

## Welcome & Background

Thank you for attending our exhibition on the emerging plans for Chorley Town Centre. Today's exhibition focuses on providing you with details of the proposals as we seek your feedback ahead of our planning submission.

Following a bid submitted in June 2022, Chorley Council has been successful in securing £20m from Central Government Funding for the regeneration of Chorley Town Centre.

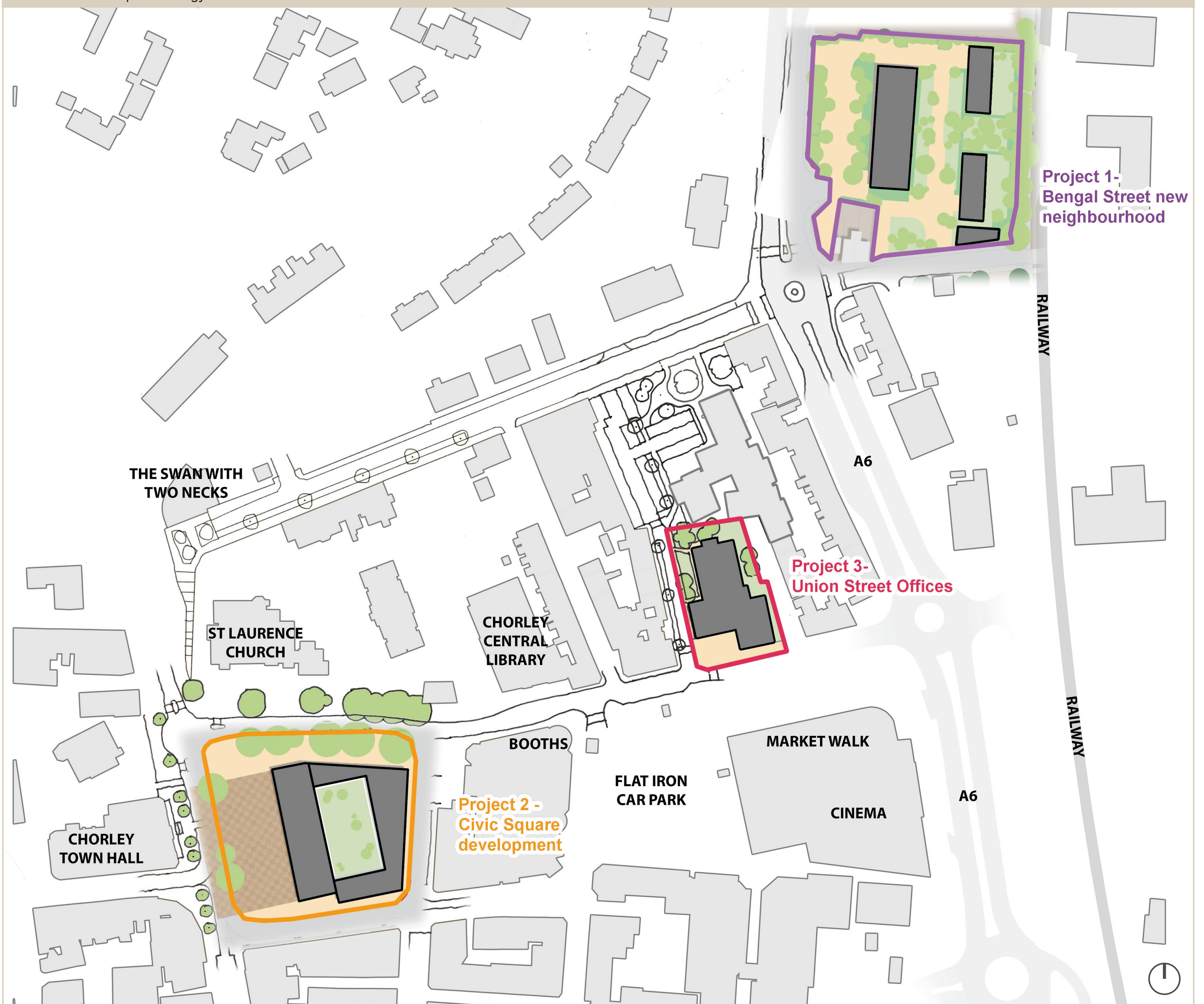
A specialist team comprising of architects, engineers, design consultants, are working on plans for the three schemes (listed below), which are all part of the ambitious plans to regenerate Chorley town centre.

Chorley Council



Funded by UK Government

Town Centre Masterplan Strategy





### The Design Team



#### JTP Architect

JTP is an award-winning international placemaking practice of architects and masterplanners. We undertake placemaking projects at every scale, from cities and towns, to neighbourhoods, streets and the design of individual buildings.

We are passionate about good buildings and the spaces in between. It is only when buildings and spaces respond to people's needs that they can truly be called a place. And this is what we really care about creating – great places.



#### BDP Mechanical, Electrical & Plumbing Engineering

BDP is a continuous collective of architects, engineers, designers and urbanists. We design at every scale from city masterplans, neighbourhoods, parks, streets and buildings to specialist, bespoke light and acoustic installations.

We are placemakers who work at every stage of the design process from visioning to briefing to design, delivery and operation. We respond to the demands of our dynamic and ever-changing planet with cross-discipline design thinking that spans all of life's activities, protects the environment and enhances social value.



#### Gerald Eve Planning Consultant

We are one of the UK's most-respected planning and development consultancies, working with leading private, public and third sector clients on some of the most high profile and complex projects in the country.

We engage actively across the political landscape – both directly with Government and on policy issues through appropriate forums – to create solutions that benefit all stakeholders. Our agile approach and integrated advice add clear value to landowners, the projects themselves and the communities where they are located.



#### TEP Landscape Architect

TEP is an award-winning consultancy providing multidisciplinary environmental services to our clients in the private, public and voluntary sectors. Established in 1997 TEP provides independent high-quality environmental planning and design advice with a strong emphasis on personal service. No two places or projects are the same and TEP has professionals accustomed to working in multi-disciplinary teams identifying practical solutions that work well for the location and the communities involved with our projects.



#### Hydrock now Stantec Fire, Civil, Structural and Transport Planning

As a leading integrated engineering design, energy and sustainability consultancy, we bring sustainable solutions to major infrastructure projects, real estate portfolios and landmark buildings across the UK and internationally.

We offer end to end design from concept through due diligence, planning, procurement, construction and delivery, with expertise in both client-led and contractor-led design phases. We help you to understand the constraints and identify the opportunities to deliver a truly sustainable, futureproofed, commercially valuable development.





## The Sites

The Sites in Context



### 01. Bengal Street

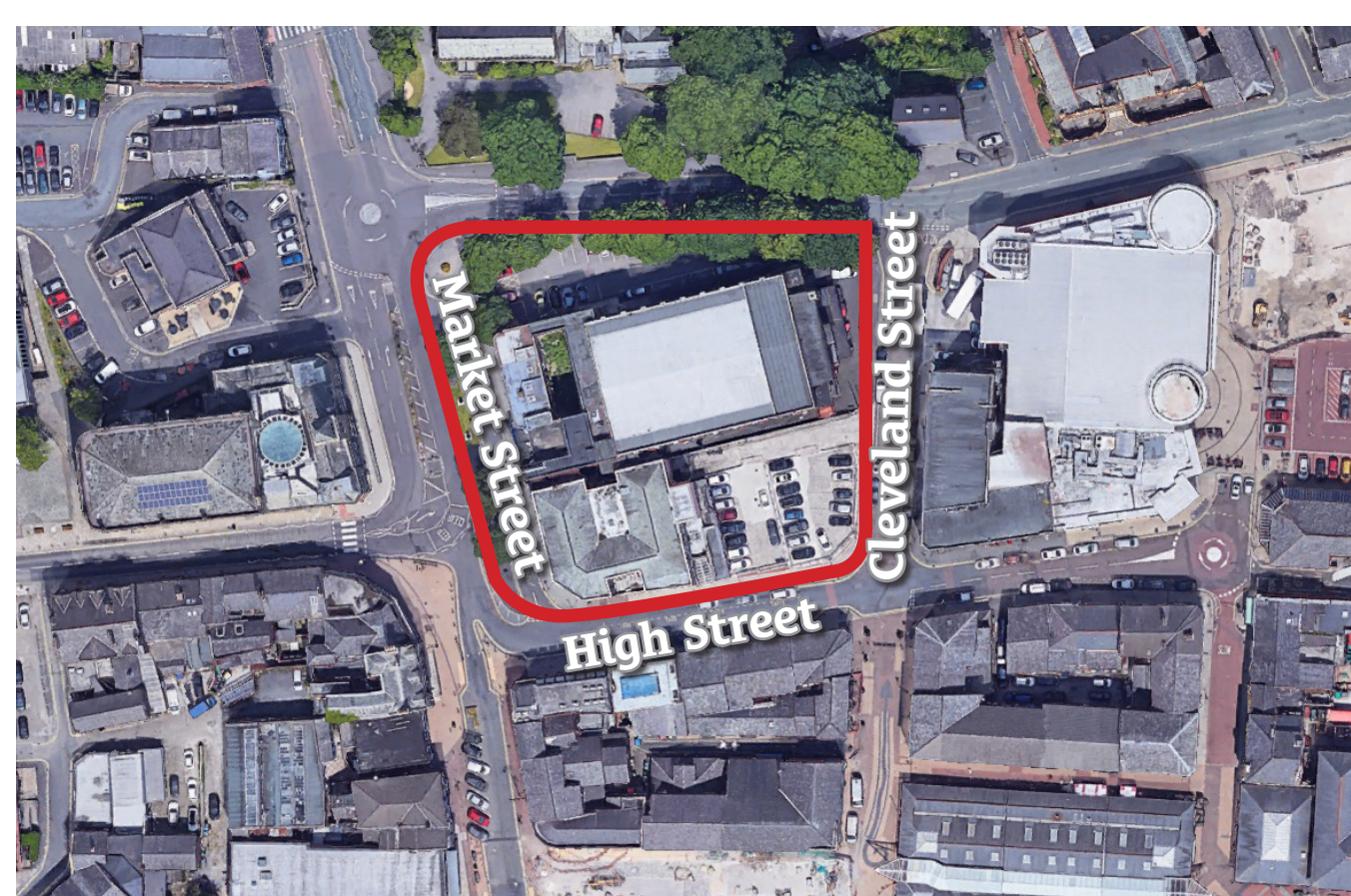
A residential scheme on the site of the council's current depot on Bengal Street. Delivering high-quality energy efficient homes in the town centre, enhancing the opportunity for people to live and work centrally.

