

## **DEVONSHIRE SQUARE DEVELOPMENT BRIEF**

**Supplementary Planning Document:**

**Public Consultation Draft**

**July 2006**

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## Chinese

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## Punjabi

“ਇਸ ਦਸਤਾਵੇਜ਼ ਦੇ ਕਿਸੇ ਭਾਗ ਦੀ, ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਵਿਆਖਿਆ ਦਾ  
ਪ੍ਰਬੰਧ ਕਰਨ ਲਈ ਜਾਂ ਇਸਦੀ ਕਾਪੀ/ਠਕਲ, ਬ੍ਰੇਲ, ਔਡੀਓ ਟੇਪ ਤੇ ਜਾਂ ਵੱਡੇ ਛਾਪੇ  
ਵਿਚ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ, ਕਿਰਪਾ ਕਰਕੇ 01509 634603 ਤੇ ਫ਼ੋਨ ਕਰੋ।”

## Hindi

“इस दस्तावेज़ के किसी भी भाग की आपकी भाषा में व्याख्या का प्रबन्ध करने के लिए या  
इसकी प्रतिलिपी/कापी, ब्रेल, ऑडिओ टेप पर या बड़े प्रिंट में प्राप्त करने के लिए, कृपया  
01509 634603 पर फ़ोन कीजिए।”

## Gujarati

“આ ડોક્યુમેન્ટ (દસ્તાવેઝ) ના કોઈપણ વિભાગને આપની ભાષામાં સમજવા માટે વ્યવસ્થા  
કરવા અથવા બ્રેઈલ (ઉપસાવેલા અક્ષરો), ઓડીયો ટેપ અથવા મોટા અક્ષરોમાં કોપી  
મેળવવા 01509 634603 નંબર ઉપર મહેરબાની કરી ફોન કરશો.”

## Bengali

“এই ডকুমেন্টের কোন অংশ নিয়ে আপনার নিজের ভাষায় বিস্তারিত আলোচনা করার জন্যে  
অথবা এর কপি ব্রেইলি, অডিও টেপ বা বড় প্রিন্ট পেতে চাইলে অনুগ্রহ করে 01509 634603  
এই নম্বরে ফোন করুন।”

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## Foreword: A Development Brief for Devonshire Square, Loughborough

The Borough of Charnwood Local Plan identifies Devonshire Square as a key development opportunity in Loughborough town centre. The Development Brief provides guidance on how this important site should be developed in line with relevant planning and design policies. It provides an indicative but flexible vision of future development form, and is being prepared in conjunction with the Loughborough Town Centre Master Plan.

We hope that you will consider this draft brief and let us have your comments, the closing date for which is **Friday 1<sup>st</sup> September 2006**. We will then produce a final version of the document for consideration by Cabinet and adoption by the Council as Supplementary Planning Documentation (SPD).

If you have any comments on 'the Devonshire Square Development Brief' draft, please send them by post to the Conservation and Design Team, Borough of Charnwood, Southfields, Southfield Road, Loughborough, Leicestershire, LE11 2TN or by email to [built.heritage@charnwood.gov.uk](mailto:built.heritage@charnwood.gov.uk).



Councillor Cameron MacLeod  
Cabinet Lead Member for Planning

# I. INTRODUCTION

## Background

This brief sets out the Council's planning requirements for the development of the Devonshire Square area, in the context of Policy CA/4a of the adopted Borough of Charnwood Local Plan which identifies the site as a key development opportunity. Policy CA/4a of the adopted Local Plan states that:

*Planning permission will be granted for the redevelopment of the Devonshire Square Opportunity site provided the ground floor uses fall primarily within the following classes (as defined by the Town and Country (Use Classes) Order 1987):*

- i) shops (Class A1);*
- ii) financial and professional services (Class A2); and*
- iii) food and drink uses (Class A3).*

*And provided the development would:*

- a) avoid partial redevelopment where such an approach would prevent or seriously prejudice the redevelopment of the remainder of the defined Opportunity Site;*
- b) orientate primary frontages towards pedestrian preference areas where possible;*
- c) retain buildings which make an individually important contribution to the existing townscape;*
- d) create new areas of open space for repose and public interaction with pedestrian links to Queen's Park;*
- e) screen from wider view service areas and storage compounds;*
- f) respect through design, scale, mass and materials, the local tradition of individual buildings sharing common building lines enclosing Devonshire Square; and*
- g) make a positive contribution to the vitality of the town centre; in particular elements of housing should be provided wherever possible and preferably at first floor level and above.*

*In addition the Borough Council will seek to negotiate reasonably related contributions to assist in the provision of those elements of the Loughborough Inner Relief Road necessary to service adequately the redevelopment proposal.*

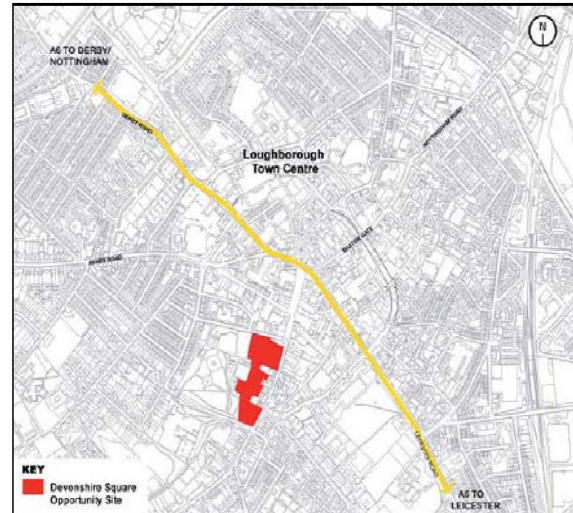
Any proposals for the Devonshire Square site will also need to take account of other relevant policies of the Local Plan and guidance set out in the Council's adopted Supplementary Planning Documents, as outlined in the Planning Policy section of this brief. Furthermore, the site is critical to the overall success of the emerging Loughborough Town Centre Masterplan, a non-statutory document which will provide a clear vision for development over the next fifteen years. The Draft Master Plan has identified the potential for a redevelopment of the site occupied by John Storer House and the relocation of those uses into a new building within the overall development site. This site is not included within Local Plan allocation CA/4a, but it is incorporated in this Draft SPD.

