

BANBRIDGE

Town Centre Masterplan - Public Exhibition

1 INTRODUCTION

Draft Proposals



Help us to plan the future of your town

Thank you for taking the time to view the public exhibition of the draft Banbridge Town Centre Masterplan and associated proposals. The Masterplan has been commissioned by Armagh City, Banbridge and Craigavon Borough Council and funded through the Department for Social Development.

AECOM has been appointed to prepare the plan through comprehensive research and engagement with key stakeholders. The Masterplan will be a non-statutory document which will provide the framework for the promotion, implementation and timing of urban regeneration and tourism initiatives over the next 15 years. It is envisaged that it will feed into the statutory local plan for the area (currently under development). The Masterplan will be subject to available funding, statutory approvals and land ownership negotiations.

What is the masterplan?

The Town Centre Masterplan is an evidence-based plan that sets out the strategic vision for Banbridge over the next 15 years. The Masterplan aims to promote projects that have the potential to add to and maintain a vibrant, high quality and fully integrated town.

The Vision for Banbridge 2030

“ In 2030, Banbridge will have a flourishing and healthy town centre backed up by its high proportion of local independent businesses and supported by the introduction of some larger stores that have added value to an already varied retail offering.

Banbridge’s evening economy will have grown and diversified. It will be a town that offers a rich evening café and restaurant culture to complement its strong range of evening entertainment.

New life will have been breathed into brownfield areas, bringing alive residential developments, office space and other mixed use sites.

This balanced town centre will be sustained by its loyal local customer base providing for all as well as opening the door to the wider region by enticing people to Banbridge’s unique experience, attractions and welcoming atmosphere.

The town centre will be similarly accessible for pedestrians and vehicles alike, promoted by the high quality environment, suitable parking provision, public spaces and key buildings and facilities.

Banbridge will have built upon its excellent geographic location on the River Bann and the A1 strategic road, its heritage, its ambience and its high quality urban environment to become the true “star” of County Down and a prime destination of choice to visit, invest and live. ”

Banbridge Town Centre Boundary - The Study Area



Have your say.....

Please take the time to read the boards and give us your comments. All of the proposals outlined are at draft stage and will be subject to amendments following the outcome of this public consultation period.

We would encourage as many individuals as possible to provide feedback. Your opinions matter! Questionnaire Survey Forms are provided.

• The public consultation period runs for 12 weeks, beginning on 26th November 2015 and ending on 17th March 2016

• The draft Masterplan consultation boards will also be available to view online at www.dsdni.gov.uk/consultations and www.armaghbanbridgecraigavon.org/consultations and via social media @armaghbanbridgecraigavon

• As well as lodging your questionnaire survey form today you can also return your form via the following methods:

Post: Banbridge Masterplan Team, AECOM, Beechill House, Beechill Road, Belfast, BT8 7RP

Email: ian.turkington@aecom.com or mchelle.brown@armaghbanbridgecraigavon.gov.uk



The Cut - Banbridge Town Centre

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2 CONCEPT - THE WAY FORWARD

Draft Proposals

Realising the Objectives

Objective 1



Provide an attractive, accessible and viable town centre

Objective 2



Protect and enhance the town's cultural, built and natural heritage

Objective 3



Create an enriched town centre experience by reinvigorating opportunity sites and the evening economy

