

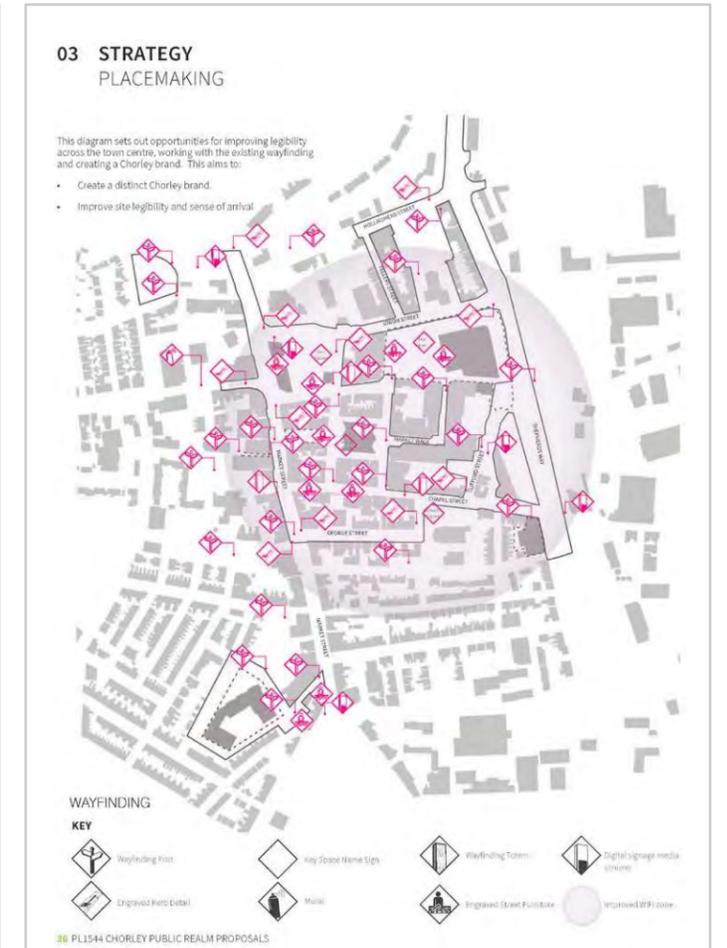
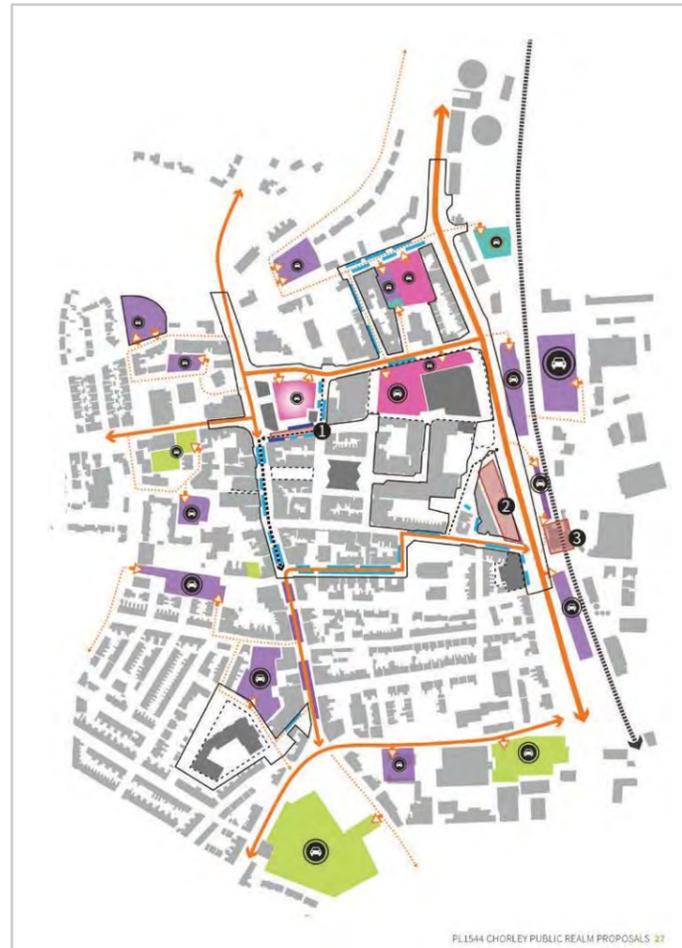
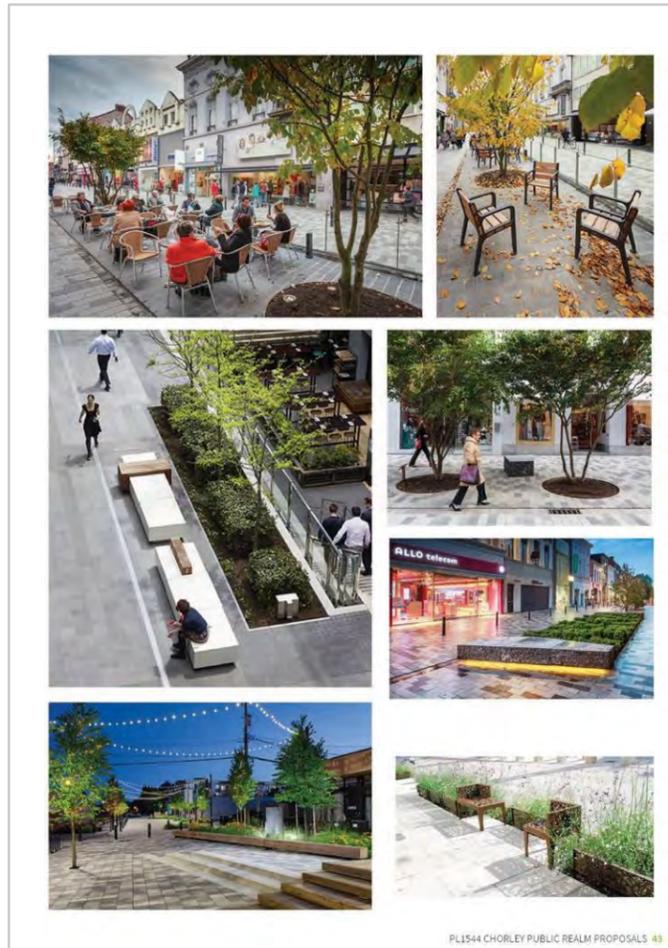
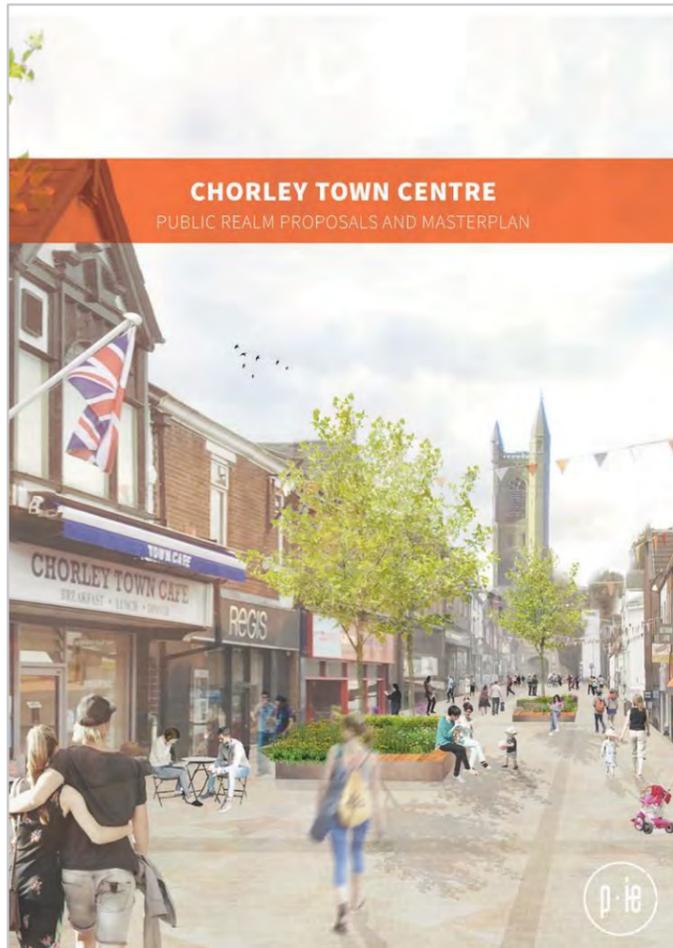
# Chorley Levelling up Funding Bid

