

WELCOME

Introduction

Welcome to the engagement process for the Bangor Masterplan Review.

Ards and North Down Borough Council is embarking on a process to undertake a review of the Bangor Town Centre Masterplan which was commissioned by the Department for Social Development (now DfC) in 2011. The Masterplan is a non-statutory document which provides the framework for the promotion, implementation and timing of urban regeneration, recreation, tourism, and leisure initiatives.

Taking on board your comments from the drop-in sessions and on-line survey at the end of last year we have developed a series of proposed priorities for the city centre. These seek to address Bangor’s present day challenges and opportunities, aligning them with mechanisms for funding and delivery.



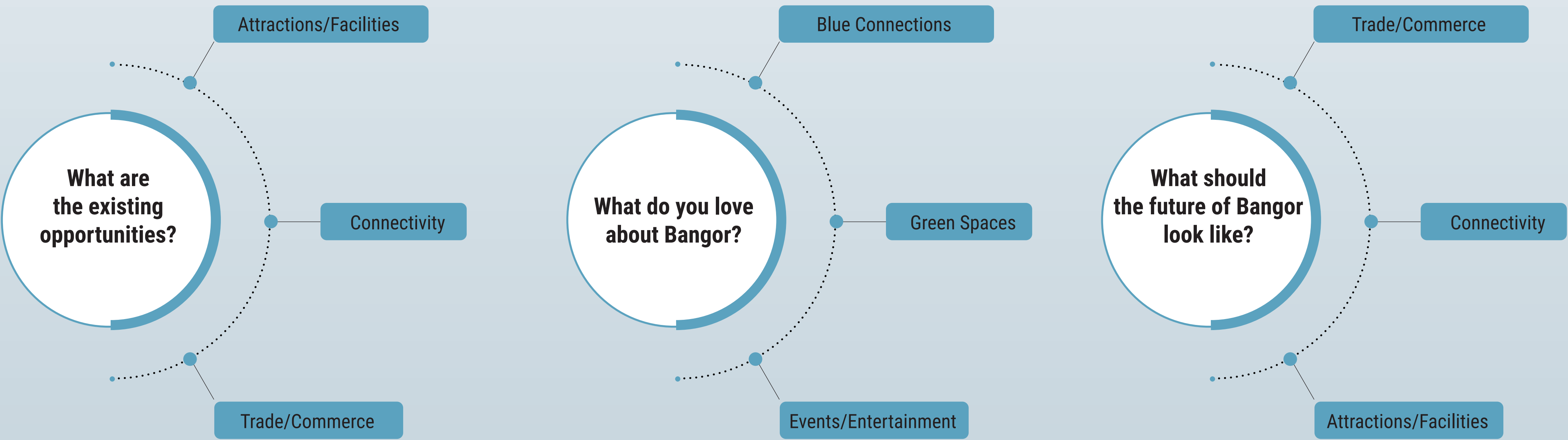
We invite you to take a look and let us know what you think.

The engagement process is open from:
Monday 13th March to Friday 31st March 2023

Complete the short on-line survey at:
www.ardsandnorthdown.gov.uk/masterplans

YOUR FEEDBACK

A series of conversations have taken place through the public consultation exercise the Council carried out in September 2022. There were 198 comments received from the drop-in event and 111 on-line responses, summarised here.



Why live in Bangor?

