

# Littleborough Station

## Masterplan Update

September 2022

Creating  
places.  
**Together.**

# Background

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## TIMELINE

- Initial masterplan production in May - September 2020 including early consultation with councillors
- Wider consultation with public in October - December 2021 as part of work towards SPD, including public 'in-person' events, online and feedback forms plus consultation with students at Wardle High School
- Updates to the masterplan proposals in response to feedback (current)
- **Next steps:**  
Presentation of findings and updates to Cabinet for approval and adoption to SPD

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## KEY FEEDBACK

- Public realm improvements welcome
- Additional car parking and cycle paths a positive objective
- Refurbishment of railway arches positively received
- Enhancement of linkages to the canal well received
- Concern over perceived closure to Hare Hill Road
- Concern over impact on existing businesses including loss of footfall and trade
- Growth creating additional pressure on infrastructure.

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## RESPONSE TO FEEDBACK

The purpose of the SPD is to support existing businesses to grow by increasing footfall, improving the quality of place, create new homes and enhanced space for commercial activities, and support the daytime and nighttime economy.

To respond to particular feedback concerns, this includes:

- No closures to the existing road network. Hare Hill Road will provide an improved streetscape design promoting pedestrian priority and a 'Streets for All' approach, but allow the possibility for sporadic closure to accommodate community events (ie Food & Drink Festival')
- Improved wayfinding to be included alongside the improvements to public realm and connectivity throughout the village to promote continued footfall to existing businesses.
- Opportunity for the Council to work with business on Victoria Street to refurbish / enhance existing properties, whilst maintaining continuity of trade, through close engagement and consultation
- Sustainable Regeneration by focusing key opportunity sites next to the train station, including Canalside Site and Coop Site, for mix of town house and apartment development with direct access to local facilities and public transport, reducing the need to travel by car.
- Brownfield land first approach supports the Zero Carbon policy and responds to the potential need to release land from the greenbelt.
- In terms of the capacity of local facilities there has been a local audit of local facilities and any new applications will be subject to the appropriate planning obligations and commitments.



# Vision

**“An uplifted village centre attractive to residents and businesses with an improved station gateway to support development sensitive to the existing historic fabric, building on Littleborough’s unique identity.”**



# Project Aims



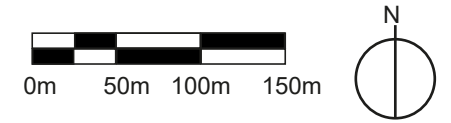
**Connect sustainably to the attractive countryside location and wider area housing sites.**

**Support a young professional demographic with options for living and working. Create suitable units for elderly people looking to downsize**

**Improve arrival/departure experience and create opportunities for improved public realm.**



# Illustrative Masterplan



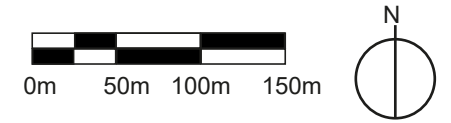
## PRINCIPLES

- Improve station gateway and connectivity to village centre.
- Improved public realm accommodating local servicing and parking requirements.
- Maintain vehicle movements.
- Opportunities for street tree planting, cycle infrastructure.
- Increase station parking provision and accommodate bus interchange with rail.
- Refurbishment of railway arches/ other existing disused buildings for new uses.
- Identify opportunities for residential development in proximity to the station.
- Infill development opportunities reinstating street frontages to Peel St/ Victoria St.
- Proposals subject to detail design and traffic modelling to finalise.



