

# Bacup Townscape Heritage Initiative Project Evaluation

*“Bacup THI, a significant start in addressing Bacup’s need for enhancing its heritage, image and vibrancy”*

**MHORAG SAXON**  
Townscape Heritage  
Initiative Project Officer

**Economic Development,**  
Rossendale Borough Council, Futures Park,  
Bacup, Lancashire, OL13 0BB.

# Contents:

## **Executive Summary**

### **1.0 Introduction**

- 1.1 Historic Context
- 1.2 Pre Bacup THI
- 1.3 Present Day and a Sustainable Bacup

### **2.0 The Study Area - Bacup, Rossendale, Lancashire**

- 2.1 The Wards – Greensclough and Irwell
- 2.2 Social Economics
- 2.3 Wider Policy Contexts
  - 2.3.1 The Corporate Strategy
  - 2.3.2 The Economic Development Strategy for Rossendale 2018-2033
  - 2.2.3 Bacup 2040 Vision
  - 2.3.4 Core Strategy Development Plan Document 2011-2026
  - 2.3.5 Emerging Local Plan 2019-2034
  - 2.3.6 Neighbourhood Forum
  - 2.3.7 Bacup Community Partnership
  - 2.3.8 Other Potential Funding Streams
- 2.4 Bacup Conservation Area and Appraisal
- 2.5 Buildings at Risk

### **3.0 Pre THI Consultation ‘Forming the Bid’**

- 3.1 Pre THI Consultation Objectives
- 3.2 Pre THI Consultation Methodologies
- 3.3 Pre THI Consultation Conclusions

### **4.0 Bacup THI Delivery Phase**

- 4.1 Post THI Consultation Objectives
- 4.2 Post THI Consultation Methodologies

### **5.0 Bacup THI Completed**

- 5.1 Post THI Consultation Objectives
- 5.2 Post THI Methodologies
- 5.3 Townscape / Heritage

### **6.0 Strategic Areas**

- 6.1 Valley Stones Greenway
- 6.2 Stubbylee Park
- 6.3 Lee Quarry
- 6.4 The Market
- 6.5 The Town Centre
- 6.6 Leisure Facilities and Supermarkets

### **7.0 THI Project Officer / HLF Monitoring**

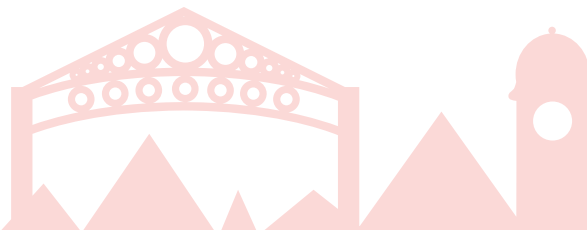
### **8.0 Lessons Learnt**

- 8.1 Social
  - 8.1.1 Community Engagement Events
  - 8.1.2 Publicity
- 8.2 Economic
  - 8.2.1 Bacup Business Association Engagement
  - 8.2.2 Town Centre Footfall
  - 8.2.3 Town Centre Investment
- 8.3 Townscape / Heritage
  - 8.3.1 Buildings
    - 8.3.1a Completed Properties
    - 8.3.1b Not Completed Properties
  - 8.3.2 Building Delivery Model
  - 8.3.3 Public Realm Design and Consultation
  - 8.3.4 Public Realm Delivery
- 8.4 Success of the Partnership Board
- 8.5 Grant Rate
- 8.6 Defects

### **9.0 The Fountain**

### **10.0 Recommendations and Conclusions**

### **11.0 Appendices**



# Executive Summary

Bacup THI, a significant start in addressing Bacup's need for enhancing its heritage, image and vibrancy.

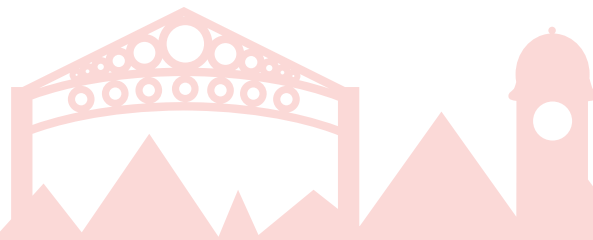
The Bacup Townscape Heritage Initiative (THI) was a 5 year project to restore the most vulnerable historic buildings in Bacup, it raised the profile of St James Street and St James Square, enhanced the town's profile, provided training opportunities for the community, promote community engagement and cohesion, re-established the business forum and created a platform for economic growth.

## **The project saw:**

- **15 buildings restored**
- **4 buildings brought back from dereliction**
- **2 of the 4 now have new tenants as a result of the work**
- **Extensive changes to the public realm**
- **25 different types of community engagement events**
- **Over 500 attendees to community engagement events**
- **Over 1000 followers on social media**
- **And a dedicated Bacup THI website.**

The Bacup THI has also been used as a best practice example and has skill shared with several other THIs, such as Hartlepool, Padiham and Stockport, in the North of England.

The THI has exceeded expectations and achieved much more than originally anticipated. It has left a legacy within the town centre and its community and provided a well-established baseline for the delivery of the newly formed Bacup 2040 Vision.





# 1.0 Introduction

## 1.1 Historic context:

**Medieval to Pre Industrialisation:** Tucked away in the eastern corner of the Rossendale Valley, Bacup dates back to the early medieval period and it grew from obscurity into one of the greatest hubs for the cotton and woollen mill industry. The industry boomed in Bacup and it became a bustling hub in the North West and was renowned for its industrial skill. Throughout the town centre, evidence of the industrial past of Bacup can be found, particularly in the listed Weavers Cottages that line the River Irwell along Rochdale Road.

**1960's – Present Day:** Despite a slight decline in population, Bacup remains a desirable place to live due to its location and in particular the stunning local countryside yet its proximity to several large urban conurbations. Presently the population has remained consistent and the town has seen several positive housing developments.

In many small market towns the retail businesses had tended to continue to work to the same methodology they have done so for years in terms of their buildings, promotion, customer base and advertisements. However, there is scope to improve on this with minor changes. These minor changes will also take into consideration the changes in consumer preferences particularly with the advent of online shopping.

The lack of time, pressures of modern living and the availability of the internet has meant that consumers are using online shopping, supermarkets and other high street chains due to its convenience.

**Accessibility:** Bacup is surrounded by valley hill sides and the geography means that transport infrastructure is concentrated along the valley floor. The town is geographically close to West Yorkshire, Greater Manchester and Pennine Lancashire.

Through traffic relies on the main roads of Yorkshire Street, Rochdale Road, Burnley Road and Market Street, and Bacup has found itself transcribed into a busy thoroughfare and commuter town, despite its lack of a passenger rail link since the early 1960's.



Figure 1: Scenes of Bacup (clockwise from top left) St James Street looking North 1880's, St James Street looking South 1910's, St James Street 1930's and finally St James Street 2017 pre THI.



# 1.0 Introduction (cont.)

There is a frequent bus service from Rochdale to Accrington which is well used and has seen considerable investment to offer top of the range vehicles and passenger service.

**Current Businesses:** there are currently a number of independent businesses in Bacup, owned by people with drive and ambition and that want to see their town become a thriving vibrant place once again. This is demonstrated by the relaunched of Bacup Business Association.

There is the desire for Bacup to succeed and also put itself 'back on the map' and for it to be favourably compared to other similar sized towns throughout the area. Bacup has a large commuter population who do not necessarily shop locally. Increased efforts are being made to capture these populations and instil a trend towards local shopping.

**Community:** Bacup also has a strong community identity and community spirit and this is one of the key positive features that sets it apart from many of its neighbours. The community has a fierce sense of local pride and a 'can do' attitude.

## 1.2 Pre Bacup THI:

Before the Heritage Lottery Fund Townscape Heritage Initiative was secured in Bacup, the town centre had been suffering from a lack of investment for a number of years. Historically Bacup has seen several significant funding streams and has attracted funding for regeneration led projects. There are several long term businesses that have been established with secure customer bases. Some of the businesses had begun to alter the way in which they traded to ensure that they captured the full potential of the market.

The cycle for a town centre starts with the reduction in customers, whether due to online shopping or shopping elsewhere but once the decline in the number of customers occurs the impact on the businesses is almost instant. The vast majority of businesses in Bacup have small business tax relief and therefore do not pay business rates.

Another factor causing the decline in footfall along the high street is the high rate of vacant premises and the gradual loss of other amenities and services such as pubs, banks and in some instances, libraries. High vacancy rates alter people's perceptions of the high street and a town in general. Slowly the vacancy rates can cause a town centre and high street to look degraded and unmaintained and this perception is known to attract vandalism and anti-social behaviour.

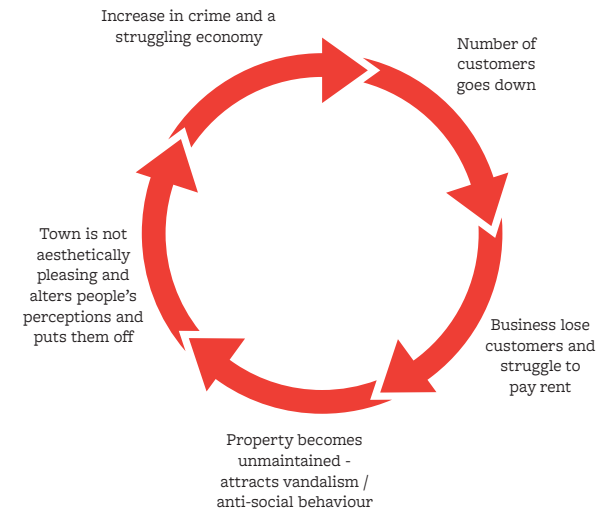


Figure 2 Diagram to indicate down turn of street scene cause and effect.

# 1.0 Introduction (cont.)

## 1.3 Present day and a Sustainable Bacup:

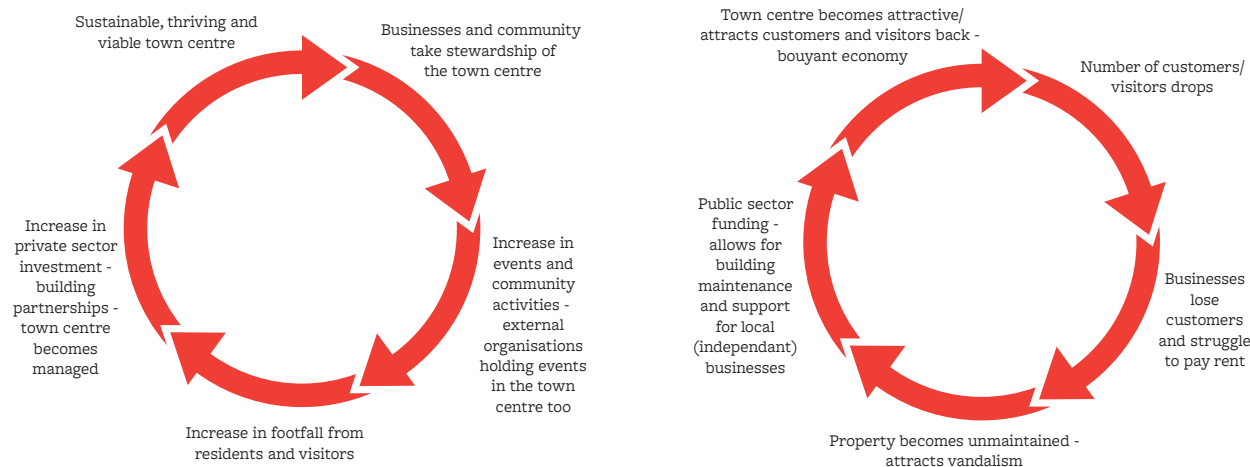
The creation of a successful and sustainable Bacup is one of the major outcomes and objectives for the Bacup THI. The aim is to encourage footfall and to have a vibrant mix of shops, eateries and leisure facilities not only for residents but also to encourage visitors to the town and boost the tourism economy.

In terms of the THI, this public sector funding allows for the buildings to be restored and in turn the town centre becomes attractive and is able to attract residents and customers back.

Creating a sense of ownership and encouraging business owners to manage and properly maintain their properties is crucial to the success of the THI. Often, owner inertia is an ongoing issue, due to time constraints and also finances as it is an onerous task.

The purpose of this evaluation is to determine the social, economic and actual physical objectives and outputs achieved by the Bacup THI and the positive or negative impact that they have had. The evaluation also appraises whether lessons have been learnt and if there could have been another way to deliver the project more successfully.

Bacup THI has been used as a best practice example by a number of other THIs within the North of England, Stockport (Rediscovering the Underbanks), Blakely Moor (Blackburn), Hartlepool and Padiham to name a few.



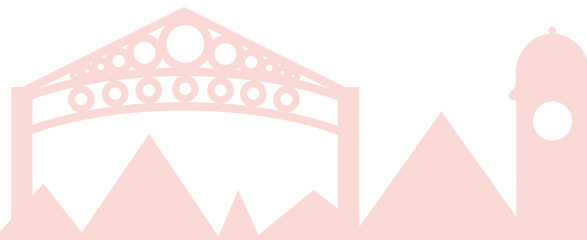
## 2.0 The Study Area - Bacup, Rossendale, Lancashire

To put into context the achievements of the THI project, it is important to understand the position that Bacup was in socially and economically prior to the works taking place, in order for the appropriate comparisons to be drawn. The achievements of the THI are clear and can be quantified but some of the information required is potentially sensitive information to local businesses and companies.

Bacup is a former mill town in the eastern corner of the Rossendale Valley. With links to the M66, 5 miles to the West is Rawtenstall, Rochdale 6 miles to the South and Burnley 8 miles to the North. Bacup had important links into West Yorkshire and naturally forged strong trading links.



Figure 4 Bacup, Rossendale and the wider geographical area.





## 2.0 The Study Area - Bacup, Rossendale, Lancashire (cont.)

The town itself sits on a major crossroads and has changed dramatically over the years and has seen housing estates creep up the steep valley sides in order for expansion. Central to Bacup is a small commercial area of small independent businesses, many of which have been trading for a number of decades including one which celebrated 50 years of family trading in 2018.

The town centre shops are traditional shops found within many little towns across the North and comprise of cards and gifts, florists, a hardware store, a newsagents, sandwich shops, hairdressers and also a butchers. Until recently there was a greengrocers/general stores.

With almost 100 listed buildings in the parish of Bacup and an eclectic mix of styles, Bacup has a rich built environment. Many of the buildings are Victorian, some of the oldest buildings in Bacup on St James Street, are dated to the early 1800s and their style is not hard to miss.

Other examples of some of the fine architectural styles in Bacup are examples such as the Pioneer Building. An imposing structure it sits on Rochdale Road built back into Alma Street. With its clock tower and size, it is thematic of its era, built by Pioneers from Rochdale in the 1920s with the fine art nouveau fret work. This decoration, some of which still survives today, was painstakingly restored as part of the THI project.

Examples of Georgian buildings can also be found. The architecture of Bacup is particularly vernacular to the area and is a pastiche of styles defining the town's evolution.

Other early 20th century buildings include the Old Bingo Hall/Regal Cinema on Burnley Road and the majestic art deco REAL building sitting on St James Square in the heart of the Conservation Area. Having such a diverse range of buildings, Bacup has been the back drop of a number of films and television series.

The congestion of the town centre shops and terraces gives way to the steep valley sides and larger housing estates and a linear approach along the four main arterial routes in and out of the town. These developments are potentially isolated as they have low numbers of shops or community buildings. Bacup town centre has a small number of focal buildings such as the Library and the A, B&D Community Centre.

### 2.1 The Wards – Greensclough and Irwell:

The study area falls into two wards in Bacup, Greensclough and Irwell, both of which are two of the most deprived wards within the town and the borough.

#### 2.1.1 Greensclough Ward:

Greensclough ward is a ward that encapsulates part of the urban area of Bacup and a large expanse of rural farmland and remote dwellings. Within the ward are 3,676 inhabitants of which 1,787 are male and 1,889 female. Of this 2,983 are economically active and 2,755 are employed whilst 228 are unemployed.

