



Derby City Council / South Derbyshire Lift Co.

New Normanton Mills, Derby Masterplan Options Report



urbaninitiatives

UI No: 3260

Date: 03/2009

Client: Derby City Council / South Derbyshire Lift Co.

3260

NEW NORMANTON MILLS, DERBY
MASTERPLAN OPTIONS REPORT

THE TEAM:
DBA MANAGEMENT
URBAN INITIATIVES

PROJECT DIRECTOR:
HUGO NOWELL

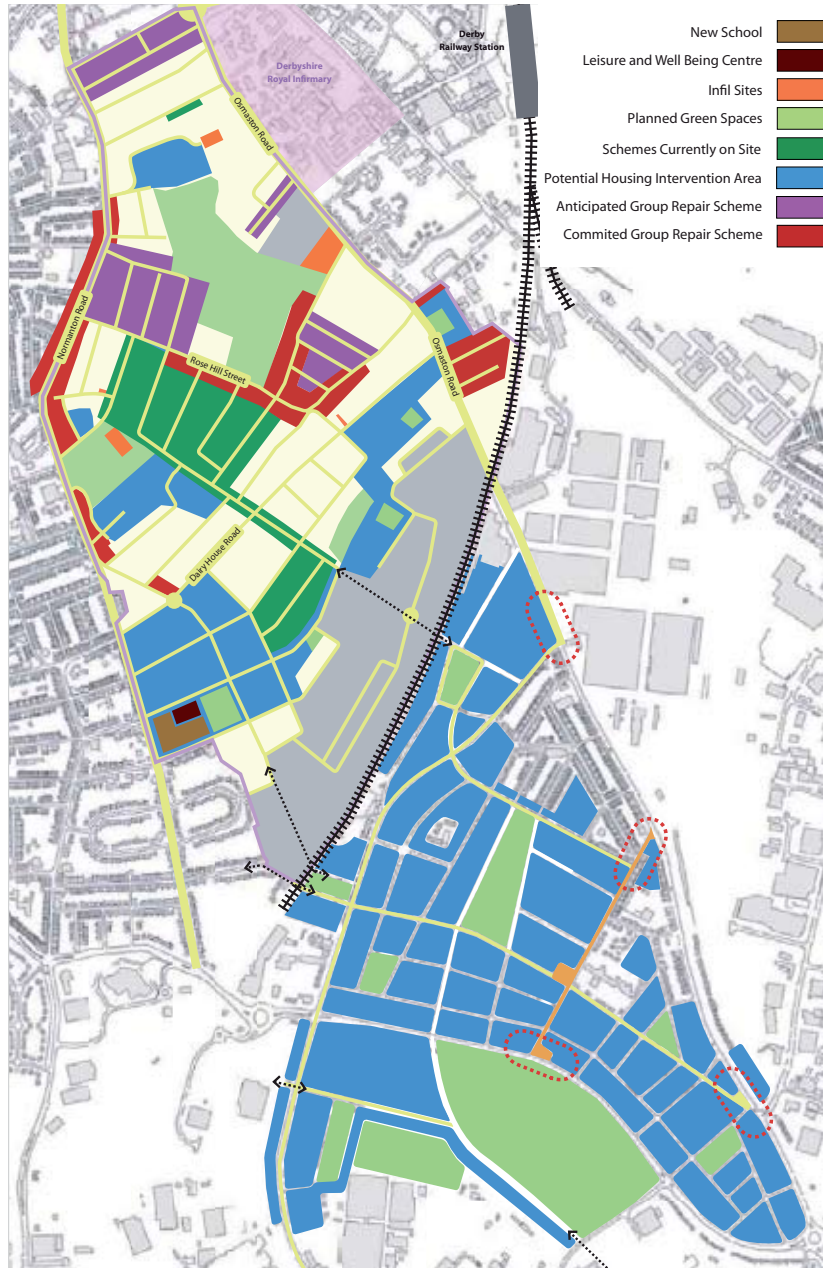
DOCUMENT TYPE
03/2009

1 Fitzroy Square
London W1T 5HE
t +44 (0)20 7380 4545
f +44 (0)20 7380 4546
www.urbaninitiatives.co.uk

urbaninitiatives

CONTENTS

01	INTRODUCTION	5
	1.1 BACKGROUND	5
	1.2 PURPOSE OF THE COMMISSION	6
	1.3 MASTERPLANNING PROCESS , STUDY SCOPE AND OUTPUTS:	7
	1.4 FORMAT OF THIS REPORT, STUDY SCOPE, AND OUTPUTS	9
02	THE SITE AND ITS CONTEXT	11
	2.1 SITE LOCATION AND CONTEXT	11
	2.2 HISTORY	12
	2.3 PROFILE OF THE AREA	15
	2.4 PLANNING POLICY	18
	2.5 MOVEMENT	21
	2.6 URBAN DESIGN ANALYSIS	26
	2.7 LAND OWNERSHIPS AND CONSTRAINTS	31
03	OUR VISION + OBJECTIVES	33
04	DESIGN OPTIONS	37
	4.1 INTRODUCTION	37
	4.2 DESIGN OPTIONS.....	40
05	DELIVERY FRAMEWORK	61
	5.1 INTRODUCTION	61
	5.2 DEVELOPMENT PHASING	62
	5.3 POTENTIAL TRAFFIC IMPACT.....	62
	5.4 FUNDING FRAMEWORK AND COST PLAN	64
06	NEXT STEPS	71



ABOVE: Preferred option for Rosehill (extending to Osmaston to the south); TOP RIGHT: Oblique aerial viewed from the south; BOTTOM RIGHT: Oblique aerial viewed from the south east.

01 Introduction

1.1 Background

In July 2008, following an inclusive approach to joint working and consultation with the community and other stakeholders a Neighbourhood Masterplan was completed covering the Rosehill area.

The Masterplan embodies the aspirations of its stakeholders and will act as a key reference point for regeneration activity in the area.

Amongst its recommendations and options the Masterplan, quite rightly, drew attention to the importance and role of the Normanton/Pearlree neighbourhood centre and suggested that the area should be the subject of a more detailed masterplan and programme of intervention.

A thriving, sustainable, safe and attractive neighbourhood centre is seen to be a vital component of any successful mixed use neighbourhood. Normanton is no exception.

On this basis the City Council resolved, as part of its business plan for 2009 to commission a masterplan for the neighbourhood centre which would support and complement the wider regeneration of Rosehill.

Additionally, and of significance here, the neighbourhood centre masterplan has been given additional impetus through the City Council's Strategic Partnering Agreement (SPA) with the Southern Derbyshire Local Improvement Finance Trust (LIFTCo.) Partnership.



Oblique aerial viewed from the north east.

Signatories to the SPA in Southern Derbyshire are:

- Derby City Council;
- Derby City PCT;
- Derbyshire PCT;
- Derbyshire County Council; and
- Derbyshire Mental Health Service NHS Trust

LIFTCo are committed to delivering a new primary health care facility in Normanton/Pearlree which will bring five existing GP practices together and provide a £12m flagship development to the area serving circa 25-35,000 residents.

Through the SPA, Derby City Council have commissioned LIFTCo and their regeneration advisers, dba Management and Urban Initiatives, to draw together a Vision and Action Plan for the Normanton Neighbourhood Centre focussing on the New Normanton Mills and its surrounds.

This is seen as an ideal focus for regenerating the neighbourhood centre itself and in supporting wider regeneration, in line with the core objectives of the Rosehill Masterplan.

The study should be seen as a complementary action plan and one, which importantly, has the unique opportunity of using investment in healthcare through LIFTCo as a catalyst to stimulate and support neighbourhood regeneration.



There are a number of churches on Pear Tree Road



Normanton Road is a busy bus route



... it is also a bustling and vibrant high street

1.2 Purpose of the commission

Within the context of the above this study has the following key objectives:

- To establish a Vision and action plan for New Normanton Mills and its surroundings; and
- To support the wider regeneration of Rosehill and Normanton.

In doing so, and by working with key stakeholders, the agreed aims included the need to:

- Present emerging design options for the study area;
- Consider a possible approach to delivery and importantly; and
- To share information and build a consensus on a preferred approach.