June 2022

# Chorley town centre Background



# Chorley town centre 2016 Masterplan Proposals



# Chorley town centre

## 2016 Masterplan Proposals

### Park Road/Market Street

- 1 Reduce Park road to two narrower lanes to increase available public space. Create a shared space from the Town Hall to a new town centre space.
- 2 Form a strong and legible green link to Astley Park.
- 3 Create a new multi-functional town square on the site of the Gala bingo and surface car park to provide parking, a setting for markets and an event space.
- 4 Establish a sense of enclosure to the new town square with appropriate scale and massing of new office / cafe / bars offer. With the installation of a multi-functional pavilion building opening out onto the event space and providing key connections into the town centre.
- 5 Provide better traffic calming measures through Market Street North whilst retaining some on street parking.
- 6 Open up the pinch point along Market Street to improve the pedestrian experience.
- 7 Improve public connections and legibility to form an enhanced link into Fazakerley Street.

### High Street

- 8 Divert Taxis up Cleveland Street to enable pedestrianisation of High Street east.

### Union Street

- 9 Create a sense of arrival from Shepherds Way to make Union Street a clear gateway into the town centre.
- 10 Reconfigure the carriageway to create a better balance between vehicular and pedestrian uses including wider frontages for the civic buildings.
- 11 Undertake general street improvements to Hollinshead Street and Fellery Street to ensure a better street environment and link to Hollinshead and Water Street Car Parks from Union Street.

- 12 Expansion of the existing Hollinshead car park through the relocation of the existing United Reformed Church. With public realm linkages down to the town centre.

- 13 Improvement works to Byron Street and the narrowing of Stanley Place to provide front gardens to residential dwellings, creating a strong clear pedestrian connection from the reconfigured and expanded Hollinshead car park across Union Street into Market Walk Extension.

### Market Walk Extension

- 14 Develop Market Walk as a pedestrian gateway from Shepherds Way and the nearby public transport links.
- 15 Create a coherent interface between Market Walk and Flat Iron car park.

### The Central East/West Link

- 16 Form a strong east/west pedestrian link within the town centre along Fazakerley Street through a new market square with a more permeable market structure.
  - Improve wayfinding to Market Walk from the Bus Interchange through the retail units.

- 17 Punch through the large Market Walk retail unit onto Clifford Street to create a better, more definite gateway.

### Chapel Street

- 18 Evolve Chapel Street as another important East/West link with limited access for vehicles.
- 19 Consider the east of Chapel Street as a shared surface in order to strengthen the link from the public transport gateway into the retail core.
- 20 Green Chapel Street and promote increased integration of St George's Church Yard into the street.
  - Open up the church frontage to form a new square and setting to the church

### Public Transport Gateway/ Clifford Street

- 21 Utilise the Bus terminal as a positive threshold into the Town Centre with opportunities to activate the buildings edge to form spill out cafe spaces.
- 22 Opportunity for the Relocation of the existing Market Walk Retail Unit to renovate site into an indoor market with increased sense of arrival into the town centre. Create a new public garden adjacent to the new indoor market with the public space connecting across Clifford Street to a new bus arrival zone.
- 23 Create a strong link to the train station for pedestrians and cyclists across Shepherds Way.

### St George's Street

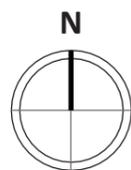
- 24 Rationalise parking along St George's Street. Create a green vista to St George's Church.

### Fleet Street / Cheapside

- 25 Improved public realm treatment around the proposed extra care development, connecting the scheme into the adjacent street improvement works.
- 26 Create a strong link from the upgraded Market Street South through to the extra care site.
  - Provide better traffic calming measures along Cheapside through public realm changes.
  - With improvements to the existing pocket green spaces at either end of Cheapside.

### Queens Road

- 27 Reconfiguration of the existing car park to improve legibility and parking. Whilst creating strong linkages to the adjacent Astley Park and surrounding area.