The majority by far 2,056 work full time (31+ hours

per week) with the remaining 782 working part time (<16 hours per week). The highest percentage, 14.5%, class their work as professional and the majority are educated to Level 4 or above (24.8%). In comparison, 17.4% of the population hold no formal education qualifications. **Appendix 1: Greensclough Ward LMI**

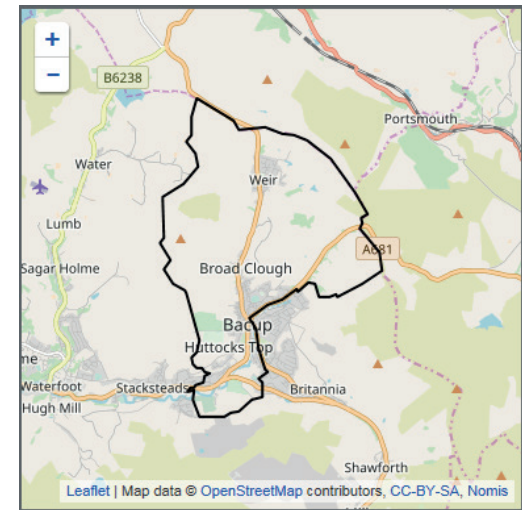


Figure 5 Map depicting Greensclough Ward, Bacup boundaries, NOMIS

1 <http://www.nomisweb.co.uk/reports/lmp/ward2011/1140854625/report.aspx#pop>

Of the total population in Greensclough 125 claim government benefit with the split between males and females relatively even.

## 2.0 The Study Area - Bacup, Rossendale, Lancashire (cont.)

### 2.1.2 Irwell Ward:

Irwell Ward covers the communities of Greave, Rockliffe and Britannia and has a total population of 3,700. The figures depict a balanced split between 1,774 males and 1,926 females. In Irwell 2,683 people are economically active, 2,417 are employed whilst 266 are unemployed. Within the economically active group 1,740 work full time (31+ hours per week) and 725 work part time (<16 hours per week).

Of the population, 21.3% hold no formal qualifications. **Appendix 2: Irwell Ward LMI**

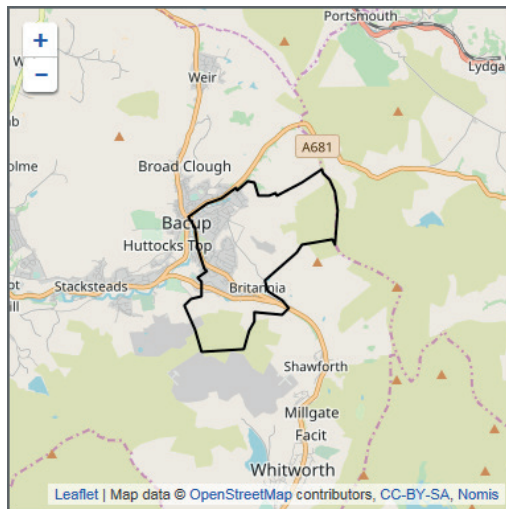


Figure 6 Map depicting Irwell Ward, Bacup boundaries, NOMIS

### 2.3 Wider Policy Contexts:

#### 2.3.1 The Corporate Strategy:

A resource that ensures the vision and sustainable development of Rossendale are set out clearly and that officers, Councillors, residents, businesses are all working hard to achieve it.

The three priorities of the strategy are:

1. A clean and green Rossendale: this priority ensures that we keep Rossendale a clean and green place to live and work and that sincere efforts are made to recycle where possible and to invest in renewable energy sources where possible.
2. A connected and sustainable Rossendale that welcomes sustainable growth – where we focus on our town centres, provide robust business relationship partnerships and make the most of every pound spent.
3. A proud, healthy and vibrant Rossendale – A Rossendale that is committed to being the best it can be and celebrating success throughout the borough.

In terms of the THI project – the works delivered by the project are relevant to Rossendale Borough Councils Corporate Strategy Priority 2 “*where we focus on our town centres*”.

#### 2.3.2 The 2018 Economic Development Strategy for Rossendale 2018-2033:

The Economic Development Strategy has 5 priority themes:

1. To establish thriving town centres of Rawtenstall, Bacup and Haslingden each providing its own unique offer and destination for shoppers and tourists.
2. To invest in Rossendale brand promoting and increasing inward investment in Rossendale by attracting growth sector business and bringing quality employment.
3. Creating a strong and thriving business base supporting new and existing businesses.
4. Developing our visitor economy, active leisure and Adrenaline Valley brand and culture offer.
5. Ensuring residents and communities reach their full potential enhanced employment, skills and educational opportunities.

The Bacup THI securely meets the first priority in “*establishing thriving town centres*”.

#### 2.3.3 Bacup 2040 Vision:

The Bacup 2040 Vision is an aspirational document developed through the evaluation process of the Bacup THI with a view for providing a robust and deliverable Vision for Bacup up to and beyond 2040. The Vision has been written into four key themes; Enterprise, People, Place and Vibrancy and takes into consideration the economic and social barriers faced by the town and clearly sets out how these

## 2.0 The Study Area - Bacup, Rossendale, Lancashire (cont.)

will be addressed and resolved through the Vision process. Critical and at the forefront of the Vision is the local community, voluntary groups and partnership organisations who will make the Vision deliverable and resilient. **Appendix 3. The Bacup 2040 Vision** has become the clear forward strategy for the Bacup THI project.

### 2.3.4 Core Strategy Development Plan Document (2011-2026):

The current emerging Local Plan is still in consultation stage at the point of writing this document. The THI is being delivered under the current Core Strategy for the Council “From East to West Making Rossendale the Best” which was adopted in November 2011. This Core Strategy is deliverable from 2011 until 2026. The Core Strategy itself is sub divided into three main presenting themes and these are:

- The Spatial Vision and Strategic Objectives: this is a projection of what Rossendale will be like as a borough in 2026 and how the strategy has been delivered, how the objectives set in the strategy have been achieved (and if not why not) and how any issues were identified and resolved
- Area Visions and Policies: these are broad visions and policies that give some degree of certainty and allow for confident decision making from the community, business and outward of the borough perspective
- Topic Planning Policies: these policies are guidelines that have been set out to enhance and protect existing features, structures or

preserve areas whilst allowing for progress and development to the benefit of the community and businesses.

Each of the towns and villages in Rossendale are grouped to create ‘areas’ which encapsulate the Area Vision Policies. Bacup finds itself grouped with Stacksteads, Britannia and Weir. The three smaller linear villages that have established themselves over the centuries along the main trading routes in and out of Bacup. These developments are mainly residential with some pockets of commercial developments.

The main themes derived from the Area Vision Plan for the town include:

**Heritage:** Bacup has the highest density of listed buildings within the borough and the Conservation Area has remained on the Historic England At Risk register for a number of years.

**Housing:** Bacup has a diverse range of housing ranging from dense Victorian terraces, town centre flats and larger properties and a number of remote farm steads which have been gradually brought closer to the town peripheries due to increasing development. The very nature of the topography of the east end of the valley means that there are very limited development opportunities on flat sites or sites that do not have contamination issues.

**Access:** Bacup became a very important hub at the height of the woollen and cotton mills as a town of production and for trade. Now the town is a focal point for traversing the valley as it links Yorkshire to Lancashire and Greater Manchester. The limits

that the transport infrastructure imposes on Bacup can be felt in the lack of a train service (the train station in Bacup closed in 1966), which limits public transport opportunities to the bus service and also the reliance on private vehicles.

Public transport is limited by a restricted off peak bus timetable but otherwise there is a regular and reliable bus service.

**Employment:** There is distinct variation in the employment levels in Bacup and the types of employment people are in. Large numbers live in Bacup to benefit from the inexpensive housing but commute elsewhere to work.

A large proportion of the workforce, some 40% commute to Lancashire and Great Manchester with some to West Yorkshire using the road networks of the M66 and M56 and accessing the trainline from Todmorden, Burnley or Accrington.

### 2.3.5 Emerging Local Plan 2019 - 2034:

At the time of writing this Evaluation the Emerging Local Plan is currently at the publication stage and will be for 6 weeks. This is Council compliance to ensure the transparency of the Plan.

The next stage will be for the Plan to be externally monitored and verified before being formally adopted and replacing the Core Strategy.

The Local Plan determines how the developments will look and their benefit to the local communities whilst adhering to Government regulations.



## 2.0 The Study Area - Bacup, Rossendale, Lancashire (cont.)

The key features for Bacup are:

- Change of use – in terms of commercial to residential / town centre residential / derelict or vacant buildings
- Conversions
- Affordable housing – brownfield and greenfield sites
- Improving Bacup's consumer offer as it is currently limited particularly in comparison to other towns within the borough.

### 2.3.6 Neighbourhood Forum:

*Paragraphs 61F & 61G of the Town and Country Planning Act and The Neighbourhood Planning (General) Regulations 2012 Regulation 7(1) and 10(1).*

The Bacup and Stacksteads Neighbourhood Forum was established on the 7th February 2019. This Forum is a community lead group committed to ensuring the social, economic and environmental wellbeing and success of Bacup town and its community. Their aims are to ensure that the development and future of the town meets the needs of the community.

### 2.3.7 Bacup Community Partnership:

A quarterly meeting for local community groups, residents, Police, Fire and Rossendale Borough Council Officers. Led by Rossendale Council's Communities Team.

### 2.3.8 Other Potential Funding Streams:

The THI has brought about considerable change to

the physical historic fabric of Bacup and also has achieved a lot in changing people's perspective of the town. Looking ahead, it is vital that future funding and dedicated Officers and external funding are secured to ensure the continuity of the success the THI has delivered.

Bacup is able to adapt towards various funding streams due to both the social issues that the community faces and also the rich historical value of many of the buildings. However, in terms of a town centre wide funding schemes, options are limited. Instead, Bacup could look at more building specific schemes or more revenue funded schemes. It is certain though that the Bacup 2040 Vision will be delivered.

The newly announced Future High Street Funding stream, announced in December 2018, is certainly an option, Rossendale Borough Council have submitted an Expression of Interest.

The main aim of securing future funding is to maintain the buoyancy of the THI achievements and to tackle other parts of the town centre. To complement any future funding, key partners and organisations and these relationships require active management and consistency as they are crucial to the success of schemes.

### 2.4 Bacup Conservation Area and Appraisal:

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as "an area of special architectural or historic interest the character or

appearance of which it is desirable to preserve or enhance".

Bacup is believed to be Anglo Saxon in origin and is widely accepted to mean 'valley by a ridge' typical of the local topography and valley setting of the town.

There is no indication of any form of settlement prior to the Norman Conquest and indeed Bacup was not acknowledged in written form until 1464 where 'Bacupboothe' was first recorded in text. Bacupboothe itself is a derivative of 'cow shed' or 'cow hut' and transpires from when the Forest of Rossendale was gradually lost through deforestation over the preceding years and eventually small independent settlements were formed and developed.

Bacup latterly grew from one of these independent settlements.

The Bacup Conservation Area was established in 1981 and increased in size by 1990. The area encapsulates most of the town centre as depicted in the map and is also subdivided into several character zones reminiscent of each area of the town.

Ian Goldthorpe who was the Planning Officer at the time coined the phrase of Bacup being the Best Preserved Mill Town in England which was later mentioned by Ken Bowden's book Book of Bacup which was published in 1994. The quote in the book says "Ian Goldthorpe who saw Bacup as "probably" one of the best remaining examples of a small Lancashire cotton town". English Heritage, now

## 2.0 The Study Area - Bacup, Rossendale, Lancashire (cont.)

known as Historic England, acknowledge in their archive documents this statement.

By law, the Council is obliged to regularly, generally every 5 years, review the Conservation Area and the significant monuments within it and consult with the local community and business community to review the proposals and changes for the Conservation Area. **Appendix 4: Bacup Conservation Area Appraisal.**

The document produced through the consultation and the reviewing of the area looks at the features and qualities of the designated area, the key strengths and weaknesses and a robust and sustainable management plan, 5 years in advance, to secure the future of the area.

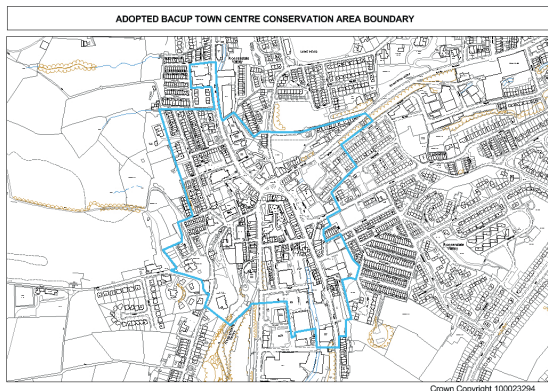


Figure 7 Map depicting the 2011 outline (in blue) of the Bacup Conservation Area.

It is worth noting that designating a Conservation Area does not automatically forestall any development rather that the development is made sympathetically and with consideration to the historic fabric and rich heritage of an area.

The Conservation Area Appraisal covers a range of themes and encapsulates the rich history of the town and the buildings. Taking into consideration the archaeological and Bacup's past back to the early 13th century.

The Appraisal defines Bacup in terms of:

- Location and landscape setting
- Historical development
- Spatial analysis
- The buildings
- Character areas
- Key positive and key negative
- Monitoring and review

This holistic overview of the town allows for the key points to be identified and more readily tackled. The key negative points that were established in the last appraisal in 2011 noted that there were distinct issues within Bacup with the:

- Poor public realm – poor gyratory / pedestrian movement limited / unattractive / dysfunctional to footfall / poor quality lighting and features such as benches and bins
- No evidence of public art

- Loss of historic detail of buildings – most notably windows and front elevations
- Clutter through satellite dishes / poor signage / inappropriate advertisement
- Sense of abandonment and lack of ownership / building deterioration
- Poor traffic management / poor parking in town centre.

The THI has successfully addressed these issues within Bacup and has made considerable progress in tackling some of the entrenched problems. The Conservation Area is due for re-appraisal upon completion of the THI and new appraisal will provide the guidance and steer for the Bacup the 2040 Vision in its delivery.

External alterations to buildings are also protected by an Article 4 direction.

### 2.5 The Buildings at Risk:

Bacup Conservation Area is listed on the Historic England register as an area of Heritage Risk and has been on the register for several years. The At Risk register is designed to indicate buildings, monuments or Conservation Areas that are either declining, are poorly managed or at risk of becoming so. Bacup's Town Centre has been noted as improving, particularly since the inception of the Bacup THI in 2013. **Figure 7** is a map indicating the location of the THI boundary within the Conservation Area boundary.

## 3.0 Bacup Pre THI

### 3.1 Pre THI Consultation Objectives:

In February 2013, 6 community engagement events were held in order to support the Bacup THI bid. Up to 400 individuals responded to this week of engagement events. Businesses were also invited to participate in the engagement activities and their key issues were recorded.

The demographics of the people who participated were varied but 75% were resident in Bacup and the average length of residency was 26 years. The majority of the respondents were female and a quarter of all respondents had children under 16 in their household. **Appendix 5: Pre THI Perception Survey**

#### Key Objectives of the Consultation:

This was to:

Understand people's perception of Bacup town centre in its current state

- Identify the key issues affecting users of the town centre
- Identifying what would encourage more users of the town centre
- Establish the best way the THI can address the issues eligible for funding in a sustainable way.

Responders were questioned on their:

- Scoring of the town centre in its current state 2013
- Things they most like about the town centre

- Things they most dislike about the town centre
- The buildings and streets that they like the most
- Building and streets they dislike the most the types of changes that they would most like to see
- Any other comments about the town centre.

### 3.2 Pre THI Consultation Methodologies:

The consultation and engagement for the town centre perception survey was held during the February half term where 6 events were held during the week. These sessions were:

- An Open Day at Bacup Natural History Museum
- History talk by local historian and author Kathy Fishwick of Rossendale Civic Society
- A guided walk around Bacup town centre by local historian Arthur Baldwin of Rossendale Civic Society
- A quiz with prizes
- A photographic exhibition at the Library
- Street interviews carried out at notable buildings around Bacup (such as the Maden Centre (SureStart Children's Centre) the Market) and strategic points around the town centre.

