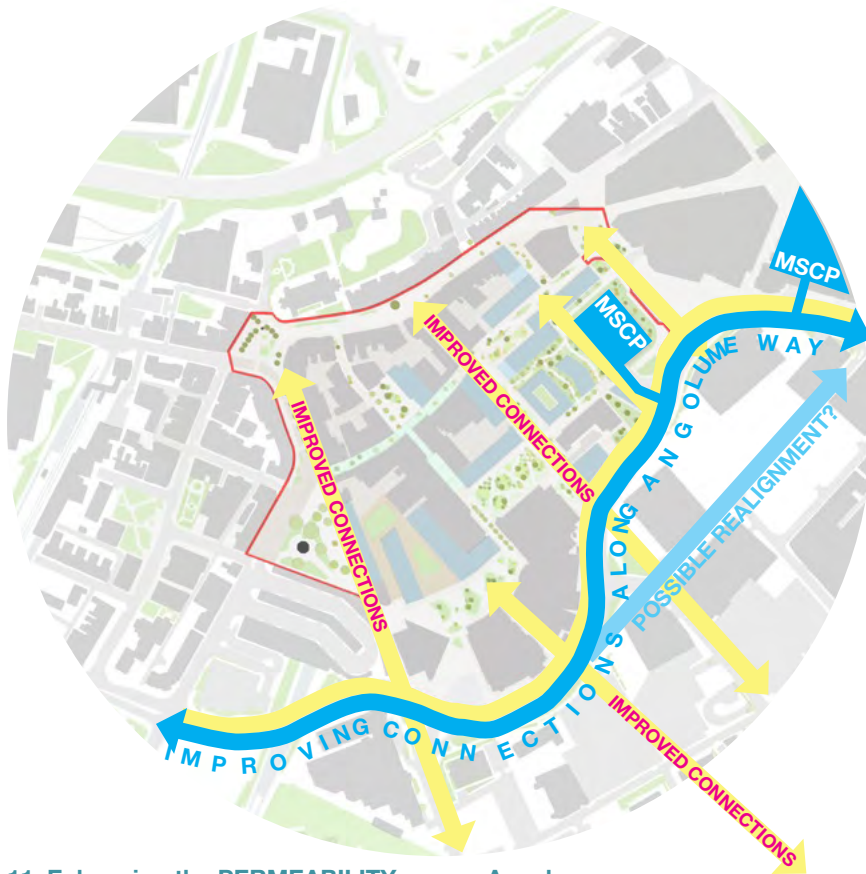
The Rock is a key neighbour, but today is connected by service yards and highways to Mill Gate. By consolidating servicing strategy to the Mill Gate and relocating the carpark entrance to the current exit, this allows a new relationship to be formed where enhanced footfall and new routes can be created connecting two key town centre assets together.

