



GILLESPIES

LANDSCAPE DESIGN STATEMENT
BURY MARKET & FLEXIHALL
PLANNING APPLICATION

REVISION 00

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1. LANDSCAPE DESIGN STATEMENT

1.1 INTRODUCTION

Gillespies have been appointed to develop the landscape proposals for Bury Market & Flexi hall regeneration project and support the planning application submission with Just H Architects on behalf of Bury Council.

The following landscape statement report illustrates the defined brief, our understanding of the site and its place within the wider regeneration context, our design process and illustration of our final proposals.

Bury Council are procuring the regeneration of the Market area within Bury town centre, as part of the wider Bury Town Centre Masterplan developed in 2022. Bury Market and Flexi Hall forms part of the 'Zone B Vibrant Bury' within the Bury Town Centre masterplan; this zone proposes the creation of an iconic new gateway and focal point for Bury which celebrates the Market and secures its future for generations to come. Through comprehensive regeneration of the public realm and the addition of a new Flexi Hall, the Council aim to ensure that the historic market is in the best place to thrive, modernise and meet the challenges of today. The project focuses on the public realm and the linkages in and around the Flexi Hall, to link the Market and the future infrastructure.

The brief references that the public realm should facilitate events. The proposed design allows for larger flexible events spaces to take place, with areas that still provide intimate, quieter areas for people to reside. The landscape design proposal elevates the idea of 'gateway' and creates a zone that is unfamiliar to typical English landscape design, combining and blurring the line between conventional paving design, with a valued increase of green infrastructure.



SECTION 2.0

ANALYSIS

2. ANALYSIS

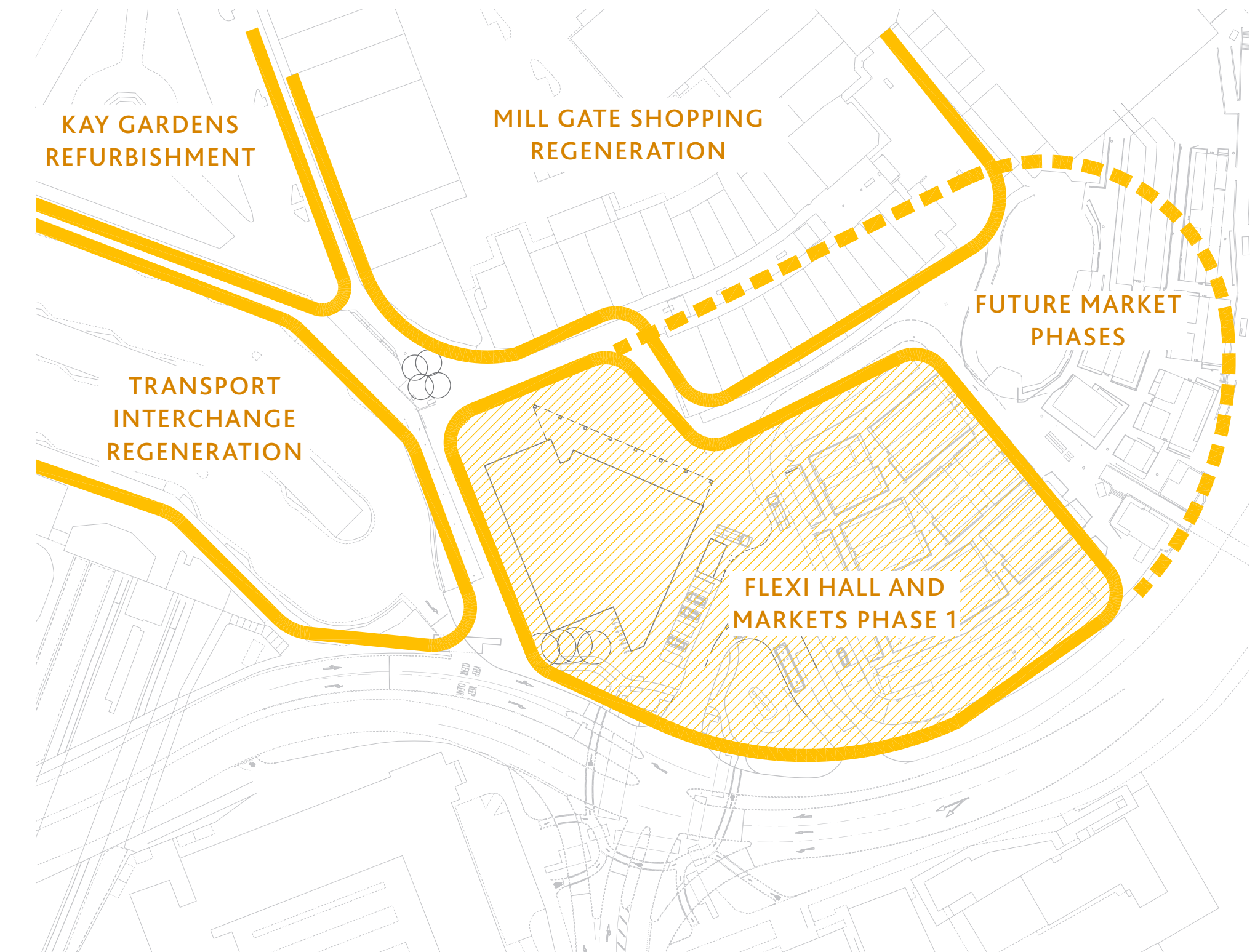
2.1 WIDER REGENERATION CONTEXT

The wider regeneration context of the project has been considered from the outset to ensure that proposals around the market quarter can integrate with surrounding future redevelopment.

As set out in the Bury Town Centre Masterplan there are opportunities for:

- Diversification of the Mill Gate Shopping Centre.
- Redevelopment of the transport interchange and improved interface to Kay Gardens.
- Development and growth of Bury Market.

The wider Mill Gate Shopping Centre and the Transport Interchange regeneration projects influence the design response, the materiality and phasing where they interface with the Flexi Hall site.



As set out in the Bury Town Centre Masterplan the regeneration of the market area provides the opportunity to introduce more green space into the town centre, complimented by generous tree planting. Allowing nature to permeate back into our urban areas is vital. Standalone green spaces need to form part of a wider habitat corridor for it to have real ecological value. Building upon the 'green streets' proposed for Market Street within the masterplan, a green corridor could be created that links from Kay Gardens through the Market Quarter to the green spaces to the south of the town centre. The green spaces within the Flexi Hall project would form part of this green corridor and could incorporate the entire market area in the future. Extensive tree planting could be planted along this corridor to create a greener identity to this part of the town centre.



The following diagrams highlight the existing and proposed movement routes and experiences within the site.