To deliver this it is essential to:

- To assess the capacity for development of the New Normanton Mills site and the wider area;
- To assess and have regard to the likely delivery costs; and
- To provide an action plan and delivery framework.



Sharif & Sons on the junction of Pear Tree Road and Stanhope Street



The derelict Normanton Hotel at the heart of Normanton



The Guru Arjan Dev Gurdwara Temple on Stanhope Street

1.3 Masterplanning process , study scope and outputs:

Process

The Vision and masterplan process has been developed over a period of four months, commencing in November 2008 and is a product of joint working, at this stage with:

- **The Consultant Team:** built up of dba Management Consultancy and Urban Initiatives;
- **A Project Team:** built up of key officers from Derby City Council and the Southern Derbyshire LIFTCo;
- **A Stakeholder Group:** built up of senior officers from City Council service department; and
- **A PCT/GP briefing meeting:** with senior officers of the PCT and local GP practices.

At this stage, whilst Ward Members have been kept briefed of the process, it is essentially an officer vision and represents the start of a wider process.

Wider Member and, indeed, public engagement will follow. Additionally further work is required to explore the deliverability of these options in more detail.

Key events, programme and timescales

In addition to the desk and site based data collection and assessments undertaken by the consultant team the following key events were facilitated and held with the support of the City Council and LIFTCo:

Project Team/Inception Meeting

28th November 2008

First Stakeholder workshop

15th January 2009

Project Team

9th February 2009

Project Team

25th February 2009

Second Stakeholder workshop

3rd March 2009

Final Project Team

27th March 2009

Final Report presentation to Cabinet

7th April 2009

Objectives

A number of desired objectives for the neighbourhood centres Vision and Masterplan were established at the first Stakeholder Workshop as follows:

- To provide a strategic fit with and complement the masterplan for Rosehill;
- To provide a new community health centre;
- To reinforce the neighbourhood centre;
- To consolidate the urban fabric;
- To provide a catalyst for wider regeneration of the area;
- To ensure a high level of accessibility by all modes;
- To transform the public realm and public spaces;
- To develop a health and learning hub; and
- To identify future uses of vacated sites and of businesses on the current sites.

In complementing the Rosehill Neighbourhood Masterplan the Vision needs to also recognise and support the following principles as identified within it:

Improved public realm and green space

Improved public realm and green space is considered to be essential if the character and perception of Rosehill is to be transformed. Rosehill already benefits from a number of significant public green space and parks, but these are not equally distributed around the neighbourhood. Improve access to greenspace and improved visibility of greenspace, along with public realm enhancements will not alone improve property values and increase civic pride but will positively change the perception of potential investors and future residents. Public realm enhancements should be initially focused on principle walking routes which are intensively used areas (such as Normanton Road) and gateways to the area.



Pear Tree Road

Gateways

"Gateways to Rosehill all need to be welcoming and attractive. The gateways differ in character and use and therefore will all require distinct, and to some extent, bespoke treatment. It is also recognised that the abstracted Rosehill study area may not be perceived by the community and users of the area. Therefore gateways are located at points where arrival into the neighbourhood is perceived, not where it is convenient. Priority areas for attention are locations where community usage is concentrated. Apart from public realm treatment, directional and information signage, lighting and provision for the intensification of commercial and social activity should all be considered."



The Gateway to Normanton District Centre

Cohesion and Tolerance

"Providing a mixture of housing, a safe and welcoming environment and accessible, space for community and commercial activity and well designed open spaces, will all help to deliver a well balanced, cohesive and tolerant community where people want to live and invest."

Issues to be addressed in the Rosehill Masterplan:

- monotony of streetscape;
- lack of local identity;
- legibility;
- barriers to movement;
- industrial uses;
- poor quality housing stock;
- lack of housing choice;
- poor open space provision;
- limited retail provision; and
- fear of crime.



There are a number of churches on Pear Tree Road



Normanton Road is a busy bus route



... it is also a bustling and vibrant high street

1.4 Format of this report, study scope, and outputs

This report and aims to work within the context of the Rosehill Neighbourhood Masterplan and to pave the way for detailed community engagement, master planning and delivery planning at a neighbourhood level.

It consists of succinct descriptive and analytical text illustrated with a series of spatial plans, drawings and photographs and provides a strategic spatial plan that identifies proposed intervention.

The study provides:

Area Analysis

This has regard to the location and context of the study area and produces an "Area Profile" drawn from existing baseline data sources.

This draws together a summary of the key issues of concern to stakeholders which need to be considered and addressed in any new Vision for the area and focuses in particular on:

- History;
- Planning Policy;
- Movement;
- Urban design analysis; and
- Land ownerships and potential constraints.

The Vision

A summary of the vision and aspiration for the neighbourhood centre.

The Design Options

A number of design options which could deliver the Vision together with a record of their strengths and weaknesses as perceived by the Project and Stakeholder Teams.

The Delivery Framework

A suggested approach to delivery, identifying high level costs and funding routes.

Next Steps

Recommendations in outline of the next steps and way forward.



1. St Chads Allotments
2. Normanton Road
3. The Arboretum
4. Osmaston Road
5. Derby Central Station
6. Sure Start
7. Normanton Hotel
8. Stanhope Street
9. Arboretum Primary School
10. Normanton Park
11. Upper Dale Road
12. Pear Tree Road
13. Shaftsbury Park
14. Kenilworth Avenue / Ring Road
16. Railway Line
17. Ley Industrial Estate
18. Sherwood Recreation Ground
19. Osmaston

Site Location Plan

02 The Site and its context

2.1 Site Location and Context

The New Normanton Mills study area is located within the heart of Normanton approximately one mile to the south of Derby City Centre.

It is focused around the junction of Normanton Road, Pear Tree Road and Lower Dale Road and encompasses New Normanton Mill and the Church Street open space to the west of Pear Tree Road and Oakvale House and Oak Street to the east.

Normanton Road is a vibrant and diverse street lined with shops, restaurants and cafes and forms a radial route leading to Derby City Centre. The street is the focus of Derby's Asian community and this adds to its vitality and interest. This vibrancy continues along the northern end of Pear Tree Road.

The City of Derby Local Plan review identifies the corridor as the Normanton Road / Pear Tree Road Linear Centre. Development plan policies aim to maintain its function as a focus for shopping but also allow for other uses that 'contribute to the vitality, viability and regeneration of the Centre' (City of Derby Local Review Policy R8).

Starting from the junction with Dairy House Road/Walbrook Road in the south the street extends for approximately 1,300 metres northwards and leads directly to the City Centre.

Normanton Road and Pear Tree Road are set within a fabric of Victorian terraced housing and pass through the residential neighbourhoods of Rosehill and Normanton. The street is an important public transport corridor in the city. Road space is however limited and servicing and car parking issues within the centre frequently result in congestion.

The Normanton Mills study area is currently occupied by a mix of uses. The Mill site itself retains a number of historic mill buildings and these are occupied by a variety of tenants, including social and sports clubs and small businesses. The mills are wrapped to the north by Victorian terraced properties, an Indian community centre and shops along Pear Tree Road. Oakvale House (a complex of self contained flats and bedsits for the elderly) and Arboretum Primary School are located to the east of Pear Tree Road within a largely residential landscape.



Site location in Derby

2.2 History

Derby was founded by the Danes in 873 AD on the site of a former Roman fort. The name Derby is believed to be derived from the Danish words *deor* meaning deer settlement. By the time of the Domesday book in 1086 Derby had a population of about 2000, by the standards of that time a fair sized town. Through the middle ages Derby developed a wool and leather industry. In the centuries that followed the cloth industry flourished and in 1717 England's first silk mill opened in Derby.

In 1839 the railway reached Derby and by the mid-19th century Midland Railway Company began to make railway engines in the town. Other industries in Derby included brewing and paint making. In 1840 the local philanthropist Joseph Strutt, bequeathed Derby Arboretum to the town (Derby became a city in 1977). It was designed by John Claudius Loudon and was the first public park in the country. At its opening in September 1840 thousands of people from all over the midlands travelled to the park by steam train to sing, dance and listen to the bands play in the bandstand. The Prime Minister Lord Palmerston presented Derby with two cannons and these were placed in the Arboretum.