Objective 4

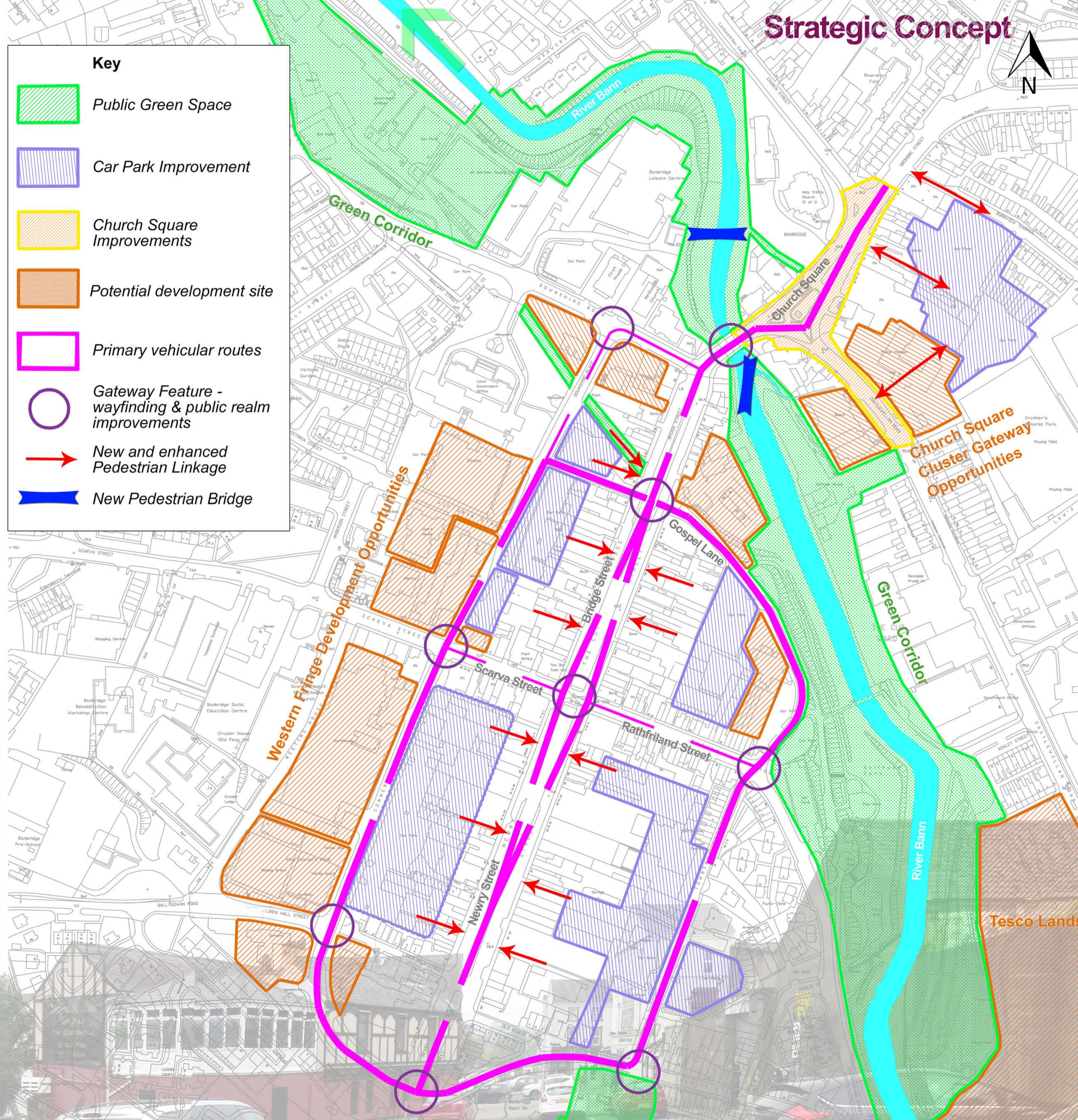


Improve community, leisure and recreation services and facilities

Key

- Public Green Space
- Car Park Improvement
- Church Square Improvements
- Potential development site
- Primary vehicular routes
- Gateway Feature - wayfinding & public realm improvements
- New and enhanced Pedestrian Linkage
- New Pedestrian Bridge

Strategic Concept



Aims

2030 Vision

Strategic Projects

A high proportion of local independent businesses and supported by the introduction of some larger stores that have added value to an already varied retail offering.

The town centre is similarly accessible for pedestrians and vehicles alike, promoted by the high quality environment, suitable parking provision, public spaces and key buildings and facilities.

The evening economy has grown and diversified. The town offers a rich evening café and restaurant culture to complement its strong existing range of evening entertainment. New life has been breathed into brownfield areas, bringing residential developments, office space and mixed use sites.

A balanced town centre is sustained by its loyal local customer base providing for all, as well as opening the door to the wider region by enticing people to Banbridge's unique experience, attractions and welcoming atmosphere. The town focuses onto the river and enjoys easy access to a strong variety of leisure and recreational opportunities.

- Improve the linkages between car parks and the primary retail streets.
- Transforming the outer loop roads into tree-lined streets through public realm, lighting and environmental enhancements.
- A gateway plan from the A1 that attracts passing trade into the town centre.
- Provision of additional car parking spaces by rationalising backlands.

- Opening up a continuous green corridor running through the town centre that utilises the potential of the River Bann.
- Creating a safer environment for pedestrians at The Cut and pedestrian priority on the lower part of Scarva Street.
- Transforming Church Square from a traffic dominated junction into an historically significant space.

