



Long Lanes, Wigston

Local Development Order

Design Guidance

Oadby and Wigston Borough Council



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Local Development Order - Design
Guidance**



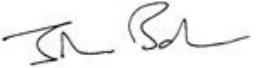
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Elderly people



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01 Introduction

01.1 Document Scope and Structure

This document accompanies the Local Development Order (LDO) for Long Lanes, Wigston (2016). The purpose of the LDO is to help bring forward development on the site. It provides a description of the type of development permitted on the site, and the conditions to which that development must adhere.

This Design Guidance document provides further information on what is likely to be acceptable on the site and sets out the design principles that should inform development proposals.

Section 1 Introduction

Sets out the process through which the design principles have been established and identifies the area and location.

Section 2 Assessment

Identifies key constraints and opportunities as part of a summary Urban Design Appraisal.

Section 3 Design Guidance

This section summarises the Area Action Plan Vision for the area and sets out the design principles that should guide development proposals.

Section 4 Test Layouts

Provides test or 'indicative' layouts showing how the site could be developed in conformity with the LDO and responding to the design principles.



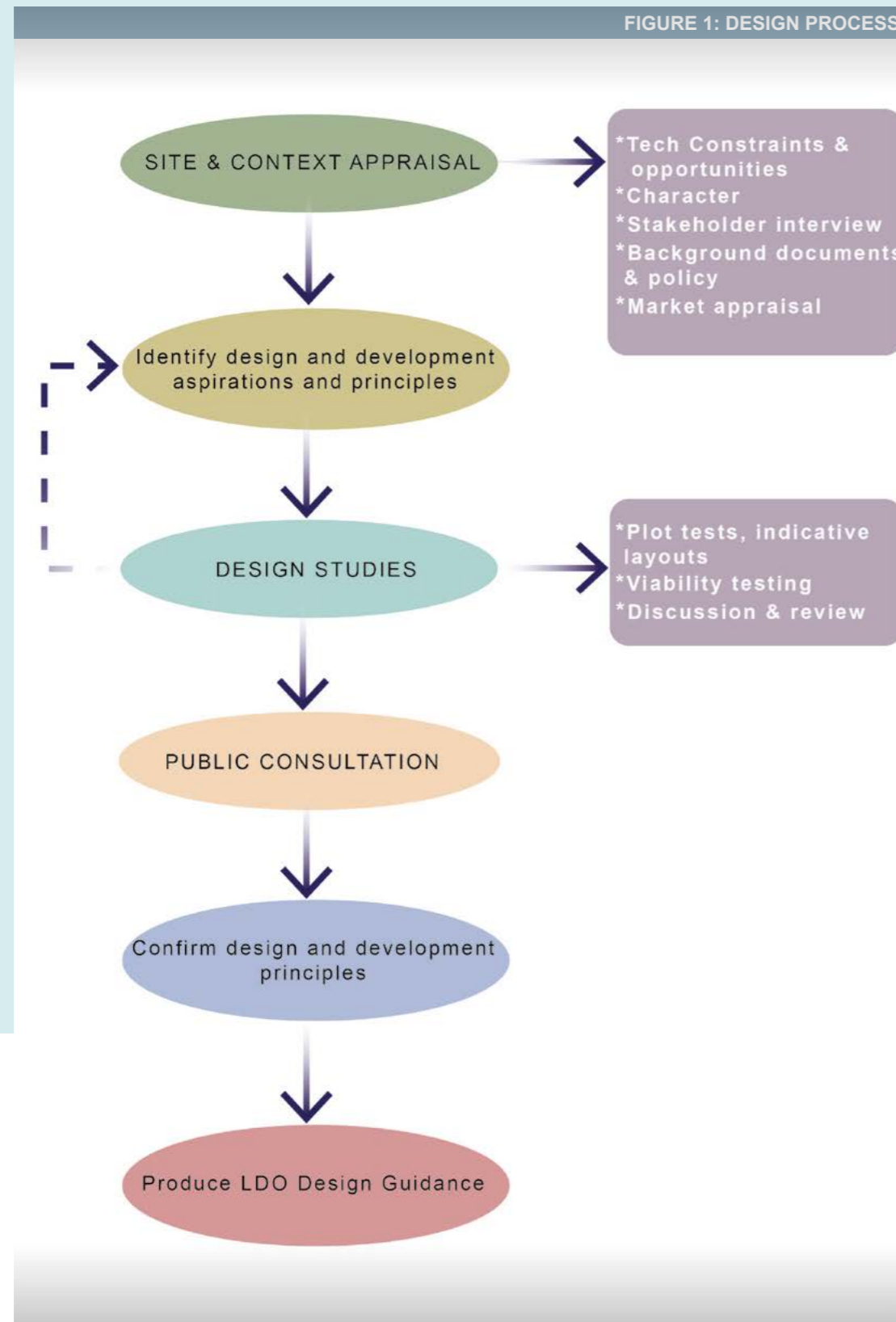