The main aims of the consultation was to establish the key issues for residents and visitors to Bacup, the key facilities they feel are lacking and what could be done to address these issues.

### Consultation results:

The main results from the consultation sessions indicated that the majority of people had a poor perception on Bacup – there was no specific criteria listed other than that out of a top score of 7 the average town centre perception score respondents gave was 3.42.

#### What people most liked about the Town Centre:

- 60% the old/historic buildings and architectural features
- 15% the condensed town centre retail offer – easy to navigate
- 15% the planters and flowers
- 9% the surrounding countryside.

#### What people disliked most about the Town Centre:

- 53% empty/derelict buildings
- 21% uncared for buildings
- 20% litter/graffiti
- 13% shutters
- 10% unattractive/inconsistent and obtrusive signage throughout the town centre.



## 3.0 Bacup Pre THI (cont.)

### **The top 5 buildings/streets people (out of 24 recorded) most liked in Bacup were:**

- The Library
- King George Chambers
- Former Natwest Bank
- Pioneer Buildings
- The Old Market Hall

### **The top 5 buildings/streets people (out of 20 recorded) disliked the most in Bacup were:**

- All of the derelict/empty properties
- The Bingo Hall
- The Old Woolworth's Building
- Sun Valley Building
- Pizza King

### **The most frequently mentioned types of changes people would most like to see were:**

- 62% improvements to the shop fronts and a more consistent appearance throughout the town centre
- 19% renovation and restoration of the derelict buildings
- 13% more planters, flowers and greenery throughout the town centre.

### **Other comments:**

- Frequently mentioned was the need to address the anti social behaviour within the town centre
- Increase the amount of art and colour in the town centre
- Do more to promote our Mill history and local heritage
- Introduce public facilities

The trader/business responses were recorded and the information shared with the Bacup Traders Association (now known as Bacup Business Association or the BBA). There were 24 responses to the survey by town centre based businesses.

### **Parking – which do you think affects your business:**

- 50% lack of long stay
- 75% lack of short stay
- 70% lack of on street parking

### **Customers – which is a reflection on your customers:**

- 41% high customer numbers
- 4.5% low customer numbers
- 95% regular repeat customers
- 95% local to Bacup customers

### **Public toilets – do you feel a lack of public toilets affects your business:**

- 48% yes
- 52% no

### **Sales - which is currently true of your business:**

- 53% high levels of sales
- 28.5% lack of overall sales
- 28.5% a decline in once popular products

### **New products – do you feel your business is adapting to changing consumer demands:**

- 90% yes
- 10% no

### **Building costs – which do you feel are a financial issue for your business:**

- 80% energy costs
- 35% maintenance
- 35% rent
- 5% rates

### **Public signage – which of the following do you believe to be true:**

- 50% the signage in Bacup is bad
- 37.5% the signage in Bacup is good
- 37.5% the signage in Bacup is not well placed
- 6% the signage in Bacup is well placed

## 3.0 Bacup Pre THI (cont.)

### Regular town centre events – do you feel your business will benefit from such events:

- 95% yes
- 5% no

### Business interaction – do you feel any of the following will improve your business:

- 67% between Bacup businesses
- 53% trading with other businesses
- 47% between businesses outwith Bacup

### Public transport links – would improved transport links to other areas improve your business:

- 67% yes
- 33% no

### The attraction of Bacup to visitors – town centre perception of visitors:

- 91% empty buildings
- 87% antisocial behaviour
- 70% lack of range of businesses
- 65% no focal point in the town centre

### Key feedback: these were the points raised most frequently and felt to be the most favourable aspects of bacup:

- The historical buildings creating an aesthetically pleasing street scene
- The heritage features of the Conservation Area – which includes the lamp posts, cobbles and stone work, corbels and other decorative joinery
- Characteristic streets such as St James Street and Irwell Terrace that have been relatively untouched by modernisation but that have a lot of ‘street clutter’.

### 3.3 Pre THI Consultation Conclusion:

The key findings from the week of consultation prior to the start of the Bacup THI delivery were:

- Empty shops
- Derelict buildings
- Litter/graffiti
- Shutters
- Inappropriate signage
- Lack of retail choice
- Too many takeaways / hairdressers
- No niche/artisan offer
- No public toilets
- No central focal point

- Lack of tourist information
- Traffic flow in St James Square
- Dog fouling
- Uneven pavements
- Lack of choice on the Market
- Difficult parking
- Antisocial behaviour
- Lack of art/interpretation
- No restaurants/bistros
- No leisure facilities
- Difficult for pedestrians – crossing roads
- No benches
- No entertainment area
- High energy costs for businesses
- Grants to help start up enterprises
- More CCTV
- More publicity/promotion

# 4.0 Bacup THI Delivery Phase

## 4.1 Bacup Background and Local Factors:

In 2013 Rossendale Borough Council successfully secured £1.5 million in Heritage Lottery Funding. The common fund also included £400,000 Rossendale Borough Council and £100,000 Lancashire County Council to deliver the Bacup Townscape Heritage Initiative (THI) over the course of 5 years. The aim for Bacup was to target and restore several of the most at risk historic buildings within the designated Conservation Area.

The THI Partnership Board consisted of a diverse range of individuals representing various aspects of the local Bacup community. The Partnership Board has evolved over the life of the project with the change to a couple of the members but has representations from local Councillors, the local building preservation trust, businesses and local voluntary organisations.



Figure 8: Bacup THI Logo.

These Partnership Board members were specifically chosen as they are the most realistic representation of the communities and businesses in Bacup. They are all committed to the ongoing long term regeneration of Bacup. The Bacup THI has managed to achieve a huge amount within its lifetime and has had a high profile and distinct impact on Bacup and the Board members are committed to keep this momentum moving forward.

Board Members as of April 2019 include:

- Councillor Andy MacNae (Chair) 1 vote
- Councillor Jackie Oakes (Acting Chair) 1 vote
- Councillor Christine Lamb 1 vote
- Councillor Barbara Ashworth 1 vote
- Councillor James Eaton (County Councillor) 1 vote
- Councillor Janet Eaton 1 vote
- Councillor Peter Steen (County Councillor) 1 vote
- Councillor Denis Kostyan 1 vote
- Cath Burns – Director of Economic Development 1 vote
- Guy Darragh – Economic Development Manager 1 vote
- Bacup THI Project Officer No vote

- Martin Lewis – BETA Group - large business representative 1 vote
- Martyn Peer – Brians of Bacup -small business representative 1 vote
- Stephen Anderson – Valley Heritage – local building preservation trust 1 vote
- Tricia Brindle – Bacup Pride – local voluntary organisation 1 vote
- Barry Hyde - Events, Markets & Tourism Representative 1 vote

As Bacup sits under a two tier authority, Rossendale Council, were required to involve Lancashire County Council who are the highways authority as required for the public realm enhancements. Officers from Lancashire County Council were also invited to sit on the Board where applicable without voting rights.



## 4.0 Bacup THI Delivery Phase (cont.)

### 4.2 Partnership Board Members Backgrounds:



**Councillor Andy MacNae** (Chair) Portfolio Holder for Regeneration Hareholme Ward:

Council Committees/Working Groups:

- Appointments and Appeals
- Bacup Community Partnership

Outside Bodies:

- Growth Lancashire Board (sub)



**Councillor Jacqueline Oakes** (Acting Chair) Portfolio Holder for Operations Stacksteads Ward:

Council Committees/Working Groups:

- Cabinet
- Standards
- Appointments and Appeals
- Governance Working Group
- Consultation Working Group
- Bacup Community Partnership

Outside Body Appointments:

- Lancashire Waste Partnership
- LCC Health Scrutiny Committee (sub)



**Councillor Christine Lamb** Deputy Leader of the Council and Portfolio Holder for Regulatory Services Stacksteads Ward:

Deputy Leader of the Labour Group

Council Committees/Working Groups:

- Cabinet (Vice-chair)
- Appointments and Appeals
- Bacup Community Partnership
- Governance Working Group (Chair)
- Local Plan Steering Group

Outside Body Appointments:

- North West Employers' (sub)
- PCC Forum



## 4.0 Bacup THI Delivery Phase (cont.)



**Councillor Barbara Ashworth** Portfolio Holder for Health, Housing, Communities and Customer Service Greensclough Ward:

Member Champion for Older People

Council Committees/Working Groups:

- Cabinet
- Standards
- Governance Working Group
- Grants Advisory Group
- Consultation Working Group
- Bacup Community Partnership

Outside Body Appointments:

- CAPITA Strategic Governance Board
- East Lancashire Health and Well Being Partnership
- LCC Health Scrutiny Committee
- Carers Link Lancashire



**Councillor James Eaton** Shadow Portfolio Holder for Planning Greensclough Ward.

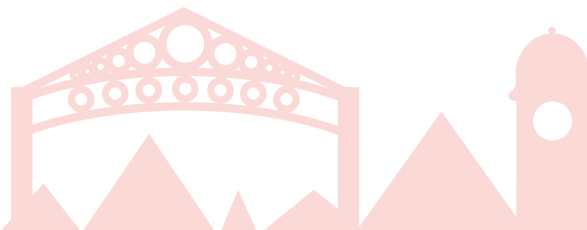
Council Committees/Working Groups:

- Development Control
- Licensing Committee
- Bacup Community Partnership
- Local Plan Steering Group
- County Councillor



**Councillor Janet Eaton** Irwell Ward:  
Council Committees/Working Groups:

- Overview and Scrutiny
- Bacup Community Partnership



## 4.0 Bacup THI Delivery Phase (cont.)



**Councillor Peter Steen** Deputy Leader of the Opposition Greensclough Ward:

Deputy Leader of the Conservative Party

Shadow Portfolio Holder for Communities and Tourism

Council Committees/Working Groups:

- Audit and Accounts Committee
- Appointments and Appeals
- Consultation Working Group
- Bacup Community Partnership



**Councillor Denis Kostyan** Irwell Ward:

Council Committees/Working Groups:

- Consultation Working Group
- Bacup Community Partnership

Surgeries:

- Councillor Kostyan conducts regular street surgeries across Irwell Ward throughout the year



**Councillor Andrew Walmsley** Portfolio Holder for Resources Irwell Ward:

- Member Champion for Equalities
- Council Committees/Working Groups:
- Cabinet
- Bacup Community Partnership



**Martin Lewis** – BETA Group - large business representative: Bacup based business established in 1987 which is now one of the country's leading specialists in filtration and engineering services.

## 4.0 Bacup THI Delivery Phase (cont.)



**Martyn Peer** – Brians of Bacup - small business representative: Brians of Bacup Delicatessen. A local, well established businesses with a loyal customer base.

Producers of high quality fresh food sourced locally and also capturing the niche market with their Vegan options.



**Barry Hyde** – Chair of the Bacup Now Community Group - engaging the local community in regenerating Bacup as a vibrant, dynamic and attractive town in which to live, work and play. Trustee/Director of the Veterans In Communities Charity - helping veterans to integrate back into the community.



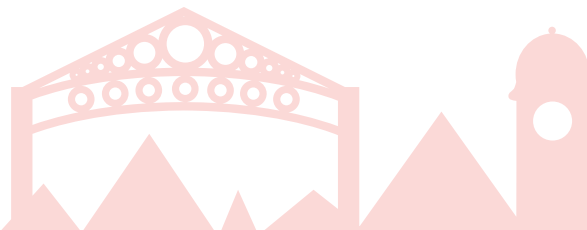
**Stephen Anderson** – Chair of Valley Heritage – a local building preservation trust: Established by a group of volunteers in 2015, Valley Heritage is a Charitable Incorporated Organisation (CIO).

A key partner of Rossendale Council they have a well respected and successful track record of securing funding and delivering Conservation and Heritage led projects across Rossendale.



**Tricia Brindle** – Bacup Pride – local voluntary organisation formed in 2011. Committed to tackling litter, anti social behaviour whilst promoting community cohesion.

Bacup Pride also have a wealth of horticultural knowledge and are responsible for planting and managing many of the flower beds throughout Bacup Town Centre.



## 4.0 Bacup THI Delivery Phase (cont.)

"best practice example"

"secured a higher grant rate"

### 4.3 Delivering the Bacup THI:

Unique to Bacup the THI was delivered in a specific way to allow for maximum investment in the project area. Ordinarily local businesses and building would lead the process and enlist their owners architect and company to deliver the capital work. They would then claim the grant retrospectively from the THI project that would in turn make quarterly grant claims from the Heritage Lottery Fund.

In order for the project to be deliverable in Bacup, a different tact was employed and this served to make sure that the project became a success. So much so, it is used as a best practice example throughout the North of England, from Stockpot to Hartlepool. The other unique offering that Bacup THI was able to deliver was a higher than average grant rate for the building owners.

Most of the owners contributions were in the region of 10% of the total project costs allocated per building though in some instances they were higher, none however exceeded 13.5%. The high intervention rates were identified in the original bid in order to stimulate sufficient private sector investment.

During the development stage and the production of the drawings, schedules that were produced and surveys that were undertaken there was no formal commitment from the business / building owners and this was a project risk the Council undertook.

The process that was devised is detailed as follows and this has been shared as best practice across other THIs.

Building / business owners were required to sign a Grant Contract. **Appendix 6: Grant Contract.** The Grant Contract details the following and is a legally binding document between the property owner and the Council:

- Background
- Grant
- Pro rate
- Works
- Duration
- Works Contract
- Unspent Grant
- Record of Retention
- Publicity
- Claims
- Your Contribution
- Insurance
- Completion of the Works
- Repayment
- Disposal of the Property
- Assignment
- If the Grant is Withdrawn
- General

Four Schedules accompanied the Grant Contract and these were:

- Guidance for Applicants
- Grant Offer Letter
- Architects Drawings
- Cost Breakdown and Schedule of Works

Building / business owners were required to sign and have witnessed a CH1 form. **Appendix 7: CH1 Form**

Following Council procurement, RBC went out to competitive tender for the Architect, Quantity Surveyor and Structural Engineer.

RBC had and still has a development partner in the form of local company Barnfield Construction, who would deliver the first phase of the building works. They would then be replaced by heritage specialist contractor, Rosslee Construction, who won the competitive tender for the second and third phases of the building works.

Once all partners were in place the building owners received a Grant Contract, CH1 form, schedule of works and associated architect drawings. All professional fees which included the QS and Structural Engineer and the Architects fees were paid initially by RBC and then reclaimed when eligible once a grant was secured per property. This took away the risk of any initial costs to be borne by the building owners and placed the risk solely on the Council.



## 4.0 Bacup THI Delivery Phase (cont.)

Stipulation for payment was written into the Grant Contract whereby the building owners would be required to pay 50% of their total contribution upon issue of the Architects Practical Completion Certificate and the remaining 50% upon the close of the 12 months defects period (the defects period runs for 12 months from the date of the Practical Completion Certificate).

### The buildings opposite were part of the project.

The majority of the buildings were clustered together ensuring that the works will have a highly visible impact in the town centre.

Linking back to the pre -THI consultation saw 15 St James Street selected as the 5th most disliked building in Bacup town centre, and Pioneer Buildings chosen due to its popularity.

Phase 1	Business	HLF Category
Pioneer Buildings – 1 building 5 businesses	Wishes Galore – card and gifts	Restoring architectural features
	Nellies Café	
	Icing on the Cake – handmade cakes	
	JP Discount Carpets	
33 St James Street	RSPCA Charity Shop	Building repairs

Phase 2	Business	HLF Category
31 St James Street	Vacant	Bringing back vacant floorspace
29 St James Street	Studio 29 - hair and beauty	Restoring architectural features
27 St James Street	Vacant	Bringing back vacant floorspace
25 St James Street	The Pet Shop – pet supplies	Restoring architectural features
23 St James Street	Neil Gerards – hair dressers	Restoring architectural features
6-8 St James Square	Occupied	Restoring architectural features

Phase 3 a & b	Business	HLF Category
21 St James Street	Butchers	Restoring architectural features
15 St James Street	Pizza Takeaway	Building repairs
13 St James Street	White goods	Building repairs
9 St James Street	Hardware Store	Building repairs
7 St James Street	Greengrocers	Building repairs
5 St James Street	Holistic Therapy	Restoring architectural features
3 St James Street	Vacant	Bringing back vacant floorspace

# 5.0 Bacup THI Completed

## 5.1 Post THI Consultation Objectives:

The Bacup THI has provided an excellent platform over the last few years to understand the current challenges people face within Bacup and how Bacup could look in the future, feedback has been collected by the Bacup THI in various forms.