DEVELOPMENT PRINCIPLES



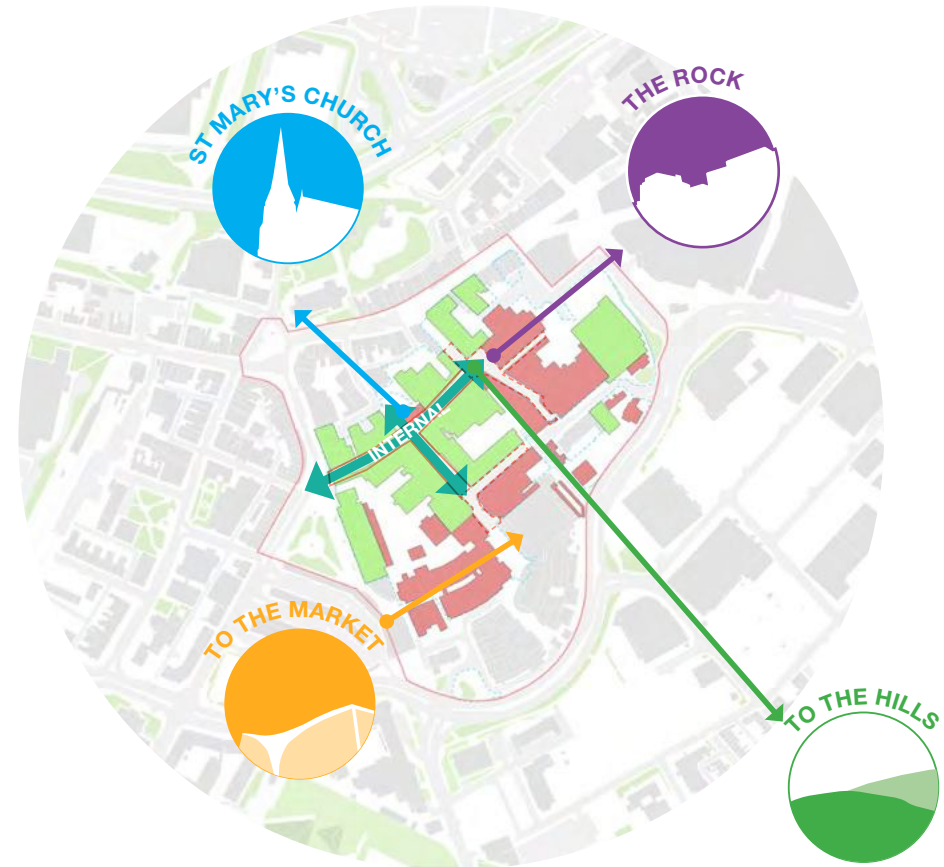
DEVELOPMENT PRINCIPLES





11. Enhancing the PERMEABILITY across Angoulême way

Angoulême Way is a bypass style piece of highways infrastructure rather than one of placemaking and drawing people into the town. Creating enhanced connections across Angoulême Way is a key design principal including new footpaths and reworked carparking entrance.



12. RE-PURPOSING the Mill Gate

A large area of demolition is planned as part of the redevelopment of the Mill Gate, this is indicated on the diagram as a red tone and illustrates the level of change proposed to help deliver the vision and design principals set out within these diagrams. The internal glazed mall is reduced from its current form recognising it has value as a unique all weather space. It is proposed to be reduced to a T form from its current circuit to enable wider streets to be connected with and new permeable public routes created whilst opening new views to existing Bury landmarks making the Mill Gate part of Bury's unique townscape.

DEVELOPMENT PRINCIPLES



DEVELOPMENT PRINCIPLES



5.6

Development Areas



The Mill Gate presents an opportunity to deliver a **mixed-use hub** in the heart of Bury Town Centre. A number of key development areas have been identified within the Mill Gate Framework area, which are based on land use, activities and characteristics. It is not intended that each development area is considered in isolation. All development areas should seek to positively contribute to a collective, distinctive identity for the Mill Gate and Bury Town Centre, reinforcing the town centre as an integrated, connected, mixed use hub.



Within the Mill Gate RF Area, 5 distinct character zones are to be encouraged – emerging from distinct combinations of density, massing, street characters and public realm proposals to create a sense of identity and legibility while providing a practical framework for implementing the ‘vision’.

Market / Civic / Independent

- To the south of the Framework Area, has the potential to enhance the environment around the outdoor and indoor markets and the Interchange through reconfiguration of spaces and routes. To promote a sense of arrival in this gateway location.
- Opportunity to provide a community hub, linking in with the Flexi-Hall offer and to deliver affordable flexible workspace.
- Seeking to create a front door location for public services and civic functions within the town centre.
- Opportunity, where appropriate, to provide residential accommodation at upper levels, with ground floor social and community uses.



