

# 5

## Key Development Sites

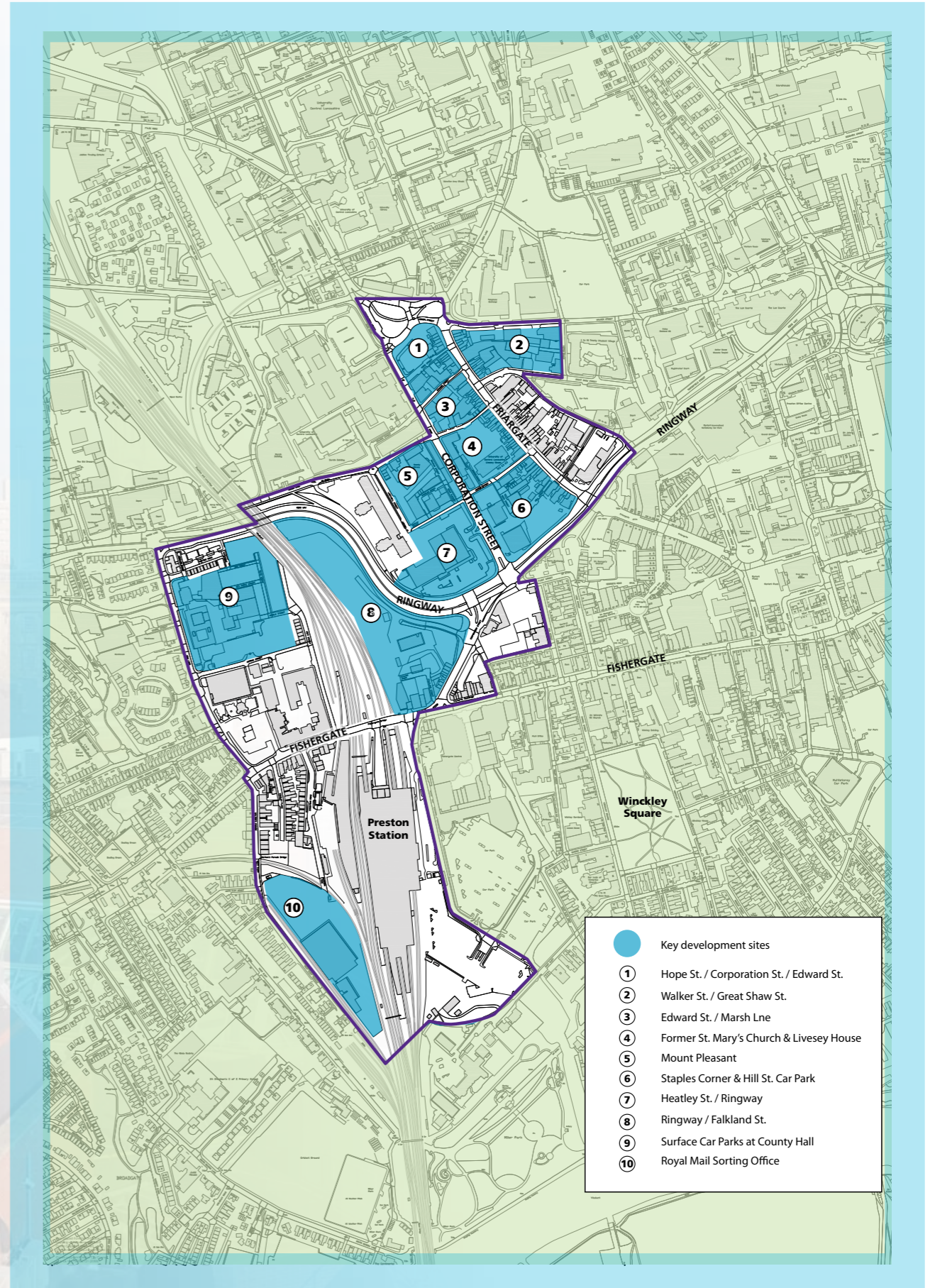


Fig 7: Key Development Sites



### Key Development Sites

Ten sketch plans are included here to illustrate the urban design principles to be addressed and as an initial test of the development capacity of each site. The plans are concept sketches to be used as an initial guide only - and should not be viewed as prescriptive.