In addition, as the project has come to an end, it is important to establish a forward strategy to build on the THI's success.

The Bacup 2040 Vision is a new town centre masterplan and strategy based on the results of these consultation activities.

This chapter summarises the findings of both the online questionnaire, a face to face survey with visitors and local traders, feedback from a Bacup Vision workshop as well as face to face meetings with partners. This summary contains information gathered from November 2018 until February 2019.

### Key objectives of the consultation activity:

- Understand the challenges that town centre users and visitors face when in Bacup
- Gather the community's ideas on how they'd like to see Bacup improved in line with transformational physical changes including capital works and areas of the public realm
- Achieve an understanding as to whether the Bacup THI project has made an impact and what lessons have been learned through the delivery of the project

- Gain insight into future plans that building owners, businesses, community groups and residents might have to allow for partnership working and a holistic approach towards town centre improvements as well as reinforcing the knowledge base
- Gain knowledge on the consumer trends and also understand the needs of the business
- Ensure the consultation is as transparent and open with the whole community feeding into it
- Form the Bacup 2040 Vision, a new town centre masterplan and strategy.

## 5.2 Post THI Methodologies:

The defined consultation period ran for a 3½ months between 30th November 2018 and 12th March 2019. The following activity took place:

- Town centre survey completed online and on social media. Also completed face to face with those at the Bacup Christmas Market on the 1st December 2018. **Appendix 8: Post THI Perception Survey**
- Press release with call for comments in several local papers.
- Face to face survey with "one off" and long-standing market traders at the Christmas Market on the 1st December 2018. **Appendix 9: Post THI Traders Survey.**
- Advertisement of the online survey on Facebook, Twitter, Linked In and direct emails to local community groups, through the Taskforce and

local papers, including Council wide sites, MP sites and local Bacup pages

- Face to face meetings with partners such as Calico Housing, Brother Investments, Bacup Now Community Group, Friends of the Fountain, Bacup Business Association, Rossendale Leisure Trust, Valley Heritage, BaSE, Action on Empty Homes and Bacup Pride.
- The Bacup 2040 Vision workshop held on the 7th March 2019 with representatives from most of the community groups active in the town centre
- Discussions with the market traders and local businesses
- Presence at the community partnership meeting
- Discussion with the 2nd Rossendale Scouts Group and Thorn Primary School
- Letter to building owners in the town centre to understand their future plans.

### Consultation results:

The consultation activity generated results and feedback from over 300 people that use Bacup town centre:

- 255 people filled in the online survey to general public (some handwritten and results put online for evaluation)
- 28 "one off" market traders completed the survey to understand their reasoning for the Bacup Now Christmas Market Event on the 1st December
- 34 people in attendance by invitation only from

## 5.0 Bacup THI Completed (cont.)

various partners and groups at The Bacup 2040 Vision workshop.

### Key Town Centre Survey Headlines:

- 97% live in Bacup or nearby
- 62% of respondents use Bacup town centre to shop.
- 63% of respondents felt that the range of shops did not meet their needs
- 70% of respondents rarely visit Bacup in the evening - 86% of respondents would like more things to do in the evening.
- 83% of respondents want more themed events.
- 93% of respondents would like to see more restaurants and bars.
- 57% of respondents felt that leisure opportunities are poor.
- 40% of respondents felt the atmosphere in the town is poor or below average.
- 79.5% commented that the range of market stalls is poor or below average.
- 66% felt that the atmosphere in the market area is poor or below average.
- 60% of respondents felt that antisocial behaviour in Bacup is poor or below average.

### Resident, Visitor and Consumer trends:

The online survey was completed by 58% female and 42% male. 79% of respondents live in the Bacup area with the majority of others stating that they live still in close proximity to Bacup.

The survey flagged that most people tend to come into the town centre alone and often visit several times a week with the morning being the most popular time to come.

There was a question about visiting in the town centre in the evening. It revealed that 34% of respondents do not visit Bacup in the evening and only 36% of respondents visit “on occasion” to mainly attend hobbies at local community clubs and to go to the local supermarket.

The survey revealed that most respondents visit the town to shop, access public services like the library and doctors as well as to access hobbies and activities; however 63% of respondents felt that the range of shops didn’t meet their needs. Many stated that they had to go to nearby towns for their goods.

Respondents suggested that their average spend on a visit to Bacup is between £11 and £20. The next popular spend bracket was less than £10. There were some comments related to the opportunities to spend within the town centre.

There were several questions related to the market, 63% of respondents felt that the appearance of the market is poor or below average, this is reflective of the number of people who also felt the atmosphere in the market area is poor or below average. There

were many additional comments to suggest the market location and promotion could be improved as well as the variety of stalls.

There was a question related to leisure usage in Bacup and 79% of people felt that the leisure facilities were poor or below average and 31% of people felt that the cost of the available leisure facilities is poor.

### Market Trader feedback:

The “one off” and long-standing market traders survey revealed that 75% of produce available was “handmade”. They were prepared to travel as far as 45 miles to attend the event again in future.

The market trader survey also revealed that the facilities in the market area were suitable including: facilities for loading and unloading, heated toilets and electricity in the cabins. Most stated that they would return to host a stall at other events.

### Bacup THI specific feedback:

Between the two surveys, in total 91% of people felt that the recently completed Bacup THI project 2013-2019 had made the shops more attractive. Additional comments suggested that some work could have been done on certain empty shops or derelict buildings.

70% of respondents to the town centre survey felt that Bacup is now a more attractive place to shop.

The Public Realm enhancements were well received by respondents, on the whole people felt it was a much more attractive place to shop, it was better

## 5.0 Bacup THI Completed (cont.)

for pedestrians and also for car users as a result, however most felt that much more could be done to improve a wider area.

50% of respondents on the town centre survey revealed that they felt better connected to Bacup's heritage as a result of the project.

**This shows the positive impact of Bacup THI on the local area.**

Many people felt that the Bacup THI project had made a good start in addressing some issues and there were comments to suggest that they felt Bacup has opportunity to be improved further.

People commented that the THI project could have addressed the following;

- Restoring the fountain feature.
- Tackle derelict buildings and empty shops.
- More green spaces.
- The market area.

### 5.3 Post THI Consultation Conclusions:

The whole consultation and various mechanisms for consultation highlighted above revealed the following challenges and issues within the town centre:

- Derelict buildings
- No town promotion
- Empty shops
- Key assets not protected including fountain
- Lack of variety of shops
- Few restaurants and bars
- Nothing to do for various ages
- Limited opportunities for social interaction
- Little leisure opportunities
- Few things to do in the evening
- No green space
- Nothing to encourage businesses
- Low footfall & people not spending
- Underused market
- Few employment opportunities
- No people living in the centre
- Town centre unconnected
- No clear parking places
- Low consumer spend

- Toilets only open on market days
- Anti-social behaviour
- Entrenched worklessness
- Fly tipping
- No central point
- Poor accessibility for pedestrians and cyclists
- Little ambience and atmosphere in the town

### Ideas:

The ideas presented through the various consultation activities have been collected and used to form the Bacup 2040 Vision which will build on the THI achievements and become the projects forward plan.

## 6.0 Strategic Areas

**6.1 Valley Stone Greenway:** the Valley of Stone is a scenic 16.5km long route connecting Healey Dell, Rochdale, North through Whitworth and on through Bacup. It then travels through the Rossendale Valley through Waterfoot to Rawtenstall. Possible due to government investment and led by the East Lancashire Strategic Cycle Network in partnership with Lancashire County Council, this is a long term project.

The route passes through the beautiful Rossendale countryside, past points of interest, heritage sites and also many of the employment sites in the Valley. The majority of the route from Healey Dell through to Waterfoot follows the route of the former train line, evidence is apparent in Shawforth and the Grade 2 listed train tunnels in Waterfoot.

Currently nearing completion, the route will offer a much more scenic opportunity for alternative transport commuters away from the busy Valley road network. Mid Pennine Art have provided the creative dimension of the project and have engaged with community groups, schools and other organisations to connect people with places, (source: <http://midpenninearts.org.uk/> ).

**6.2 Stubblee Park:** located about half a mile to the south west of Bacup town centre, Stubblee and Moorlands Park is a hub of activity for residents and visitors alike. Situated close to the entrance of the park is the Grade II Listed Stubblee Hall.

Built in 1809 and enlarged and altered in 1879, the Hall was built where a previous 16th century house stood. Moorlands Park which surrounds Stubblee Hall has seen almost £100,000 of investment over the past few years and has seen considerable changes to the access, facilities and general management of the Park.

Within the Park operates the East Lancashire Recovery College and The Citizens Advice Bureau from Stubblee Hall. The East Lancashire Recovery College is a vital mental health and well-being resource covering the East end of the Rossendale Valley. The Greenhouses have a diverse range of engagement resources and activities to help people with mental health illnesses and disorders, to help tackle loneliness and isolation and also to provide a non-judgemental, welcoming and friendly environment where people feel safe and happy.

The Bacup THI has worked with the Greenhouses on several engagement events, such as the black smith workshops, the Celebration event and sees it as a strategic place and tool to encourage visitors to Bacup.



Figure 9: The stags head, Stubblee Hall.



## 6.0 Strategic Areas (cont.)



Figure 10: Mountain bikers against the sunset – Lee Quarry.

**6.3 Lee Quarry:** is another outdoor recreational facility which is already an attraction to local residents and visitors in its own right.

Adjacent to Stubbylee and Moorlands Park the quarry is the former Lee and Cragg quarries but are now ranging open spaces or hikers, runners, followers of the Irwell Sculpture Trail and for mountain bikers.

The Northern Grip Festival is held annually in the quarry and attracts several hundred attendees. There are still some very well preserved artefacts from when the quarry was active and these are being considered for scheduling to give them protection status.

**6.4 The Market:** the Market in Bacup is located on Tower Street and is essentially boxed behind St James Street, St James Square, Market Street and Union Street. Access is good for pedestrians due to the central location of the Market though promotion and publicity, signage and advertisement is limited which mean it sees low footfall.

The Market has several long term tenants, with loyal and secure customers bases and also has public toilets and disabled facilities. However, the range of stalls and opening times are limited. There is the opportunity to hold events and activities in the Market area though these are limited due to the space available as the permanent cabins are focussed in a number of semi-permanent stalls.

The Market area has a multitude of potential for use and has become an integral part of the Bacup 2040 Vision. The new Market Square will have a strong



Figure 11: Bacup Market, March 2019.

## 6.0 Strategic Areas (cont.)

**6.5 The Town Centre:** Bacup has a population of around 22,599 with 11,310 living in the inner core town centre wards of Irwell and Greensclough. The town centre incorporates:

**Inner Core:** The inner core of the town centre is where four major arterial routes merge linking West Yorkshire, Greater Manchester and Pennine Lancashire. Each road has a parade of retail offerings interspersed with vacant and derelict buildings. The hub of the retail offer centres along St James Street and Union Street. Core retail hours are inconsistent and the traditional Market is located in the very centre of the town on Tower Street in a hidden and closed off location.

The town centre architecture ranges from the Weavers cottages, expansive stone built Mills, Civic Buildings and Public Houses and streets of compact terraced houses. The retail offer is limited but with a range of well-established, independent businesses.

**Outer core:** Due to the topography of the valley, the town has expanded up the steep valley sides and in a linear fashion along the road network. The housing in Bacup changes from densely packed Victorian terraces to larger properties. These estates are more modern. House prices in Bacup are low in comparison to other areas and therefore make it desirable for buyers and investors. There is little in the way of retail offer or facilities within these outer east Rossendale communities.

Incorporating into the town centre are the green and open spaces Rossendale Valley comprises of a characteristic heather moorland habitat

which supports a diverse range of flora and fauna. Progressing down the valley sides into the peripheral residential areas of Bacup, then further into the dense urban environment of the town centre green space opportunities are limited. Within the town centre setting wildlife is supported by a small number of bedding areas and planters.

The provision and quality of green and open spaces are linked to the promotion of well-being and mental health and increased levels of physical activity. They also help instil a better sense of civic pride and community cohesion reducing the fear of crime, engage with residents and visitors to the town and also provide sensory relief from the urban backdrop.

Well managed green and open spaces within an urban environment have the benefit of increasing the feeling of safety and wellbeing and particularly if they are areas of activity, will increase footfall and natural surveillance of the area. An additional benefit of well managed green spaces is the positive impact they have on residential stock through increase in prices and making areas more desirable to live.

Greenspaces also provide sensory places for children, families, individuals and those with additional needs to engage with one another. For a child or young person to have access to greenery and its attached species allows them to develop a greater sense of stewardship for their community and a more holistic sensory approach to their own personal development.

### **6.6 Leisure Facilities and Supermarkets:**

Situated within the foothills of the Pennines, Bacup enjoys spectacular walking, hiking and cycling opportunities, with bridleways and ‘off the beaten track’ opportunities to enjoy the countryside are plentiful.

There is a desire within partners to increase the physical leisure offer in the town centre.

Bacup itself has two large chain supermarkets, Morrisons and B&M Bargains, both of which are relative newcomers to the town in the last 5 years, B&M Bargains replacing the popular Co Operative supermarket. Morrisons offers the best parking facilities in Bacup with approximately 100 parking spaces, and a clause that allows shoppers and visitors to use their car park for up to 4 hours.

One of the aims of the Bacup 2040 Vision is to make significant changes to the public realm, improves interpretation, art works, greens space and atmosphere in order to provide a safe, welcoming and vibrant route between the car parking facilities and the town centre shopping and food and drink offer.

## 7.0 THI Project Officer/ HLF Monitoring

Upon securing the Bacup THI a new Borough Project Officer post was appointed by Rossendale Council. The aim of the Project Officer was to oversee the day to day delivery of the THI project and the candidate was to have a proven track record in project managing conservation themed regeneration projects.

The Project Officer job description and person specification detailed that in order to deliver the project successfully and to its full potential, they are to possess strong communication and negotiation skills and the ability to work closely with other Council Officers and external partners.

Quarterly reviews and grant claims were written and submitted by the Project Officer.

Maintaining and sustaining a positive relationship with HLF Grant Officer and the HERA Project Monitor was also key.

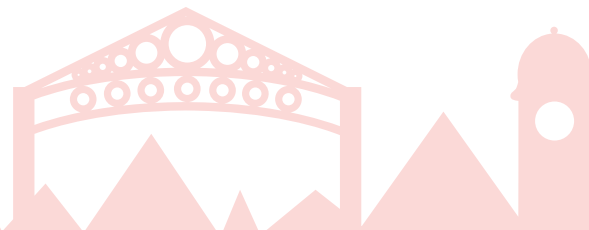
The Project Officer was also accountable to the Partnership Board, responsible for all financial aspects of the project and to ensure the project was delivered in a manner that promoted and enhanced the Bacup Conservation Area.

Publicity for the project was through a dedicated website managed by the Project Officer, along with a Facebook account and Twitter feed. In addition press releases went out through the local newspapers, the county newspapers and we also had a spot on BBC Radio Lancashire!

The Project Officer post was detailed as a 5 year fixed term contract, though over the lifetime of the Bacup THI, the project has seen 5 Project Officers; each with a variety of backgrounds ranging from Architecture, Conservation of the Built Environment and Community Engagement. The 5th Project Officer has managed the project for the final 17 months of delivery and the project has maintained a well-regarded and positive presence in the town.

The Project Officer also integrated into the Lancashire Conservation Officer Group (LCOG) who met quarterly. These meetings are an ideal networking opportunity and were regularly attended by several THI Officers. This was perfect for information sharing and building relations between THIs across the North West.