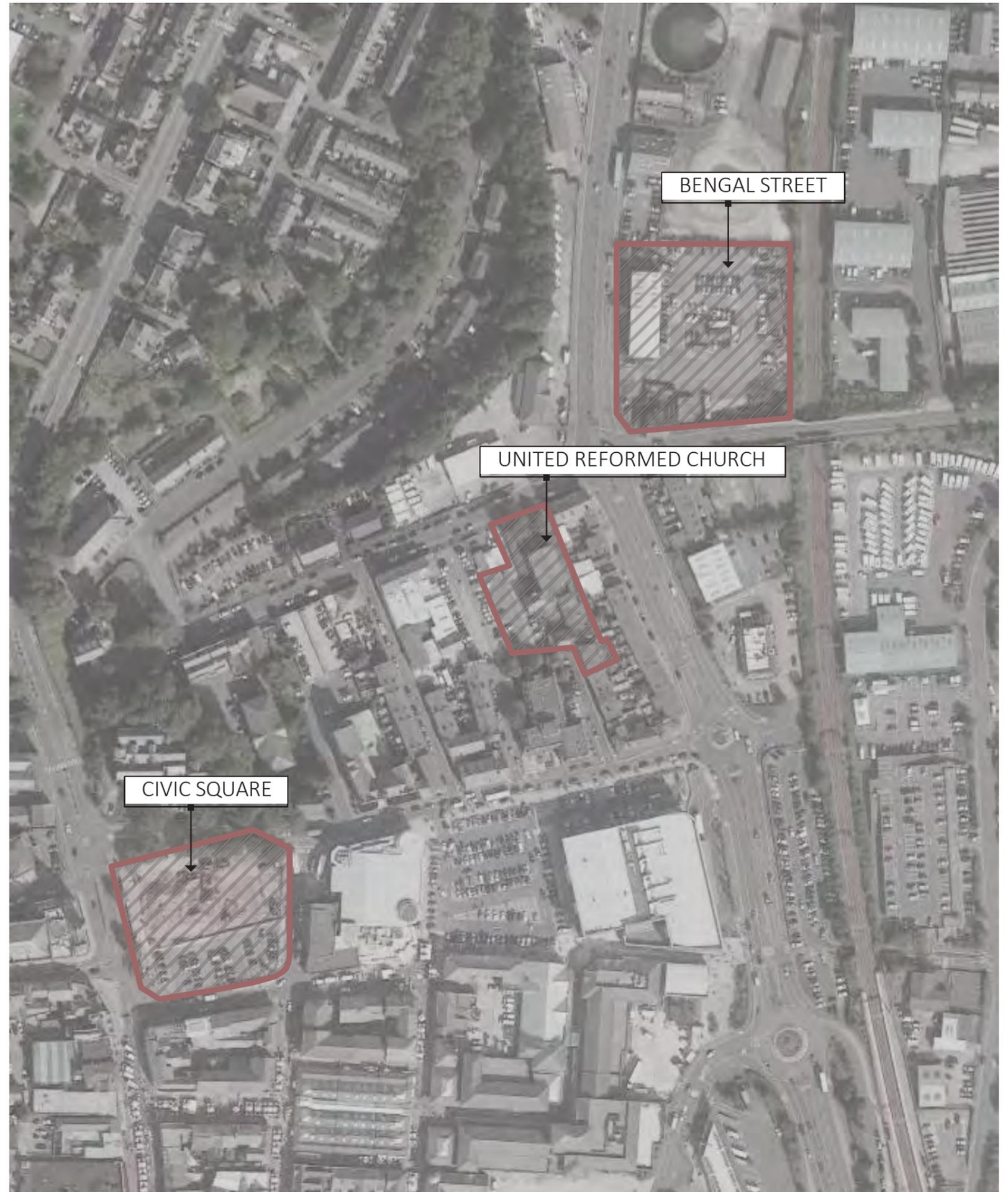


# Chorley town centre Opportunity Sites

A: Civic Square  
area: 5895 m<sup>2</sup>

B: United Reformed Church

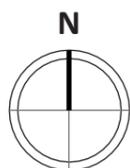
C: Bengal Street  
area: 7200 m<sup>2</sup>



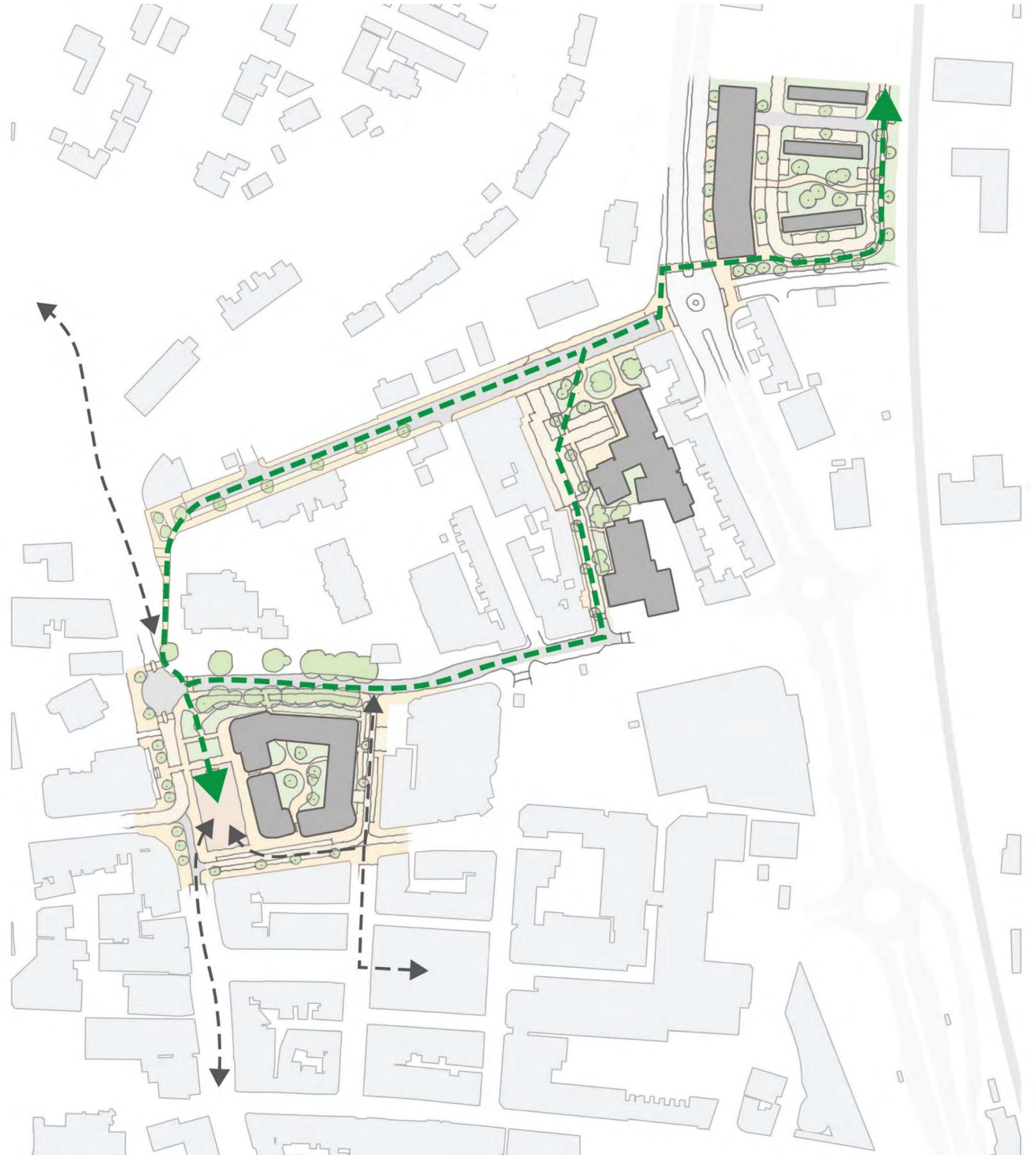
# Chorley town centre 2022 Masterplan Update