# Illustrative masterplan

## Short term opportunities at station gateway

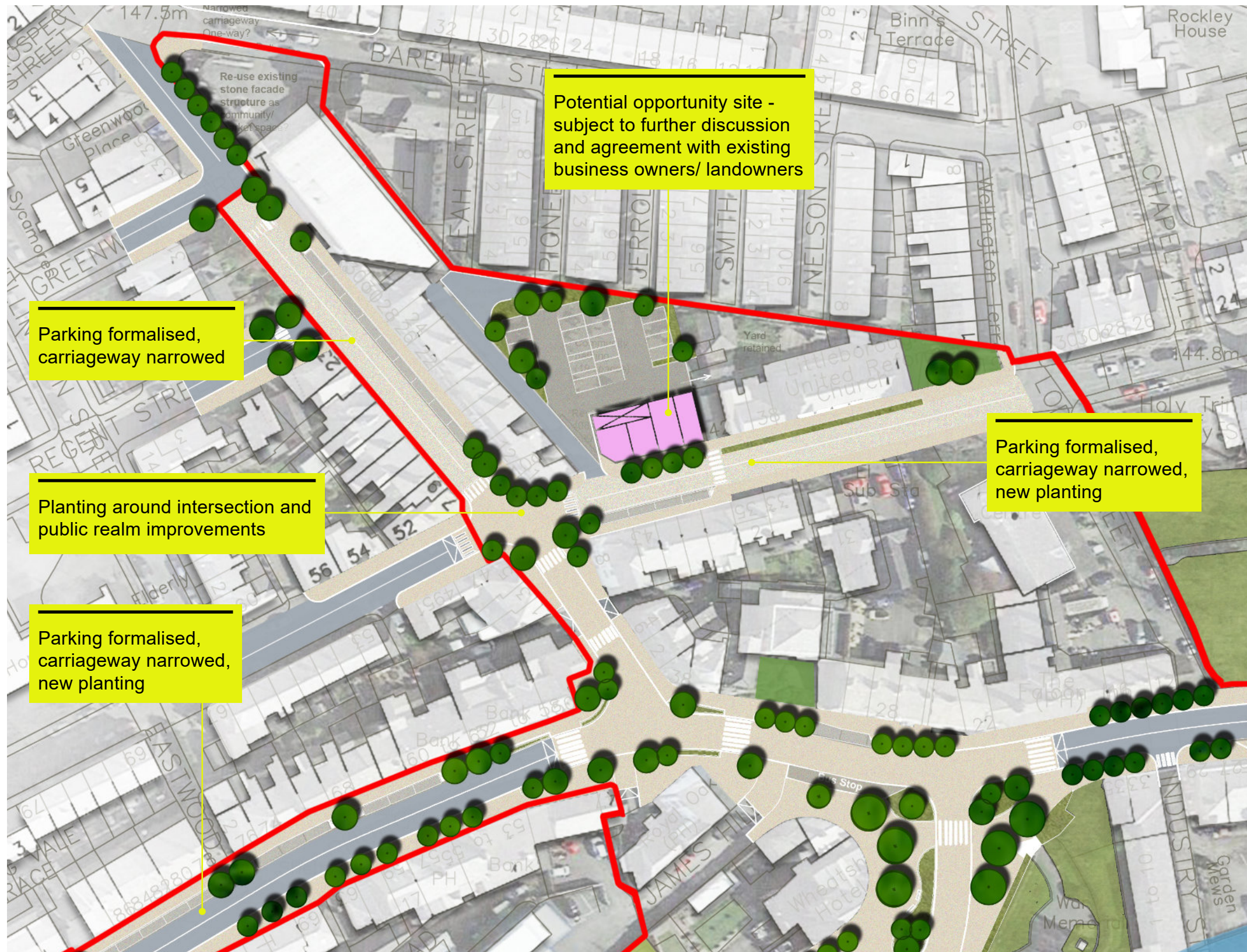
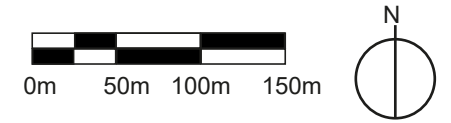


### PRINCIPLES

- Reviews potential of development at the station gateway/ arrival space without integration of the adjacent Co-op foodstore site.
- Utilise existing structures and network rail land ownership to deliver change.
- Subject to further design development with the Co-op.
- Opportunities can come forward independently of wider masterplan vision to complement and support the wider aspiration.



# Hare Hill Road and Village Centre



## PRINCIPLES

- Current vehicle movements are retained.
- On-street parking provision formalised but existing locations and numbers retained.
- Improve environment and connectivity along Hare Hill Road, Church Street and through to the station.
- Potential opportunity for new commercial units and parking on land behind Victoria St to provide new, modern commercial space, with possibility of residential or other uses above.
- Improve pedestrian crossings and public realm including planting, cycle parking.