Red/Pink areas show indicative development options which could include retention and conversion of existing buildings

### Key for illustrative sketch plans

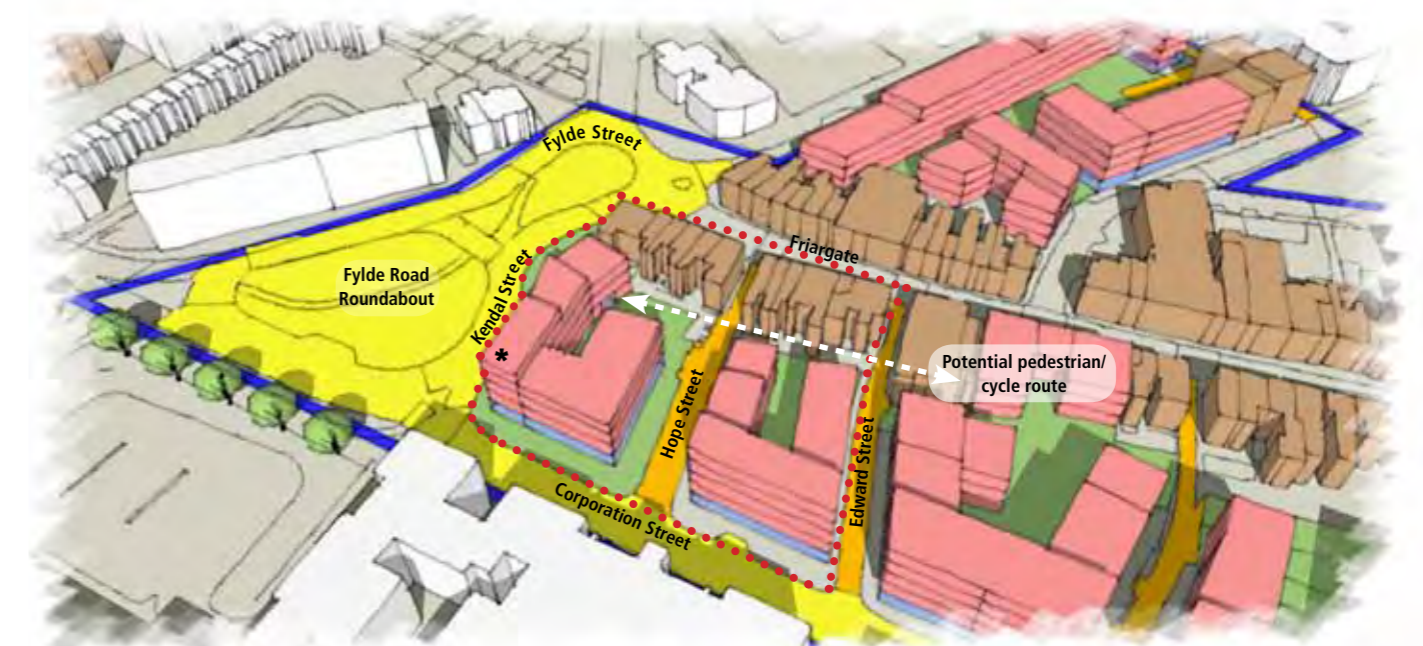
- New CBD Boundary
- Key Development Site Boundary
- Indicative development option
- Active frontages required at ground floors
- ✱ Landmark building/corner feature required
- Heritage assets retained to enhance local character and distinctiveness
- Key Public Realm improvements (see section 6)
- Potential shared space streets
- Potential new open spaces and landscaping
- Approved Schemes

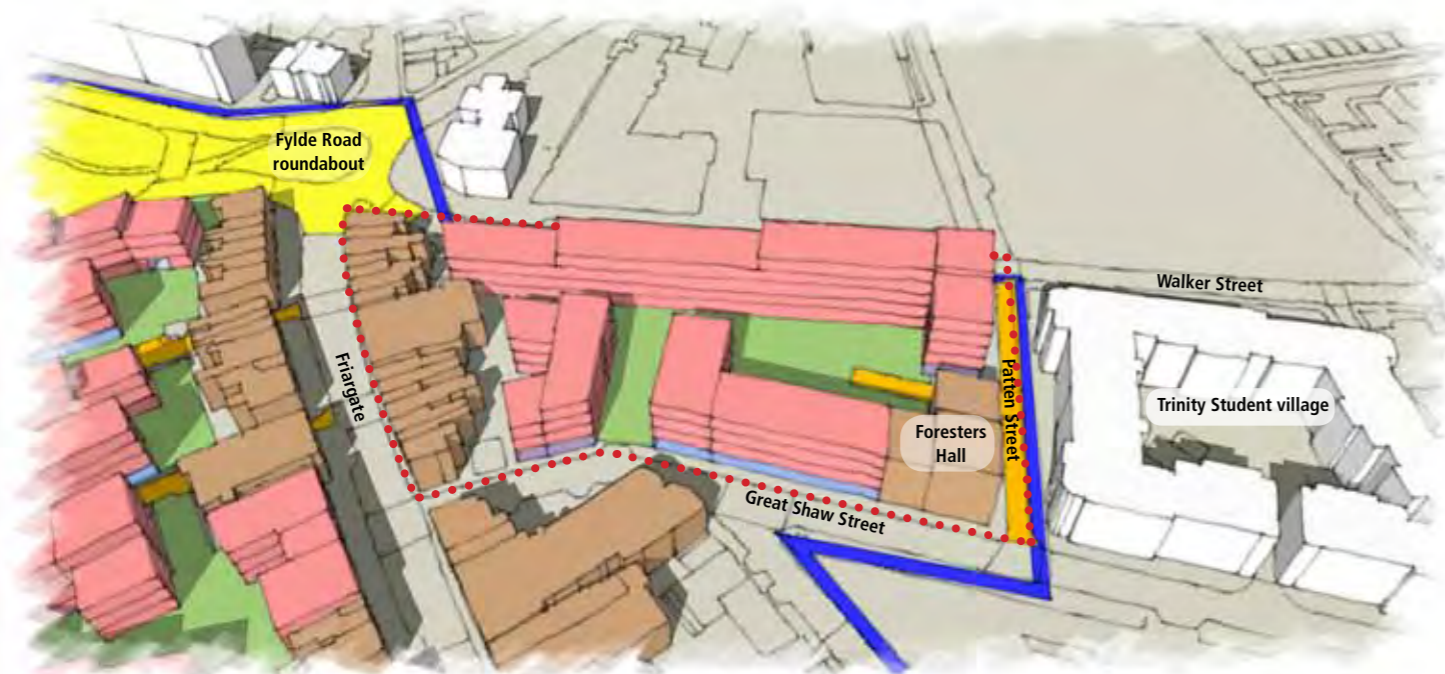
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### 1) Hope Street / Corporation Street / Edward Street