### 02. Civic Square

A mixed-use development consisting of both commercial, retail and residential spaces that will regenerate a key town centre site. The highlight of the scheme will feature a new public square located directly across from Chorley Town Hall with improved pedestrianised zones linking the two together. On site parking provision will be provided and will feature both ground level and underground parking.

### 03. Union Street Office

Refurbishment of the council's Union Street offices with potential to attract tenants who may be interested in operating from an accessible town centre location.





# Active Lively Liveable

## Chorley Town Centre Improvement

### Public Consultation, November 2024



## 01. Bengal Street Masterplan Principles

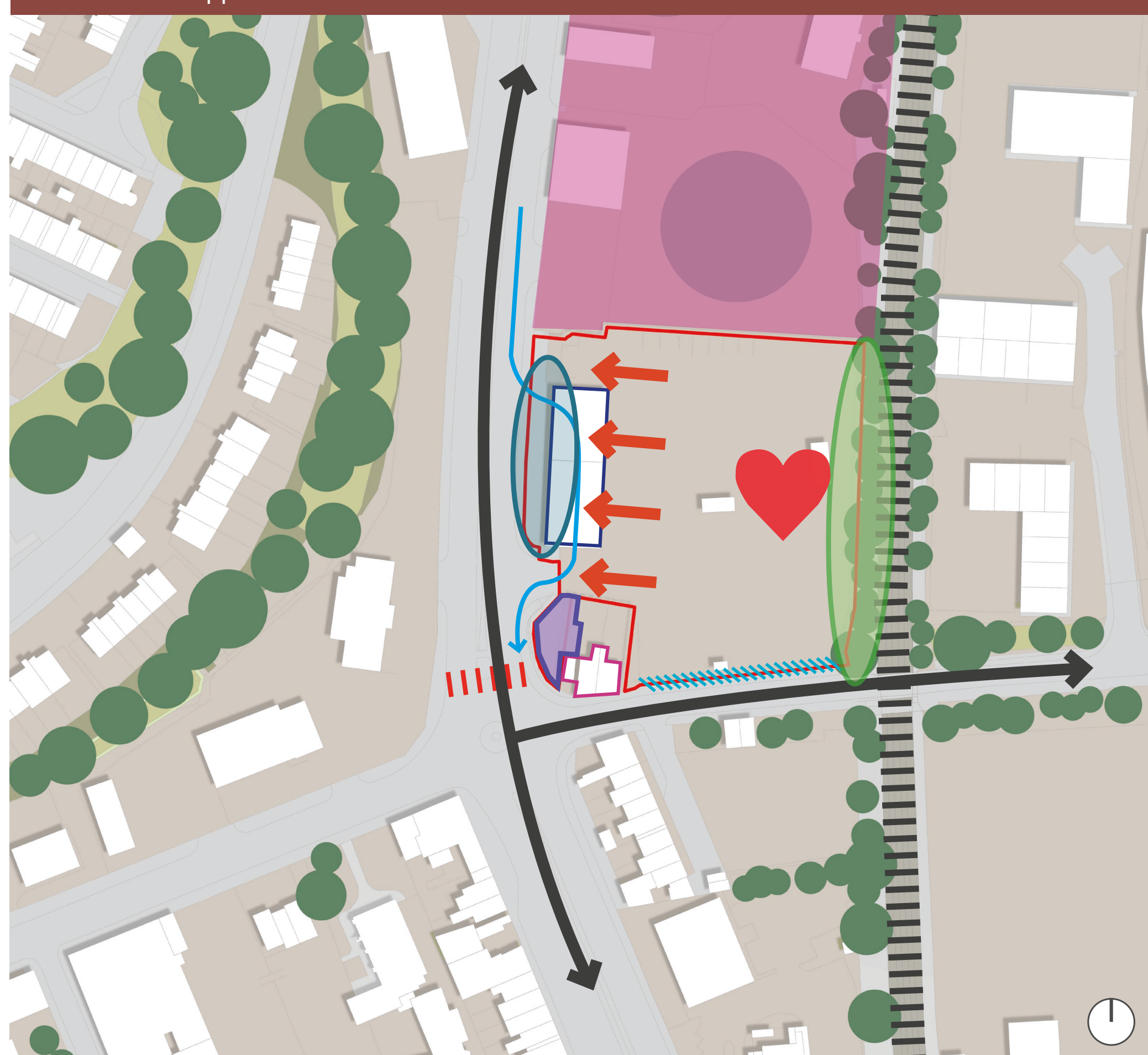
The site is currently in use as a Council depot and is on the edge of an industrial part of the town, although there are two dwellings immediately to the south on Stump Lane. The site is constrained by the A6 to the west and the railway line to the east.

The proposal has the potential to enhance the vitality and viability of the town centre, provide much needed housing in a sustainable location in the town centre.

Photograph of entrance onto Bengal Street



Constraints & Opportunities



- Key**
- ↔ Main Road (Bengal Street - A6)
  - Single direction access
  - Existing building
  - Existing houses outside of boundary
  - Retaining wall onto Stump Lane
  - Railway
  - Site to north potential for future development
  - Existing green boundary
  - Existing surface parking
  - Opportunity to improve frontages
  - A new crossing for improved connection to the Town Centre
  - Green buffer to Main Road
  - Community Garden at the Heart of the site