- Significant opportunity to reshape the entire western fringe of the town centre for a mix of uses - including Health trust Site.
- Opportunity to supply future demand for business/office space at released Tesco lands.
- Commercial led transformation of Gospel Lane from link road to a street.
- A cluster of sites that could act as a gateway to the at Church Square.

- Provision for the future expansion of leisure services adjacent to the existing leisure centre site.
- Creating new public plazas and spaces - The Cut and former Health site.
- Measures to reduce town centre through traffic by an urban wide plan.
- Pocket parks and new linkages that connects leisure facilities and spaces along the River and town.

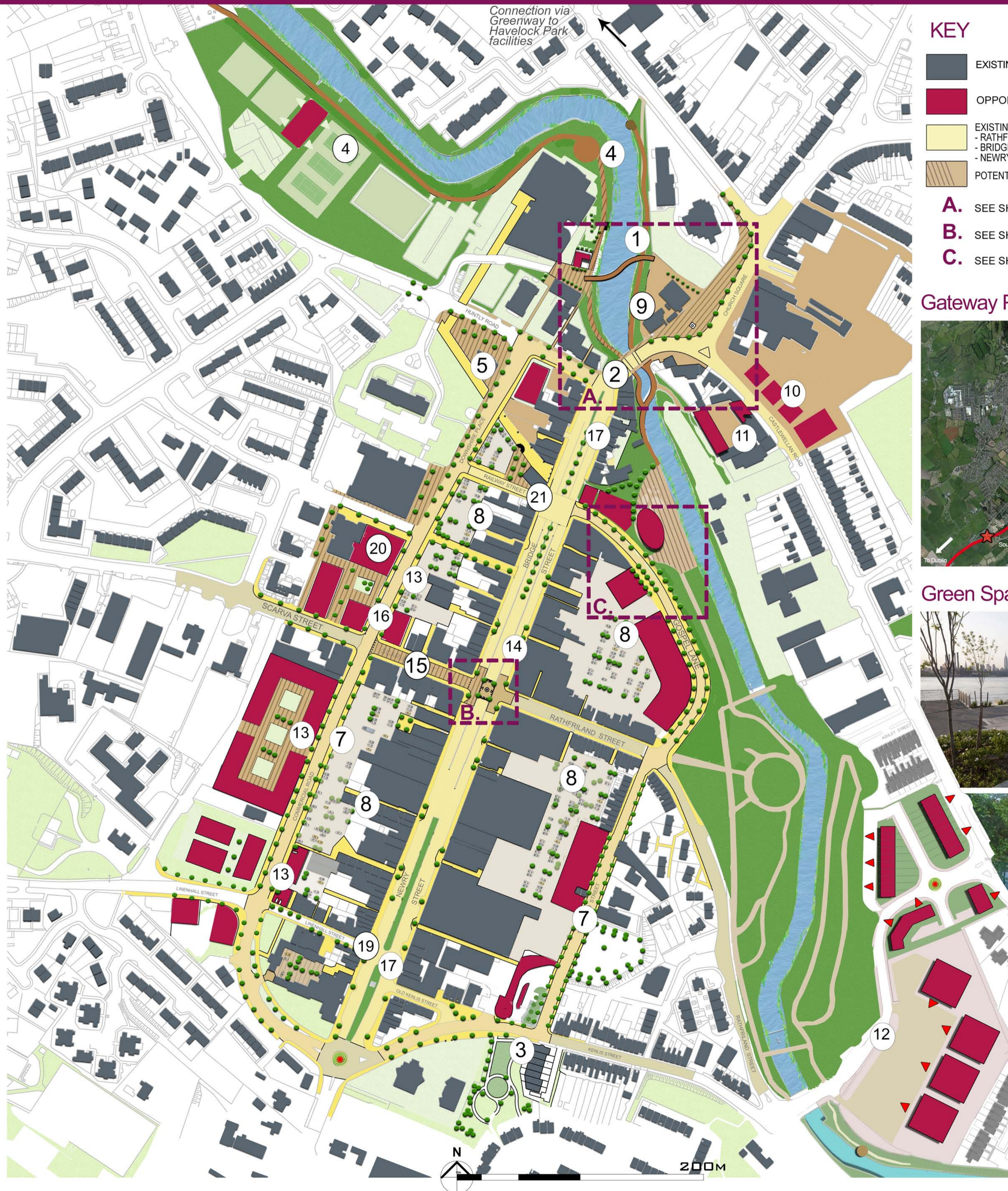


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3 CONCEPT MASTERPLAN - Realising the vision