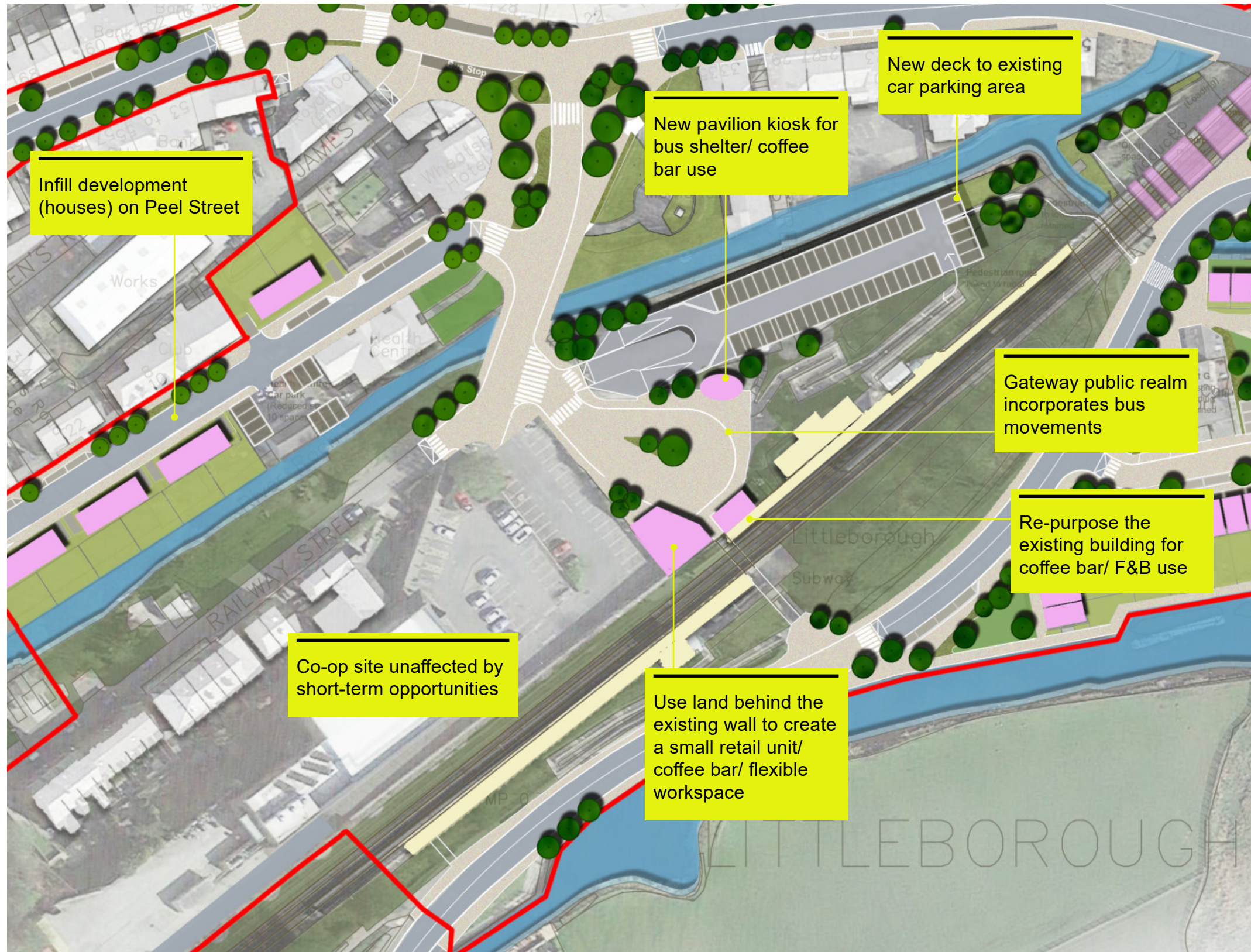
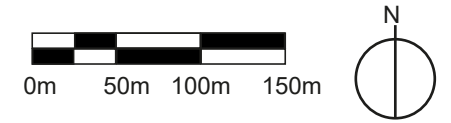
# Hare Hill Road

