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# Public Realm Implementation Framework 2007-2012



A vision for all open spaces in Bolton town centre



## Foreword



**Councillor Ebrahim Adia**

Executive Member  
Development

Bolton is on the cusp of a renaissance which will see it reclaim its rightful position as one of Manchester city region's true economic leaders. Bolton is already the North West's fifth largest employment centre, an important regional retail destination, and the home of the UK's fastest growing profession-focused university.

There is still much more to be done, as we have not yet realised our full economic and commercial potential - a growth potential that will generate £700M in new investment and create over 5,000 new jobs in the town centre alone. It is clear that the town centre is not only central to Bolton's future success, but also that of the wider city region.

Our vision and ambition is clearly set out in our key strategies, with the Town Centre Public Realm Implementation Framework 2007-2012 completing the wider strategic framework, which will help to drive forward the comprehensive development and regeneration of the town centre. This Framework sets the standards that the Council, in conjunction with its development partners, requires in establishing and maintaining a public realm that is of the highest quality, whilst creating a real sense of place which is vibrant and safe, and used and enjoyed by residents, workers and visitors alike. We see a high quality public realm as being integral to maximising our growth potential and attracting and retaining strategic investment within the town centre.

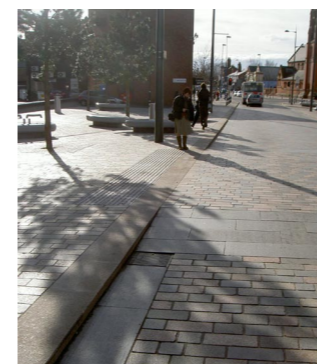
The Bolton brand, which defines a new striking and colourful identity for the town centre, builds on Bolton's wide-ranging and world renowned commercial, cultural and sporting assets. Bolton is truly a great place in which to live, learn, work and invest, so come and join us and become part of the Bolton family!

## High Quality of the Public Realm

The Public Realm Implementation Framework sets out detailed guidelines on all of the surfacing, furniture, lighting and planting in the public spaces. It defines a benchmark for quality and will ensure a continuity of character across the whole town centre. This page summarises the principles behind the proposals.

### Streetscape

- Creates a pedestrian-friendly environment
- Ensures access for all users
- Uses predominantly natural stone materials
- Describes layout and materials for different types of street
- Responds to surrounding architectural character
- Suggests practical, maintainable materials and construction



### Furniture

- Elegant and robust contemporary furnishings
- Manageable, maintainable products which comply with Council standards and procedures
- High quality yet cost effective furnishings with long design life
- Sets out guidelines for bespoke seating design for special situations



### Lighting

- Promotes security, safety and more use of the town centre by night
- Street lighting with good even coverage and colour rendition
- Architectural lighting to enhance the many fine buildings
- Special lighting for trees, seating and artwork
- Fittings are practical and robust
- Standardisation assists maintainability
- Specified to reduce energy use and light pollution



### Vegetation

- Maximises the opportunities for tree planting
- Identifies tree species suitable for different situations
- Deals with practical aspects of tree pits
- Recognises constraints such as underground services
- Suggests how to ensure a green legacy in the town centre

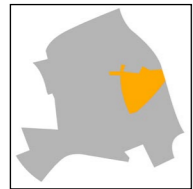


## The Character Areas



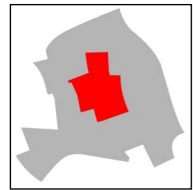
### Merchants Place

The Council is promoting this old industrial area as an urban business quarter. There is already 105,000sqft of new Grade A office accommodation coming forward with the potential to grow this to 500,000sqft - Bolton's very own RopeWalks. The Council is also encouraging ancillary uses in the area such as bars, cafés, restaurants and a hotel; all set within a high quality public realm with an emphasis on creating a safe pedestrian environment.



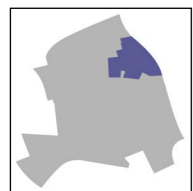
### St Peters

This is one of the oldest parts of the town centre, with St Peters Church being the anchor. The area is isolated from the former industrial area of Merchants Place by the Bolton to Blackburn railway line and the promotion of a new pedestrian footbridge link between the two areas is integral to the creation of the urban business quarter in Merchants Place.



### Civic Core

The civic core is focused around Victoria Square and Le Mans Crescent. The area has already seen considerable investment in the public realm and is at the heart of the shopping centre. The new expanded town centre will radiate from Victoria Square, with the edge of the expanded town centre, ten minutes walk in any direction.