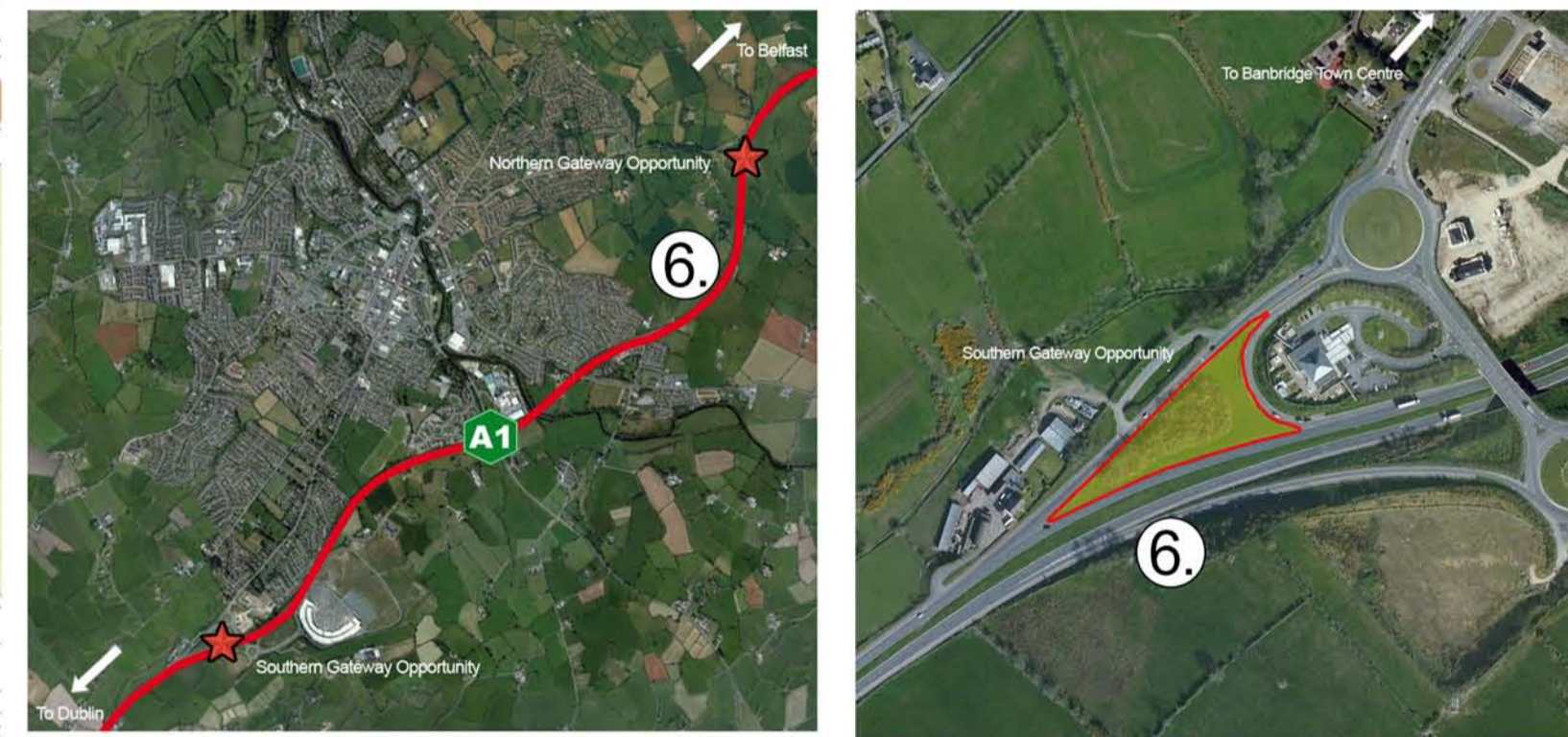
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