The project delivered its objectives and outputs.



## 8.0 Lessons Learnt

4 new businesses

over 1000 followers on social media

50% felt better connected to heritage

1 business expansion

1 business expansion

91% felt the THI made the town more attractive

### 8.1 Social:

Upon completion of the THI project, 91% of people responding to the town centre survey commented that they felt the THI had made the town centre a much more attractive place. The THI also introduced business premises to 3 new businesses to the town through the work it completed and meant that another business was able to expand into a much larger building as a result of the project.

One of the main social themes that arose due to the and through the delivery of the THI was having the community engaged and involved. Many THIs are delivered in small town or communities where huge transformational changes are proposed and enacted. Ensuring that the community are kept informed and reassured is crucial.

Social media and the website, regular community events and activities and regular press release all help maintain the awareness and promote the project. The THI has both an active Facebook (<https://www.facebook.com/BacupTHI/>) and Twitter (<https://twitter.com/BacupTHI>) account. Both accounts were used and received a positive reaction from followers. As of April 2019 the

combined audience for both accounts was over 1000 people, the majority from the local area.

The THI linked into other Council social media and enjoyed good coverage through the Rossendale Borough Councils and Invest In Rossendale social media accounts. The majority of the social media covered good news stories, promoted events and activities, linked in with other Bacup organisations and events and also provided factual information on the projects progress.

The THI also had a designated website, (<https://www.bacupthi.org.uk/>), this published more detailed information on the THI. People were more inclined to visit the Facebook page or the Council website to seek information on the project.

The website also housed the minutes of the Partnership Board meetings and any other important letters or documents.

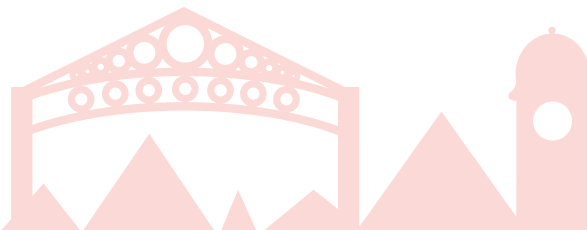
The other crucial aspect was the promotion of the events and activities. In the 2019 Town centre survey indicated 50% of people felt better connected to their heritage due to the THI project; however, 50% felt they were not better connected. The project has identified that more needs to be done to integrate and engage with hard to reach

groups and promote community cohesion and help these groups and individuals to become more engaged in their local community.

By providing fun and interactive community engagement events, the THI was able to instil pride and a sense of ownership in many attendees and raise awareness of the colourful history of Bacup. A large number of young people and children were also positively engaged through the project, raising awareness amongst the younger generations.

To ensure the sustainability of the project forging strong links with the building owners and other businesses was key. This was done mainly through day to day delivery of the project but also through the Bacup Business Association.

Finally a new community group, Bacup Now, established itself in early 2018 and have taken on planning regular community events in Bacup to coincide with traditional holiday dates but also local traditions. The THI worked closely with Bacup Now for a two day community celebration event in May 2019 to celebrate the THI and its achievements and also to bring the community together to share their history.



## 8.0 Lessons Learnt (cont.)

### 8.1.1 Community Engagement and Training Events:

The community engagement events delivered through the THI have been imaginative and inspiring. The range of events was designed to capture the imagination of all demographics across Bacup.

The events delivered over the past 5 years were:

- Lime Pointing
- Owd Bacup Week
- Lancashire Archives
- Mrs Ibbits Christmas
- Builders at Work
- Reminisce About Bacup
- Crime Walk
- Stone Masonry Training
- Irwell Tapestry
- Blacksmithing
- Family Mosaic Day Stubblelee
- Architecture Walk
- History Walk
- Digital Trail/Mosaic Making
- Creative Writing Group
- Celebration Event

The events were designed to target as wide an audience as possible and to raise awareness of the THI project and what it aimed to achieve. It was also an opportunity for other specialist organisations and craftsmen to be involved in the project.

The Bacup THI worked extensively with local stakeholders groups who met every 6 weeks to develop the community engagement plan. A sub group was formed and comprised of Valley Heritage, Rossendale Civic Society, Promoting Rossendale and two members of the Partnership Board.

The activities listed to the left focus on the key cultural themes for the town and these addressed:

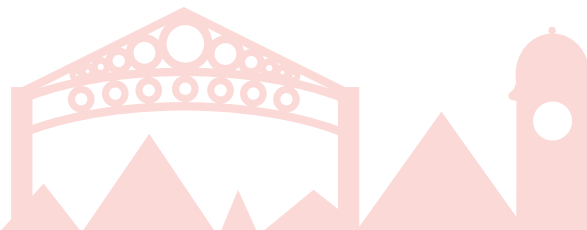
- Improving people's knowledge of the history of Bacup and its buildings
- Encourage people to see how the past of Bacup can make an impression for the future
- As a tool to document and celebrate people's memories.

The events were chosen to appeal to the widest demographic and these groups included:

- Primary school children
- Secondary school children
- Youth groups
- Clubs like Cubs
- Local property owners
- Local businesses
- Local charitable organisations
- The elderly population
- Visitors to Bacup
- Families to encourage familial cohesion.

Though the types of events held evolved throughout the lifetime of the project, many of the activities were themed towards heritage, historic skills and awareness raising enabling people to become advocates for Bacup post THI and towards the Bacup 2040 Vision.

The community engagement activities were publicised throughout the Council, social media, word of mouth and flyers and posters were distributed throughout the town. The turnout for the events was very good and the THI achieved what it set you to by engaging with a diverse audience.





## 8.0 Lessons Learnt (cont.)



Figure 12: Attendees to the hot lime pointing course 2017.



Figure 13: Bacup THI Time Traveller Event.

**Lime pointing:** was very popular and two locations in Bacup were used for people to try their hand at pointing with a traditional hot lime mortar mix; similar to the one used on the buildings of the THI project.

**Owd Bacup Week:** was a week long number of events and activities to launch the project and raise awareness.



Figure 14: Lancashire Archives 2017.

**Lancashire Archives:** a group of Bacup residents were taken to the Archives to hear more about the history of Bacup – how this information is recorded, catalogued and preserved and also the importance of retaining this information.

**Mrs Ibbit's Christmas:** was in partnership with Bacup Natural History museum and Bacup Pride and was a 'make do and mend' Christmas in the 1940's family fun event.



Figure 15: Mrs Ibbit's 1940s Christmas with Bacup Nat.



Figure 16: BRGS students on site in Bacup.

**Builders at Work:** this training event was a fantastic opportunity for young people from Bacup & Rawtenstall Grammar School (BRGS) and All Saints to have an invaluable insight into the construction industry – from all skills or architect to joiner and find out more about the various roles you can have. The classroom based exercise took the young people out into a live construction site of Bacup THI where they got to see firsthand behind the scenes going on and found out more about everybody's roles and responsibilities.

Talks were made by the project architect, project officer, QS, site manager and structural engineer.

## 8.0 Lessons Learnt (cont.)



Figure 17: Reminisce About Bacup.

**Reminisce About Bacup:** this was a wonderful opportunity to have interaction between young people and older people. Cubs from 2nd Rossendale met with older people at the Scout Headquarters on Burnley Road and held several sessions where they spoke about changing trends and products and how things have evolved over the years.

It was a fantastic opportunity for young people to learn more about the way of life in Bacup in the 1940s and 1950s. It provided an opportunity for social interaction for older people and an opportunity to share their memories over old fashioned sweets.

The sessions were also recorded and have been shared widely on social media and received a positive response and reaction from the community.



Figure 18: Bacup crime walk.

**Crime Walk:** An evening crime walk was held and attended by 13 people.

Following a route through the town centre the walk was filled with suspense and mystery and told the story of John Holt murdering his wife Mary Ann Holt and also the crimes of John Waite who also murdered his wife.

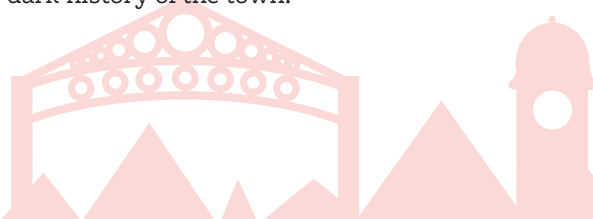
The walk was researched and delivered by a local resident.

It was a well-attended event and delved into the dark history of the town.



Figure 19: Stone Masonry.

**Stone Masonry:** the stone masonry training was held in partnership with Burnley College and saw attendees visit the college premises and take part in a classroom exercise before being able to have a hands on theory session and experience in stone masonry.





## 8.0 Lessons Learnt (cont.)

**The Irwell Tapestry:** one of the most iconic results of the community engagement is the Irwell tapestry – a project created by the comms sub group – local artist Ruth Evans was commissioned to deliver the workshops and create the tapestry. The tapestry was to be composed of small handmade swatches made by members of the community through several workshops. The individual swatches will then be stitched together to create one final textile piece.

The workshops were well attended and people were about to create their own individual interpretation of the River Irwell from its source in Weir through Bacup and on to Stacksteads. 7 workshops were held with close to 150 making their own contributions to the Tapestry.

It has been added to the Council's official collection, protecting it for the future. It is available for loan to suitable organisations wanting to display it locally.

The Tapestry received a worldwide following through the Artist. The THI and Ruth also had a segment on BBC Radio Lancashire.



Figures 20: Images of the completed Irwell Tapestry.



Figure 21: Intensive Black smith Workshop.

**Black smithing:** In partnership with East Lancashire Recovery College and Stubblelee Greenhouses we delivered three successful black smith workshops.

One a taster sessions, another a family observation session and finally a more intensive one on one session for three individuals.

“Really enjoyed the course”

“Very informative” attendees of black smith workshops.

These sessions were very popular with clear linkages between heritage and skills. It was also great to be working with another lottery figure funded project in the local area.



Figure 22: Architecture Walk.

**Family Mosaic Day:** The family mosaic day was also held in the events space at Stubblelee Greenhouses and local mosaic artist who has worked with the THI on the mosaic trail held a drop in family session for people to attend.

**Architecture Walk:** The architecture walk was a huge success. Over 10 people attended the walk which was advertised as a gentle town centre walk last approximately 1 hour. Such was the interest and the engagement the walk last almost 2 hours and people commented on how informative the guide was.

## 8.0 Lessons Learnt (cont.)

**History Walk:** This walk was delivered off the back of the architecture walk and was aimed towards young people. Looking at the architecture of Bacup raised several questions about the new road, stall risers, park horse routes amongst others and it was felt that we could deliver a further walk to answer those questions for people. Again hugely popular the walk went on longer than intended but received very complementary feedback.

**Mosaic Trail:** one of the points raised during the consultation pre THI and post THI is the need for more public art, interpretation and colour to the town. Joining forces with another local artist, the THI devised a mosaic trail which captured both the imagination of local mosaic artist and also the local creative writing group. The mosaic trail follows a town centre route and highlights important features and buildings in Bacups street scene.



Figure 23 : From top clockwise Mosaic Makers and Creative Writing Group Member; enjoying the THI Celebration Event; Horse & Cart at the THI Celebration Event; Completed mosaics waiting to be installed.

**Creative Writing:** the creative writing group is led by the same artist who worked on the mosaic trail and the group comprises of people with extraordinary literary talent who met every two weeks for almost a year.

Their participation in the project was key as they provided the text to accompany the mosaic trail, accessed by scanning a QR code attached to the mosaic. Work included stories, poems, prose, ditties and songs amongst others.

**Celebration event:** the event to celebrate the achievements and the close of the THI project occurred on the last bank Holiday in May 2019. A two day event it was an opportunity to showcase the town centre achievements with a Market, food and drink offer, events stands, displays, tours and family fun activities.

The celebration event focusses on the heritage of Bacup drawing on key themes to engage with the local community and to celebrate the achievements of the THI.





## 8.0 Lessons Learnt (cont.)

### 8.1.2 Publicity:

Key to the delivery of the project publicity was used in a variety of ways throughout the 5 years the project was delivered and in the preceding years during which the bid was being developed.

The publicity followed HLF guidance in that all press releases were approved by the HLF Grants Officer and that inclusion was made explaining that the project was funded through public money.

The project has come under a considerable amount of scrutiny over various aspects and this was handled with clarity and transparency. Making sure the correct information was in the public domain was crucial and social media played a huge part in delivering key messages.

Publicity for consultation events, particularly for the public realm schemes, meant that the community were decision makers and had an influence on the proposed schemes in their town.

Being able to work closely with the community helped both Officers and community members understand each other and come to mutual agreements.

### 8.2 Economic:

The THI is an ideal tool to encourage investment into the town centre, of the 15 buildings that were restored as a result of the THI, 3 new businesses have established themselves. Occupancy rates have increased as a direct result of the THI with 3 new businesses establishing themselves in THI restored buildings.

*“...There’s a lot going on in Bacup so now it’s the time to do something like this...” New Business Owner, St James Street.*

Another of the St James Street businesses has seen her hair and beauty business expand dramatically and relocated her businesses to the REAL building – a much larger premises and also a building restored through the THI.

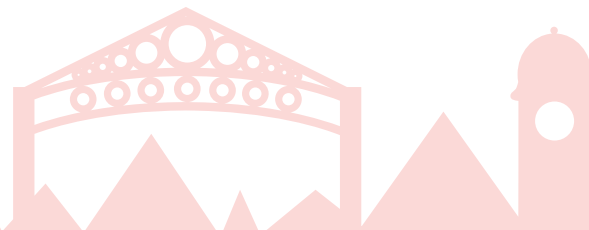
Another welcome addition to St James Street was 31, formerly a butcher this building had been vacant and near dereliction for a number of decades. It has since re-opened and is now a small convenience store.

### 8.2.1 Bacup Business Association (BBA)

**Engagement:** There is a proactive Bacup Business Association and a number of engaged community groups working within the town centre. These organisations work to improve the business and community outlook for the town to achieve a resilient and holistic approach to making Bacup an energised and thriving place.

The Council are working with the Bacup Business Association to deliver a range of workshops to help and support the businesses in Bacup to become known, reputable and trusted. A central co-ordinating body is essential to oversee the management of the promotional activity and to adapt and evolve with consumer needs and demands.

The Bacup Business Association has seen a recent growth in members and hosts a guest speaker each month. Working together on the Love Bacup website and delivering workshops and training activities to share good practice.





## 8.0 Lessons Learnt (cont.)

**8.2.2 Town Centre Footfall:** Counting footfall is essential evidence in understanding the number of people accessing Bacup town centre.

The data for this pedestrian count was collected using a hand-held clicker system. Data was captured at the four strategic locations as identified by burgundy stars on the map to the left:



Figure 24: Locations of footfall clickers.

The data was captured on two days, Wednesday the 13th of March at 11am until 12pm (traditional market day) and on Friday the 15th of March at 6pm-7pm to meet the evening economy.

The data was collected at the same locations on both dates:

- Point 1: Corner Burnley Road and Market Street
- Point 2: Irwell Terrace on St James Street
- Point 3: Corner of Union Court and Union Street
- Point 4: Corner of King Street and Lee Street

The weather on Wednesday the 13th of March was cloudy. The weather on Friday the 15th of March was windy and cold.

The data collected the information of those pedestrians (of all ages) passing the clicking location in both directions.

### Findings:

Over the 2 day monitoring period, 1366 pedestrian passes were counted. The table below shows the data captured.

The data suggests that the footfall rates are low compared to the population of 22,599 that Bacup has, although the weather may have contributed to some loss of footfall.

The day-time pedestrian count is 28% higher than the evening count.

Point 3, the corner of Union Court and Union Street on both occasions (in the day and also at evening) was the place that recorded the most pedestrian passes.

The survey was completed between 7am and 6pm on a weekday. The data recorded has been used as a baseline for the Bacup 2040 Vision and continued regeneration of Bacup. The evolution and transformational changes to the appearance of the town centre will naturally establish an increase in footfall trends – coupled with a strong promotion and brand to advertise the town centre as a destination.

