

Key Projects

There are a number of key projects or actions proposed within the area. These projects will all help in achieving the overall aims and objectives for the Pier Quarter.

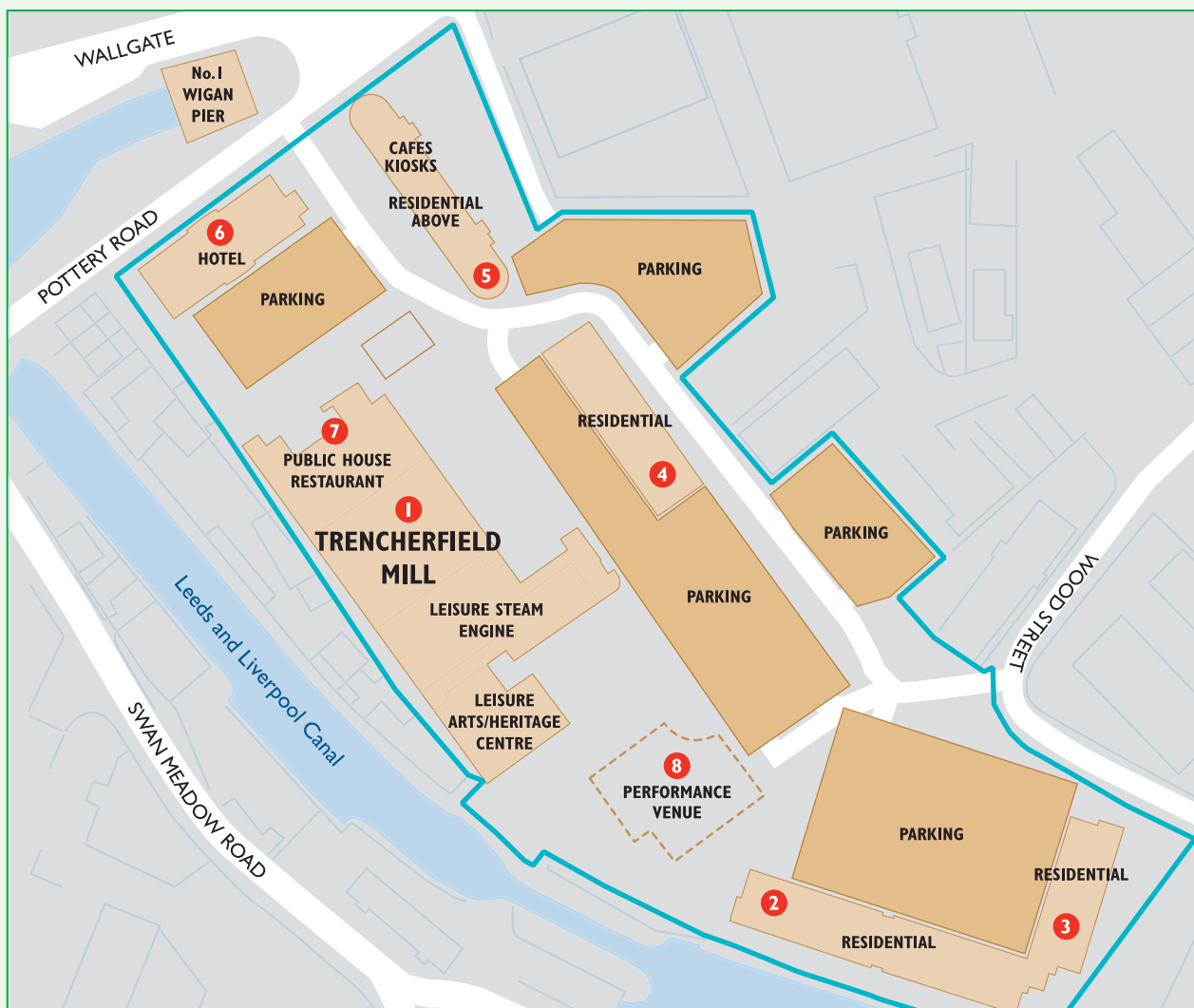
Trencherfield Mill

A mixed-use development and refurbishment scheme is proposed for this area. The scheme includes:

- Refurbishment of the Grade 2 listed mill for leisure, commercial and residential apartment uses.
- New apartments

- Hotel
- Small scale retail and leisure uses
- Improved access, new car parking and landscaping
- Public art
- A new performance venue as part of a second phase of development

This major investment, by Nuttall Construction, will act as the catalyst for the wider regeneration of the area and will raise the profile and image of the area.