Total site area	0.44 ha
Approx developable area	0.34 ha
Estimated capacity for new B1 floorspace	10500 m2
No. of storeys	3 to 6 north of Hope Street, 2 to 4 south of Hope Street
Local Plan policy	SS11: Hope Street / Corporation Street; S2: City Centre – Retail Development within the City Centre Shopping Area outside the Principal Retail Core
Significant landowner(s)	Preston City Council; University of Central Lancashire
Significant extant planning permissions	n/a
Constraints and Opportunities	Friargate frontage properties (S2 area on Local Plan) should be retained. Opportunity for creation of landmark feature on secondary city centre gateway. Potential to co-ordinate development with public realm enhancement of Fylde Road roundabout.
Streets with potential for whole or partial incorporation within public realm	Kendal Street; Hope Street; Edward Street (East)





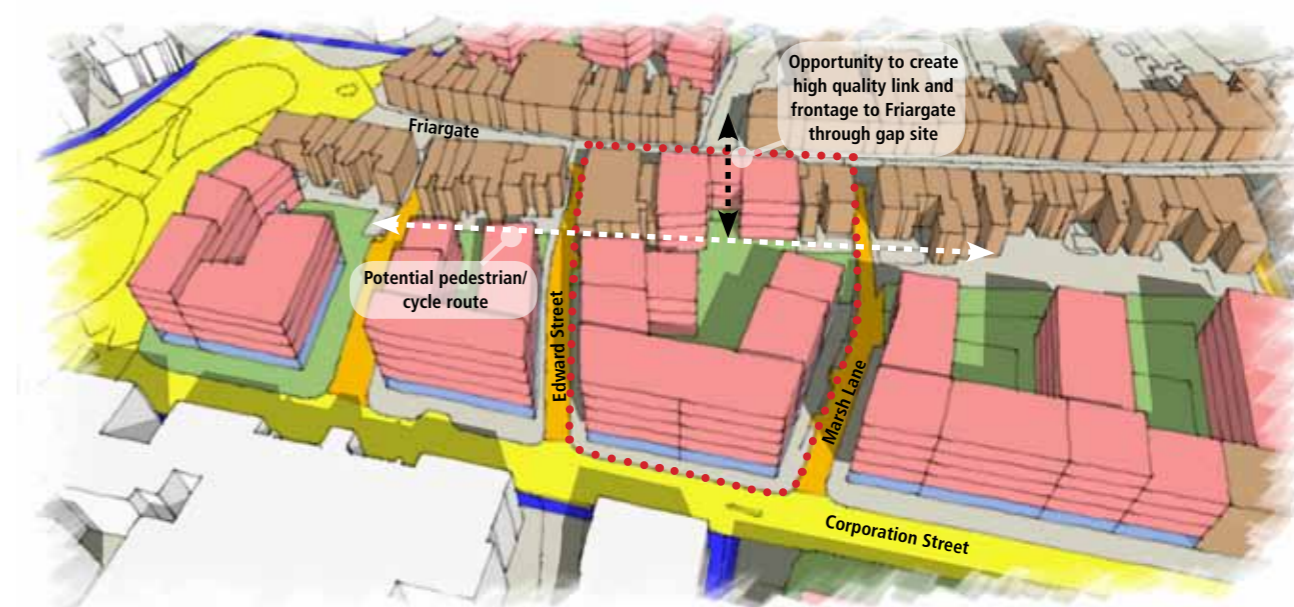
## 2) Walker Street / Great Shaw Street

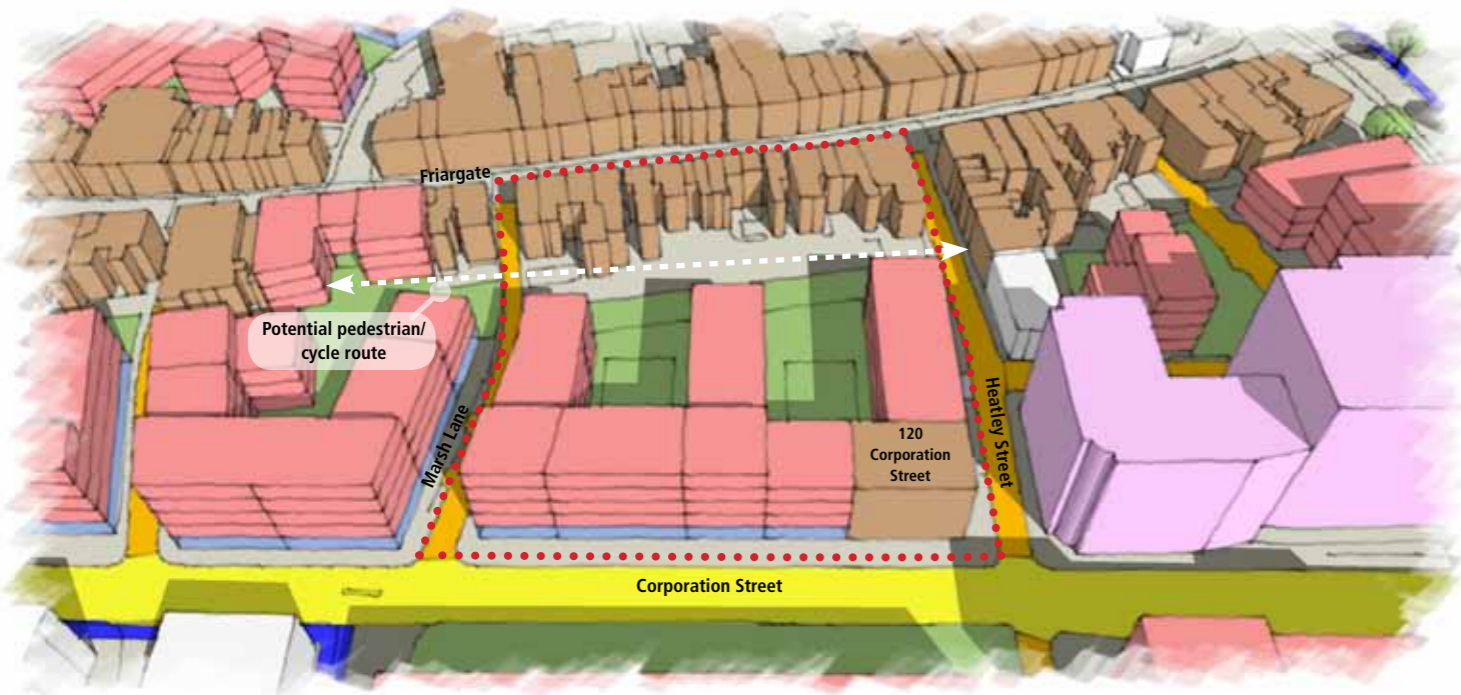
Total site area	0.87 ha
Approx developable area	0.65 ha
Estimated capacity for new B1 floorspace	16000 m2
No. of storeys	3 to 4
Local Plan policy	SS12: Walker Street / Great Shaw Street; S2: City Centre – Retail Development within the City Centre Shopping Area outside the Principal Retail Core
Significant landowner(s)	
Significant extant planning permissions	06/2008/0609: Erection of 6 storey block of student accommodation comprising 36 student flats. Expires 29/9/2011; 06/2008/0837: Erection of 3-7 storey building to contain Class A1 retail on ground floor, 32 student flats & 11 student studio flats. Expires 5/1/2012
Constraints and Opportunities	Friargate frontage properties (S2 area on Local Plan) should be retained. Impact on Trinity Student Village. Changes in ground level. Site includes identified heritage assets of Great Shaw Street Mill (now in residential use) and Forester's Hall. There is a presumption that these should be retained as part of any redevelopment scheme.
Streets with potential for whole or partial incorporation within public realm	Patten Street