## Artist impression





# Station Square and environs (Existing Co-op remains)

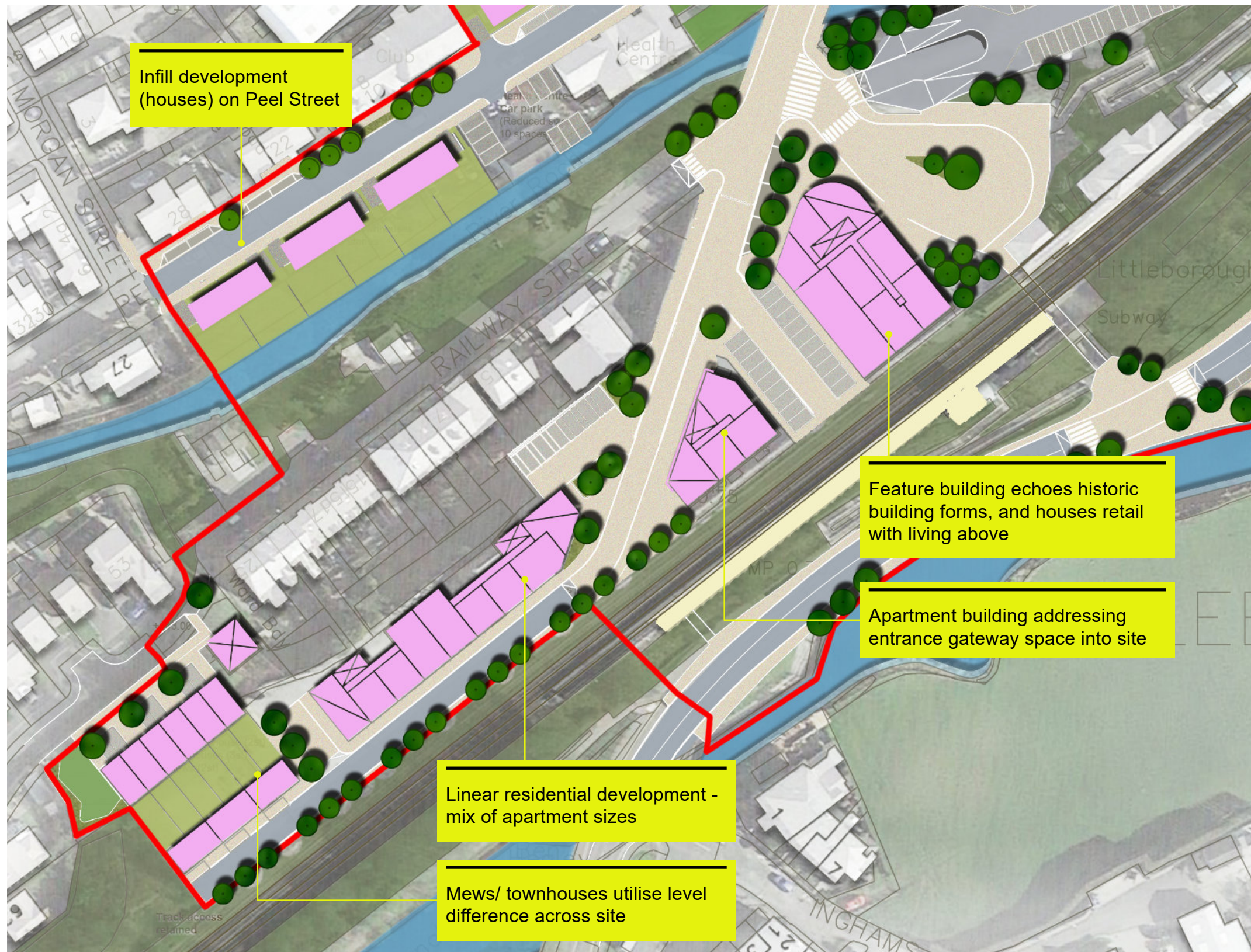
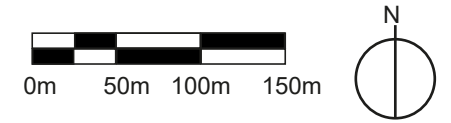


## PRINCIPLES

- Ensure connectivity with buses but improve the visual appearance of the current arrival space - 'de-tune' and promote a pedestrian priority environment
- Possible new commercial in under-utilised spaces around the station arrival space - could suit convenience retail, coffee shop, shared workspace etc.
- Opportunities for pavilion bus shelter/ kiosk, re-purposing old ticket hall by the subway, and using land behind the existing brick wall for new coffee shop/ small retail
- Additional level of car parking with new 'deck' above the existing parking area
- Can come forward independently of the Co-op site - possible short-term interventions.



# Station Square and environs (Co-op redevelopment)



## PRINCIPLES

- Can come forward independently of short-term opportunities immediately to the station gateway space/ bus interchange
- Redevelopment of Co-op site adds to vibrancy and activity of the station arrival space, and provides additional residential development opportunities on the doorstep of the station - a highly sustainable location
- Proposals ensure that Network Rail access is maintained to the trackside for ongoing maintenance etc.



