

### MASTERPLAN 2007

South Ribble Borough Council commissioned and developed a masterplan in 2007 for Leyland Town Centre with the aim of providing a 'comprehensive masterplan for the regeneration of Leyland Town Centre to help promote and co-ordinate on-going regeneration and development'.

The masterplan identified a need to create a focal point within the town centre. An aspiration for the town was developed:

'...Leyland will be noted as a quality setting for its shopping, strong economy, visitor, heritage and leisure attractions. It will serve a healthy catchment as an accessible and integral part of the wider area'.



### TOWN IMPROVEMENT STRATEGY 2019

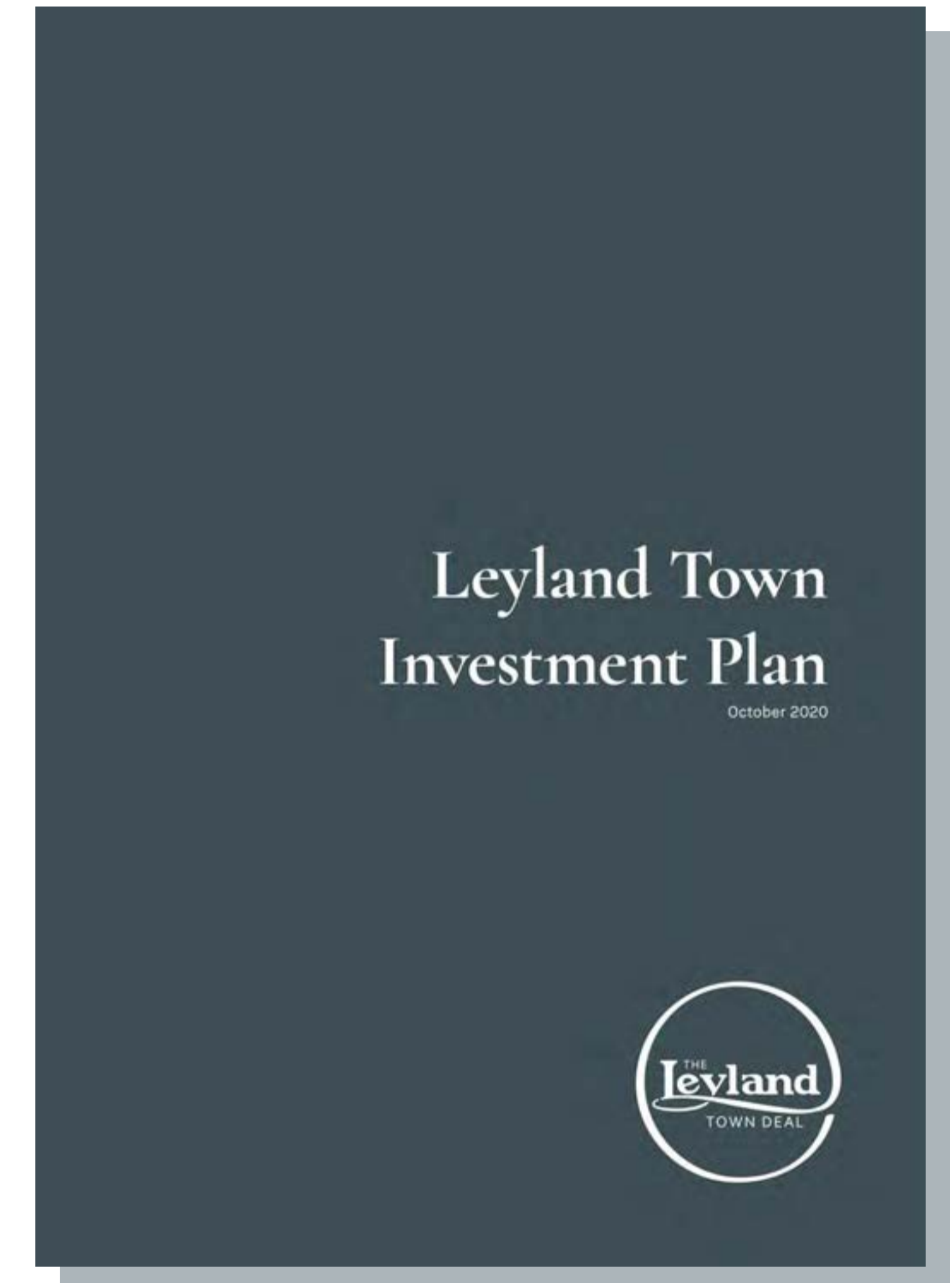
Building on the 2007 Masterplan work, South Ribble Borough Council commissioned a Town Centre Improvement Strategy in 2019 in advance of both the South Ribble Local Plan and Central Lancashire Local Plan review.

