

THE SCHEME

In January 2023, Hyndburn Borough Council secured a £20million Levelling Up Funding from the Government, which together with a match funding, will support three significant and exciting projects in Accrington Town Centre.

THE PROJECTS

- ACCRINGTON MARKET HALL will be refurbished and transformed into a new retail, leisure, food and drink destination for local people, and to entice visitors from across the country.
- MARKET CHAMBERS will be acquired, refurbished, and repaired with a view to transform it into a cultural, arts and heritage venue.
- BURTON'S CHAMBERS will be acquired and restored to become a flexible co-working space for businesses and events.

REGENERATION

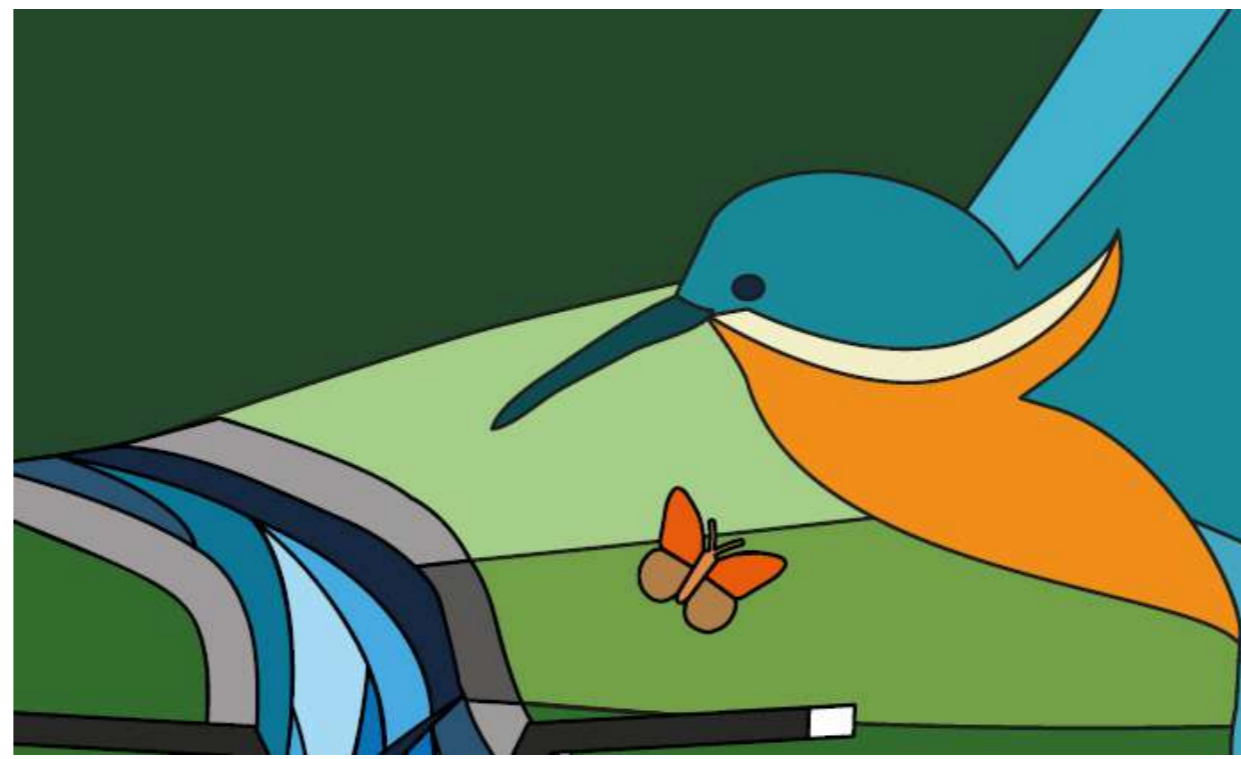
The transformation of these valued buildings will act as a catalyst for regeneration and investment in these currently under-utilised buildings within Accrington town centre; increasing footfall, supporting existing businesses, and attracting a range of new businesses and activities into the Town Centre.