## The Site

The site is located within the southernmost part of Loughborough Town Centre, approximately 250 metres south of the A6. The M1 J23 is approximately 5 km to the west of the town centre and is connected by the A512. Vehicles travelling to the site from the M1 can reach it via alternative main routes.

The site is approximately 1.35 hectares and lies within the prime shopping centre of Loughborough, a buoyant market town. Queens Park, a mature formal public park, adjoins the site's western boundary. The other site boundaries are Brown's Lane to the south, Ward's End and Devonshire Square to the east, and Granby Street to the north.

A traditional street market which trades on Thursdays and Saturdays extends into Devonshire Square.



## Purpose of the Brief

The brief provides guidance for an integrated, planned approach to the redevelopment of this key town centre opportunity site to:

- ensure that any new development pays due regard to the site context and features, planning objectives for the area and existing amenities; whilst optimising site potential and development quality;
- inform investment decisions, and land disposals and acquisitions by clarifying development constraints;
- stimulate interest among owners, developers and prospective occupiers so as to bring the land forward for development;
- encourage co-operation between owners;
- ease the planning process for potential applicants, Council officers and Members by anticipating issues and offering greater certainty;
- provide guidance to Council officers and Members to assist in the determination of planning applications.

## Status of the Brief

The new Planning Act introduces some major changes to the way the planning system operates. It sees the replacement of the old system of Structure and Local Plans with Local Development Frameworks (LDF) – a “portfolio” of documents to deliver the planning strategy for an area. The Devonshire Square Development Brief is being produced as part of the LDF and will be adopted as Supplementary Planning Guidance (SPD) to guide the site's redevelopment in accordance with the Council's adopted Policy and other guidance. Once adopted as SPD, the brief will carry greater weight as a material consideration in the determination of planning applications.

## Vision

The Council envisages a development of high quality, which will transform an existing discordant building and extensive surface car parking areas into a positive part of the town centre offering a mix of uses, distinctive architecture and an innovative approach to the treatment of the public realm.

## **Planning Objectives for the Area**

- Well planned development following an urban design strategy based on a structure of routes, public spaces, active frontages and new built form,
- A coherent, distinctive and attractive development which responds to the positive characteristics of its surroundings and relates sensitively to its neighbours,
- A mix of uses that reflect the site's Core Area location, augments the leisure / cultural quarter define in the Town Centre Masterplan, and includes a significant residential content,
- A development that enhances key frontages to Queens Park, Devonshire Square and Granby Street and the 'gateway' John Storer House site.
- A development that adds to the quality and quantity of public space, including improved linkages between Queen's Park and the town centre,

## 2. PLANNING POLICY

### National and Regional Planning Policy

The national policy context is provided by:

- Planning Policy Statement 1 ‘Creating Sustainable Communities’ (PPS1), which sets out overarching government policy and makes clear what constitutes good design;
- Planning Policy Statement 6 ‘Planning for Town Centres’ (PPS6), which sets out the government’s objective to promote the vitality and viability of town centres by planning for the growth and development of existing centres and encouraging a wide range of services in an attractive environment, accessible to all;
- Planning Policy Guidance Notes 15 and 16 set out the government’s policy and guidance on planning issues relating to the historic environment and archaeology.

The Regional Spatial Strategy for the East Midlands (RSS8) was adopted in March 2005. Policy 23 relates to ‘Regional Priorities for Town Centres and Retail Development’.

### The Borough of Charnwood Local Plan

A number of general policies apply to all development within The Borough of Charnwood Local Plan (Adopted January 2004) and should be observed to ensure development proposals are in compliance. The table shows the key planning policies relating to this opportunity site.

KEY PLANNING POLICY	POLICY SUMMARY
Strategy Policy 3 (ST/3): Infrastructure	Outlines the Council’s approach to developer provision / contributions towards reasonably related infrastructure or community facilities.
Environment Policy 1 (EV/1): Key Design Policy	Outlines that the Council will seek a high standard of design in all new developments.
Environment Policy 3 (EV/3): Archaeological Sites of County and Local Significance	The site falls within an Archaeological Alert Zone and as such an evaluation of archaeological interest is required.
Environment Policy 10 & 13 (EV/10 & EV/13) : Development / Advertising in Conservation Areas	Part of the site falls within the Queens Park Conservation Area and new development should preserve or enhance the character of the Conservation Area.
Environment Policy 8 (EV/8): Buildings of Local Historic Interest	Outlines the Council’s approach to development proposals that affect its local list buildings.
Environment Policy 16 (EV/16): Access for People with Disabilities	Outlines the Council’s concern that the design and layout of development ensures easy access for people with disabilities.
Environment Policy 18 (EV/18): Open Spaces of Special Character	Queens Park is designated as such and development proposals should respect the existing amount of open space and its overall design.
Environment Policy 20 (EV/20): Landscaping in New Development	A high standard of landscape design will be required given the presence of the Conservation Area and an Open Space of Special Character.

