



Brooksby Square, Oadby

Local Development Order

Design Guidance

Oadby and Wigston Borough Council



Document Control

PBA Project Name:
Oadby and Wigston LDOs

PBA Project Number:
34909

Report Title:
**Brooksby Square, Oadby
 Local Development Order - Design
 Guidance**



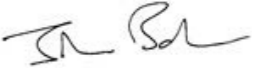
Issue Status:
FINAL REPORT

Date:
May 2016

Client:
Oadby and Wigston Borough Council

Aerial photo images reproduced from a licensed copy of Google Earth. Professional OS Mapping reproduced from 1:50,000, 1:10,000 and 1:1250 maps by permission of the Ordnance Survey © on behalf of The Controller of Her Majesty's Stationary Office. © Crown Copyright 2011. All rights reserved License No. 100017583

Peter Brett Associated LLP disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with the appropriate ACE Agreement and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and Peter Brett Associates LLP accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

	Name	Position	Signature	Date
Prepared By	Claire Mitcham	Associate		16 February 2016
Reviewed By	Mary Crew	Principal Planner		16 February 2016
Approved By	John Baker	Partner		17 February 2016
For and on Behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved



Contents

01 Introduction		Figures	
01.1 Document scope and structure	6	1. Design Process	7
01.2 Design Process	7	2. Location plan	8
01.3 Site Location	8	3. LDO Boundary	9
02 Appraisal		4. Constraints and Opportunities	10
02.1 Constraints and Opportunities	11	5. Site Ownerships	11
03 Design Guidance		6. Market testing - Potential land uses	15
03.1 AAP Policy and Vision	14	7. Test Layout 1	17
03.2 Design Principles	14	8. Test Layout 2	19
03.3 Market Testing	15	9. Test Layout 3	21
04 Test Layouts			
04.1 Test / indicative layouts	16		

01 Introduction

01.1 Document Scope And Structure

This document accompanies the Local Development Order (LDO) for Brooksby Square, Oadby (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 site 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 AAP Vision for the site 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

