



LEIGH TOWN CENTRE

LEVELLING UP FUND BID

Projects Overview



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01

INTRODUCTION

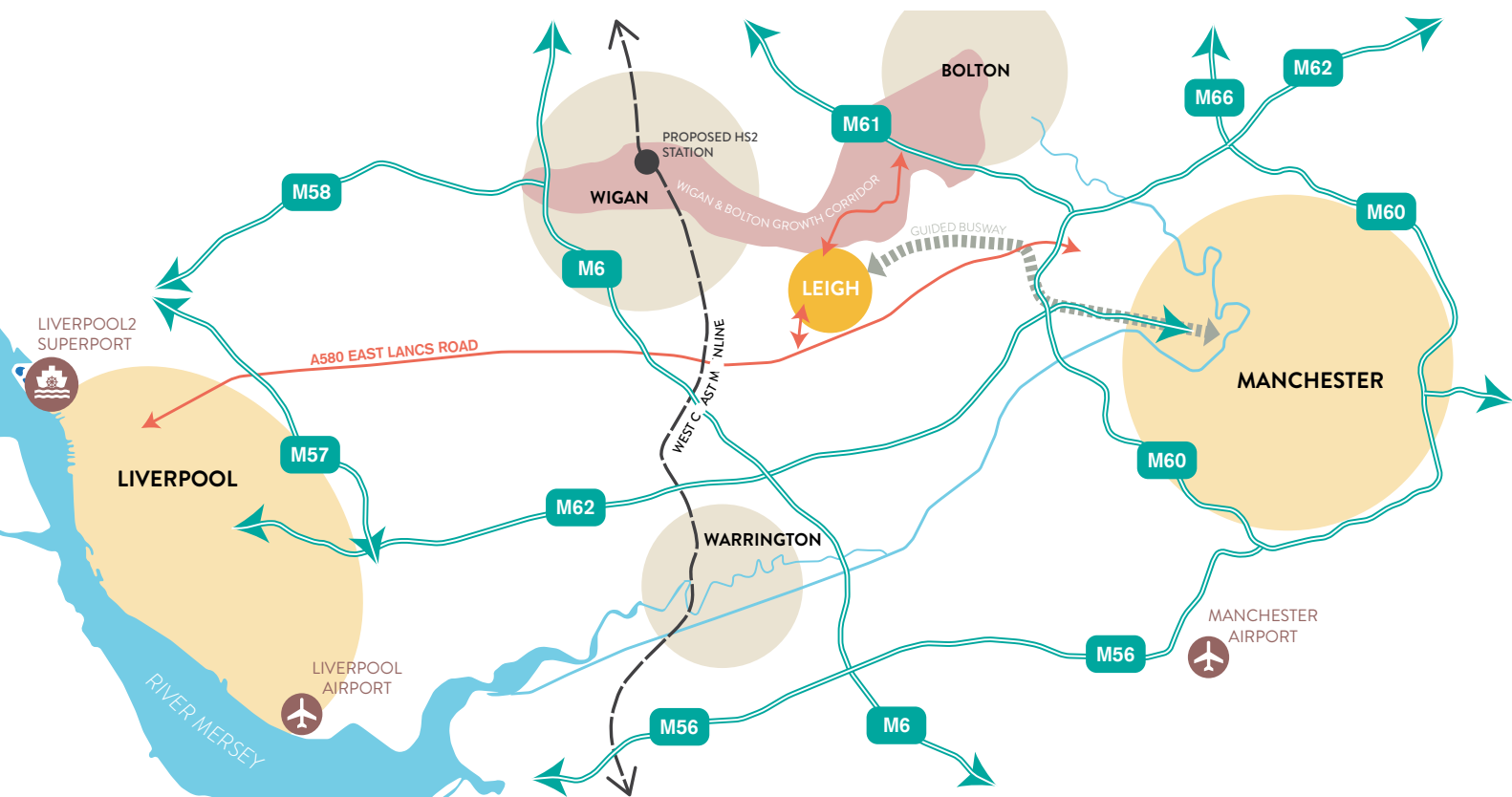


We are setting out a bold and ambitious plan for physical change that will attract investment and support the wider regeneration of Leigh. We are committed to working with partners across the public, private and voluntary sectors to deliver the step change in quality that we deserve – a place we can be proud of.