<b>KEY PLANNING POLICY</b>	<b>POLICY SUMMARY</b>
Environment Policy 27 (EV/27): Protection of Floodplains	The opportunity site lies within the flood plain of Wood Brook therefore consultation with the Environment Agency is essential.
Environment Policy 43 (EV/43): Public Art	Affirms the Council's commitment to the provision of works of public art as an integral component in the design of major developments
Population and Housing Policy 3 (H/3): Density	Given the site's proximity to the Town Centre, residential development should be a minimum of 40 dwellings per hectare.
Population and Housing Policy 5 (H/5): Affordable Housing on Unallocated Sites	The Borough Council will seek to negotiate an element of affordable housing based upon the identified need in the area.
Population and Housing Policy 12 (H/12): Student Accommodation	Sets out guidance for the provision of student halls of residence.
Transport Policy 5 (TR5): Transport Standards for New Development	This Policy is framed to ensure satisfactory access for all modes, and avoid over-dominance by provision for road traffic.
Transport Policy 6 (TR/6): Traffic Generation in New Development	New development must be acceptable in terms of its impact on the existing highway network.
Transport Policy 7 (TR7): Improving Bus Services and Facilities	Planning permission will not be granted for development which would prejudice the successful implementation of measures to secure high quality bus services.
Transport Policy 13 (TR/13): Access for Cyclists and Pedestrians	A cycle route is planned for Ward's End, adjacent to the opportunity site, for which the Borough Council will seek to negotiate a contribution towards its development.
Transport Policy 18 (TR/18): Parking Provision in New Development	This Policy aims to secure a level of parking which as a minimum discourages reliance on the private car but provides sufficient off-street parking to allow development to proceed without creating traffic problems.
Central Areas & Shopping Policy 2 (CA/2): Acceptable Uses in the Loughborough Core Area	Planning permission for ground floor development will be granted for shops (A1), financial and professional services (A2) and food and drink (A3) subject to certain conditions.
Central Areas & Shopping Policy 3 (CA/3): Acceptable Uses in the Loughborough Outer Area	In addition to the above uses, planning permission for ground floor development will be granted for hotels (C1), non-residential institutions (D1), places of assembly and leisure (D2) subject to certain conditions.
Central Areas & Shopping Policy 4a (CA/4a): Devonshire Square Opportunity Site	Provides the general policy and design context for the site which is expanded upon within this brief.

<b>KEY PLANNING POLICY</b>	<b>POLICY SUMMARY</b>
Central Areas & Shopping Policy 7 (CA/7): Pedestrian Preference In Loughborough Town Centre	The Borough Council will seek a contribution towards a redesign of Devonshire Square to limit vehicular access and give greater preference to pedestrians.
Central Areas & Shopping Policy 11 (CA/11): Use of Upper Floors	Encourages the positive use of upper floors for a range of commercial and non-commercial uses. In particular residential use is encouraged wherever possible.
Employment Policy 1 (E1)	Provides planning criteria for employment development, which may be relevant to BI uses.
Recreation Policies 3, 4 & 5 (RT/3, 4 & 5): Recreation Provision in New Development	Sets out requirements for play space, youth / adult play and amenity open space in the event of elements of housing being included in new development.

### **Supplementary Planning Documents and Other Guidance**

- ‘Charnwood - Leading in Design’: adopted SPD which builds on Local Plan Policy EV/1. This design framework document explains the importance the Council places on good design and provides guidance to ensure higher design standards in development throughout Charnwood.
- ‘Shopfronts and Signs’: adopted SPD which supports ‘Leading in Design’ and sets out the general principles that should be followed in order to achieve good shopfront and sign design.
- ‘Making it Easy’: adopted SPD which sets out good practice in designing for people with disabilities.
- ‘Student Housing’: adopted SPD which sets out the Council’s approach to the student accommodation proposals within Loughborough.
- ‘Public Art - Making Places Distinctive’: adopted supplementary planning guidance which encourages the provision of public art in new developments.
- ‘Queen’s Park Conservation Area Appraisal’: approved assessment of the special qualities of the conservation area that affects the development site.
- ‘Loughborough Town Centre Masterplan’: document in preparation which will provide detailed guidance for the development and improvement of the town centre. Emerging proposals that may directly affect the development site are:
  - Leisure / cultural quarter identified;
  - Opportunity for public realm improvements identified for Bedford Square, New Street, Wards End, Devonshire Square and Granby Street; and
  - John Storer House site identified as being part of a key gateway to the town centre, which is suitable for a landmark development.

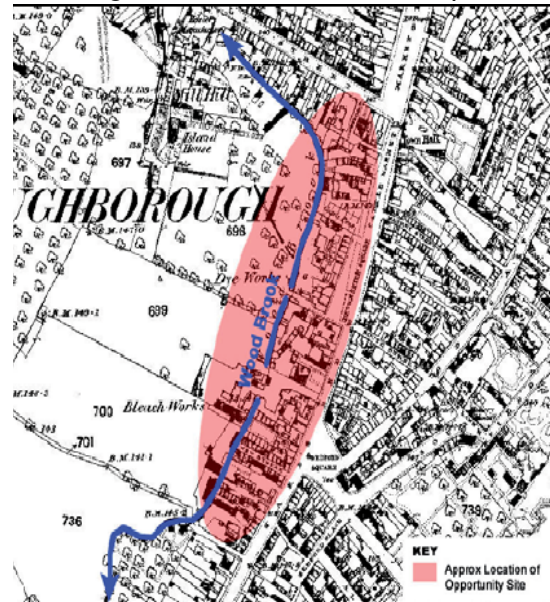
### 3. SITE INFORMATION

#### Site History

Devonshire Square is named after the Devonshire Militia who drilled there when they were stationed in Loughborough to quell the Luddite Riots in the early nineteenth century. It is one of a series of linked public spaces that are of great significance to Loughborough's history, form and character.

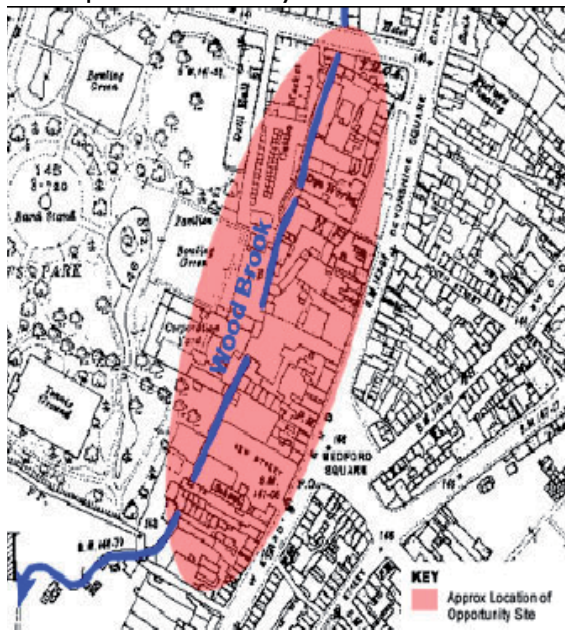
#### Devonshire Square: 1884 – 1886

This red area on the adjacent map shows the approximate location of the present development opportunity site. At this time Wood Brook acted as the edge between built form and open fields to the west. The old Cattle Market was the dominant feature in the north of the site but little of the built form from this time remains today.



