

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

**BASE2**

BASE2 is an innovative place to learn and access skills training to support businesses / individuals to fulfil their potential. BASE2 is a unique opportunity to provide new facilities under one roof, ranging from 'start up' spaces for new businesses to offices for growing enterprises.

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

**Commercial A**

Commercial A is a mixed use building which complements the proposals for the market and BASE2 with new restaurant / retail units and residential accommodation.

**The Market Square**

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

**Landscaped Car Parks**

New car parks close to the Market Square with electric vehicle charging points and cycle stands to promote sustainable travel.

**Northcote Street**

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

**Balfour Court**

New retail units and apartments in a complete regeneration of existing office accommodation complemented with a new pedestrian public square for pop-up markets and events



**Quin Street North**

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

**Church Place**

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

**Quin Street South**

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

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

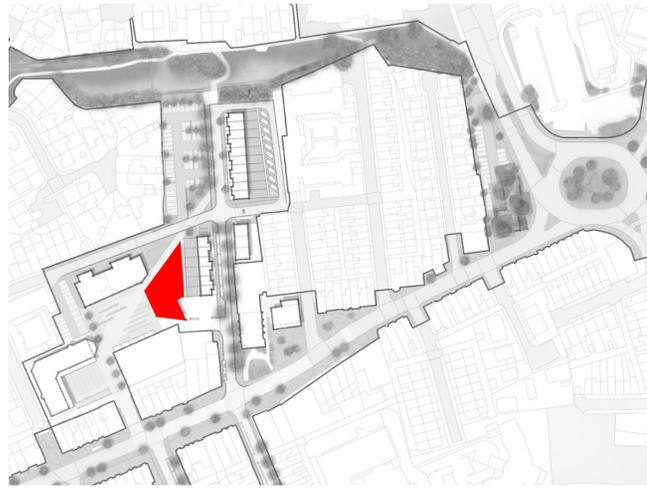
**Leyland Market Regeneration**

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



# 3.0 | THE LEYLAND TOWN DEAL

## BASE2 (Business Advice, Skills and Enterprise hub)



### BASE2

BASE2 is an innovative place to learn, access skills training and support businesses / individuals to fulfil their potential. The 'Business Advice Skills Enterprise 2' hub is a unique opportunity to provide new facilities under one roof, ranging from 'start up' spaces for new businesses to offices for growing enterprises.

Access to training, advice and digital support and equipment in provide a springboard for innovation.

BASE2 includes an events space where performances and exhibitions can be hosted. As a cultural focus for the town centre, it will attract new activities as well as providing well-serviced meeting space for existing local groups with audio-visual and digital support.

To achieve the sustainability goals set for the project, BASE2 will be a well insulated, low energy, high performing building. The design has benefited from advanced simulation to ensure good levels of daylighting without compromising thermal comfort levels. BASE2 is on track to achieve and EPC 'A' rating.

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









**Commercial A**

Commercial A is a mixed-use building which complements the proposals for the market and BASE2 with new restaurant / retail units and residential accommodation.

Well-served, purpose built commercial units in the town centre will attract businesses which require larger scale premises. New 'brands' will add value to the existing retail and leisure offer in Leyland and build on the emerging night-time leisure offer in Leyland.

In the attractive setting of the new market square, with outdoor dining and events, the new units will attract increased visitor numbers and act as a catalyst for further investment.

The new apartments support town centre living in Leyland which is connected by attractive and safe walking and cycling routes to local employment and leisure facilities. Improved links to regional transportation, including the railway station, will make Leyland a well connected place to live and work.



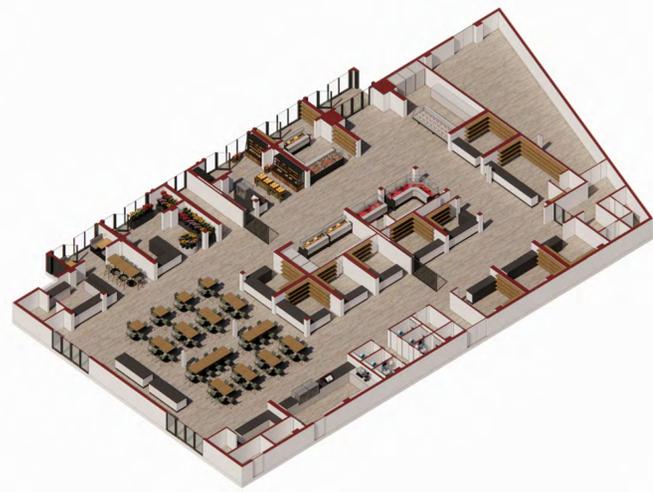


**Leyland Market Regeneration**

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

With more than 25 stalls, Leyland Market will promote traditional produce and services stalls along with a high quality food and drink offer. New pop-up and outdoor stalls will add character to the adjacent squares and bring variety with seasonal stalls and events such as 'Taste Leyland'.

The new market hall will feature extended stalls with 'shop fronts' which will open onto the square. A flexible internal layout will enable food and drink to be served in the evening and for special events when the main stalls are closed.







**Church Place**

Church Place is proposed as a new town centre 'pocket park' enhancing the setting of the Grade II Listed, United Reformed Church and providing a place to stop and meet friends in the town centre. The ground floor offers a large retail / restaurant unit opening out onto a new south-facing frontage. Four upper storey two bedroom apartments offer high quality town centre living.

Attractive planting proposed at Church Place and along Hough Lane will include trees, grasses and shrubs, supporting increased biodiversity in the town centre. Landscaped 'rain gardens' will reduce rainwater run-off as part of the wider sustainable drainage improvements.





### Quin Street Residential Development

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

The mix of townhouse and apartments will be well insulated, with a balanced approach to ventilation - utilising mechanical ventilation and heat recovery to ensure comfort for residents. Heating and hot water will be provided via air source heat pumps. The scheme will include photovoltaic panels to produce electricity for consumption on site.

Initial assessments show the residential units will achieve a 70% carbon reduction when compared against the emerging regulations which are due to come into force later this year.

View looking North over Hough Lane 1932.

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

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# 11.0 | THE LEYLAND TOWN DEAL Vision

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

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

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