Precedents

CONTEXT
PRECEDENTS
PAGE 33

BURY MARKET

MATERIALITY //
Metal / Curtain Walling

ROOFSCAPE //
Single Pitched / 'Bird - Wing'

ARCHITECTURAL STYLE //
Open Air / Arcade / Brutalist

KAY GARDENS

MATERIALITY //
Sandstone / Limestone / Brick (historic)

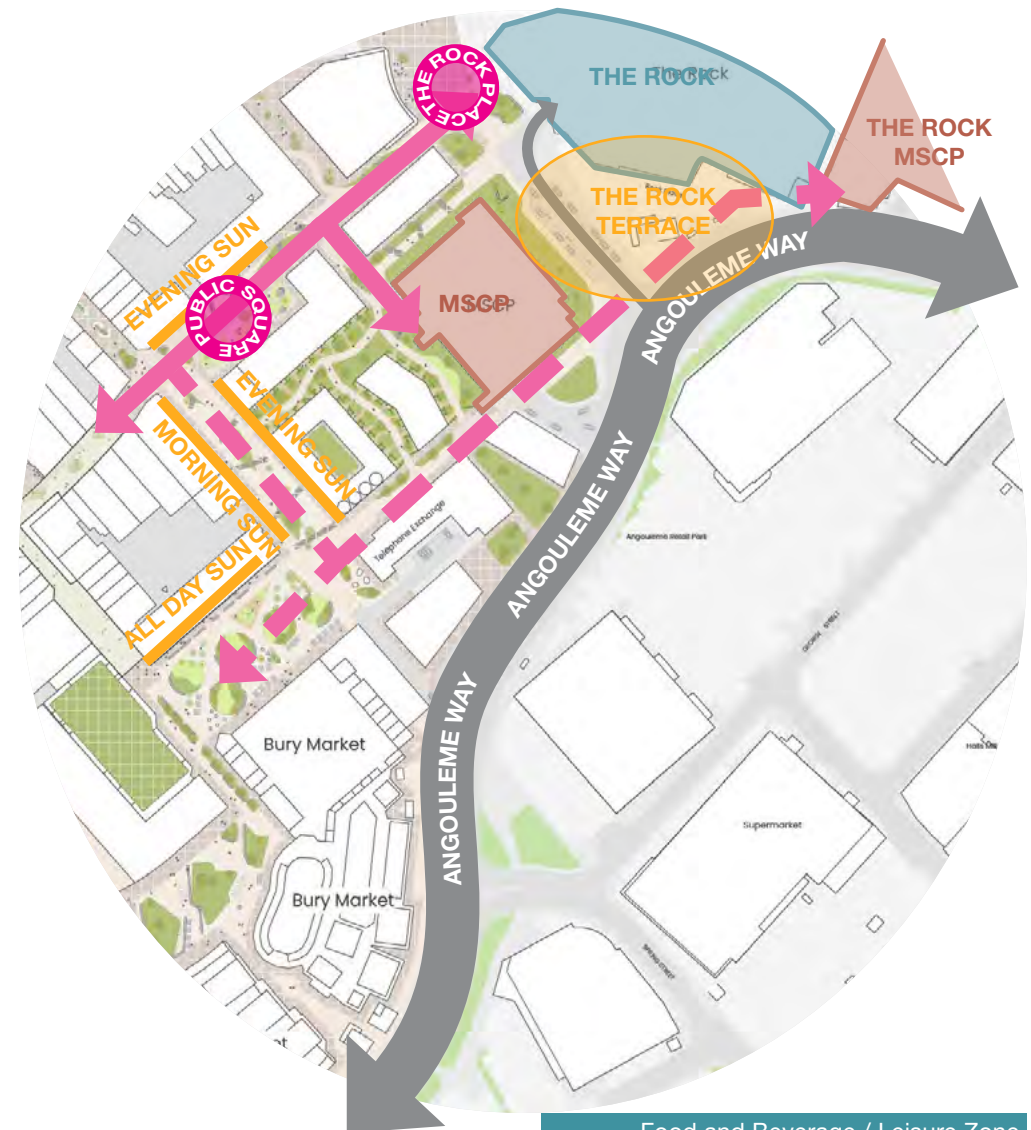
ROOFSCAPE //
Flat / Single Pitched / Punctuating Chimneys

ARCHITECTURAL STYLE //
Mixture of late Victorian / Nineteenth Century /
Ornamented / Contemporary



Food and Beverage / Leisure

- To the north-east of the Framework Area, has the potential to deliver a mix of leisure and food and beverage uses whilst benefiting from a number of existing cultural assets across the site, such as the MET Theatre.