- Blue Connections
- Green Spaces
- Family
- Connectivity

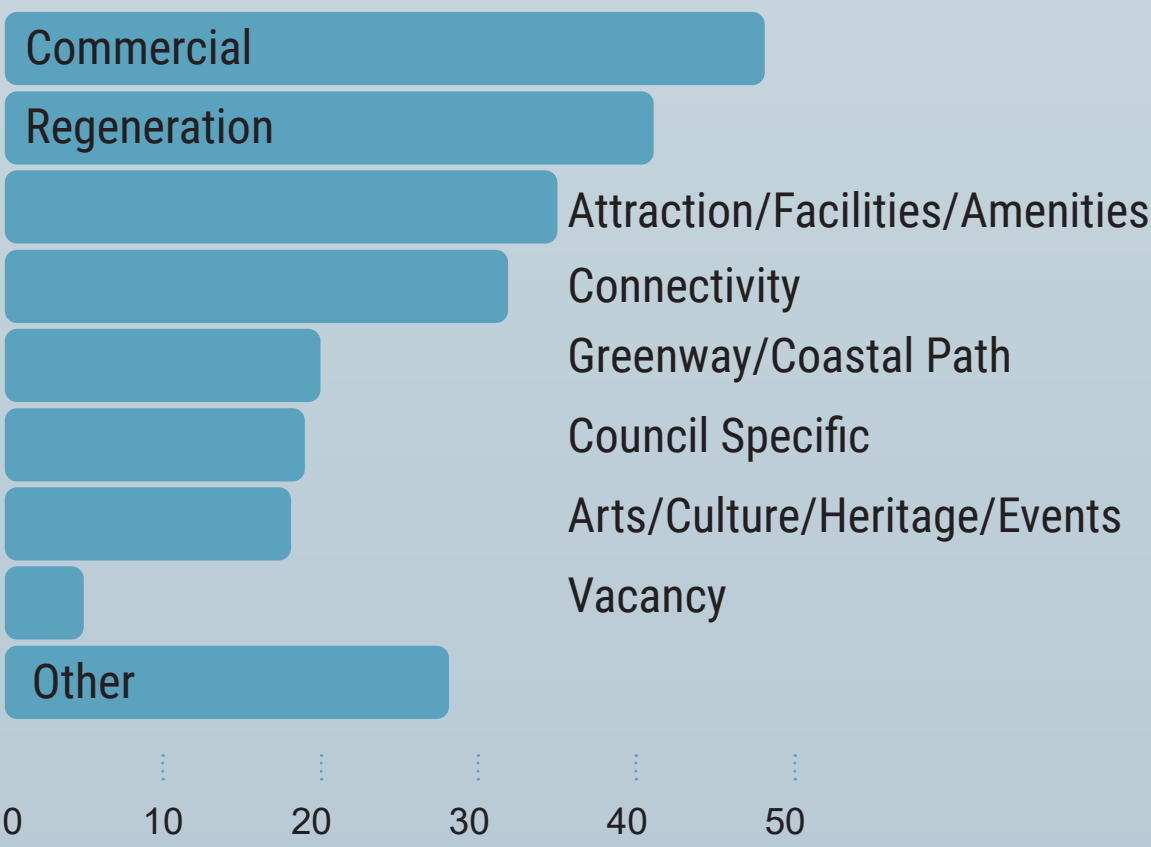
What are the undesirables about Bangor?