## Masterplan Principles





# Active Lively Liveable

## Chorley Town Centre Improvement

Public Consultation, November 2024

### 01. Bengal Street Proposed Site Layout

Proposed Site Layout



### Current Proposals

**Provision of 62 high quality homes**  
including **52 residential apartments**  
and **10 townhouses**



**Making sustainable** use of vacant  
and underutilised brownfield sites.



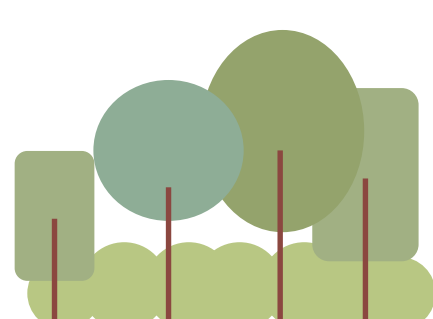
**72 car parking spaces for residents**



**Providing high quality landscape**  
garden for **residents and visitors**



**New Planting buffers** to site boundaries



Early illustration of terrace properties and community garden





# Active Lively Liveable

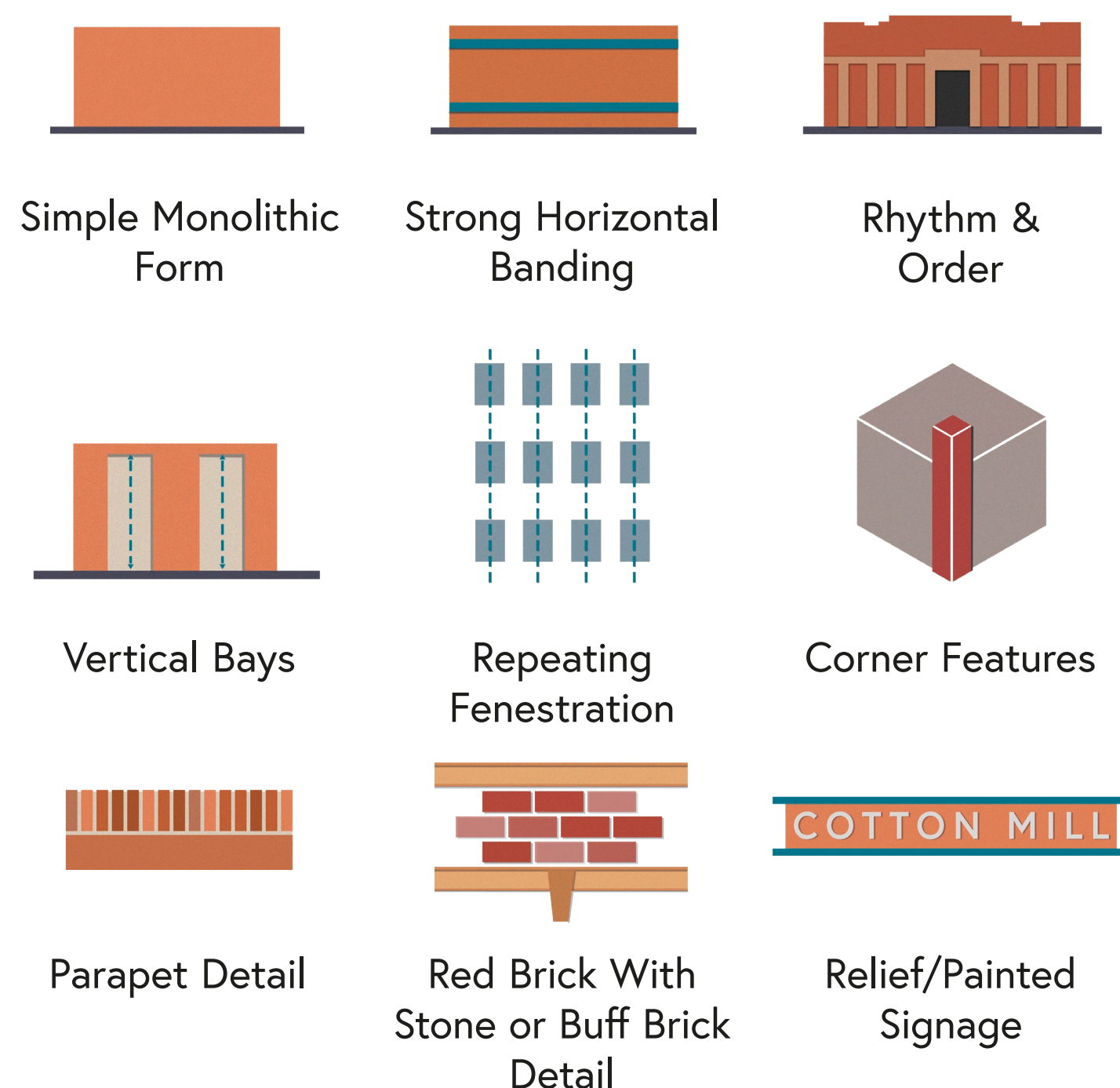
## Chorley Town Centre Improvement

### Public Consultation, November 2024

## 01. Bengal Street

### Look and feel

#### Key Principles



#### Terrace Concept Sketches

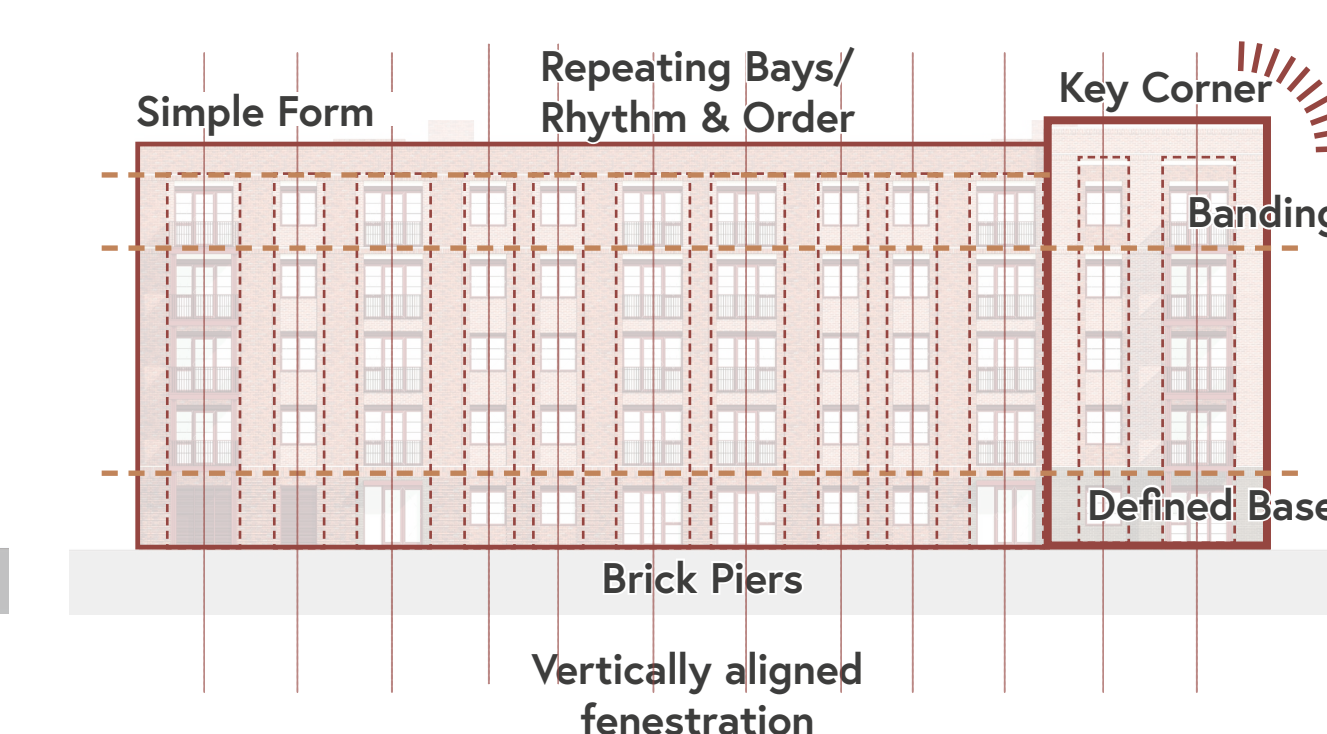
Repeated plots, Gabled form, Arched entrances, Framed windows



#### Apartment Elevation



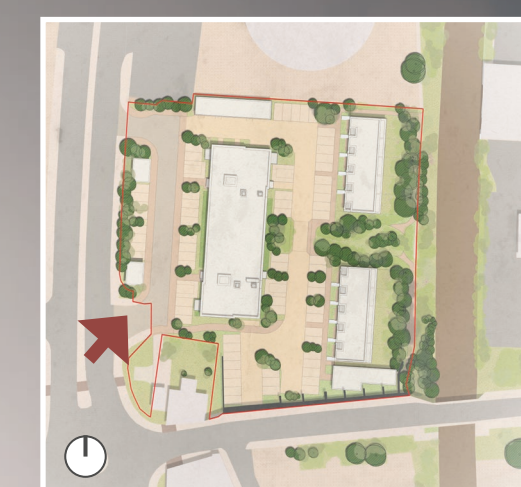
#### Elevation Principles



#### Visualisation of Bengal Street

Whilst Chorley has lost many of its large historic mills, the redevelopment of the Bengal Street site proposed to re-introduce buildings of that scale as part of the placemaking strategy that alludes to the town's past but does so in a contemporary idiom.

Our design proposal envisages a large format building, with smaller scale homes set behind it more akin to historic workers cottages or 'colonies'.





