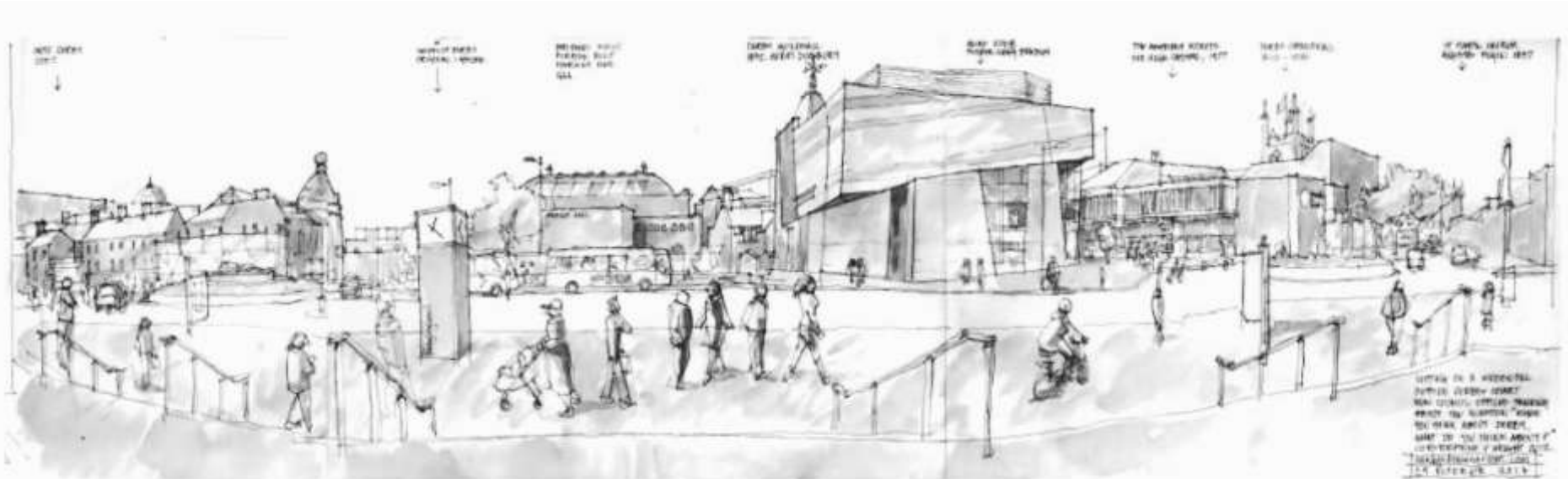


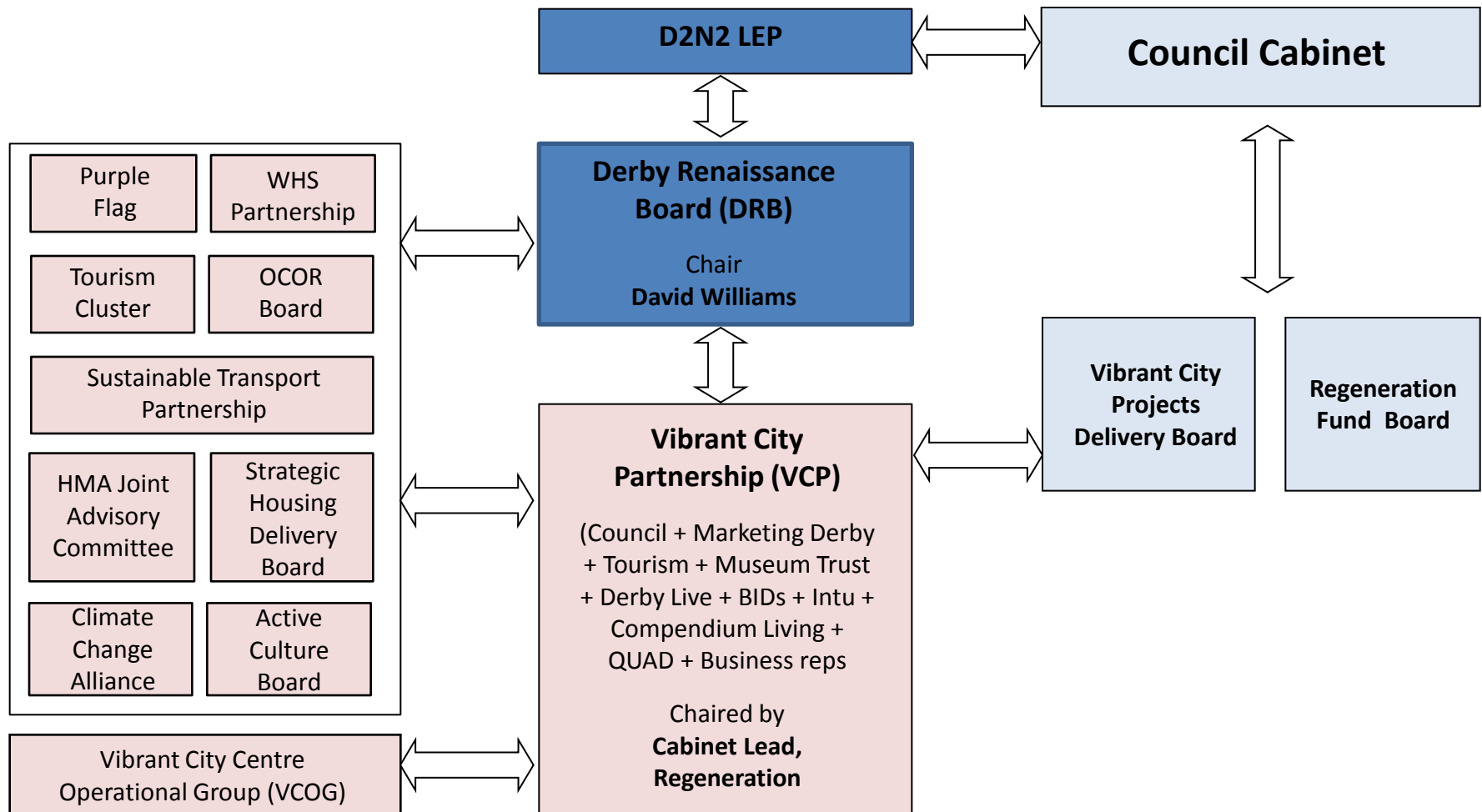
Derby City Centre Masterplan 2030

Appendices

Draft for consultation March 2015



Appendix 1: Governance Structure



Appendix 2: Consultation So Far

- Regeneration and Culture Overview and Scrutiny Board- October 2014
- Vibrant City Strategy approved by the Cabinet - October 2014
- Issues and Opportunities workshop with external partners and Vibrant City Partnership- 13th October 2014
- Lunar Society Talk- 3rd November 2014
- Internal workshop for steer from PCCM + COG- 17th November 2014
- Draft masterplan discussion with external partners and Vibrant City Partnership- 9th December 2014
- Presentation to Derby Renaissance Board- 11th December 2014
- Presentation to City Growth Board- 6th January 2015
- Draft masterplan discussion with PCCM- 13th January 2015
- Discussion on the final draft for public communication with PCCM- 27th January 2015
- Presentation and discussion with Tourism Cluster Group- 22nd January 2015
- Internal wider workshop Part 2- 2nd February 2015
- Markets Traders- 3rd February 2015
- City Growth Board- 6th February, 2015
- Vibrant City Partnership meeting- 10th February 2015
- Dedicated session on draft Masterplan at Derby Renaissance Board- 23rd February 2015
- Scrutiny Board- 24th February, 2015
- Dedicated VCP session to discuss Markets review- 26th February 2015
- Full Council- 4th March 2015