- Lack of Regeneration & Development
- Shopping
- Maintenance

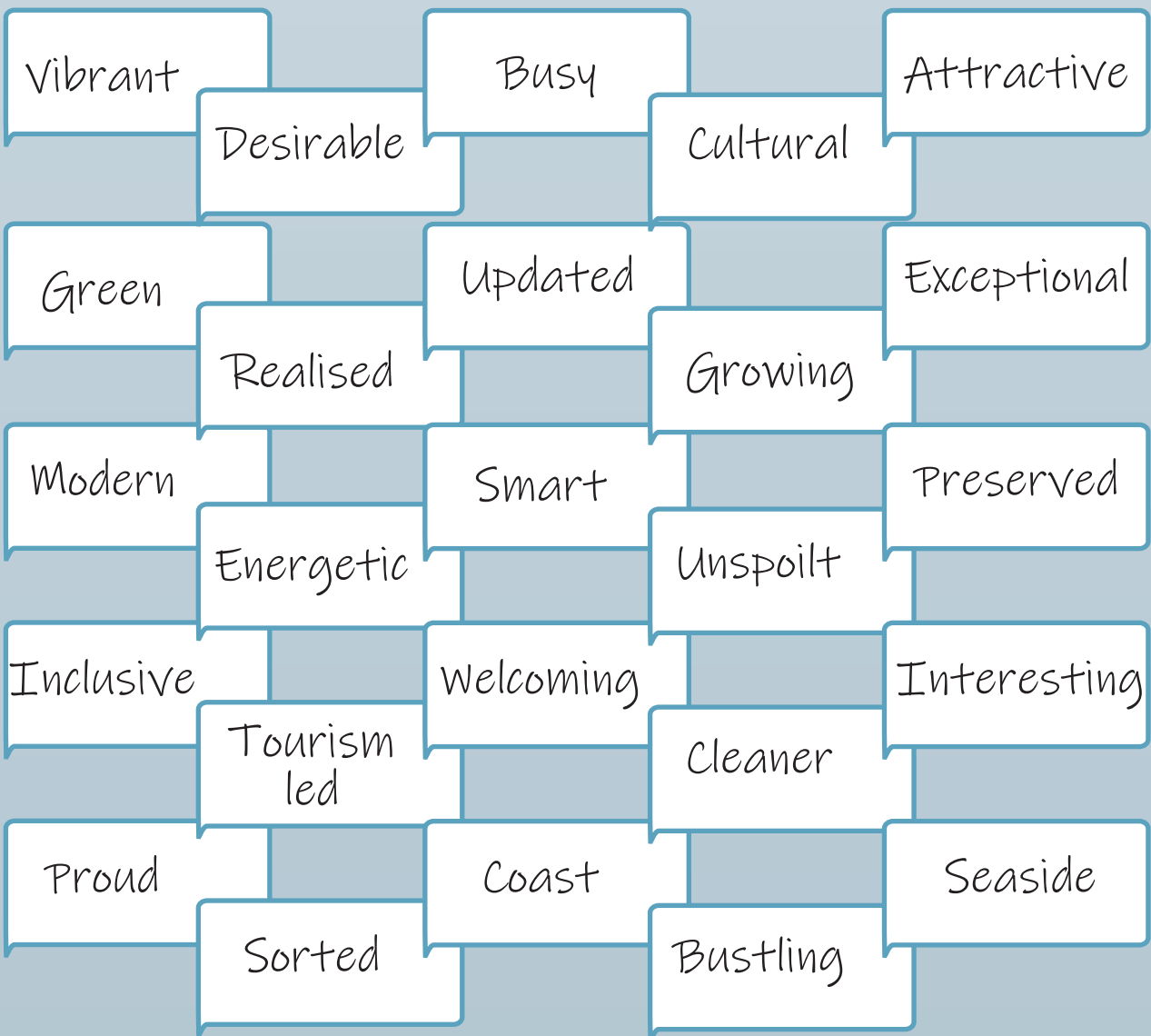
What is a disadvantage for businesses in Bangor?

- Lack of Regeneration & Development
- High Rates

Areas for Improvement



The Future Bangor



CHALLENGES & OPPORTUNITIES

- S

 - Compact and walkable city centre
 - Waterfront location
 - Historic core
- W

 - Car based city centre focused on vehicle movement
 - Poor sense of arrival
 - City centre is heavily dominated by retail use
- O

 - A shift in focus to people is needed
 - Several successful projects undertaken and planned
 - Change in status to a City
- T

 - Retail and administrative function on periphery competing with the city centre
 - Older age profile than national average
 - Climate and Biodiversity Crisis

MASTERPLAN PROS & CONS

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 - Clear vision and coordinated spatial plan
 - Place-based tool to address multiple challenges
 - Means to attract funding and guide investment
 - Shared vision between organisations
- - Limited delivery of actions
 - Lack of widespread plan use and buy in
 - Inflexibility of plan to adapt to a changing economic and political landscape



SUCCESS SINCE THE MASTERPLAN

Since the Masterplan was completed in 2011 there have been several significant successes in Bangor, plus projects that are currently in the process of development:

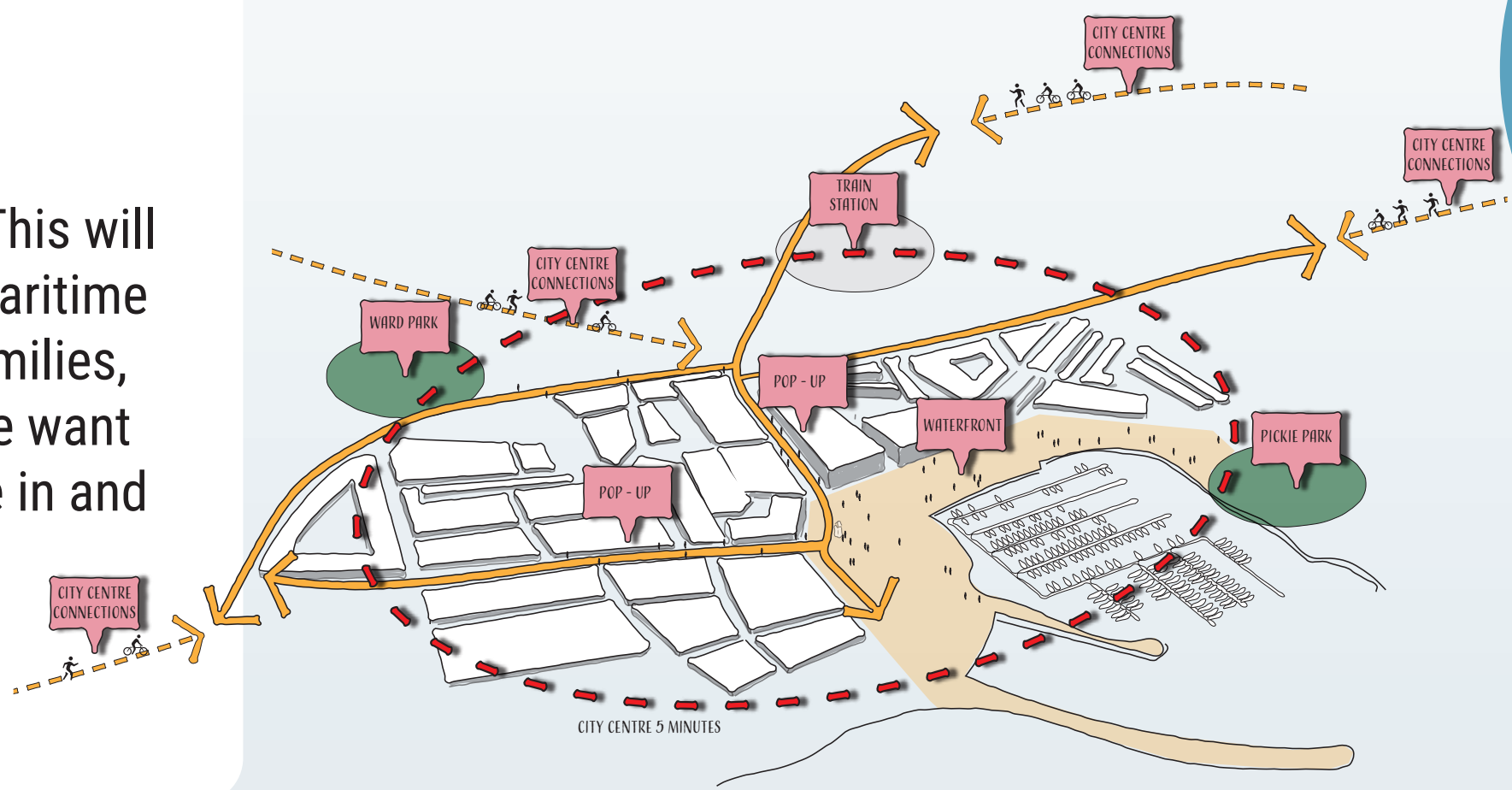
- The Queen's Parade and Marine Gardens Development Development is planned to include a mixed use development and new public realm space.
- The success of Open House and the opportunity it provides for social interaction is an important addition to the City Centre.
- A new use for the Flagship is potentially planned in the future.
- The Bangor Waterfront Development Framework was produced in 2020 providing a vision for the 2 mile stretch of waterfront.
- Bangor granted city status as part of Queen Elizabeth II's Platinum Jubilee Celebration in 2022.



