

APPENDIX 3: DISTRICT CENTRE REGENERATION OPPORTUNITY SITES

To assist with improvements to the Public Realm for the two District Centres of Barwell and Earl Shilton, the Council has identified a number of 'opportunity sites' which could, in principle, play an important role in the wider improvements to the centres.

The opportunity sites have been identified through the masterplanning process and were subject to extensive consultation at options and preferred option stage. They were identified to show:

- Their potential to improve character and identity in key locations;
- That they are locations where new development has the ability to define and enclose key routes;
- Their relationship to public realm improvement proposals and the ability to improve pedestrian circulation;
- Their ability to provide car parking in close proximity to shops and other services; and
- Their ability to create public space with surrounding activity that could be used to host street markets or other events.

The schemes identified below should not be seen as the only options available for the development of the District Centres, nor should these opportunities be read as rigid schemes. The Council strongly support innovation and applications for the improvement of the centres are invited.

Earl Shilton

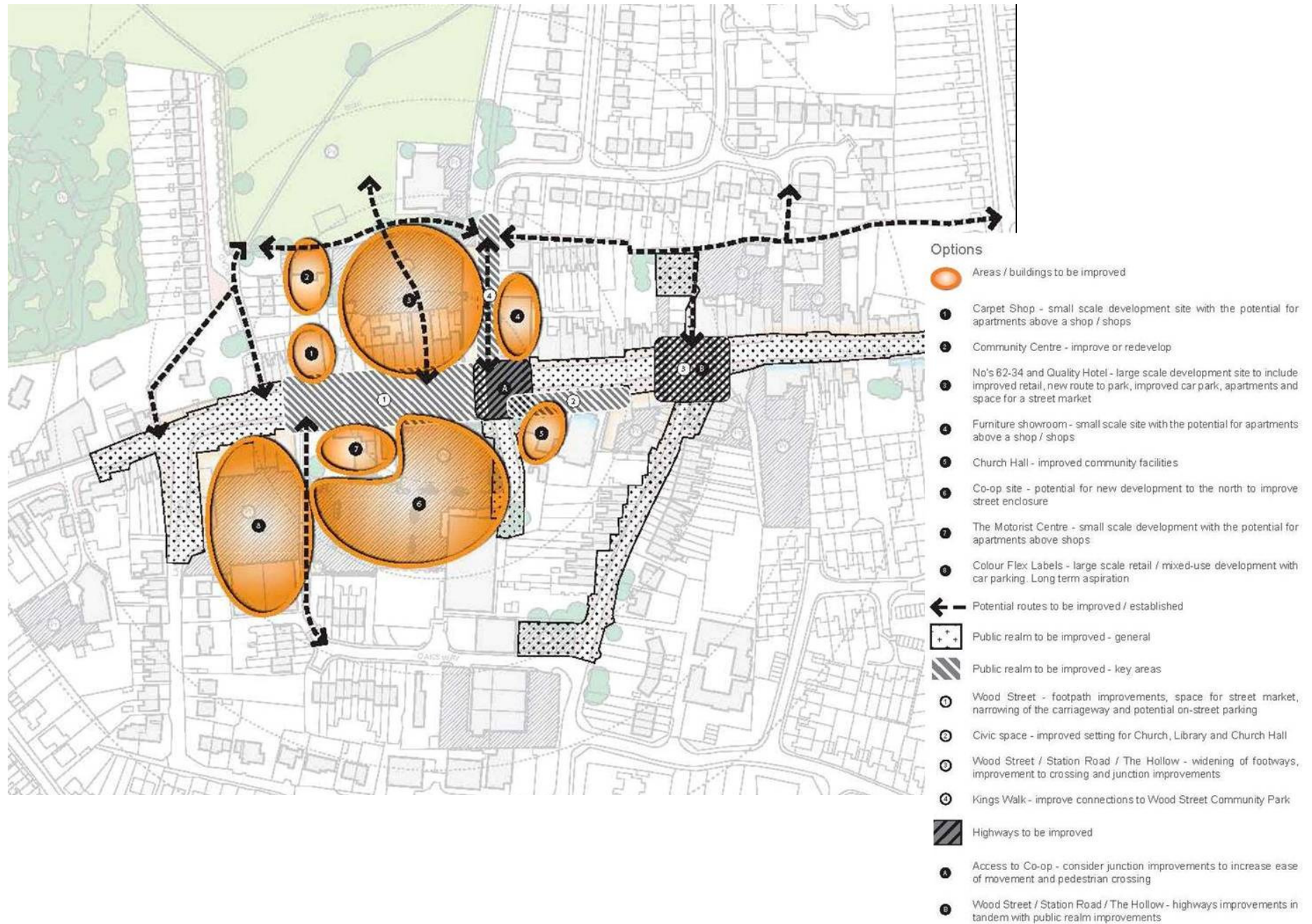
The framework of opportunities for Earl Shilton is presented in Figure 1. Development opportunity sites in Earl Shilton are principally associated with Wood Street; between Land Society Way and Station Road. Other proposals in related areas will be encouraged if they are in keeping with the spirit of the overarching design principles and the policy set out here.

