

Bury But Better 2009

 urbed

BURY COUNCIL



Chamberhall

(formerly Bury Ground)

12.3

The Chamberhall quarter covers a total area of 24 hectares and essentially comprises the proposed Chamberhall Business Park, the former Hesketh Works, Peel Mills and California Works.

The Quarter is dominated by the legacy of Sir Robert Peel whose family lived in Chamber Hall when they first moved to Bury. The area was formerly occupied by a foundry, dyeworks and other heavy industry to the north of the town centre. It was the presence of heavy industry in this area that ultimately led to the Peel family moving out of Chamber Hall. Following industrial decline the site was reclaimed with Derelict Land Grant in the 1970s and laid out as an area of public open space. The site was subsequently allocated for new business development in the Bury Unitary Development Plan which was adopted in 1997. Vehicular access to the site was along Castlecroft Road which was a constraint to development coming forward. However, a new access from Peel Way is currently under construction. Work has already commenced on part of the site for the construction of a new Police Divisional Headquarters.

The site of the former Hesketh Works has now been cleared and planning permission has been granted for a 10,000 sq.m. office development known as 'The Green'.



Facing page: Aerial view of Bury Ground (June 2008);

This page:
top: Chamberhall Business Park (Bury Ground) location plan;
left: Bury Ground in 1891





Progress since Bury But Better: Following the completion of the 2003 study Bury Council commissioned King Sturge and URBED to prepare a masterplan for the Bury Ground site. The aim of this was to:

- Promote Bury Ground as a major opportunity for development as a business park.
- Create a new vehicular access from Peel Way.
- Maintain areas of public open space to compliment the river valley / sculpture trail initiatives and park land setting.

The aim was to create an exemplar edge of town business park with a higher density of buildings and reduced car parking standards in line with PPG 13 to encourage public transport, walking and cycling. The masterplan drawn up by URBED was developed into a development brief. The new road access from Peel Way is close to completion.

The first phase of the scheme will be the new Police Divisional Headquarters which started on site late 2008, to coincide with the new road. This is positioned next to Peel Way although because of the levels it will not be prominent at the entrance to the site.

Former Hesketh's works: This is a privately owned site, which now has been cleared and a planning application has recently been approved for 10,000 sq m of office space. This area is prone to flooding so the office space is confined to the eastern edge of the site.

The Fire Service could relocate on to part of the Chamberhall site. A site has been suggested at the corner of Castlecroft Road and Chamberhall Street, which will free up the current fire station site on The Rock.

Facing page (clockwise from top left): URBED's original masterplan; the agreed layout for the site; access from Castlecroft Road and a view of the River Irwell towards the viaduct;

This page: An aerial view of Bury Ground from the north (2004)

Projects

- 3a: The development of a new Police Divisional HQ
- 3b: Professional Village of B1 office space.
- 3c: Potential HQ office buildings facing the river and lake.
- 3d: Innovation and Technology Village
- 3e: Creative Village of small scale office space and studios.
- 3f. A landscaping scheme creating a wetland open space.
- 3g. Refurbishment of Peel Mill for a combination of housing and office space.
- 3h. Proposed new fire station site
- 3i. New bus route through the site.
- 3j. Improvements to the footpath along Tanpits Road from Castlecroft Road to Tithebarn Street



Updated Vision: The masterplan broadly follows the agreed masterplanning framework for the site. The new business space is divided into themed areas. The Hesketh's site is envisaged as a Professional Village with a range of office accommodation. North of this are three prime sites that would be ideal for headquarters schemes. North of this a series of B1 blocks provide space for innovation and technology companies while the top section of the site is a creative village in a meander of the river.

We understand that the owners of Peel Mill are considering the possible demolition of the building. While this is a fairly recent mill and not of listable quality we do believe that this would be regrettable. Ideally the mill should be converted to business and residential space and if it were retained would contribute greatly to the character and sense of place of the Chamberhall development.

There is also a need to improve linkages to the town centre and improve accessibility within the site itself. A valuable public transport link could be created through Chamberhall if bus services are diverted from the north of the Borough and Bury Town Centre through the site. Pedestrian accessibility to the town centre could also be greatly enhanced with improvements to the quality of existing routes and footpaths such as Tanpits Road.

Facing page: 2008 masterplan proposals

This page:
Cobalt Business Park, Tyneside