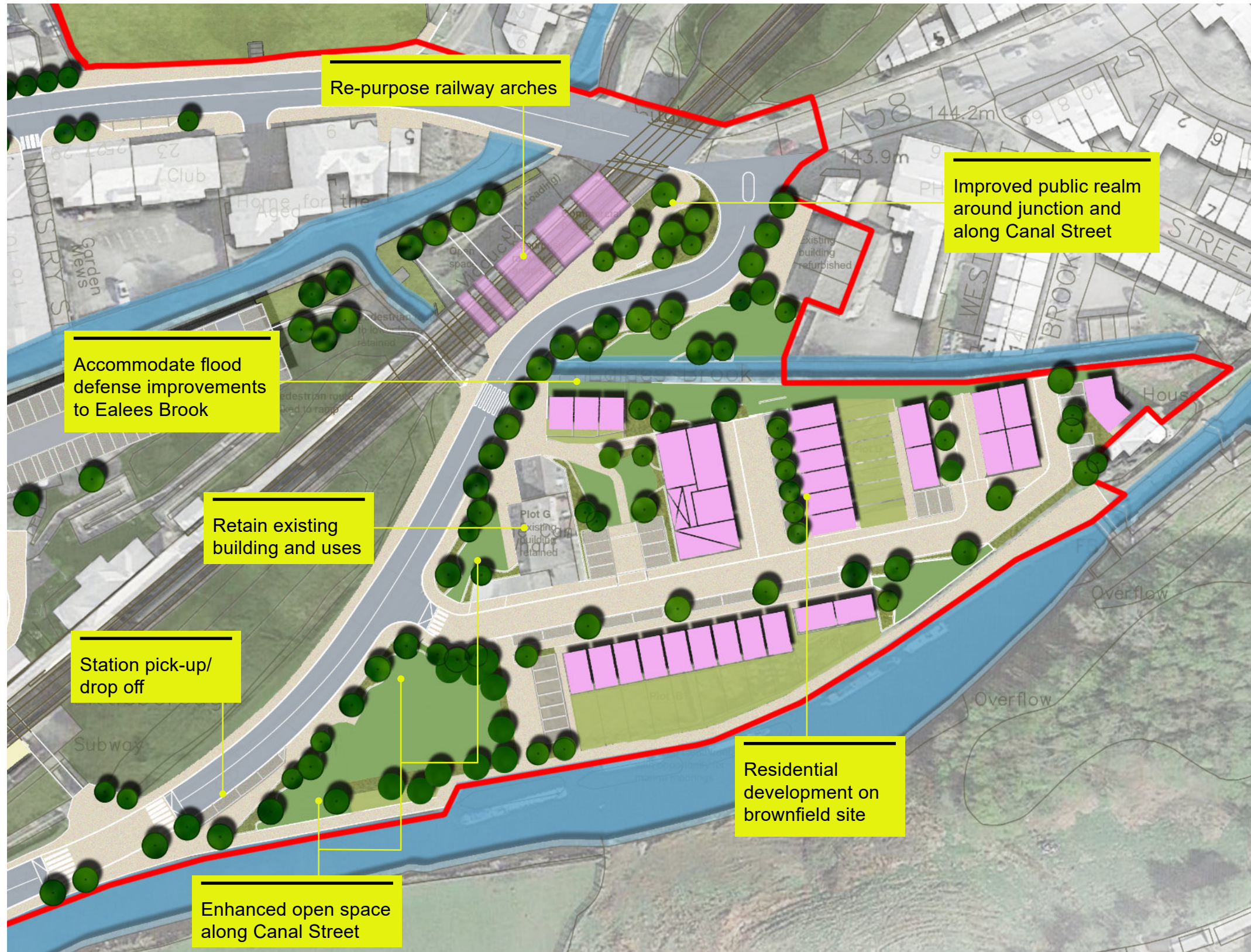
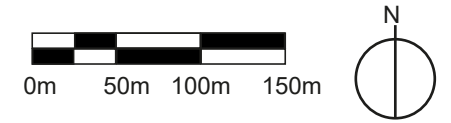
# Station Square

## Artist impression





# Canalside



## PRINCIPLES

- Refurbishment of railway arches into business premises (F&B, workspace, maker space etc.)
- Improves public realm and re-purposing of underutilised space around the viaduct area
- Enhance links through to canal towpath (leisure uses link to tourism/ footpath etc) and connectivity through to Station
- Pick up/ drop off parking on Canal Street to serve station users
- Residential development on key brownfield site in highly sustainable location
- Designed around pedestrians/ cyclists
- Open space along Canal Street greater than the current areas of green space, promotes an open and attractive gateway area.