01 Introduction

01.2 Design Process

The design principles identified for the site have been developed as a result of an iterative process, involving a multi-disciplinary team, and consultation with a range of stakeholders as well as the general public.

In order to gain a good understanding of the site and context, the design team has considered a wide range of technical constraints and this has included technical input in the areas of market assessment and viability, transport, utilities, and arboriculture.

Based on an understanding of site constraints and opportunities and the site's potential for development, a series of design and development principles were identified. These were then tested through a series of indicative design, capacity and viability studies. The results were discussed and further tested with Council planning officers and Leicestershire County Council highways officers, Councillors and through engagement with the public.



01 Introduction

01.3 Site Location

Long Lanes is located at the southern edge of Wigston Town Centre. It provides the link between the residential area to the south, and the Town Centre. It includes the historic 'Long Lane' public footpath.

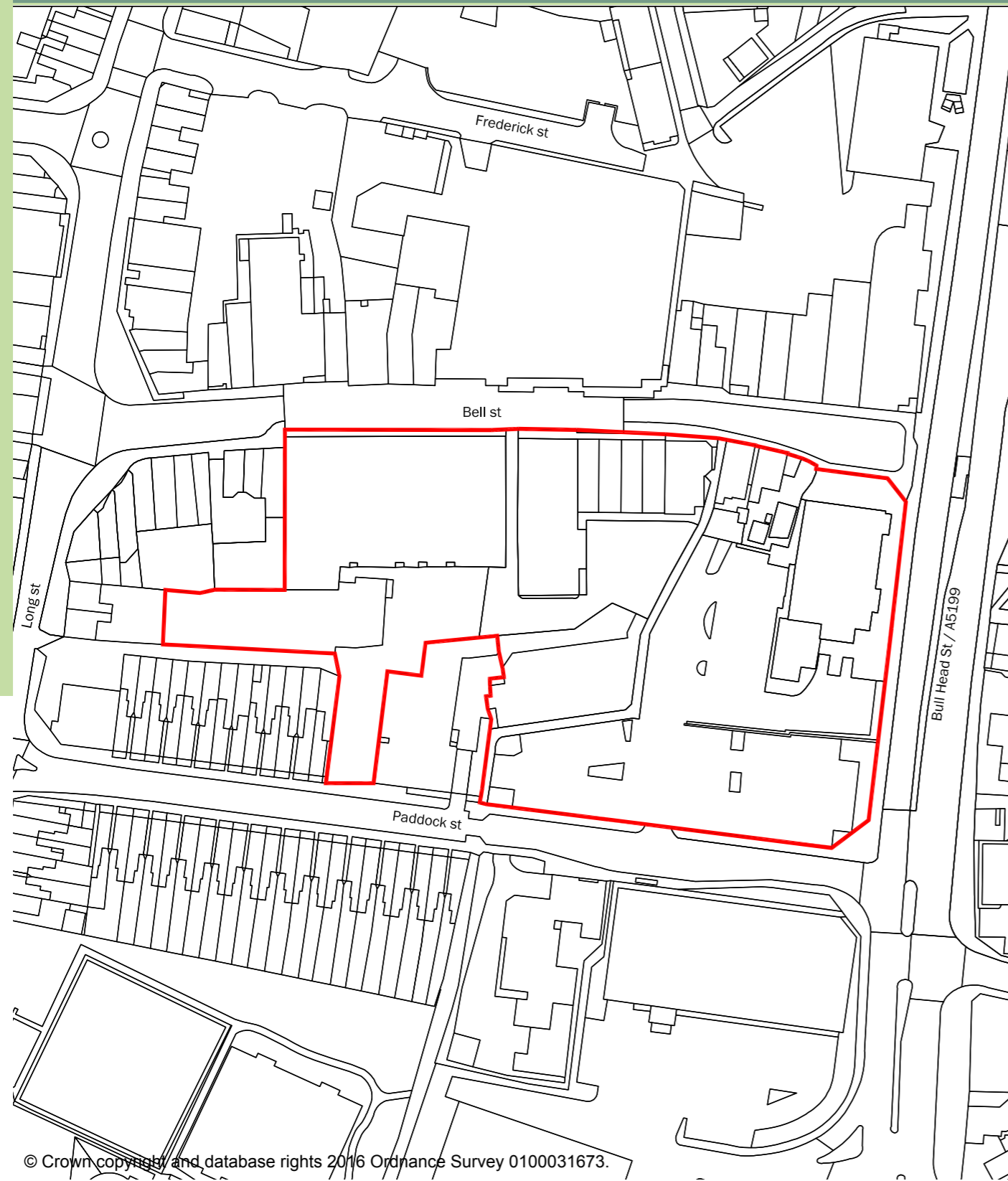
The site is bounded in the north by Bell Street, in the east by Bull Head Street, in the South by Paddock Street, and in the west by the rear of buildings along Paddock Street and Long Street. The western part (The area north and west of the 'Long Lane' footpath) lies within The Lanes Conservation Area.

