

Welcome and Introduction

Hyndburn Borough Council has commissioned a team of consultants led by Taylor Young to examine regeneration options and bring forward a master plan for the Burnley Road neighbourhood in East Accrington. The study area is shown on the plan below.

What is a Master Plan?

A master plan is a blue print which will guide any future action, investment and development in the Burnley Road neighbourhood. For example: it will show where demolition could occur, where new housing should go and what type of new public open space is possible. It provides an important vision for the Burnley Road neighbourhood which will change what people currently think of the area. It will detail the aims and objectives needed to achieve that vision. The master plan will be backed up with planning guidance to make sure development is achieved. However before a master plan is decided, several options on a way forward have to be considered. This is why we would like your views on the options today.

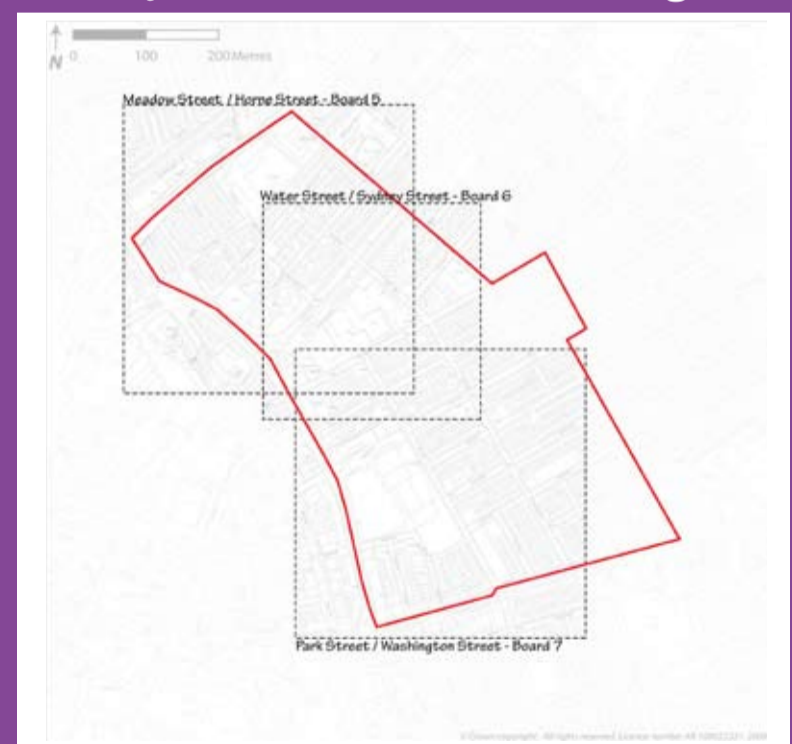
Get Involved !

Today's event is part of a five week consultation period with the local community on options for the future regeneration of the Burnley Road neighbourhood. Please take time to read the following seven boards. It is important that you tell us what you think of our ideas so that we can take account of as many suggestions as possible. This will lead to an option being worked up in more detail. A feedback form is available to complete and members of the project team will be on hand to answer any questions you may have.

East Accrington and the Town Centre



Burnley Road Area of East Accrington



If you want to take more time to consider your response, this exhibition will be available on the Council's website at www.hyndburnbc.gov.uk and at Accrington Town Hall from 10th August – 7th September.

Vision & Objectives

A Vision for the area is necessary to guide the preparation of the master plan options.

The Vision is for the Burnley Road Neighbourhood to ...

- Continue to be an important and valued residential neighbourhood, well connected to the town centre.
- Have a more positive image and a stronger character based around pleasant streets, green spaces and high quality buildings.
- Have a wider choice of houses either for sale or rent through new development, refurbishment and some remodelling of existing homes.

The Strategy

The approach to the regeneration of the Burnley Road Neighbourhood will be based on an agreed blue print for the area. This will guide any action and maximise the impact of any public or private investment in the Burnley Road Neighbourhood. It will show:

- Projects which transform the image and people's perceptions of the area. These are based on an improved environment at street level and through the creation of new green areas.
- Areas of remodelling and refurbishment to provide high quality housing both old and new.
- Places where the area's heritage is emphasised to the full.

The Objectives

In order to achieve the Vision for the Burnley Road Neighbourhood, there are six main objectives:

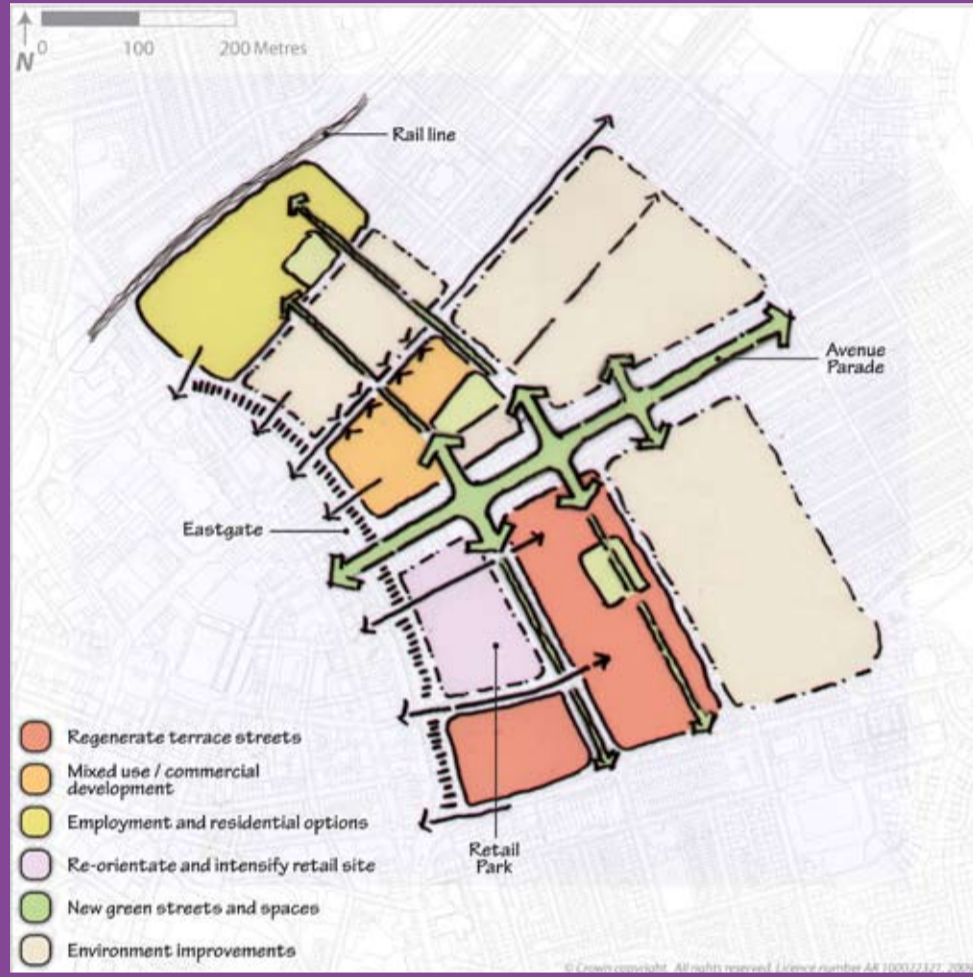
1. Housing choice has to be widened by building new high quality homes and by improving the quality of the existing housing stock through refurbishment and remodelling.
2. Streets and routes to the town centre and to Peel Park need improving to make them attractive to walk along.
3. Employment uses suitable for residential areas should be retained and encouraged.
4. Traffic issues need to be sorted out. A good quality environment at street level should be created by sorting out the car parking and creating new and improved public spaces.
5. Support and improve local retail facilities throughout the area.
6. Encourage private sector interest and investment in the Burnley Road Neighbourhood.

Options for the Burnley Road

There are three large areas where there is the opportunity for change. For each area there are several ideas. Please take time to look at all three areas and the ideas for each one. You may like one idea the best or parts from all of them. We would like to know.

Project Images

Concept Plan



Home Zones / Pedestrian Street



Refurbish Alleys and Lanes



Remodelled Terraces



New Car Parking Solutions



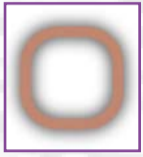
Improved Landscape



New Development



Key Proposals for Options

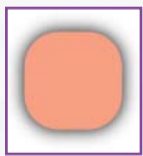


What do we mean by refurbishment / environmental improvement?

Refurbishment will be targeted to existing buildings at prominent locations, such as main roads and at key arrival points. Refurbishment concentrates on terraces not individual properties and might include:

- stone-cleaning and re-pointing
- repairs to bay window structures
- repair and / or rebuilding of all boundary walls and steps
- re-roofing, loft insulation and replacement of rainwater goods (of both elevations)
- replacement of sub-standard doors and windows

Environmental improvements focus on the wider streetscape and residential environment and might include improvements to the rear alleyways, roads and footpaths as well as tree planting and street lighting. Open spaces might also be improved or created. These will provide green breathing spaces and amenity places for residents. The location, design and content of these spaces are open for discussion.



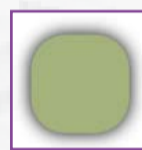
What do we mean by redevelopment / major remodelling?

Major Remodelling is the next step up from refurbishment. It makes more substantial improvements and alterations to existing houses. It aims to create larger houses. Examples are listed below:

- Conversion of loft rooms into for example a third bedroom.
- Converting three houses into two houses along terrace streets and at corners.

- Remodelling of whole blocks to create a new type of development, where upgraded houses are provided with garden areas above secure parking to the rear.

Redevelopment means demolishing the existing buildings and constructing brand new houses. Most redevelopment in the area will take place on sites which are formed by a pair of existing terrace blocks separated by a back alley.