# Canalside

## Artist impression - new residential area





# Canalside

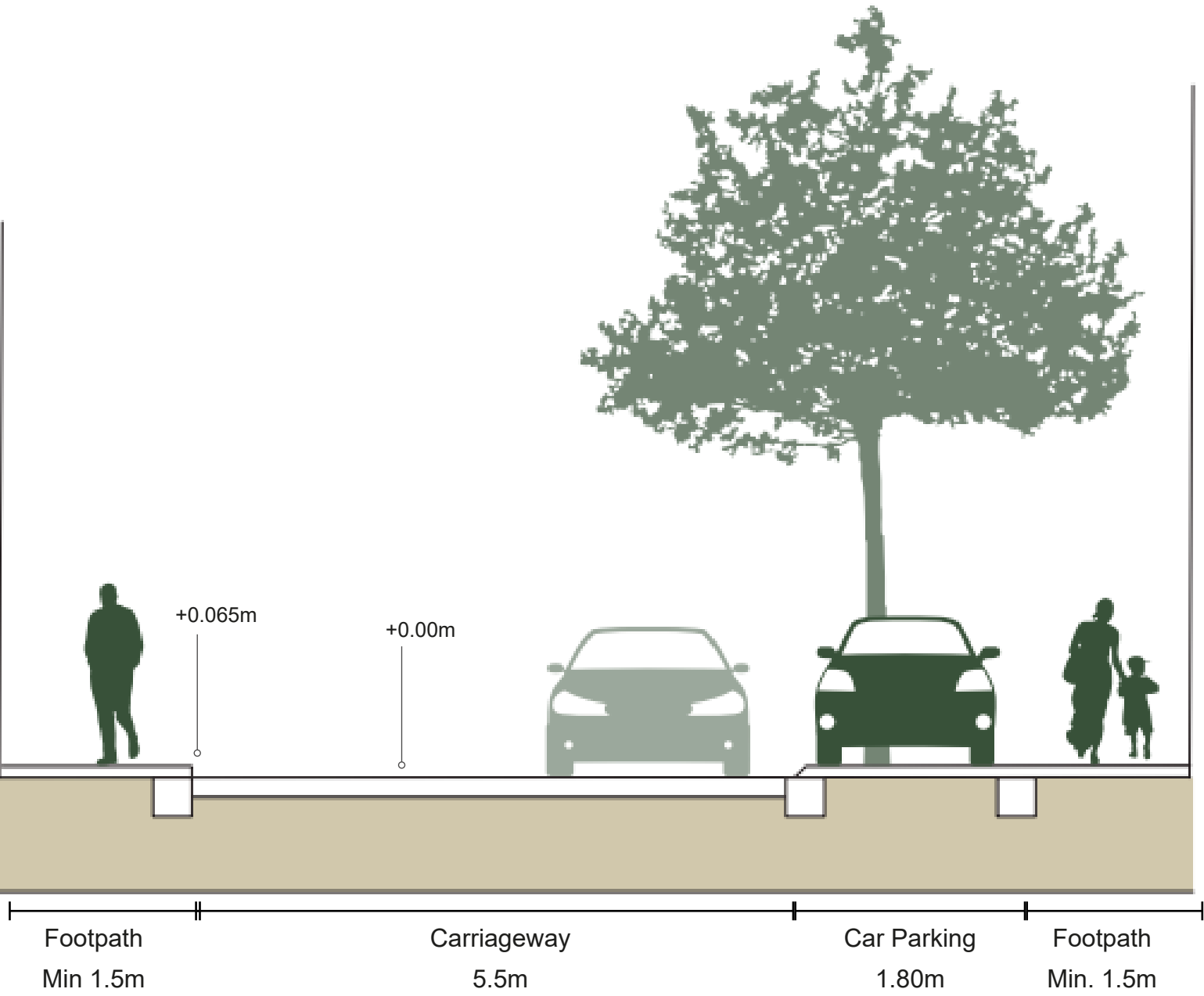
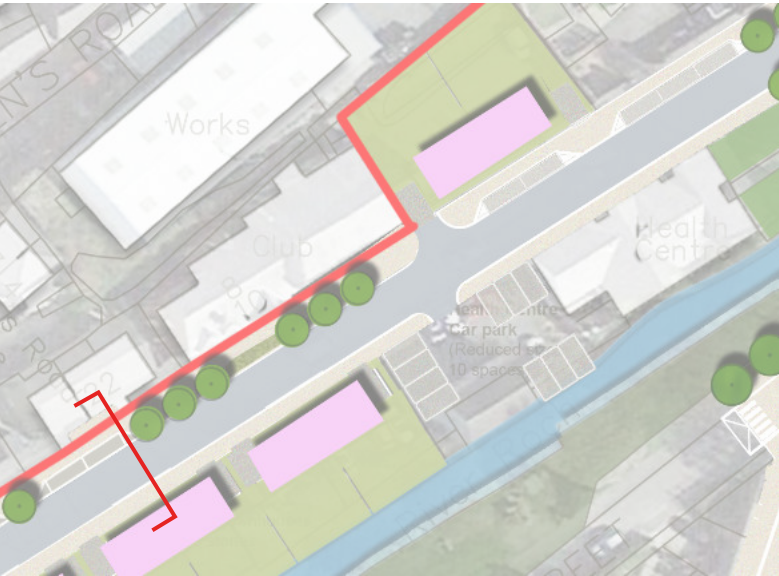
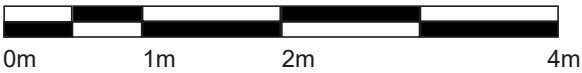
## Artist impression - Canal Street