Part of the site is currently dominated by surface level car parking (along Paddock Street). It includes a Public House, a Gym and a number of retail properties on Bell Street.



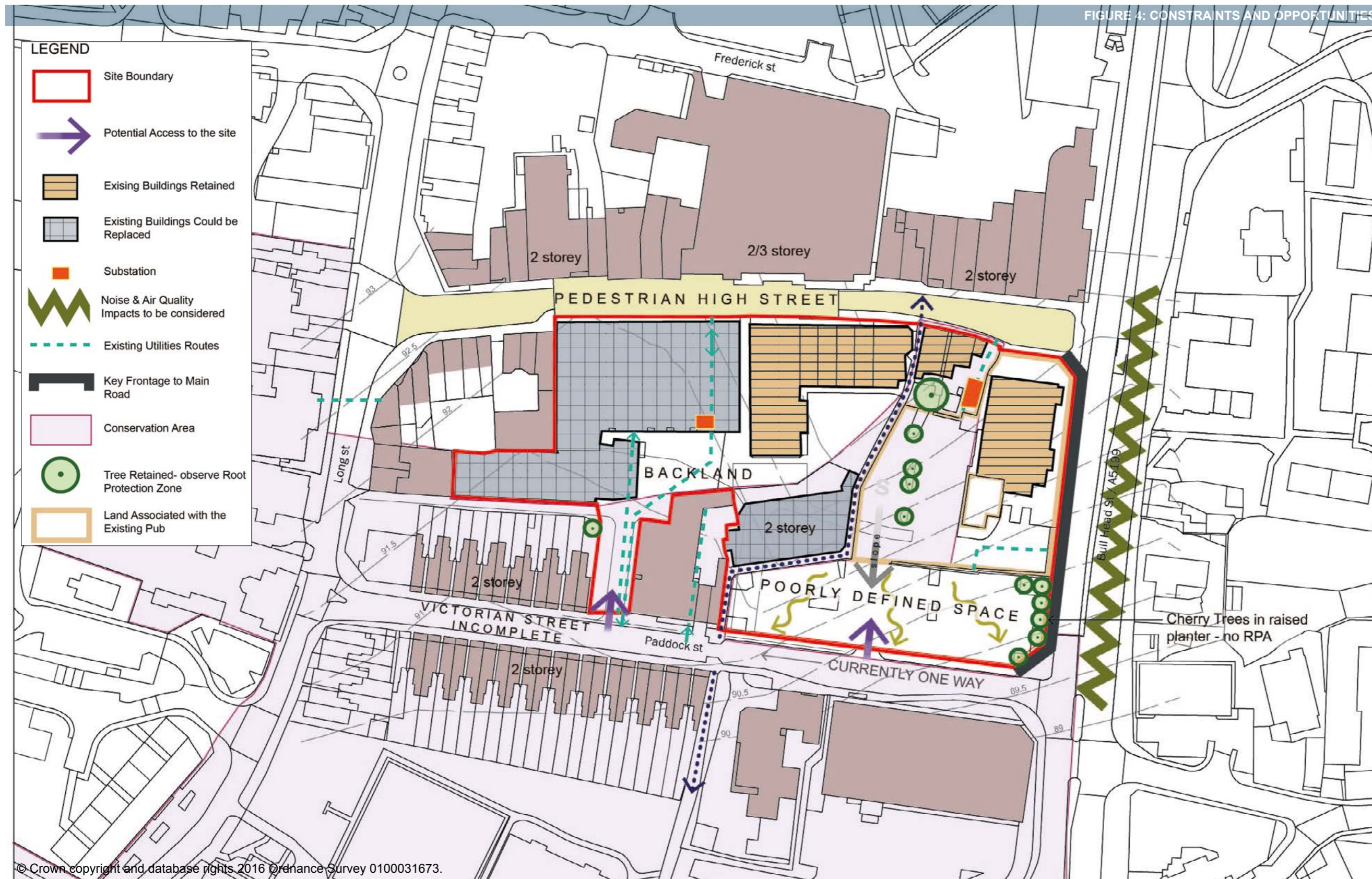
01 Introduction

FIGURE 3: LDO Boundary



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02 Appraisal



Constraints & Opportunities

02 Appraisal

FIGURE 5: SITE OWNERSHIPS



02.1 Constraints & Opportunities

The constraints and opportunities plan (Figure 4), identifies the main constraints and opportunities that have been identified on the site. In particular the following should be noted:

Heritage & Archaeology

- The site lies partially within the Long Lanes Conservation Area - regard should be had to the Long Lanes Conservation Area appraisal and Conservation Areas SPD when developing designs for the site.
- The historic 'Long Lane' public footpath crosses the site from south-west to north-east. This is required to be retained in any development proposals.
- A search of the HER database has revealed no built heritage or archaeological records for the site.

Access

- Access to the site should be provided from Paddock Street to the south.
- Rear servicing access must be retained to the properties on Bell Street. The Local Highway Authority has commented that they do not wish to see a significant increase in HGV traffic on Paddock Street.
- It is the preference of both the County Council and Oadby and Wigston Borough Council for two way at the eastern end of Paddock Street.
- There is an existing private right of way across the public car park. There may be potential to redefine but not extinguish the right of way as part of detailed proposals.

Parking

- The Town Centres Area Action Plan (Policy 16) states that at least 30 spaces should be reserved for public use at the Long Lanes site as well as safeguarding the existing number of disabled car parking spaces.
- A strategy for replacement parking provision will be required before development commences on the site. There must be no overall loss of public car parking spaces in the town centre.

Utilities

- A low pressure Gas Main and Electricity Cables cross the site in the western part from north to south. In addition, an electricity sub-station is contained within the former Co-op building.

Topography

- The site currently slopes from the central area by 3 metres towards the south-east and by 1.5 metres towards the south-west. There is also a step down between the land owned by the pub and the Paddock Street car park, and a retaining wall.

Arboriculture

- The Council's arboricultural officer has reviewed the condition of the trees on the site. There are no trees on the site that warrant retention. The single tree in the south-west corner of the site on Paddock Street is recommended for removal.