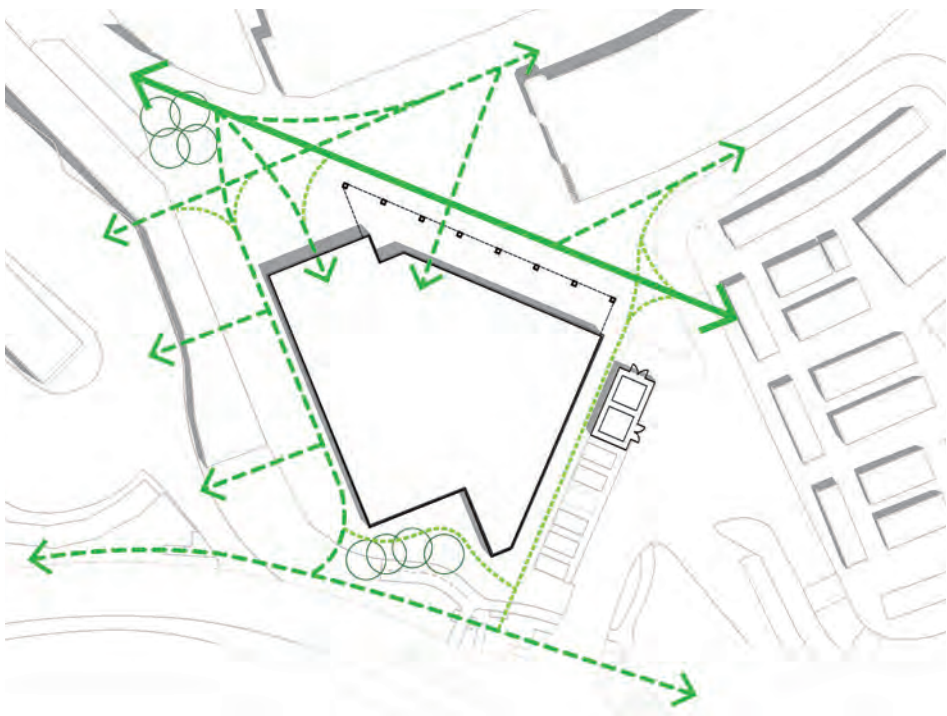
01: Pedestrian circulation routes around the new Flexi Hall connecting to the wider town centre and amenities; these desire lines dictate where activity, green space, and SUDS can be located.

02: Service access and drop off area could be potentially be reconfigured to create higher quality shared surface environment and more efficient service area; the service area is a barrier to pedestrian movement and activity between Flexi Hall and existing market.

03: New Cyclops cycle infrastructure improves cycle access to the town centre from the south and a group of cycle stands is proposed at the south corner of the Flexi Hall.

04: First impressions and sense of arrival to the Flexi Hall and market Quarter are important. The proposed Flexi Hall provides a strong identity but the public realm should also respond at key nodal points; the frontage on the ring road is a key area for improvement to create a high quality setting for the Market and new Flexi Hall, and the end elevation of the existing shopping centre should also be addressed temporarily as this is a prominent facade.