# Typical Street Sections (Peel Street)

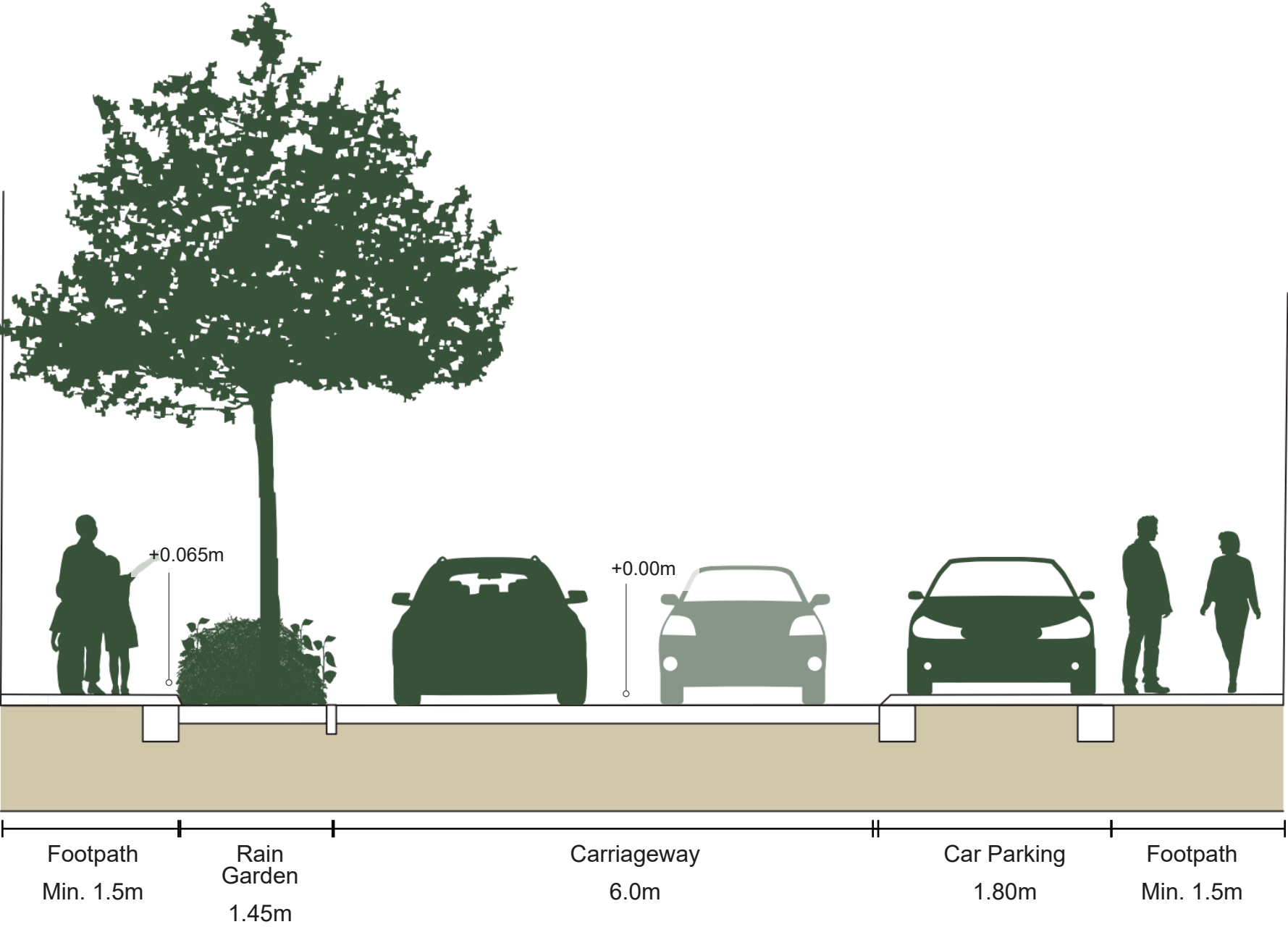
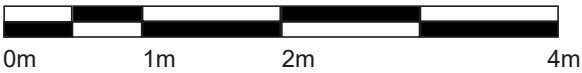
## 5.5m road typology





# Typical Street Sections (Victoria Street)

## 6m road typology





# Typical Street Sections (Church Street)

## 6.8m road typology





# Precedent studies

## Public realm/ village centre



High quality flexible space at the centre of the village incorporating planting, seating and cycle parking.



Improved pedestrian crossings create better connections through the centre and down to the station.



A narrowing of the carriageway on Hare Hill Road allows space for spill out and activities in the street whilst accommodating service access to local businesses.



Narrowing the carriageway and introducing street planting improves the environment along Church Street without compromising access. It provides an improved setting for local businesses, and provides opportunity to rationalise and control on-street parking.





# Precedent studies

## Station arrival and underpass



High quality surfacing materials, space for seating and planting whilst maintaining bus and vehicle movements.



High quality surfacing materials, feature tree planting around bus drop off and turning.



Could be closed off (alternative provision made for bus turning TBC) creating space for the community to come together, opportunity to host events, markets and festivals.



A shared surface would allow occasional traffic through the space (buses, deliveries).



Upgrading internal environment.