- Building Proposals**
- 1** New mixed use building with:
    - food & beverage/ retail units fronting onto new civic square and High Street
    - apartments above
    - three storey car park fronting Cleveland Street
  - 2** Chorley Health Hub
    - regeneration of existing Council building to create new health hub
  - 3** New extension to United Reformed Church to create:
    - multi purpose community spaces
    - enhanced wc provision
    - kitchen/ café/ social space
  - 4** New residential development to create:
    - one and two bedroom apartments
    - artisan's workspace/ co-working studio
- Public Realm Proposals**
- 1** New steps and ramps in front of Town Hall, with enhanced pavement width and reduced carriageway width to the A581/ Market Street
  - 2** New public park formed to south side of Union Street, with existing mature trees retained
  - 3** New flat civic square formed at level of Market Street for civic and community events:
    - performances
    - speeches
    - markets
    - Christmas festivities
    - urban beach
  - 4** Residents gardens above car park
  - 5** Regeneration of High Street public realm to include:
    - new tree planting
    - new pavements and road surfaces
    - re-organisation of taxi rank
  - 6** Regeneration of Cleveland Street public realm to include:
    - new tree planting
    - new pavements and road surfaces
  - 7** New paving to south side of Union Street outside Booths
  - 8** Improvements to the steps/ landscape/ lighting area at the back of St Laurence Church. Regeneration of Hollinshead Street to include:
    - new tree planting
    - new pavements and road surfaces
    - re-organisation of parking bays
  - 9** Regeneration of Stanley Place to include:
    - new tree planting
    - new pavements and road surfaces
    - re-organisation of parking bays
  - 10** Re-organisation of Hollinshead Street car park to create landscaped pedestrian route from Hollinshead Street to Stanley Place
  - 11** New car parking for United Reformed Church
  - 12** New pocket park linked to existing green space in front of church, with existing taxi company premises relocated
  - 13** Regeneration of Hollinshead Street public realm to include:
    - new tree planting
    - new pavements and road surfaces
  - 14** Bengal Street side junctions prioritised for pedestrians with paving taken across carriageway
  - 15** New controlled crossing across Bengal Street
  - 16** New landscape link for pedestrian and cyclists connecting future regeneration sites on Bengal Street to town centre
  - 17** New community gardens
  - 18** Boulevard tree planting and landscaping adjacent to Bengal Street