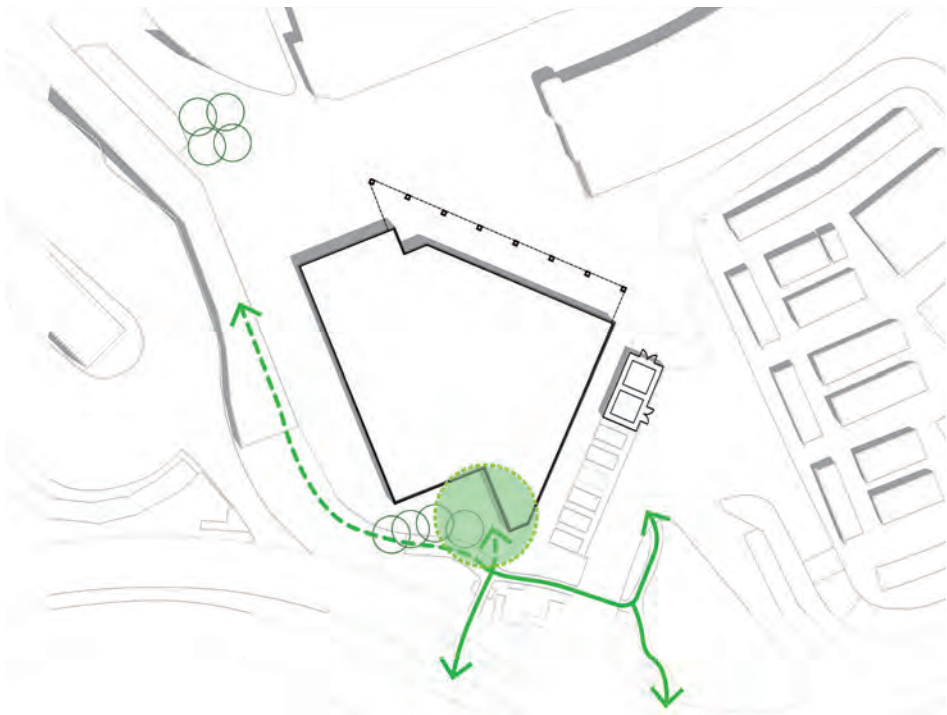
01 PEDESTRIAN MOVEMENT



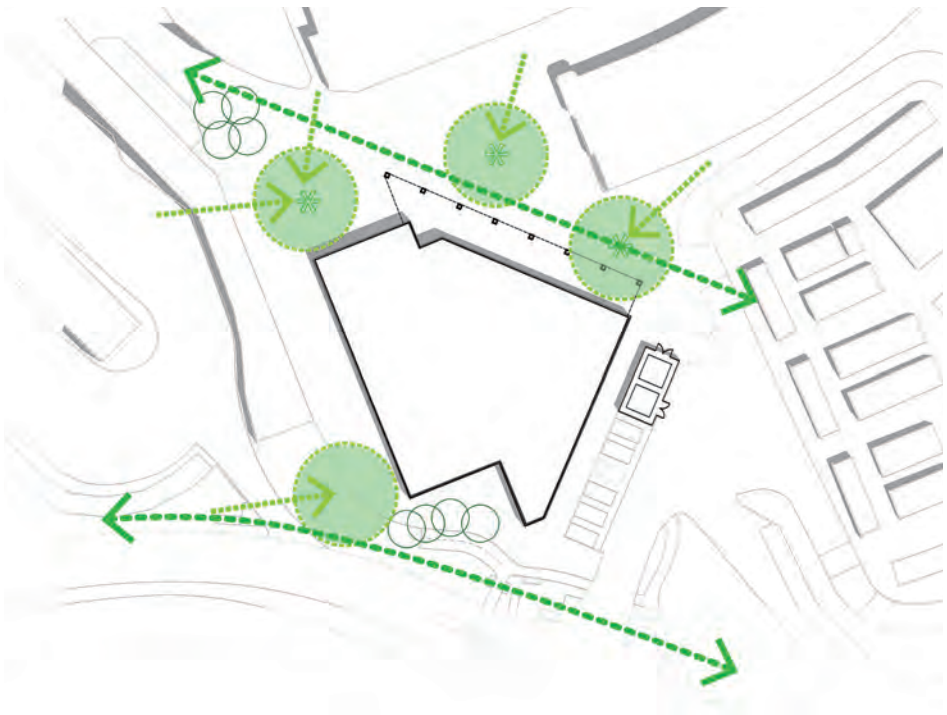
02 VEHICULAR MOVEMENT



03 CYCLING



04 SEQUENTIAL EXPERIENCE



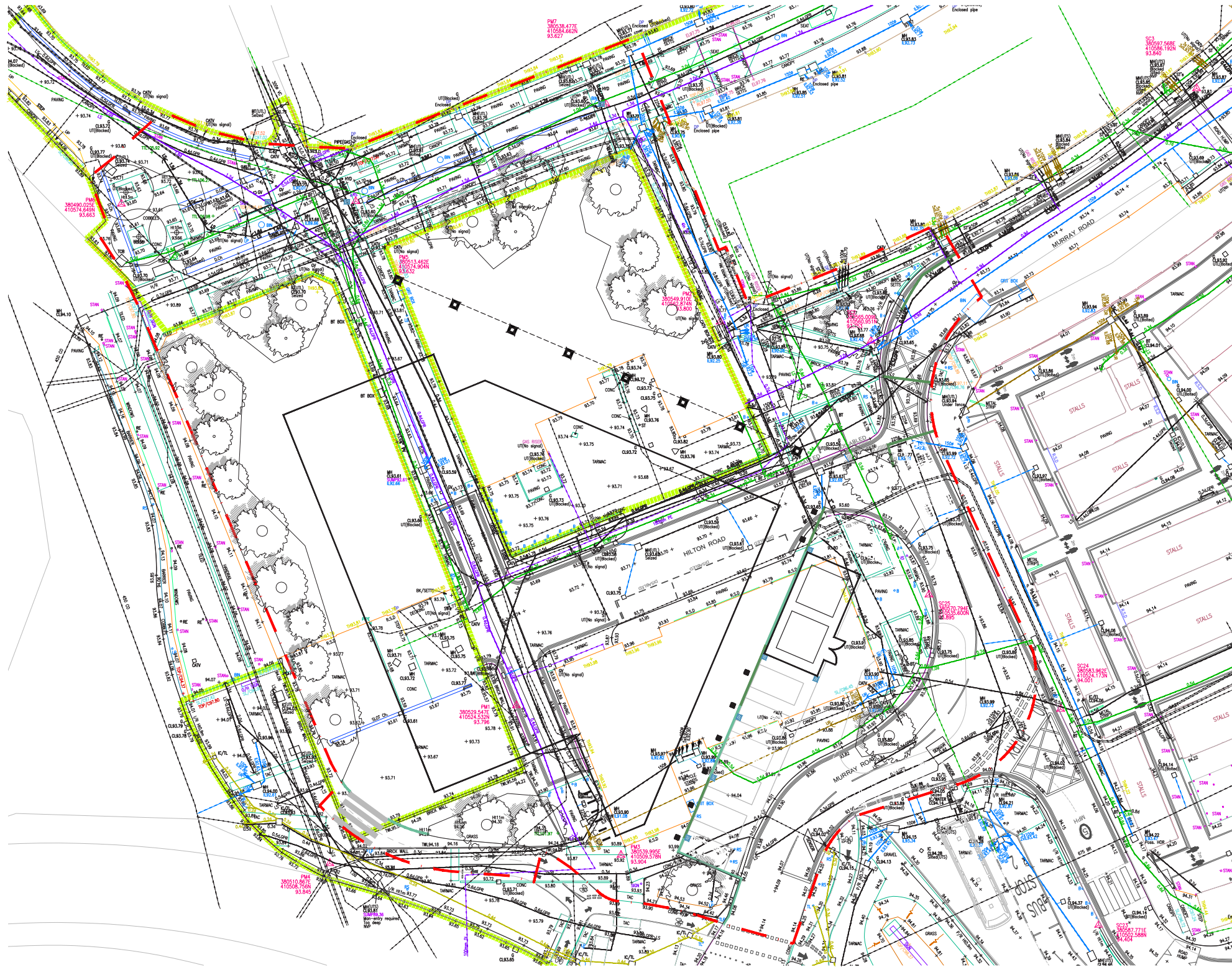
2. ANALYSIS

2.3 EXISTING UTILITIES

The existing utilities that are within the site posed a challenge for some areas of design. The utilities crossed through a large portion of the proposed landscape area, meaning that thoughtful intervention is necessary to create meaningful planting areas.

The key issues are as follows:

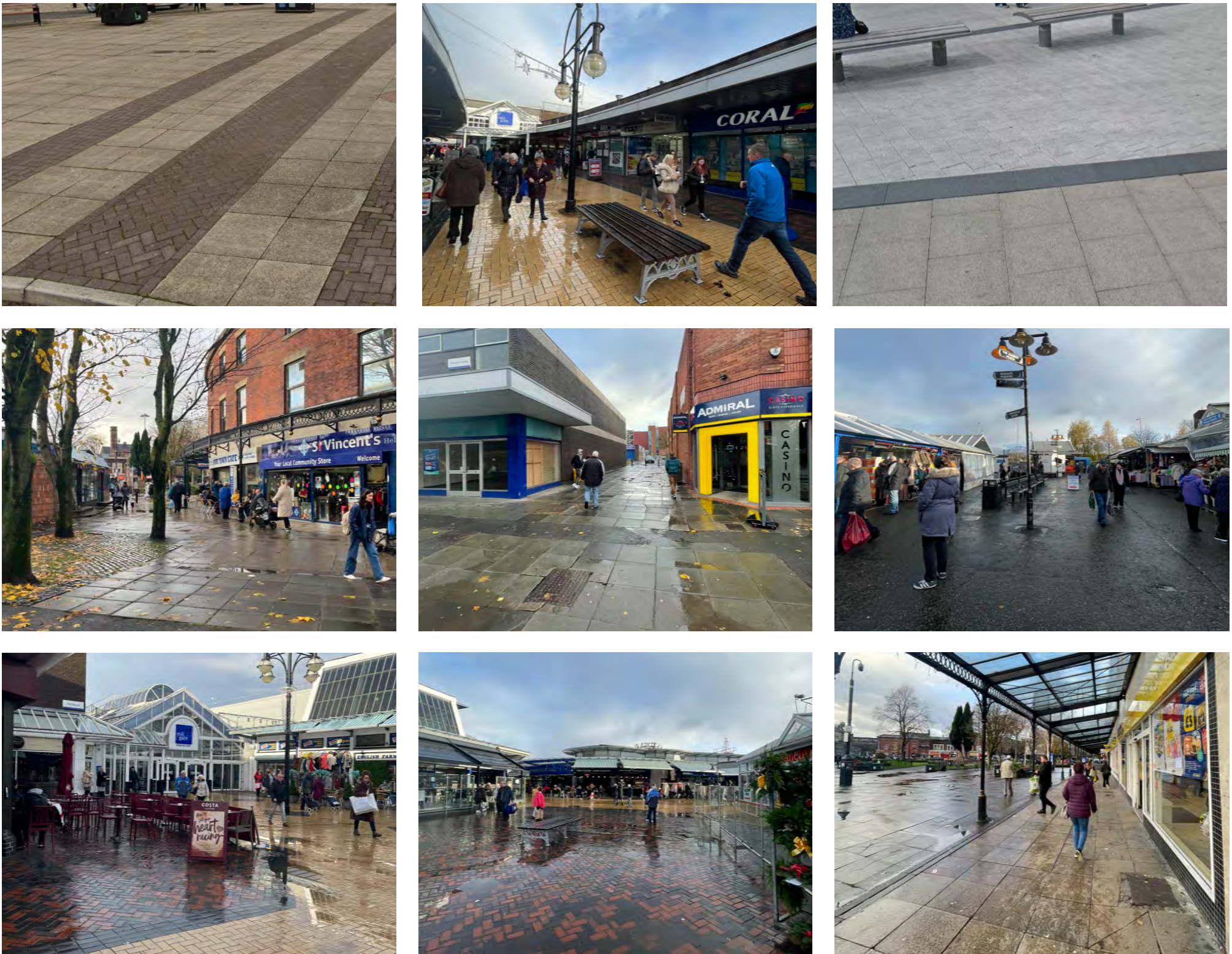
- A vast build up of Utilities that cross in the Northern area of the site, with several utility covers dotted within this space
- A substantial amount of utilities that will either need to be diverted or closed.
- The uncertainty of new locations for utility runs and utility covers could pose an issue
- More thought and detail to be considered regarding the possibility for rain gardens within the proximity of the utilities
- A proposed utility corridor for diversions on the diagonal axis following the line of the Flexi Hall canopy
- Due to utility constraints the optimum tree planting locations for this project are located on the existing building footprints, that are to be demolished, where there are no utilities.