Eckersley Mills Complex

This large listed mill complex which is owned by Maryland Securities, will be refurbished and partly redeveloped as part of a phased programme of works over a number of years. Details of the scheme are still to be finalised and agreed with the owners, but the major elements will include:

- internal works and provision of lifts to allow a range of uses within these refurbished buildings
- Phased clearance of newer unattractive commercial buildings to allow car parking, landscaping and some higher value new development
- A new access road into the site from Swan Meadow Road, together with internal access routes through the site
- Pedestrian links between this site and the canal/Trencherfield Mill, which may include water features.

The aim of the scheme is to create a complex, which retains its unique and interesting character and forms a home for a wide range of creative, cultural and other businesses. Residential development is expected to form a significant, but not the major, element of the scheme.

Mayors Boatyard, Swan Meadow Road

This vacant site owned by British Waterways has potential for a number of uses, including art gallery, craft workshop, café, pub/restaurant or offices. A suitable scheme will need to complement other uses within the area and act as a destination encouraging visitors to cross the canal from Trencherfield Mill. The scheme will need

to include the following elements:

- Upgrading of the existing buildings (not including the adjacent Swan House Building, which is considered suitable for demolition and redevelopment)
- High quality landscaping
- Provision of adequate car parking

The provision of pedestrian access to the canal via a boardwalk or canalside path should also be considered.

Caroline Street/Wallgate/Queen Street

This site, which includes the former B & Q premises, the Office World complex and other commercial properties is identified as a medium-long term development opportunity. The construction of the Trencherfield Mill scheme is expected to increase the commercial attractiveness of this site which will be located between the new activities in the Pier Quarter and the town centre. The area is suitable for a mixed-use or commercial redevelopment scheme, which would create an attractive link between the 2 areas. As the area is close to the town centre and transport links, redevelopment could include some small-scale, high quality housing provision.

Development of this site should include the following:

- Uses which complement the Pier Quarter 'offer' and which do not harm the vitality and viability of the town centre.
- A new 'off highway' pedestrian route or boulevard, including suitable

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planting and public art.

- New buildings providing 'active' frontages to Wallgate, Caroline Street and the new pedestrian route.
- New buildings with high levels of architectural detailing to replace existing 'shed' structures.
- Parking to the rear of the site

British Waterways Depot

The site, owned by British Waterways, may be developed separately or in conjunction with the Trencherfield Mill scheme. The site has potential for a number of uses, including creative businesses or sympathetic leisure uses. Development will need to:

- Retain the buildings that make a positive contribution to the area's character, or provide suitable replacement buildings, which enhance the character of the area and the setting of the listed mill.
- Provide pedestrian access through to the canal from Trencherfield Mill
- Provide safe, well-lit public spaces with seating and landscaping
- Not significantly harm the amenity of nearby residents

The 'Way We Were'

The current museum operation is scheduled to close in 2007. Following its closure, the building has potential for re-use, including as a design centre housing creative micro-businesses.

Development should include the following:

- Retention of the car parking and

courtyard area

- Preservation of the 'warehouse' character of the building

Integration of Rail Stations

The 2 town centre railway stations, Wigan Wallgate and Wigan North Western, are poorly integrated, being separated by a busy road with poor pedestrian links between them. The long-term strategy is to combine the 2 stations into a single entity providing improved facilities for travellers. The scheme aims to create an integrated transport 'hub' for the town centre.

The scheme will include car parking, bus interchange facilities and public spaces which will need to connect with new pedestrian routes into the Pier Quarter. In addition the project will include retail and commercial developments which will increase pedestrian activity within the area.

This major project will enable the full potential of the Pier Quarter area to be fully realised and will raise the profile and image of the Caroline street/Queen street areas.

Caroline Street/Queen Street Commercial Areas

There are a number of relatively modern commercial and retail properties, together with a small number of houses within the Caroline Queen Street areas. No proposals are shown for these areas on the proposals map. It is intended that these areas will remain largely unchanged, providing a home for the same types of commercial uses in the short term.