#### Devonshire Square: 1915 – 1921

Major changes to the area have occurred by this time with the creation of Queen's Park, the development of Granby Street and the introduction of new development extending west onto the other side of Wood Brook. The Cattle Market was relocated to the west of the brook and several of today's key buildings fronting Devonshire Square were built.



In the 1960s the Devonshire Square frontage was redeveloped for a supermarket and six smaller shops and a multi-storey car park, accessed off Granby Street, was constructed to the rear, adjacent to the Park. Recent years have seen the demolition of the multi-storey car park and an adjacent Parks depot that had become redundant. The assembled area has become a surface car park providing about 170 spaces.

## Current Uses and Ownerships

Existing site uses are principally as follows:

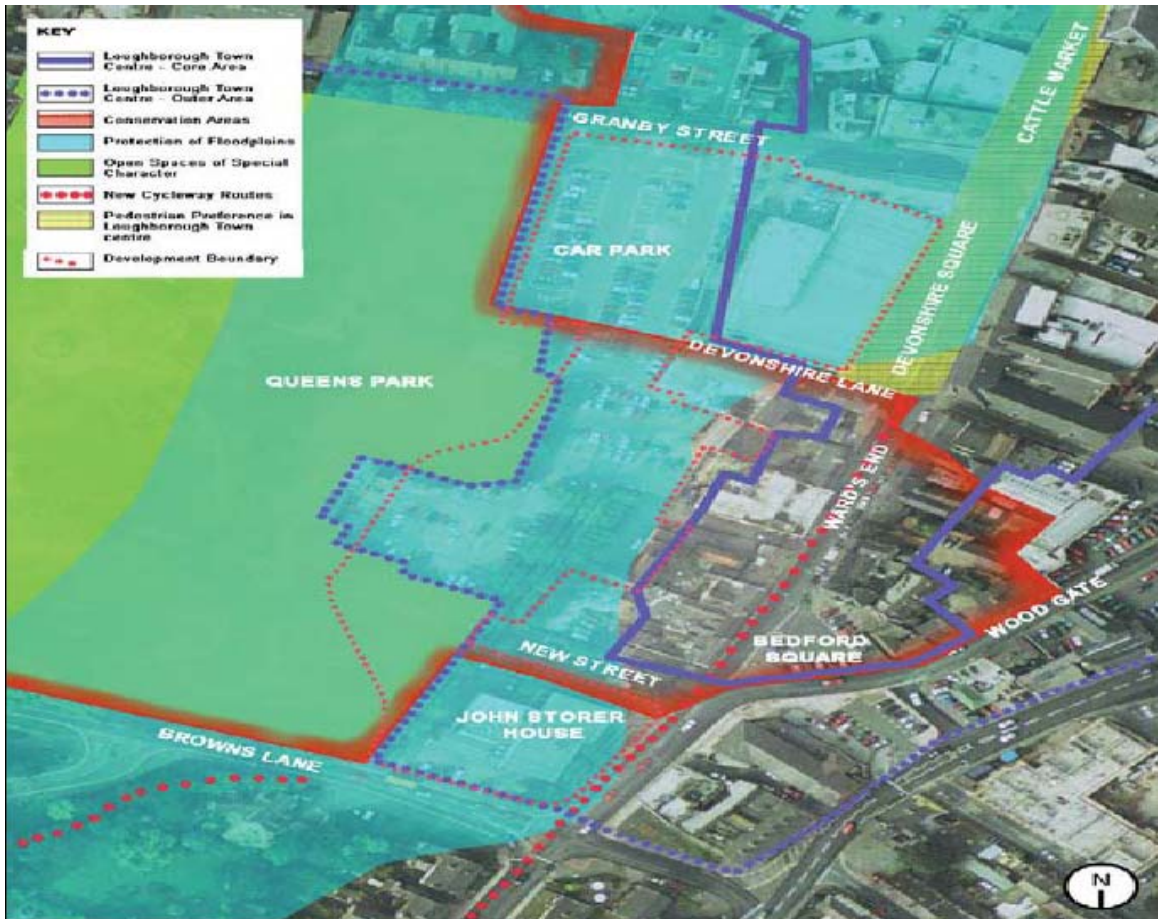


- Granby Street public car park, which occupies most of the site;
- A number of retail units facing Devonshire Square;
- A small number of commercial units and lock ups;
- John Storer House (Charnwood CVS);
- Eastern areas of Queen's Park (including bowling green and park compound).

Queen's Park and the Granby Street public car park are owned by Charnwood Borough Council. The rest of the site is in multiple private ownerships and tenancies as is a strip of land on New Street. John Storer House is owned by a charitable foundation and the 1960's block facing Devonshire Square is in private ownership with individual units let on tenancies. Land and property adjacent to the site is in multiple private ownerships and tenancies.