## 02. Civic Square Design Principles

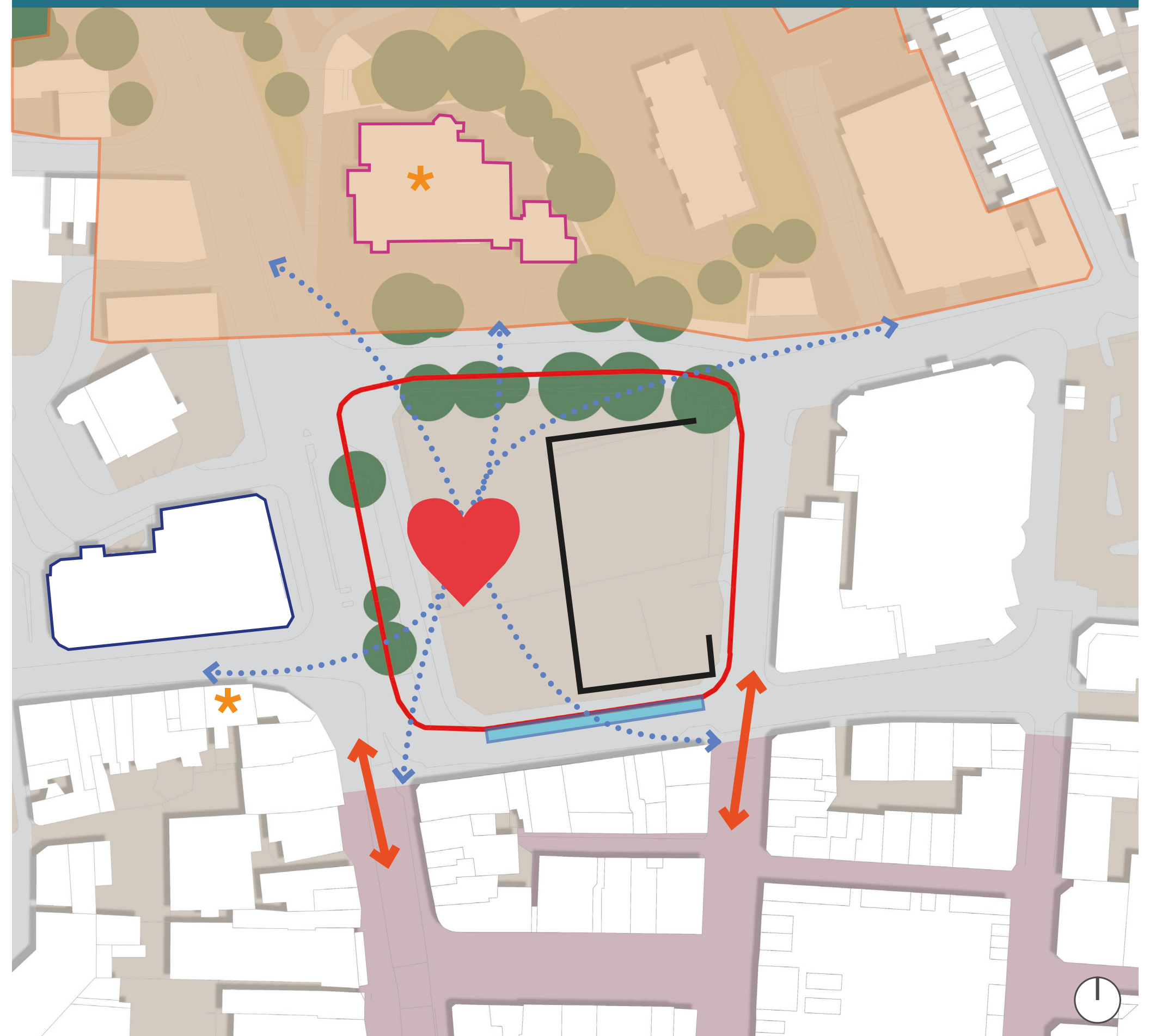
The site is currently in use as a surface level public car park that also provides space for occasional events such as the Christmas fair. Prior to their demolition the site was occupied by a large Bingo Hall building, public house and retail units set over three storeys.

The hard surface tarmac results in an open and featureless space, however, there are trees along the northern boundary providing a soft edge. The proposal offers the opportunity to enhance the quality of the site by creating a new public space fronted by new commercial uses, contributing to the vitality and viability of the town centre.