At the end of the 19th Century, Normanton was the most desirable residential location in the city of Derby, with fine town houses close to the park. The current neighbourhood grew from an ancient village, originally named Normanton-by-Derby. The area is thought to have been the site of one of the major Viking settlements in the Derby area, hence the name, Normanstune, which means Norseman's settlement. Normanstune is mentioned twice in the Domesday Book.

The location of the original village lies just south of Kenilworth Avenue (the outer ring road), its main thoroughfare commemorated by the present day Village Street. St. Giles' Parish Church stands on Village Street, atop a slight hill, and its spire can be seen across most of the district.

The development of the area around the Mills site is recorded within a number of historic plans dating from the late 19th Century through to the 1980's.

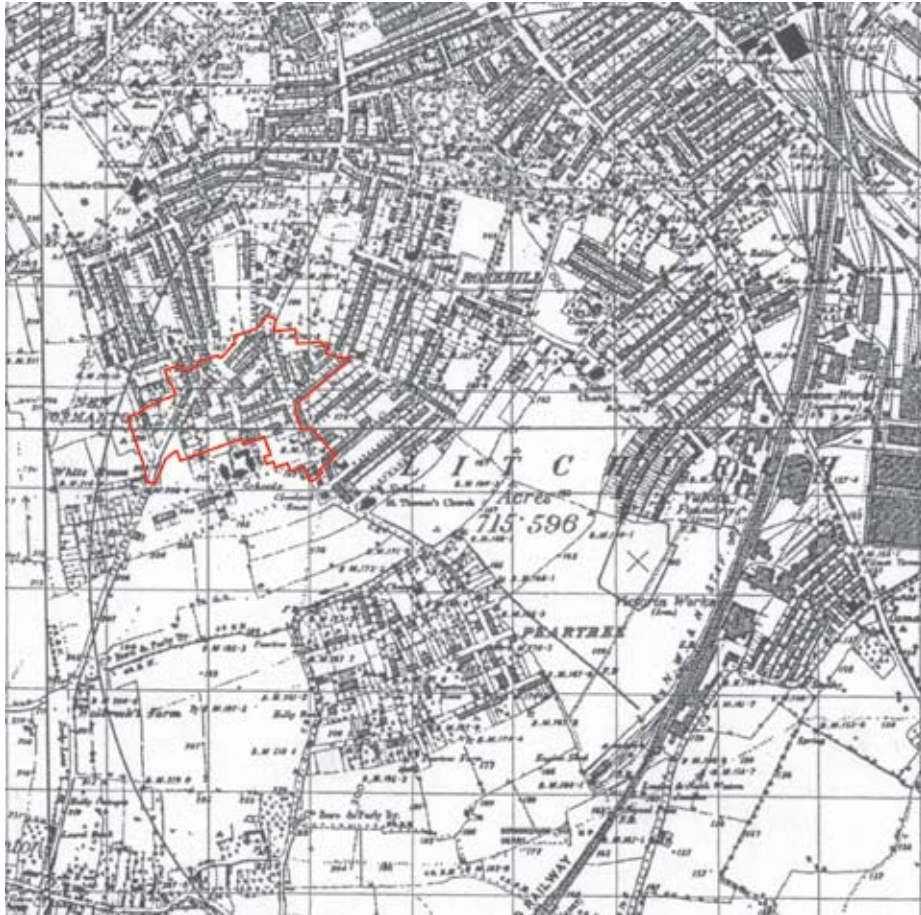
By 1888 the pattern of development within the area is emerging. A grid of streets has been established across much of the area and terraces of residential properties have been built. Properties are larger with more generous gardens to the north and east of Normanton Road, close to Derby Arboretum, and smaller to the west and south closer to the industry which had established along the railway line. At this time Normanton Road is lined by properties along its western side but as yet undeveloped in places to the east. The New Normanton Mill site has been developed and frontage is evident on Stanhope Street, Church Street Lower Dale Road and Corden Street. Further to the south Pear Tree Road still passes through an agricultural landscape of open fields.

By 1901 these open spaces have been consolidated within the built environment and a continuous frontage is established along the entire length of Normanton Road. The Vulcan Athletic Ground (relating presumably to the Vulcan Iron Works an important local employer at the time) is evident on the junction of Walbrook Road and Pear Tree Road. This is developed by 1919.