Importantly, we are putting people at the heart of our plans for Leigh town centre. Through the Leigh Town Centre Strategic Regeneration Framework (SRF) we already have an established long-term vision for the town centre, informed by extensive consultation with local people.

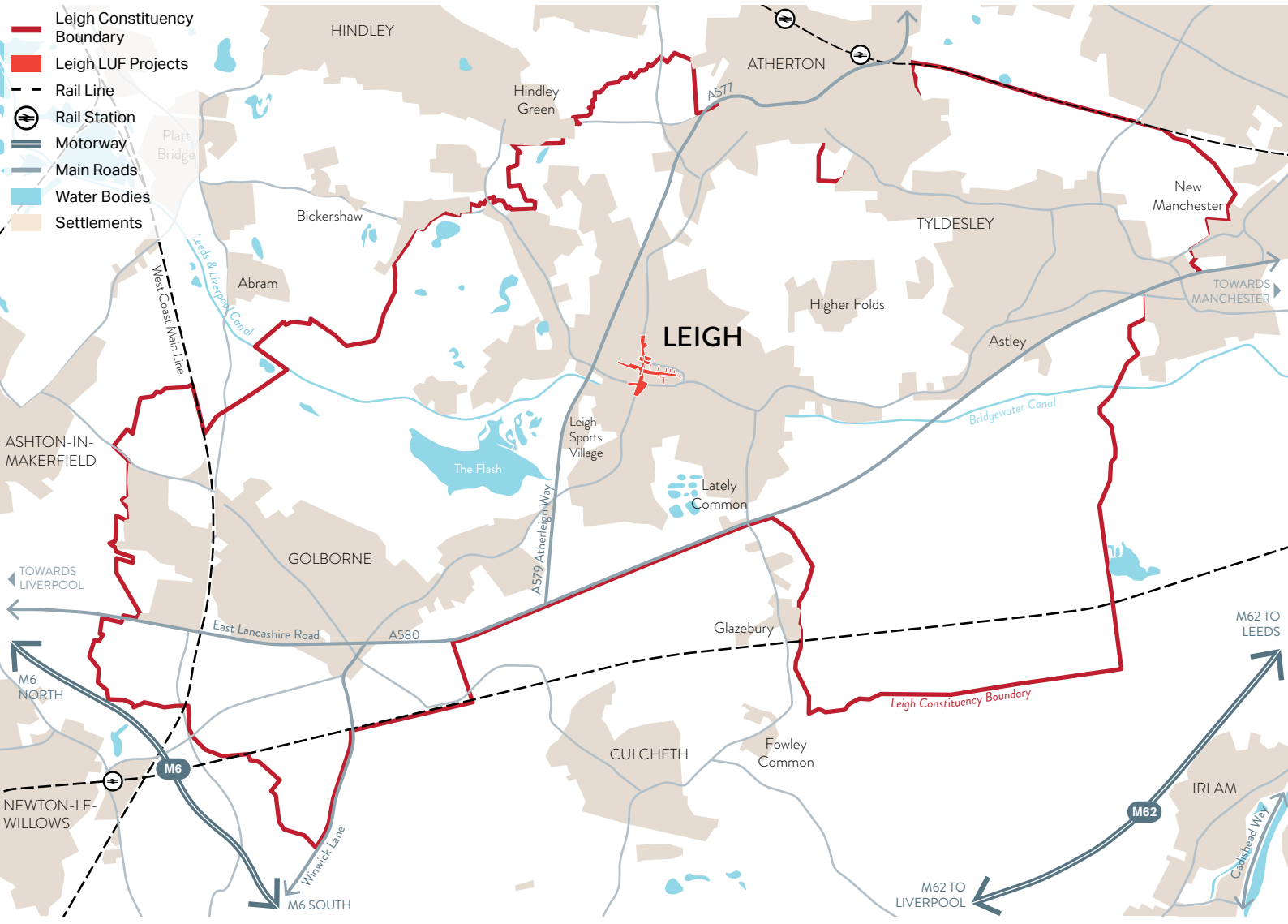
Strategically located between Manchester and Liverpool, close to the A580 East Lancashire Road and easily accessible from the motorway network, Leigh has an important role within Greater Manchester.