MASTERPLAN VISION

“Bangor Town Centre will be re-established as a high quality, vibrant competitive town with a distinctive and historic maritime character. This will be achieved through effective and strategic regeneration of its key maritime asset. The town will be renowned as a welcoming place geared to families, youth and the elderly. The town centre will be a location where people want to visit, live and work in and where businesses are attracted to locate in and grow.”

Bangor Town Centre Masterplan, 2011



Bangor 3. Priorities for the City

PROPOSED PRIORITIES

Based on analysis and engagement the following proposed priorities have been identified for Bangor City Centre.

A Develop and deliver the waterfront

Ensure the high-quality design and construction of committed waterfront projects, including Marine Gardens and City Deal Projects. Coordination between proposals will be key for consistency, developed through engagement with stakeholders and the public. Early consideration of management requirements and opportunities will also help to maximise the return on investment.



B Tackle vacancy

Stimulate activity in the short-term leading to long term change and attracting investment through a meanwhile use programme. Building on existing success of Open House and Project 24 by adding new use, such as arts and culture, reinvigorating the city centre, increasing footfall and dwell time, uses expanding the night-time economy and building pride.



C Make the streets people friendly

Short term interventions towards a long-term solution of a more pedestrian and cycle friendly city centre that is less reliant on the car. Reconfiguration of the street network to enable the temporary closure of streets for a range of events, creating space for pedestrians and opening up the city centre for all.



D Connect with the centre

Enhanced walking, cycling and public transport connectivity linking people with the city centre. Focus on walking and cycling becoming attractive options, complementing infrastructure through cycle proficiency, signage, mapping contributing to improved public health and well-being and encouraging people to travel on foot and explore more of the city.



E Development of a city-wide brand

New messaging and identity for the city that promotes it as a whole and more than just its waterfront. Potential for it to be rolled out across elements such as bus stops, signage and lighting, creating a consistent visual identity.



MAKING IT HAPPEN

Through this masterplan review a series of priorities will be identified for the next 8 years, guided by 4 year action plans.

The Town and City Advisory Groups (TAG/CAG) were established in relation to Ards and North Down Borough Council developing a local approach to masterplanning, community planning, placemaking and other localised issues.