Existing Civic Square site



Constraints & Opportunities



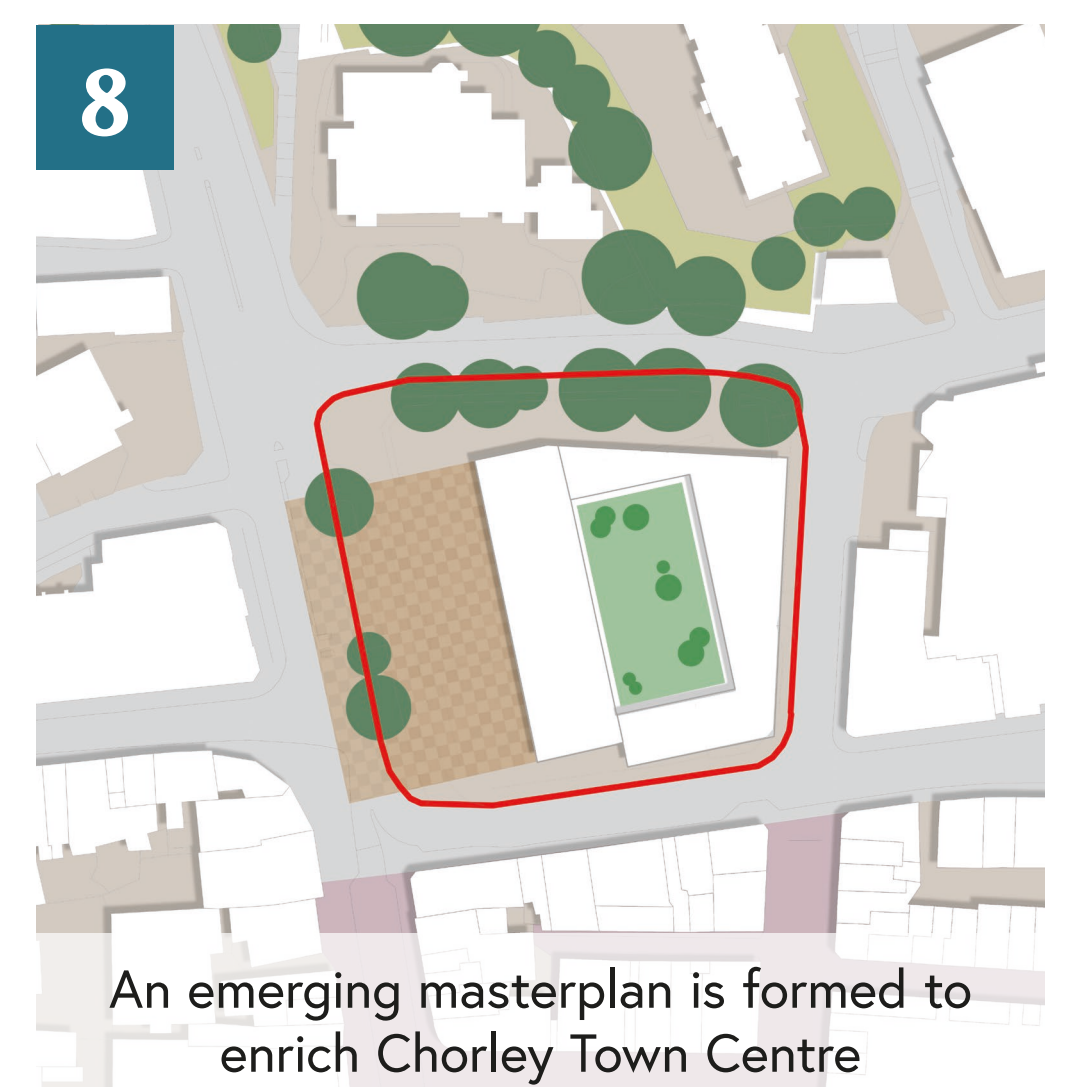
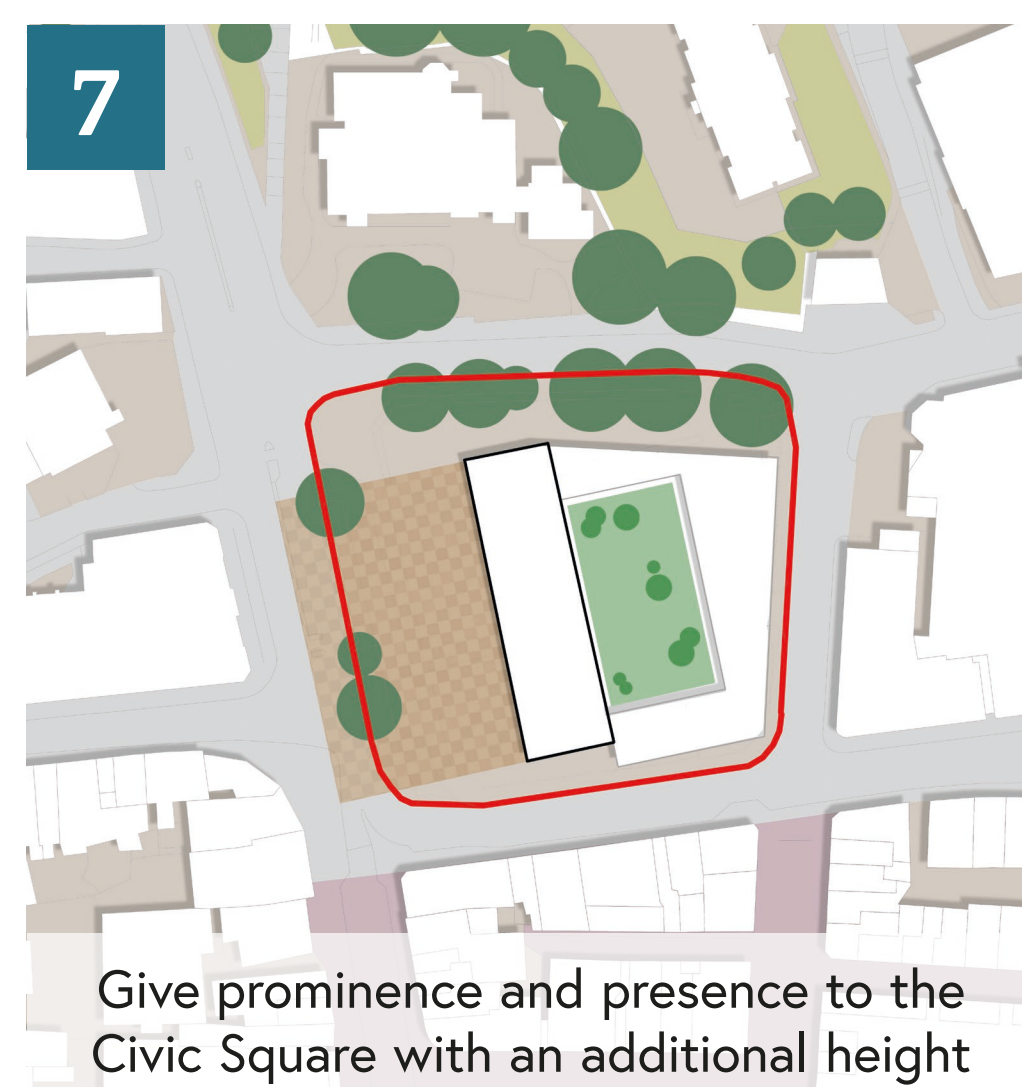