However, in the longer term, as the Pier Quarter develops, a wider mix of uses may be introduced. In particular the development of the integrated transport hub will create an opportunity for higher density uses and higher quality developments within this area.

St. Joseph's Church, Caroline Street

The Grade 2 listed church is currently vacant and appropriate re-use could provide positive benefits to the area. The building refurbished could be included within a more comprehensive scheme and could be used for a range of leisure or commercial uses appropriate to this edge of centre location. Development will need to have a minimal impact on the structure, layout and character of the building and bring about its external decoration and refurbishment.

Public Realm Improvements

A programme of public realm improvements is proposed within the Conservation Area to help raise its profile and environmental quality. Subject to resources this will be extended across the wider area. New development proposals will be expected to include high quality paving, landscaping and public art where appropriate.

Individual schemes include:

- Resurfacing and lighting of the canal towpath to encourage greater use by pedestrians and cyclists
- 'Downgrading' of a section of Swan Meadow Road as a traffic route. This will create a more pedestrian friendly environment and will connect the

Eckersley Mill complex to other areas.

- Creation of well defined pedestrian routes through the improved Eckersley Mill complex.

Car Parking

Regeneration of the Pier Quarter will inevitably lead to increased traffic and demand for parking at certain times. The scope for additional parking on the Wigan Investment Centre site is currently being investigated, whilst additional and improved parking is being provided as part of the Trencherfield Mill scheme and at Pennyhurst Street. The Strategy for the area is to provide sufficient parking in line with adopted parking standards, whilst promoting the use of alternative methods of transport.

Pottery Road/Wallgate Corridor

The road corridor does not provide an attractive welcome to visitors to the Pier Quarter and forms a barrier to pedestrians. It is dominated by traffic and has a number of poor quality buildings. The aim is to promote the redevelopment or upgrading of prominent buildings along the corridor through grant aid, subject to available resources.

Ways of reducing the impacts of traffic along this route will be considered in detail following completion of the Wigan Inner Relief Route, which is expected to reduce the levels of through traffic along the roads.

Pier Quarter Business Park

The project involves the construction of the final phase of the Pier Quarter

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Business Park and the construction of a new access road from Chapel Lane. The scheme will provide good quality office accommodation adjacent to the canal with its own parking areas and landscaping.

The potential for a future 'through route' from Chapel Lane to Waterside Drive/Swan Meadow Road is to be considered.

Bus Depot, Meverley Street

This site provides a long-term development opportunity, if the current occupier vacates the site. Potentially, the site could be developed for residential use, taking advantage of its riverside location. Development proposals would need to include a suitable buffer zone between adjacent commercial properties and flood mitigation measures along the flood plain.

Delivery Mechanisms



A detailed Action Plan will be prepared to set out a phased programme of works within the area.

Dedicated project managers for the Pier Quarter area are now in post. These staff will help to secure resources, co-ordinate activities on site and promote the changes within the area.

Funding for the project will come from a number of sources. These include the Heritage Lottery Fund, the European Regional Development Fund and the North West Development Agency. This funding will attract considerable amounts of private sector investment from developers and property owners. The council is actively pursuing additional funding from various sources to promote the regeneration of the area.

Private sector partners have been involved in developing individual projects and will play a vital role in the delivery of the strategy.

The council is committed to using its own resources and the powers available to it to ensure that the vision for the area is realised.

Partners

The council cannot bring about regeneration on its own, particularly as many properties and sites are in private ownership. Effective regeneration should be brought about by a working partnership between all parties. The main partners include:

- Maryland Securities
- British Waterways
- Nuttall Construction
- Wigan Council
- Heritage Lottery Fund
- English Heritage
- Local Residents and Community Groups
- Wigan Leisure and Culture Trust
- Local Businesses
- The Local Creative Industries Sector



Consultation

Local residents, affected businesses and other stakeholders have been consulted on the emerging strategy for the Pier Quarter area.

A formal Pier Quarter Consultation Group has recently been established. This includes local residents, businesses, property owners, council representatives, local artists and professional architects and conservation professionals. This group will continue to influence the development of the area through its regular meetings.

Further consultation will be carried out on specific projects such as the provision of public art within the public realm and as part of major developments.

Activities within the area will be promoted by a marketing group, in conjunction with the Foundation marketing strategy for the Economic Development Zone, through a series of press releases and other communications.



Contact Names

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