# Chorley town centre Active Travel Routes and Connectivity

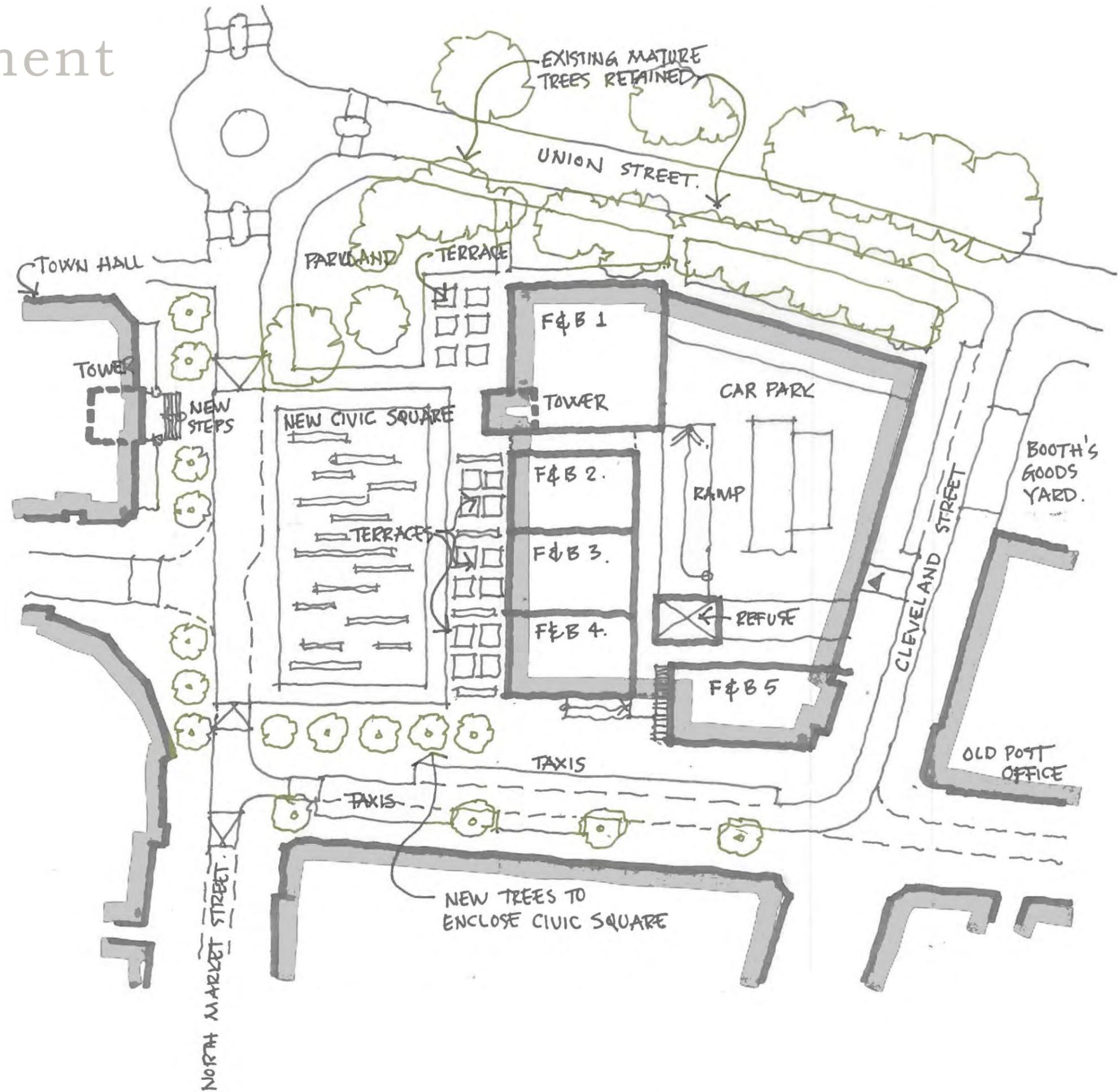


Civic Square

# Civic Square Location

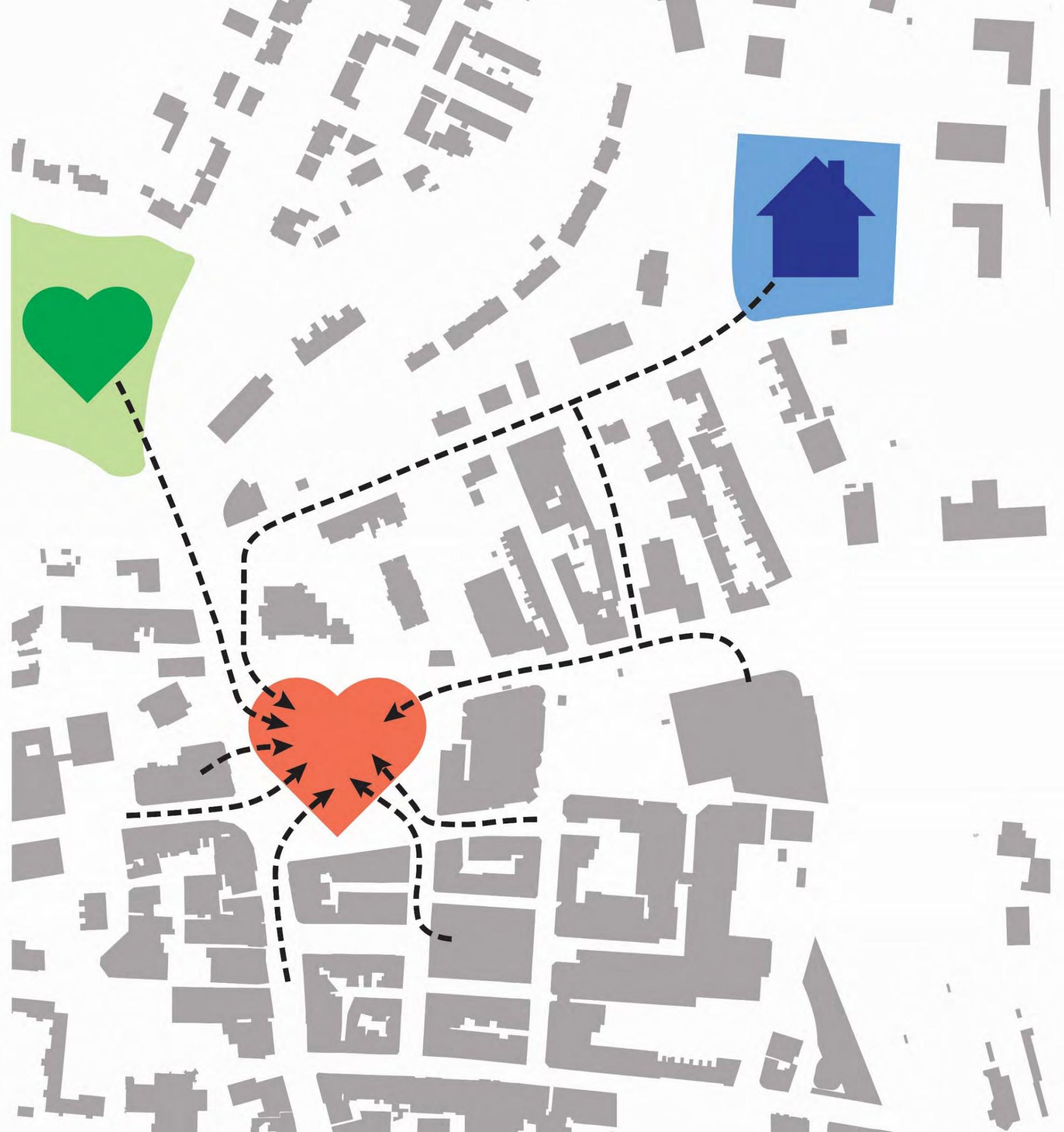


# Civic Square Design development



CONCEPT MASTERPLAN

# Civic Square Concept



# Civic Square Proposal



## Total:

Parking: 155

Commercial area: 820m<sup>2</sup>