2. ANALYSIS

2.4 EXISTING SITE CHARACTER

The existing town centre has a relatively basic palette predominantly of concrete pavers, tegula setts and asphalt with brick pavers to the retail arcades. Recent developments have adopted a higher quality palette of paver setts in charcoal and light grey tones.



SECTION 3.0

DESIGN PRINCIPLES

3. DESIGN PRINCIPLES

3.1 DESIGN EVOLUTION

The following diagrams highlight the existing and proposed movement routes and experiences within the site.

01: Just H Architects original landscape proposal was developed in conjunction with the LA Highways team to create a paved piazza with limited planting to allay maintenance concerns and to provide as area for pop-up markets

02: This option reduces the green space to a series of islands that improves pedestrian circulation to the main entrance of the Flexi Hall and also starts to define a series of smaller spaces around the perimeter of the Flexi Hall to accommodate pop-up events, gatherings and seating areas.

03: The inter-relationship between activity, events and the quantum of green space is a key factor in defining the form and character of the proposed public realm. The following diagram explores these permutations. The design creates a dedicated events space by removing a proportion of the green space but this creates a very hard plaza around the entrance to the Flexi Hall.

04: Option 3 has been taken forwards as the preferred option, but with a greater emphasis on the wider integration with future regeneration schemes. A series of flush to raised green 'islands' frame intimate events and seating spaces, with a flexible green space that can be extended or changed into something else in the future.

01 ARCHITECTS DESIGN



02 INTIAL DESIGN RESPONSE



03 OUTDOOR EVENT EXPANSION



04 STAGE 2 DESIGN RESOLUTION



3. DESIGN PRINCIPLES

3.1 DESIGN EVOLUTION

Four key design principles for the Bury Flexi Hall landscape design will help to elevate the concept and provide embrace the concept of people and place.

01: The public realm can be used to manage rainwater run off sustainably through surface features which also provides additional benefits for biodiversity and visual amenity. SuDS features would need to be accommodated in the existing building footprints, that are to be demolished, where there are no utilities.

02: The benefits of urban trees are wide ranging and should look to be incorporated into all public realm projects. To allow large canopy trees to reach maturity requires extensive root space and locations have been determined by service diversions, new and existing utilities corridors.

03: There is an opportunity to create a unique character to the market area as a whole; a vibrant quarter that is distinctive from the rest of the town centre, bursting with character and individuality. The palette for this phase of the project and future phases of the market needs to be robust and durable to cope with the intensive use of market stalls, vehicles and events.

04: The wider regeneration context of the project has been considered to ensure that proposals around the market quarter can integrate with surrounding future redevelopment. The materials and forms proposed set the tone for future public realm as part of the wider regeneration proposals.



3. DESIGN PRINCIPLES

3.2 PRECEDENTS IMAGES

To help understand the concept of the proposed public realm, a series of images on this page help to illustrate the overall feel and direction that we want the scheme to accomplish, highlighting the community feel within the public realm is key to the design, with purposeful thought towards an inviting, sustainable public space.



3. DESIGN PRINCIPLES

3.3 SUSTAINABLE DRAINAGE



The evolved concept seeks a balance between SuDs features and raised areas of planting to create welcoming microclimates for sitting and dwelling. The concept of SuDs not only creates a beautifully designed landscape, but will help to allow the space to be a sustainable scheme, that maximises the urban drainage. Thoughtful consideration has been taken to accommodate the planting designs into the existing building footprints, where there are no utilities. Maximising the rain garden will reduce the volume required to be attenuated by underground tanking.



3. DESIGN PRINCIPLES

3.4 URBAN TREESCAPE

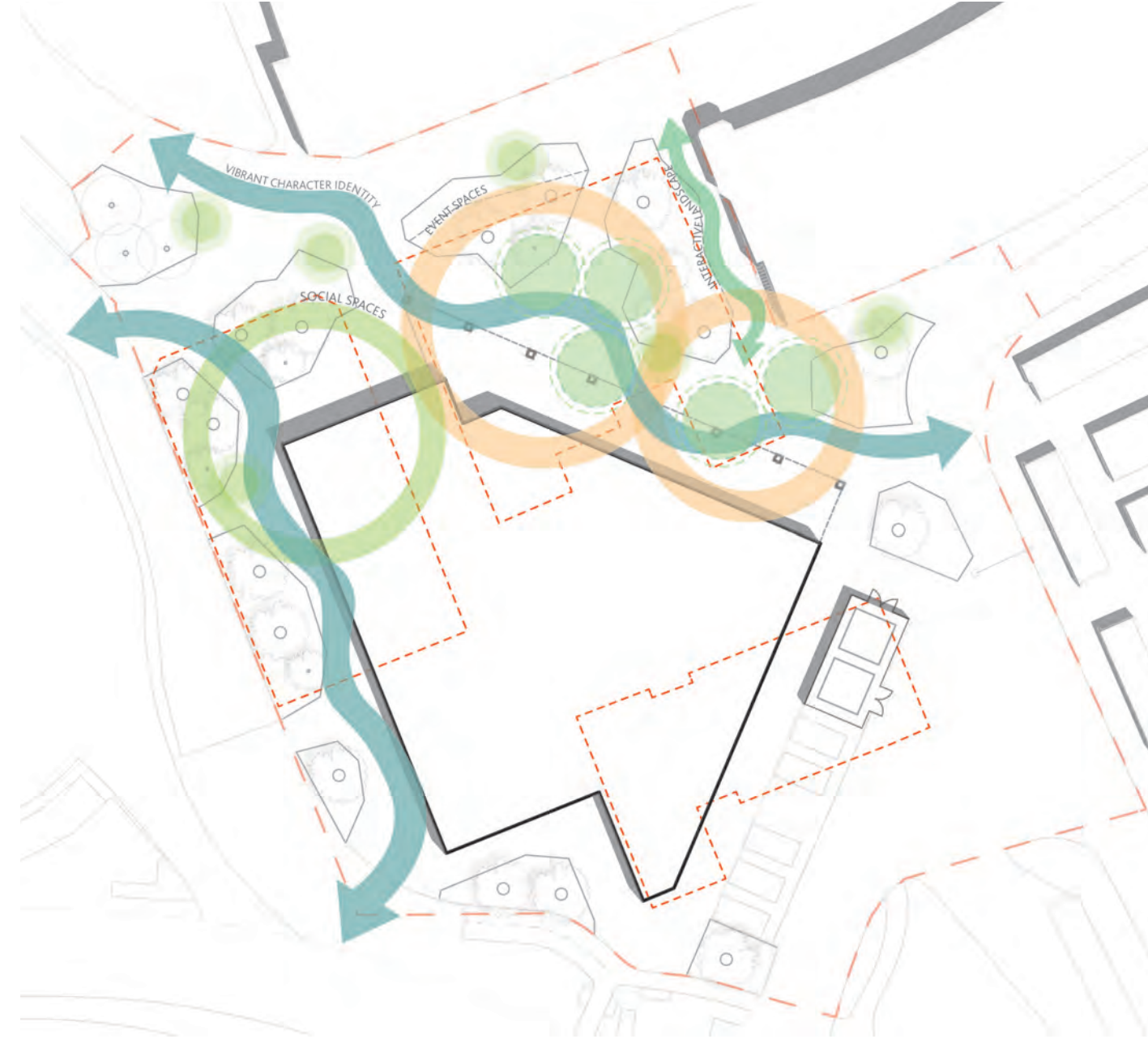


A key principle for Bury Town Centre Masterplan is to introduce more green space within the town centre, complimented by generous tree planing. The scheme proposed for Bury Flexi Hall's landscape will help to elevate and set the blueprint for 'green streets', a green corridor that links from Kay Gardens through the Market Quarter to the South of the town centre. There are currently several trees currently located within the site, and hoping to retain as many as possible within the new proposal. The vast implementation of trees within the site will promote a sequential and calming experience for people.