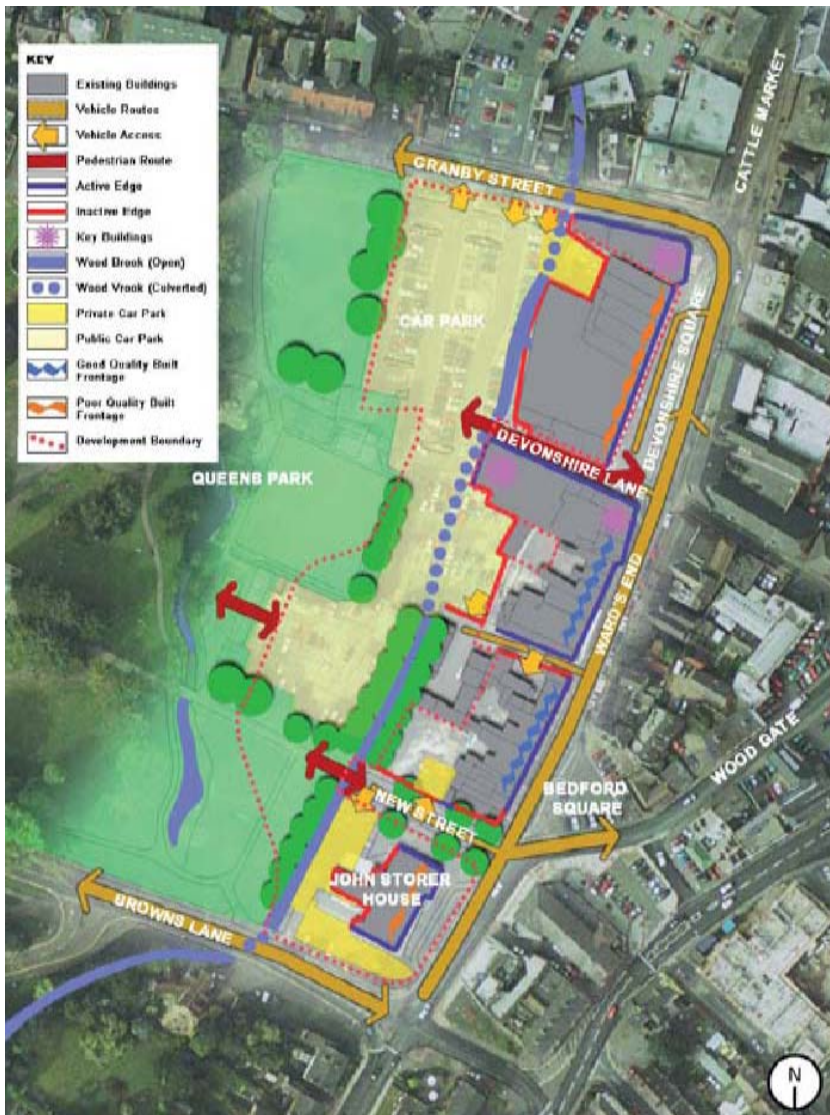
## Site Constraints

A number of planning constraints that affect the site can be identified from the 'Borough of Charnwood Local Plan' (adopted January 2004). These have been outlined in the Planning Policies section above but particular attention is drawn to:



- Possible flood risk identified by the Environment Agency;
- The southern part and western edge of the site are affected by the Queen's Park Conservation Area;
- The following buildings, which are immediately adjacent to the site, are included on the Council's local list of buildings of historic or architectural interest:
  - no. 18 Devonshire Square;
  - 'The Mart', Devonshire Square; and
  - former mill building, Devonshire Lane.

## 4. SITE AND CONTEXT ANALYSIS



### Site Character

The development site is generally level and is traversed from south-south west to north-north east by the course of the Wood Brook, which is within a culvert beneath the public car park or, in the northern part of the site, open but hidden by vegetation.



the town centre.

The extensive, open car park provides a poor interface between the mature Queens Park and the shopping area of Devonshire Square / Wards End, which provides a primary retail frontage to the town's Core Area. The adjacent buildings turn their backs to the car park; creating an unattractive built edge and a poor image for a key point of arrival to



The existing building fronting Devonshire Square dates from the early 1960s and was originally a supermarket with six smaller shop units. This building is effectively single storey and is unsympathetic to its surroundings in its design and use of materials. It detracts from the character of Devonshire Square, which is one of a series of historically linked open spaces important to the form and character of the town centre. The apron in front of the shops is given over to car parking on non-market days.

Outside the site, abutting its northern boundary is 'The Mart', which represents a significant traditional building within the street scene and has been included on the Council's local interest list.



Immediately to the south of Devonshire Square, there is diversity in the style and use of buildings within the street frontages of Wards End and Bedford Square. These properties range from nineteenth century shops and offices, which are largely domestic in scale, to a substantial converted late-Victorian mill building and Atherstone House, a building of the 1930s. Part of this frontage is included in the Queen's Park Conservation Area.



At its northern end this attractive frontage is terminated by New Street, a tree lined street which is the approach to Queen's Park's principal entrance. To the north of New Street is John Storer House (Charnwood CVS), a 1960s, two-storey building which contributes little to the character of the area, in terms of architecture or landscaping. The site is located on a key route into the town centre but the building quality does not currently reflect the site's importance. However it is a valued and exceptionally well-used community facility, whose use has outgrown the amount and quality of activity that the current building can satisfactorily accommodate.

**Surrounding Character**

The western edge of the development site is shared with Queen's Park, which is a mature, well-treed and dignified open space, much valued by the local community and a major feature of Loughborough. Although the space is not large, on the whole surrounding buildings relate to the Park in a passive manner which adds to the sense of openness. The Park is at the heart of the Queen's Park Conservation Area and within it is the Carillon; a Grade II listed building and significant landmark, and the Charnwood Museum, an attractive Victorian building originally built as public baths.