Residential: 29 Flats

2 bed flat 2B4P: 16

2 bed flat 2B3P: 4

1 bed flat: 9

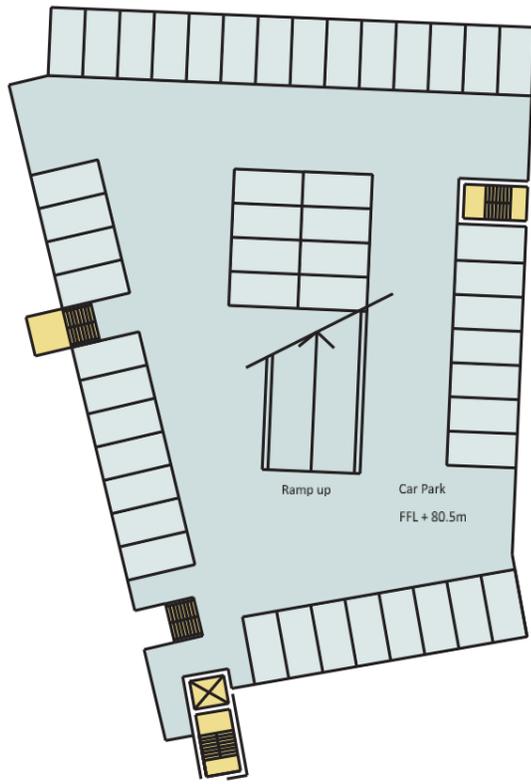
## Site area:

5895 m<sup>2</sup>

## Square width:

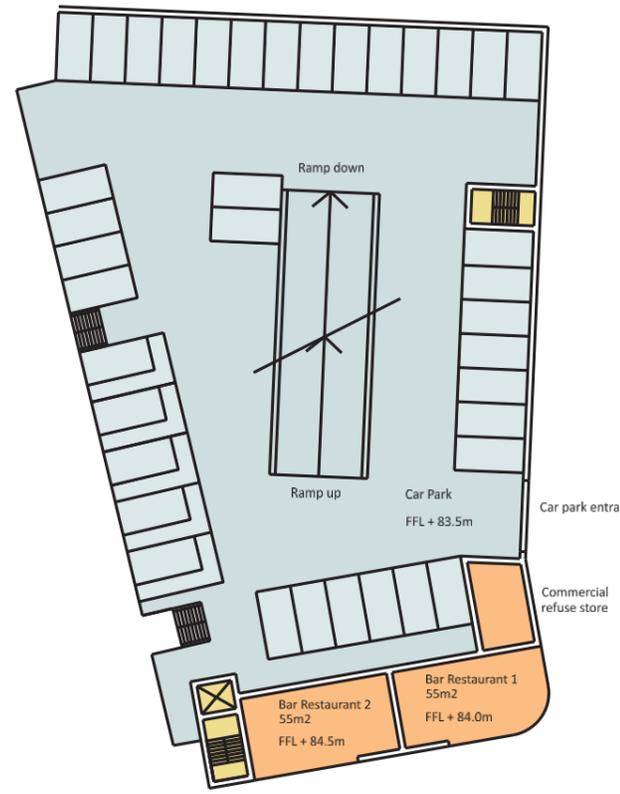
44 m

# Civic Square Proposal



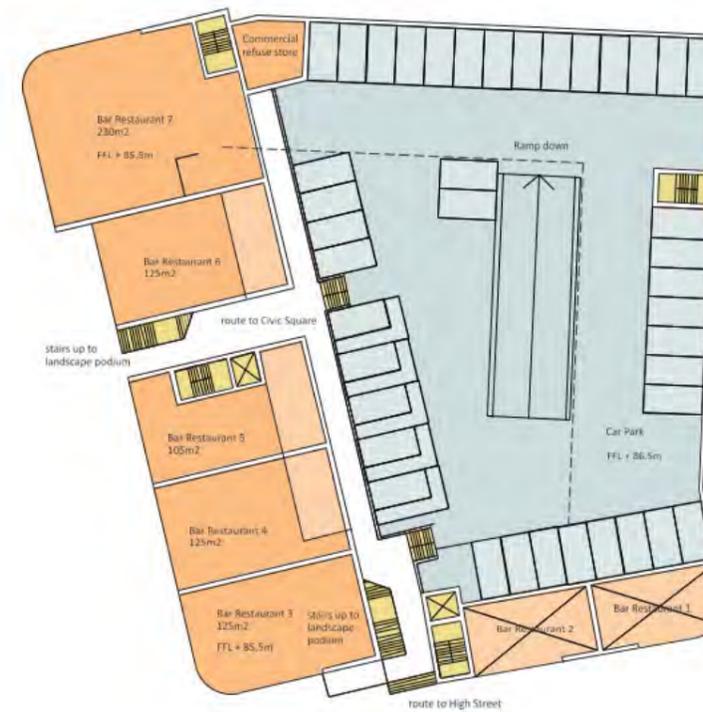
**Level -1 (Basement)**  
GIA: 1450m<sup>2</sup>