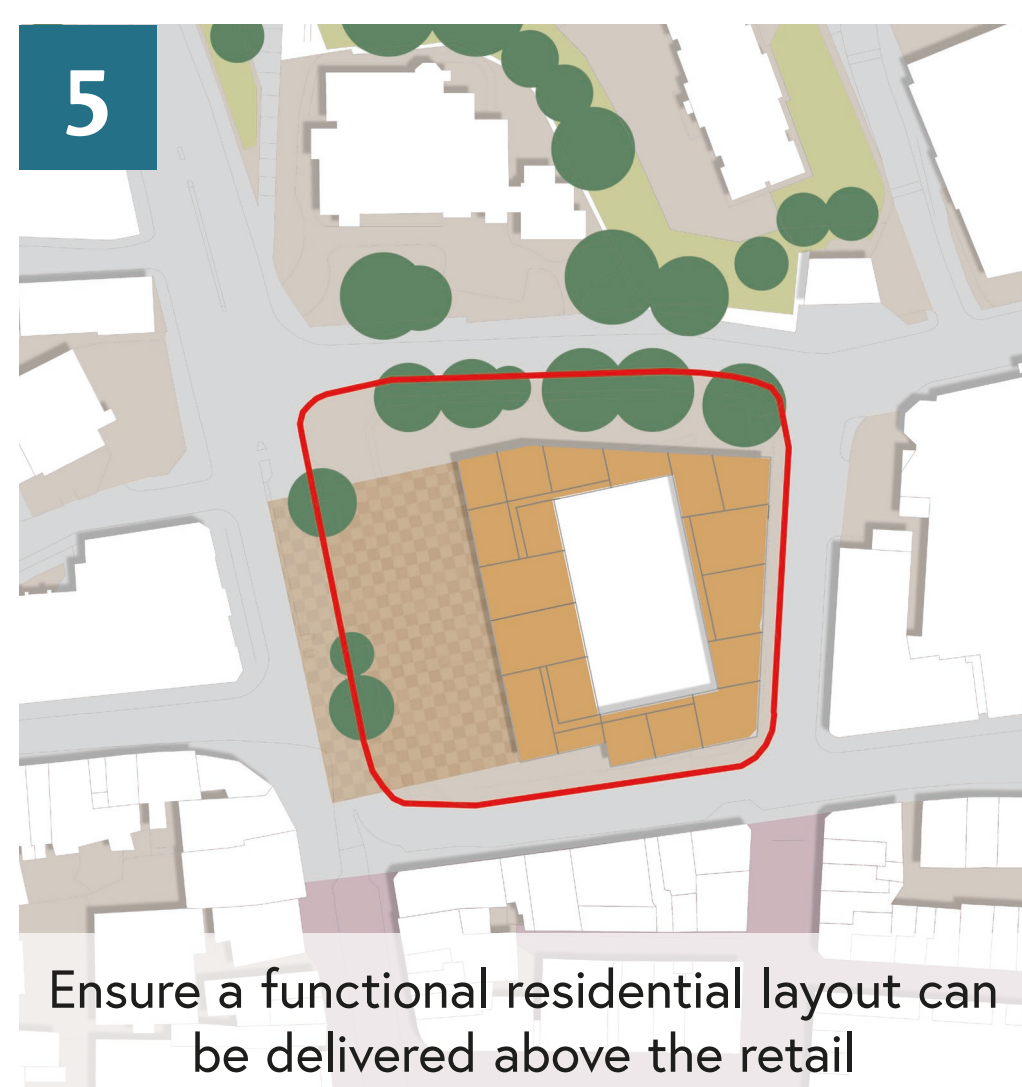
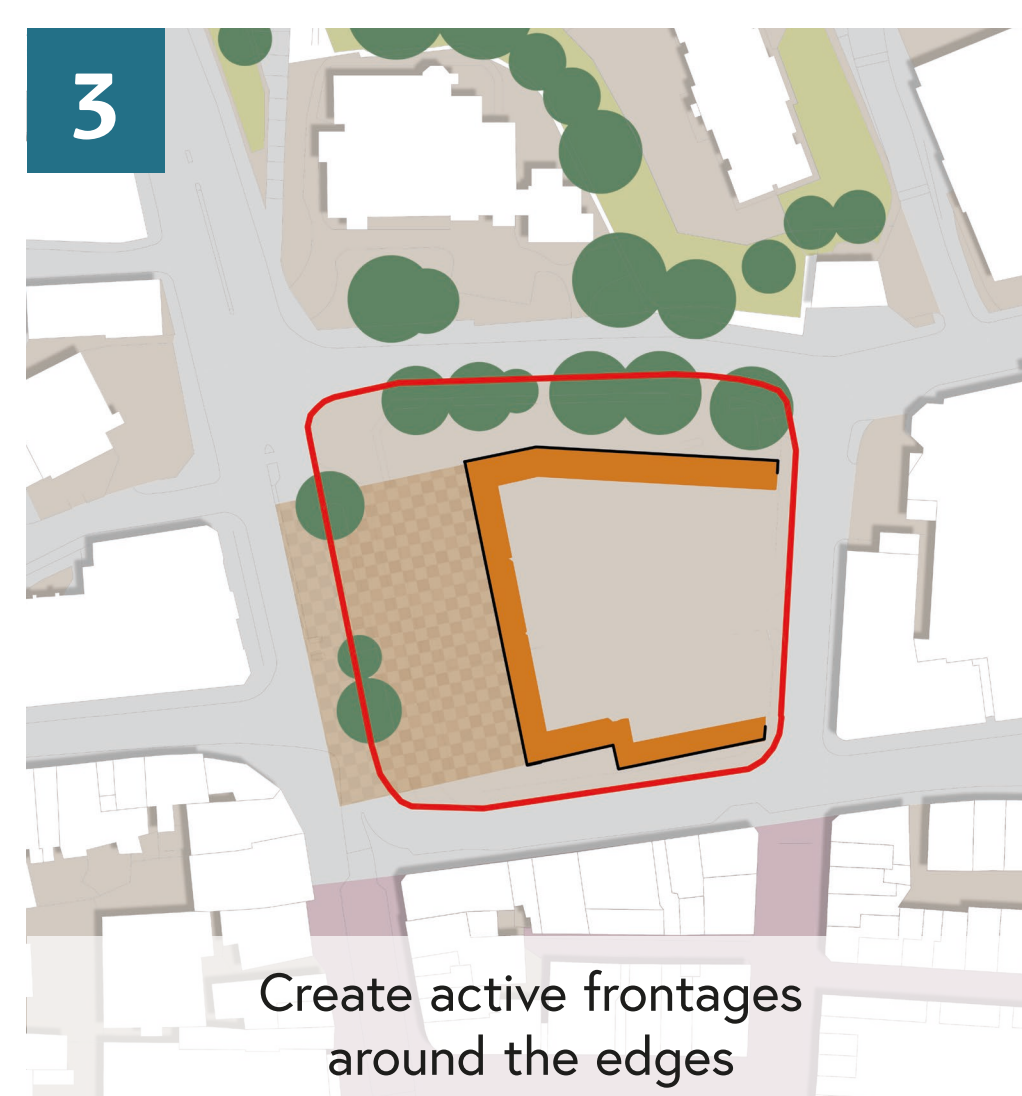
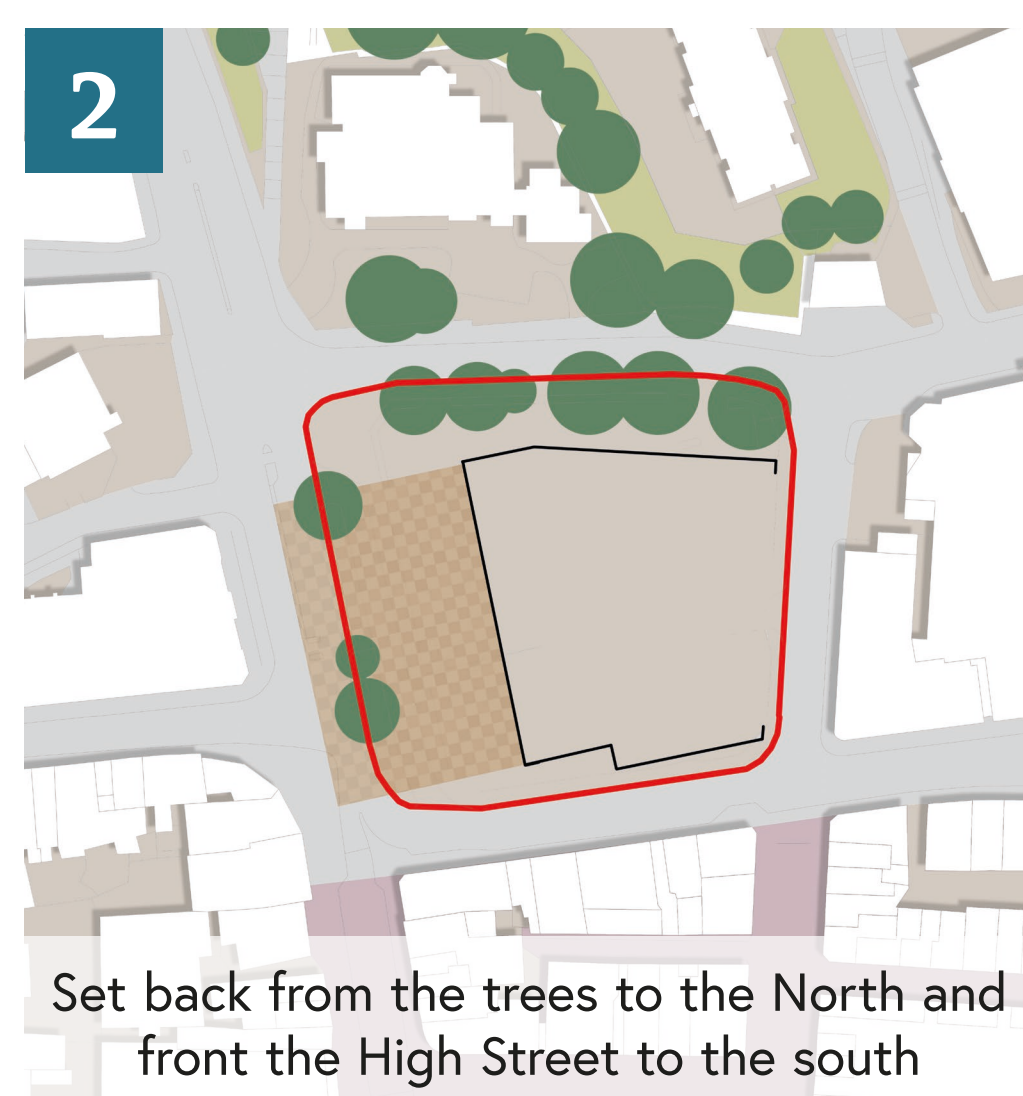
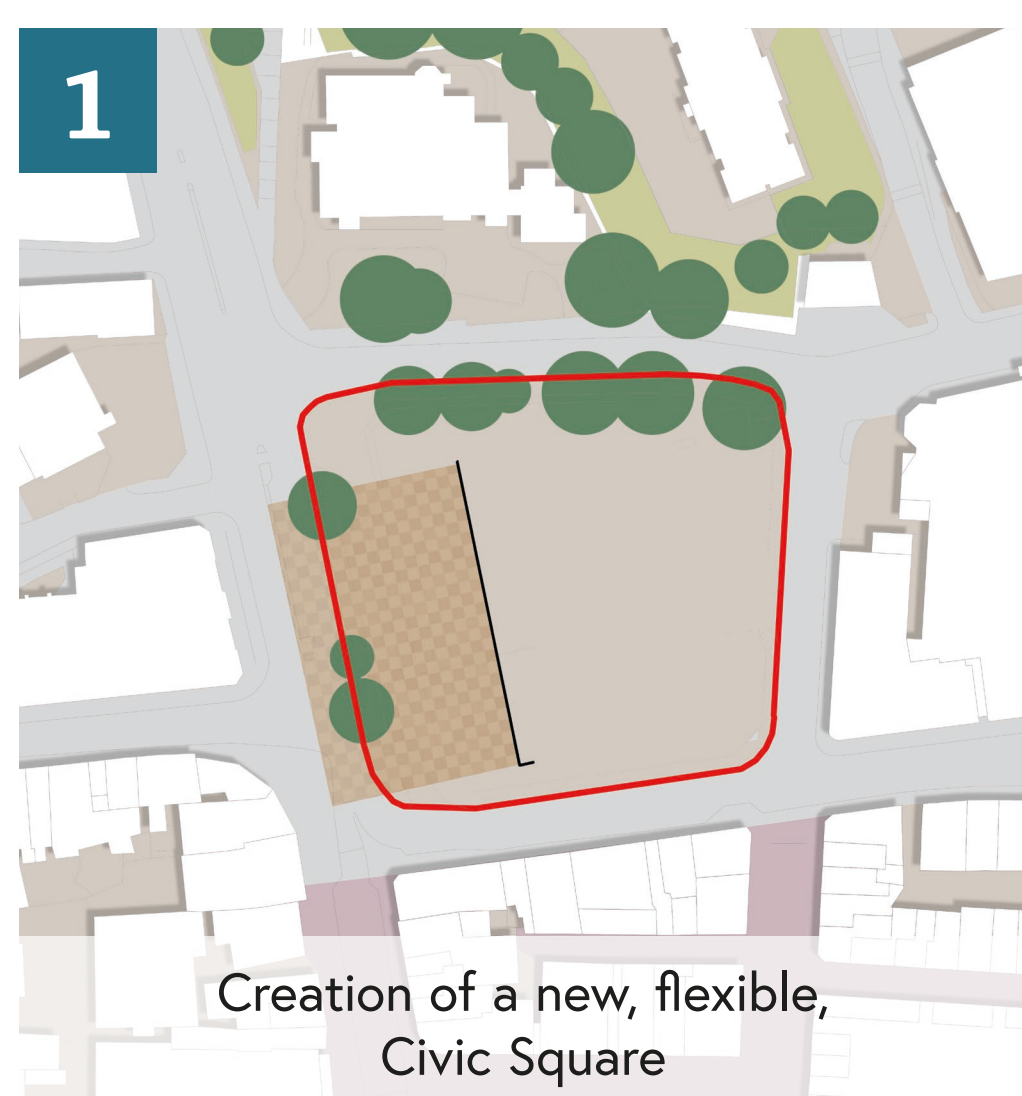
Key