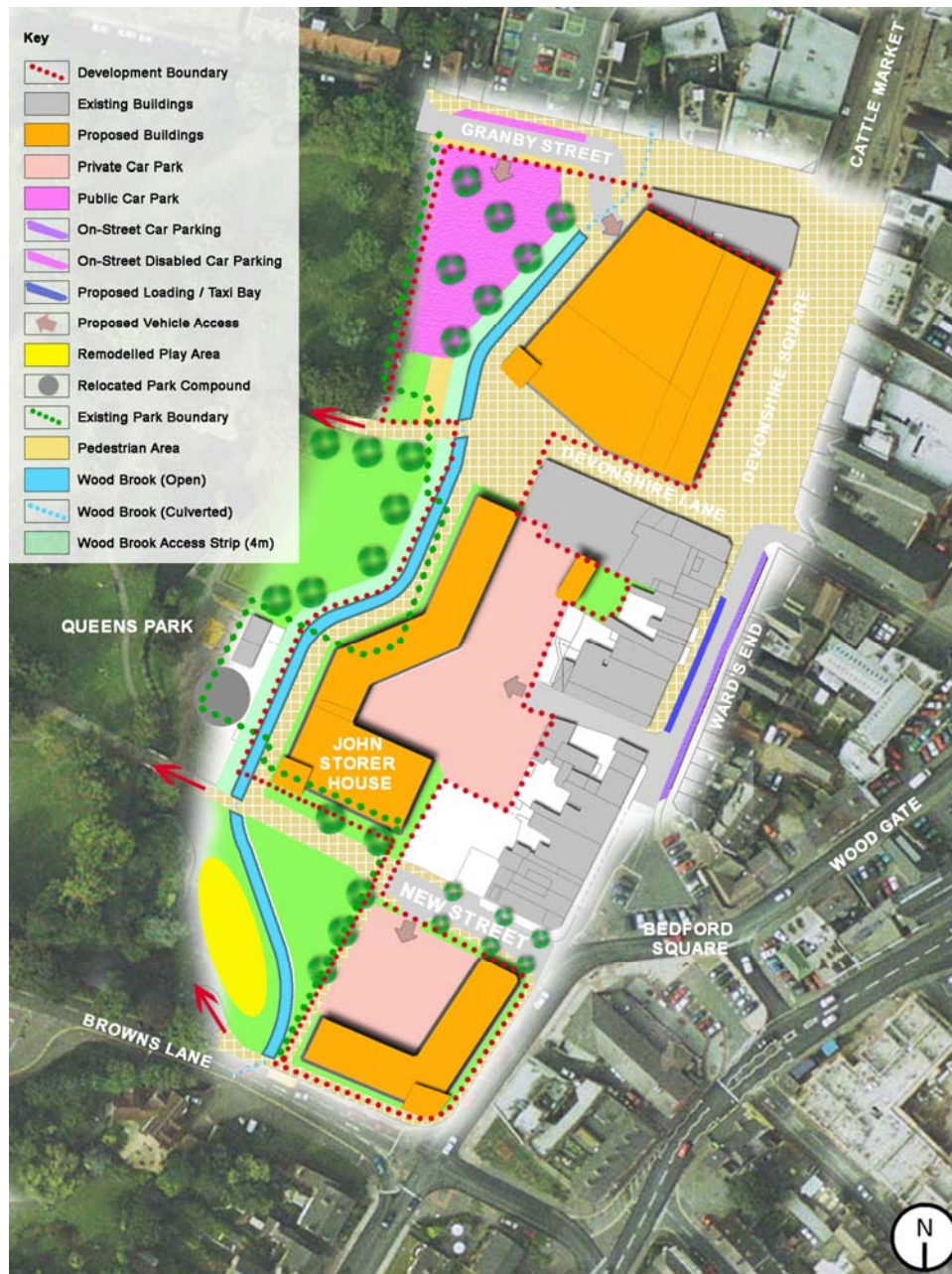


In terms of architecture, many styles are reflected in the fabric of this part of the town centre although the principal themes are provided by property dating from the latter half of the 19<sup>th</sup> Century, vernacular in style and domestic in scale, and from the 1930s in the Art Deco style. Particularly fine examples of the latter occur in Market Street and along the A6 corridor. However, the town also retains a legacy of buildings dating from the 1960s and early 1970s which are, almost without exception, utilitarian in design and contribute little to the overall character and appearance of the town centre.

## 5. DEVELOPMENT PRINCIPLES

### General Principles

Development proposals will need to follow the guidance set out in the Council's adopted SPD 'Charnwood - Leading in Design', which aims to encourage developments that:



- Are appropriate to their context in respect of scale and compatibility with their surroundings;
- Secure positive improvements to the landscape, streetscape or place where they are located;
- Create safe environments where crime and disorder or fear of crime do not undermine quality of life;
- Encourage strong and positive relations between people from different backgrounds within neighbourhoods;
- Make efficient and prudent use of natural resources;
- Address the needs of all in society.

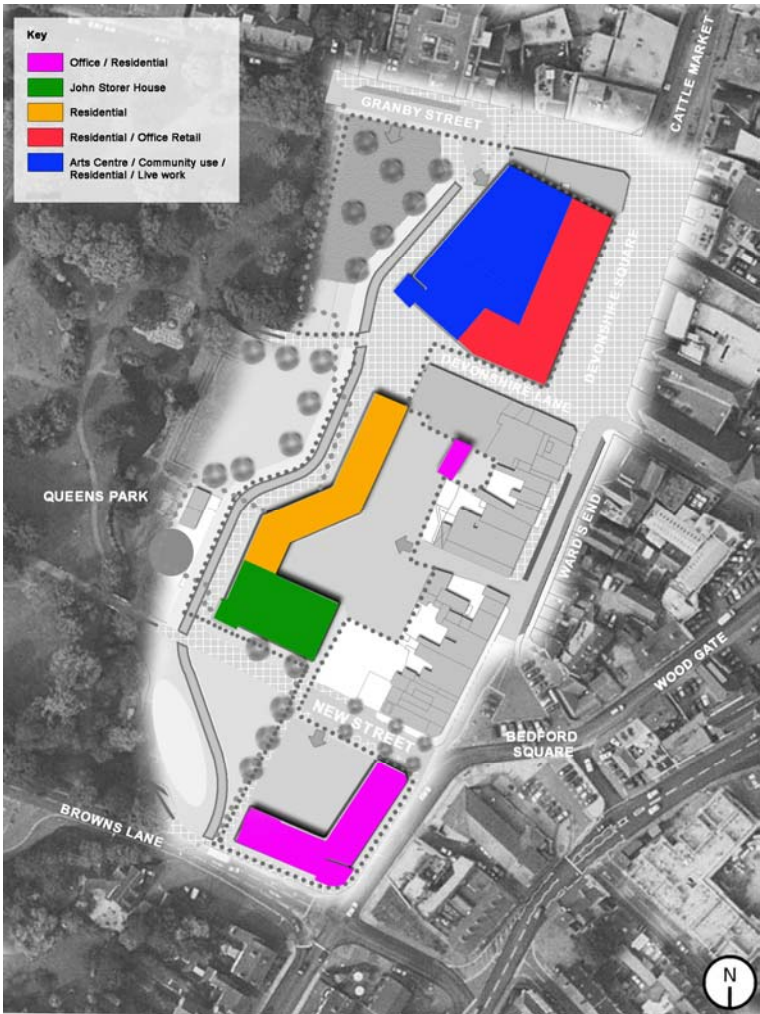
The Opportunity Site might reasonably contain a mixture of compatible uses but the overall aim should be to achieve a scheme of appropriate scale which reflects the existing character of this part of the commercial centre of the town and adds vitality and interest to the streetscene. The nature and purpose of the development should seek to complement and expand upon the facilities of the established town centre.