## 3) Edward Street / Marsh Lane

Total site area	0.4 ha
Approx developable area	0.3 ha
Estimated capacity for new B1 floorspace	5000 m2
No. of storeys	3 to 4
Local Plan policy	SS2: Appropriate City Centre Uses; S2: City Centre – Retail Development within the City Centre Shopping Area outside the Principal Retail Core
Significant landowner(s)	Marcus Worthington & Co Ltd; Preston Plastics
Significant extant planning permissions	06/2006/0041: Erection of 4,5 and 6 storey building with five Class A1 retail units on part of ground floor and student accommodation (37 flats) on part of ground floor and upper floors. Expires 18/4/2011; 06/2008/0908: Erection 3 and 4 storey buildings containing 20 apartments. Expires 2/2/2012; 06/2008/0911: Erection of 3 and 4 storey building containing two retail units on ground floor and 9 student apartments on upper floors. Expires 29/3/2012
Constraints and Opportunities	Friargate frontage properties (S2 area on Local Plan) should be retained. Opportunity to create high quality frontage and linkages to Friargate using gap site. Potential for archaeological remains resulting from possible site of C18th Church with buried remains.
Streets with potential for whole or partial incorporation within public realm	Edward Street (East); Marsh Lane (East)





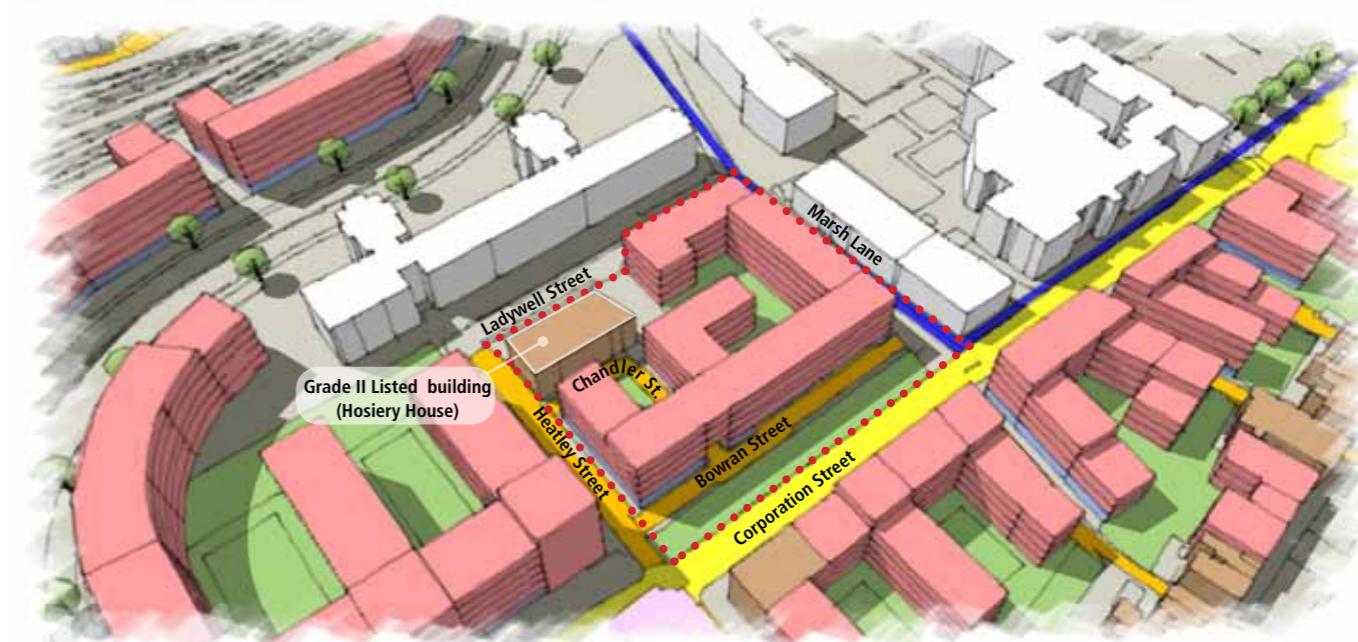
#### 4) Former St Mary's Church & Livesey House

Total site area	0.71 ha
Approx developable area	0.53 ha
Estimated capacity for new B1 floorspace	7500 m2
No. of storeys	3 to 4
Local Plan policy	SS10: Site of Former St Mary's Church; SS2: Appropriate City Centre Uses; S2: City Centre – Retail Development within the City Centre Shopping Area outside the Principal Retail Core.
Significant landowner(s)	University of Central Lancashire (Livesey House); Trustees for RC Purposes.
Significant extant planning permissions	n/a
Constraints and Opportunities	Friargate frontage properties (S2 area on Local Plan) should be retained. Potential archaeological issues resulting from former church on the site. Some changes in level. 120 Corporation Street is a heritage asset and should be retained.
Streets with potential for whole or partial incorporation within public realm	Marsh Lane (East); Simpson Street; Heatley Street (East).