Appendix 2a: Membership of Vibrant City Partnership

Name	Organisation
Martin Rawson	Councillor, DCC (chair)
Alison Martin	Councillor, DCC
Paul Robinson	Acting Chief Executive, DCC
John Forkin	Director, Marketing Derby
Peter Ireson	Director, Derby Live
Tony Butler	Executive Director, Derby Museums
Dan Murphy	Intu (former Westfield)
Martin Langsdale	Chair, Cathedral Quarter BID
Stephen Jeffrey	Chair, St Peters Quarter BID
Ian Fergusson	Director, PFBB (supporting the BIDs)
Dave Bullock	Managing Director, Compendium Living (Castleward)
David Williams	Director, Geldards
Heather Dixon	Partner, Flint Bishop
Jonathan Gray	Director, Greendogmedia, (Representative of small creative businesses)
Bob Betts	Managing Director, Smith of Derby
Russell Rigby	Managing Director, Rigby & Co, (Property Consultant)
Adam Buss	Director, QUAD
John Coyne	Chancellor, University of Derby
Mandie Stravino	Chief Executive, Derby College
Steve Hall	Managing Director, Derby Telegraph
Paul Broadhead	Head of Community Investment, Rolls-Royce

Appendix 2a: Membership of Derby Renaissance Board

Name	Organisations
David Williams (chair)	Director, Geldards
Graham Mulholland	Chair, Derbyshire Employment and Skills Board
Councillor Philip Hickson	Derby City Council
Councillor Hilary Jones	Derby City Council
Councillor Ranjit Banwait	The Leader, Derby City Council
Councillor Martin Rawson	The Deputy Leader, Derby City Council
Chris Williamson	Member of Parliament
Margaret Beckett	Member of Parliament
Pauline Latham	Member of Parliament
Margaret Gildea	Organisation Change Solutions Ltd
Rowena Limb	BIS East Midlands and South East Midlands
Kim Harper	Chief Executive, Community Action Derby
Paul Robinson	Acting Chief Executive, Derby City Council
Jane Castle	Jobcentre Plus
Mandie Stravino	Chief Executive, Derby College
Sam Rush	Chief Executive, Derby County Football Club
George Cowcher	Derbyshire and Nottinghamshire Chamber of Commerce
Richard Brown	Transport Executive, Eurostar International Ltd
Michael Copestake	Partner, Freeth Cartwright
Kavita Oberoi	Oberoi Consulting
Liz Fothergill	President, Pennine Healthcare
Ian Campbell	Group property Director, Rolls-Royce plc
Perween Warsi	Chief Executive, S & A Foods
Bob Betts	Managing Director, Smith of Derby Ltd
Alan Weir	General Manager, Toyota (UK) Ltd
William Barron	Third Sector Representative Blue i Properties
Professor John Coyne	Chancellor, University of Derby
John Forkin	Director, Marketing Derby

Appendix 3

Key sites:

Public ownership:

- A- Riverlights
- B- Market Hall
- C- Eagle Market
- D- Assembly Rooms
- E- Becket Well
- F- Sadler Square
- G- Queen Street Baths
- H- Nightingale Quarter

Private sector/ mixed ownership:

- 1- Full Street site
- 2- One Derby
- 3- Castleward
- 4- North Riverside
- 5- Friar Gate Goods Yard
- 6- Friar Gate Square
- 7- Central Square
- 8- Citygate House
- 9- Bus depot site
- 10- East Street-Albion Street area



Appendix 3a: Key Sites – Public Sector Ownership



Site A: Riverlights

(Phase 2 – Behind the Bus Station)

Site description:

- Area- 14,071 sqm
- Ownership- Council
- Planning status- Planning approval for mixed use development including 140 apartments, retail and leisure uses

Potential:

- Great riverside location for high quality residential, commercial and leisure use
- Proximity to bus and railway station + city centre amenities
- Potential location for enhanced transport interchange (including potential link to HS2)

Action Plan:

- DCC to market the site
- Improvements to public realm to increase footfall



Potential waterside apartments



Riverside View

Site B: Market Hall

(Guild Hall Market)

Site description:

- Area- 3379 sqm
- Ownership- Council
- Planning status- Listed building, within City Centre conservation area