**Appropriate Uses**

The principle of developing the area for a mix of uses is encouraged. Local Plan Policy CA/4a, provides for ground floor uses falling primarily within the following classes:

- 1) Retail uses (food & non-food) (Class A1);
- 2) Financial and Professional services (Classes A2);
- 3) Food & Drink uses (Class A3);

Residential use above ground floor is encouraged. Any proposal incorporating 25 or more residential units will be required to provide at least 30% affordable housing either for rent or shared ownership or a mix of these, within the development.



In addition consideration should be given to the contribution the development might make to the cultural / leisure quarter proposal in the emerging Town Centre Masterplan, particularly in respect of the possible relocation of John Storer House and the Arts Centre proposal.

Devonshire Square:

Uses facing onto Devonshire Square and Devonshire Lane are to be predominantly shops at ground floor with residential uses at first and second floors. An Arts Centre with associated community uses could be accommodated within the western half of the development. Live/work uses may also be acceptable in this location above ground floor uses.



Central Development:

This part of the site, which overlooks the Park, is considered to be a very appropriate place to relocate John Storer House to. Additional development is to be predominantly residential.

Southern Development:

This site is considered most suitable for residential or office accommodation but uses that can add to the leisure / cultural quarter offer, might also be appropriate.

## Built Form and Layout

The Devonshire Square development should be designed to continue the urban form of the town as seamlessly as possible, reflecting the lines of movement, landmarks, vistas, grain character and scale. Proposals should be based on a thorough contextual appraisal, which should form part of a design statement accompanying any planning application. The Council seeks a development that creates a strong sense of place based upon the character of the town centre and the site's close relationship to Queen's Park.



The excellent standard of urban design and architecture sought may be achieved through traditional or modern design approaches. However, traditional design approaches should relate to clear local influences, not pastiche. In any event the Council seeks excellent contemporary design appropriate to a vibrant market and university town. Facing materials should be of a high quality, preferably natural, and relate to the town's historic palette.

In order to facilitate development, the potential to divert Wood Brook to the west of its current alignment should be considered. This will enable the creation of a positive water feature overlooked by high quality development. It will also help overcome objections from the Environmental Agency, with regard to culverting the existing water course. Early consultation with the Environment Agency will be required to determine the detailed design of the diverted watercourse.

There are three key aims that new built form must satisfy:

- To provide a high quality, active frontages onto Devonshire Square and Granby Street.
- To create an active, attractive and respectful development frontage to overlook Queen's Park and the realigned Wood Brook.
- To provide a building of local landmark quality to replace John Storer House.

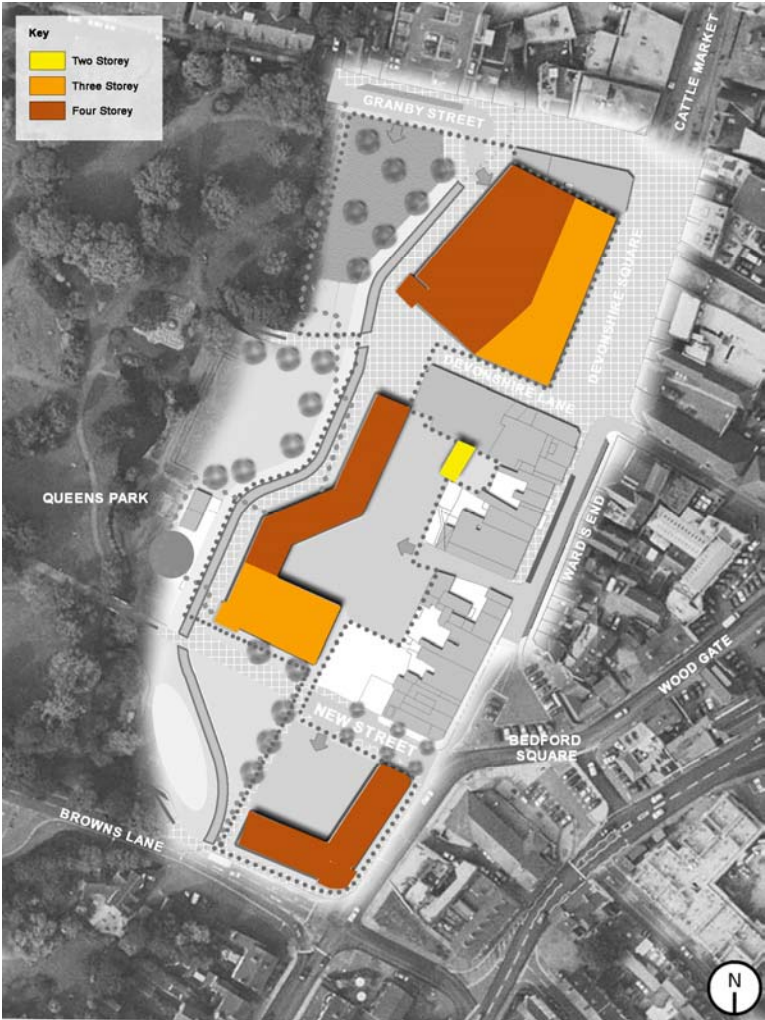
Buildings should where possible be joined to form continuous street frontages and enclosed spaces, including along the new pedestrian route connecting Devonshire Square and Queen's Park. Private backs should adjoin private backs. No blank gables should face public spaces, parking areas or pedestrian routes.

The layout of proposed buildings should take into account the requirements to provide a perimeter block. Buildings should be placed to create a public frontage and should be aligned to create a prevailing building line close to the back edge of the footway, in an attempt to provide definition and enclosure to the street. The reinstatement of the building line where it has been lost (e.g. the John Storer House site and Granby Street) or its creation where none currently exists (e.g. Queen's Park) is essential.