- Town Hall
- St Laurence's Church
- Grade II Listed Structure
- Conservation Area

- Taxi Rank
- New Heart for the Town
- Creating a frontage to the Town Hall, High Street & Union Street

- Existing Trees
- Connections to Retail Town Centre
- A key site for pedestrian movement

## Masterplan Principles





# Active Lively Liveable

## Chorley Town Centre Improvements

### Public Consultation, November 2024

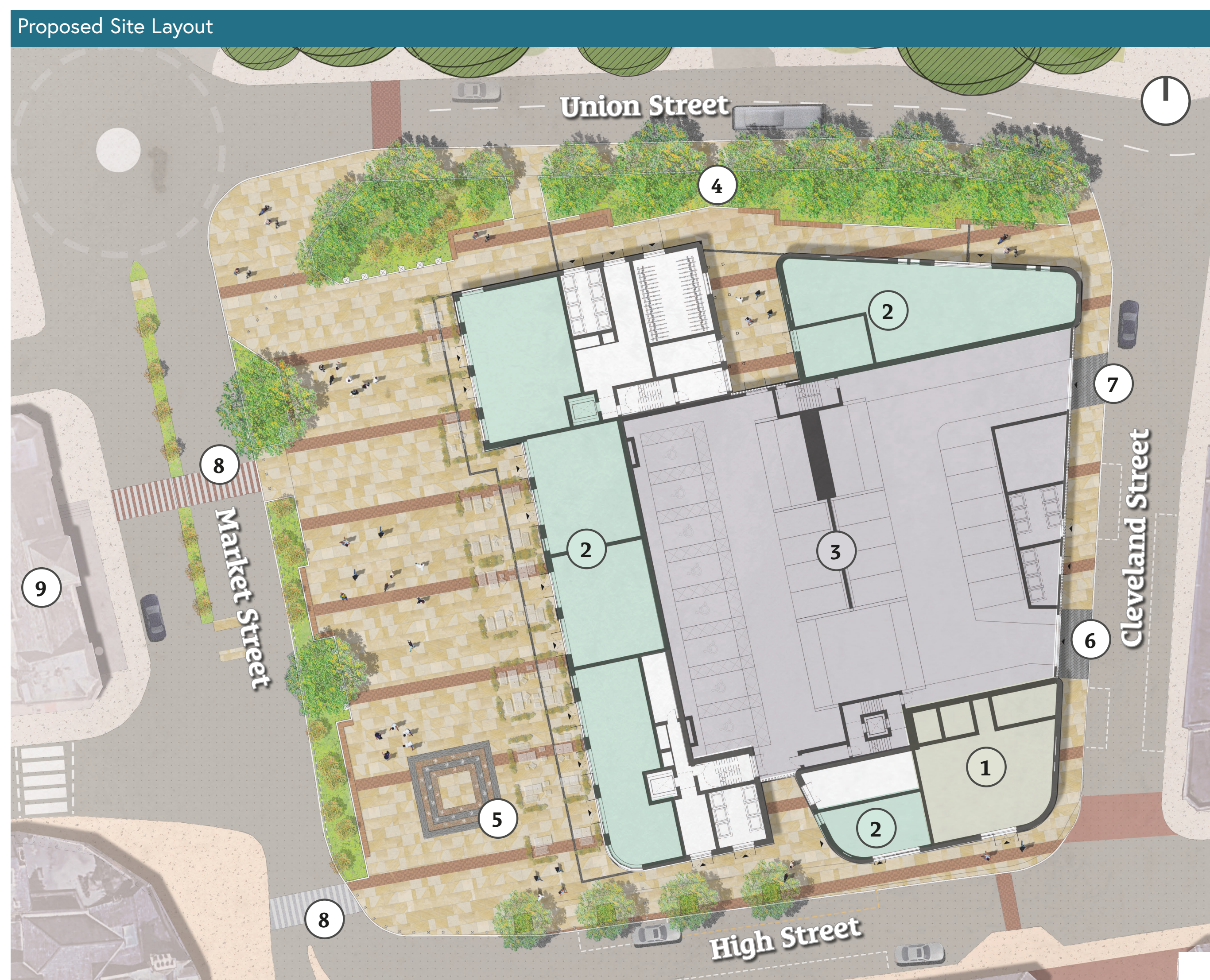
## 02. Civic Square

### Proposed Site Layout and Civic Square Design

The proposals for a new civic square have evolved from those envisaged in the 2016 masterplan to a preferred option which is to locate the square immediately in front of the town hall and south of St. Laurence's Church. This creates a new public square in front Chorley's iconic historic buildings.

The new square allows for potential future work, such as narrowing the A581 Market Street carriageway and redeveloping the town hall entrance ramp. These works would create a stronger link between the administrative hub of the town and the pedestrianised streets leading to the markets, shops and train station.

We have two options for the square and would welcome your feedback. The proposed option (right) creates a shallow gradient from Market Street to the new commercial units. The alternative option introduces steps in front of the commercial units to create a completely flat but smaller surface for events.



Alternative Option



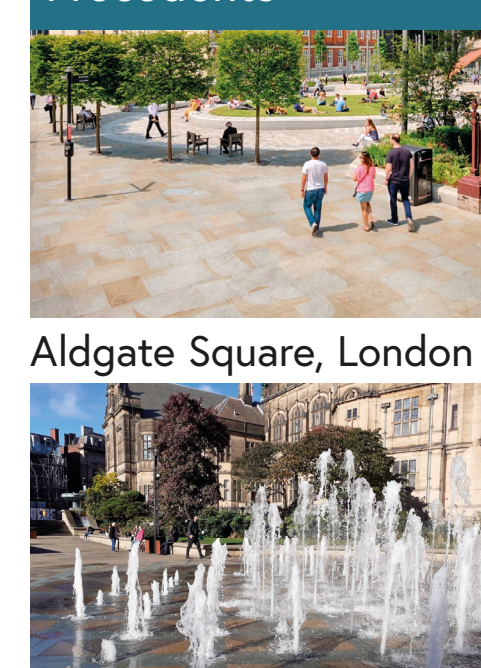
#### Key

- 1 Office space
- 2 Commercial space
- 3 Car park
- 4 Existing Trees to be retained

- 5 Proposed location for surface fountain
- 6 Car park entrance
- 7 Car park exit
- 8 Suggested locations for new pedestrian crossings
- 9 Town Hall

#### Precedents

Images from TEP ©Marshalls



Aldgate Square, London



Letchworth Garden City



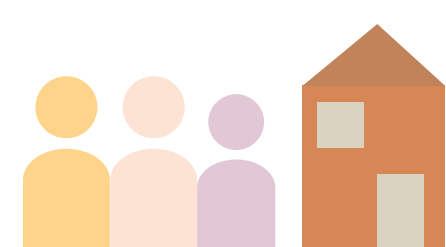
Peace Gardens, Sheffield

Oldham Town Hall

Letchworth Garden City

### Current Proposals

Provision of 31 residential homes



800 square metres of office space.



700 square metres of commercial space.



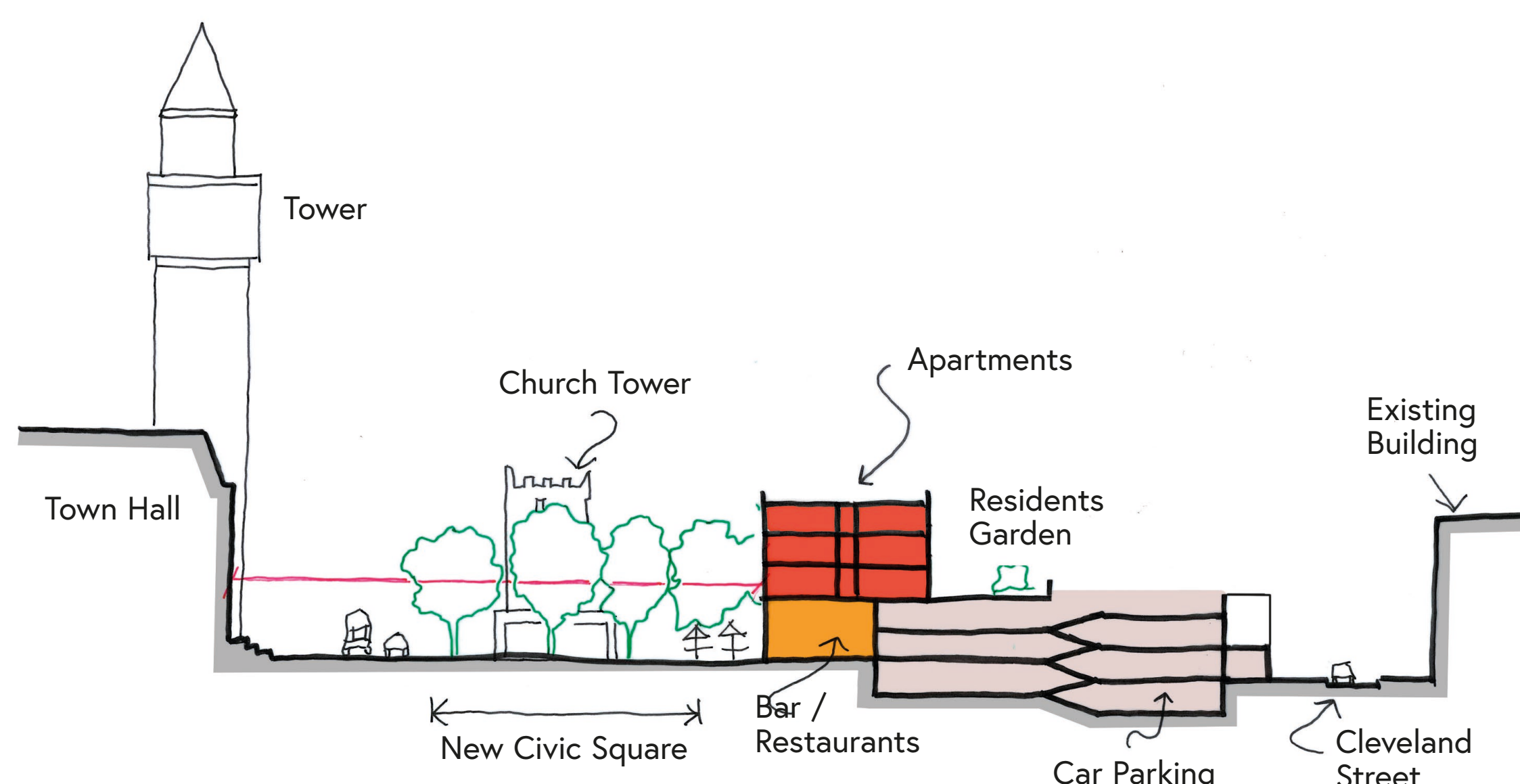
Reduction and reconfiguration of circa 108 parking spaces, hidden by commercial units.