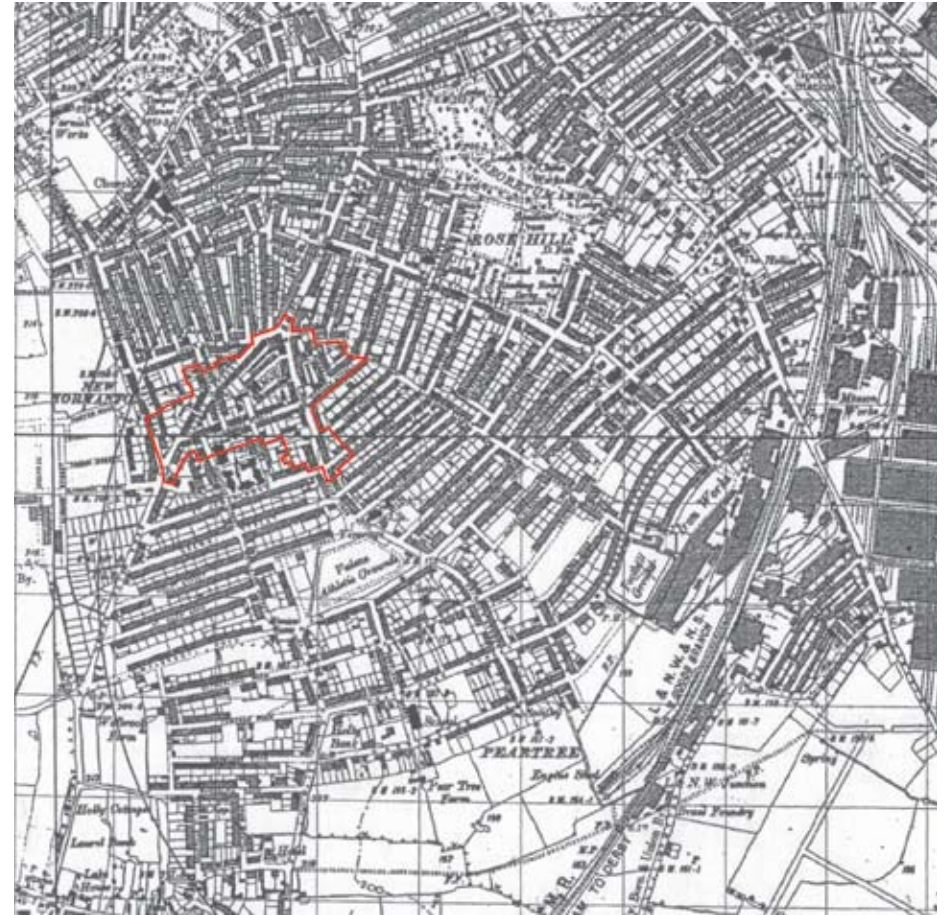


The Surestart Centre on Church Street

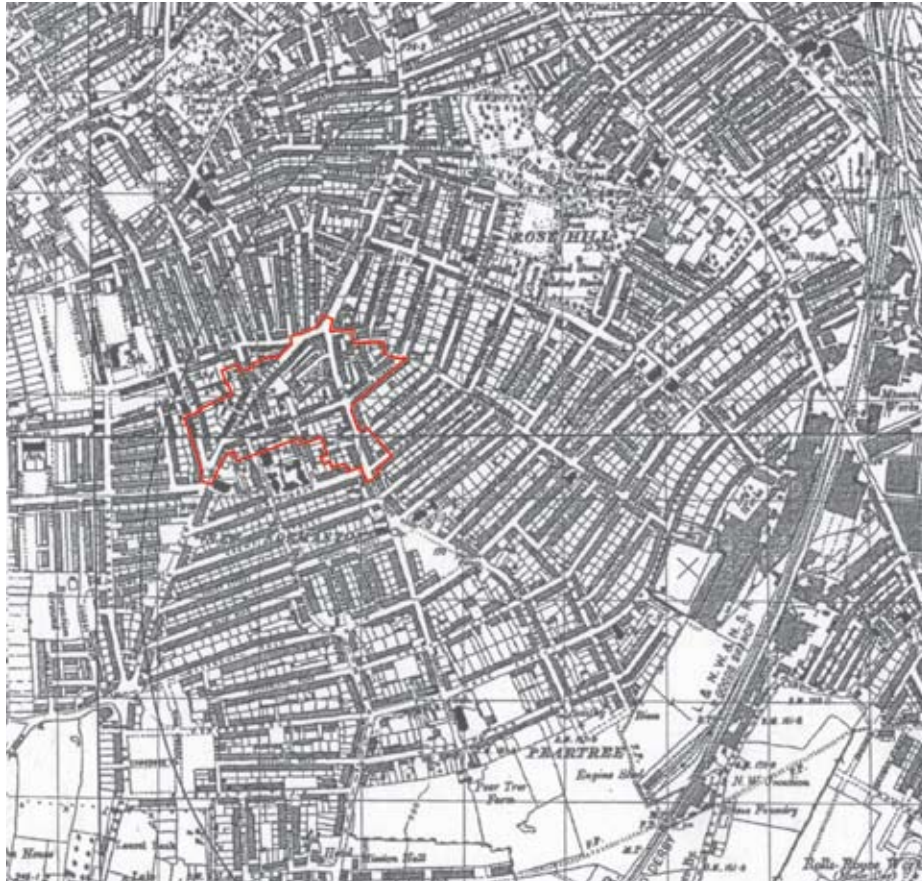
There is little evidence of physical change within the sites immediate vicinity for the next 60 years however in more recent times properties have been cleared on Church Street, Stanhope Street and Corden Street. The 1992 plan indicates these areas as open land however homes have been built along the south side of Stanhope Street and Arboretum Primary School now occupies the plot to the south of Corden Street.



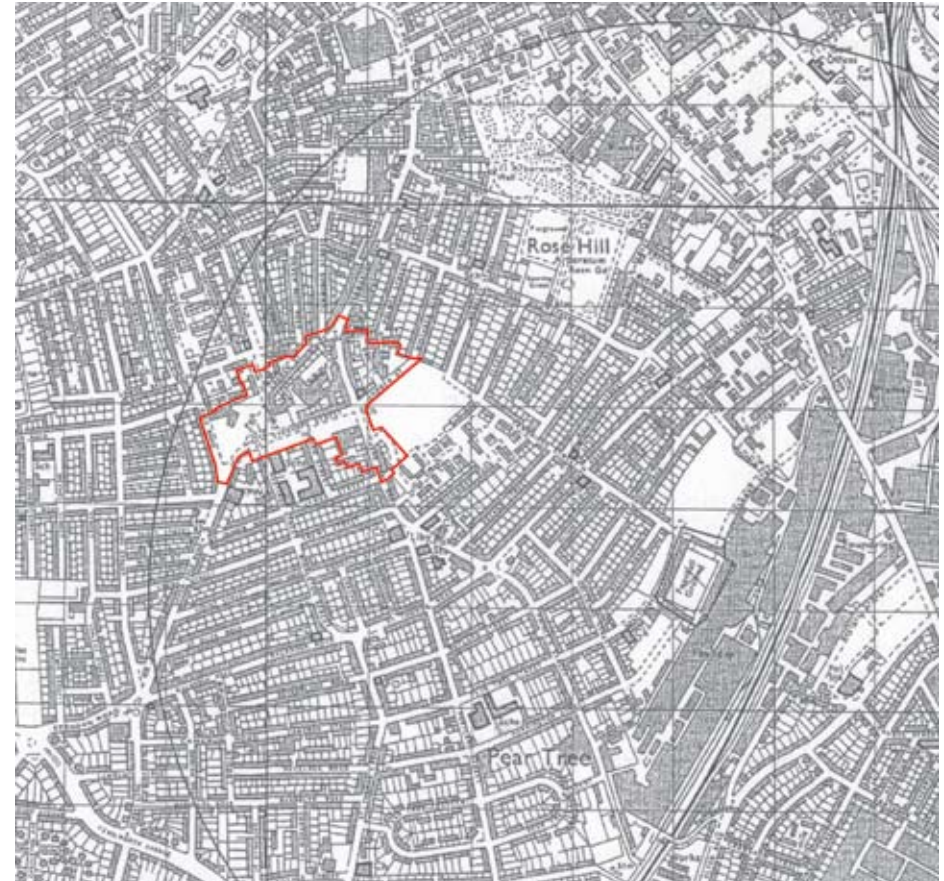
1887-1888



1901



1919



1985-1992

While physical change is fairly limited in the post war years cultural change is more marked. The area has become home to a number of ethnic communities and supports a large Pakistani and Indian community. Normanton Road is fronted by Asian shops, businesses, fast food outlets and in particular is well known for its range of Indian, Pakistani and Bangladeshi restaurants. Since the expansion of the European Union in 2004, there has been a noticeable influx of new immigrants to the area from various Eastern European countries.

2.3 Profile of the area

The Study area is located on the boundary of the Normanton and Rosehill neighbourhoods. The two neighbourhoods cover a wide area with Normanton extending south and westwards of the study area and across the ring road towards Sunny Hill and Rosehill extending towards Derby Arboretum, Dairy House Road and the former Baseball Ground at the southern end of Cambridge Street. Pear Tree Road forms the boundary between the two neighbourhoods and both extend southward to the railway line. Osmaston, also subject to a masterplanning process is located to the south of the railway line.

Normanton and Rosehill share many characteristics both in terms of their physical form and the make up of their inhabitants. Both are identified as areas of multiple deprivation, both are characterised by a predominance of Victorian terraced housing and both have a high level of ethnicity within the make up of their population.

The Normanton Neighbourhood Profile prepared by Derby Community Safety Partnership in July 2008 and the Osmaston and Rosehill Socio-Economic Study prepared by EC Harris in June 2008 provide further detail:

Population

Derby's Population, Migration and Community Profile estimated Normanton's resident population to be around 17,602 in 2007, marking a 30.3% increase on the 2001 Census figure (although there is evidence to suggest that the 2001 Census made a significant undercount in this neighbourhood).

Rosehill has a total resident population of 8,593 and 3,375 households suggesting an average household size of 2.54 persons (Census 2001).

Rosehill features a larger concentrations of children and teenagers aged 0 to 19 and young adults aged 20 – 24 than the Derby Local Authority (Derby LA) average and smaller concentrations of older age groups of 65 to 74 and 75 plus suggesting a fairly 'young' population.

Ethnicity

Both Normanton and Rosehill's population is more ethnically diverse than the city as a whole.

Using experimental population estimates generated via Derby's Population, Migration and Community Profile, it is possible to estimate that around 52.6% of Normanton's population was non 'White British' in 2007, compared to a city average of 22.0%. 20.2% of Normanton's residents are Indian and 27.8% Pakistani. 4.8% are other Asian and 5.2% Caribbean. In addition 10.3% of the population are classified as 'other white' (ie neither British or Irish white).

Pakistani comprise the largest ethnic group within the Rose Hill study area at 40.2%. This exceeds the white British proportion (39.3%). The Indian community represent 8.8% and 4.0% are identified as Caribbean.

2.9% of residents within Normanton have lived in the UK for less than 2 years. Over a third of these migrants are from eastern Europe with a similar proportion from the Indian sub-continent.



Normanton Road



Typical terraced properties in the area

Housing

There are in the region of 6,400 residential properties in the Normanton neighbourhood, of which around 6,000 are occupied. Housing in this area is predominantly terraced (61.6%). The 2001 Census identified that owner occupation in the area is low, standing 12% below the city average. The 2001 Census also identified overcrowding as an issue in the area with the rate of households with more than 1.5 persons per room standing at over three times the city average. Normanton has an average of 2.8 persons per household, compared to 2.4 across the city as a whole.