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02 Appraisal

Built Form

- The land ownership plan identifies multiple land ownerships on the site.
- There are a number of existing buildings on the site. There may be potential to remove and replace several of the buildings as part of re-development proposals on the site. In particular there may be opportunity and/or demand to replace the former Co-op building and the gym.
- The central part of the site is dominated by the backs of existing buildings, and rear service areas of retail units.
- The frontages onto Paddock Street and Bull Head Street are currently ill-defined by built-form - there is an opportunity to create an improved sense of enclosure in this location, along with a key frontage building in the south-east corner of the site.

- Existing buildings on the site are primarily 2 storey.
- To the south of the site, the blank facade of an Aldi supermarket dominates the eastern end of Paddock Street. This means there is a preference for an active frontage to the north.

Noise and Air Quality

- Noise and Air Quality impacts from traffic along Bull Head Street should be considered.

Flood risk

- The site lies within Flood Zone 1, which has the lowest probability of flooding from rivers and sea, and is compatible with all forms of development. Additionally, the site is clear from reservoir flooding and any significant surface water flooding

Ground Conditions

- An initial ground condition assessment and land contamination study has been undertaken for the site.
- Geological mapping shows the site is underlain by superficial deposits of the Glen Parva Member. Beneath this, the bedrock geology consists of the Blue Lias Formation, which is characterised by interbedded limestone and mudstone/siltstone.
- As part of any future redevelopment of the site, a detailed Phase 1 Ground Conditions Assessment (desk-study) will be required

Ecology

- The site has no ecological designations.

Site Orientation

- The site is orientated east-west and this provides good opportunity to maximise passive solar gain in the design and layout of new buildings.

The photographs illustrate some of the key elements of the character of the place, and the technical constraints on-site.

02 Appraisal



- 1. View east from gym
- 2. Bell Street
- 3. View south – Aldi frontage
- 4. Backland between gym and Boots
- 5. Long Lane and rear service yards



- 6. Pub car park
- 7. View towards Bell Street from backland next to former Co-op building
- 8. Bell Street
- 9. View towards Paddock Street from former Co-op building
- 10. Street name



03 Design Guidance

03.1 AAP Policy and Vision

The Town Centre Area Action Plan (AAP) proposes primarily residential development on the allocated part of the site, including a mix of town housing and apartments. These should be provided with amenity space. It also suggests a small element of retail development along the Bell Street frontage, and allows for the opportunity of leisure development.

The need to create an attractive frontage to Bull Head Street, positively announcing the town, is important. The presence of the Conservation Area and the need for development to enhance the historic character of the area is highlighted, along with the need to retain the Long Lane public footpath which has historically been an important route through the town. The Policy also notes the need to retain at least 30 car parking spaces for public use on the site, as well as disabled spaces.

03.2 Design Principles

The following design and development principles should guide development on the site. These principles have been developed as a response to the site constraints and opportunities, including local character, as well as knowledge about what is likely to be deliverable and commercially viable on the site. The general location and mix of uses on the site must adhere to the principles illustrated in the test layouts in section 04.

Layout and Green Infrastructure

- Built form should define and frame the public realm.
- Opportunities should be taken to reinforce the building line along the site edge at Paddock Street and Bull Head Street.
- Redevelopment of the former co-op building should be done in a way that retains active frontage onto Bell Street
- The existing pub on the corner of Bull Head Street and Bell Street is not available for development at the time of publication.
- Opportunities should be taken to enhance the public realm generally, and specifically in relation to the route of Long Lane.

Access and Movement

- Rear servicing access will need to be retained to all properties fronting onto Bell Street.
- The route of Long Lane will need to be retained as a defined and separate route through the site.
- 30 public car parking spaces including the same number of existing spaces for those with disabilities need to be retained on the site, with

no overall loss of public parking spaces across the town as a whole.

- Provision of two-way traffic at the eastern end of Paddock Street would considerably improve access to the site.