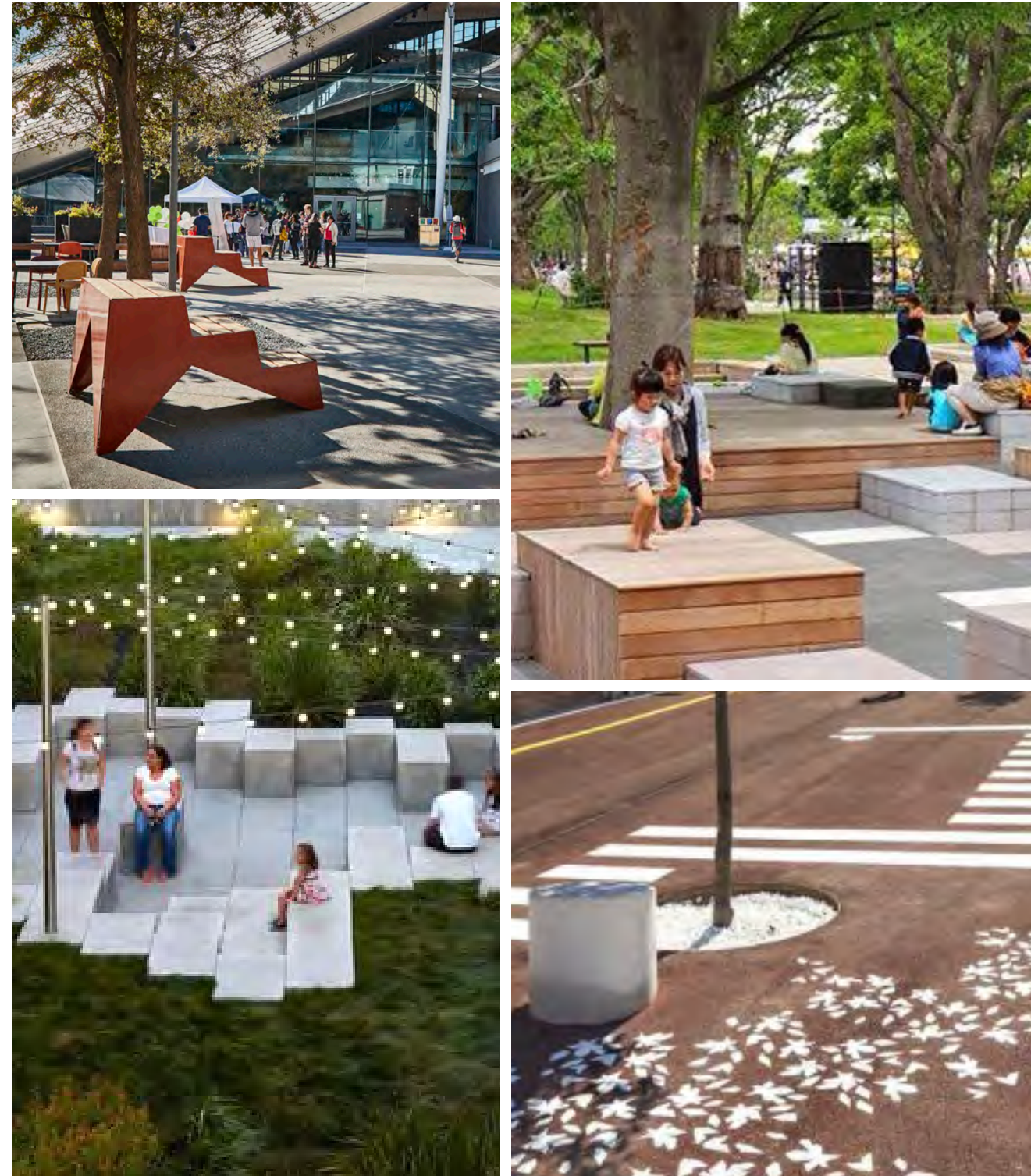


3. DESIGN PRINCIPLES

3.5 VIBRANT CHARACTER AREA



The finalised concept design seeks to both utilise the surface material palette of the Rock public realm, to ensure that there is a consistency and and flow across the town centre. The existing surface materials palette comprises of light grey granite paving units and coloured concrete setts. The scheme proposal brings in a combination of coloured asphalt in a curved and fluid form, with differing edging details, textures and forms, which creates an intriguing and vibrant public realm, with its own unique identity within the town centre.



3. DESIGN PRINCIPLES

3.6 INTEGRATION WITH THE WIDER MASTERPLAN

The wider regeneration context of the project has been considered to ensure that proposals around the market quarter can integrate with future development. The materials and forms proposed set the tone for future public realm improvements.

The following illustration demonstrates how the landscape proposals for the Flexi Hall could extend to the wider market area. This proposal suggests extending the soft landscaping to provide further amenity of green space and areas to dwell, along with additional opportunities for activity spaces and pop up uses.

This urban greening approach will compliment the regeneration projects, defining activity, key circulation routes and providing a natural phasing line for each development that can be subtly adjusted as permanent designs begin to be implemented.

The planting beds and paving have been designed to allow this phasing process to take place and integrate harmoniously into the wider landscape.

The material palette, and colours set the tone for the future expansion of Bury Town Centre and the wider regeneration strategy opens up the opportunity to provide a aesthetic connection between all these projects.

- Future Regeneration Projects
- Green Corridors
- Defined Market Quarter Landscape



SECTION 4.0

PROPOSED DESIGN

4. PROPOSED DESIGN

4.1 GENERAL ARRANGEMENT PLAN

The proposed landscape design responds to the briefs key considerations: to create a gateway, provide an outdoor event space and deliver a future proof design that elevates the location.

Over the course of this project the design has evolved, with greater emphasis on the uniqueness of the space. A series of flush rain-gardens have been designed to frame the intimate event spaces and seating areas, a bold pattern of materials create a vibrant series of spaces around the new Flexi Hall and add to this modern and bold sense of place.