#### 5) Mount Pleasant

Total site area	0.74 ha
Approx developable area	0.5 ha
Estimated capacity for new B1 floorspace	9000 m2
No. of storeys	3 to 5
Local Plan policy	SS2: Appropriate City Centre Uses
Significant landowner(s)	Lancashire County Council
Significant extant planning permissions	n/a
Constraints and Opportunities	Grade II Listed Building (Hosiery House) should be retained and its setting enhanced.
Streets with potential for whole or partial incorporation within public realm	Bowran Street; Chandler Street; Mount Pleasant





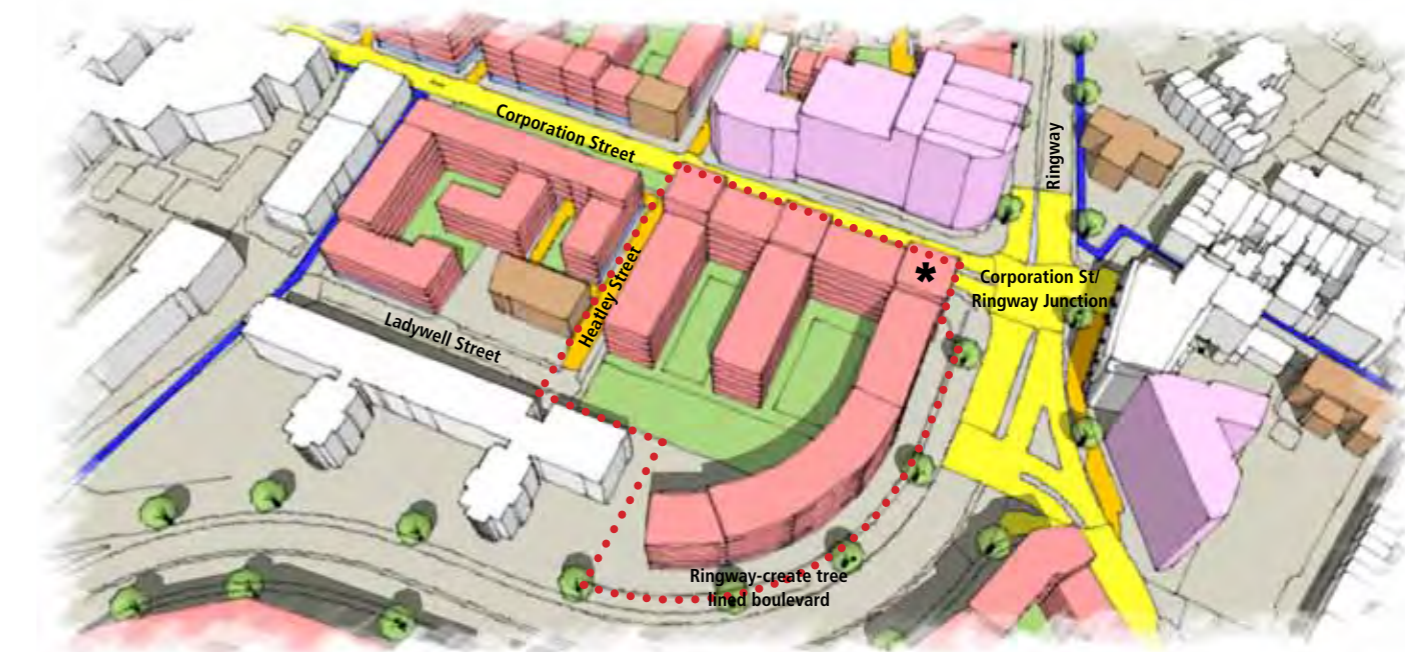
### 6) Staples Corner & Hill Street Car Park