In Rosehill 44% of properties are owner-occupied falling significantly short of the Derby LA (69%) and national (68%) averages. The proportion of social rented and privately rented properties (24%) is significantly higher.



Unsecured rears to properties and dumping of rubbish

Crime and anti-social behaviour

The anti-social behaviour issues most prevalently perceived to be a problem in Normanton were litter, 'teenagers hanging around', parents not taking responsibility for the behaviour of their children and drug use and dealing (normanton Neighbourhood Profile 2008). In each case, more than 35% of respondents perceived these issues to be a problem in their area.

Despite a 35.8% reduction on 2004, the 'crime' deprivation index for Normanton remains over four times the city average, but only 28.2% higher than the average for the East Midlands. 1,652 crimes were reported in Normanton in 2007/08, marking a 5% reduction on the previous year. This stood 11% higher than the city average. The most prevalently recorded offences in the area were criminal damage (which has seen a 10% reduction) and assaults (which has seen a 30% increase). These stood 16% and 34% higher than the city average respectively.



Properties on Church Street within the study area

Deprivation

The Index of Multiple Deprivation (2007) assessed levels of deprivation across each of Derby's 147 super output areas (SOAs). This represents deprivation in terms of income, employment, health and disability, education skills and training, barriers to housing services, crime and living conditions. Six of Normanton's 9 SOAs fall within the top 20% of most deprived areas in the city. The Stanhope Street area (including part of the study area) is identified as the 9th most deprived area in the city.

The immediately adjacent area within Rosehill is identified as the 6th most deprived area in the city. The remainder of the study area falls within this area.

Community Facilities

Within the area are a number of community and social facilities. Within the study area on Stanhope Street is an Indian Community Centre where space is available for functions including weddings. The owners of this facility are considering the development of new improved facilities to cater for larger gatherings. The preference is for a new facility on the same site. Also within the study area is the Guru Arjan Dev Gurdwara Temple on the junction of Dale Road and Stanhope Street.

Pear Tree Road is home to a number of facilities including the Adult Learning Centre (on the junction of Walkbrook Road), and the Pear Tree Library. The library is located within an attractive Victorian building and provides a traditional library service. It is outside of the main district centre and does not offer state of the art facilities that many people now aspire to. Derby City Council would like to bring the library and adult learning facilities together to create a more contemporary facility that will engage, inspire and educate bringing 21st century technology and a more interactive service to the heart of the neighbourhood.

Health facilities are currently spread across Normanton within 5 GP practices. For some time the practices have been investigating the opportunity to relocate into new premises that offer a better environment, the potential to share facilities and a more central location. The New Normanton study area provides an ideal location.



Distribution of community facilities

2.4 Planning Policy

Derby City Council's Local Plan Review has been prepared within the context of an overall 10 year vision for Derby. This seeks to promote the City's economic, social and environmental well being and to help improve people's quality of life.

The Local Plan Review was formally adopted in January 2006 and sets out a number of planning objectives:

STATEMENT OF KEY PLANNING OBJECTIVES

In considering development proposals, the City Council will seek to achieve the following objectives:

- | | |
|--|---|
| <p>A. Promoting sustainable patterns and mixes of land use which reduce the need to travel and exploiting opportunities to make the fullest use of alternatives to the car. New development should be well related to the urban area and not unnecessarily extend it into the countryside, green wedges or other important areas of open land.</p> <p>B. Promoting the economic, social and environmental regeneration of the urban area. In particular, the Council will seek to promote urban living and a renaissance of the City Centre. It will also seek to protect and enhance local services and create safe, accessible and attractive environments.</p> <p>C. Facilitating an integrated approach to transport which helps to achieve a more efficient, accessible and safe network. The Council will seek to ensure that development contributes to improving transport choice and accessibility to alternatives to the car. It will also seek to ensure that existing pedestrian or cycle routes are retained and, where possible, that additional links are provided into, through and out of development sites.</p> <p>D. Promoting social inclusion, meeting housing needs and reducing poverty, ill health and the effects of disability. In particular, the Council will give weight to proposals that offer advantages to young people, children in families on low income, lone parents, disabled people, older people on low incomes, long term unemployed people and people from minority ethnic communities.</p> | <p>A. Making fullest use of previously used land and buildings and improving energy efficiency.</p> <p>B. Reducing waste and pollution, in particular air and water pollution. In considering development proposals, the Council will have full regard to its objectives of improving the health and well being of Derby residents.</p> <p>C. Assisting in creating a prosperous and economically vibrant city by encouraging inward investment, the establishment of new small and medium sized enterprises and the expansion or relocation of existing businesses.</p> <p>D. Improving the quality and design of the urban environment, making urban living more attractive, accessible, safe and secure.</p> <p>E. Ensuring the environmental well-being of the City, including the conservation and enhancement of its key natural and cultural resources, its heritage, local distinctiveness and community identity.</p> <p>F. Promoting lifelong learning and encouraging development that supports the educational objectives of the University, Derby College, secondary schools, primary schools and nurseries.</p> <p>G. Making use of best practice in land use planning for water management and flood protection.</p> |
|--|---|

Part of the Normanton Mill site is within the Normanton Road / Pear Tree Road Linear Centre. Policies S3 and R8 are particularly relevant in this context.

S3 DISTRICT AND NEIGHBOURHOOD CENTRES

Within the District and Neighbourhood Centres defined on the Proposals Map, planning permission will be granted for shops (A1) and other complementary uses serving a local need, provided that:

A. The proposal is compatible with the general scale, nature and function of the Centre.

B. The proposal would not detract from the Centre's vitality or viability by means of:

- Reducing the proportion of existing or committed ground floor frontage in A1 usage;
- Separating important shop or service units; or
- Introducing uses not open to the public.

A. Wherever practicable, a shop front or display of visual interest is maintained.

Office (B1) and residential (C3) proposals will be permitted on first floors and above. Such uses will also be acceptable in ground floor locations, where these are on the periphery of centres and where the Council is satisfied that it would combat long term vacancy and would not result in an adverse effect on the vitality and viability of the Centre.

R8 NORMANTON ROAD / PEARTREE ROAD LINEAR CENTRE

Planning permission will be granted for shops (A1) and other uses which:

A. are compatible with the general scale, nature and function of the centre; and

B. contribute to the vitality, viability and regeneration of the centre.

At ground floor level, residential development (C3), Hotels and Residential Institutions (C1, C2), and Hostels will be restricted to areas outside the defined Primary Frontages.

Redevelopment of the former Presto site will be permitted provided this includes a substantial element of retail development.

Policy R8 is justified through the following paragraphs:

4.25 This is a traditional Victorian Centre that has grown up in a linear fashion along the Normanton and Peartree Roads. It contains a wide mix of uses, including retail and other similar commercial activities. It also provides community and other services for Derby's minority ethnic population and has a city-wide role for diverse cuisines. Indeed, the City Council is now promoting this feature as part of its tourist strategy. Towards its southern end, commercial uses are interspersed with other uses such as housing.

4.26 In the past, this area has exhibited symptoms of decline, including significant vacancy problems. The Council has responded to this by measures to improve the physical environment and planning policies to help maintain a vibrant and prosperous core to the Centre, most recently using finance from 'City Challenge'. This strategy has had a great deal of success and the Centre now has more vibrancy and fewer vacancies. The Council recognises that it must continue to help regenerate the area. It has been successful in obtaining further resources from the SRB 6 Programme and is continuing to bid for further resources as they become available. Key elements of the existing strategy are maintained. In particular, the Plan continues to encourage physical improvements to buildings and the environment of the area to make it more attractive. In addition to improvements to the urban fabric and general environment of the Centre, the Council will also give weight to benefits to the local population in terms of the range of goods and services offered and employment opportunities created when considering new development proposals. In this respect, the former Presto site in the middle of the centre has particular potential for regeneration. It also seeks to protect the

retail and commercial core of the Centre by restricting wholly non-commercial uses to outside the defined primary shopping frontages. This may have the added benefit of bringing underused or vacant units in the periphery of the centre (which have suffered most with vacancies) back into beneficial use.

