



Canal &
River Trust

Bulbourne Yard – The Future



Bulbourne Yard on the Grand Union Canal near Tring is an important historic site on the canal network, comprising a unique collection of canalside workshops, offices and dwellings.

The site was historically used for the construction of lock gates and other waterway infrastructure. However the layout, configuration and access to the buildings were designed predominantly for manual working with small workshops and low ceiling heights. The decision was made in 2003 to relocate production to more modern workshops at Stanley Ferry and Bradley that could accommodate mechanised production and provide better access to larger vehicles. Therefore the Canal & River Trust (the Trust) do not see any operational use or need for the buildings in the future.

The site is now largely disused, many of the buildings themselves are in a poor state of repair and require significant investment to ensure they are preserved for the future.

The Trust is therefore considering options to secure long-term sustainable uses for Bulbourne Yard and breathe new life back into the site.

The aim of this document is to open the door for engagement and dialogue about what that future might look like in the light of the considerable opportunity and constraints which surround the site. We want to meet and discuss with stakeholders and interested parties to ensure any changes are delivered sensitively and the aspirations and aims of the wider community are taken into consideration in arriving at a scheme to secure the future of this important and much loved site.

First Steps

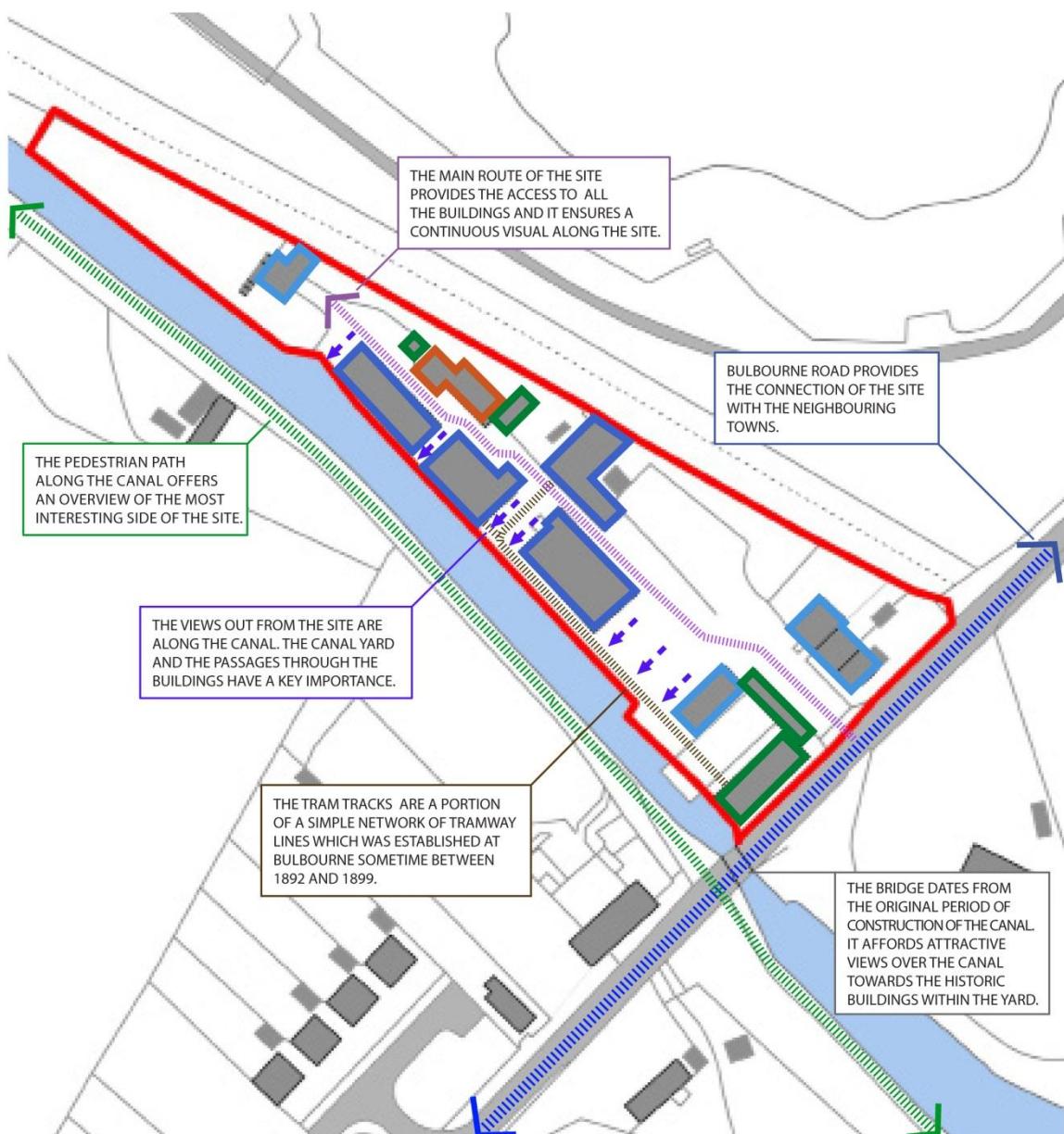
At this stage there are no proposals although we have undertaken some initial survey work including