CONTEXT

The Accrington Town Centre Investment Plan identifies the opportunity for cafés, restaurants and the introduction of co-working space or commercial premises within the Town Centre, with an overall aim to reduce the amount of empty shops and dependency on the retail sector. The Accrington Area Action Plan (2012) also identifies the need to diversify the offer in the town centre in order to create a destination and address deficiencies in uses including offices. The principle of re-purposing and bringing these buildings back into viable use is therefore strongly supported, and addressing the current issue of over-provision of retail floor space, and the high levels of vacancy in the town centre which is a priority for the Council.

This is also reflected at a national scale, with Government policies encouraging and supporting proposals that will support economic growth and productivity, as well as the investment in and reuse of existing buildings within town centre to diversify the commercial offer for existing communities and that will also attract new footfall people into the centre.

ACCRINGTON TOWN SQUARE



The heritage-led transformation of Accrington Town Square

Hyndburn

Where nature and culture connect

Culture and heritage

At the heart of Accrington's Transformation

Celebrating

Local culture and heritage

Accrington has vibrant community and history that will be part of our future.

Funded by UK Government

Over the coming years Accrington Town Square will be transformed.

Future plans include: a food, drink and independent retail destination, an arts culture and heritage space, modern innovative co-working space, cultural events programme, greening of the town centre and business support packages.

Since January 2022, when Accrington's Town Centre Investment Plan was launched, over £40million of funding has been secured through The Government's Levelling Up Fund, UK Shared Prosperity Fund, Lancashire County Council and Hyndburn Borough Council.

The future vision builds on Hyndburn's past, for a prosperous and sustainable future, and has been created by the community.

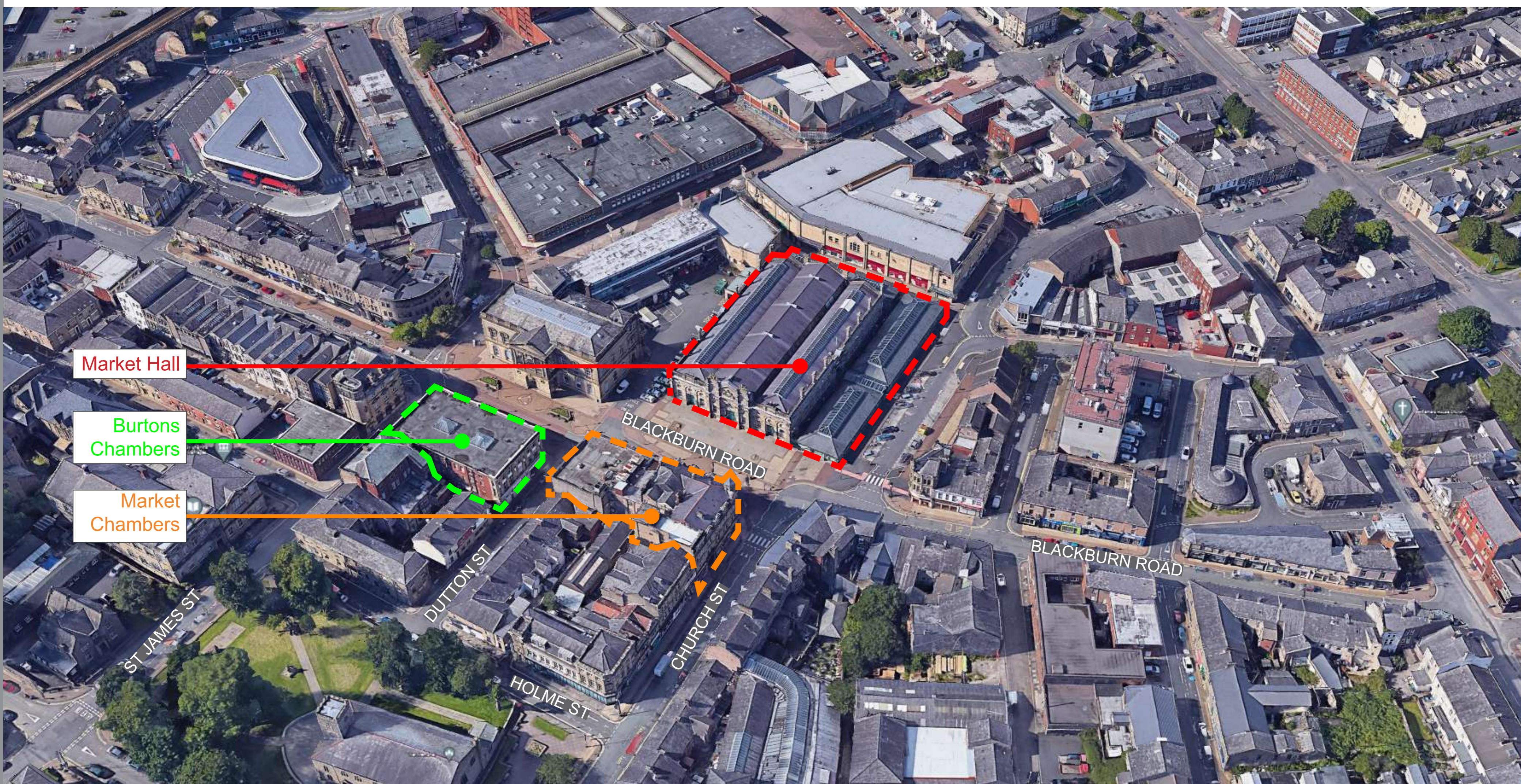
You can stay up to date with news and be the first to hear about the opportunities to get involved (as a member of the community or as a business) by:

- Signing up to the e-newsletter [scan the QR code below]
- Following 'Accrington Town Square' on Facebook or Instagram
- Exploring www.AccringtonTownSquare.co.uk for project updates and news
- Visiting the interactive information point inside Accrington Market Hall



Hyndburn Borough Council

POWERED BY LEVELLING UP



EXISTING BUILDING USE

There is currently a mix of used with Market Chambers and its adjacent buildings, with the ground floor having several commercial units. The upper floors contain a mix of vacant commercial units and residential units.

PROPOSED BUILDING USE

The building will be refurbished and repaired, enabling it's transformation into a cultural, arts and heritage venue.

DESCRIPTION OF THE WORKS

The existing shop front will be removed in-between the existing structure & columns, with new bronze coloured metal shop front and glazing to replace the old. This will create a continuous facade style which identifies the new building and it's use.

All commercial units on ground floor, first floor and including 43-60 Blackburn Road & 2-6 Church Street will be combined creating larger, flexible floor plates.

Feature doorways of the existing building will become a window frame display units, focusing on event and display items, promoting what's being showcased inside the building.

The site is occupied with 3 buildings; it's planned the slender middle building will become the main entrance point to access the cultural and community facility. A new feature staircase will rise through the building above the entrance, from ground floor to top floor, with a new roof lantern built to allow top floor access.

It's intended the roof lantern will act as an illuminated beacon at night, adding visual interest to the public space in front of the building. It will appear light in construction as not to distract from the original stone buildings.

The internal space on each floor will be opened up to create a spacious open plan event and exhibition space; exposing the original brick, stone and structure which will be retained and left on show for visitors to enjoy and appreciate.