Three themes emerged which sought to respond to the changing challenges to the town centre:

- Quality of Place
- Improving the experience in Leyland
- Evolving the purpose of Leyland

The proposed projects were:

- Public realm and landscaping works on Hough Lane
- Development of Church Place adjacent to the United Reformed Church
- Development of a market place



### OCTOBER 2020 LEYLAND TOWN INVESTMENT PLAN

In 2019 as the Town Improvement Strategy was being developed, Leyland was identified as one of 100 towns given the opportunity to bid for government Town Fund investment.

Leyland Town Board, comprising more than 20 members drawn from industry, education and the local parish and authority councils was formed in 2019 and worked with South Ribble Borough Council to develop the Leyland Town Investment Plan and funding bid.

In March 2021 £25m funding was awarded to Leyland - 'a once in a lifetime' opportunity to realise the vision for the town centre.

Residential streets and private gardens in the town centre add to the quality and character of Leyland



Significant buildings and places (historic and remembered) are important to the distinct character of the town



The character and vitality of the town centre breaks down in open low density areas in the town centre where historic fabric has been removed



Leyland's character is of a mix of industrial and residential scales - 'the factory at the end of the street'

Leyland has a rich historical past with industrial buildings developing side by side with attractive garden fronted houses in the town centre. The growth and industrial success of the town from the late 19<sup>th</sup> century saw significant buildings of quality serving a thriving community.



- 1. Leyland Motors Ltd works on Northcote Street; the location now of Leyland Market within the remaining works buildings.
- 2. Chapel Brow 1900
- 3. Co-operative Society Headquarters dated 1903
- 4. Leyland and Birmingham Rubber Company
- 5. Leyland May Festival
- 6. Victoria Terrace, Hough Lane

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Existing site photographs





The Town Deal Fund building projects, public realm and landscape works present an opportunity to make transformational changes to Leyland Town Centre. The designs will focus on reducing carbon emissions, driving towards lowering operational energy and embodied carbon.

### 1. BASE2 / Commercial development

BASE2 is an innovative place to learn, access skills training and support businesses / individuals to fulfil their potential. The 'Business Advice Skills Enterprise 2' hub is a unique opportunity to provide new facilities under one roof, ranging from 'start up' spaces for new businesses to 'maker facilities' such as digital fabrication tools and 3D printing.

BASE2 is a flexible space which will also serve as a cultural centre with exhibition space, a high quality coffee shop offer and meeting spaces.

Complementing BASE2 are a mix of commercial units for new restaurants, retail uses, and flexible high quality office units to suit a wide range of businesses.

### 2. Leyland Market Regeneration

Celebrating a return to shopping locally and the value of markets as meeting places, the sensitive regeneration of the market will include improvements to energy efficiency and to the interior to create a future ready aspirational market.

### 3. The Market Square

A new focal point in Leyland for events, surrounded by new restaurants and retail space, the regenerated market and new places to work and learn at the BASE2 hub.

### 4. Church Place

Church Place is proposed as a new town centre 'pocket park' which provides an attractive landscaped setting for the United Reformed Church on Hough Lane. New restaurant and retail units will open onto this new meeting place and four upper storey two bedroom apartments offer further high quality town centre living.

### 5. Churchill Way

As the gateway to Hough Lane, and just a five minute walk from the railway station, this new commercial and office building will accommodate a high quality restaurant / bar offer with flexible upper storey contemporary office space.

### 6. Quin Street Residential Development

Building on the success of existing attractive residential areas in the town centre, the new housing proposed on Quin Street includes a range of townhouses and apartments set on a key landscaped route with connections to the North beyond Bannister Brook and into the new Market Square.

# 6.0 | THE LEYLAND TOWN DEAL

## BASE2 / Commercial development

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BASE2 is a flexible space which will also serve as a cultural centre with exhibition space, a high quality coffee shop offer and meeting spaces.