As the second largest town in Wigan Borough, Leigh is well positioned to draw from a large and growing population, and take advantage of the opportunities associated with the Wigan and Bolton Growth Corridor.



Leigh Strategic Location Plan (AECOM)

INVESTMENT LOCATIONS & AREA OF INFLUENCE



Leigh LUF Investment Locations (AECOM)

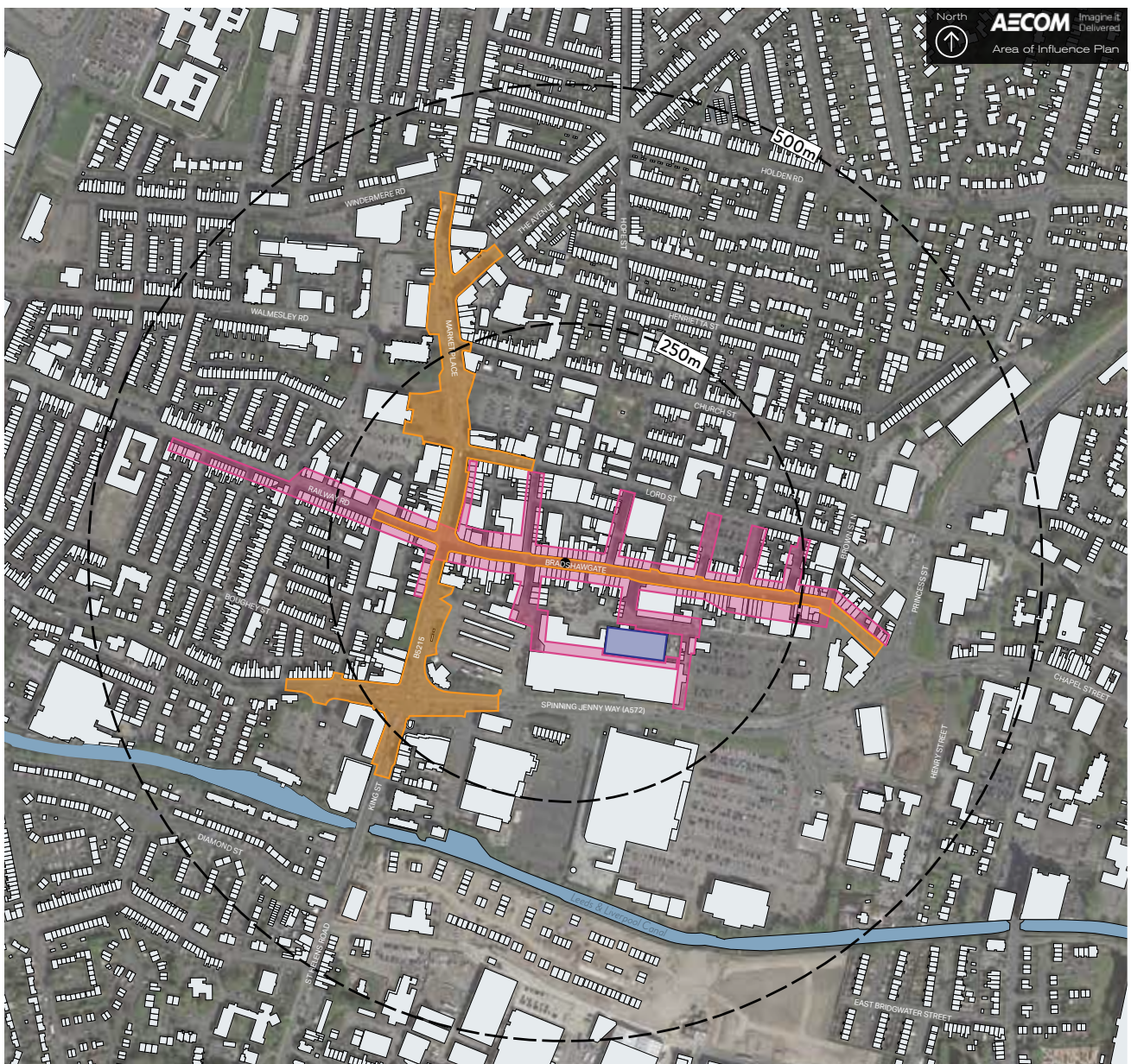
Leigh also has an important role serving neighbouring towns and villages. There is significant growth in new homes proposed in and around Leigh. If the town centre offer is right Leigh will benefit from more people spending locally and help to ensure new and existing communities are stitched together.