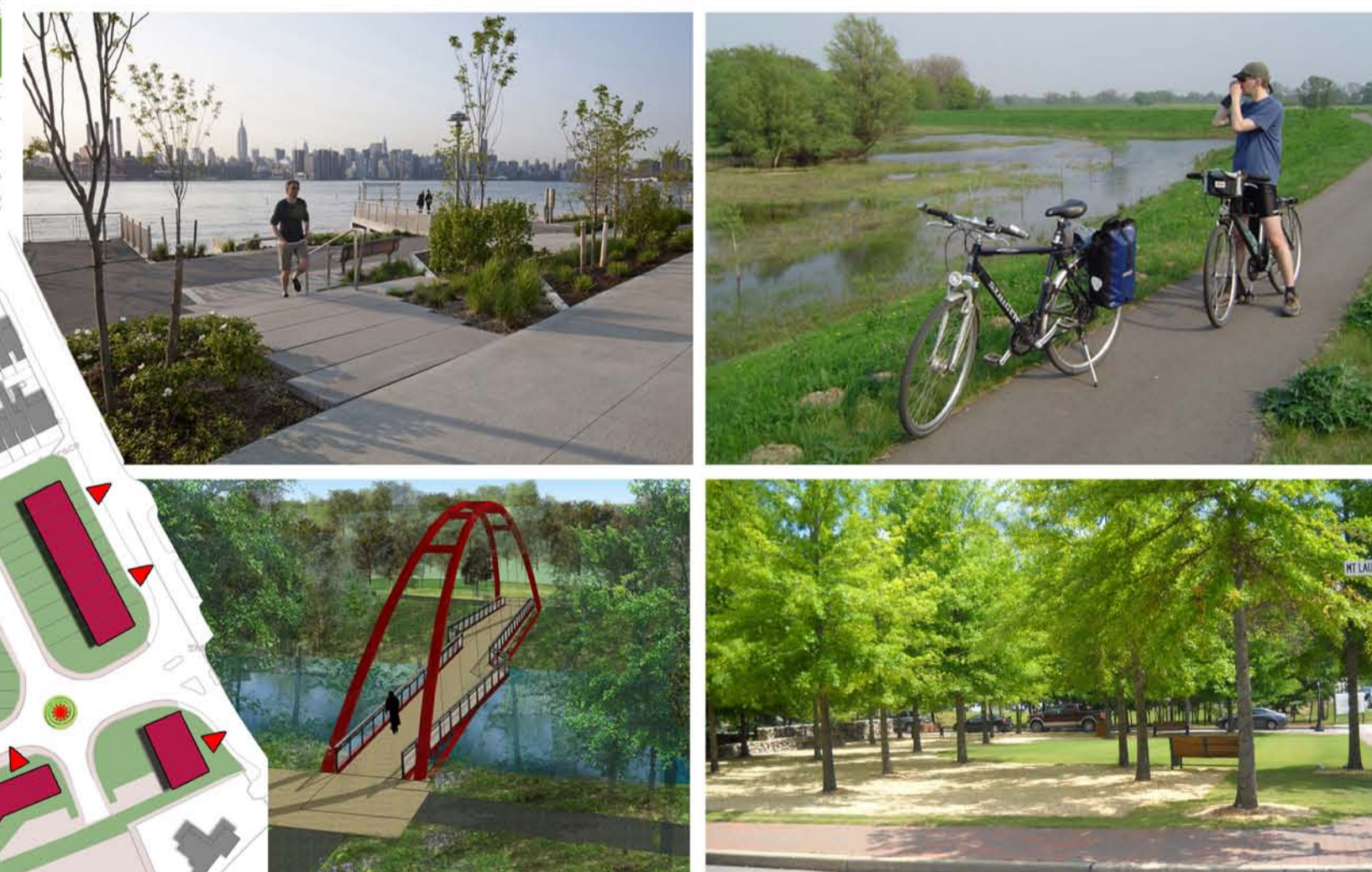
KEY