Precedents

CONTEXT
PRECEDENTS
PAGE 33

THE ROCK HIGH STREET

MATERIALITY //

Sandstone / brick (modern + historic)

ROOFSCAPE //

Ridged / Multi-Gable / Hip / Half Hip

ARCHITECTURAL STYLE //

Contemporary / Victorian / Edwardian /
Art Deco / Tudor

THE ROCK

MATERIALITY //

Brick / Metal / Timber / Curtain Walling

ROOFSCAPE //

Flat

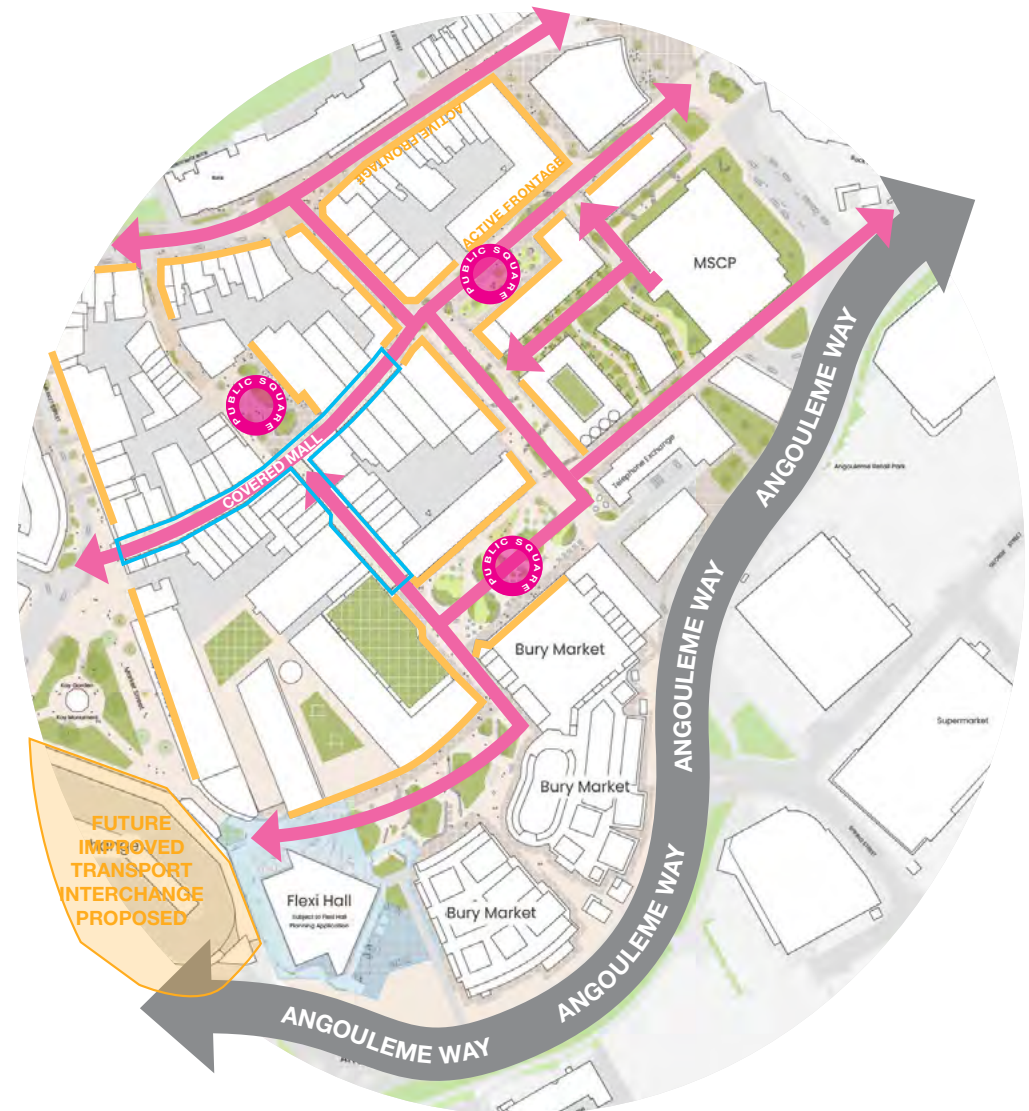
ARCHITECTURAL STYLE //

Contemporary



Retail

- At the centre of the Framework Area, supporting the Framework's ambitions to consolidate and diversify the Mill Gate's current retail offer.
- This central zone is a transitional zone between the proposed market / civic and leisure / food and beverage zones to the west and the residential zone to the east.
- Includes the opportunity to consolidate the internal shopping mall, by removing the mall roof along Union Street and TJ Hughes, whilst retaining the mall roof along The Mall and Haymarket Street to maintain an area of weather-proofed, sheltered within the Mill Gate.
- Opportunities to reuse existing under-utilised upper floors.



Precedents

CONTEXT PRECEDENTS PAGE 33

BURY MARKET

MATERIALITY //
Metal / Curtain Walling

ROOFSCAPE //
Single Pitched / 'Bird - Wing'

ARCHITECTURAL STYLE //
Open Air / Arcade / Brutalist

CIVIC QUARTER

MATERIALITY //
Sandstone + brick (modern + historic)

ROOFSCAPE //
Ridged / Multi-Gable / Hip

ARCHITECTURAL STYLE //
Mixture of late Victorian / Nineteenth Century /
Ornamented

THE ROCK HIGH STREET

MATERIALITY //
Sandstone / brick (modern + historic)

ROOFSCAPE //
Ridged / Multi-Gable / Hip / Half Hip

ARCHITECTURAL STYLE //
Contemporary / Victorian / Edwardian /
Art Deco / Tudor



Residential

- The east of the Framework Area, has the potential to deliver residential development with ground floor commercial, as appropriate (such as convenience retail, social infrastructure).