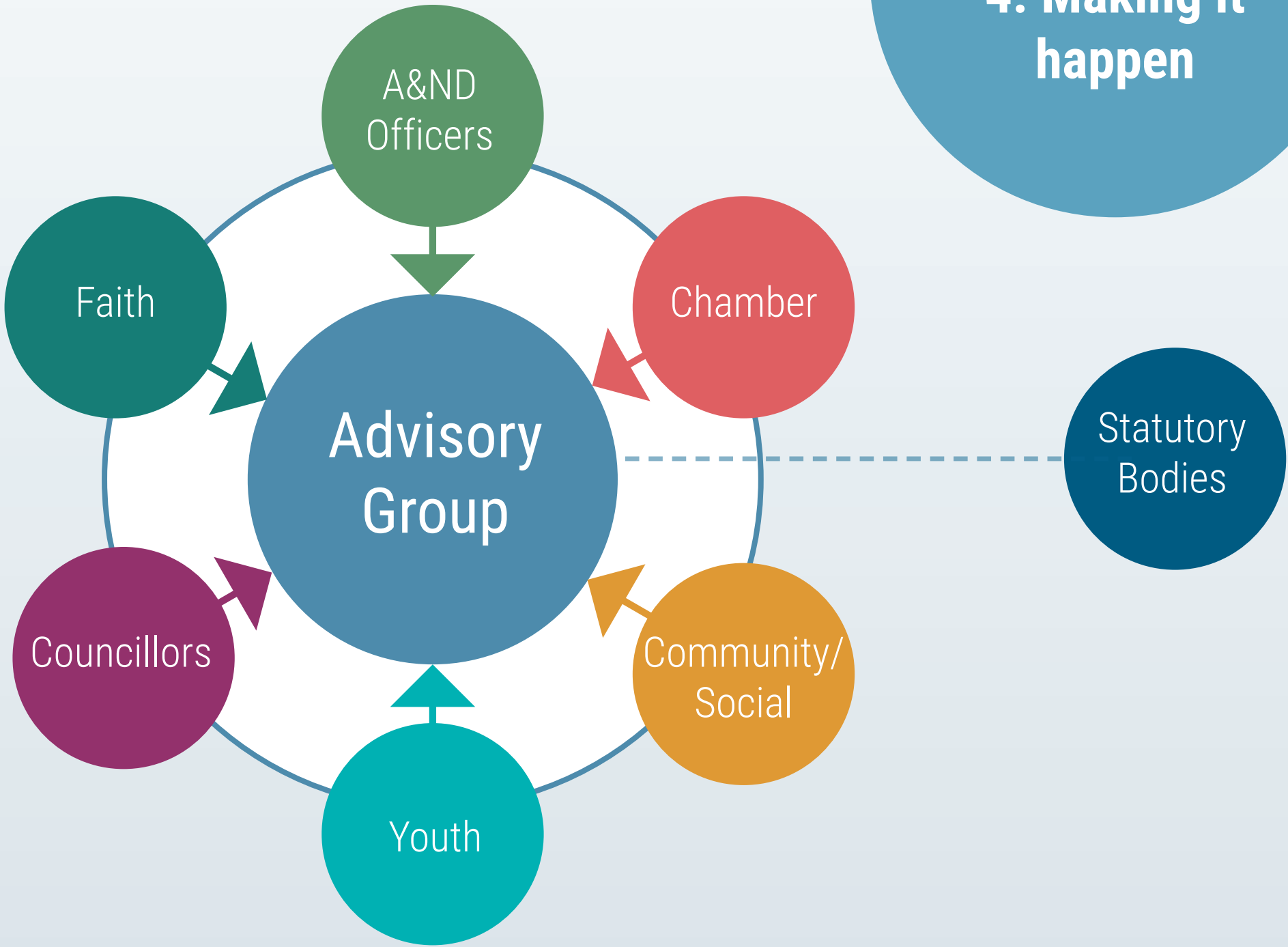
Along with the Council and Executive Departments, the advisory groups will help drive forward regeneration for Bangor City Centre, collaborating, sharing responsibilities and playing to strengths. A key function of the masterplan's new priorities will be attract funding from various sources, including:

Examples of Funding Opportunities

- Community Ownership Fund
- Levelling Up (future rounds)
- Shared Prosperity
- Peace Plus
- Shared Island Funding
- National Lottery (Heritage Fund)
- Ulster Garden Villages
- Groundworks
- Social Finance (e.g. Community Finance Ireland, NESTA)

Bangor

4. Making it happen



Case Study: Nantes, France

What they did

In Nantes an old go-cart race circuit and warehouse is being promoted as an experiment for temporary use, with priority given to the creative sector, until it is demolished and its final urban development is planned and carried out.

What impact did it have

- A total of 1200m2 of office space available
- 40 small businesses housed in the temporary space
- waiting list of small young companies and start-ups looking for space
- companies move on to more comfortable space after 23 months



Case Study: Mini Holland, Outer London

What they did

The Mini-Holland scheme was part of the London Mayor's Healthy Streets Approach aimed at outer London boroughs where residents are more car dependent than inner London. The aim was to boost cycling and walking through:

- segregated cycle lanes
- measures to calm traffic
- redesign of town centres
- cycle hubs
- a range of behaviour changing measures including community bike rides
- new pedestrian crossings at key locations
- creation of new public spaces with seating and planting

What impact did it have

Within the first year the interventions were having a positive impact on active travel behaviour and local perceptions. It was found that people were 24% more likely to have cycled and were spending 41minutes more walking or cycling than those in areas where improvements were not made.

source: www.gov.uk/government/case-studies/london-mini-hollands



How to give your feedback

Complete the short on-line survey at:
www.ardsandnorthdown.gov.uk/masterplans