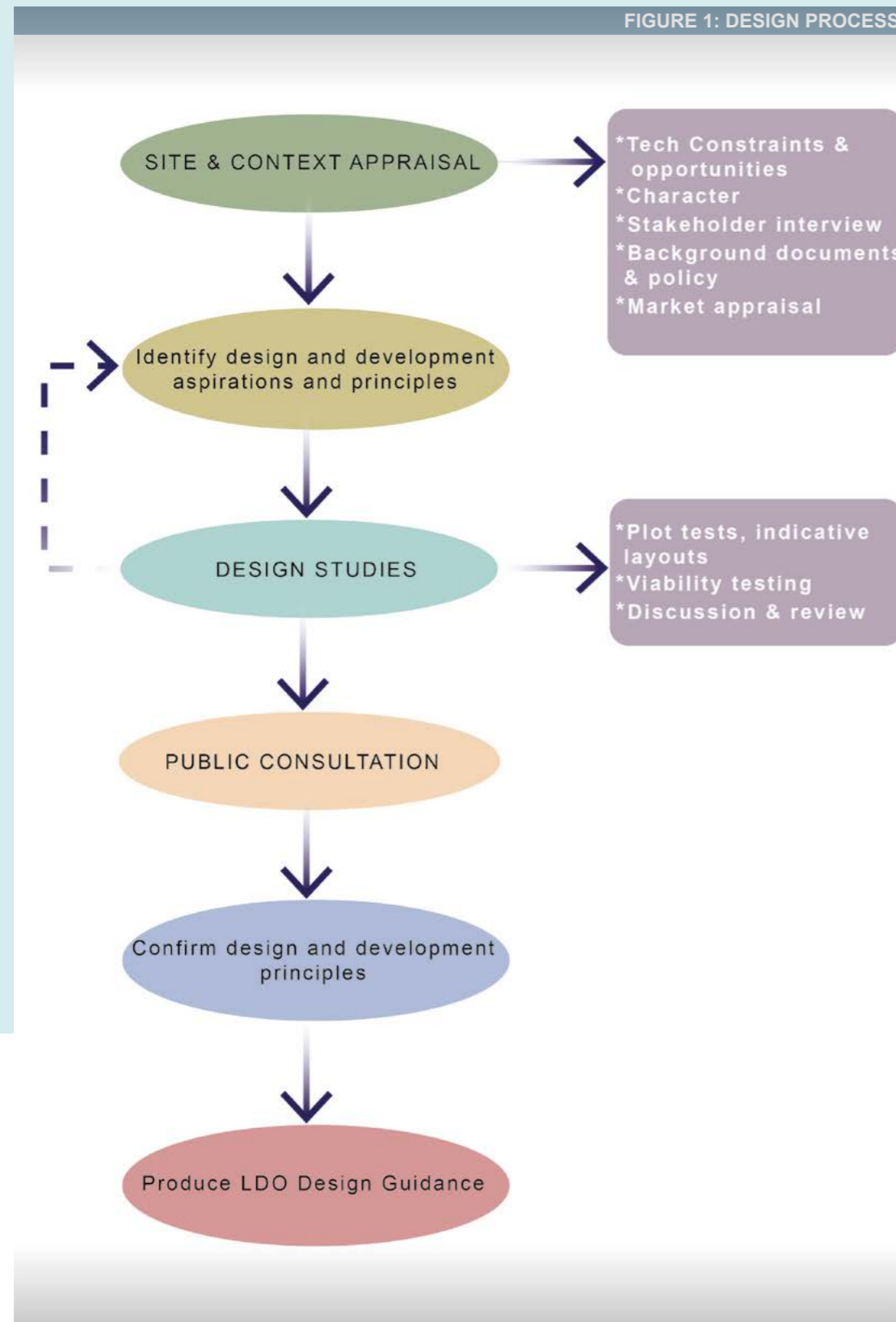
01.2 Design Process

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.

The flow diagram summarises this process.



01 Introduction

01.3 Site Location

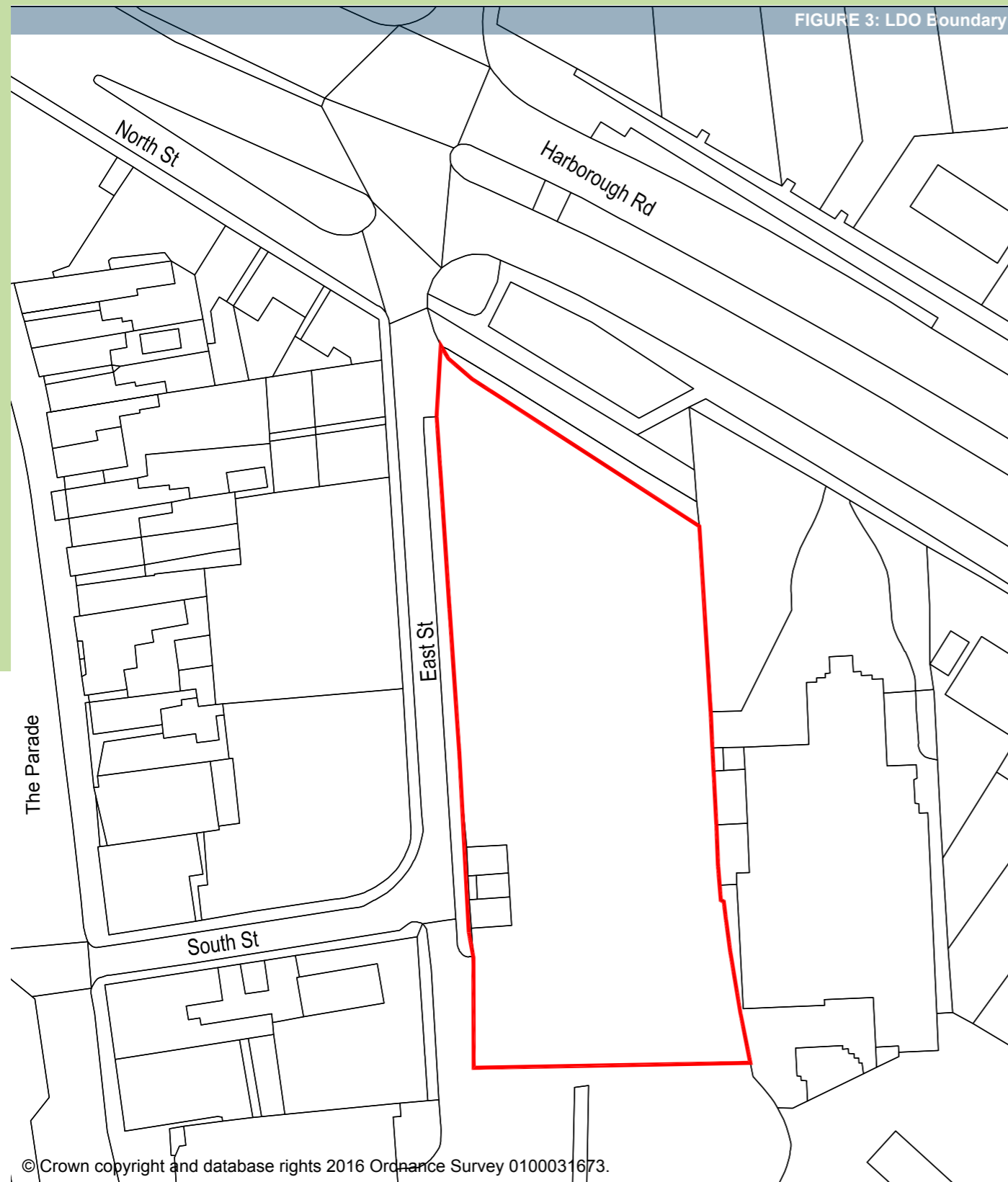
Brooksby Square is located on the north-eastern side of Oadby Town Centre, immediately to the rear of 'The Parade', the main shopping street.