KEY:

- 01 Raingardens
- 02 Perrenial Planting
- 03 Asphalt Feature Bands
- 04 Concrete Setts
- 05 Existing Trees Retained
- 06 Bespoke Seating
- 07 Festoon Lighting
- 08 Disabled Car Parking
- 09 Outdoor Cafe Area
- 10 Flexible Play Feature
- 11 Substation

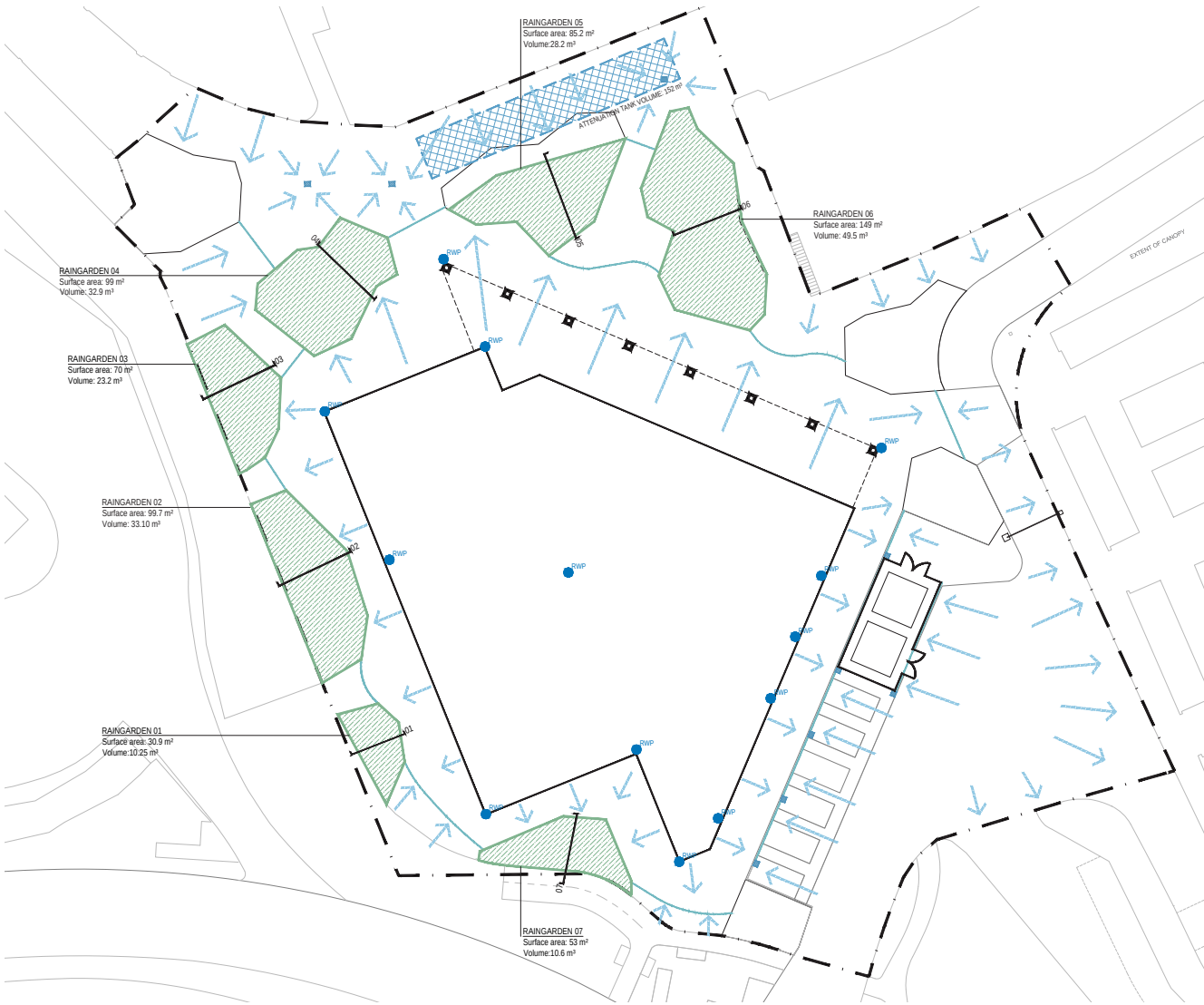


4. PROPOSED DESIGN

4.2 DESIGN STRATEGIES

SURFACE DRAINAGE STRATEGY

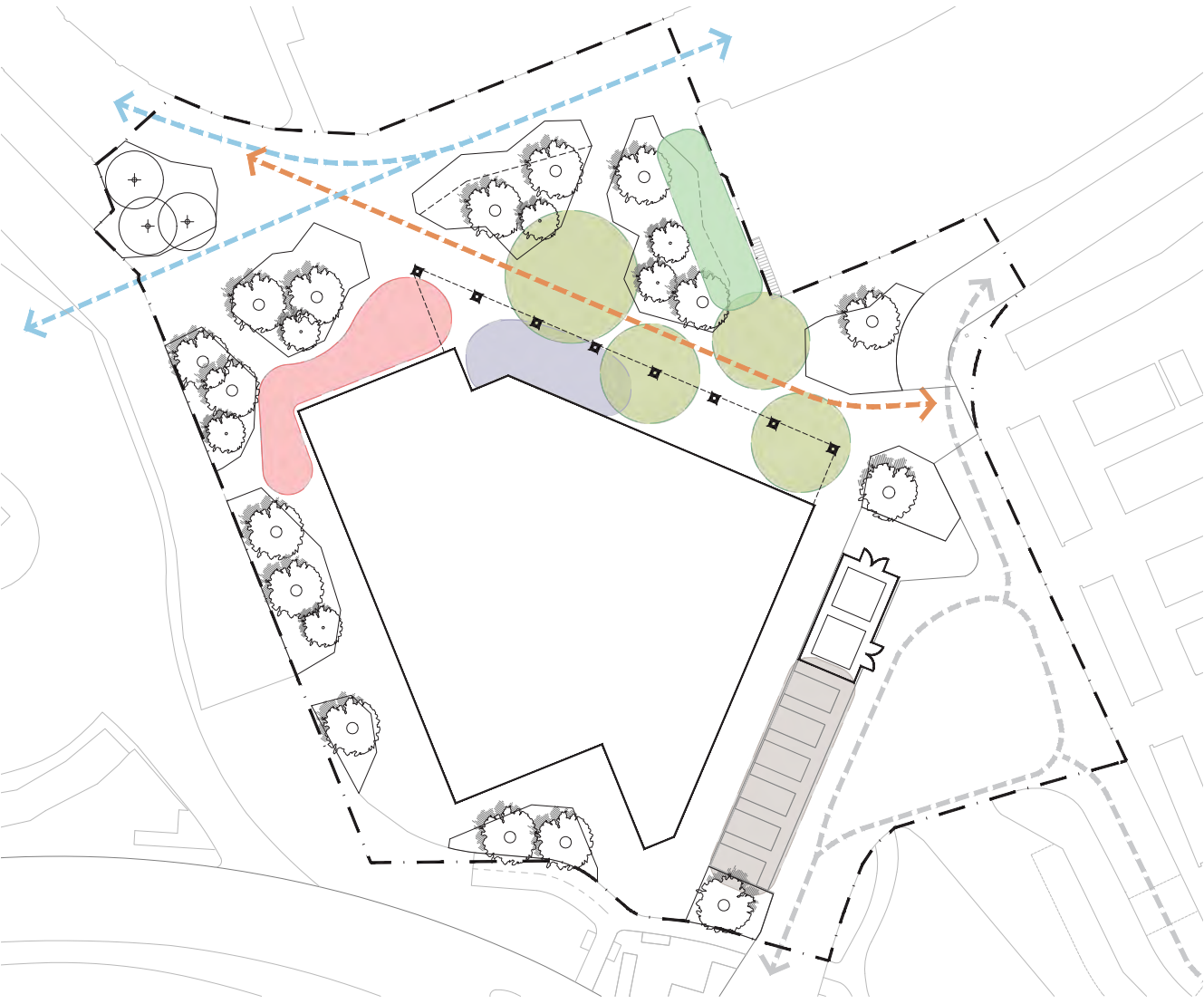
The raingardens and the below ground attenuation tank are an integral part of the design, slowing the flow of run-off to the surface water drainage system and disrupting it between the rain-gardens through dish channels.