The town is surrounded by amazing green infrastructure, with Pennington Flash Country Park, Lilford Park, the former Bickershaw Colliery and the canal just south of the town centre.

Leigh has some fantastic attributes and is well positioned to respond positively to the challenges facing the town centre and evolve into a centre that is exciting, vibrant and at the heart of the communities it serves.

Our LUF Bid projects are focused around the core of the town centre with the Civic Square and Bradshawgate at its heart.

As shown on the diagram below, the proposed location and concentration of projects will have far reaching benefits for the whole of the town centre and beyond into surrounding communities.



Leigh LUF Bid Project Boundaries & Area of Influence (AECOM)

03

OUR PROJECTS

Project 1: Public Spaces & Pedestrian Experience

LUF bid: £7.85 million
Scheme Cost: £8.22 million



Landscape plan for proposed upgrades to Leigh Civic Square (Urban Green)

Introducing high quality public realm and open space into the historic heart of the town centre. Creating flexible and active spaces to promote cultural and community events, whilst forging better connections across the town.



Project 1 Location Plan (AECOM)

This project incorporates public realm improvements along key streets within the town centre; including new paving, seating, trees and planting which will create an attractive and vibrant environment which encourages a greater amount of street activity. This will be complemented by re-imagining the streets, through the creation of new crossings and narrowing the carriageway to provide more space for pedestrians and cyclists.

A key proposal within this project is the regeneration of Leigh Civic Square, the design of which has been developed through consultation with the public and key stakeholders.

It is envisaged that the scheme will incorporate the following elements:

- **Main Civic Square** a flexible central space which can accommodate a range of events and exhibitions;
- **Garden Walk** an intimate, high quality seating area with lush feature planting and lighting;
- **Play Garden Trail** which incorporates natural play elements focussed around nature, education and sensory interest; and
- **Social Hubs** which include entrance areas providing informal places to gather and incorporating raised community planters.



Project 1: Local Context Plan (AECOM)

- Project 1 Boundary
- Listed Buildings
- Conservation Area
- A Railway Road Conservation Area
- B Leigh Town Centre Conservation Area
- C Leigh Bridge Conservation Area
- D Bridgewater Canal Conservation Area
- Council Ownership
- Adopted Highways
- Bee Network
- Leigh Active Neighbourhood
- Air Quality Management Area

The Civic Square sits as a principal space within the Leigh Town Centre Conservation Area, at the commercial heart of the town. Therefore proposals have had to respond sensitively both in design and materiality, in order to complement adjacent listed buildings and reflect the status of this area.

Two architecturally significant buildings- Leigh Town Hall and the Turnpike, are highlighted using tree planting and lush vegetation to frame desired views and create visual corridors. These visual connections will draw visitors into the landscape, while green spaces incorporating new seating will encourage to stay and enjoy the space.



Landscape vision for Leigh Civic Square (Urban Green)