Potential:

- A rejuvenated, niche, quality market
- Managed work spaces on upper storey
- Extend out to Osnabruck square + Market Place
- Events/ festival markets + food court
- Opportunity for bars/ restaurants and evening uses

Action Plan:

- DCC to complete the Markets appraisal by June 2015
- Potential HLF/ ERDF/ ESIF bid



Interior view of Market Hall



View of Market Hall



Potential Niche market



Potential covered structure for extension



Potential open air food court

Site C: Eagle Market

(including the Castle and Falcon pub)

Site description:

- Area- 7371 sqm
- Ownership- Council

Potential:

- A rejuvenated, niche, quality market
- Best available new retail/ leisure site
- Potential location for a new culture venue

Action Plan:

- DCC to complete the Markets appraisal by June 2015



Interior view of Eagle Market



Potential combination of retail and leisure uses



View of Eagle Market from East Street



Potential indoor leisure use- bowling alley, climbing wall, soft play areas



Potential High-end retail

Site D: Assembly Rooms Site

(including the car park)

Site description:

- Area- 5059 sqm
- Ownership- Council
- Currently closed performing arts venue
- Within City Centre conservation area

Potential:

- Located in the Market Place, at the heart of the city, within the cultural core; good car park access
- Additional uses such as retail, restaurants/ bars/ cafes, offices and residential including cultural offer
- Active frontage to market place

Action Plan:

- Awaiting Council announcement



View of Assembly Rooms



Opportunity to extend out in Market Place



Layering of retail + leisure + office + residential at Mailbox in Birmingham and Liverpool One



Site E: Becket Well area

(Duckworth Square + Debenhams + United Reforms Church + Becket Well + Green Lane Conservation Area)

Site description:

- Area- 22,319 sqm
- Ownership- Council + Intu + Church + various
- Key priority site for redevelopment – major mix-use regeneration opportunity

Potential:

- Mixed used development opportunity for residential, commercial, health uses including potential retail on Victoria Street
- Potential location for the new cultural centre and/or fun pool.
- Affordable housing scheme in partnership with Derby Homes
- Opportunity for Green Lane area to be 'bohemian' student quarter

Action Plan:

- DCC to explore opportunities with Intu for former Debenhams building
- Market the site



Becket Well site



Former Debenhams building and Church



Green Lane area

Site F: Sadler Square

(Middleton House, St Mary's House, vacant site on Bold Lane, other properties on St Mary's Gate)

Site description:

- Area- 16,075 sqm
- Ownership- Council + Blueprint
- Planning Status- within conservation area

Potential:

- Mixed use development opportunity at the heart of Cathedral Quarter with access to car parks
- Potential for 'city living' ranging from young students to older people
- Potential site for Connect 2 + city centre business conference facility
- Good location for independent retails, cafes/ bars/ restaurants

Action Plan:

- Site assembly + market the site
- External funding bids for Connect Derby Phase 2



Vacant site on Bold Lane + Middleton House



First phase- Sadler Bridge studios



Mixed use proposal for the wider area

Site G: Queen Street Leisure Centre

Site description:

- Area- 13,143 sqm
- Ownership- Council + multiple
- Close to a number of listed buildings and on the boundary of City Centre conservation area

Potential:

- Within the CQ's Central Business District
- Opportunity for long term commercial/ mixed use development
- Potential location for performing arts venue
- Opportunity to include adjoining sites to create a larger development parcel (Chapel Street car park + garage)

Action Plan:

- Currently reviewing long-term option for the site which will not be available for redevelopment in the short-term



View of Queen Street Leisure Centre



Wider site including Chapel Street car park

Site H: Nightingale Quarter

(former DRI site)

Site description:

- Area- 81,298 sqm
- Ownership- DRI Hospital Trust
- Planning Status- Outline planning approval for mixed use scheme including 400 homes, supermarket, extra care units and leisure facilities

Potential:

- Great sustainable location for residential development
- Proximity to city centre, public transport and Castleward

Action Plan:

- Site demolition taking place
- Inclusion in city centre Housing Zone
- Trust currently marketing the site



Existing site



Existing masterplan

Appendix 3b Key Sites- Private Sector/ Mixed Ownership



Site 1: Full Street

Site description:

- Area- 5160 sqm
- Ownership- Wilson Bowden
- Planning approval for 47 apartments + 195 bed hotel (under construction)

Potential for phase 2:

- Central, riverside location next to Cathedral and Silk Mill
- Potential for mixed use development including residential + offices hotel

Action Plan:

- Proactive dialogue with owner



View of the site from across the river



View of the site from Full Street



Proposal for a mixed use scheme

Site 2: One Derby

Site description:

- Area- 7355 sqm
- Ownership- Norseman
- Planning approval for 50,000 sqm offices + 600 sqm retail + 104 bed hotel

Potential:

- Central location next to Castleward, bus station and railway station, good car park access
- Potential for mixed use development including residential + offices + hotel

Action Plan:

- Proactive dialogue with owner



Existing site/ car park



Proposed scheme

Site 3: Castleward

Site description:

- Area- 153,097 sqm
- Ownership- Compendium Living + Council + various
- Outline planning approval for 800 homes; first phase of 160 homes on site – identified in emerging core strategy – Strategic resi allocation

Potential:

- Delivery of further 650 homes within the next 10 years
- Provision of a primary school, open spaces, improved access to Bass' Rec

Action Plan:

- Housing zone funding bid
- Support Compendium re 2nd phase site assembly and planning consent



Phase 1



Show home



Proposed masterplan

Site 4: North Riverside

(Our City Our River (OCOR) masterplan)
(Stuart St, Phoenix St, Exeter St + Former Derby Evening Telegraph Site + Trent Barton Depot)

Site description:

- Area- 111,491 sqm
- Ownership- Multiple
- Within flood defence zone

Potential:

- Central, riverside location
- Catalyst for opening up the riverside
- Potential for mixed use development including residential + offices + multi storey car park + coach parking facility
- Potential location for performing arts venue?
- Potential for creating a pedestrian link across the river
- Potential location for iconic buildings

Action Plan:

- Prepare a detailed masterplan
- Site assembly
- Flood defence infrastructure through OCOR funding
- Car parking needs assessment



Existing site as a temporary car park



Potential waterside apartments



Derby Evening Telegraph Site

Site 5: Friar Gate Goods Yard

Site description:

- Area- 58,446 sqm
- Ownership- Clowes Developments Ltd
- Includes Listed buildings; planning permission for mixed use development including a supermarket and 150 homes. Allows up to 500 dwellings in current local plan. Listed buildings.

Potential:

- Great opportunity for conversion of the Listed building
- Potential HLF bid for enhancing the Listed bridge and linking across to Friar Gate Square site
- Proximity to city centre and University

Action Plan:

- Support the development through inclusion in the Derby City Centre Housing Zone
- Proactive dialogue with owner



Existing site



Proposed scheme



Site 6: Friar Gate Square

(Phase 2)

Site description:

- Area- 3356 sqm
- Ownership- Lowbridge
- On the edge of conservation area, planning approval for 9500 sqm of offices + 500 sqm of retail

Potential:

- First phase complete
- Proximity to city centre and University
- Good location for commercial or residential development

Action Plan:

- Proactive dialogue with owner re both phase 1 and phase 2



Phase 1



Proposed future phases

Site 7: Central Square

Site description:

- Area- 2500 sqm
- Ownership- Bolsterstone
- Planning application submitted for 350 bed students accommodation; previous approval for 407 sqm of offices

Potential:

- Good central location within the CQ business district
- Proximity to city centre and University
- Potential for commercial or residential development

Action Plan:

- Planning application for student housing



Vacant site currently being used as a temporary car park



Proposed scheme for students accommodation

Site 8: City Gate House

Site description:

- Area- 2922 sqm
- Developer- Cedar House
- Planning approval for 7700 sqm offices + 350 sqm retail

Potential:

- Good central location within the CQ business district
- Proximity to city centre and University
- Potential for commercial or residential development

Action Plan:

- Proactive dialogue with owner



View of the site



Proposed scheme

Site 9: East Street-Albion Street area

Site description:

- Area- 21,735 sqm
- Ownership- Multiple (including Co-op, Threadneedle, Kames Capital, PWC)
- Part of core shopping area + primary retail frontage

Potential:

- Potential to support diverse retail offer, complementing the strength of CQ and Intu
- Key pedestrian link between Cathedral Quarter and Intu
- Key pedestrian link between Market Hall, Eagle Market and Intu
- Active support of St Peter's Quarter BID

Action Plan:

- Support key property owners to prepare proposals for enhancement of the area
- Enhance the East Street bridge
- Encourage the use of upper storeys



East Street and Audley centre



Potential bridge enhancement



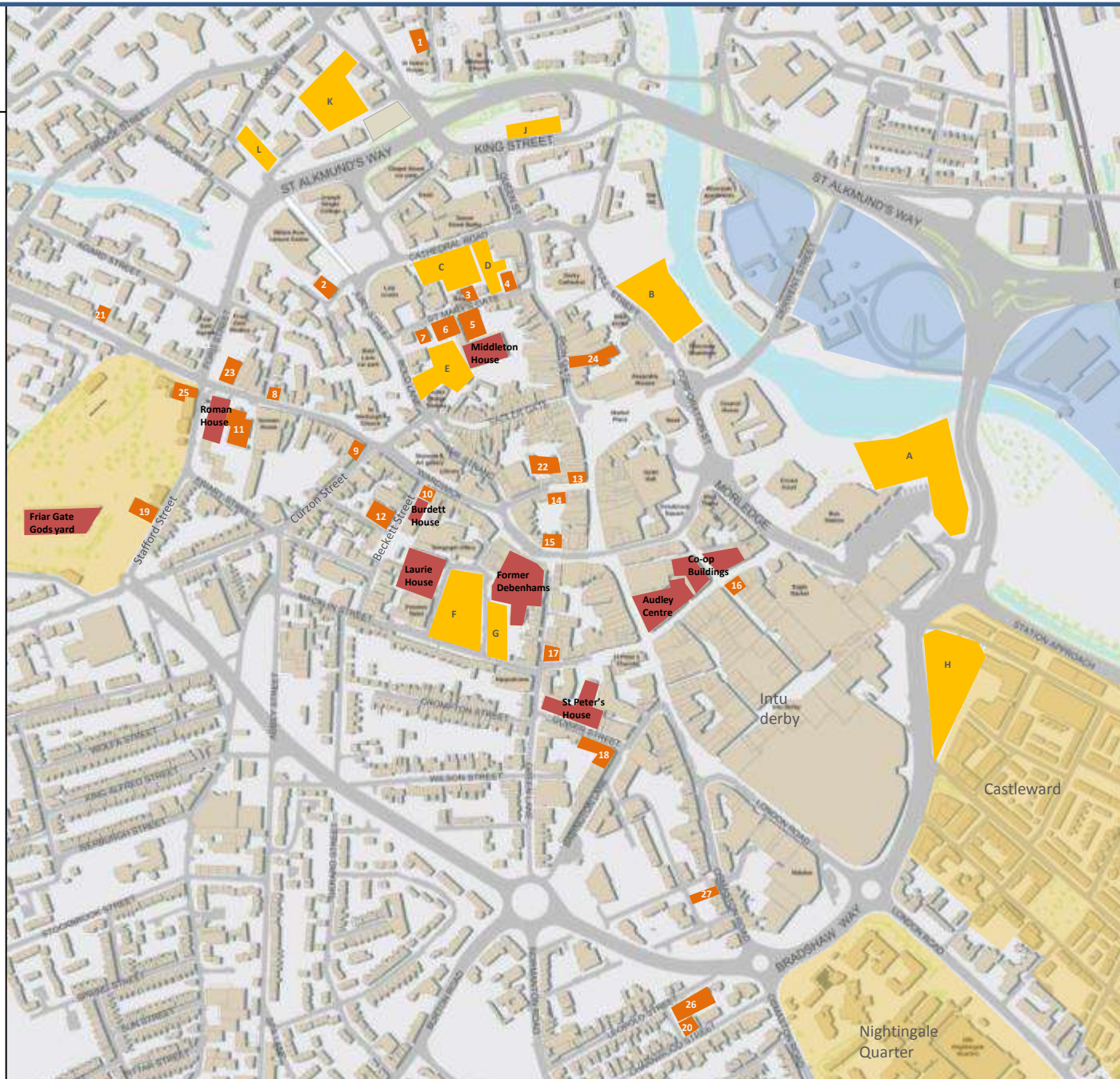
Proposals for Albion Street options

Appendix 3c: Key Sites- City Centre Living



City Centre Living: Opportunity Sites

-  Proposed large scale new build residential development
-  Vacant site with potential for new build residential
-  Potential conversion opportunities (under 35 units)
-  Potential conversion opportunities (large scale)
-  Residential opportunities along the river (part of flood defence works)



City Centre Living

Site description:

- Area- Derby City Centre
- Ownership- Multiple
- Emerging Core Strategy supports residential uses in city centre

Potential:

- DCC funding in place for conversion of vacant sites and disused commercial buildings into resi uses
- Potential to increase City Centre vibrancy & Meeting Housing needs

Action Plan:

- Achieve Derby City Centre Housing Zone status
- Bring housing forward by converting vacant properties in the city centre
- Encourage residential development on in-fill sites