Complementing BASE2 are a mix of commercial units for new restaurants, retail uses, and flexible high quality office units to suit a wide range of businesses.

To achieve the sustainability goals set for the scheme, this will be a well insulated, low energy, high performing development.

The use of brick facades, with an arrangement of regular large window openings recalls the robust elegant buildings of Leyland's industrial past. The building will complement the existing market with which it forms the new public Market Square.





Images of the Existing Market

**Leyland Market Regeneration**  
Celebrating a return to shopping locally and the value of markets as meeting places, the sensitive regeneration of the market will include improvements to energy efficiency and to the interior to create a future ready aspirational market.

How often do you normally visit the market?

For those who normally visit the market, please tell us the main reasons why?

For those who normally visit – why do you like Leyland Market?



Example / Precedent Images



For those who don't normally visit, please tell us the main reasons why not?

What changes (if any) would you like to see at the market?





**The Market Square**  
A new focal point in Leyland for events, surrounded by new restaurants and retail space, the regenerated market and new places to work and learn at the BASE2 hub.



- KEY**
1. Vista between Quin Street and the Market Square
  2. Northcote Street invigorated with new activity and animation. The view along Northcote Street is terminated by the BASE2, recalling the historic context and grain.
  3. Pedestrian route linking the United Reformed Church and Market Square.

**Hough Lane**

The works to Hough Lane will provide significant improvements to the public realm including; new street tree and shrub planting, new areas of seating and gathering spaces, integration of the external business spaces through a cohesive paving design, cycle access improvements including traffic calming measures and shared surfaces.

**Chapel Brow**

The regeneration proposals along Chapel Brow seek to remove the vehicular dominance along this road and introduce public realm enhancements including; seating, street tree planting and wider footways. A dedicated and safe new cycle lane will provide clear cycle connectivity between Hough Lane and the train station.



**Quin Street**

The regeneration of Quin Street will introduce a new linear 'green' connection from north Leyland through to Hough Lane. This connection will create an uninterrupted pedestrian and cycle priority link with new street tree planting. Beyond Hough Lane, these proposals will extend along Thurston Road and Meadow Street to continue this connection through to the Transport Museum and beyond.