The site is bounded in the north by Harborough Road, in the east by Oadby Trinity Methodist Church, in the South by East Street Car Park, and in the west by the one way street 'East Street', and the rear of buildings along The Parade.

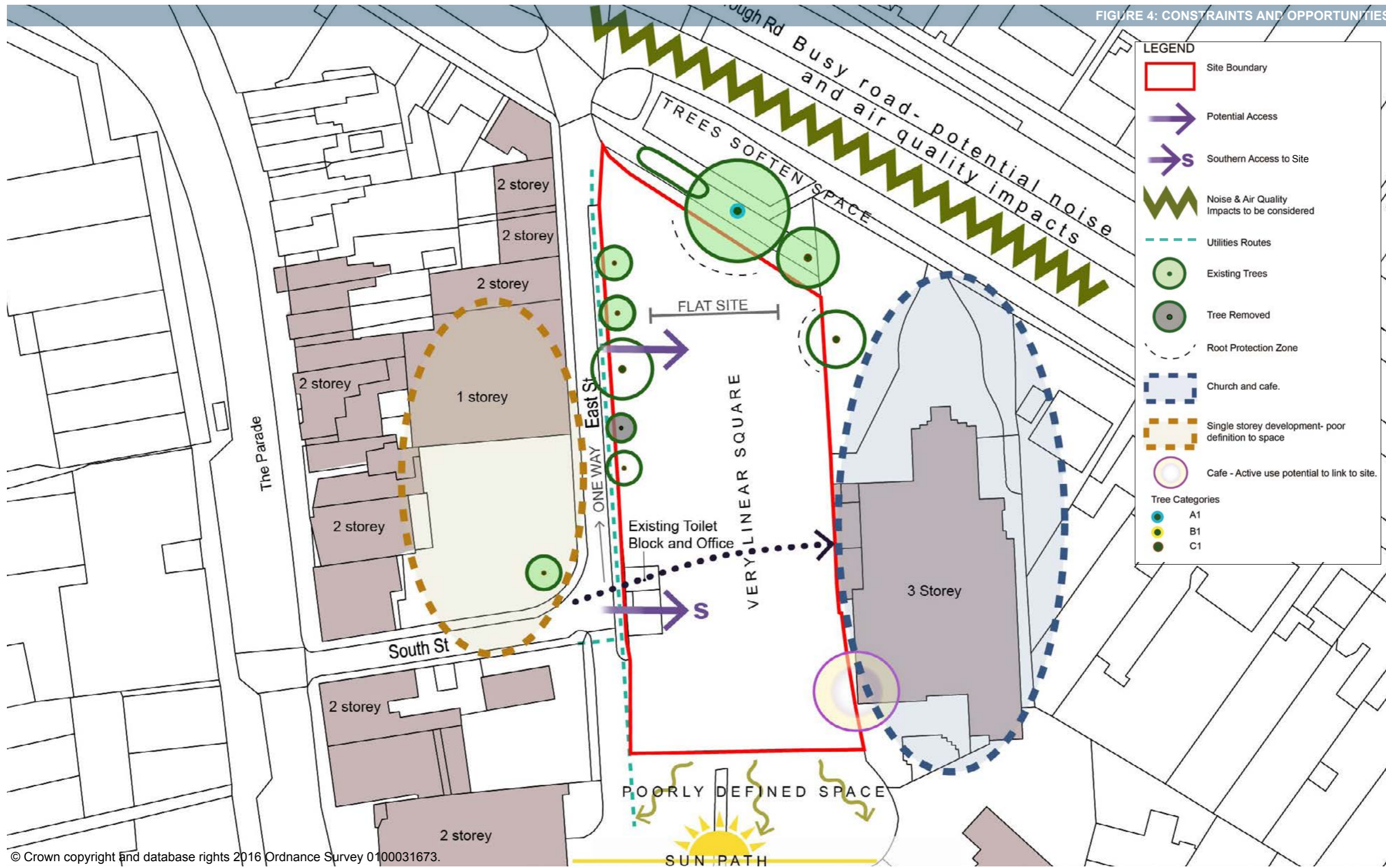
The site is a small easily defined area currently dominated by surface level car parking.