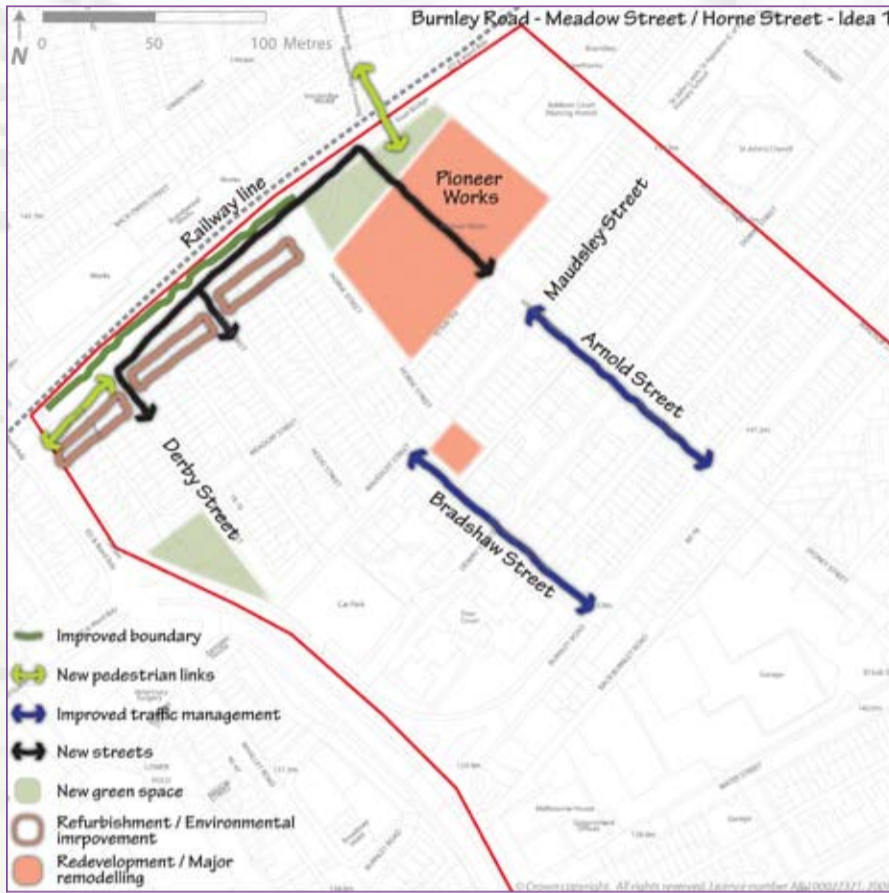
What green open spaces and places are proposed?

The number, scale and quality of green space need to be improved across Burnley Road. Ideas for the area include new green. Ideas for the three areas need to be linked and ideas for each are include:

- Green space in the Meadow Road / Horne Street area, ranging from a small 'community garden' to a large 'village green'.
- Proposals for a new green space at the heart of this area of differing scales from a small courtyard or square to a larger park.
- New green space in the Washington Street / Park Street area, which draws together existing open space and creates new spaces of much better quality and scale. There has been a suggestion to create a large neighbourhood park in this location.

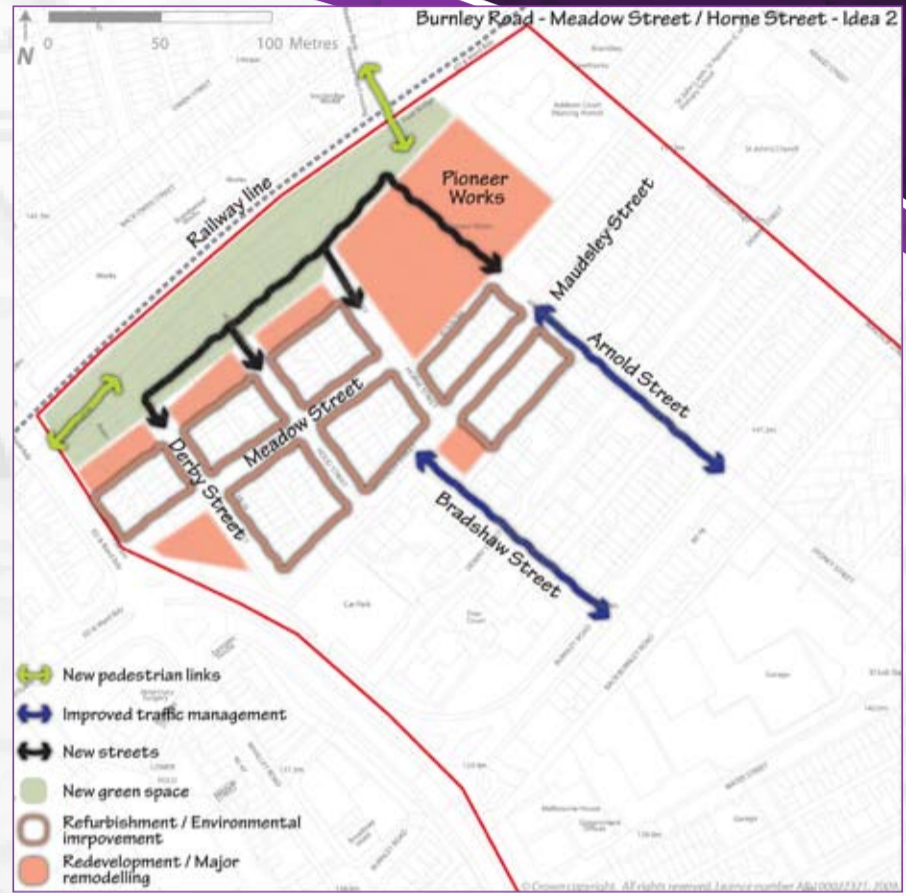
The design, location, users and scale of green space is open for consideration as part of this consultation.