CHURCH STREET ELEVATION



BLACKBURN ROAD ELEVATION



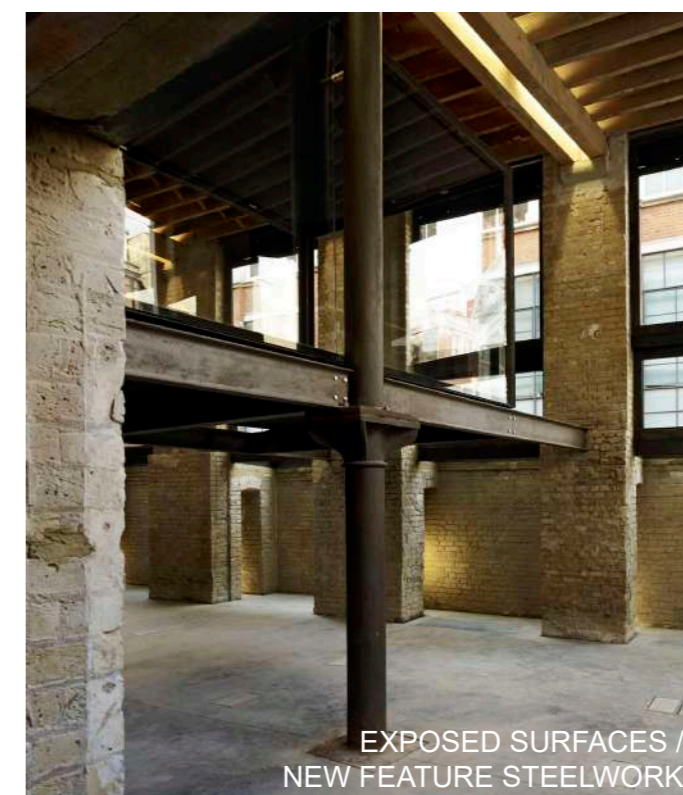
EXPOSED INTERIORS



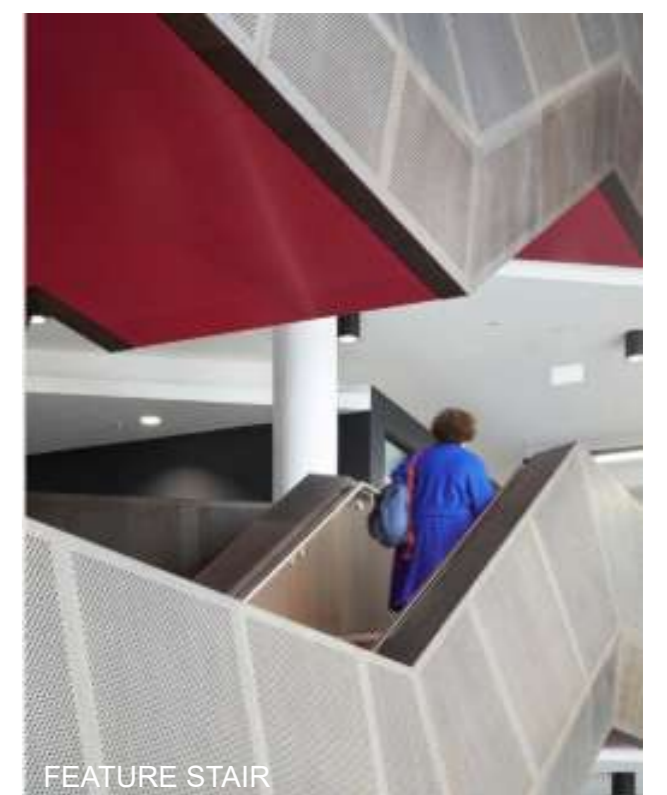
FEATURE STAIR



LIGHT ROOFTOP EXTENSION



EXPOSED SURFACES / NEW FEATURE STEELWORK



FEATURE STAIR



BURTONS CHAMBERS

EXISTING BUILDING USE

Burtions Chambers is a vacant former office and commercial space at first and second floors. The ground floor is formed of retail units, most of which are vacant.

PROPOSED BUILDING USE

The building will be refurbished and repaired, with all areas converted to flexible co-working office space.