- Opportunities for higher density residential development to the west. Higher density development is considered appropriate, creating a transition to the established medium density at The Rock development to the east.



Precedents

CONTEXT
PRECEDENTS
PAGE 33

THE ROCK HIGH STREET

MATERIALITY //

Sandstone / brick (modern + historic)

ROOFSCAPE //

Ridged / Multi-Gable / Hip / Half Hip

ARCHITECTURAL STYLE //

Contemporary / Victorian / Edwardian /
Art Deco / Tudor

THE ROCK

MATERIALITY //

Brick / Metal / Timber / Curtain Walling

ROOFSCAPE //

Flat

ARCHITECTURAL STYLE //

Contemporary



Community Spine

Elements of Bury Town Centre have long been disconnected because of the existing Mall. The community spine looks to create a new energy and optimism in the area by allowing both existing and future communities of visitors and residents to mix through the use of public open spaces, food and beverage spaces, retail and other social opportunities established on the site.

The ground floor of many buildings in this neighbourhood will offer flexible future units to provide important active frontages to the area. All of this area will not be filled in with non-residential land uses so consideration will be given to appropriate locations for ground level residential units with non-residential units potentially being clustered around corners and open spaces to create a small activity hubs.



Community Spine

CONTEXT
PRECEDENTS
PAGE 33

BURY MARKET

MATERIALITY //
Metal / Curtain Walling

ROOFSCAPE //
Single Pitched / 'Bird - Wing'

ARCHITECTURAL STYLE //
Open Air / Arcade / Brutalist

THE ROCK HIGH STREET

MATERIALITY //
Sandstone / brick (modern + historic)