- EXISTING BUILT FORM
- OPPORTUNITY FOR NEW BUILDING
- EXISTING PUBLIC REALM SCHEMES - RATHFRILAND STREET - BRIDGE STREET - NEWRY STREET
- POTENTIAL FOR ENVIRONMENTAL IMPROVEMENTS
- CAR PARK IMPROVEMENT PROJECT
- STREETScape IMPROVEMENTS
- PUBLICALLY ACCESSIBLE GREEN SPACE
- RIVER BANN
- TREE PLANTING
- ORIENTATION OF POTENTIAL NEW BUILDING
- A. SEE SHEET 4 FOR SKETCH PROPOSALS
- B. SEE SHEET 4 FOR PHOTOMONTAGE
- C. SEE SHEET 5 FOR SKETCH PROPOSALS

Gateway Proposals



Green Spaces - Spaces and Places



1. New Footbridges linking the Greenway with Solitude Park
2. Boardwalk below the River Bann Bridge
3. New Public Park on Kenlis Street
4. Leisure Centre - Public Plaza and Tennis Courts relocated.
5. New Pedestrian Link along the Old Railway Line

Gateways and Linkages



6. A1 Banbridge Landmark Gateway Signage Strategy
7. Environmental Improvements to Commercial Road and Townsend Street - Tree lined loop roads
8. Creation of New Laneways from carparks to Bridge Street and Newry Street

Development Potential



9. Refurbishment of the Old Police Station Building at Church Square
10. Future opportunity at the PSNI buildings on Castlewellan Road
11. Development of the Old Mill building on Castlewellan Road as an Arts and Crafts Village
12. Tesco Site potential for new business units
13. Multiple opportunities on Commercial Road for development of offices and mixed use residential
20. Health Centre and Court House site regenerated

Infrastructure - Spaces and Places



14. Closing the Cut to traffic and provision of High Quality Civic Space.
15. Opportunity to provide pedestrian shopping street at Scarva Street.
16. Realignment of junction at Scarva Street with Commercial Road
17. Environmental Improvement Schemes to Newry Street and Bridge Street
18. Development of Public Plaza at Church Square
19. Opening of Linen Hall Street
21. New road link opposite Gospel Lane

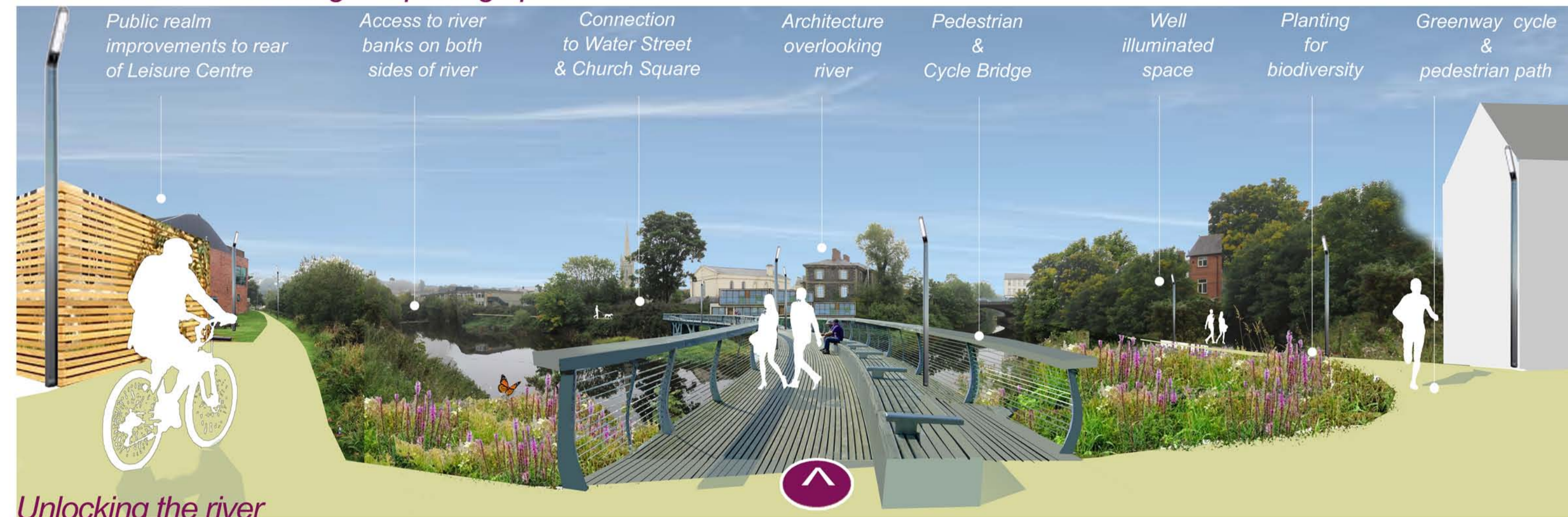
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4 SPACES & PLACES - Realising the objectives

Draft Proposals

Visualisation - Foot Bridge - opening up the Bann



- Public realm improvements to rear of Leisure Centre
- Access to river banks on both sides of river
- Connection to Water Street & Church Square
- Architecture overlooking river
- Pedestrian & Cycle Bridge
- Well illuminated space
- Planting for biodiversity
- Greenway cycle & pedestrian path

Unlocking the river

Banbridge has an opportunity to embrace its context on the River Bann that flows directly through the town. The river is fundamental to the historical context of Banbridge. Unfortunately over the years the town has been orientated away from the river which has the potential to offer quality public realm facilities, tourism interest, health & biodiversity benefits and also significant visual improvement of the town and its perception.