Meadow Street / Horne Street



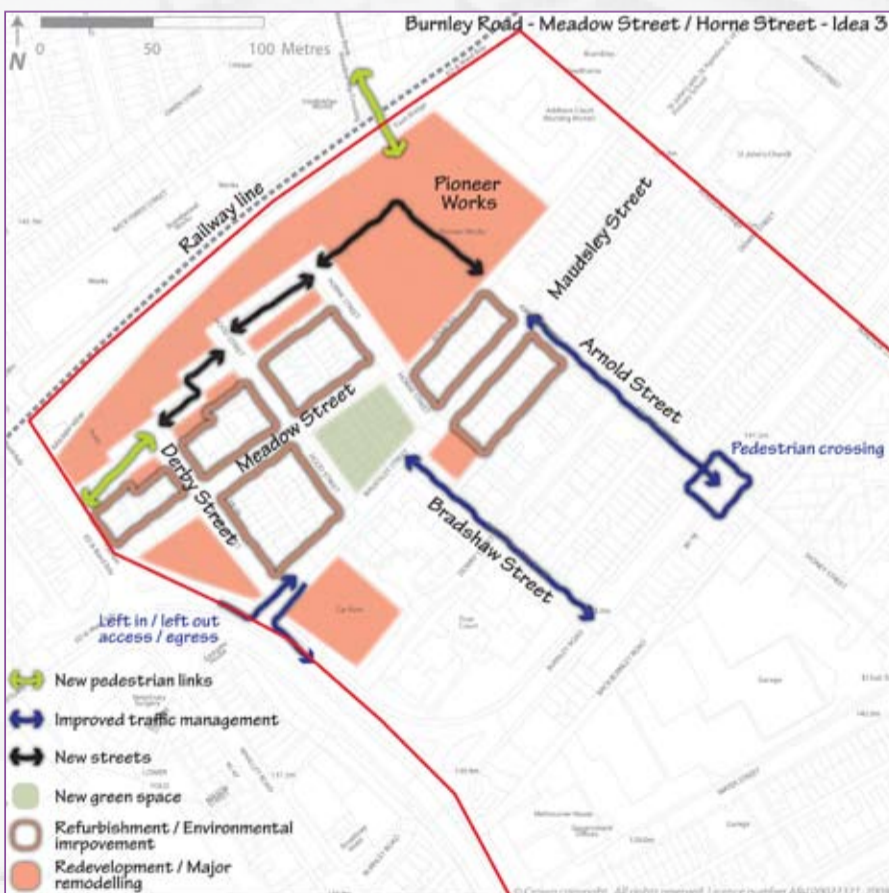
This shows limited change. The key features are:

- Redevelopment of Pioneer Works for new homes.
- A very small amount of other redevelopment or remodelling.
- A small amount of general refurbishment.
- Arnold St and Bradshaw St will become two-way.
- A new road will extend from Maudsley St, through the development site to Derby St.
- A pleasant green open space will be created.
- The railway edge will be enhanced.



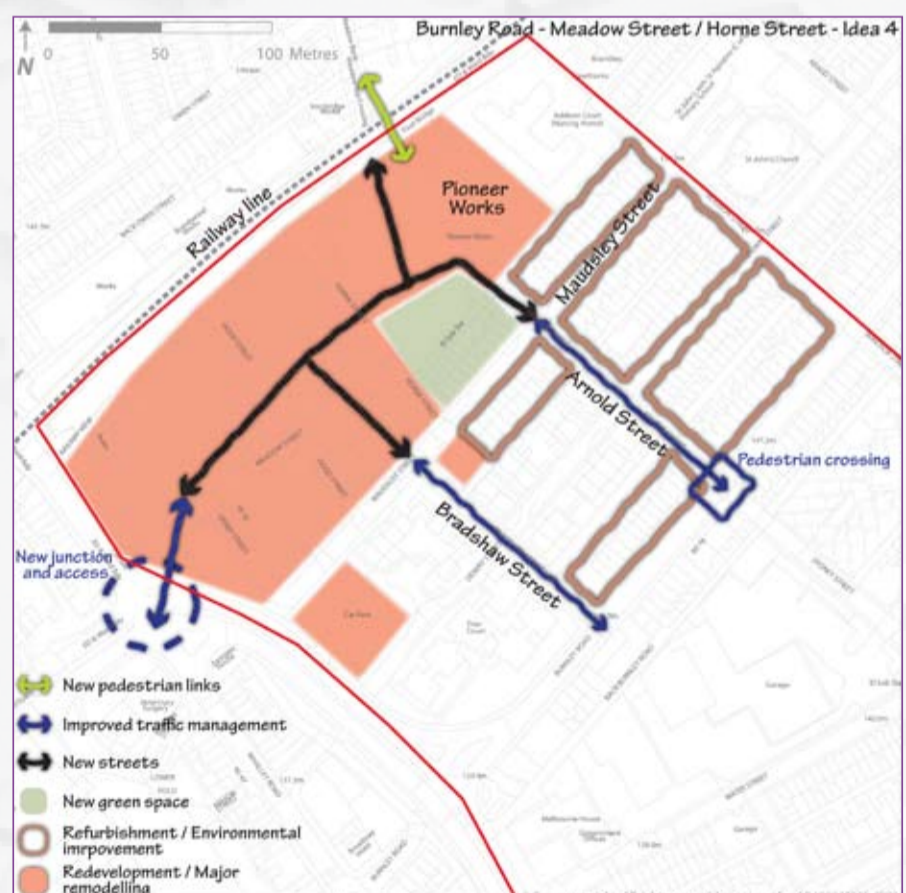
This shows modest change. The key features are:

- A larger amount of redevelopment or remodelling will occur to create development plots.
- The redevelopment of Pioneer Works will be linked to other sites.
- A larger green space is proposed along the railway edge.
- The remaining houses around Meadow St will be refurbished.
- Arnold St and Bradshaw St will become two way.
- A new road will extend from Maudsley St, through the development site to Derby St.