ROOFSCAPE //
Ridged / Multi-Gable / Hip / Half Hip

ARCHITECTURAL STYLE //
Contemporary / Victorian / Edwardian /
Art Deco / Tudor

THE ROCK

MATERIALITY //
Brick / Metal / Timber / Curtain Walling

ROOFSCAPE //
Flat

ARCHITECTURAL STYLE //
Contemporary





5.7

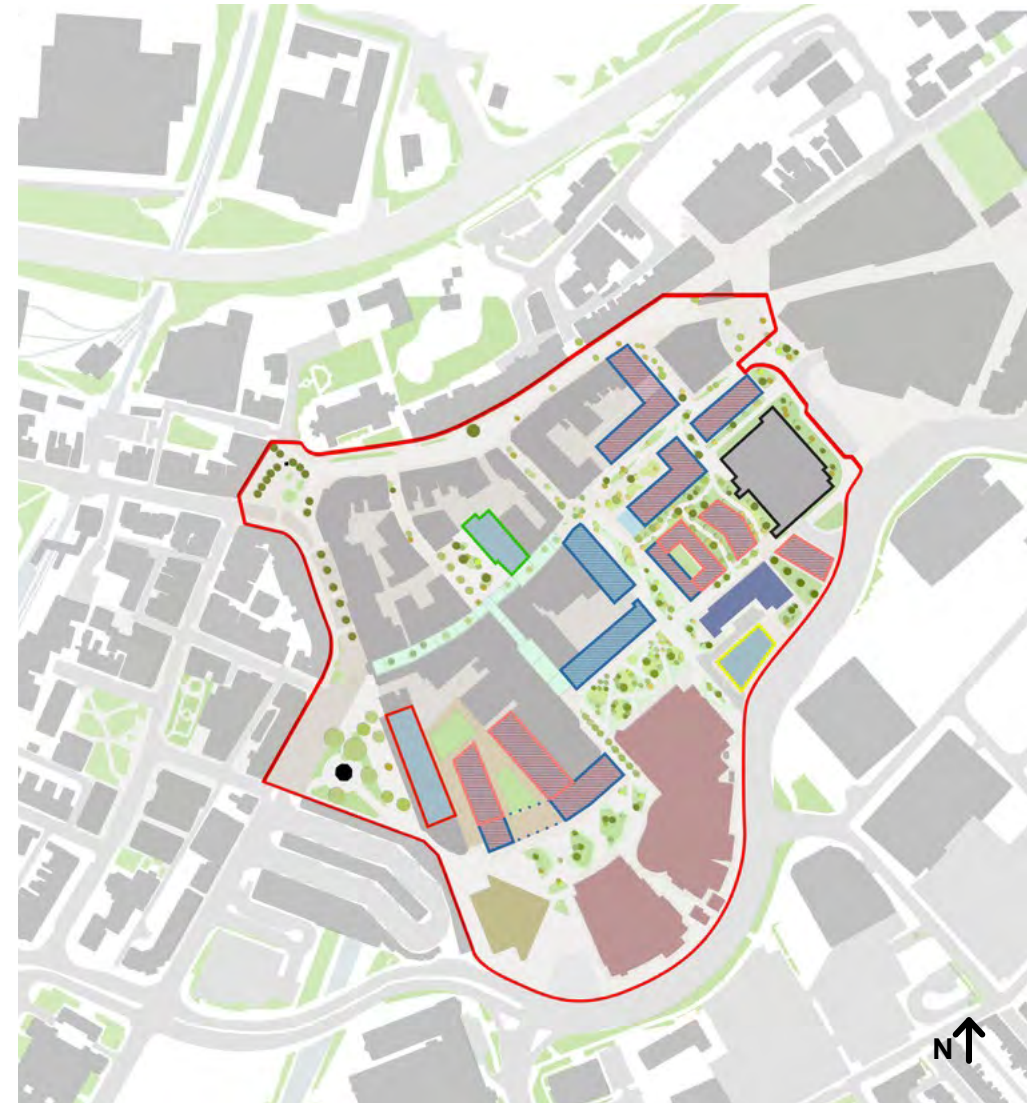
Indicative Land Uses



A Diverse Mix

Mill Gate will be predominantly residential led, the area will accommodate a mix of commercial, civic and residential uses, particularly along the Market and existing shopping centre frontage, to reflect the existing character of the area.