< image left: Plan showing proposed pedestrian footbridges.
v image below: Example of pedestrian footbridge



Sketch scheme proposal for Church Square

v image below: Existing
> image right: Proposed



Visualisation - Church Square - a new plaza



- 1 Former Police Station
- 2 Masonic Hall
- 3 Crozier Monument



Visualisation - New civic space above The Cut - Banbridge's focal point



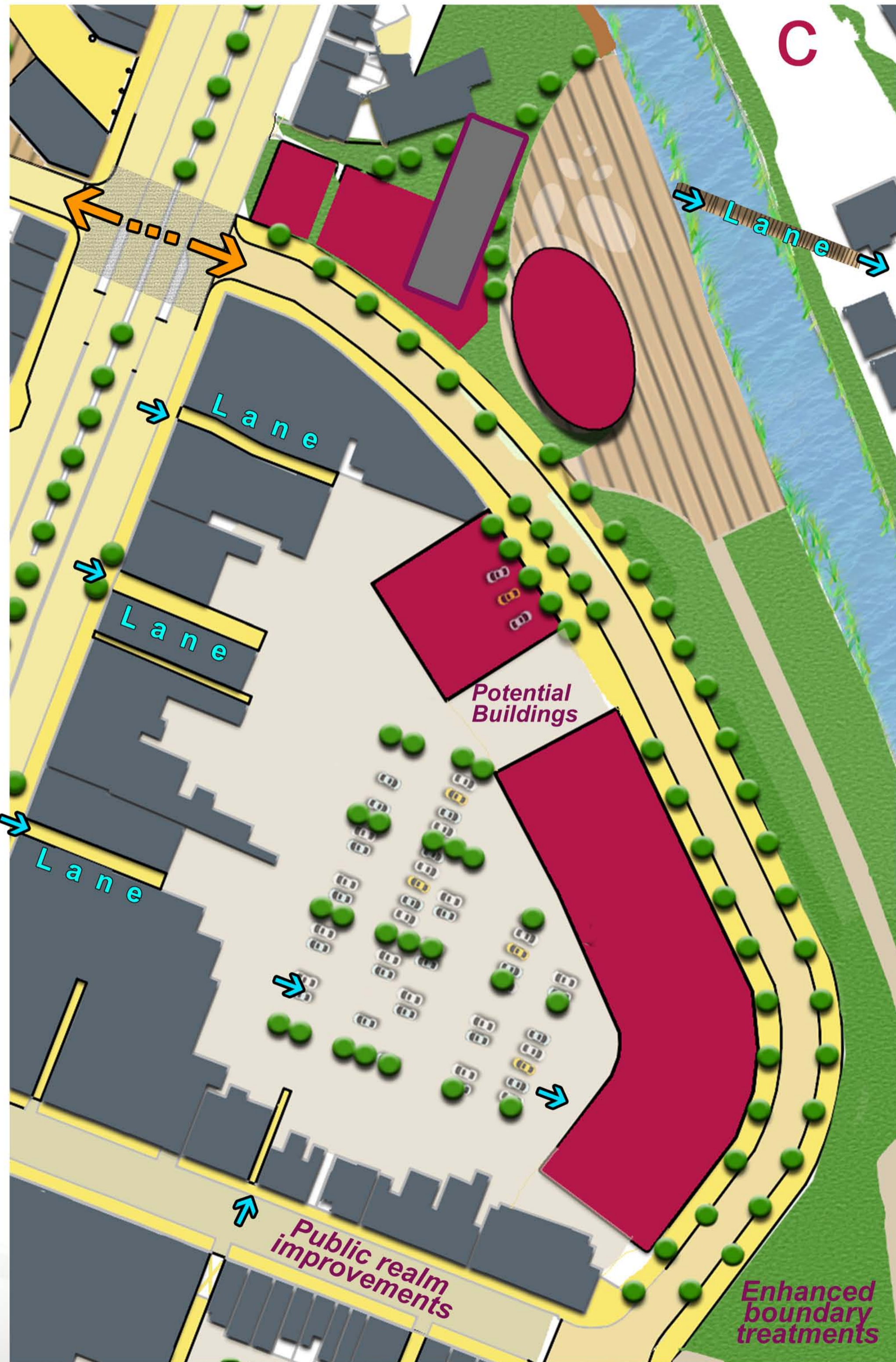
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5 GATEWAYS AND LINKAGES - Realising the objectives