The opportunity sites in Earl Shilton and the primary reasons for their identification are summarised below:

Site	Reasons for Identification	Suggested Development
1. 68 Wood Street – Hardy and Draper	Single storey building with flat roof does not define the street; is not in keeping with the scale and form of adjacent buildings or the general character of Wood Street. Storage building to the rear does not present an active facade to Wood Street community park or the adjacent public car park.	New building with ground floor retail and residential upper floor uses (up to 2 storeys in height with potential for accommodation in the roof space). Large site would continue to facilitate parking / delivery access and potential development of storage building adjacent to Wood Street community park.
2. 62-34 Wood Street and Quality Hotel	Two storey building (facing Wood Street) with flat roof does not define the street; is not in keeping with the form of adjacent buildings or the general character of Wood Street. Hotel presents section of blank facade to King's Walk with narrow footway. Poor access to Wood Street Community Park / public car park.	New group of buildings with ground floor retail uses and upper floor residential uses (up to 2 storeys in height with accommodation in the roof space). Creation of new pedestrian access to public car park and Wood Street Community Park. Present more active facade to King's Walk and widen footway. Potential to widen pavement and create space for street market on Wood Street.
3. 30 Wood Street – Stride Furniture showroom	Single storey building with flat roof in important corner location does not define the street; is not in keeping with the scale and form of adjacent buildings or the general character of Wood Street. Presents blank facade to King's Walk.	New building with ground floor retail and residential upper floor uses (up to 2 storeys in height with accommodation in the roof space). Present more active facade to King's Walk. Parking / service access to rear.
4. Earl Shilton Library	The public realm associated with the library, the Methodist Church and the Church Hall is not of a standard that would be expected of this important 'civic' location. The Library itself does not conform to the general character of Earl Shilton.	Improve public realm along Wood Street in front of the Library, Methodist Church and Church Hall. Consider redevelopment / new library in the future.
5. Methodist Church Hall	The public realm associated with the library, the Methodist Church and the Church Hall is not of a standard that would be expected of this important 'civic' location. The Church Hall itself does not conform to the general character of Earl Shilton.	Improve public realm along Wood Street in front of the Library, Methodist Church and Church Hall. Consider redevelopment / new Church Hall in the future. New building should turn the corner on the Wood Street / Co-op access road.
6. Co-op and adjacent businesses (The Motorist Centre, Dawaat, Hollywood Nail Care, Swinton Insurance)	The large area of car parking associated with the Co-op has resulted in a lack of definition and activity on Wood Street. There is potential to redevelop this site and adjacent land (see below) to create more development frontage to Wood Street – increasing activity, defining the street and improving the character and appearance of	A new food store / collection of smaller shops / residential development could be built with frontage to Wood Street and car parking to the rear. This would include buildings up to 2 storeys in height (on the Wood Street facade) with potential for accommodation in the roof space.

Site	Reasons for Identification	Suggested Development
	Earl Shilton in this important location.	
7. Existing employment site on the corner of Wood Street and Land Society Lane	This collection of buildings surrounding a car park / delivery area presents a blank facade to Wood Street / Land Society Lane – reducing activity and architectural quality. It is a single storey in height which creates a lack of definition to the street and fails to provide a landmark of any note in this important location at the gateway to the main shopping street.	A new retail / residential development could be built with frontage to Wood Street / Land Society Lane. This would include buildings up to 2 storeys in height with potential for accommodation in the roof space. This could be explored in tandem with the opportunity identified above (Co-op and adjacent businesses) or independently.

APPENDIX 3 FIGURE 1: EARL SHILTON DISTRICT CENTRE OPPORTUNITIES



Barwell

The framework of opportunities for Barwell is presented in Figure 2 and set out below.

Site	Reasons for Identification	Suggested Development
1. Constitutional Club	This is a large site in the centre of Barwell adjacent to the newly built George Ward Centre and existing public car park accessed from Stanley Street. The main building presents a blank gable / side elevation to Chapel Street (in tandem with vacant site) and the modern addition to the facade is not in keeping with the traditional character of Barwell.	Has the potential to provide new retail premises and / or residential development / health care facilities that would enclose the existing perimeter block (to the west) and create new public routes from the existing public car park / community centre to the village centre. Development (architecture and land-use) should complement the George Ward Centre.
2. Top Range Motors	A small to medium sized site situated in a prominent location when travelling towards the village centre along Kirby Road / Stapleton Lane. Currently vacant and comprised of areas of hard standing and 2 storey workshop. Fails to provide appropriate landmark in key gateway location, does not define the street or provide active facade.	Has the potential to provide new retail premises and / or residential development or become a surface car park to facilitate better access to existing businesses in the village centre. If developed this could include buildings up to 2 storeys in height with potential for accommodation in the roof space. New development would need to ensure an adequate footway is created on Stapleton Lane. If utilised as surface car park then surface treatments and boundaries should accord with public realm strategy.
3. The Co-op	Whilst the ground floor is well utilised and provides a valuable amenity to Barwell residents, the upper floors are inactive and their appearance is not in keeping with the more traditional architectural characteristics seen elsewhere in the village centre.	Redevelop entire building or remodel upper floors, retaining retail use on ground floor. Upper floors could be utilised for a range of uses including residential, commercial or health care – e.g. doctors surgery or dental practice.
4. Malt Mill Bank	The existing library is relocating and will leave a vacant retail unit. A large car park exists to the rear of buildings on Malt Mill Bank and taken as whole, this site presents a key opportunity in a prominent location in Barwell village centre.	New retail and / or financial and professional services based development with apartments on upper floors.
5. 6-12 High Street	Under used retail premises close to Barwell village centre in good quality building.	Locate new retail / leisure uses or health care related activities on ground and potentially upper floors.
6. Bank Terrace	Employment uses located in predominantly residential areas close to the village centre.	Appropriate for private residential development or 'extra care' type development.

APPENDIX 3 FIGURE B: BARWELL DISTRICT CENTRE OPPORTUNITIES