Providing high quality new public space square.



### Site Section





# Active Lively Liveable

## Chorley Town Centre Improvements

Public Consultation, November 2024

## 02. Civic Square

### Look and feel

Artist impression of the Civic Square



### Elevations



Elevation facing Civic Square



Elevation facing High Street

Visualisation of the Civic Square





## 02. Civic Square

**The new civic square will be a focal point for the life of the town, and will host events, festivals and celebrations throughout the year.**

Studies have been done to determine the optimum size of the new Civic Square. A 44m offset from the Town Hall allows for a range of flexible uses such as the ones illustrated below.

Civic Square



Civic Square Market



Civic Square Festival



Civic Square Performance



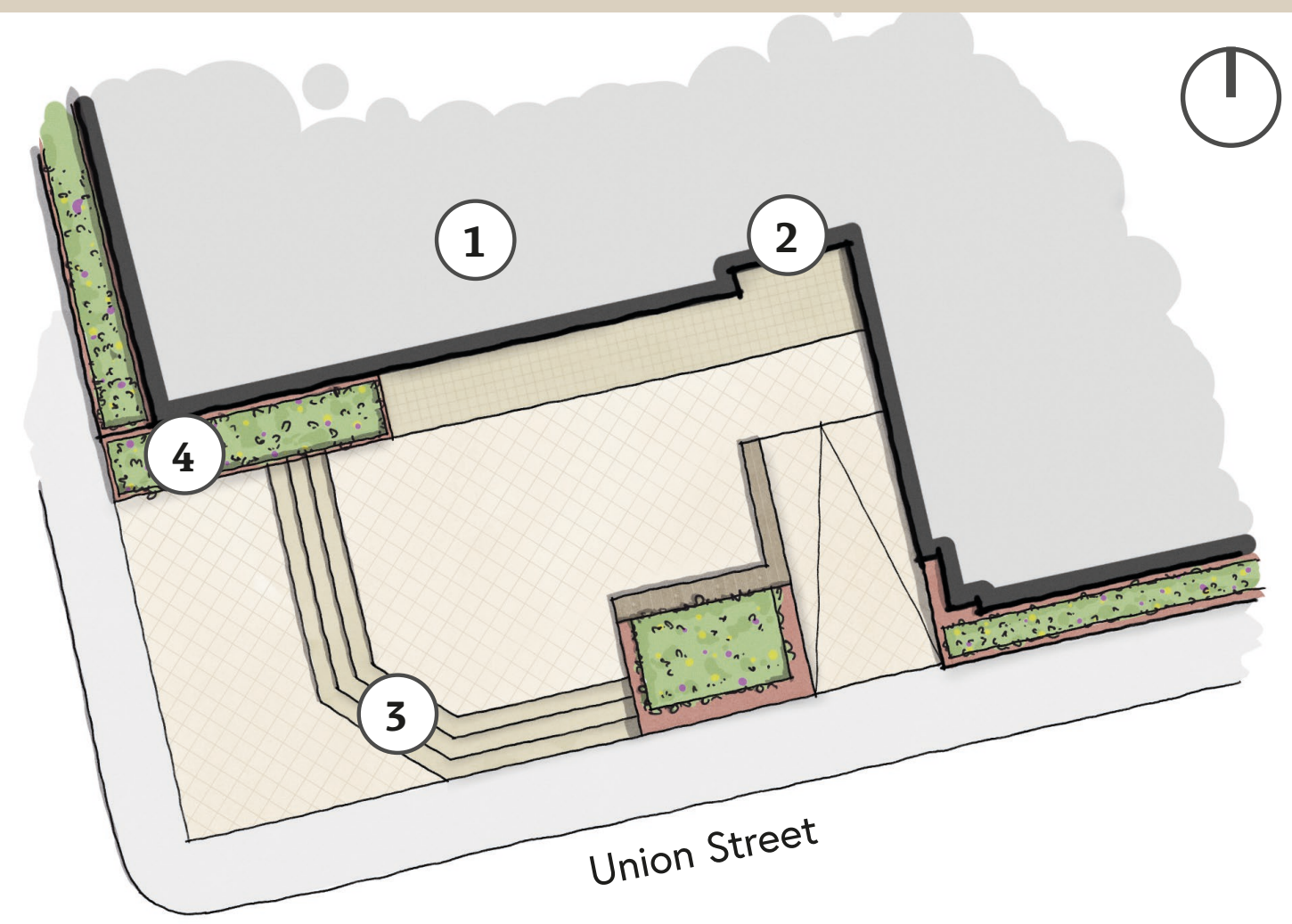


03. Union  
Street Office  
Office Improvements

The refurbishment of the existing Union Street council office will create a new office suitable for a modern-day place of work in an accessible location.

The landscaping outside the town hall will be repaved, with new planters added to enhance the entrance and introduce more greenery. The facade will also feature new windows, with the possibility of replacing the existing council spandrel panels to give the building a refreshed and modernised character.

Concept Plan showing landscape improvements



- Key**
- 1 Union street office
  - 2 Existing entrance
  - 3 New steps and paving
  - 4 New planter
  - 5 Upgraded cladding that ties in with the existing building.
  - 6 Perforated areas where MVHR louvres will likely be located for a new ventilation strategy.
  - 7 Upgraded roof.
  - 8 Upgrades dormers
  - 9 Upgraded windows

Bay Study



Union Street Office





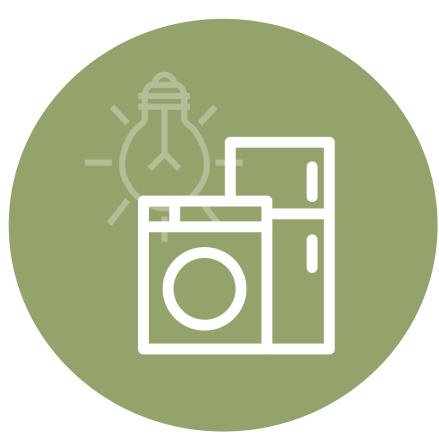
## Sustainability Measures



**Retention of existing trees**



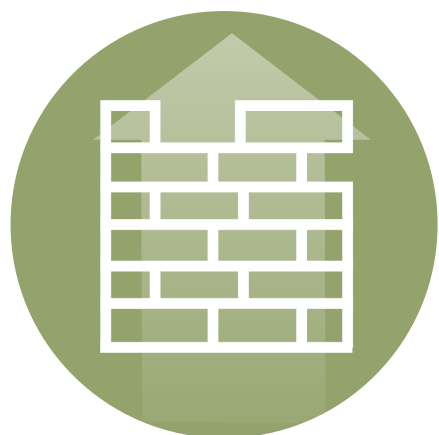
**No single-aspect, north-facing homes**



**Low-energy lighting and white goods**



**Creation of new homes in highly sustainable locations**



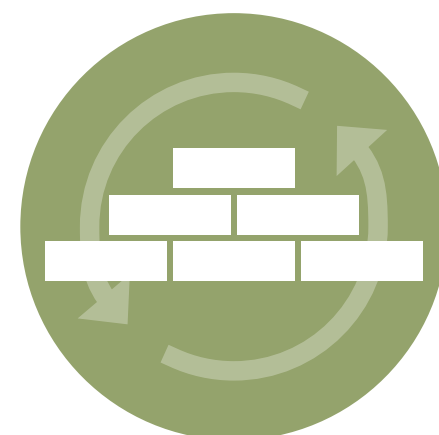
**Enhanced building fabric to reduce heating demand**



**Efficient energy strategy**



**Electric vehicle charging points**



**Robust materials for durability**



**Flexible event space through the creation of a new public square**



**Encouraging cycling with well-designed and plentiful cycle parking**



**New retail and commercial facilities**



**SUDs strategy that maximises water retention on-site**



**Maximising Biodiversity Net Gain with meaningful investment in green infrastructure**



**Maximising passive cross-ventilation through dual-aspect homes**



## What happens next

Following this, feedback will be considered and used to inform the planning application for Civic Square, Bengal Street and union Street Office.

### Timeline

Design team appointed September 2024

Public consultation: November 2024

Planning submission: Early 2025



Artist impression of the Civic Square