-  - Gf - Active Town Use
Upper - Residential
-  - Residential
-  - GF - Active Town Use
Upper - Work
-  - Work
-  - GF - Active Town Use
Upper - Hotel
-  - Food & Beverage
-  - Retained Mill Gate Use
-  - Proposed Flexi-hall
-  - Existing Market
-  - Existing Telephone Exchange
-  - Existing Multi Story Car Park



5.8

Indicative Ground Floor Uses



Ground Floor Uses

The masterplan provides both residential and non-residential uses at ground floor to create an engaged and activated public realm around the Framework Area. The Flexible Future Zones are areas identified on the ground floor that would be suitable to accommodate different uses classes in the future as the masterplan becomes more realised. For instance, the Community Spine is a great location to include cafes, community uses and independent traders in the future as it becomes more used.



- ① - Ground floor active use below residential deck
- - Active town centre use
- - Residential

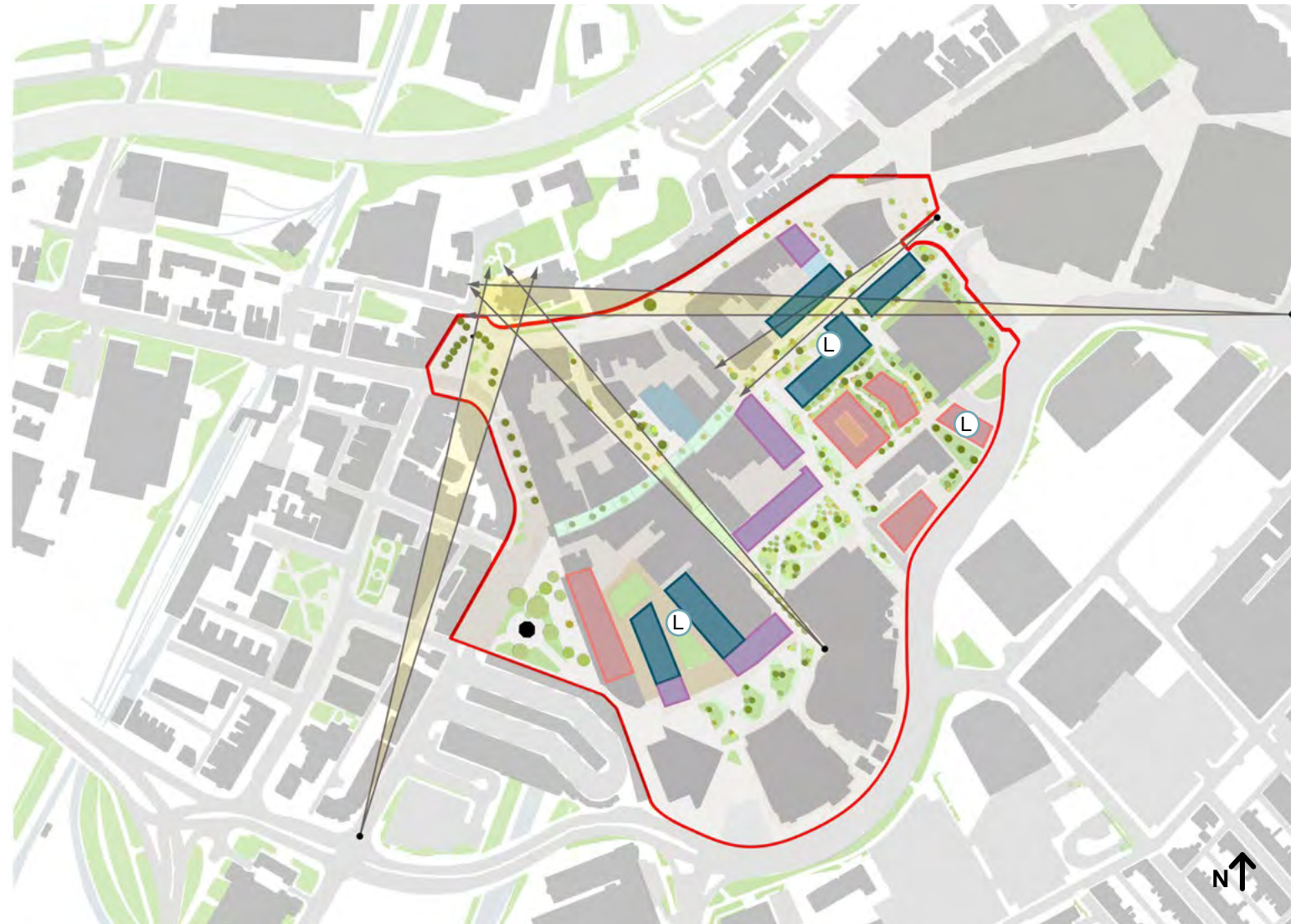
5.9

Scale and Massing



To identify and complement the local 'Bury' character, pockets of massing have been articulated to help inform the creation of a language to be used in The Framework. While the scale and massing of new development will depend upon the proposed end use a combination of bold and subtle responses to both the surrounding architectural character and town centre urban form will enhance and reinforce the changes in character across the site.

The massing across the site has been designed to transition with the existing civic context to the west, the more recent development of The Rock to the east and the emerging context to the south that will come forward as part of the wider town centre regeneration. This defines three distinct areas, the boundary facing the active frontages of The Rock development, the 'Middle of Mill Gate' and the area to the west that transitions to the existing historical fabric of Market Place / Market Street and the neighbouring town centre conservation area.





5.10

Active Frontages and Interface Distances