Conversion of vacant spaces



Small scale infill sites- new build



Opportunities for students and extra care accommodation

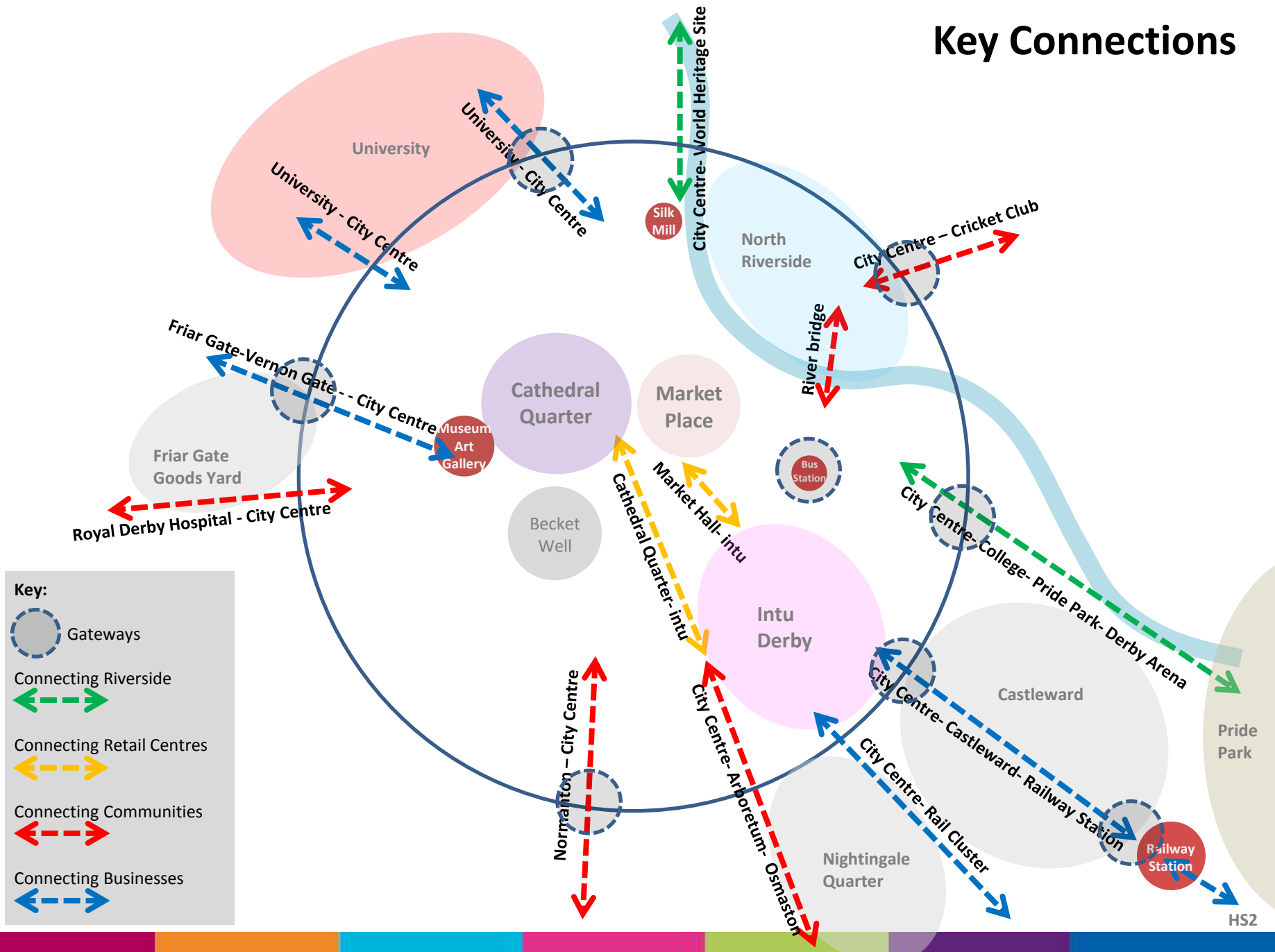


Large scale new build- Castleward and DRI

Appendix 3d: Key Connections Projects



Key Connections



Key Connections:



Heart of the city/ cultural core



Key gateways



Meeting places/ nodes/ public open spaces



Key linkages, street enhancement opportunities



Key Connections Projects:

1. Connecting Retail Centres 1 (St Peter's Street)

Cathedral Quarter – Intu

- The Spot + St Peter's Cross
- Corn Market
- Market Place
- Cathedral Square

2. Connecting Retail Centres 2 (Albion Street)

Market Hall – Intu (Albion Street)

- Osnabruck Square
- East Street junction
- Exchange Street junction
- Intu entrance

3. Connecting Businesses 3 (Full Street)

University – City Centre

- Riverlights/ Bus Station
- Sunken Gardens
- Full Street (Bike Park Works)
- Queen Street

4. Connecting Riverside 4 (Riverside Path)

WHS - City Centre – Pride Park

- Silk Mill
- Riverside Gardens
- Bass' Rec
- Railway Bridge

5. Connecting Businesses 5 (Friar Gate)

University – Vernon Gate - City Centre

- Friar Gate Bridge
- Museum Square
- Victoria Street
- Corn Market

6. Connecting Businesses 6 (Castleward Boulevard)

City Centre – Railway Station

- Intu entrance
- Castleward Square
- Midland Place
- Station forecourt

7. Connecting Communities 7 (Normanton Link)

City Centre – Neighbourhoods

- Green Lane
- St Peter's Churchyard
- Normanton Gateway
- Normanton DC

8. Connecting Communities 8 (Green connection)

Arboetum – DRI – Castleward

- Bass' Rec (Castleward crossing)
- Castleward Square (Liversage Street)
- Nightingale Square
- Arboretum





Museum Square



Normanton Gateway



St Peter's Cross



Friar Gate Bridge



The Spot



Albion Street



Canal Arm



Riverside



Market Place

Appendix 4: Supplementary Plans



Lighting Strategy Plan:



City wide plan:

Key developments in pipeline:

Manor Kingsway - 800 homes
(Phase 1 on site)

Osmaston - 400 homes + school +
wider connectivity + Marble Hall
refurbishment
(Phase 1 on site)

Rolls-Royce Aerospace campus-
Planning application awaited

Infinity Park-

T12-

A38-

A52-

OCOR-