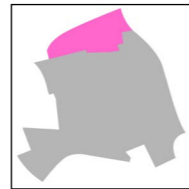
### Church Wharf

A major development opportunity for a mixed-use scheme which takes full advantage of its waterside setting. Church Wharf is integrally linked with St Peters, Merchants Place and Church Bank Square will see the creation of a new high quality public square which will formalise this link.



### St Helena

The focus of St Helena are Wilson Bowden's Central Street redevelopment plans, a 350,000sqft retail-led scheme with 60 residential units. The area is characterised by the River Croal valley which dissects the site and offers the opportunity to create an attractive water frontage with a new public square as a focal point of the redevelopment proposals. Queens Park Avenue offers a fantastic opportunity to grow Queens Park into the town centre.



### Little Bolton

Historic Little Bolton is centred on the St George's Road Conservation Area. The area offers the opportunity to grow the town's evening economy provision, with high quality restaurants, cafés and bars, the professional sector office market and small scale residential development all set within a high quality public realm, with enhanced pedestrian links to the town centre core.



### Cultural and University Quarter

The area is a comprehensive initiative focused on the expansion of Bolton University. This is a 38ha area which incorporates Trinity/Interchange with 12.5ha of commercial development opportunities. The commercial opportunities will be enhanced by a number of public sector initiatives centred on University Avenue which will be a new high quality link between the town centre and the university.



### Trinity / Interchange Quarter

The gateway to Bolton centred on a new purpose-built Bus/Rail Interchange and Trinity Square, a high quality civic square in front of the rail station and creating the gateway link into the heart of the town centre.

## Introduction

### Context of the Public Realm Implementation Framework 2007-2012

Bolton is on the cusp of a major period of inward investment, economic renaissance and urban regeneration. The town centre will play a major role in delivering this renaissance. The way the town centre looks to investors will be integral to this renaissance and to achieve this, the Council is promoting the delivery of a public realm that is both innovative and of the highest quality. Much work has been done by CABI and regional design agencies around the value of design and the economic, social and environmental benefits that a high quality and well maintained public realm can deliver to town centres.

The Bolton Town Centre Action Framework was launched in November 2005. The Framework sets out the Council's vision to deliver a first class town centre, of regional significance, that visitors will use and want to be proud of. The delivery of the Framework is supported by six strategies:

- Building Bolton 2006
- Transport Strategy 2007-2012
- Car Parking Strategy 2006
- Position Statement 2006
- Tourism Development Plan 2006-2011

The Town Centre Public Realm Implementation Framework is the sixth strategy and now completes the suite of strategic documents.

### Purpose of the Public Realm Implementation Framework 2007-2012

This report will address directly the Council's strategic aim to create a town centre that will attract investment and that people will be happy and proud to use. The objectives can be summarised as:

- Create a vision for Bolton's public realm
- Ensure consistency of design and quality in the creation of the public realm
- Create a more functional and pedestrian friendly environment
- Channel public realm investment effectively
- Provide a context for public realm funding bids and negotiations
- Achieve high standards in design and maintenance



# The New Public Realm Map

These pages show an idealised plan of the town centre at some time in the future when the Council's transportation policy is fully implemented, when all of the empty sites have been developed and when the public realm potential has been fully realised. The quality of all of the streets and squares has been improved and all parts of the town centre are properly linked by a network of pedestrian friendly routes, suitable for all users.

Further to this overall upgrading of the public spaces, the notes on this plan describe several exciting major projects which will transform what the town centre has to offer and connect more strongly with nearby areas.

- 01 The new public square and river park at **St Helena** will extend the town centre into the valley bottom and closer to the park.
- 02 **Queens Park Avenue** will forge a direct, attractive and secure link between the town centre and the park.
- 03 **Cheadle Square** and the improvements to Blackhorse Street will extend the formal civic spaces of Victoria Square and Le Mans Crescent westwards. There will be a new green boulevard on Blackhorse Street, connecting Deansgate with Ashburner Street.
- 04 The University area is close to the core area but there have been poor pedestrian connections between. The new **University Avenue** will link the centre of the campus directly with Bolton Market and Blackhorse Street.
- 05 **Trinity Square** will be an exciting and dignified place of arrival as a setting for a remodelled railway station. It would extend high quality civic space to the southern end of Newport Street and to Holy Trinity Church.
- 06 Improvements in the **Croal Valley** will create an attractive and well used pedestrian route through a public park between River Street and Church Bank. A footbridge over to the Clive Street area is also proposed.
- 07 **St Peters Churchyard** has great potential as a substantial green oasis close to the core area with much improved facilities.