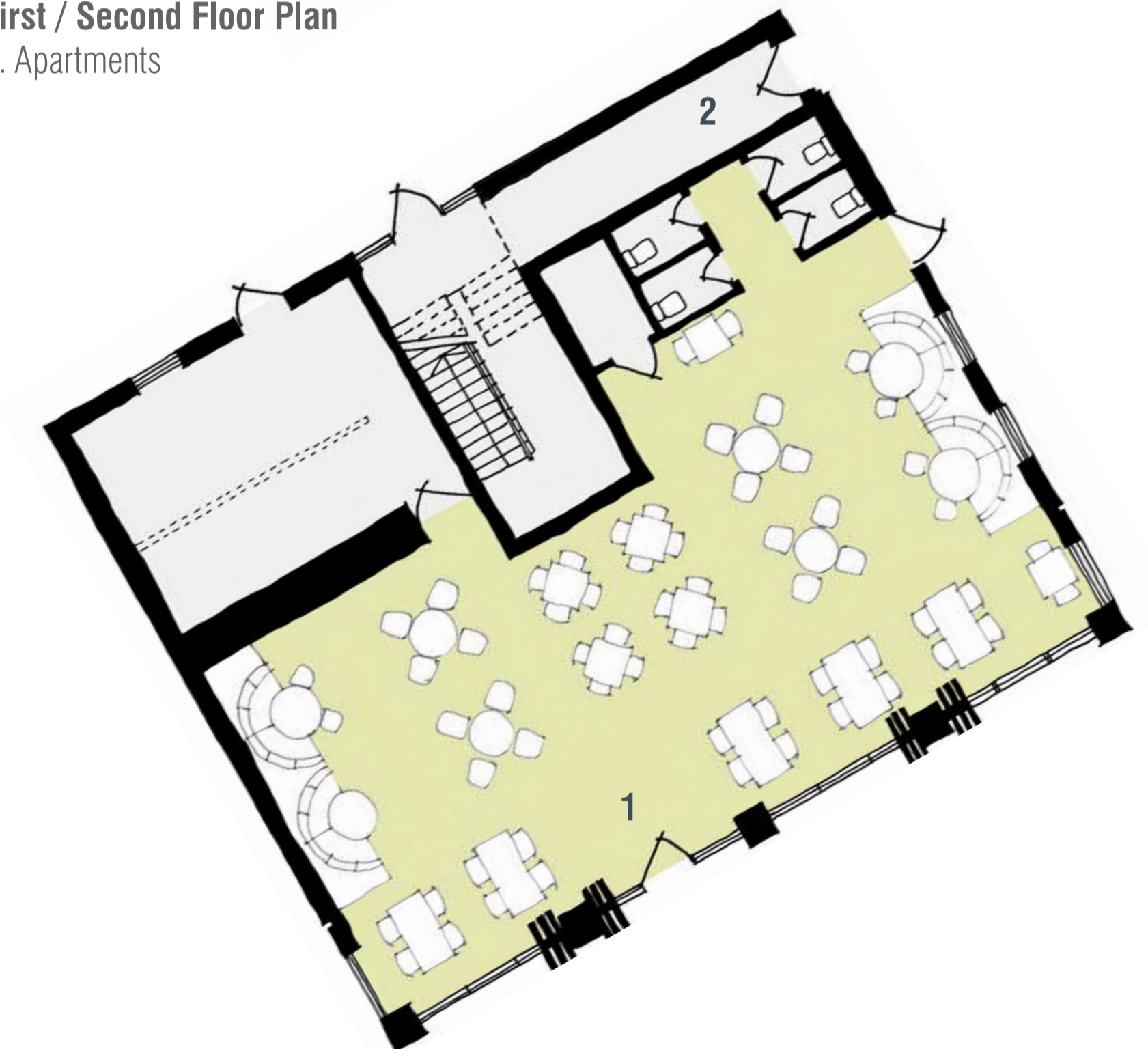
KEY PLAN

**Church Place**

Church Place is proposed as a new town centre 'pocket park' which provides an attractive landscaped setting for the United Reformed Church on Hough Lane. New restaurant and retail units will open onto this new meeting place and four upper storey two bedroom apartments offer further high quality town centre living.