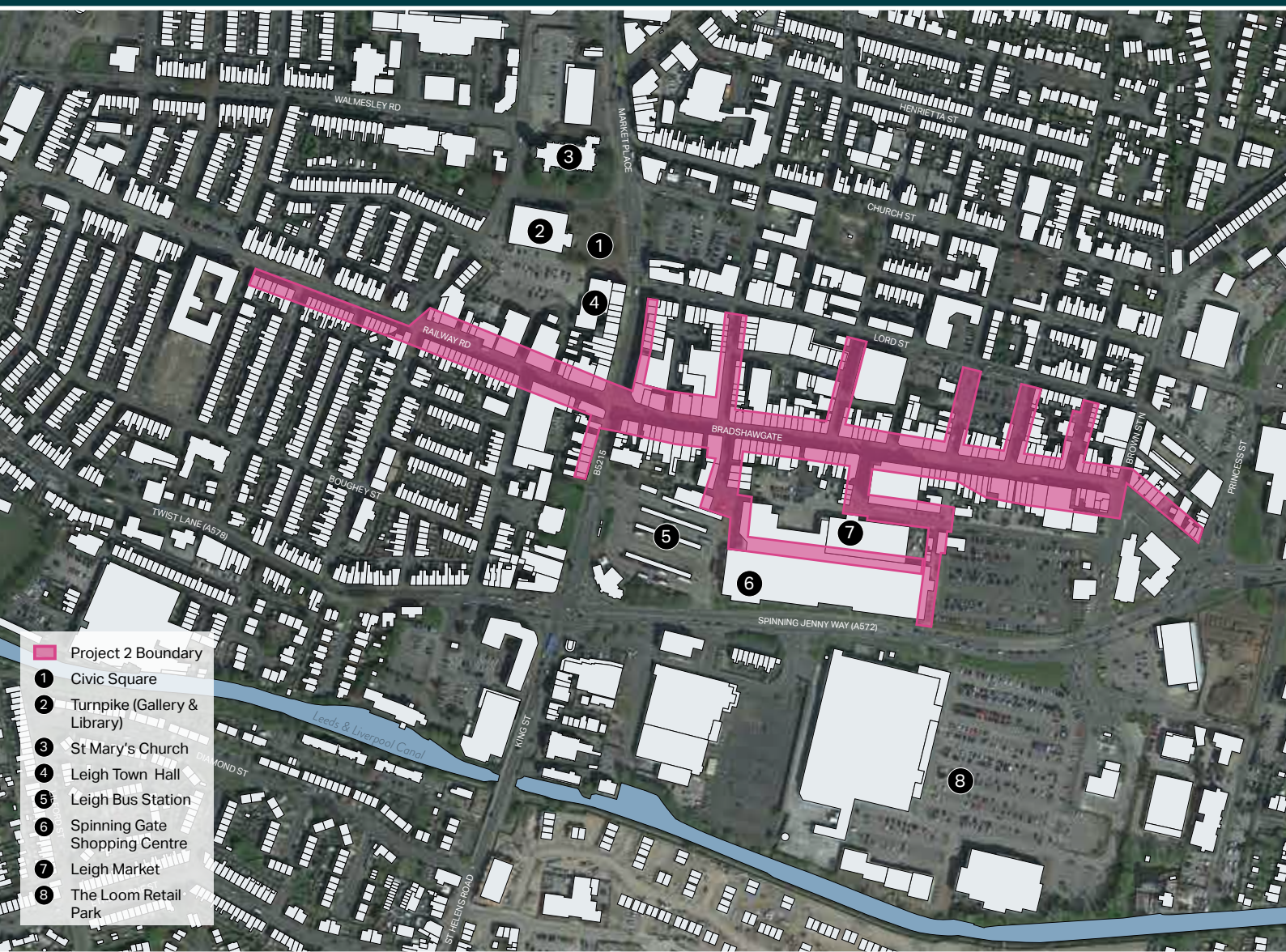
Public Realm Precedent images



Sketch visualisation of proposed public realm improvements around Leigh Civic Square (AECOM)