## 8.0 Lessons Learnt (cont.)

Date	Point 1 no of pedestrians passing	Point 2 no of pedestrians passing	Point 3 no of pedestrians passing	Point 4 no of pedestrians passing	Total pedestrian passes
Wednesday 13th March 19 11am-12pm	223	137	243	193	796
Friday 15th March 19 6pm-7pm	103	107	278	82	570

Rossendale Borough Council does have some information from 2017 regarding the numbers of pedestrians and the traffic flow; however, this information relates specifically to the junction and road layout, it was used to understand where people cross the road and is an indicator of footfall during this period.

Please see below the information related to the vehicle and pedestrian flow along the key gyratory in Bacup town centre. Since this count was taken, the road layout has changed slightly, with the right hand turn out of Burnley road removed.

There have also been zebra crossings installed to reflect where people cross the road and is an indicator of footfall in this period.

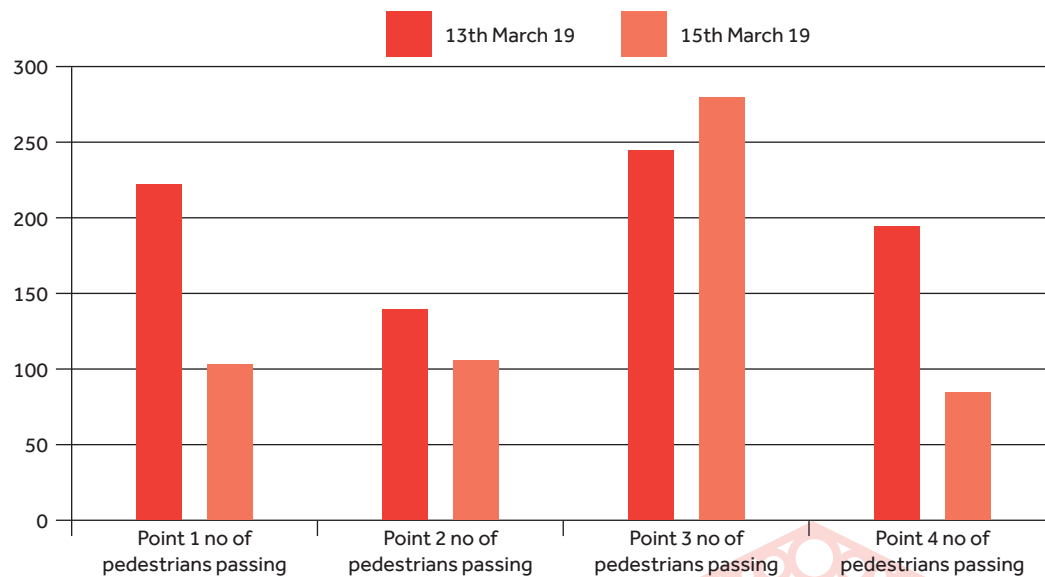


Figure 25: Graph showing the trend in footfall during different times.

## 8.0 Lessons Learnt (cont.)

### 8.2.3 Town Centre Investment:

Due to the THI there has been a recent influx of inward investment in Bacup as businesses have seen the opportunity in the town centre as a place to establish themselves. Since the start of 2019, four new businesses have established themselves within the THI area. These businesses are Buriyam and Barista 1832 in two recently restored THI buildings and Hartley & Co Barbers and Shinkendo Yoga both of which established themselves in town due to the works that have been delivered.

This has been positively received by the local community and it is anticipated as Bacup continues on an upward trajectory more businesses will look to establish themselves here.

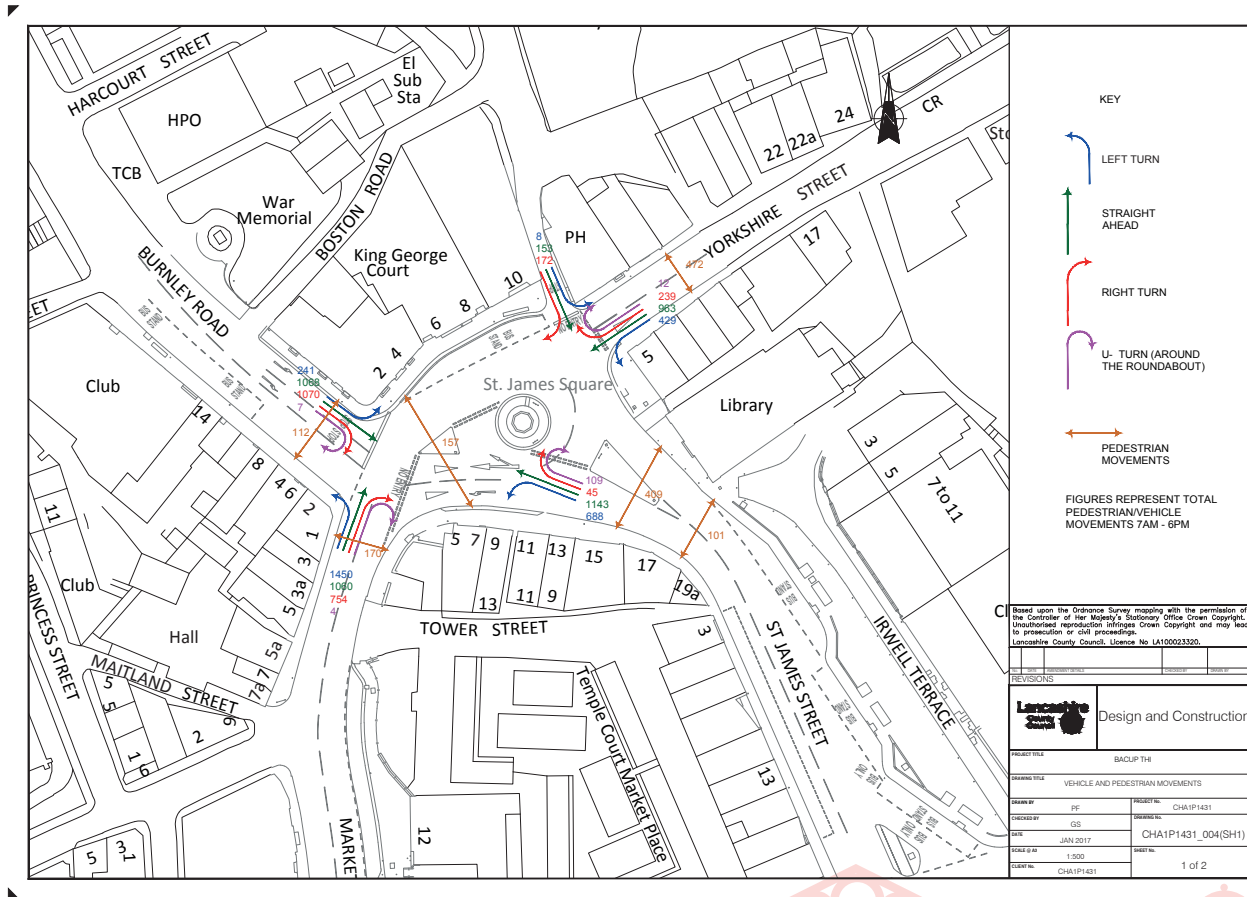


Figure 26: Vehicle and Pedestrian flow map 2017 pre Public Realm enhancements.

## 8.0 Lessons Learnt (cont.)

### 8.3 Townscape / Heritage:

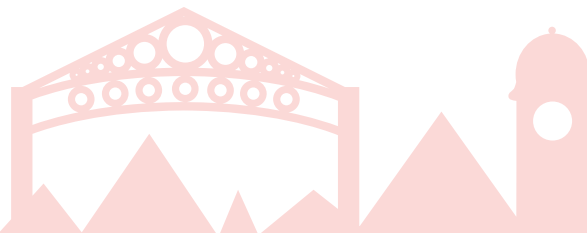
#### 8.3.1 Buildings:

In total, 15 buildings were significantly restored as part of the THI project and the before and after photographs capture the dramatic change to the street scene pre THI and post THI. The buildings were categorised as critical, priority or reserve in status. All the buildings within the town centre were observed for their historical merit and listed according. Upon completion of this categorisation property owners were approached to engage with the project. The full list can be found in

**Appendix 10: Eligible Projects.**

The Contractor was bound to deliver the works in accordance with the following Architect's instructions:

- High quality conservation materials were used and that the methods of working were carried out to the same quality heritage standards
- Conservation render – ensuring that the render is cut to all of the corner joints to form quoins
- Allow sufficient dubbing out per gable to take into account the rough nature of the stone work
- Pointing is to be made from a lime based mortar approved by the Council's Conservation Officer
- All lead work is to be carried out in strict adherence to the workmanship and code of practice – particularly in abutment details and around re-built chimney stacks
- All shop fronts will be of suitable hard timber
- Cast iron rainwater goods
- All paint work is to be in heritage colours as approved by the Council's Conservation Officer and to be of high quality and applied correctly with primer etc
- Damp proof course, internal boards to windows and linings where required
- Stone reroofing to be accordance with Natural England's Technical Advice Note 2005
- Every building's stonework to be cleaned with the Doff water system.
- Every building's rear elevation to be hacked out, cleaned and re-pointed with new timber decoration and sliding sash windows where specified
- All signage to be hand painted by winning competitive tenderer Broxton Signs.



## 8.0 Lessons Learnt (cont.)



Figure 27: Pioneer Buildings before



Figure 27: Pioneer Buildings after

### 8.3.1a Completed Buildings:

**Pioneer Buildings – Priority:** a truly beautiful building with a diverse range of businesses; JP Discount Carpets, Icing on the Cake, Nellie’s Cafe, Wishes Galore, Dansworks and The Cornerstone Bar.

Works included new hardwood shop fronts with decorative fretwork in a similar style to the remaining historic doorway on Rochdale Road, extensive restoration works to the clock tower, restoration of the main building stone work, overhauling the roof, gutters and rain water goods and also timber casement slim line sash windows to the first floor. The shop front was painted Black RAL 9017 – with decorative hand painted signage.



Figure 28: 33 St James Street before



Figure 28: 33 St James Street after

**33 St James Street – Priority:** New fascia boards have been fitted with Victorian awning boxes and awnings. The new pilasters have an individual intricate design and sit alongside the new natural stone stall risers. The external shutters have been replaced with internal lattice shutters and the sash windows to the first floor have been restored.

The comprehensive roof repairs, restoration of the chimney stacks and hand painted signage complete the look. Internally extensive work was completed too.



Figure 29: 31 St James Street before

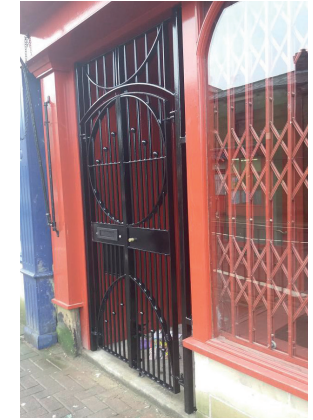
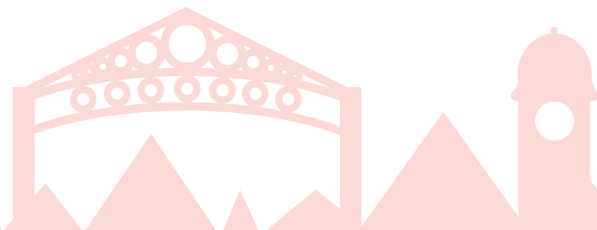


Figure 29: 31 St James Street after

**31 St James Street - Priority:** The shop front was painted Carmine Red RAL 3002.

This building had been vacant since the successful Pork Butcher closed for business in October 2000. The family butcher business dates back to the 17th century and this was a very fondly remembered family business. There was a superb amount of positivity and a great collective reaction from the community when this building was brought back from near dereliction into viable commercial premises. In late 2018 it had a new tenant and is now known as James Street Stores – a small convenience store.





## 8.0 Lessons Learnt (cont.)

**29 St James Street – Priority:** the shop front was carefully removed along with the roller shutters, pilasters and fascia and all signage and the shop front was made good before the new Victorian style shop front was installed. The existing stall riser was cleaned and repointed and timber pilasters were installed along with appropriate mounted corbels. The existing awning was removed and replaced with an approved heritage style awning. The two front windows were replaced with sliding sash windows and exiting rainwater goods replaced with cast iron equivalents. The chimney stacks were brought down and rebuilt with reclaimed stone, and finished with new Louvre style chimney pots. The choice of shop front colour for this building was RAL 7004 Signal Grey.



Figure 30: 29 St James Street before



Figure 30: 29 St James Street after

**27 St James Street – Priority:** The shop front for this building was removed along with the roller shutters, pilasters and fascia and a new timber single glazed Victorian style shop front was installed. New ashlar masonry outer leaf was installed on the stall riser. The shop front had a new door way to the left hand side of the building with a transom at head height. A new boxed fascia with timber cornice and cover flashings saw the finishing touches to the shopfront elevation.

The entire building saw careful hacking out of pointing and stone cleaning before being re-pointed with hot lime mortar. Both gables were re-rendered with traditional conservation suitable render material. All existing rainwater goods were replaced with cast iron alternative and painted heritage black.

At roof level limited works were completed, but included both chimney stacks being brought down and rebuilt, vents were added to aid cross flow ventilation within the building.

All of the existing windows were replaced with timber sash sliding windows and painted Cream RAL 9001. All other shop front timber was painted Black RAL 9017.



Figure 31: 27 St James Street before

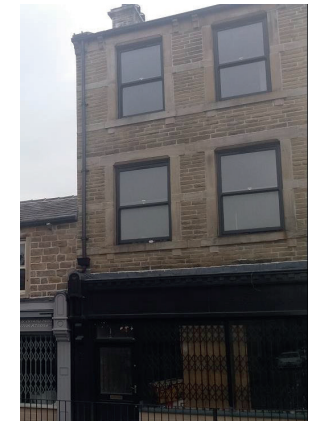


Figure 31: 27 St James Street after

## 8.0 Lessons Learnt (cont.)

**25 St James Street:** This has been one of the most interesting changes in terms of the shop front elevation and the look of the shop from a street scene perspective. The stone slates on the roof were carefully removed, cleaned and reinstated along with appropriate felt and insulation. The rear corrugated iron flat roof was raised to make it level with the neighbouring flat roof.

New lead abutments and cover flashings and other restorations completed the roof works. This unconventional roof structure could be indicative of a 'back to back' arrangement and it is likely that this building has seen a number of changing uses and had a number of adaptations over the decades. The chimneys were dismantled and re-built with new Louvre chimney pots.

The old rainwater goods were replaced with a new marine grade timber gutters and cast iron down pipes. The external walls were built up to matching heights, cleaned, pointed or rendered where appropriate. The new timber security door replaced the previous back door. The front stone work was also cleaned and re-pointed with new handmade first floor slim line double glazed sliding sash windows.

The hardwood Victorian style shop front with its large windows replaced the original multi windowed shop front, painted in heritage colours with beautiful sign writing of Broxton Signs of Weir, the look is striking. Investigative works will be carried out very soon with remedial work to the fascia and the signage re-painted.

**23 St James Street – Priority:** Great to work alongside and it has been brilliant to see the restoration of their building. A new timber single glazed shop front replaced the existing shop front and included was a new timber paneled, insulated, stall riser with a half glazed molded timber panel door.

Timber pilasters either side of the shop front with corbels and a new boxed fascia with signage and a timber cornice were also installed. The new sash windows to the first floor were installed with an integrated damp proof course and when finished internally, new window boards, window linings and neat decoration in RAL 9001 cream. The external decoration was kept heritage black to keep the iconic and striking look of the shop front. The new timber gutters and new cast iron water pipes were also decorated in heritage black. The front and back elevations saw extensive stone cleaning and repairs to the stone work, new pointing and other building repairs.

The roof saw its stone slates removed, cleaned and reused and made good where necessary. The chimneys were brought down and rebuilt with cavity trays, abutment flashings and new Louvre pots (in Red Bank) coupled with a stone sailing course and guttering.

The rear elevation also saw the flat roof extension re-roofed with new timber flashings and new timber fascia. It is worth noting too the preliminary investigations that have to occur prior to any of the works beginning and these included bat surveys and asbestos surveys for each of the properties.