**First / Second Floor Plan**  
1. Apartments



**Ground Floor Plan**  
1. Restaurants / Retail units  
2. Residential entrance

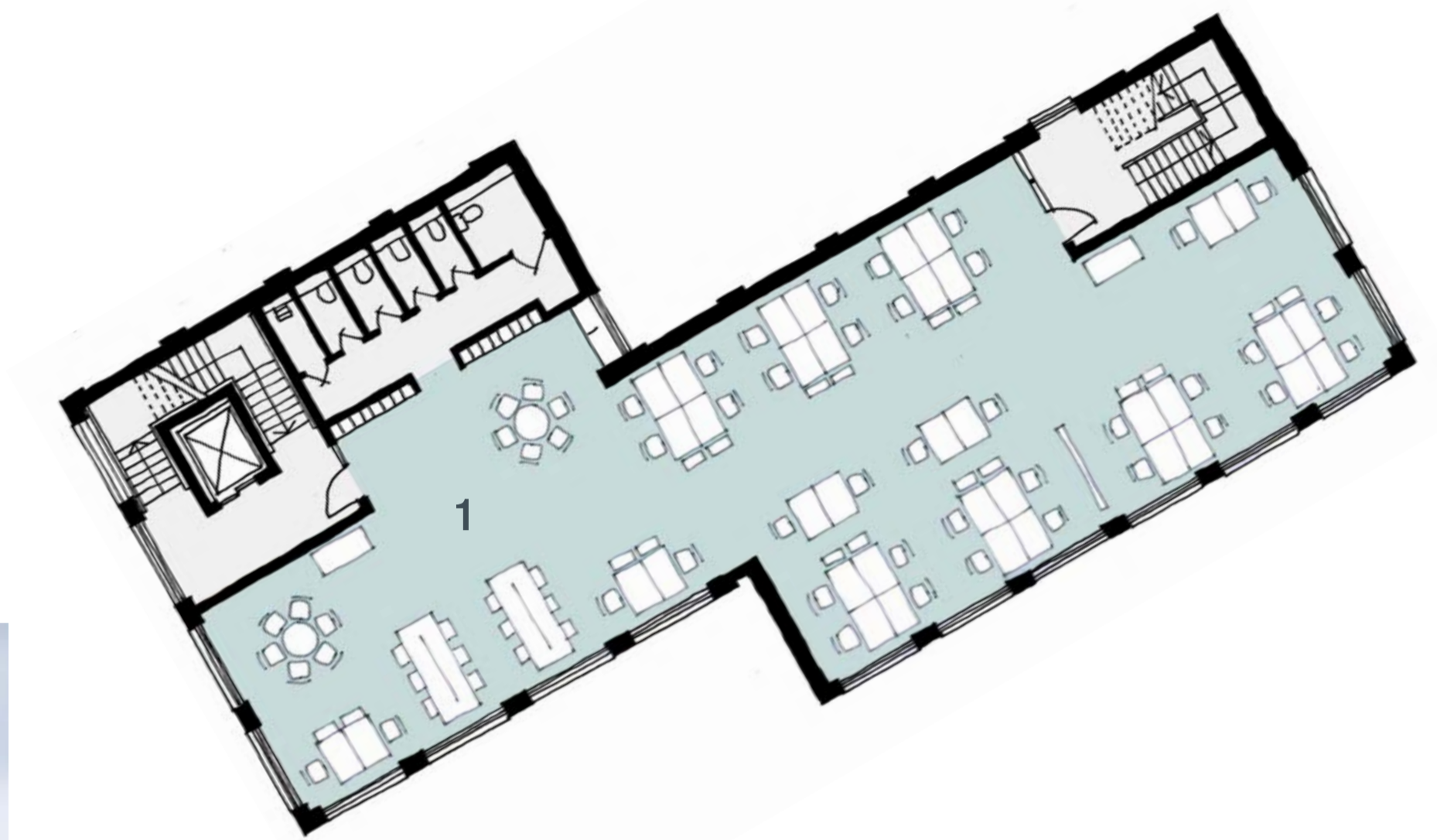


KEY PLAN

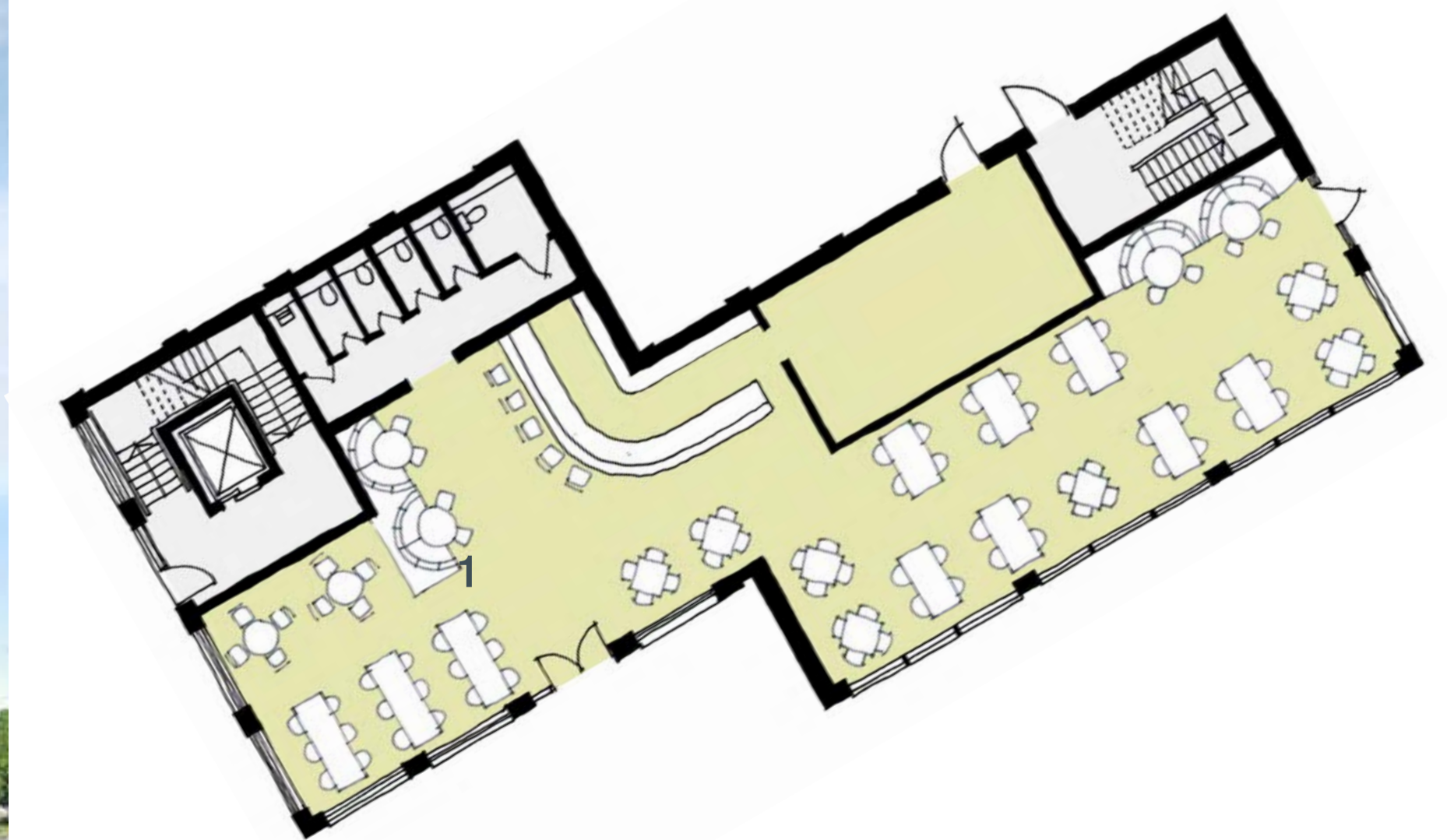
**Churchill Way**

As the gateway to Hough Lane, and just a five minute walk from the railway station, this new commercial and office building will accommodate a high quality restaurant / bar offer with flexible upper storey contemporary office space.

The use of brick facades, with an arrangement of regular large window openings recalls the robust elegant buildings of Leyland's industrial past.



**First / Second Floor Plan**  
1. Office suites



**Ground Floor Plan**  
1. Restaurants / Retail units



KEY PLAN

### Quin Street Residential Development

Building on the success of existing attractive residential areas in the town centre, the new housing proposed on Quin Street includes a range of townhouses and apartments set on a key landscaped route with connections to the North beyond Bannister Brook and into the new Market Square.

View looking North over Hough Lane 1932. The image shows the gables of industrial buildings and terraced housing. The form of the new housing proposed on Quin Street on the site of the former Heaton's works recalls the gabled fronted buildings which stretched up the site.

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**Quin Street**  
Residential development comprising townhouses and apartments along a pedestrian and cycle priority street linked to Golden Hill Way over Bannister Brook.

**BASE2**  
Commercial and office development

**The Market Square**  
A new focal point for Leyland

**Landscaped Car Parks**  
Two new car parks close to the Market Square with electric vehicle charging points and cycle stands to promote sustainable travel.