Project 2: Shopfront and Building Grant Scheme

LUF bid: £1.08 million
Scheme Cost: £1.33 million

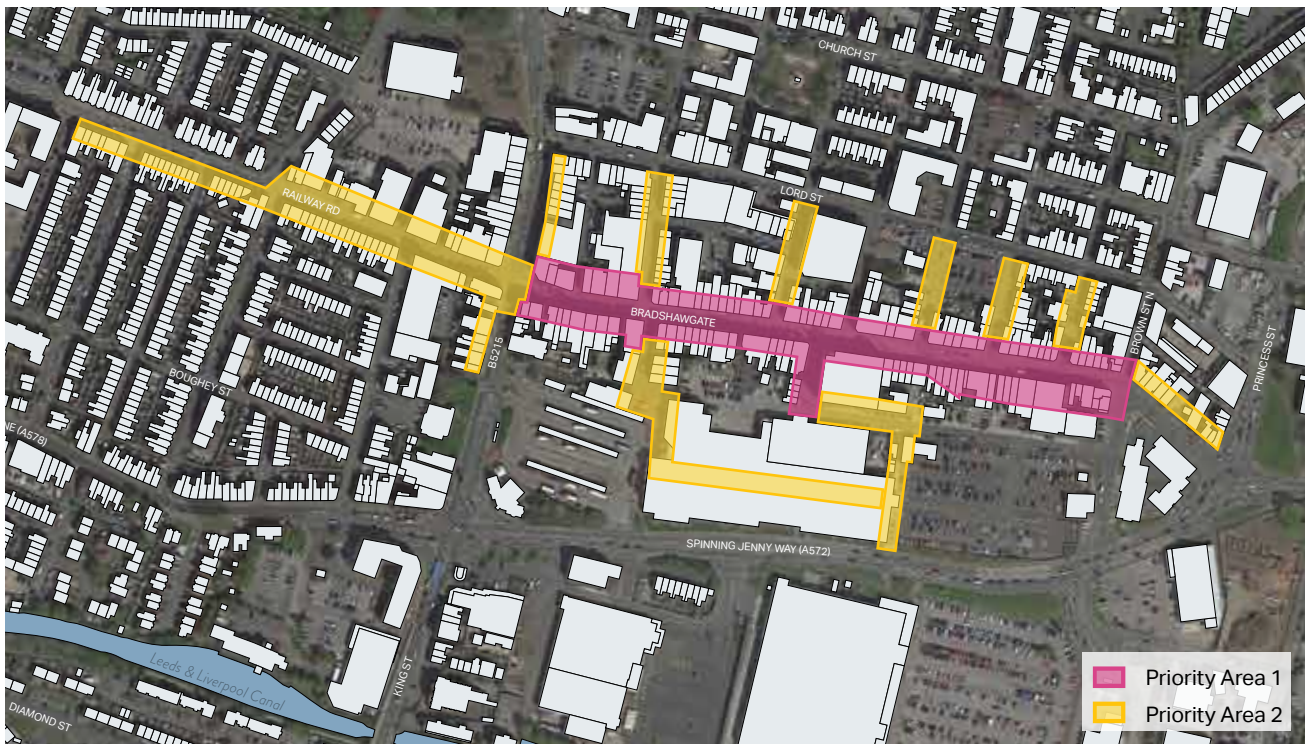


Location plan illustrating the areas to be included within Project 2

By combining the forces of grant funding and private sector backing we will unleash a momentum of self improvement, which will enhance the vitality and attractiveness of trading space within the town centre.



Shopfront Improvement Precedent images



Areas of Priority Plan (AECOM)

Presently there are tired areas of the town centre, which are under-utilised and include poor quality shop fronts, that do not reflect the importance and heritage of the area. The implementation of this project will provide business owners with the opportunity to apply for funding to contribute towards improving their building’s visual appearance and/or help to bring vacant and under-used space at ground and first floor back into active use.

Available to town centre business owners (as well as potential new businesses), collectively the scheme will dramatically upgrade the attractiveness to the town centre and help to preserve key historic buildings.

Schemes will be well designed and high quality and it is anticipated that grant funding would be targeted towards certain buildings or areas where the impact would be greatest. As illustrated within the above plan, two areas of priority have been identified.

The project will be assisted through the creation of a shop front design guide and by using a local supply chain to build a more harmonious town centre. This will allow businesses to access skills and expertise easily and to break down the red tape of trying to gain planning permission for changes following the design guide.



Project 2: Local Context Plan (AECOM)

- Project 2 Boundary
- Listed Buildings
- Conservation Area
- A Railway Road Conservation Area
- B Leigh Town Centre Conservation Area
- C Leigh Bridge Conservation Area
- D Bridgewater Canal Conservation Area
- Council Ownership
- Adopted Highways
- Bee Network
- Leigh Active Neighbourhood
- Air Quality Management Area

The shopfront and building grant scheme priority areas largely fall within the Railway Road and Leigh Town Centre Conservation Areas, and incorporate a number of important historic and architecturally important buildings.

The implementation of the project will provide opportunities to restore historic shopfront features and increase the quality of frontages along these important streets. In addition, the project will be complementary to the proposed public realm upgrades set out within Project 1 and together represent a substantial positive impact on the streetscene.

The examples below illustrate how shopfronts on Bradshawgate could be enhanced (for illustration purposes only).