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Linkages from the car parks



Precedent Images - Belfast lanes



Existing view - Gospel Lane



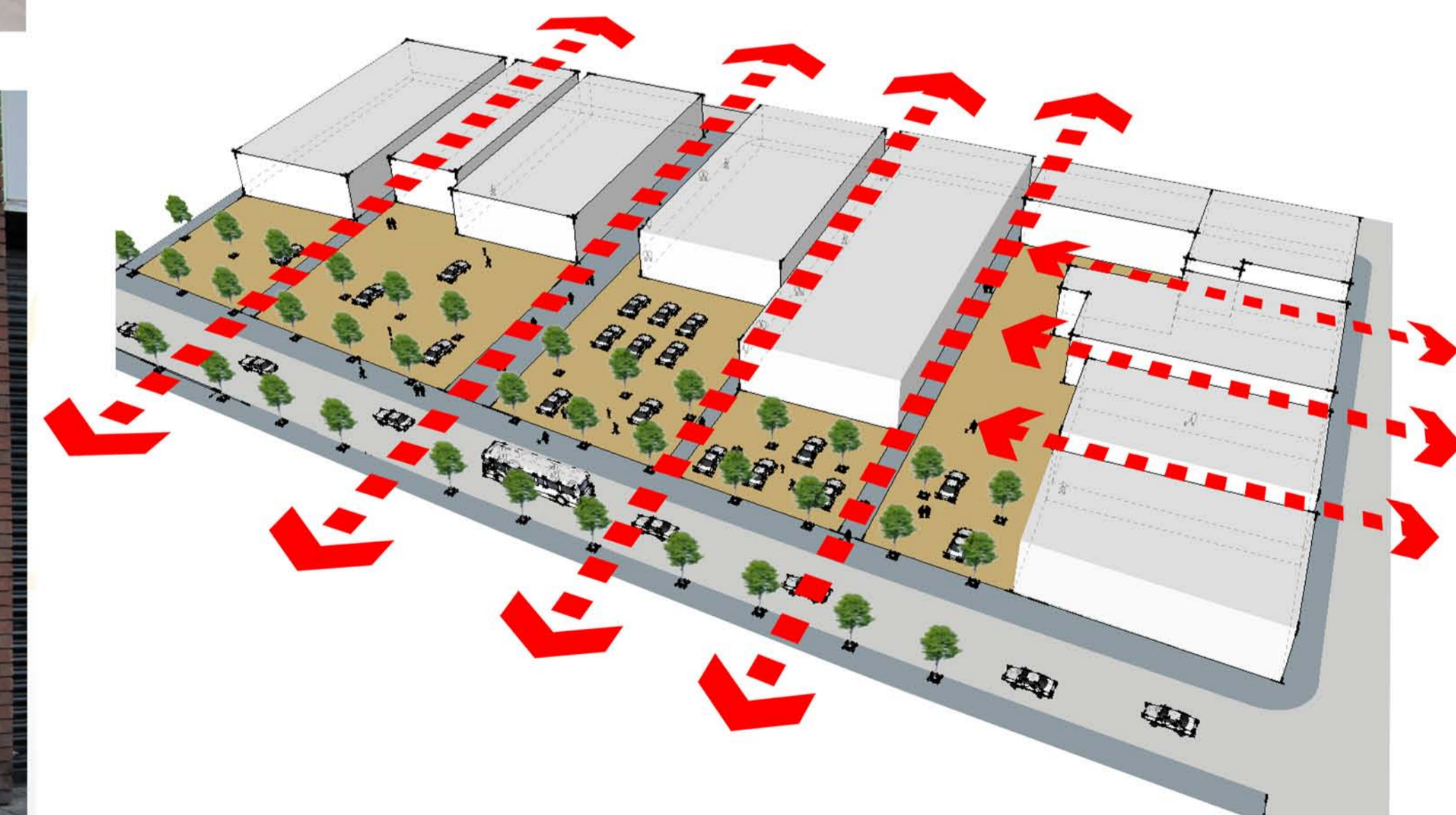
A case study for successful regeneration of alleyways as cultural, social and economically vibrant places, can be seen in Belfast's Cathedral quarter.

Proposed view- Improved Streetscape - Gospel Lane



Parking and Laneway Concept Diagram

Improved Streets and Wayfinding allow drivers to access newly improved and ample car parking spaces easily and walk through lanes and shopping arcades to reach Newry Street and Bridge Street. The concept applies throughout the town.



Laneway linkages

Connecting Poplar Row with the new Translink passenger facility.