**Northcote Street**  
Invigorated with new activity and animation. The view along Northcote Street is terminated by the BASE2, recalling the historic context and grain.

**Hough Lane**  
The works to Hough Lane will provide significant improvements to the public realm



**Churchill Way**  
A 'Gateway' building to Hough Lane' with commercial and office accommodation.

**Church Place**  
A 'pocket park' with restaurant / retail accommodation and apartments in a new building set back to give prominence to the United Reformed Church on Hough Lane.

**Quin Street**  
Quin Street is re-imagined as a key green street with high quality housing and a key pedestrian route into the market square with views to the United Reformed Church.

**Pedestrian link**  
between the United Reformed Church and Market Square.

**Leyland Market Regeneration**  
Celebrating the role of market trading in the town which dates from the 18<sup>th</sup> Century, the market regeneration will see a future ready and aspirational retail space.

**Landscape proposals**  
will extend along Thurston Road and Meadow Street to continue the connection through to the Transport Museum and beyond.

The Town Deal vision is for Leyland to be a digitally connected, carbon neutral town where local enterprises thrive, skilled residents have good jobs, and our communities feel connected to a newly revitalised town centre that has a distinct character and offer across retail, leisure and cultural sectors.

The proposed buildings offer a modern interpretation, and future legacy, of the town's historic buildings. High quality brick, stone and glazed finishes will sit well with the existing fabric and enhance the existing town centre.

New landscape within the private gardens of new housing and in the public realm builds on the character of Leyland as a 'green town' and recall the historic 'Garden of Lancashire' name by which Leyland was known in the 1870s.