Figure 32: 25 St James Street before



Figure 32: 25 St James Street after



Figure 33: 23 St James Street before



Figure 33: 23 St James Street after

## 8.0 Lessons Learnt (cont.)

**6-8 St James Square – Critical:** an example of the eclectic mix of buildings that make Bacup the town it is. Built in the 1930s this imposing Art Deco building sits in its prime location on St James Square and the heart of the Bacup Conservation Area.

The photos show the building before and after the THI works which included new windows with bespoke steel frames, a replacement roof and shop front, structural repairs and structural work to the cellar and other stone repairs.

**21 St James Street – Priority:** the Butchers who have been a family run business at this premises for 50 years had their building completely overhauled. A new boxed fascia with signage and timber cornices was installed along with new lead cover flashings at the junction of the wall and fascia. The old Dutch style awning was removed and replaced with a new heritage style awning approved by the Council's Conservation Officer.

The new hardwood Victorian Styles shop front with fixed high level sash window – a typical feature of the Victorian era - was painted RAL 3003 Ruby Red. The awning reflecting this in cream and ruby red pin stripe. The exiting stall riser was removed and replaced with a tiled riser – again the colours reflecting the chosen shop front colours. The roof slates were carefully removed and cleaned and re-used with new slates added to make up and make good. All rain water goods were replaced with new cast iron rain water goods and the rear elevation saw a complete over haul and new decoration.

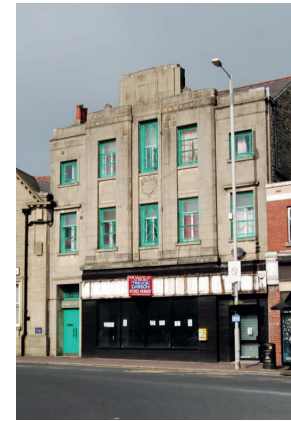


Figure 34: 6-8 St James Square before



Figure 34: 6-8 St James Square after



Figure 35: 21 St James Street before



Figure 35: 21 St James Street after



## 8.0 Lessons Learnt (cont.)

**15 St James Street - Priority:** this building had the existing roof slates carefully removed and cleaned before being re-laid and made good where necessary. Other roof works included the installation of timber battens, breathable roofing felt and rebedding of the existing ridge tiles. New lead cover flashings were installed along the party wall join to 13 St James Street and 17 St James Street.

All new cast iron rainwater goods in appropriate heritage black decoration as in keeping with the other buildings.

New timber sash windows and a new shop front decorated Cream and RAL 5011 Steel Blue respectively. This building had a tenant in situ at the beginning of the building works but the property become vacant mid-way through the works. It remained vacant for several months before a new tenant took a 5 year lease on the building and have transformed it into a Thai takeaway. The hand painted signage has recently been completed.

**13 St James Street - Priority:** a new hard wood Victorian style shop front was installed and the exiting stall riser was made good - new internal security shutters - sliding lattice style - were installed along with decorative gates and rails externally enhanced security of this building. The new boxed fascia and with allowance for appropriate signage with timber cornices and new lead cover flashings at the junction of the wall and fascia.

The roof was made good using the exiting stone slates and other roof works were also completed. The rain water goods were replaced with cast iron and guttering were replaced and decorated appropriately.

To the rear elevation, as well as the front, new sash windows replaced the old ones and a new rear door with suitable ironmongery and security was also installed. RAL 6002 Leaf Green completed the look.



Figure 36: 15 St James Street before



Figure 36: 15 St James Street after



Figure 37: 13 St James Street before



Figure 37: 13 St James Street after

## 8.0 Lessons Learnt (cont.)

**9 St James Street - Priority:** This was an interesting building for the project due to the difference in the shop front setting of this building in comparison to the other properties along St James Street. In order to retain the aesthetically pleasing street scene and to bring the property in line with the others, this existing shop front was removed and the threshold of the building brought forward in line with the neighbouring properties. This was an extensive piece of work due to this being the largest shop front along St James Street and special preparations had to be made in order for this to be accomplished. Once the old shop front had been removed, the existing structure and foundations required thorough inspection prior to the new Victorian style hardwood shop front being installed. A recessed doorway, new signage and pilasters were also installed.

Other works included roof works, rain water goods and sash windows. The shop front was decorative and internal sliding sash windows complemented the look. Painted a rich Chestnut Brown the joinery work to the shop front was decorative and coupled with the creative signwriting made for a striking finished look.

**7 St James Street - Priority:** The building saw a new Victorian style shop front replace the existing one with a recessed doorway. The tiling to the entrance recess was replicated following the black and white theme which sat against the Opal Green RAL 6026 of the shop front.

Roof works to the building and lower rear roof were completed as well as new sash windows and cast iron rain water goods.



Figure 38: 9 St James Street before



Figure 38: 9 St James Street after



Figure 39: 7 St James Street before



Figure 39: 7 St James Street after



## 8.0 Lessons Learnt (cont.)



Figure 40: 5 St James Street

**5 St James Street - Priority:** The works carried out to this building were minimal and attention was paid to restoring architectural features. The stone work was cleaned and the building repointed, new sash windows and joinery repairs were made to the front and rear elevation. Minor roof repairs and new cast iron rain water goods were completed. The decoration was refreshed. This was a very well maintained building prior to the THI works and was in keeping with the heritage theme too.



Figure 41: 3 St James Street before

**3 St James Street - Priority:** Along St James Street this building saw perhaps the most work and was one of the buildings facing dereliction internally and externally prior to the works. A former Chemist, the building had been empty for several years but had fallen into a considerable state of disrepair. Sitting at the end of St James Street, it acts as a bookend property. A small ginnel (alleyway) passes through between this building and its neighbour.

To the front elevation the existing timber shop front was retained and painstakingly restored, this building has a stunning curved glass window which was replaced with a new toughened piece of glass. Only two of the sash windows installed were new, the other were restored original windows.

Originally a 3 storey property the building had been altered to a two storey property so as part of



Figure 41: 3 St James Street after

the restoration process the team reintroduced the third floor. The bowing roof had several steel beams inserted to support the roof structure to prevent further bowing whilst retaining the charm.

A new Juliette balcony was fixed to the side elevation. The shop front was painted Papyrus White.

Another final feature of this building which was investigated and restored was a hand cut marble mosaic in the entrance recess, late 19th century it has seen some considerable wear to the central art.

A specialist company from Daventry were contracted to investigate the repair options for the mosaic. Hand cut marble mosaics of this time period are relatively rare and it was an important feature to restore.

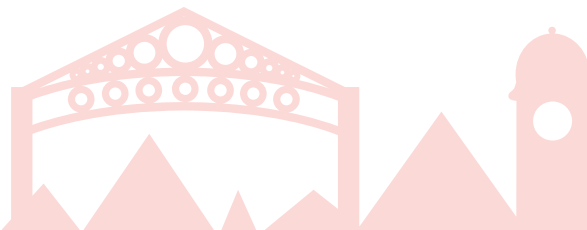
## 8.0 Lessons Learnt (cont.)

**8.3.1b Buildings Not Progressed:** The following buildings were identified as eligible projects and were added to the list of critical, priority and reserve buildings. However, upon discussion with the property owners, they were not progressed. The main reason recorded for non-progression of the building was due to the financial commitment of the owners to the owner contribution and also to the 10 year grant contract and clawback potential that they may be liable for.

**18-20 Market Street - Critical:** which the project was keen to pursue as it is Grade 2 listed former Lancashire and Yorkshire Bank. Unfortunately due to ownership and financial issues we were unable to proceed with this building. However, other opportunities have since arisen for this building and are very promising, as a Council we are supporting where possible and are delighted this key building has a secure future.

**17 St James Street - Priority**

**19 St James Street - Priority**



## 8.0 Lessons Learnt (cont.)

Priority	Reserve
1 Market Street	8 Union Street
5a Market Street	10 Union Street
23 Market Street	3 Market Street
37-39 Market Street	3a Market Street
5-7 St James Square	5 Market Street
9 St James Square	7 Market Street
11 St James Square	7a Market Street
13 St James Square	9 Union Street
15 St James Square	11 Union Street
19a St James Square	15 Union Street
	17 Union Street
	19 Union Street
	21 Union Street
	Market Hotel
	7 Rochdale Road
	15 Rochdale Road
	30 St James Street

### 8.3.2 Building Delivery Model:

The chosen delivery model for the THI was that a sole contractor would be procured who would deliver the project from the beginning to the end.

Barnfield Construction were contracted and delivered Phase 1 of the project. This included two buildings, Pioneer and 33 St James Street.

Rosslee Construction were appointed contractors for the remainder of the project, Stage 2, Stage 3a and 3b.

The project architect has been Equilibrium Architects since the beginning of the project and they were heavily involved in the preliminary works involved when engaging with property owners and have been a critical partner throughout the entire project delivery and snagging process.

Other notable figures within the project delivery team were; Appleyard & Trew Quantity Surveyors, Michael Pooler Structural Engineers and sub-contractors Pinnacle Stone Masonry. Broxton Signs of Weir also played a pivotal role in creating the signage which has become one of the instant successes of the THI project.

## 8.0 Lessons Learnt (cont.)

	Option 1 – Approved contractor	Option 2 – Property owner managed process
<b>Managing the process</b>	A procurement process ensured an appointed contractor had the correct experience to be able to manage the whole process from the beginning to the end.	The property owner would be less equipped to manage the whole process and would require professional help.  The professionals used could be drawn from an approved list of contractors collated by the Council.
<b>Costs</b>	The contractors cost of handling the entire project covered all elements of the process and included professional assessments, permissions and other building costs.	Quotes would needed to be obtained for all elements of the scheme to ensure best value for money and for each element of the work the property owner (or agent) would have needed to manage separate contracts and agreements.
	The procurement of a contractor would have delayed the start of the project. Value for money would be a requirement for appointing a contractor through a procurement process.	
<b>VAT</b>	It was a requirement of the procurement that the appointed contractor had appropriate experience in high quality heritage schemes.	Generally VAT would be chargeable at 20% with some reductions for empty properties.
<b>Building quality</b>		Each individual building or tradesperson needed to prove their experience and ability to be able to deliver the work to a high conservation standard.
<b>Economies of scale</b>	Significant economies of scale were achieved where blocks of properties were improved all together through the certainty of the work and other elements such as scaffolding, stone cleaning and lime pointing.	There was little scope for achieving value for money over a number of projects if done on an individual basis. For example, scaffolding necessary for most projects and the costs of erecting it are reduced when done over a number of buildings.
<b>Local employment</b>	Contract agreements ensured contractors sought to use local supply and resources where appropriate.	Individual property owners could not be obliged to employ local tradespeople and therefore can be no certainty or mechanism for ensuring any local input when left to the owner's discretion.
<b>Skills training</b>	Skills training can be provided through the contractor – this can ensure a sustained length of employment leading the completion of satisfactory periods of experience sufficient to achieve qualifications.	Achieving definite training outcomes from individual contractors was unachievable and particularly where a building operates as a small enterprise taking 1 job at a time there is little certainty about meaningful long-term training provision.
<b>Cash flow</b>	When the contractor has undertaken the building work it invoiced the Council upon completion against the agreed contract and the Council would pay in the contractor invoice and reclaim the monies from HLF, facilitating the cash flow of the scheme for the contractor.	The owner would have needed to agree and achieve sufficient cash flow to be able to pay the builder the full amount of the work before being refunded the 90% grant through HLF, where there may have been time delays, putting the owner under considerable financial pressure. This model was more likely to reduce take-up of grants.  The Council would have been unlikely to underwrite or take on any element of risk as the building contract would have not been with the Council.

## 8.0 Lessons Learnt (cont.)

### 8.3.3 Public Realm Design and Consultation:

The Public Realm schemes went through three iterations before a final scheme was agreed.

**Consultation 1:** The first iteration of the Bacup Public Realm Consultation began in 2014 with a shared space scheme centred on St James Square. The consultation concluded at the end of August and the Council received over 100 responses.

**Consultation 2:** Bacup Public Realm Consultation was launched on 3rd December 2016 and finished on 2nd January 2017. The draft plans for the public realm were displayed at Bacup Library and the Market. **Appendix 11 Public Realm scheme Version 1.** Consultation activities included an open day, a presence at the Bacup Christmas Market and light switch on and surgeries in the Bacup Library. The public were able to comment in writing, through the THI website and by email.

There were 33 responses, with detailed reports from 3 individuals.

#### The following details the feedback from all responses:

- 7 people were happy with the THI works completed to date
- 3 People like the traffic system as it is and do not want to see it changed
- 8 people like the new proposals, especially the increased pedestrian crossings, which would improve safety and access.
- 9 people, mainly the businesses, were concerned about the loading and unloading for the shops as

there is little or no access to the shops from the back of the properties

- Congestion and pollution:
  - With so many pedestrian crossings and 2 roundabouts, cars would have to stop quite a number of times. Drivers approaching Bacup via Burnley Road and drive to St James Street onto Rochdale, there is a possibility of having to stop 7 times
  - Roundabouts may become blocked with traffic
  - Coverdale Waste recycling unit has been granted permission for a further 60 lorries to carry waste who navigate through the town centre
  - 7 people mentioned the lorries specifically in their responses with concerns of increased traffic and congestion
- The fountain - 12 people wanted to keep the fountain as it is, because of the heritage value, with 1 saying that it should be removed completely
  - Two people suggested that the fountain is made into a proper smaller roundabout, where you give way to the vehicle coming from the right
  - One person suggested moving the Maden fountain from Stubbylee Park back into Bacup town centre
- There were concerns about where the buses will stop if the stop on St James Square is removed and where the bus will turn to get access to St James Street bus stops.
- 4 people did not like the extended footpaths saying that Café Culture is not appropriate in Bacup as the weather is not suitable plus the amount of traffic and smell from the waste lorries is unpleasant
- 2 people were concerned about the materials and narrow roads not being compatible with the Bacup weather conditions
- 3 people suggested a 20 mph limit being enforced throughout the whole town centre
- 2 people suggesting a one way system using Union Street, as well as traffic light crossings
- Other suggestions for the project include:
  - Improved signage
  - The Zebra crossing was positioned too far up Yorkshire Street
  - More trees needed
  - Improvements to lighting and CCTV
  - Materials to be used, infrastructure for events such as Christmas lights, Easter events etc., using Irwell Terrace for events and not the square
  - Increased parking
  - New toilets
  - That all the traffic from Burnley Road



## 8.0 Lessons Learnt (cont.)

should turn left

- One person criticised the Council for having the consultation period in December
- Historic flags at the corner of Yorkshire Street to the north of the library.

**Consultation 3:** Saturday 15th April – Bacup Easter Market. The Easter Market was used to showcase the Bacup THI scheme and inform the public of the public realm proposals. **Appendix 12: Public Realm Scheme Version 2.** A total of 41 people attended the stand, 32 of these had conversations with the Project Officer or the vice chair of the board. Others just took a look over the stand information and photographs, with some children engaging in the colouring exercise linked to the Bacup Coat of Arms.

- 90% of people agreed with the new road layout proposals, agreeing that the current junction is confusing
- 1 person thought that the crossing outside the Library was positioned too close to the new roundabout and that it could be dangerous but agreed that there should be a crossing near to that area
- 1 person did not welcome the road layout proposals and requested all the funding, including funding for the works to the buildings was returned.
- 1 person thought the new road layout would cause further chaos and traffic would back up. This person left seeing the positives of the new

proposals

- 1 person said that they were against the road layout proposals and said “why change if it ain’t broken”
- 5 people agreed that the current system was confusing and agreed that the new road layout would be beneficial
- 2 people whilst agreeing with the road layout and paving area asked what greenery and street lighting would be used
- 1 person commented on the pavement proposals for outside the library stating the flags are from Haslingden and suggested they should be kept
- 1 person suggested that the replacement of the 464 bus stop to taxi ranks would take away trade from the St James Street shops and also trade from the taxi drivers. There was a suggestion that another rank should be put on Market Street to accommodate the disabled bus passengers
- 2 people asked about the level of disruption whilst the road layout was implemented
- 4 people suggested that there wasn’t enough parking in Bacup. The parking outside the shops is restricted to 30minutes, whilst Morrisons and B & M are for customers only. The walking distance from other designated spaces is not convenient. There was a suggestion that the 30 minute restriction on St James St should be increased, whilst there should be more parking on Union Street

- 2 people suggested that the bus to Todmorden needs to be increased, especially at weekends to get more people coming to Bacup and also supporting Todmorden
- 1 person really liked the outdoor space area and suggested that the outdoor space should be used as an outdoor cinema and host film festivals
- Several people commented that the outdoor space area would be a great place for pop up market
- 1 person requested that there were better public toilets. It was advised to look at the monitoring of those in Hebden Bridge
- 3 people mentioned the fountain and queried what would happen. 1 person suggested that it should be put to the public so that they can decide on what happens to the fountain.