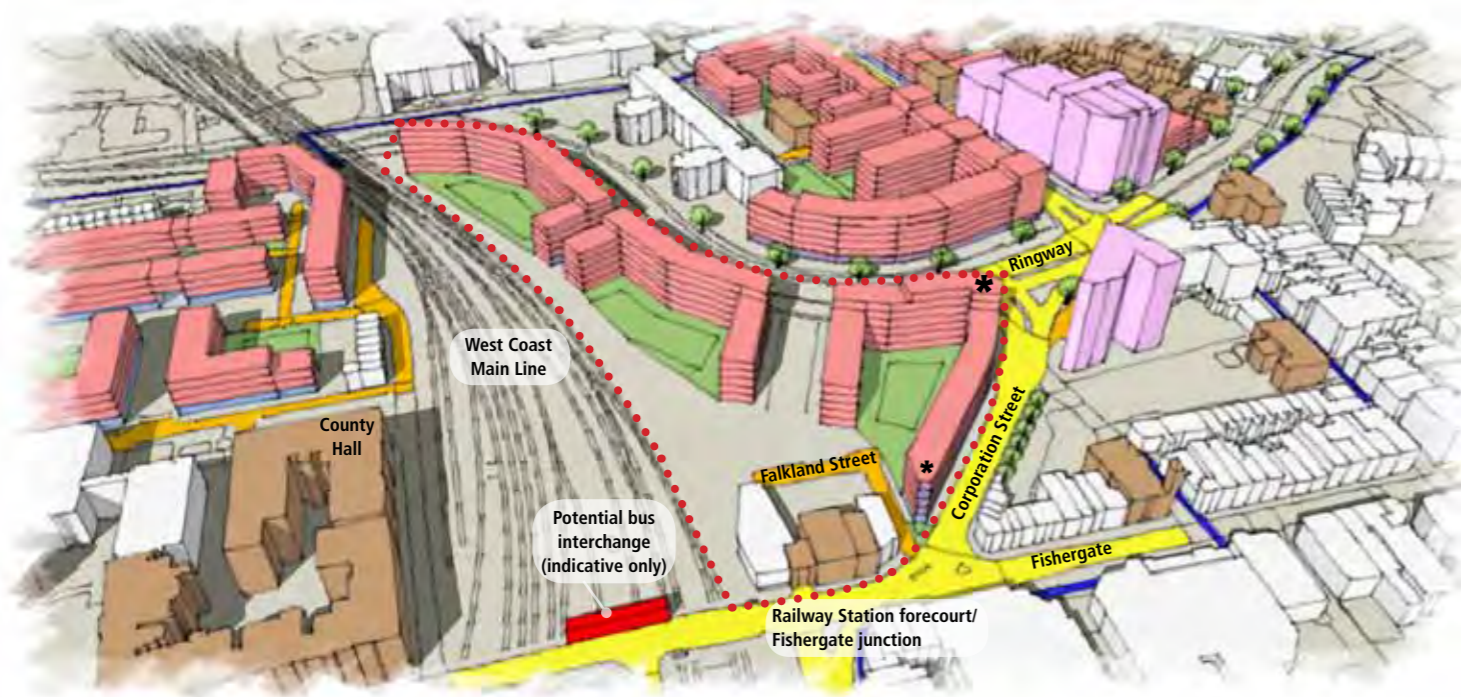
Total site area	1.0 ha
Approx developable area	0.8 ha
Estimated capacity for new B1 floorspace	25000 m2
No. of storeys	5 to 13
Local Plan policy	SS9: Hill Street / Ringway; SS2 Appropriate City Centre Uses; S2: City Centre – Retail Development within the City Centre Shopping Area outside the Principal Retail Core
Significant landowner(s)	Preston City Council; McAleer and Rushe
Significant extant planning permissions	06/2008/0786: Mixed-use development comprising offices, hotel with conference facilities and basement car park (8-13 storey building). Expires 1/12/2011
Constraints and Opportunities	Friargate frontage properties (S2 area on Local Plan), including 2 Listed Buildings and the existing public house on Heatley Street. The setting of the listed buildings should be enhanced. Corner of Ringway and Corporation Street is a primary location for creating a landmark feature. Changes in level across the site. Treatment of Ringway frontage will contribute towards environmental improvements proposals for Ringway.
Streets with potential for whole or partial incorporation within public realm	Seed Street; Hill Street



### 7) Heatley Street / Ringway

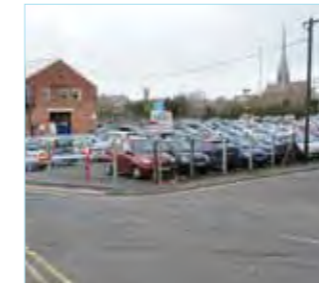
Total site area	1.2 ha
Approx developable area	1.2 ha
Estimated capacity for new B1 floorspace	26000 m2
No. of storeys	6 to 8
Local Plan policy	n/a
Significant landowner(s)	South Tyneside Pension Fund
Significant extant planning permissions	n/a
Constraints and Opportunities	Established retail interests which could be retained at ground floor Potential for direct access from Ringway via new traffic light junction could be explored in junction with Ringway / Falkland Street site. Alternative access from Heatley Street. Corner of Ringway / Corporation Street is a primary location for creating a landmark feature. Treatment of Ringway frontage will contribute towards environmental improvements proposals for Ringway. Potential for archaeological issues resulting from part of site being occupied by canal basin. Site may be suitable to accommodate larger-scale leisure use, eg swimming pool.
Streets with potential for whole or partial incorporation within public realm	Heatley Street (West)