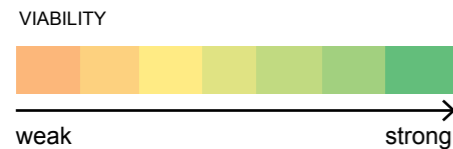
Townscape

- Paddock Street / Bull Head Street frontages should be up to 5 storeys in height.
- Development within the central part of the site should be up to 4 storeys in height and consider the relationship with adjacent dwellings and other buildings.
- Buildings should include active ground floor frontage, This applies in particular to the frontage onto Paddock Street and Bull Head Street where there is already a blank frontage from Aldi to the South. It is also important within the site where new frontages will face onto the rear of existing buildings – in order to avoid the creation of streets and spaces with no active frontage at all.

03 Design Guidance

FIGURE 6: MARKET TESTING: POTENTIAL LAND USES

Potential Use	Demand ?	Investor appetite ?	Viable / deliverable ?
Residential			
o Houses	4	3	4.5
o Flats	5	4	3.5
o Retirement homes	4.5	4	4.5
Retail			
o Comparison	3	3	2
o Convenience	3	3	3.5
Municipal units			
o Health (Polyclinic)	2	2	3
Food & drink			
o Restaurants/ Café's	3	2	2.5
Business uses			
o Small offices	2	2	2
o Small workspaces	4	3	2



03.3 Market Testing

The land uses tested through the preparation of the Local Development Orders were determined through a market testing process. This exercise appraised each of the potential land uses against market demand, the appetite for investors and viability. Part of the purpose of the development options is to test and consult on whether suitable locations for these land uses can be identified within the site.

The result of this exercise indicated that residential units, particularly flatted developments and retirement properties, should be strongly considered for this site, scoring highly in terms of demand, investor appetite and viability.

04 Test Layouts

04.1 Test / Indicative layouts

The test layouts are indicative design solutions for the site. These have been developed as part of an iterative process to explore and define ways in which development can be designed and delivered on the site in response to the design principles set out in section 03. The test layouts provide guidance in relation to the mix of uses and appropriate site layouts and any scheme submitted to the Council must reflect this.

- Public realm improvements to Long Lane.
- Buildings define and enclose Paddock Street and Bull Head Street.
- 4 Storey residential apartments in the south-east corner of the site with car parking at ground floor.
- 51 new dwellings, all provided as apartments with amenity space either as rooftop gardens, balconies or in courtyards.
- 32 public car parking spaces on Paddock Street retained.
- Gym building retained with apartments above.
- Retain and convert buildings to the rear of the former Co-op building for commercial use.
- Co-op building retained / replaced to a similar size with apartments above.