01 Introduction



02 Appraisal



Constraints & Opportunities

02 Appraisal

FIGURE 5: SITE OWNERSHIPS



© 2016 Google. Aerial photo images reproduced from a licensed copy of Google Earth Pro.

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

- A search of the HER database has revealed no built heritage or archaeological records for the site, and there are no Conservation Areas within the immediate locality.

Access

- Access to the site should be provided from East Street to the west.
- The Local Highway Authority has noted the limited width of East Street and would want to see tracking data for the site.
- Whilst there is no public footpath, pedestrian access through the site is important in order to reach Oadby Trinity Methodist church and Zeph's cafe.

Parking

- The Town Centres Area Action Plan (Policy 16) states that at least 160 car parking spaces should be retained across this site and the remaining parking area to the south.
- A strategy for replacement parking provision will be required before development commences on the site. There must be no overall loss of car parking spaces in the town centre.

Utilities

- Several utility routes run underground in a north/south direction along the western edge of the site. These include electricity cables, telecommunications, foul water and gas mains.

Arboriculture

- The Council's arboricultural officer has reviewed the condition of the trees on the site.
- There is 1 A1 Category tree on the site. This is a horse chestnut forming part of the group at the northern edge along Harborough Road. It has an RPA radius of 9.6m.
- To the west of this tree, a Sycamore has been identified as category B1, and this has a RPA of 6m
- The remaining trees are primarily of lower quality and fall into the C1 (possibly B1) category in most places.
- The trees along the western site boundary are all growing in tree pits, and one of these is recommended for removal.

Built Form

- The land ownership plan identifies one land owner which is Oadby and Wigston Borough Council.
- There is only one existing building on the site - the small toilet block and office in the south. This does not need to be retained, but provision for a car park office and toilet facilities should be discussed and agreed with the Council.

02 Appraisal

- The backs of existing buildings face onto the site from the West.
- The site currently represents an open, rather poorly defined area which opens out to the south. There is an opportunity to create an improved sense of enclosure in this location, along with development in the north. This could create better definition to both Harborough Road and Brooksby Square itself.
- Existing buildings surrounding the site vary in height. To the west, these are primarily 2 storey, to the east, the Church represents a more significant building, and to the south-west buildings rise to a greater height.

Noise and Air Quality

- Noise and Air Quality impacts from traffic along

Harborough Road 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.
- Given the anticipated ground conditions it is considered unlikely that any unusual geotechnical constraints would be present at the site. There may be remnant foundations

present beneath the existing car park surface in the western parts of the site.

- The existing on site land uses represent relatively low risk of generating significant contamination. Adjacent developments are largely commercial or residential in nature and therefore are also considered to represent a relatively low risk of generating significant contamination. The notable exception to this is the former printing works located immediately to the west of the site, which could represent a potentially contaminative land use.
- As part of any future redevelopment of the site, a detailed Phase 1 Ground Conditions Assessment (desk-study) will be required.
- The LDO document provides additional detail

on the site's geology.