4.27 At the northern end of the Centre is the Southgate Retail Park, which incorporates a number of retail and similar uses, and the former Mackworth College site which has an extant outline planning permission for retail and leisure development. These are included in the Centre because of the contribution they can make to local shopping services.

Listed Buildings

There are two statutory listed buildings, (both Grade II) along Normanton Road and Pear Tree Road:

- Serbian Orthodox Church of Apostles St Peter and St Paul, Normanton Road (Grade II). Listed 11.09.98 Parish church. 1839-40; and
- Church of St Thomas the Apostle, Peartree Road (Grade II). Anglican church. 1881.



Vehicular Movement Plan

2.5 Movement

Vehicular movement

Normanton Road is the principal route through the area, a radial route into the city centre and an important route, both for local, and through traffic. It is however a Victorian street lined with shops and businesses and it provides limited highway space. The Normanton District Centre Consultation Report (2008) prepared by Ian Finlay Architects for Derby City Council, identifies congestion problems as a major source of concern for residents. These problems are exacerbated by servicing of shops, limited availability of parking spaces and the desire of many visitors to park on the roadside in order to quickly access a local shop or business.

There are a number of localised congestion hotspots created by particular businesses, including Pak Foods located immediately to the north of the study area on Normanton Road, and Sharif Stores on Pear Tree Road towards the southern edge of the study area. Both are ethnic supermarkets with limited car parking and attract customers from all over the city. Furthermore pick up and drop off at Arboretum Primary School on Corden Street causes localised traffic congestion at the beginning and end of the school day. Further parking enforcement or incentives to switch to alternative modes of transport may reduce the current problems.

More infrequently, events at the Indian Community Centre on Stanhope Street and the Guru Arjan Dev Gurdwara Temple on the junction of Dale Road and Stanhope Street generate high volumes of traffic and parking.



Buses on Normanton Road

Normanton Road extends southwards as Pear Tree Road until its junction with the east west Walbrook Road / Dairy House Road. This route in turn links Osmaston Road with Derby's ring road. Upper Dale Road / Stanhope Street provides an important connection from Normanton to the Cavendish Neighbourhood Centre and the ring road. Connecting to these roads are a series of smaller streets lined with residential properties providing alternative routes through the area and access to the properties that front them. A number of the connections close to the study area, including Church Street, Cummins Street and Whiston Street, have been closed to through traffic, presumably to prevent rat running through residential areas and to reduce the pressure on the important junction of Normanton Road, Pear Tree Road and Lower Dale Road. One way working has been introduced on a number of other local streets.



Charlotte Street car park

Derby City Council is currently extending the inner ring road and the benefits to Normanton are not clear at this stage clear. A potential benefit is the reduction in through traffic along Normanton Road with road users taking alternative routes.



Pear Tree Road is narrow and there is no where to park



Public transport movement

Normanton Road is an important public transport corridor through the area with a number of bus routes providing connection to and from the city centre. Services also run Upper Dale Road / Stanhope Street towards the Cavendish Neighbourhood Centre.

Bus Route Plan

Cycle movement

The councils recommended cycle network is confusing and convoluted. Some sections of Normanton Road are recommended while others are not - instead cyclists are invited to zig-zag along back routes.

Pear Tree Road is not recommended, despite it being the most direct north-south route connecting to Normanton Road and the city centre.

Upper Dale Road is a recommended cycle route, and it is more direct bringing cyclists from the ring road towards the study area, however, once it reaches Pear Tree Road, instead of cutting through the park and joining Normanton road it zig-zags along back routes.

Cycle routes should be direct, safe and easy to use. Pear Tree Road and Normanton Road forms an important route into the city centre and should be designed to fulfill this role.



Cycle Routes Plan



Pedestrian Routes Plan

Pedestrian movement

The well connected street network ensures that pedestrian permeability within the area is good and provides a choice of routes to destinations. The quality of the pedestrian environment is however poor in many areas with narrow and congested footways on Pear Tree Road and Normanton Road and a lack of overlooking and surveillance on many other streets in the area. This is apparent in several parts of the study area including: -

- Stanhope Street where uses and the nature of the residential development provides limited overlooking and frontage to the street;
- The extension of the Church Street / Lower Dale Road pedestrian route across the Church Street open space which also lacks overlooking;
- Oak Street where a number of corrugated iron barriers and make shift fencing provides an unattractive rear to shops on Pear Tree Road and an unsupervised route for pedestrians; and
- The pedestrian connection/alleyway from Cambridge Street toward Corden Street and thence via Oak Street to the District Centre. This alleyway lacks overlooking and provides a poor continuation of Cambridge Street, an important connection through Rosehill towards the Normanton District Centre.

2.6 Urban Design Analysis

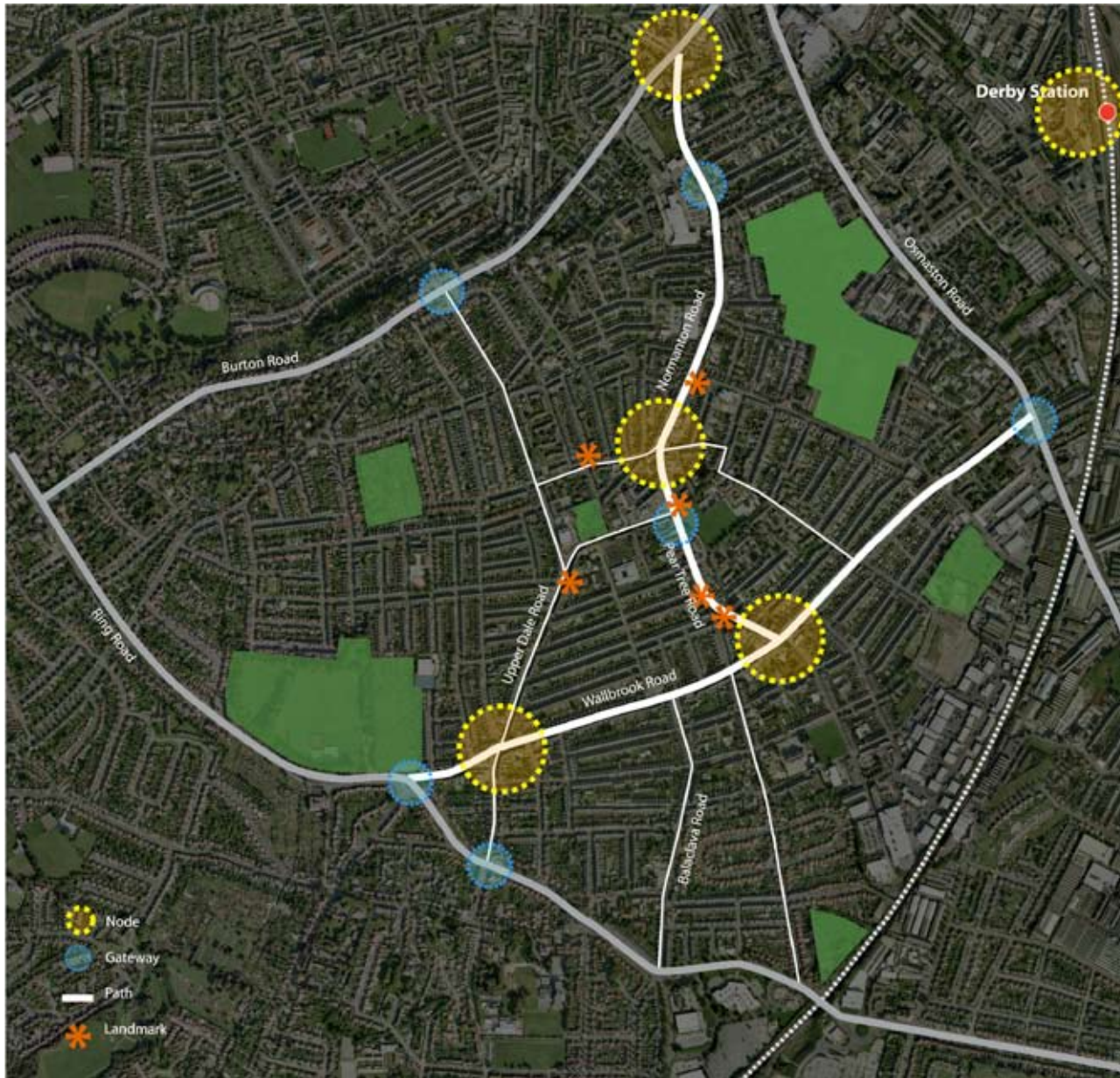
Character, built form and land uses

The Normanton and Rosehill neighbourhoods are characterised by a tight grid of Victorian Streets. Properties are generally two storey and were built as terraces of workmen's cottages with either small front gardens or fronting directly onto the street. Plot widths are small, 3.5 to 5 metres and vary in length from 20 to 30 metres. This gives rise to residential densities of between 45 and 80 dwellings per hectare.