This shows significant change. The key features are:

- The area of redevelopment or remodelling is increased.
- The railway edge is screened by new development with houses backing onto the railway line.
- The remaining houses around Meadow St will be refurbished.
- Arnold St and Bradshaw St will become two way.
- There will be a new 'left-in and 'left-out' only traffic junction linking Maudsley St to Eastgate.
- A new road will extend from Maudsley St, through the development site to Derby St.
- A pleasant green space will be created off Maudsley St.



This shows major change. The key features are:

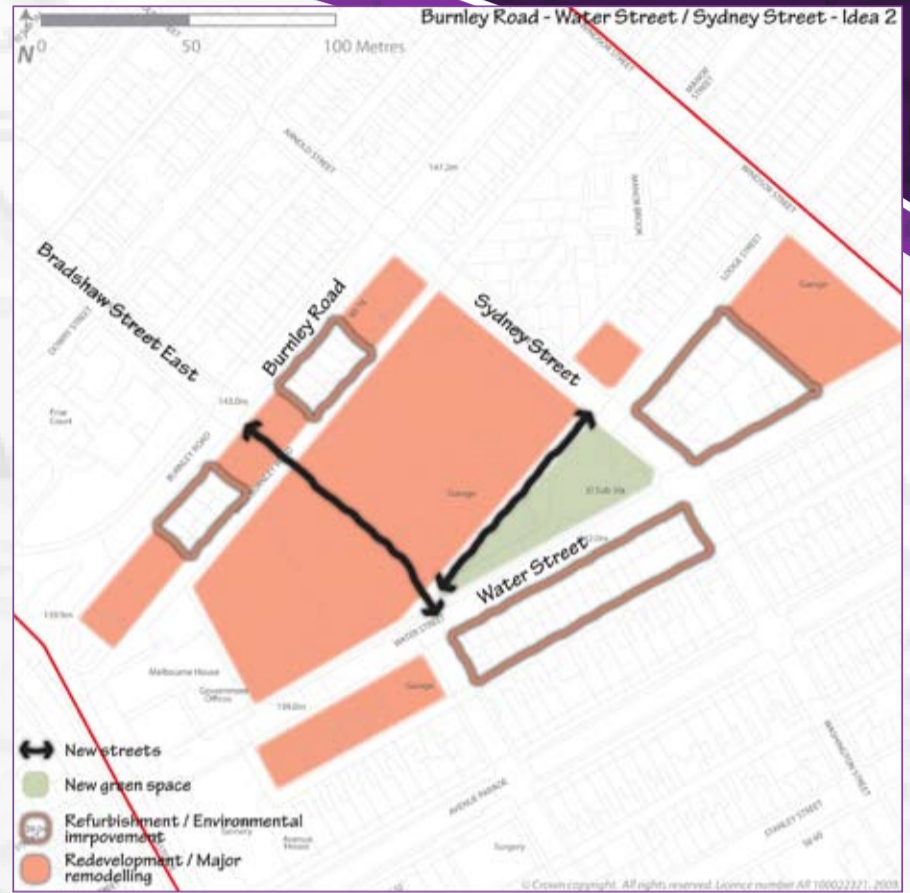
- Comprehensive redevelopment or remodelling west of Maudsley St to create development plots for new homes both for sale and rent.
- The houses around Arnold St will be refurbished.
- Traffic and car parking issues will be tackled comprehensively.
- Arnold St and Bradshaw St will become two way.
- A new junction will directly access the Meadow St redevelopment area.
- A pleasant green space will be created off Maudsley St.