Ecology

- The site has no ecological designations.

Site Orientation

- The site is orientated north/south. Opportunities to maximise passive solar gain should be reviewed.

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

02 Appraisal



- 1. View towards East Street from car park (northern end)
- 2. View of church from Harborough Road
- 3. View of car park looking north
- 4. View towards church from south



- 5. Trees along Harborough Road
- 6. Link to car park from The Parade to the South
- 7. The Parade
- 8. View north from South Sreet.

03 Design Guidance

03.1 AAP Policy and Vision

The Town Centre Area Action Plan (AAP) policy 19 proposes residential development on the site, along with a new public square at the end of South Street.

The Policy also notes the need to retain at least 160 car parking spaces across the extended car parking area (including the area to the south of the site).

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 create a new building line along the site edge at Harborough Road (south of the trees) and East Street.
- The trees along Harborough Road should be retained, and development set back to avoid damaging them.
- Opportunities should be taken to enhance the public realm generally.
- Consider orientation of development to maximise natural sunlight where possible.

Access and Movement

- Consider opportunities to retain and enhance a route through the car park to the Oadby Trinity Methodist church and Zeph's cafe.
- Retain as many parking spaces as possible in the public car park, with no overall loss of

public parking spaces across the town as a whole.

- Improve the design of the public car park so that it can be used as an events space.
- Accommodate an appropriate amount of car parking within any new development.

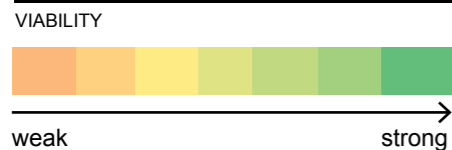
Townscape

- Frontage onto the northern side of Brooksby Square will enclose the space and improve the feel of the area. Buildings here can be a mix of 3 and 4 storey. The relationship with the Oadby Trinity Methodist Church and Zeph's cafe need to be considered.
- Buildings fronting onto East Street should be maximum 3 storey (due to the small scale and character of East Street).
- Higher buildings can front onto Harborough Road (up to 5 storey) as this street is wider.
- Buildings should include active ground floor frontage.

03 Design Guidance

FIGURE 6: MARKET TESTING: POTENTIAL LAND USES

Potential Use	Demand ?	Investor appetite ?	Viable / deliverable ?
Residential			
o Houses	5	5	5
o Flats	4	4	4
o Retirement homes	5	5	4.5
Retail			
o Comparison	3	2	1.5
o Convenience	3	2	3.5
Municipal units			
o Health (Polyclinic)	5	5	4
Food & drink			
o Restaurants/ Café's	3	2.5	2.5
Business uses			
o Small offices	2	2	2
o Small workspaces	3	2	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 should be strongly considered for this site, scoring highly in terms of demand, investor appetite and viability.

The exercise also provided a strong justification for a health centre, based on our discussion with relevant providers which confirmed a requirement for, along with a willingness to provide, a new health centre in this location.

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.

- 12 apartments provided over 3 storey with parking at ground floor and a communal garden.
- Toilet block provided on the south-west corner of the new building close to public car parking.
- Public car parking retained with 63 spaces - laid out for possible use as an events space.
- Retain trees on Harborough Road.

04 Test Layouts

Test layout 1



04 Test Layouts

- 30 Apartments with 3 storeys onto Brooksby Square and rising to 4 storeys along Harborough Road.
- Limited parking provided for apartments along East Street.
- Option to include a stand alone toilet block and office.
- Public car park retained with 53 spaces laid out for possible use as events space.
- Active frontage at ground floor onto Harborough Road and Brooksby Square.
- Retains trees along Harborough Road.