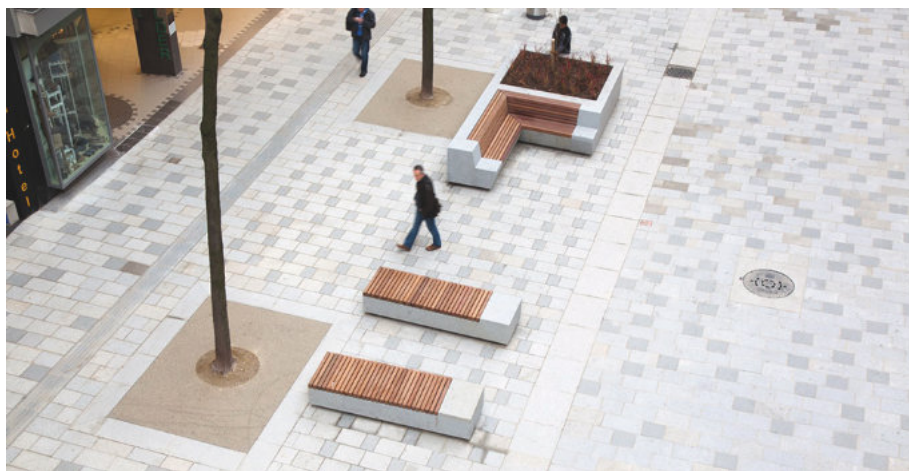
Improving external approach and widening access. Incorporating seating and lighting.



Using colour to emphasise the subway and add a sense of fun and further distinctiveness to the arrival experience - opportunity to work with local artists.



# Public Realm Materials Palette



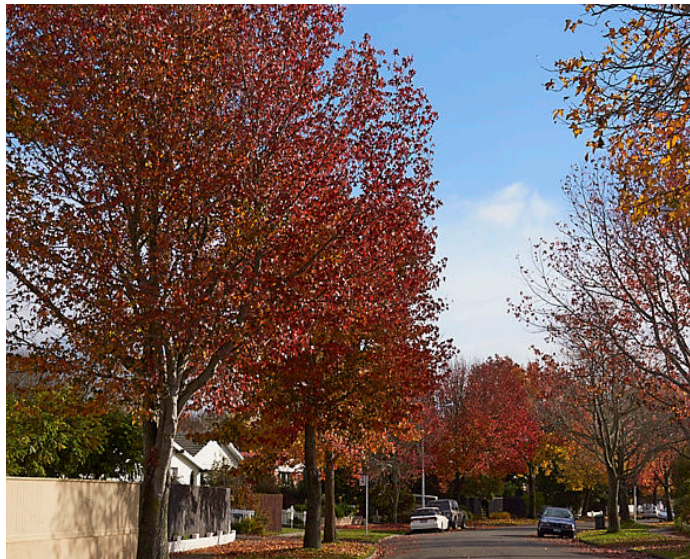
High quality materials encouraging seamless pedestrian connectivity through the village, linking the canalside area through to Hare Hill Road. Providing space for street trees, rain gardens, seating, parking, and provision for cyclists.



# Public Realm

## Softscape Palette - Trees

*Liquidambar styraciflua*



*Langestromeica indica*



*Sorbus torminalis*



*Nyssa sylvatica*



*Ginkgo biloba*



*Acer campestre*



*Pyrus calleryana Chanticleer*



*Koelreuteria paniculata*



All trees selected for ability to maintain clear stems at street level to provide good visibility for all road users, and close canopy spread providing suitable space for passing vehicles and avoiding impact with adjacent properties.

Street tree planting can also help to counteract 'urban heat island' effects by providing natural shade from intense sunshine and mitigating heat gain in urban areas.



# Public Realm

## Softscape Palette - Ornamental Planting and Rain Garden Planting

Rosmarinus officinalis (rosemary)  
Lavandula angustifolia (lavender)  
Myrtus communis



Viburnum tinus  
Allium ursinum (Garlic)



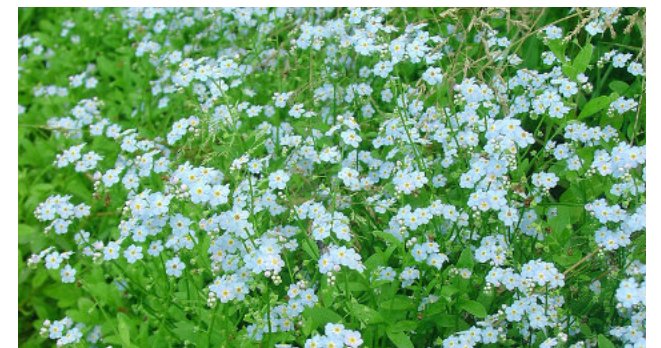
Foeniculum vulgare (fennel)  
Mentha x piperita (peppermint)



Iris pseudacorus  
Stachys palustris  
Lycopus europaeus



Myosotis scorpioides  
Mentha aquatica  
Calamagrostis sp



A mix of species and types selected for year-round colour. Opportunities for mixes of textures, smells, colours, and heights give interest. Rain gardens promote natural, sustainable drainage solutions, reducing reliance on sewerage and engineered drainage, they can also contribute to easing flooding caused by heavy rains and improvements in bio-diversity.



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**BroadwayMalyan<sup>BM</sup>**