**Consultation 4:** A Public Meeting was held on the 4th July 2017 at The Corner Stone. Presentations were delivered by Guy Darragh (RBC) and John Gatheral (LCC). 113 people attended the event.

All attendees at the Public Meeting were issued with a comments sheet, 33 of these were completed and returned.

**The following details the feedback from the responses:**

- Four people commented to say that they support the proposals but felt they were unable to speak at the meeting
- Two people commented to say they are open to

## 8.0 Lessons Learnt (cont.)

improving Bacup but felt that the plans might need tweaking

- Two people said they want Bacup to be left how it is. One person felt that the proposals are wasteful
- Zebra Crossings:
  - Three people suggested that five zebra crossings will restrict traffic flow
  - Another agreed in principal with the zebra crossings but had concerns about the position of the Market Street crossing
- One person had reservations about the Yorkshire Street and Burnley Road zebra Crossings.
- Another felt that there was not enough evidence about pedestrian safety to justify the amount of crossings
- One person stated that five zebra crossings are ludicrous but did not explain why
- One person felt that the zebra crossings in driver's blind spots would be dangerous
- One person suggested that current zebra crossings should be painted again
- Three people felt that pelican crossings would be more appropriate between the two roundabouts
- Fountain:
  - Three people suggested that the fountain should be made into a roundabout
  - Another commented to say that the fountain had no historic importance
  - Three people suggested the fountain

should stay in Bacup

- Two people said that the fountain should be protected
- Another person suggested that the roundabout should be made the core of the project
- HGVs – One person felt that the proposals are not suitable for large vehicles and HGVs. One person requested further tracking information
- Traffic Flow and Pollution:
  - One person commented that traffic flow and pollution will be increased.
  - Another requested further tracking information
  - One person felt that the proposals were too much in relation to traffic flow.
- Roundabouts - One person felt that the roundabout at the Burnley Road junction could cause accidents. One person felt that only a T junction from Rawtenstall to Todmorden/Burnley is necessary whilst another suggested that the current junction should be tweaked as two roundabouts is excessive.
- Empty Buildings: There were several requests for information on The Bingo Hall, Waterside Mill, The Woolworths building and the Old Conservative Club.
- Cyclists: One person suggested that there needed to be cycle lanes within the plans
- Consultation: Two people felt that the proposals

had been signed off already and another felt that the consultation exercise wasn't thorough.

- Funding - one person suggested that the funding should be allocated elsewhere.
- Toilets - Two people felt that Bacup should have self-cleaning toilets.
- Parking restrictions:
  - One person felt that there needs to be much more proposed parking
  - Another suggested that there are too many parking restrictions
- Loading:
  - One person commented on the loading arrangements for the shops on Yorkshire Street
  - One other had concerns about loading for St James Square
- Larger Pavements:
  - One person liked the idea of the larger pavements but felt uneasy about how the space could be used appropriately
  - Another liked the larger pavements but had reservations about loading for the businesses on St James Square
  - One person felt that the extended pavements could attract more anti-social behaviour
- Public Realm location:
  - There was one suggestion that the focus of the Public Realm should be Irwell

## 8.0 Lessons Learnt (cont.)

### Terrace

- Someone else commented to say that cobbles should be used instead of tarmac to make the area look better and slow down traffic
- One person suggested there should be a multi-storey carpark in Bacup. Two people suggested that businesses rates should be reduced significantly to attract newcomers
- Another suggested that the proposed pavements could cause flooding issues
- One person made a comment about having a bypass to connect Rawtenstall to Bacup
- One person suggested making Rochdale Road and New Line one way
- There was a comment about the amount of takeaways in the town centre
- Two suggested that there should be more flowers and benches
- One person felt that the bus service needs to be improved
- One person felt that CCTV needed to be better monitored in the town.

**Consultation 5:** Held at the A, B & D Centre on Thursday 9th November 2017. **Appendix 13: Public Realm Scheme Version 2.**

The scheme proposal was presented in paper format, as well as electronically on the THI website. Simulations showed the HGV route to navigate the

round a bout. Footfall counters and pedestrian counters to collate numbers of crossing point frequencies aided the decision making in the pedestrian crossing locations.

- 113 at the Come and Talk to Us Session
- 37 Surveys with Bacup Businesses and BBA meeting
- Rosso Bus Company
- 12 Market Traders Surveys
- David Lawrie Chief of Taxi Association

The final iteration of the scheme was consulted on and of the 32 responses received; 23 supported the scheme, 6 objected to the scheme and 3 were unsure of the scheme.

### Feedback from Bacup Business Association:

- All 13 business representatives at the meeting voted in favour of the scheme with the following suggested tweaks:
  - Taxi Bay suggested at the back of Tower Street removed
  - Zebra crossing on Yorkshire Street reconsidered for shop loading and unloading
  - Required an idea of disruption levels
  - Loading bay on Tower Street not necessary
  - Other topics covered in BBA meeting were:

- Parking and particularly better bays on the Market carpark, recycling bins removed, taxi's taking up parking, events and Antisocial behaviour.

37 businesses responded to a business survey and concluded:

### Concerns:

- Reduced Parking on Market Street
- Taking trade away from St James Street by relocating bus stand
- Disruption during works
- Bankside Lane traffic by bus moving
- Yorkshire Steet zebra crossing- make into informal crossing

### Other Feedback

- Would like to see more events
- 30 supported, 2 objected, 5 did not say
- 29 would like to join BBA
- Make King Street one Way

Rosso Bus Company response and other bus related comments:

**Rosso:** Main concern is the capacity of the proposed combined car parking and bus stop bay on Market Street (westbound for Accrington service) to be able to co-exist with parked cars, basically because the space a bus needs to fit into a space like the one in question.

## 8.0 Lessons Learnt (cont.)

### Suggestions from residents:

- Have the bus stop outside railings on St James Street instead
- Keep all buses and taxis together
- Bay on Market Street not big enough for buses, parking and would cause obstruction to traffic
- South Street elderly residents won't be able to get to Market.

12 Market Traders were surveyed:

### Concerns over proposal:

- Event space might attract pop-up market which could conflict with traditional market
- Event space would not be suitable for a lot of stalls due to loading, requiring fridges/sinks etc.
- Only one trader would consider a pop-up stand
- 1 person mentioned HGVs
- 1 person felt that moving the bus stop was a bad idea

### Other topics mentioned:

- Town centre parking
- Modernising the Market
- Need for more unique stalls
- Police presence
- Advertising and promotion of Market and events
- Larger stores reducing market trade

- General feeling of “unloved”.

The summary of the Taxi responses was:

- Include provision for Taxis on Market Street at front of bus stop in accordance with Equalities Act
- Remove Whitworth bound bus stop to create wider paved space
- Create an informal crossing at Yorkshire Street to protect the interests of current shop keepers.

### 8.3.4 Public Realm Delivery Model:

Timeline of the public realm upon agreeing a final scheme for delivery:

An S278 Agreement was drawn up between Rossendale Borough Council and Lancashire County Council. This agreement is a part of the 1980s Highways Act that allows developers (in this instance Rossendale Borough Council) to enter into a legal agreement with the Lancashire County Council to make alterations or improvements to a public highway, as part of a planning application.

Lancashire County Council wrote and published the tender for the works and managed the awarded contractor whilst on site.

Rossendale Borough Council Officers were heavily involved in the process and made sure that the aims and objectives of the THI were at the forefront of the works.

A minor unforeseen issue arose, particularly along

St James Street and the stall risers but this was resolved swiftly and amicably.

The public realm model chosen saw extensive works mainly focussed on St James Square and Irwell Terrace. The main aim was to make the town much more pedestrian friendly and accessible on foot whilst also relieving congestion particularly in St James Square. York stone and heritage style finger post signs added to the street scene appeal.

In addition to this a right hand turn was abolished – initially this had some opposition - in particular due to concerns with regards to HGV's but feedback to date has been positive and that the system is working well.

### 8.4 Success of the Partnership Board:

The Partnership Boards main objective was to oversee the strategic delivery of the project from its inception to its completion. The Partnership Board had a broad range of representatives all committed to offering their technical advice, guidance and strategic support to support Rossendale Borough Council and the THI project.

### 8.5 Grant Rate:

Due to the high levels of economic decline in Bacup it was felt that should there be the standard grant rate of 70% the uptake would be low and there would be a real risk that the project would not be deliverable. As mentioned before the Council had decided to take the risk of cash flowing the project, therefore, for many building owners, securing the necessary funds prior to the capital works starting



## 8.0 Lessons Learnt (cont.)

would be difficult.

It was successfully agreed that in order for the project to be deliverable that the building owners costs would be 10% of the overall costs. Where the property was vacant a conservation deficit figure was calculated but all of the owner contributions were below 14% with by far the majority of owner contributions were 10%.

### 8.6 Defects:

The defect period has robust and all contractors and parties involved have ensured high quality attention to detail throughout the delivery of the project and during the defects period.

The THI has undoubtedly been a success story in Bacup and has made a real and tangible change to not only many of the buildings but also to the public realm area within St James Square.

### The main challenges remaining:

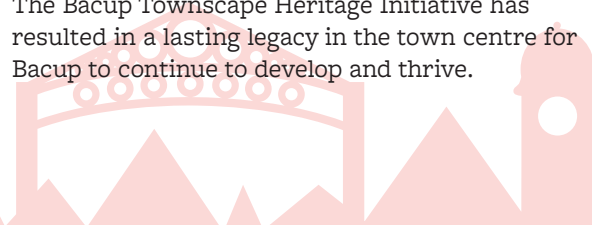
- The need to attract more external funding and private investment into the town centre
- Delivery of the Bacup 2040 Vision and increase the food and drink offer and boost the evening economy offer, create vibrant public realm areas and promote our tourism offer
- More public realm enhancements - more greenery, trees, street art, street furniture and encourage tourism but taking more advantage of our prime position in some stunning countryside

- Encourage daily markets and monthly or bi monthly themed markets – make use of the pop up space created through the public realm enhancements on Irwell Terrace
- Establish a thriving evening economy – there is no late afternoon evening offer throughout the week or at the weekend and little opportunity for commuters to shop locally due to conflicting work hours and retail hours
- There are several large derelict buildings within the town that need urgent attention as they detract from the efforts achieved by the THI – look towards other funding opportunities such as Future High Street Funding or Architectural Heritage funding to secure futures for these buildings.

The Bacup Townscape Heritage Initiative has been a resounding success – 15 buildings restored, 4 buildings brought back into use, 1500 people directly engaged with the project through social media and our incredible range of community engagement activities.

The project has seen the community come together to deliver this project and also has maintained existing partnerships and created new ones.

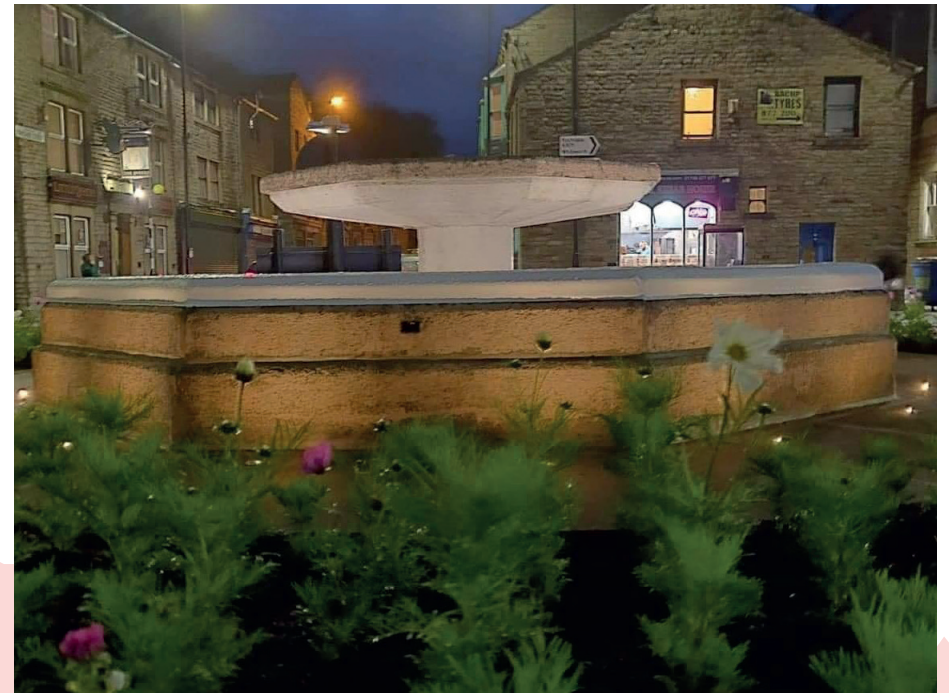
The Bacup Townscape Heritage Initiative has resulted in a lasting legacy in the town centre for Bacup to continue to develop and thrive.



## 9.0 The Fountain

In Spring 2019 cosmetic restoration works took place on the Fountain, centrally located in St James Square. The works included restoring the structure and re-installing lighting to replicate its 1950's appearance. In addition, extra atmospheric lighting was installed.

Figure 43 (l) and (r) Bacup Fountain.



## 10.0 Recommendation and Conclusions

The THI has undoubtedly been a success story in Bacup and has made a real and tangible change to not only many of the buildings but also to the public realm area within St James Square.

### The main challenges remaining:

- The need to attract more external funding and private investment into the town centre
- Delivery of the Bacup 2040 Vision and increase the food and drink offer and boost the evening economy offer, create vibrant public realm areas and promote our tourism offer
- More public realm enhancements - more greenery, trees, street art, street furniture and encourage tourism but taking more advantage of our prime position in some stunning countryside
- Encourage daily markets and monthly or bi monthly themed markets - make use of the pop up space created through the public realm enhancements on Irwell Terrace

- Establish a thriving evening economy - there is no late afternoon evening offer throughout the week or at the weekend and little opportunity for commuters to shop locally due to conflicting work hours and retail hours
- There are several large derelict buildings within the town that need urgent attention as they detract from the efforts achieved by the THI - look towards other funding opportunities such as Future High Street Funding or Architectural Heritage funding to secure futures for these buildings.

The Bacup Townscape Heritage Initiative has been a resounding success - 15 buildings restored, 4 buildings brought back into use, 1500 people directly engaged with the project through social media and our incredible range of community engagement activities.

The project has seen the community come together to deliver this project and also has maintained existing partnerships and created new ones.

The Bacup Townscape Heritage Initiative has resulted in a lasting legacy in the town centre for Bacup to continue to develop and thrive.



Figure 44: Enjoying coffee outside the restored 7 St James Street, new business Barista 1832, at the THI Celebration event.



# 11.0 Appendices

Appendix 1: Greensclough Ward LMI

Appendix 2: Irwell Ward LMI

Appendix 3: Bacup 2040 Vision

Appendix 4: Bacup Conservation Area Appraisal

Appendix 5: Pre THI Perception Survey

Appendix 6: Grant Contract

Appendix 7: CH1 Form

Appendix 8: Post THI Perception Survey

Appendix 9: Post THI Traders Perception Survey

Appendix 10: Eligible Projects

Appendix 11: Public Realm Scheme Version 1

Appendix 12: Public Realm Scheme Version 2