Water Street / Sydney Street



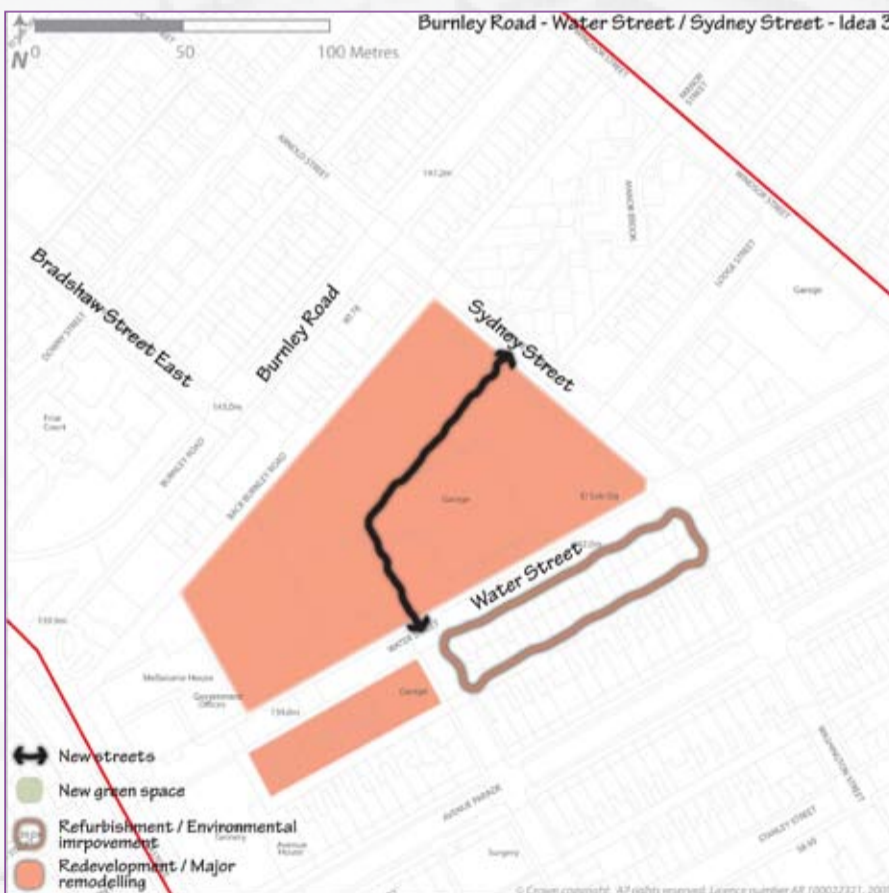
This shows limited change on the core site. The key features are:

- General refurbishment will take place to the houses along Water Street.
- A new road will link Sydney St. to Water St.
- A small pleasant, green open space will be created at the corner of Sydney St. to Water St.



This shows major change for a wider site. The key features are:

- The garage site will be redevelopment for new homes
- A small amount of refurbishment will take place to the houses along Water Street and Burnley Road.
- Traffic and car parking issues will be tackled. A new road will link Sydney St and Bradshaw St to Water St.
- A pleasant, green open space will be created overlooked by houses.
- Land to the north / east will be refurbished and redeveloped.



This shows a maximum development option. The key features are:

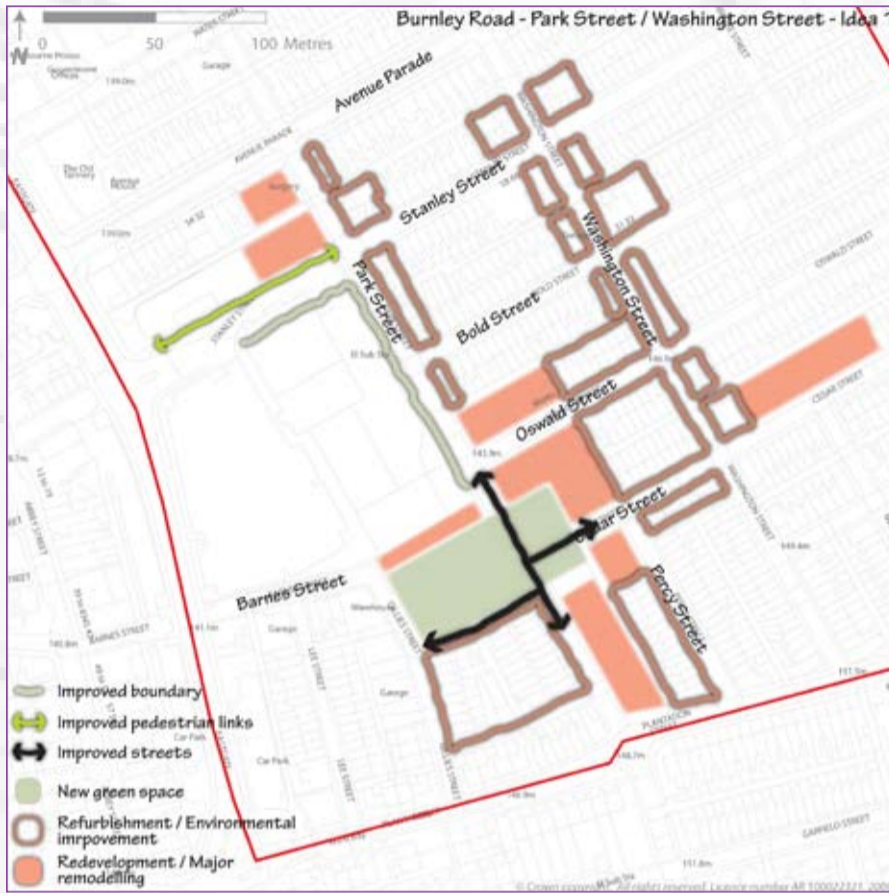
- Redevelopment of the site with no provision for open space.
- Redevelopment of properties to the south of Water Street.
- Refurbishment of properties to north of Water Street.
- A new link road will connect the development into existing streets



This shows a maximum open space option. The key features are:

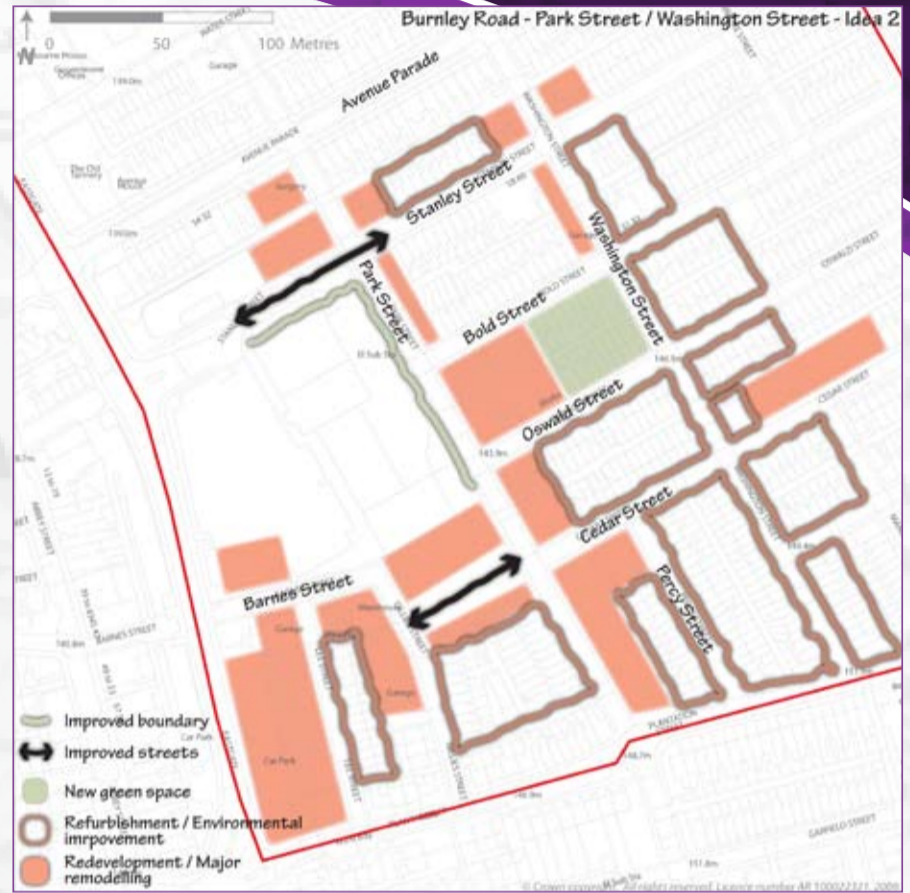
- A large new park will be provided on this site for use by residents across the area.
- New houses will be developed along the edge of this park to provide an attractive backdrop to the park and screen the rear of properties along Burnley Road.

Park Street / Washington Street



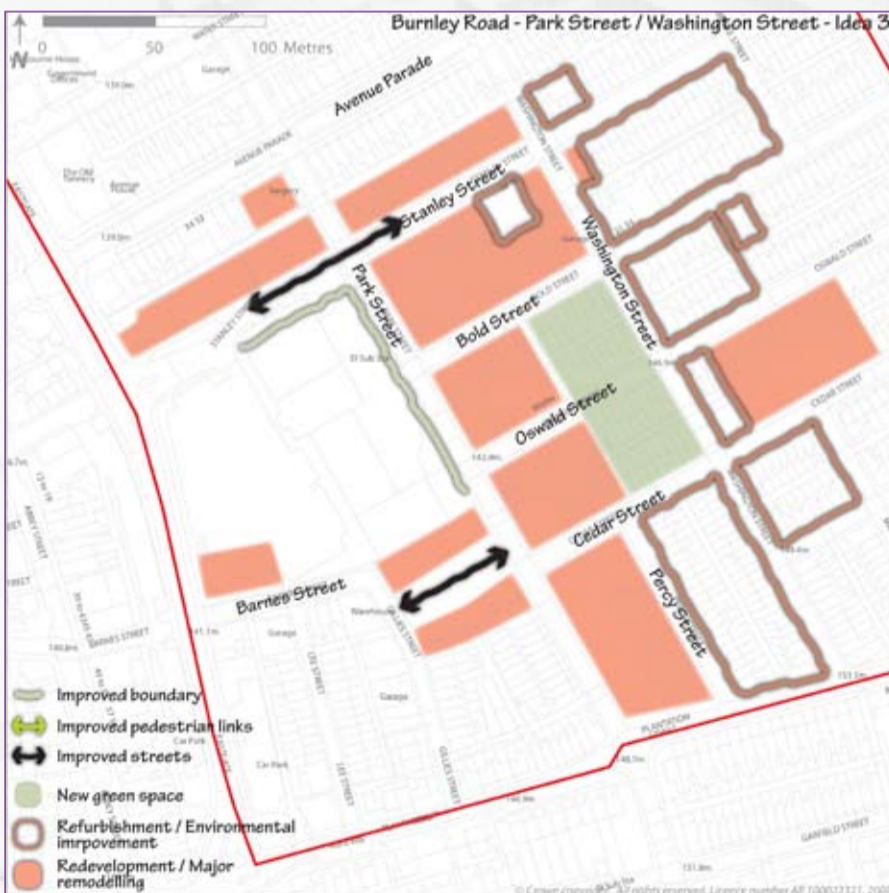
This shows modest change. The key features are:

- A modest amount of redevelopment or remodelling will occur focused on replacing existing terraced houses with new homes.
- A modest amount of general refurbishment will take place to the houses along Washington St and Park St.
- The street environment and boundaries to the retail park will be enhanced.
- A pleasant, green open space will be created at Park St on land currently available and walled-off next to the retail park.