16 to 18 Bradshawgate 'before'



16 to 18 Bradshawgate 'after' (AECOM)



90 to 92 Bradshawgate 'before'



90 to 92 Bradshawgate 'after' (AECOM)

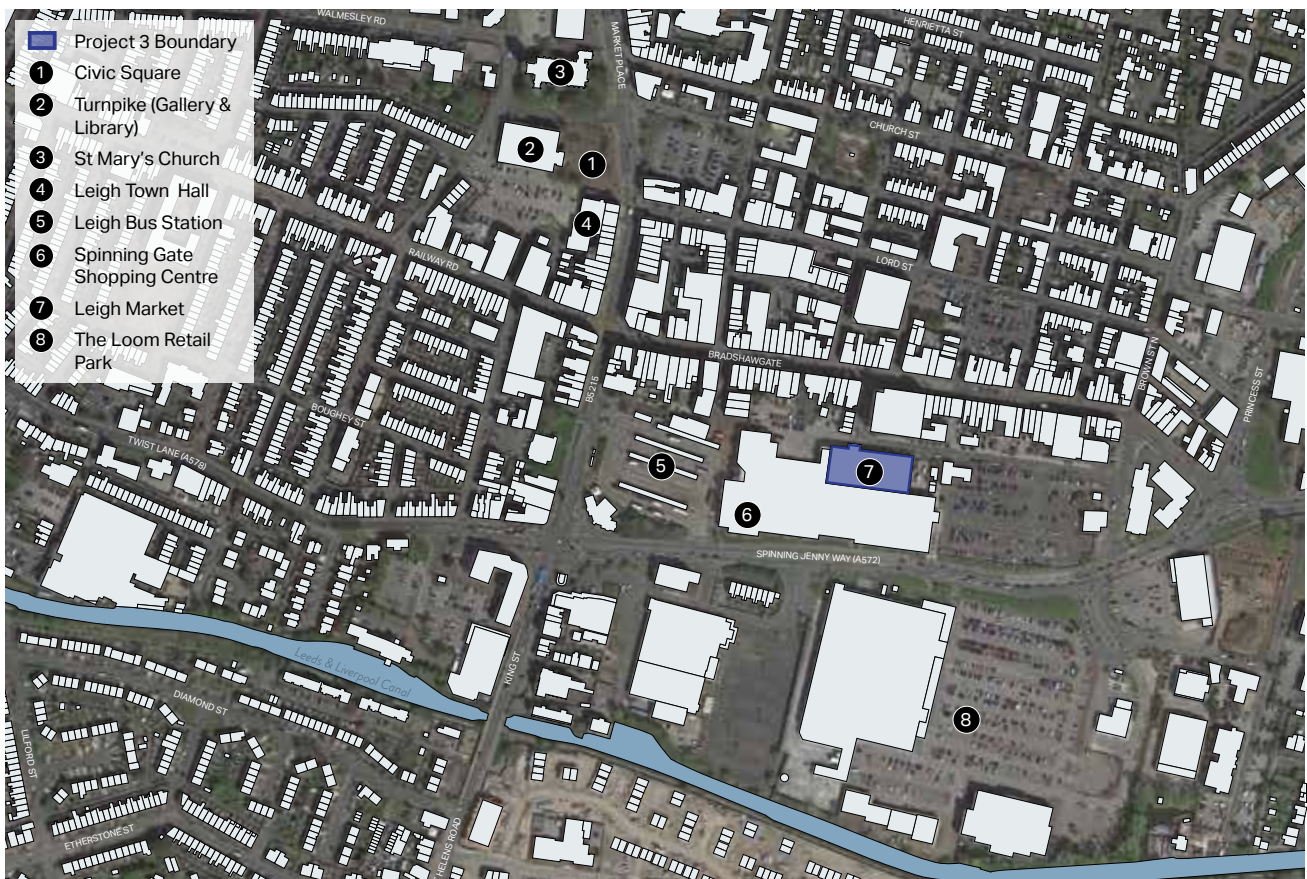
Project 3: Leigh Market Refurbishment

LUF bid: £2.46 million
Scheme Cost: £2.96 million



Visualisation of how new seating within the market could look

Implementation of a planned scheme to renovate Leigh Market for traders and customers to ensure the market has a sustainable and vibrant future.