04 Test Layouts

Test layout 2

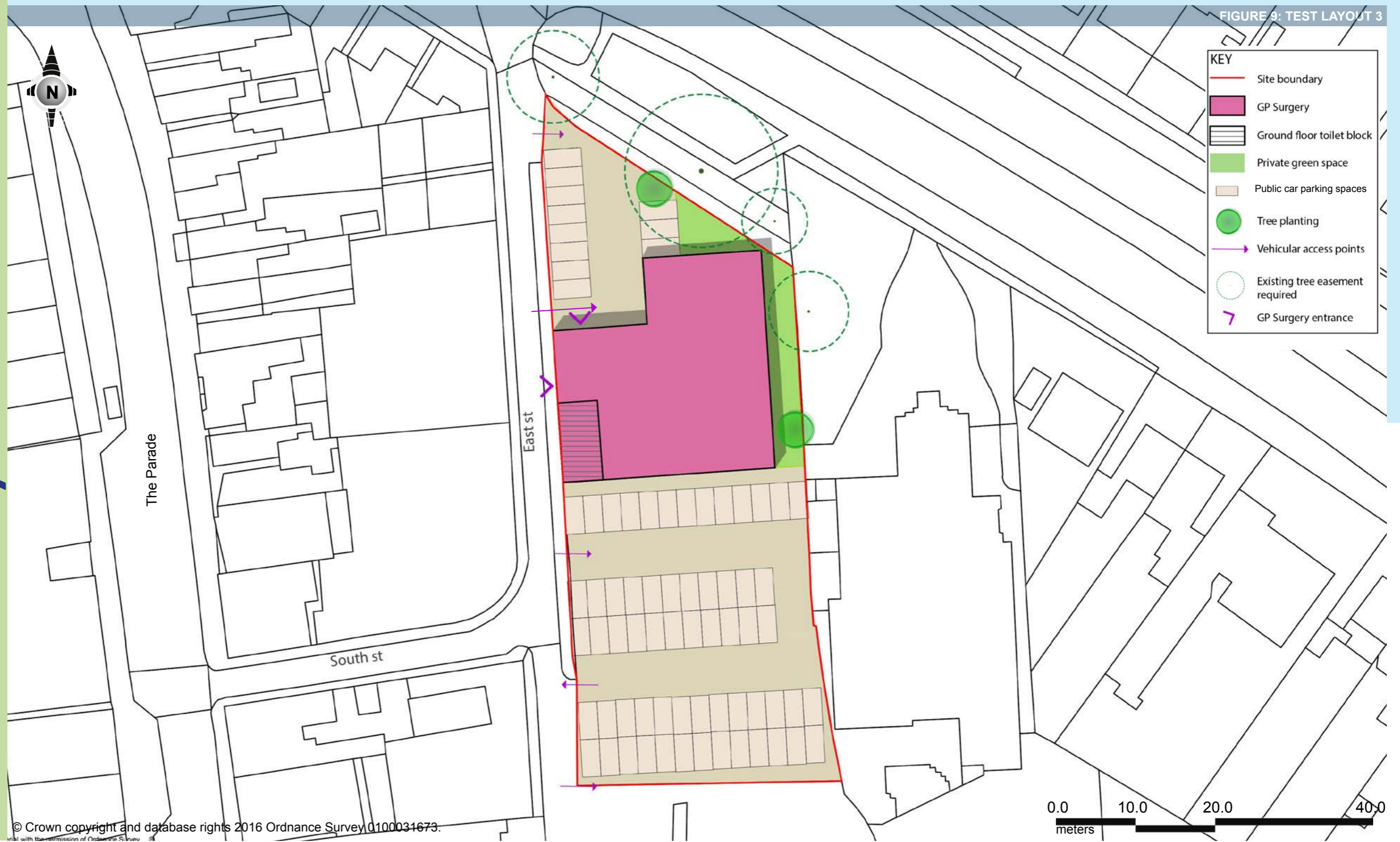


04 Test Layouts

- GP surgery over 3 or 4 storeys with potential for residential above, incorporating ground floor public toilets - would generate active frontage and pedestrian movement.
- Surgery will generate demand for car parking. This will need to be identified and mitigated before any development takes place.
- Public car park retained with 61 spaces.

04 Test Layouts

Test layout 3





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



www.peterbrett.com

Registered office: Caversham Bridge House, Waterman Place, Reading, Berkshire,
RG1 8DN UK. T:+44(0)118 959 7489 F:+44 (0)118 959 7489

Peter Brett Associates LLP is a limited liability partnership and is registered in England and Wales with registered number OC334398. A list of members' names is open to inspection at our registered office.