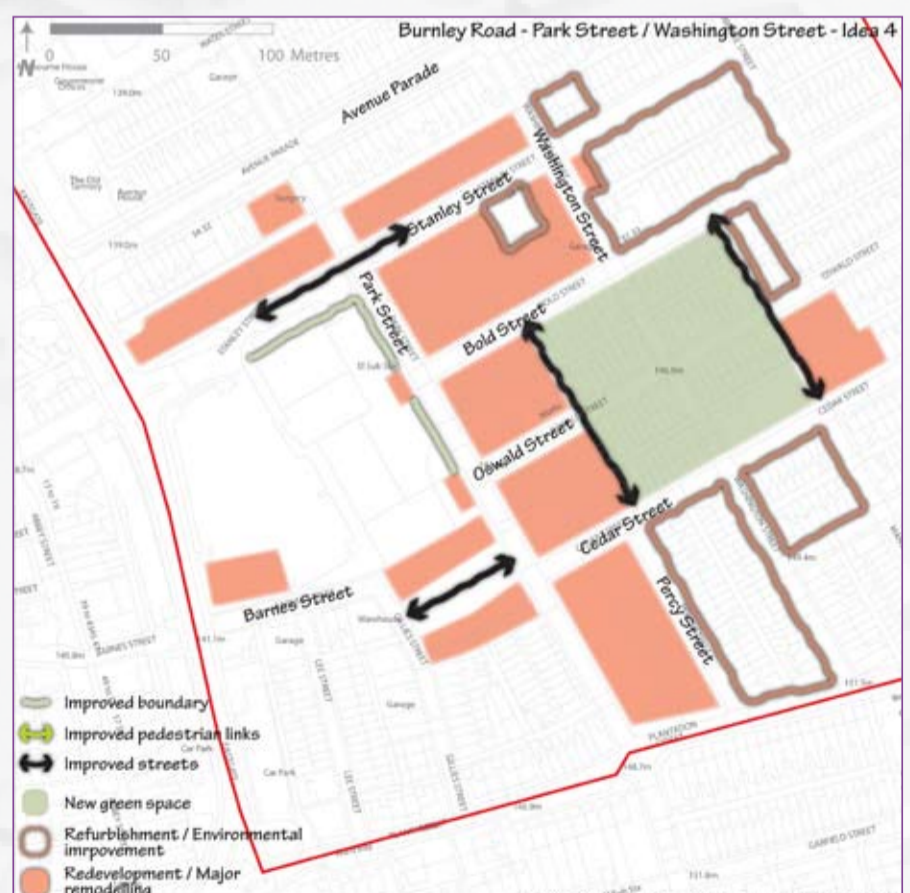
This shows significant change. The key features are:

- A larger amount of redevelopment or remodelling will occur to create development plots for new homes.
- More general refurbishment will take place to a large amount of the houses throughout the area.
- Stanley St. will extend through to Eastgate for both pedestrians and vehicular traffic.
- The rear of the retail park will be environmentally improved to create a more attractive edge.
- A pleasant, green open space will be created off Washington St at Oswald St.



This shows major change. The key features are:

- Most of the houses around Park St will be redeveloped or remodelled to create development plots for new homes both for sale and rent.
- General refurbishment will take place to most of the houses along Washington St.
- Stanley St. will extend through to Eastgate for both pedestrians and vehicular traffic.
- The rear of the retail park will be environmentally improved to create a more attractive edge.
- A large new green open space will be created off Washington St. from Bold St to Cedar St.



This shows another idea for major change. The key features are:

- A slightly different approach to the major change option, with much more green space.
- The creation of a new large neighbourhood park in the heart of the area.
- Washington Street would be cut so that the new open space dominates the heart of the area. New streets would be created at the edge of the space.
- New development will be used to enhance the rear boundary of the retail units.

Next Steps

Today is just the start of the first 5 week community consultation process. You will have the opportunity to view this exhibition again at Accrington Town Hall, during this 5 week period, from the 10th August – 7th September.

Detailed information on the options process will also be available on the Council's website, www.hyndburnbc.uk/planning.

Feedback.

It is important that all your thoughts are shared with us by Monday 7th September 2009.

Please fill in the feedback form and leave it in the ballot box provided or send it to:

**Mr. Chris Taylor,
Hyndburn Borough Council,
20 Cannon Street,
Accrington BB5 1NJ**

**Email:
chris.taylor@hyndburnbc.gov.uk**

If you visit the Council's web site why not email Chris directly? We will review your comments to help us shape the preferred option. The Council will take your comments seriously. It is important that you have a say in where the money for the Burnley Road area is spent.

At the beginning of September 2009, consultants will prepare a preferred option for the Burnley Road. There will then be another chance to see and comment on the Preferred Option before it is developed into a Master Plan and Supplementary Planning Document for the area.

We hope you have enjoyed this event and we look forward to receiving your comments and ideas.

Thank you for attending this exhibition.