

Middleton Town Centre Spatial Masterplan

Final Masterplan

Key Projects:

The key sites for new development, refurbishment of existing properties and improvements to public realm proposed in the Spatial Masterplan are as follows:

- 33 – 47 Manchester New Road and Post Office:** prime location for new high quality retail and office development. The Post Office would be relocated within the town centre and remaining shop units refurbished, including the important Edgar Wood buildings.
- Colmar House/Suffield House:** redevelopment of this block to provide new high quality retail and office space and an improved entrance to the shopping centre.
- Fountain Street:** potential for new and improved buildings and improvements to street surfacing and landscaping. This could bring new retail and food and drink uses to the street and the town centre.
- Eastway/Long Street north:** opportunity for new development at this corner site for new employment, office, residential uses or a mix. Managed workspace is being considered as an appropriate use for this development.
- Eastway/Long Street south:** preferred location for new 'Joint Service Centre' run by Middleton and Heywood Primary Care Trust with new retail development along the Long Street frontage.
- Market Place/Old Hall Street:** proposed new development and public square to front this important site on the corner of Market Place and Assheton Way. The public square will provide an attractive setting for the historic bank and a small car park will be retained along with parking space for coaches.
- Market Place and Providence Chapel:** refurbishment of these properties for the benefit of existing and potential new uses and users. Conversion of the fine historic chapel building for residential uses. Potential for buildings on the south side to be included in any future redevelopment of site 13.
- Assheton Way/Long Street roundabout:** strengthen pedestrian links along Long Street between the town centre and the Conservation Area, by altering the layout to a new signalised junction with crossing points. To achieve this, Market Place could be closed to through traffic. The junction will also provide opportunities for new development and improved landscaping at this important arrival point in the town centre.

- Middleton Gardens:** this important space is the heart of Middleton Town Centre and potentially the new home for the Market. Market stalls / canopies would be provided to create a vibrant and quality market facility for the town. New surfacing on the former bus lane and new planting will enhance the Gardens and complement the setting for the new market. New development is proposed to front the Gardens for retail, employment and other town centre uses, providing an attractive edge between Middleton Gardens and the new Tesco car park.

- Midway Square:** enhance the public space at this key approach into the town centre from the north. Area to be included in extension of Middleton Conservation Area. Potential refurbishment of surrounding buildings through a shop improvement programme.

- Old Burial Ground:** increase its use as a local amenity by opening up the entrance and creating links with the town centre. Maximise the views from it to the town centre and improve the setting and exposure of the Samuel Bamford monument.



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Other projects:

- Shopping Centre Rear:** this site offers the potential to be developed for a range of uses, including restaurant and leisure uses. Small scale development due to constrained site.

- Bedcrest, Old Hall Street:** this is a long term aspiration (15 years +) to redevelop this site for retail, leisure or employment uses and extend the regeneration of the town centre to this eastern area. The current use on the site will continue for as long as required by the company.
- Lodge Mill:** refurbishment of this former mill building to provide a medium to long term opportunity for new residential accommodation and / or other mixed uses.
- Warwick Mill:** Redrow Homes are developing plans to refurbish and convert this prominent mill building into residential apartments. The pedestrian links between the mill and the heart of the town centre will be improved.
- Edgar Wood Centre and Trail:** There is an aspiration for an Edgar Wood Trail throughout Middleton and for a new Edgar Wood Centre in the Long Street Methodist Church. This project is being explored in conjunction with the Heritage Trust for the North West.
- Middleton Library:** If the library moves into the proposed Joint Service Centre, then there is the opportunity to bring new uses into this building. One option is to retain local studies and bring in a cafe and/or offices.
- Long Street North:** undertake public realm works to improve the links between the heart of the town centre and the Conservation Area. Middleton Conservation Area to be extended further south along Long Street.
- Factory Street Car Park:** opportunity for designated car parking for market traders.
- Roundabout Improvements:** improve roundabouts to mark the arrival to the town centre. The Tesco development provides improvements to the Middleton Way/Oldham Road roundabout and provision of new pedestrian crossing points. Oldham Road/ Assheton Way roundabout could also benefit from similar improvements.
- Assheton Way:** introduce new crossing facilities, as an alternative to the existing subways, to allow safe pedestrian movement between the new Tesco and the new Leisure / Civic Centre (Middleton Arena).
- Limetrees Park:** potential improvements to the recreation area, including enhanced landscaping and new play equipment.
- Cycling provision:** potential for additional cycle parking and the development of key cycle routes through the town centre.



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