

**Initial pre-application individual responses from CHAC Members received to be discussed and formal collective response to be agreed at the 12<sup>th</sup> January 2023 meeting.**

*'Eagle Quarter –*

*I agree with the summary/analysis in that the existing development is extremely negative in cityscape terms. It is characterised by a relentless, sterile frontage with nothing in the way of animation or interest to attract/engage passers-by. A walk along the side of this building has to be one of the most hostile walks in the City (!).*

*Therefore, the comprehensive regeneration of this site is very welcome.*

*I also think the removal of a potentially competing market 'offer' will help to ensure the transformed Market Hall has the best possible chance to thrive.*

*The overall objectives & key design components, including the creation of new and meaningful public realm (boulevard and central landscaped square) are very positive, taking advantage of opportunities to activate and animate key walking routes and creating a new public (green) space for the city.*

*The fact that the need to improve links to the riverside (and its treatment) has been recognised is very positive, although I'm unsure how much in the way of improved connectivity to the water's edge will be delivered by this scheme?*

*The visuals give a sense of the proposed character of the development in architectural terms, although this will need to be developed to ensure a design response which is rooted in a robust understanding of Derby's distinctive identity.*

*Detailed exploration of scale/height and form will also be required to ensure a development which does not dominate its immediate context and specifically, the finer grain buildings along Morledge (south).'*

*'Bradshaw Way –*

*Again, I concur fully with the assertion that the existing 'out of town' retail aesthetic is wholly inappropriate.*

*I support the notion of extending the green character of the former DRI 'fringe' into the development – this is an interesting proposition and has the potential to 'soften' the urban edge as well as making Bradshaw Way feel a lot friendlier for pedestrians.*

*As with the Eagle Quarter scheme, the taller elements appear to be very ambitious. Whilst recognising the 'gateway' potential of the site and some degree of prominence on the ring road, it will be important to test proposals in terms of height/scale carefully to ensure that the proposed buildings sit comfortably in their immediate context.'*

*'The scheme has been reasonably well thought out. More detail in how the development would link to the river and gardens needed. Concern was expressed about the 28-storey building and the impact that will have on the city skyline and asked for more views to be shown from aspects outside the city. Also effect on conservation areas and how they anticipated that the revitalised Morledge frontage would link with the existing conservation areas and improve the cohesion of the various parts of the city. Quality of architecture in this scheme had to be exceptional!*