- Surface drainage location
- Sett dish channel drain
- Pebble dish channel drain
- Rainwater downpipes
- Proposed gullies
- Raingarden
- Attenuation tank

SPACIAL FUNCTION STRATEGY

A series of spacial functions will be created within this design, including intimate outdoor event spaces for the community to come together and enjoy. A cafe area will also be integrated in the North West area of the site, wrapping around the buildings exterior. Festoon lighting will help frame the spacial experience.



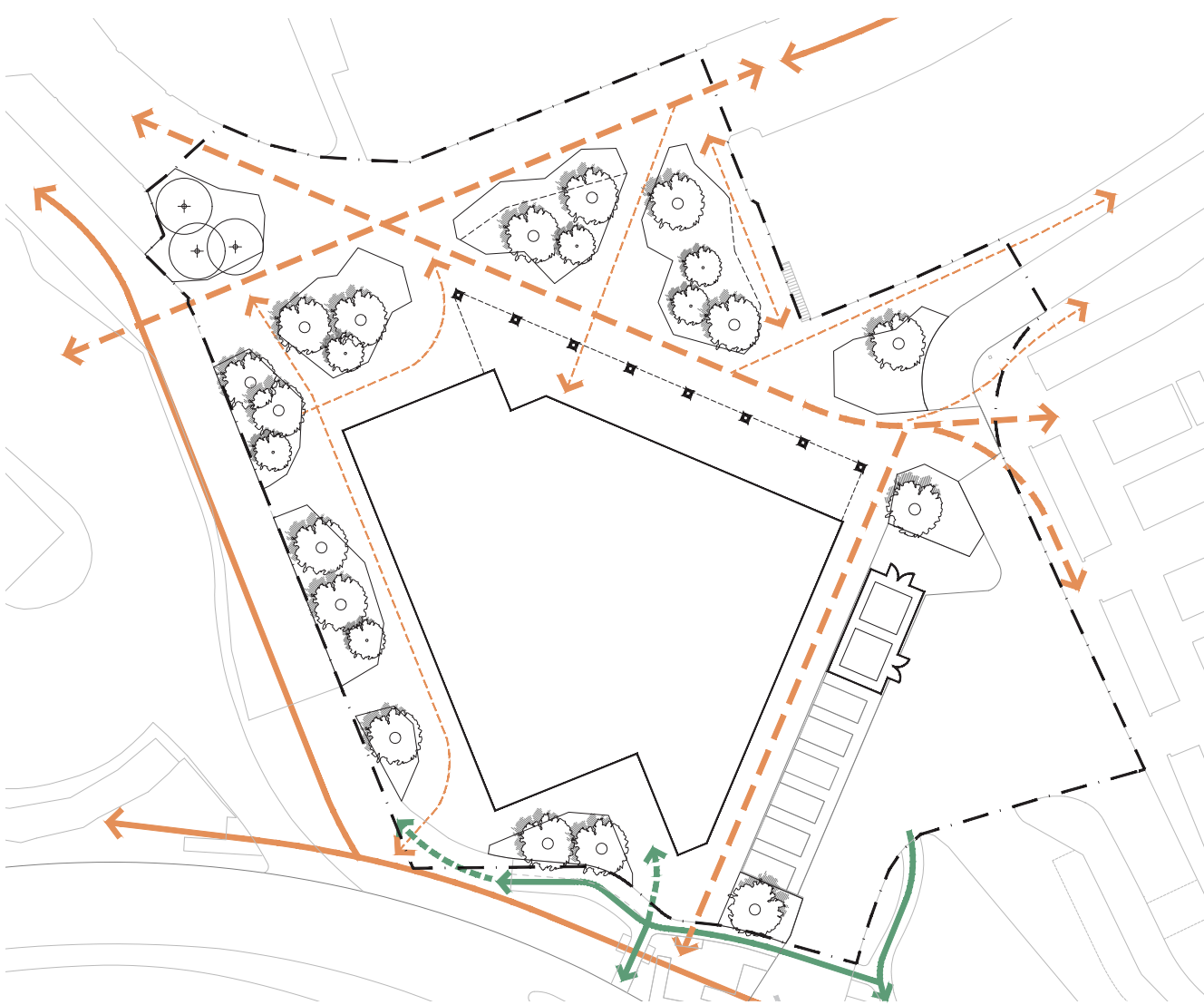
- Retail Street
- Boulevard
- Vehicular Servicing
- Entrance Foyer
- Entertainment
- Cafe
- Accessible Parking
- Play Area

4. PROPOSED DESIGN

4.2 DESIGN STRATEGIES

CIRCULATION STRATEGY

Circulation within the public realm is an essential factor in order to link the space and the community to the wider environment. Direct circulation routes have been created within this scheme, allowing people to travel through the space with ease, while also allowing people to experience Bury Flexi Halls design and feeling integrated within the regeneration scheme.



- Existing Pedestrian Circulation
- Proposed Primary Pedestrian Circulation
- Proposed Secondary Pedestrian Circulation
- Existing Cycle Route
- Proposed Cycle Route

LIGHTING & CCTV STRATEGY

To make the space feel safe and a comforting environment for people to travel through, the lighting and surveillance is an essential part of the scheme. Several types of lighting features will be implemented, which will allow for coverage over all pedestrian avenues. Festoon lighting will frame the event space and cafe, clearly defining these zones and creating ambience for the area.



- Festoon Lighting
- Standard Lighting Columns *
- Proposed Architectural Soffit Lighting
- Building Mounted Lighting *
- Indicative CCTV Location
- Indicative CCTV Coverage
- Feeder Pillar (for sound & audio)