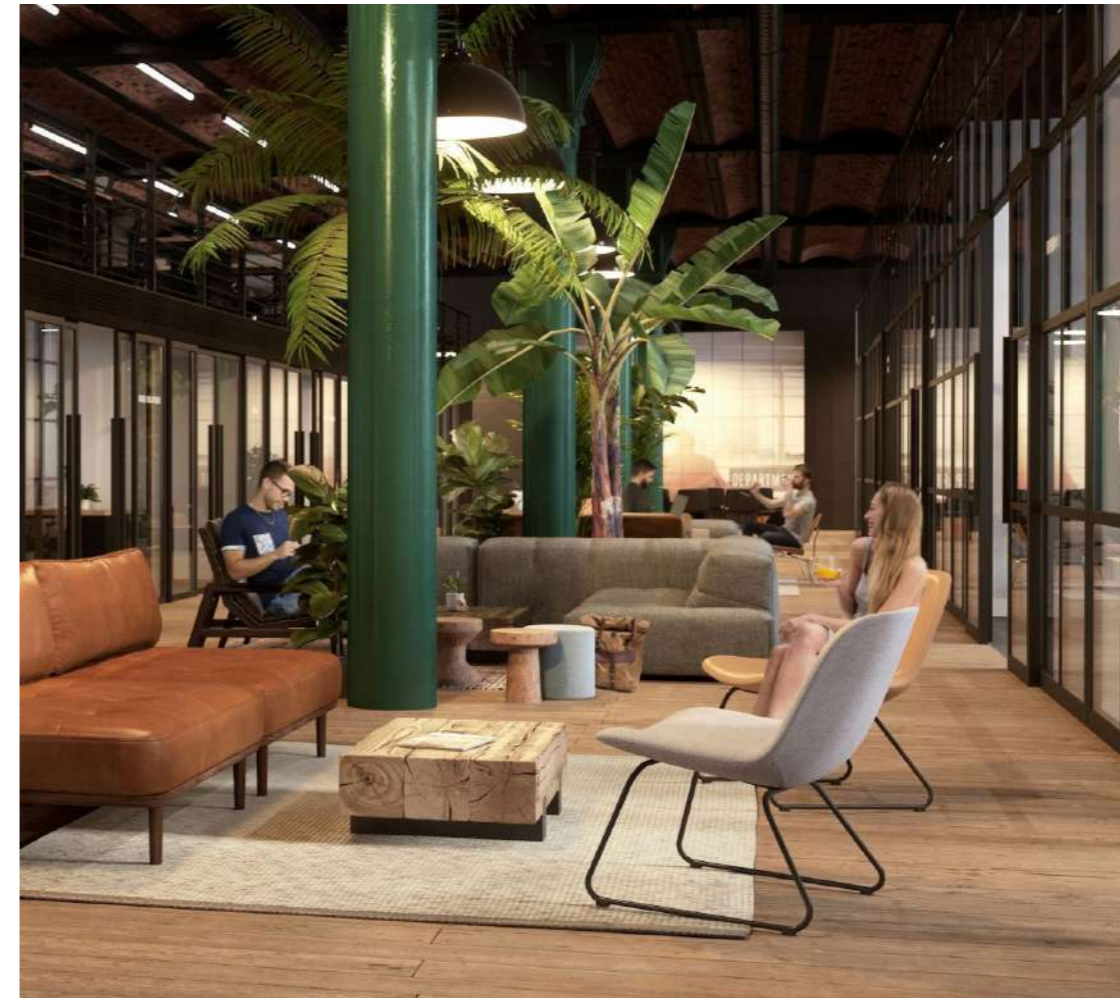
DESCRIPTION OF THE WORKS

All of the existing shop fronts will be removed in-between the existing structure and columns, with new dark grey coloured metal shop front and glazing to replace the old.

The 5 individual ground floor units will be merged into one unit by creating openings within the dividing walls. An entrance / reception area will be accessed from street with touch-down office workspaces, desks and meeting rooms.

A new staircase will rise through the building from ground floor to roof level, where a small extension will be built on the roof to provide access to a conference room and roof top amenity space, providing views of the Town Hall and Market Hall. This will appear light in construction as not to distract from the original building.