Parking: 48



**Level 0 (Cleaveland Street)**  
GIA: 1570m<sup>2</sup>

Parking: 38  
Commercial area: 110m<sup>2</sup> of F&B Units



**Level 1 (Civic Square)**  
GIA: 2565m<sup>2</sup>

Parking: 40  
Commercial area: 710m<sup>2</sup> of F&B Units



**Level 2 (Landscape Podium / Apartments)**

GIA: 1545m<sup>2</sup>

2 bed flat 2B4P: 11  
2 bed flat 2B3P: 3  
1 bed flat: 7

Total No. of Flats: 21



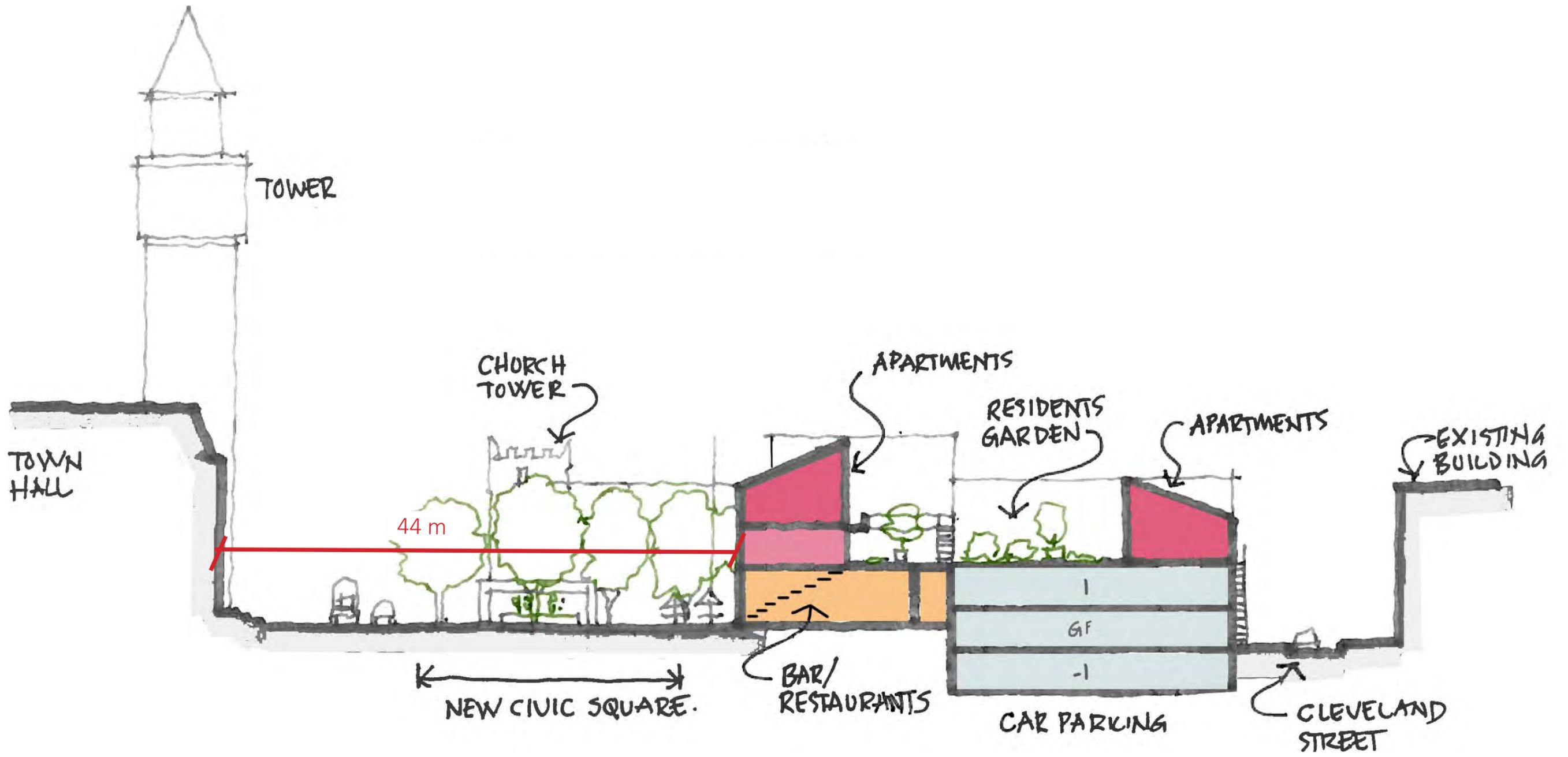
**Level 3 (Apartments)**

GIA: 595m<sup>2</sup>

2 bed flat 2B4P: 5  
2 bed flat 2B3P: 1  
1 bed flat: 2

Total No. of Flats: 8

# Civic Square Proposal



# Civic Square Proposal



# Civic Square Proposal



# Civic Square Proposal



# Civic Square Proposal



**Bengal Street**

# Bengal Street Location



# Bengal Street Precedents



Cambridge Street, Manchester



Cotton Mills, Bolton

# Bengal Street Colony house



CGI, modern Colony house



Traditional Victorian Colony house in Edinburgh