04 Test Layouts

Test layout 1

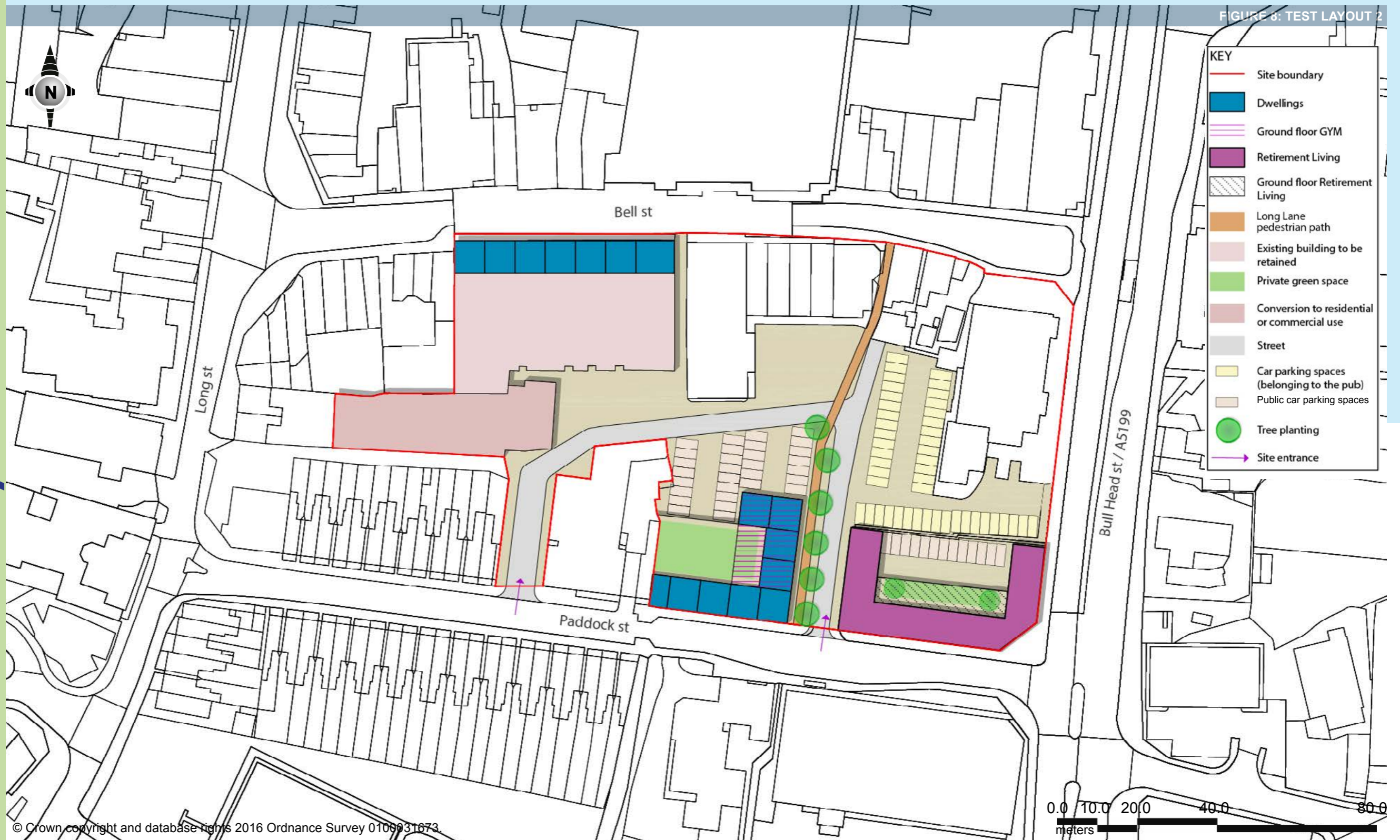


04 Test Layouts

- Public realm improvements to Long Lane and improvements to create a pedestrian only environment.
- Buildings define and enclose Paddock Street and Bull Head Street with active ground floor frontage.
- 4 Storey retirement living block in the south-east corner of the site.
- 39 new dwellings, all provided as apartments with amenity space either as rooftop gardens, balconies or in courtyards.
- 30 public car parking spaces on Paddock Street retained.
- Gym building replaced by 4 storey residential block with parking to north. A new gym is included on the ground floor.
- Retain and convert buildings to the rear of the former Co-op building for commercial use.
- Co-op building retained / replaced to a similar size with apartments above.

04 Test Layouts

Test layout 2



04 Test Layouts

- Public realm improvements to Long Lane.
- Buildings define and enclose Paddock Street and Bull Head Street with active ground floor frontage.
- 4 Storey residential apartments in the south-east corner of the site with gym providing active frontage on the ground floor. Ground floor car parking to the west.
- 42 new dwellings, 1 house, the remainder as apartments with amenity space either as rooftop gardens, balconies or in courtyards.
- 30 public car parking spaces on Paddock Street retained.
- Retain and convert buildings to the rear of the former co-op building for leisure use.
- Co-op building replaced with smaller units along Bell Street - there is an option to pull development back from Bell Street to create a square.

04 Test Layouts

Test layout 3





PADDOCK ST

PADDOCK ST



45

Buildings and M&E

Built Environment

Civil Engineering and Infrastructure

Energy and Utilities

Environmental Planning and Management

Geotechnical and Waste

Health & Safety

Land Development

Planning and Economics

Research and Development

Strategic and Commercial

Sustainable Development

Transport Planning

Water Management



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