First & second floor will be refurbished to provide office accommodation with meeting rooms, desk space, coffee/brew points and touch down areas, along with views over the town hall.



MARKET HALL

EXISTING BUILDING USE

Grade II Listed Building currently used as a Market Hall

PROPOSED BUILDING USE

The building will be repaired and restored, retaining its historic retail use and complement this with food, drink and play uses.

DESCRIPTION OF THE WORKS

External repairs and alterations to refurbish and improve the existing building fabric, as well as the demolition and removal of two of the external pavilions to create additional areas for parking and landscaping.

Market stalls will be re-built providing new opportunities for trade and interaction, and the remaining external pavilion area upgraded.

Interior changes to the market hall will create food and beverage outlets around the perimeter of the hall, designed to be sympathetic to the existing historic fabric.

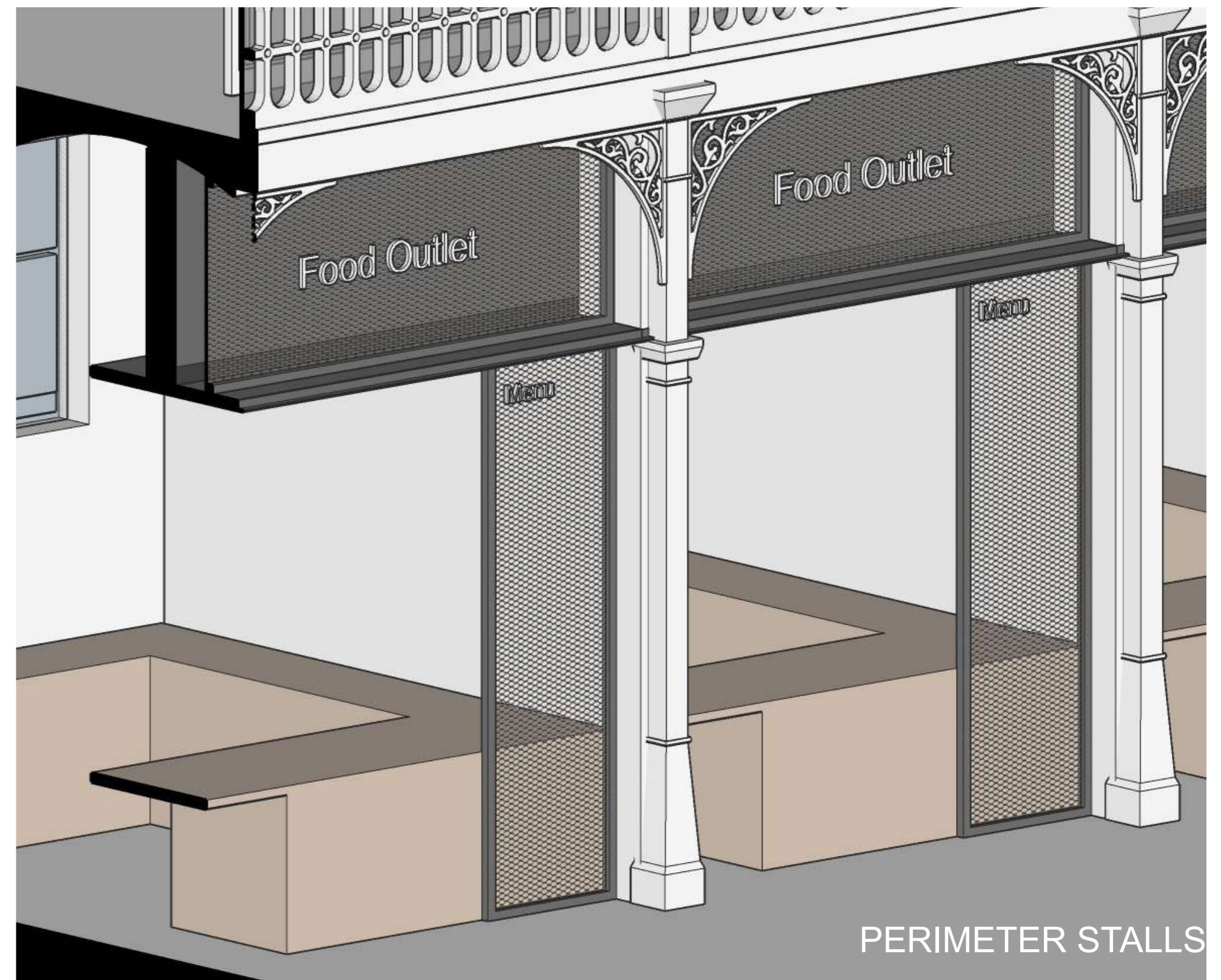
A newly formed bar will be positioned in the middle of the hall, with new seating areas at the front of the hall that will feel smaller and more intimate in scale, ideal for conversation and relaxing.