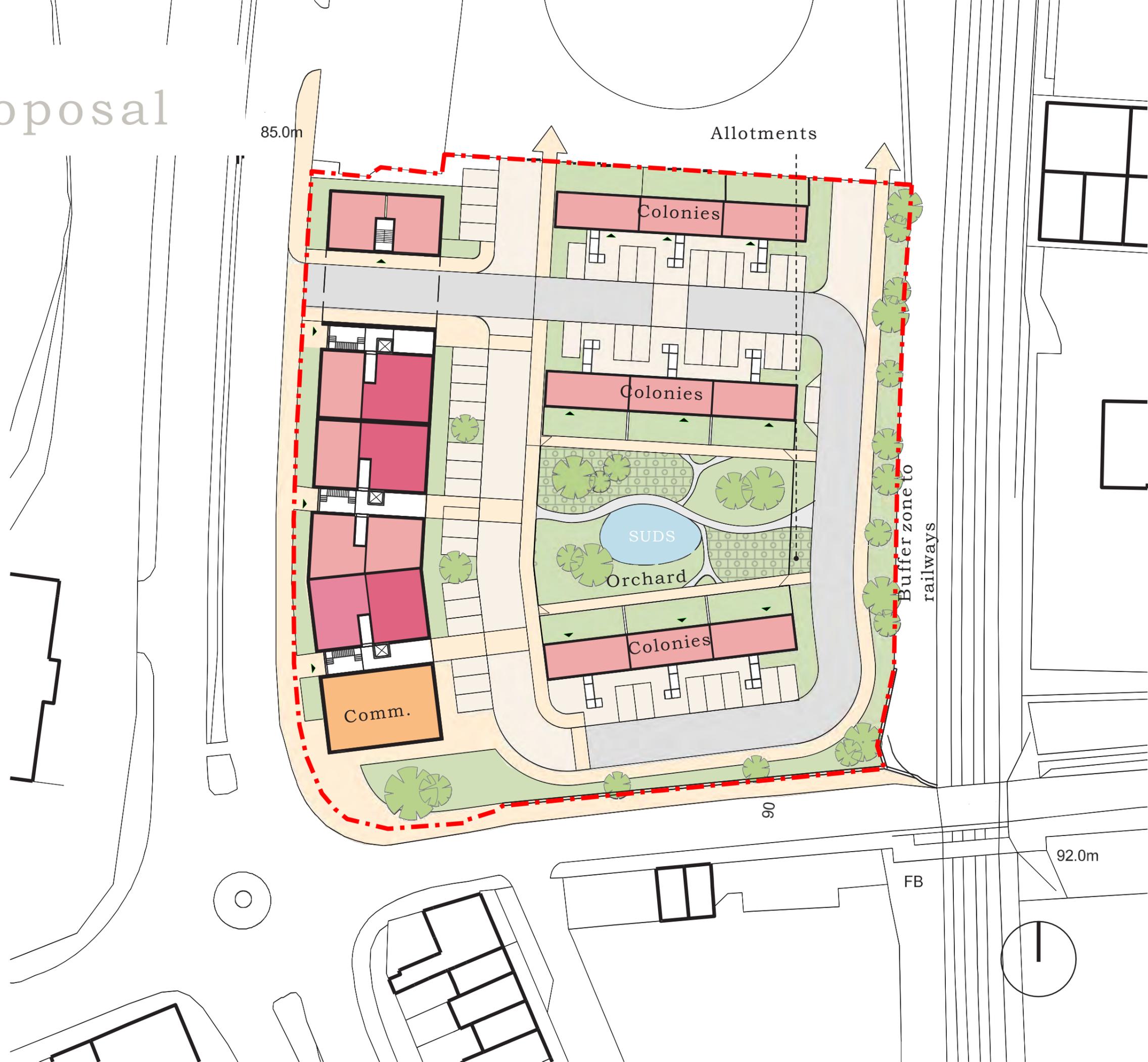
# Bengal Street Updated Proposal

## Masterplan

-  2 bed flat 2B4P: 27
-  2 bed flat 2B3P : 4
-  1bed flat: 31
-  Commercial unit 157 m2

Flats : 62  
Parking : 45

Site area:  
7200 m2



# Bengal Street Updated proposal



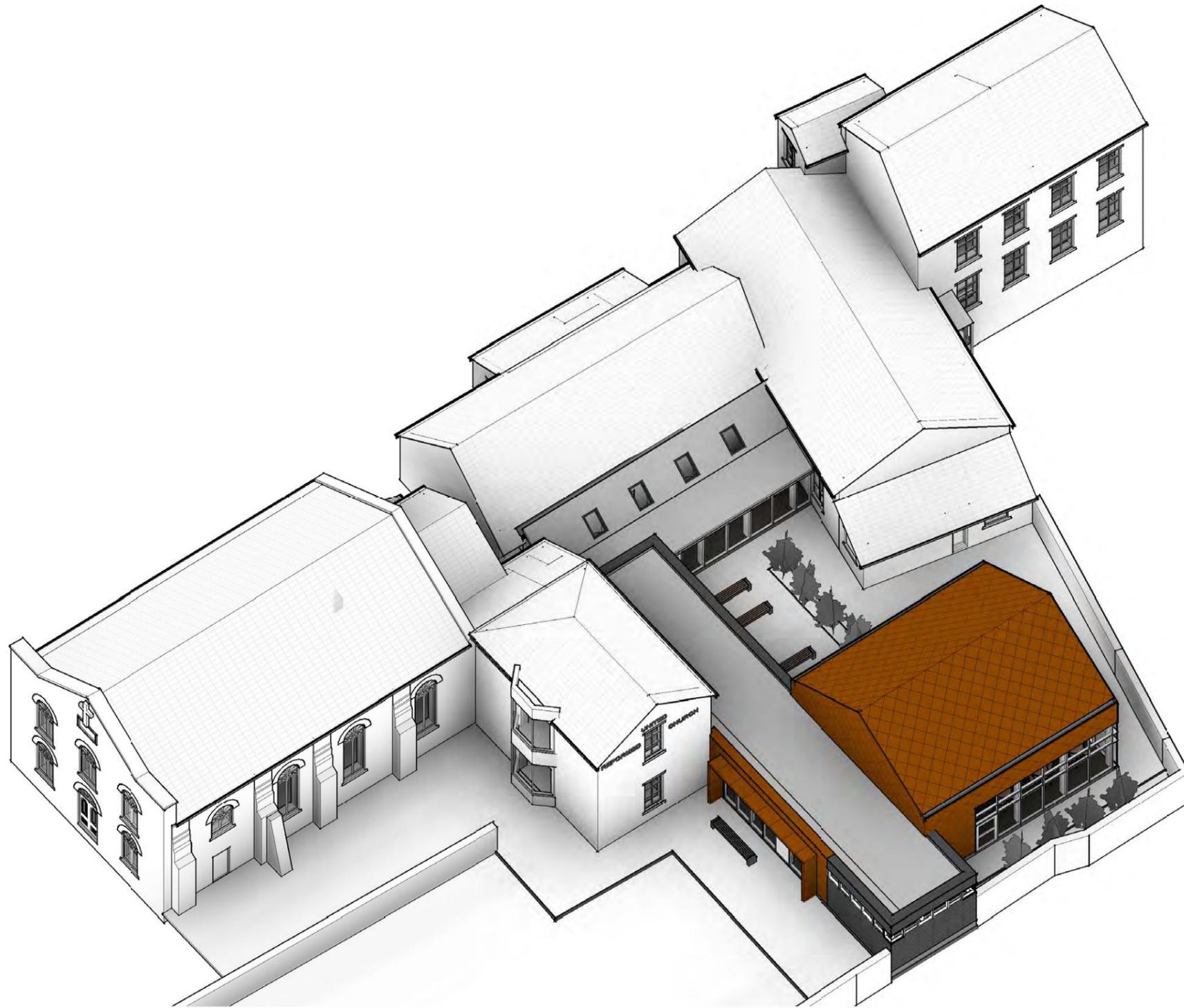
**Hollinshead**

**Health Hub**

# Hollinshead Health Hub Location



# Hollinshead Health Hub Proposal



# United Reformed Church Previous Proposal



PROPOSED GROUND FLOOR PLAN  
1:100

# United Reformed Church Updated proposal

85.3m

TAXIS RELOADED  
TO FORM NEW  
POCKET PARK

CHURCH CAR PARK  
ACCESSED FROM  
EXISTING CAR PARK

HOLLINSHEAD CAR  
PARK RESURFACED

NEW LANDSCAPED  
PEDESTRIAN LINK

SECONDARY ACCESS TO  
HOLLINSHEAD STREET CAR  
PARK

HOLLINSHEAD STREET

UNITED  
REFORMED  
CHURCH

DISABLED PARKING

NEW ENTRANCE

ONE WAY

AVG

PAVE

AVG

PAVE

TREE PLANTING + PARKING  
RE-ORGANISED ON STANLEY  
PLACE