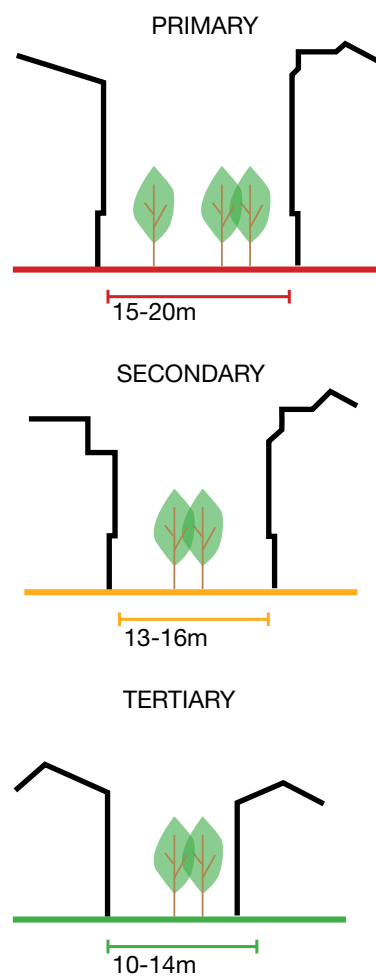
Active Frontages

Active frontages, offering a range of local amenities, can be provided in the Mill Gate Framework along the Community Spine, as part of a linking retail and service hub, and adjacent to the re-purposed Mill Gate facades, to activate key routes and connections to neighbouring areas. In other locations, residential active frontages will be required to ensure that quieter streets have activation and surveillance. The newly pedestrianised routes of Minden Parade, S Back Rock Street and routes surrounding the perimeter of the existing multi-storey are examples of where ground floor active frontages can add to the success of the Mill Gate, providing vibrancy throughout the day and evening.



- - Existing Active Frontage
- - Proposed / enhanced Active Frontage
- - Active Residential Frontage

Interface Distances.



Key

- Primary Streets
- Secondary Streets
- Tertiary Streets



Servicing

5.11



Commercial Servicing + Access

Due to the layout of the retained shopping centre and the well-established habits of retailers the development seeks to retain and consolidate the existing service areas. The landscape, external areas and routes which link the service yards to the wider road network have been designed to provide suitable access for servicing, refuse and emergency vehicles. All servicing for the Framework Area is off road and contained within the site.

In addition to the modification of the existing service yards a new service loop road through the east of The Framework Area will pass through key neighbourhoods from Rochdale Road to Angouleme Way, allowing for greater permeability and continuous, easy access to existing and proposed commercial units.

Deliveries will be front and rear accessible and managed during agreed times with the Mill Gate management team. The servicing will be generally time limited to cause minimum conflict with the proposed residential zone.

- 1 - Consolidated market delivery yard
- - Service Vehicle Movement
- Service Yards