An abundance of windows and doors should be placed in façades to enliven and overlook streets and public spaces, supporting the active frontages provided by commercial ground floor uses. In the case of apartment development, the number of front doors onto the street should be maximised. Ground floor flats should generally have their own entrances from the street, separated from the entrances to the accommodation above. This arrangement allows people more control and offers flexibility and greater scope for adaptation, for example future conversion to other uses such as shops or the creation of live / work units.

# Scale of the Development

New buildings will need to sit happily into their particular context, respecting the height and pattern of neighbouring buildings, avoiding overbearing or overshadowing relationships. The following guidelines are provided for the different parts of the site:



## Devonshire Square:

A building height of three storeys must be achieved to overlook Devonshire Square and should be stepped up to four storeys to overlook Queen’s Park.



#### Central Development:

A building height of four storeys is required for the northern half of the development to match the adjacent existing built form. This can be reduced to three storeys towards the southern half of the development.

#### Southern Development:

This development is required to be three/four storeys high.

### **Shop Fronts and Signage**

Shop fronts and advertisement displays throughout the development should be considered as an integral part of the design of the buildings. In the interest of preserving and enhancing a lively and stimulating pavement level shopping frontage unique to Loughborough it is considered desirable that shop fronts respect the proportions, character and appearance of the overall buildings. Further advice is provided in the Council's 'Shop Fronts and Signs' SPD.

### **The Public Realm**

#### Queen's Park:

The diverted Wood Brook creates the opportunity to improve the park's eastern boundary by creating a more attractive edge with better pedestrian connections and visibility from the commercial part of the town centre. The redesigned eastern boundary will require the following to be addressed:

- Remodelling/relocation of the play area in the park's south-eastern corner.
- Relocation of the park's compound to the south of the existing public toilets.
- Removal/reduction of the bowling green.
- Retention of existing trees.
- Soft landscaping proposals to assimilate the realigned Wood Brook with the park.

#### Pedestrianisation:

Traffic proposals connected with the Town Centre Masterplan have determined that Devonshire Square and the eastern section of Granby Street could be pedestrianised. This also enables the pedestrian preference area to extend south from the Cattle Market. Devonshire Lane is proposed to lead into a new public square that leads directly into Queen's Park via a new pedestrian route. The proposal also creates a public route along the full length of the park's eastern boundary, overlooking Wood Brook. There will be a requirement for a comprehensive streetscaping scheme for Devonshire Square and Devonshire Lane.



## Access for Servicing and Car Parking

The development replacing John Storer House will be accessed via New Street and parking is to be accommodated within an internal courtyard. The treatment of New Street deserves great care because it provides a tree lined, principal approach to Queen's Park and an attractive vista of the listed Carillon.

The central development will be accessed from Ward's End via an unnamed street and parking for the development will be accommodated within the internal parking courtyard. The northern development is to be accessed from Packe Street via Granby Street and all parking / serving is to be accommodated internally. It is proposed that approximately 70 short stay public parking spaces will be retained within this part of the site, adjacent to the park boundary.

## Cycle Facilities

The scheme must take into account, in the detailed design of vehicular accesses and any necessary off-site works to highways, the need to make adequate provision for the safe movement of cyclists. Cycle storage/parking must be located as close as possible to main entrances of offices, shops, healthcare facilities etc, offering a real advantage over the nearest car parking. Locations should be under constant natural surveillance/CCTV and well lit. The preferred parking facility would be 'Sheffield' type stands large enough to allow bikes frames and wheels to be secured. Under cover and secure cycle parking facilities should also be provided for residential properties, preferably within the building envelope.

## **Access for People with Disabilities**

It is important that the development is designed to create an environment accessible and comfortable for all sections of the community, including wheelchair users, people with walking difficulties, the blind and the deaf. Guidance is provided in the Council's 'Making it Easy' SPD.

However, the detailed matters to be addressed will include:

- the provision of adequate and convenient car parking;
- the design and siting of street furniture and signs;
- the treatment of the floorscape;
- entry and access details to individual properties as well as the development as a whole;
- the design and location of lifts and the provision of suitable toilet facilities.

## **Public Art**

The Council will seek to negotiate the provision of public art. This should be incorporated into the fabric of the development or its open spaces and be original, skilful, robust and of lasting value to both the development and the cultural life of the town. Further guidance is provided in the Council's 'Public Art: Making Places Distinctive' SPD.

## **Sustainability**

Consideration should be given to the use of the principles of sustainable design. The use of sustainable construction techniques can assist in minimising the use of natural resources and the production of waste. Energy efficiency measures and water saving initiatives should be investigated. There may also be opportunities for more innovative techniques such as grey water cycling. The development should also make provision for residents recycling facilities. Further guidance is provided in Section 5 (Sustainable Places) of the 'Charnwood: Leading in Design' SPD and in the Council's 'Climate Change Strategy'.

## **6. IMPLEMENTATION**

### **Phasing**

Any phasing will need to ensure that the planning aims and requirements for the overall development of the area are not prejudiced or compromised.

### **Co-operation Between Owners**

The most successful development of this important site will be assisted by negotiated, mutually beneficial agreements between adjoining owners. The Council encourages owners and prospective developers to negotiate with each other to achieve the most sensible and efficient combining of land for mutual benefit and to achieve the best planning for the area.

### **Council Owned Land**

In order to ensure successful development of this area, and to achieve the aims and objectives of this brief, the Council will work closely with developers of adjoining sites.

### **Compulsory Purchase**

If the development of the area is prejudiced by land assembly, in the appropriate circumstances, the use of compulsory purchase powers will be considered in the interests of the proper planning of the area.

### **Developer Contributions**

The Council will seek developer contributions towards the provision of various facilities and amenities required to provide adequately for the needs of the development. These negotiations will take place within the context of the guidance set out in Circular 5/05 having regard to specific references set out in the adopted Local Plan and summarised in previous sections of this brief. The nature and levels of contributions necessarily will be related to the composition and character of the development of the site.