Project 3 Location Plan (AECOM)

Leigh Market is successful and well-loved, but without investment, the fabric of the building will continue to deteriorate and without attracting new customers its future is uncertain. Last year specialist market consultants Quarterbridge were commissioned by the Council to consider what is needed to improve the market and they consulted with traders and the wider community. As a result of this work, Quarterbridge recommended that Leigh Market needs to:

- **Support and serve existing customers** - by embracing its traditional market offer;
- **Attract new customers** - by embracing modern trading practices and attracting new businesses;
- **Support current businesses** - through marketing and business development support and driving increased footfall;
- **Attract a wider variety of new businesses** - aimed at shoppers not currently using the market; and
- **Improve the physical environment** - to make it more attractive and comfortable for traders and customers.



Market Precedent Images



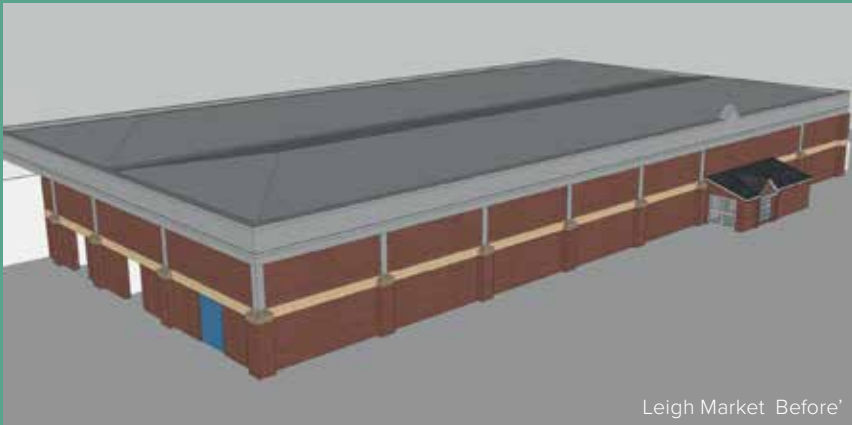
Project 3: Local Context Plan (AECOM)

- Project 3 Boundary
- Listed Buildings
- Conservation Area
- A Railway Road Conservation Area
- B Leigh Town Centre Conservation Area
- C Leigh Bridge Conservation Area
- D Bridgewater Canal Conservation Area
- Council Ownership
- Adopted Highways
- Bee Network
- Leigh Active Neighbourhood
- Air Quality Management Area

Adjacent to the Leigh Town Centre Conservation Area, Spinning Gate Shopping Centre and in close proximity to Leigh Bus Station, Leigh Market occupies an important location within the town's commercial heart.

Building on the proposed public realm improvements and shopfront and building grant scheme, the refurbishment will reaffirm Leigh Market as a key destination within the town centre and help to attract more visitors to the town.

A selection of precedents illustrating how the market could look:



Leigh Market 'Before'



Leigh Market 'After'



Leigh Market 'After'

It is envisaged that the refurbishment of the market will include:

- A new seating area to encourage people to eat and drink in the market and spend more time there;
- New roof with ventilation and solar panels;
- New flooring and decoration;
- Larger entrances to Spinning Gate Shopping Centre, enhancing the visibility of the market;
- New windows and roof-lights to increase natural light within the market;
- Glazed entrance foyer to increase views into the market and provide protection from the elements;
- High profile branding and new external digital signage;
- Upgraded Wi Fi;
- New internal signage for market stalls; and
- New boiler system including stall specific heating controls.

04

OUTPUTS & OUTCOMES



The investment of £11.39 million through the Levelling Up Fund will deliver:



3,000 sqm enhanced public realm and events space at Civic Square;



20,000 sqm of enhanced public realm along King Street, Market Street, Market Place and Bradshawgate;



1,300sqm refurbished market floorspace;



Grants for c.40 business premises to invest in improving their buildings;



Over £10m public sector investment into the town centre delivering a benefit cost ratio of up to 3:1, achieving good value for money;



Enhanced programme of community and cultural events;



Increased footfall and dwell time; and



More positive perceptions of the town centre.





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