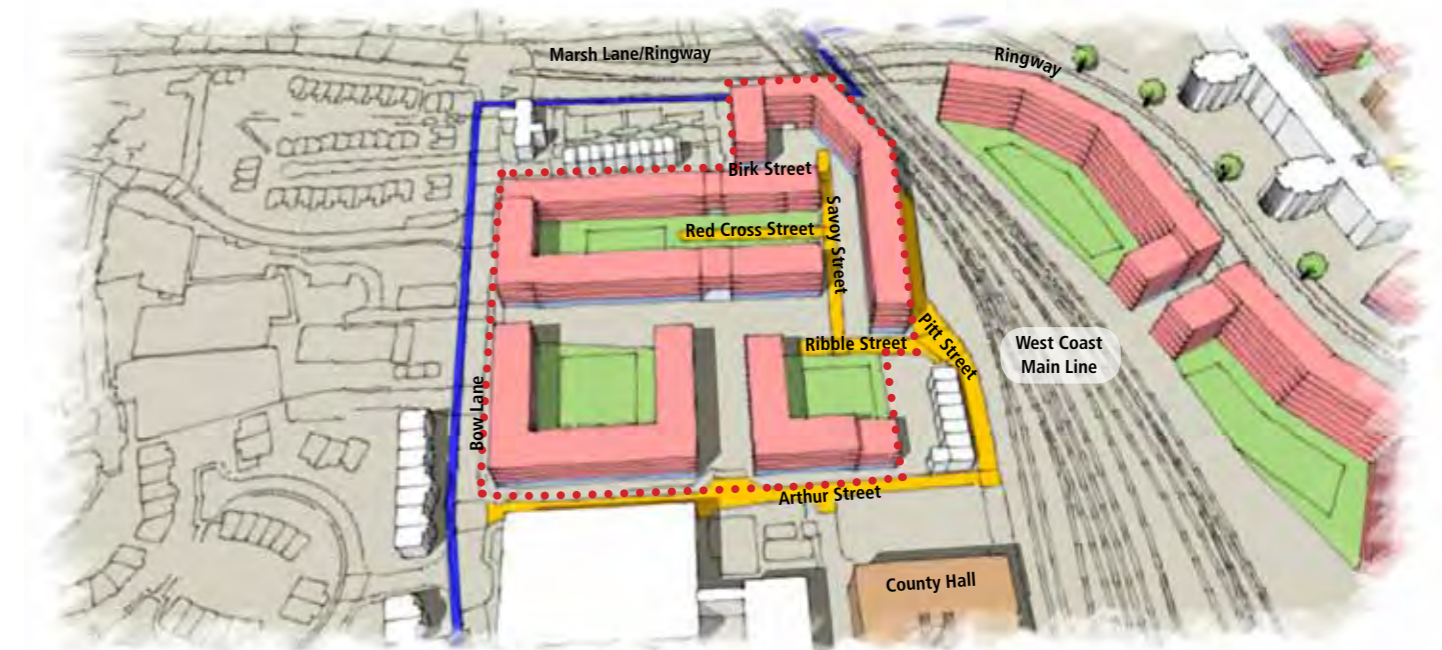
### 8) Ringway / Falkland Street

Total site area	2.20 ha
Approx developable area	1.7 ha
Estimated capacity for new B1 floorspace	20000 m2
No. of storeys	4 to 8
Local Plan policy	SS3: Land adjacent to Ringway / Falkland Street; SS1: Mixed Use Frontages
Significant landowner(s)	Network Rail
Significant extant planning permissions	n/a
Constraints and Opportunities	<p>Part of site may need to be retained as operational land for Network Rail or infrastructure re-configured.</p> <p>Site has 6 m level change between Fishergate and railway line.</p> <p>Significant highway works required to access site. Potential for direct access from Ringway via new traffic light junction could be explored in conjunction with Heatley Street / Ringway site. Alternatively access should be from Corporation Street.</p> <p>Corner of Ringway / Corporation Street will require a key landmark feature.</p> <p>Treatment of Ringway frontage will contribute towards environmental improvements proposal for Ringway.</p> <p>Identified heritage assets on Fishergate to be retained as part of development proposals.</p> <p>Potential for archaeological issues as a result of former early activity relating to canal and potential site of medieval friary.</p>
Streets with potential for whole or partial incorporation within public realm	Falkland Street



### 9) Surface Car Parks at County Hall

Total site area	1.95 ha
Approx developable area	1.6 ha
Estimated capacity for new B1 floorspace	36500 m2
No. of storeys	4 to 6
Local Plan policy	n/a
Significant landowner(s)	Lancashire County Council
Significant extant planning permissions	n/a
Constraints and Opportunities	<p>Pedestrian / public realm improvements required to Marsh Lane / Ringway / Bow Lane junction to improve connectivity.</p> <p>Site may be suitable to accommodate appropriate leisure use.</p>
Streets with potential for whole or partial incorporation within public realm	Arthur Street; Pitt Street; Ribble Street; Red Cross Street; Savoy Street; Birk Street





### 10) Royal Mail Sorting Office

Total site area	1.7 ha
Approx developable area	1.7 ha
Estimated capacity for new B1 floorspace	20000 m2
No. of storeys	4 to 8
Local Plan policy	n/a
Significant landowner(s)	Royal Mail
Significant extant planning permissions	n/a
Constraints and Opportunities	Existing access is via residential streets. Access to redeveloped site may have to be via Network Rail land. In operational use with no short term plans for relocation.
Streets with potential for whole or partial incorporation within public realm	n/a