Normanton Road provides a vibrant focus for the neighbourhood, offering a diverse, multi-cultural mix of shops, businesses and cafes strung along the street. The level of activity fades along Pear Tree Road and the shops and other premises through this stretch of the street appear to be struggling to remain in business. Further south the junction of Pear Tree Road and Dairyhouse Road is an important node in the area and a gateway to the residential area to the south and east. The quality of the built form in the vicinity of this junction is poor with a garage and car showroom forecourt terminating the view down Pear Tree Road.



Land Use Plan



Townscape

The journey along Pear Tree Road and Normanton Road is a dynamic experience with a number of memorable and attractive buildings marking the route. These include Pear Tree library, the Church of St Thomas the Apostle and Cordon Street Methodist Church. The junction of Normanton Road Pear Tree Road and Lower Dale Road feels like the heart of Normanton. The three storey Normanton hotel provides the focus for the junction but its dilapidated condition and the lack of activity within it detract from the experience. Similarly the Sharif store on the junction of Stanhope Street with Pear Tree Road delivers a disappointing architectural response to this important junction and gateway into the Normanton District Centre.

Within the study area there is little of architectural merit. 61, Church Street a 1930's three storey corner block stands out but its checkered history leaves it in need of renovation. The shop fronts on Pear Tree Road are Victorian but of unremarkable quality and the street would benefit from wider footways, opportunity for short stay pull in parking and some street trees. Stanhope Street, Oak Street and the Church Street open space lack frontage and properties at the western end of Church Street and on Rawdon Street are narrow and of poor quality.

Townscape

Frontage and Interface

The centre of the Mill site is poorly organised with left over space, exposed rears to properties and a generally low quality of maintenance and management. This gives the area an unloved and fragmented appearance and offers little to the District Centre. Furthermore the environment across Pear Tree Road within which Oakvale House is set is unattractive and lacks defined and safe connections through it.



Frontage and Interface



Public Space and Walkbands

Public realm and public spaces

The public realm quality within the Normanton District centre is generally poor with a low quality of materials and a lack of coordinated structure or design approach. Footways are narrow and there is a lack of focus for activities or gatherings.

Within the Rosehill and Normanton area there are three neighbourhood open spaces, The Arboretum, Normanton Park and Shaftesbury Park, together with Sherwood recreation ground. The area is however deficient in open space. Many residents do not live within 400metres of an open space and there are very few incidental green spaces. In some areas the tight residential streets are green deserts with school playgrounds in many places providing the only green spaces. These are not accessible to the public.



The Arboretum

The Arboretum

The Arboretum is England's oldest park and was bequeathed to the city of Derby in 1840 by the local philanthropist Joseph Strutt. The northern section of the Arboretum is laid out as landscaped gardens with many mature trees. The southern part includes sports pitches, and children's play facilities. The Arboretum recently benefited from a £4.2 million refurbishment funded through the Heritage Lottery. The total area of the park is 17.5 acres.



Church Street open space lacks overlooking

Shaftesbury Park

Shaftesbury Park was created during the 1970's following demolition of properties on Shaftesbury Crescent and Columbo Street. Its short existence as a public open space means there are no mature trees. The majority of the gently sloping park is laid out as grass with a junior football pitch, (approximately 70 x 40 metres) and children's play facilities. These were recently introduced towards the northern end of the park. Properties on Leacroft Road back onto the space and it is not overlooked. CCTV cameras are focused on the play area suggesting that this facility attracts unwanted attention.

Normanton Park

Normanton Park is located to the west of the study area and is a large open area that provides a range of sports and recreational facilities. £0.5 million has been recently spent on Normanton Park.



The heart of Normanton?

Other spaces

Within the study area is a smaller public open space on Church Street. This space lacks overlooking and appears unloved. A pedestrian footpath cuts diagonally across the space providing a link from Church Street to Upper Dale Road and children's play equipment is located towards its western boundary. The space covers approximately 0.57Ha.

2.7 Land ownerships and constraints

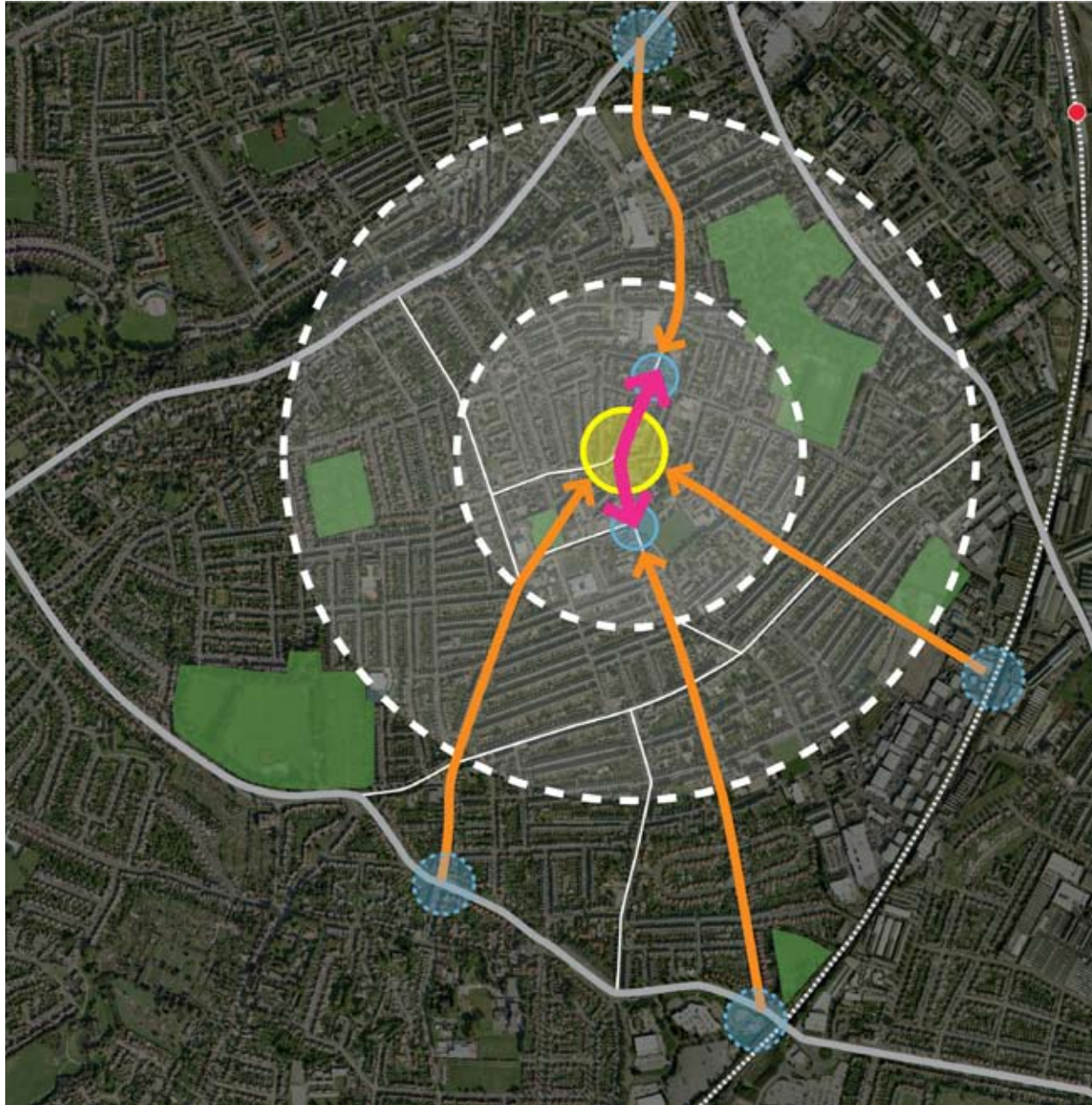
The study area is in multiple ownership and for the most part it is subdivided into small plots on which shops or houses have been developed. A number of larger sites are within the control of Derby City Council including Oakvale House, the Charlotte Street car park and the Church Street open space and there are two other significant sites both in private ownership. The first, located on the junction of Normanton Road and Pear Tree Road is occupied by the Normanton hotel. This building has been vacant for several years and presents a negative impression of the centre. The second is the New Normanton Mill site. This site is within one ownership although there are many leaseholders occupying buildings on the site.