- Heritage Assessment
- Ecology & Bat Survey
- Desktop Site Investigations covering ground conditions and soil contamination
- Traffic/Access Study -
- Planning Policy Audit
- Internal Wharf Assessment
- Waterway Amenity and Facilities Audit
- Legal Report

Initial Findings

These studies have revealed a number of constraints and opportunities which we are keen to explore and integrate into any future proposals. Most notably the reports have identified the following:

- Not only are there four Grade II Listed buildings of important heritage value, there are also other buildings and structures that are a significant part of the canal's heritage
- The site is likely to be contaminated and any proposals will have to fund the site's remediation
- There are several bat roosts, including a maternity roost on the site
- The existing traffic pattern would support regeneration of the site and allow expansion if needed. Traffic calming measures are likely to be introduced along with possible visibility improvements.
- It is a brownfield site and sensitive redevelopment would comply with planning policy
- There is an opportunity to enhance operational activities on the site, importantly to retain the working crane and wharf area
- An internal wharf assessment has identified the wharf as a non-strategic wharf site with little opportunity for freight transport. The wharf does support local leisure and there will be the opportunity to use the wharf and crane for operational purposes.
- Many of the buildings and structures need urgent investment to retain their fabric and structure.



ACCESES, PATHES AND SITE CHARACTERISTICS

- | | | |
|---------------------------------|-----------------------------|-------------------------|
| Primary vehicle route | Tramway tracks | — Modest heritage value |
| Main route of the project site | — Historic listed buildings | — No heritage value |
| Pedestrian path along the canal | — Important heritage value | |

BULBOURNE YARD, TRING

Objectives

The Trust's principal objectives for this site are to:

- Deliver a scheme that secures the long term future of the site's heritage.
- Bring the site back into independent long term, sustainable and beneficial use.
- Undertake an exemplary project that is of the highest architectural quality and standard
- Generate returns which deliver investment back into the wider canal network.
- Add to the character and amenity of the local area, enhance public access to the network and through traffic improvements provide a safer environment.

Key Issues

Key characteristics of the site's form are

- Many buildings on the site have significant heritage value, are Grade II Listed or directly reflect the working heritage of the yard. Any changes need to be undertaken with sensitivity to respect the nature of the historical buildings and the site as a whole.
- Several structures, such as the 1960s office/mess block located near the site entrance are detrimental to the site's character. The removal of these would greatly enhance the visual value of the area.
- There are empty spaces (especially after the removal of the non-historic buildings) that create opportunity for the construction of good quality new buildings and structures
- The Canal Yard is one of the most important spaces and the Wharf and working spirit of the yard needs to be retained
- The key views of the site are along the canal corridor and from Bulbourne Road
- The open nature of the site, from east to west, gives a project the opportunity to benefit from direct sunlight.
- Access to the site is constrained with poor visibility and a hump back bridge to the south. Appropriate traffic calming measures will be assessed to ensure public safety
- There are no important trees on the site but the bat roosts will need to be either retained or relocated.

Any discussion on the future of the yard will need to consider and respond to the issues discussed above and we look forward to working with you to develop our proposals further.

We are very keen to listen to your views regarding the future of the site and please complete the response form below

Name	
Address	
Organisation (if applicable)	
Telephone number	
Email	
Comments	

Return to :-

Canal & River Trust, The Locks, Bath Road, Devizes, Wiltshire, SN10 1QR