*NOTE: Control gear Philips City Touch*NOTE: Control gear Philips City Touch

4. PROPOSED DESIGN

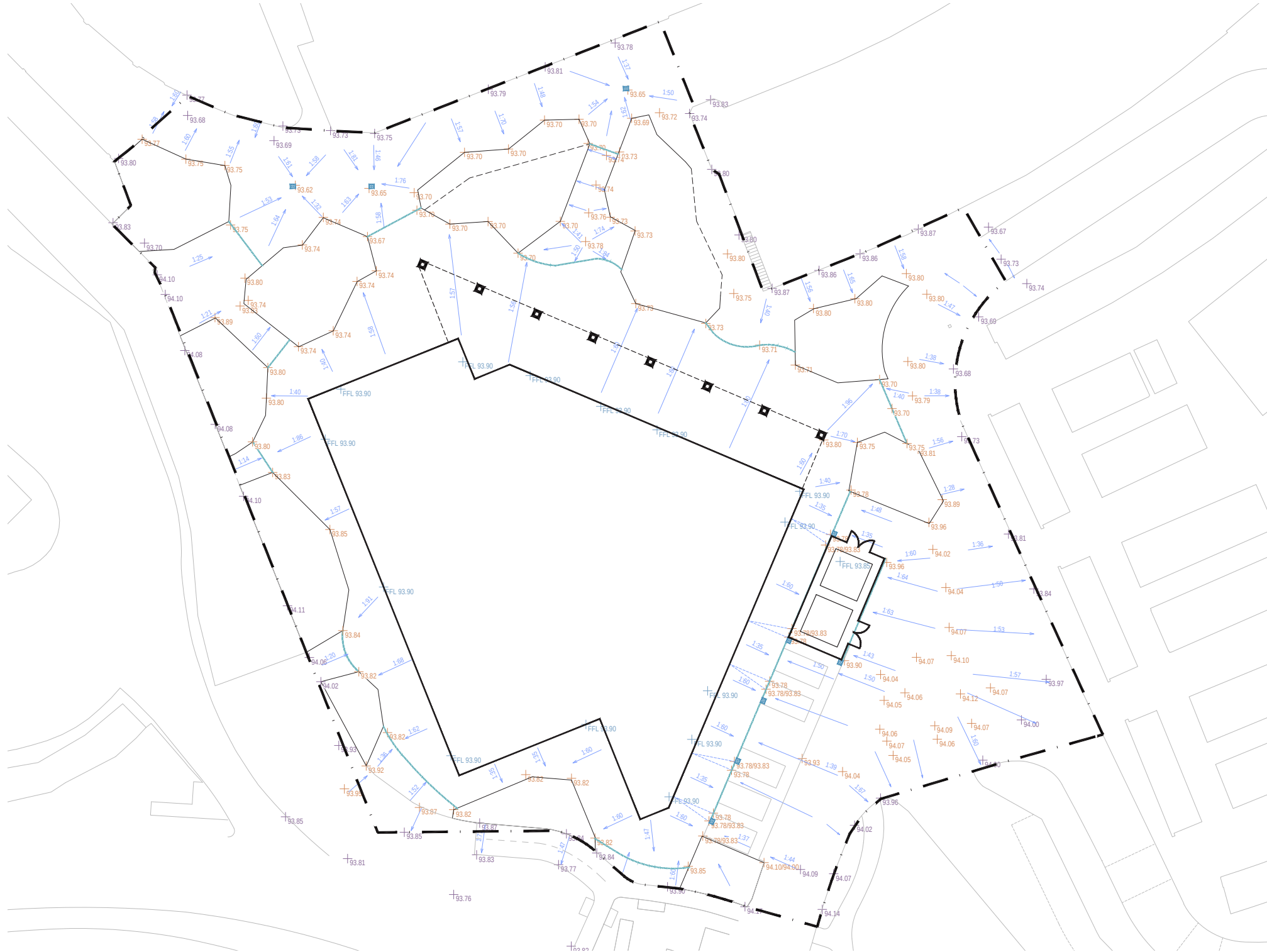
4.3 MAINTENANCE STRATEGIES

LEVELS PLAN

The site is predominantly flat, which presented complications in managing surface water run-off. The building has been raised by 100mm to address the flat nature of the site.

The main principles for the levels plan directs water away from the Flexi Hall building and towards the rain-gardens and dish channels. The area to the north of the site will be directed towards the proposed gulleys.

- Existing Levels
- Proposed Ground Level
- Proposed Gradient
- Proposed Gulleys
- Drainage Channels

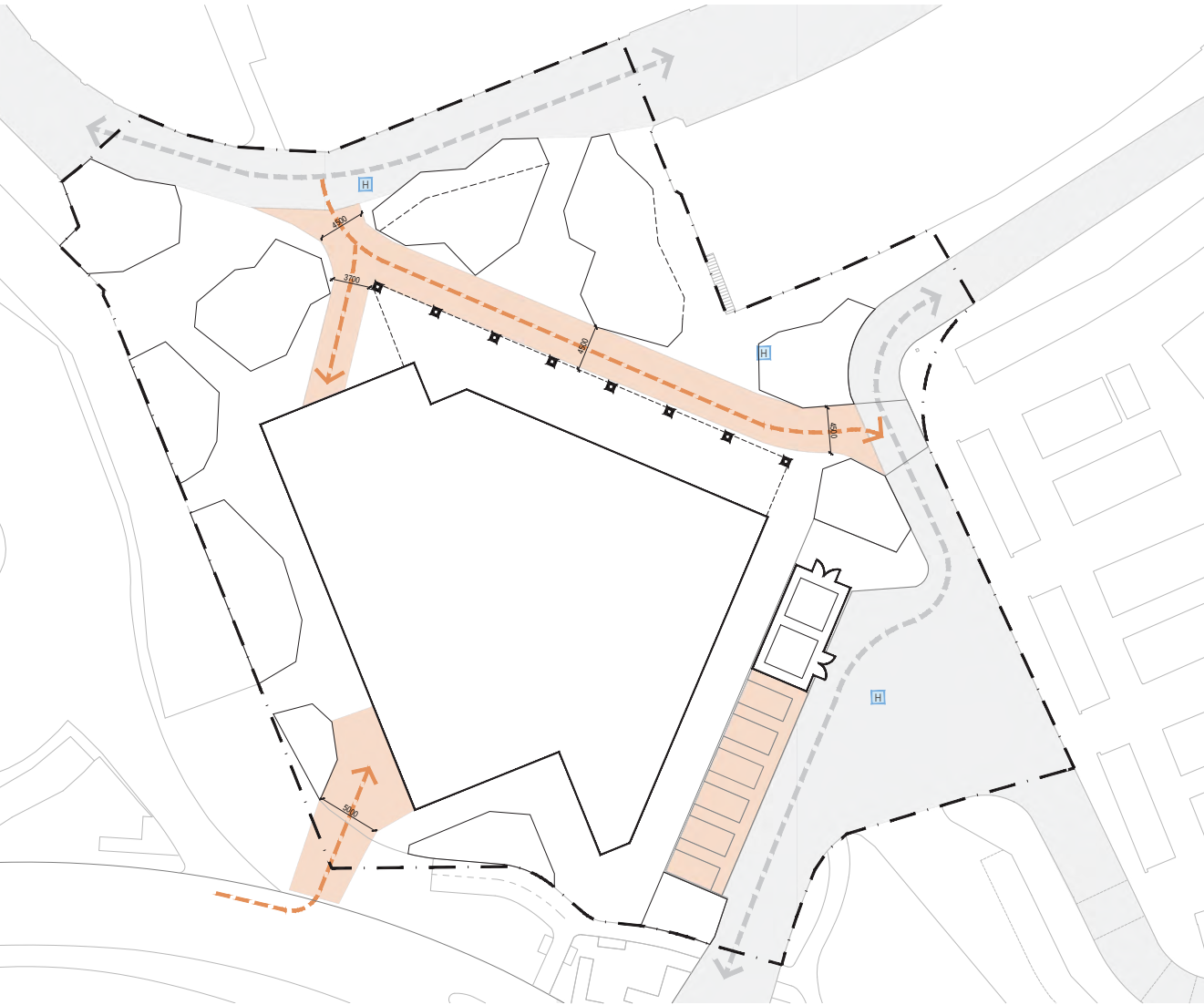


4. PROPOSED DESIGN

4.3 MAINTENANCE STRATEGIES

FIRE ACCESS STRATEGY

Following liaison with the appointed Fire Consultants a clear route for fire access has been determined around the new building, shown on the strategy plan below.



- Existing Fire Tender Access
- Proposed Fire Tender Access
- Indicative Fire Hydrant

MEWP ACCESS STRATEGY

The design has accommodated for the spider Crane to reach all areas of the building without compromising any areas of the softscape within the scheme.



- Spider Crane
- Working Radius

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