A high quality indoor play area will be built within the Market Hall to create a destination place. This will be designed to compliment the existing building and space.

The existing stairs will remain in their current position but the glazed handrails will be removed and replaced with a modern design which will be sympathetic to the historic fabric of the market hall.

TEMPORARY MARKET

During the works, market traders will be offered the opportunity to relocate to a temporary market, allowing them to continue trade during the construction period. The temporary market will be in the town square.



PERIMETER STALLS



SEATING AREAS



MAXIMISING BENEFITS FROM THE PROJECTS - HOW TO GET INVOLVED?

As work on the Levelling Up Funded Accrington Town Square Projects continues, the team are keen to make sure the projects have maximum benefit for everyone in Accrington and the wider Hyndburn Area.

If you live, work, volunteer or visit Accrington, we'd love you to be involved in our social value activities - and to hear your ideas about what we should be doing. To register your idea or keep in touch, visit the Accrington Town Square website.

HOW DO I GET INVOLVED IF I'M A LOCAL BUSINESS, OR PERSON LOOKING FOR WORK OR TRAINING?

A key way we are doing this is looking for opportunities for local businesses and people to be involved in delivering the projects - either during the construction or once they reopen. Plans are currently being developed to make sure this can happen.

If you have a business in Accrington which you think could help deliver the projects, or you are a local person looking for work, or keen to pick up new skills, visit the Accrington Town Square website www.accringtontownsquare.com to keep up to date with how to get involved, or contact:

accringtontownsquare@hive-projects.com

Kelly.Godfrey@hive-projects

SOCIAL VALUE COMMITMENTS:

Nurturing Talent: workshops, mentoring, job safari experiences, CV writing

Business Support: working with VCSE's, SME's and local businesses, delivering sessions to support job seekers, career development, employability and business mentoring

On The Job: work experience, placements, internships and apprentices

Cultural Support: commitments to support cultural events and heritage themes across Accrington. Working in partnership with these organisations and the Borough Council

Equipment & Goods: commitment to support education equipment, specifically tackling Tech Poverty, and local organisations in need of equipment

Volunteering: pledging hundreds of hours in volunteering time for community lead activities and initiatives

Job Creation: offering employment opportunities to the local labour sources

Local Economic Growth: supporting the economic growth of Hyndburn by utilising the local supply chain for materials, services and labour

Community Support: engaging with community organisations to deliver Arts, Cultural, Health and Wellbeing programmes for residents of Hyndburn



DISCOVER
Understand the needs of Hyndburn communities

DEVELOP
A social value strategy specific to the needs and outputs identified previously. Agree timescales, targets, detailed plans on implementation and delivery of the programme

DELIVER
Alongside community groups, education bodies, HBC, local enterprises and charities, implement and deliver the Social Value activities agreed within timescale

DETERMINE
Impact analysis, social value reporting and ensuring a long-term impact to the community with continued support and development