At this stage utility and ground contamination information has not been researched.



Land Ownership Plan

- Mills Site
- Education
- Estates
- Highways
- Housing
- Parks
- Libraries



The Heart of the Community ...

Normanton Mills is at the heart of a vibrant district centre, and is easily accessible from the surrounding neighbourhoods. Its central location is the key driver for its future regeneration. The Vision for the area will build on principles established through the Rosehill Masterplan to deliver a focus for the neighbourhood where health, community and learning facilities are clustered in a highly accessible location.

The proposals will set new standards of design and engender new feelings of pride within the community and provide space for gatherings and celebration.

03 Our Vision + Objectives



To provide a strategic fit with and complement the masterplan for Rosehill

The New Normanton Mills masterplan will build on the recommendations within the Rosehill plan to provide improved public realm and green space; clearly defined gateways and to deal with other specific neighbourhood issues.

The masterplan will also aim to replace poorer quality housing with new high quality homes that provide greater choice, both in terms of type and tenure, to residents within the neighbourhood.



To provide a new community health centre

This facility will bring together 5 GP practices and the Peartree Clinic and deliver healthcare to 25-30,000 people within a state of the art building located in a highly accessible location.

A pharmacy will be incorporated within a two to three storey building that provides 4,000m² of floorspace and parking for up to 100 cars.



To reinforce the neighbourhood centre

New development will provide essential community facilities that help to strengthen the function and role of the centre adding to the vitality and vibrancy.



To consolidate the urban fabric and deliver development of the highest design quality

New development will relate to the character and context of the place both in terms of its design and its scale and massing and will provide continuous active frontages to line the streets and spaces. This will improve the quality of place and reduce fear of crime.



To provide a catalyst for wider regeneration of the area

Development at New Normanton Mills will stimulate a wider change within the area setting new standards and encouraging further activity on other sites within the area.



To ensure a high level of accessibility by all modes

The site is located in a highly accessible location particularly in respect of public transport and walking. Improvements delivered as part of the scheme will encourage a further shift to these modes of transport and to cycle use whilst providing improved car parking provision in the centre. This can in return reduce the impact of kerbside parking that contributes towards the centres congestion problems.



To transform the public realm and public spaces

New and improved public spaces will provide attractive spaces to rest, play and gather at the heart of the centre. These will be designed to the highest standard using good quality, robust materials and providing a mix of hard and soft areas to serve a range of functions. Hard spaces may be usable for occasional markets and all spaces will be overlooked by new development to provide natural surveillance. Where possible footways within the centre will be widened and trees planted to improve the pedestrian experience.



To develop a health and learning hub

Library and adult learning facilities will be brought together within the centre and housed in a distinctive new building where state of the art technology will improve the learning experience and encourage more active participation. This will provide a complementary service to the health centre.



To identify future uses of vacated sites and of businesses on the current site

Many of the facilities located on the periphery of the centre will move into the Normanton District Centre. This will make available a number of sites for future development. The future uses for these sites will need to be considered as part of a separate exercise.



04 Design Options



4.1 Introduction

Five design options have been prepared for the New Normanton Mills study area. Each aims to meet the objectives set out in the vision for the area and for each a higher and lower intervention option is indicated. The strengths and weaknesses of each option are indicated and this has been informed by comments received by stakeholders throughout the masterplanning process.

The options share a number of elements.

Each of the five options:

- Provides a new health centre that can provide circa 4,000m² floorspace;
- Provides a new library/adult learning facility at the heart of the centre;
- Provides the opportunity for the Indian Community Centre to redevelop new facilities either on its existing site or on an adjacent site;
- Provides new homes that offer choice in terms of typology;
- Provides car parking to serve the health centre and with the potential for shared use for other activities within the centre; and
- Proposes significant public realm improvements.

Note all options at this stage indicate family homes and apartments. We are aware of Derby City Council's aspiration to provide Extra Care Housing within the area and options are flexible to allow for their provision at the detailed stage.

Each option also assumes:

- Demolition and redevelopment of Oakvale House on Corden Street;
- Demolition of the New Normanton Mill and other associated buildings; and
- Demolition of Normanton hotel and the adjacent shops close to the junction of Normanton Road with Pear Tree Road.

The options vary in terms of:

- The level of intervention proposed and the potential need for land assembly in order to deliver this proposed intervention;
- The distribution of uses across the site; and
- The approach to and location of public open space, both hard and soft within the area and in particular the future configuration of the Church Street open space.



Intervention and land assembly

The study area is in multiple ownership and for the most part it is subdivided into small plots on which shops or houses have been developed. A number of larger sites are within the control of Derby City Council including Oakvale House, the Charlotte Street car park and the Church Street open space and there are two other significant sites both in private ownership. The first, located on the junction of Normanton Road and Pear Tree Road is occupied by the Normanton hotel. This building has been vacant for several years and presents a negative impression of the centre. The second is the New Normanton Mill site. This site is within one ownership although there are many leaseholders occupying buildings on the site.

A number of the options, and in particular option one and option five, have been prepared in direct response to the pattern of land ownership within the area. This will simplify the delivery of development particularly in the early phases.

The scale of intervention within the study area also varies from option to option. Options one and four can be delivered without the need to acquire and demolish existing homes however options two, three and five promote a more comprehensive redevelopment that restructures the urban fabric of the area. This will require demolition of properties on Oak Street, Whiston Street and Rawden Street.

Distribution of Uses

It is likely that the first phase of development will be the provision of a new primary health centre, together with associated car parking. The design options consider a number of locations for this facility:

- Options One and Five – On the New Normanton Mill site;
- Option Two – On the junction of Normanton Road and Pear Tree Road where it may provide a focus for the centre;
- Option Three – On the Church Street Open space; and
- Option Four – On the Oakvale House site.

It is essential for South Derbyshire LiftCo that this facility can be delivered quickly and the ability to acquire sites may dictate their preferred option.



The new library/adult learning centre is located at the heart of the centre in all options and in all but option two on the prominent Normanton hotel site at the Normanton Road/Pear Tree Road junction. In option two the health centre occupies this site and the new library/adult learning centre is positioned to the east of the junction overlooking a new public space.

Retail development remains along Pear Tree Road (in accordance with planning policy) in all options excepting option three where it forms frontage to a new public open space to the west of the street.

All options provide new homes. The number and location varies from option to option. At this stage the numbers should be treated as indicative and there is flexibility in terms of typology. Apartments over shops could be substituted with managed workspace commercial or community uses and some homes could instead be provided as extra car facilities.



Public Open Space

The approach to public open space provision also varies from option to option. Three approaches are adopted:

- Options One and Four – Church Street open space remains in current configuration; a new hard paved public space provided at the heart of the centre;
- Options Two and Five - Church Street open space to provide overlooking and new public green space located on the Oakvale House site; a new hard paved public space provided at the heart of the centre; and
- Option Three: a new larger open space provided at the heart of the neighbourhood centre replacing the existing Church Street open space.



Other Uses

At this stage relocation of sports facilities to the New Normanton Mills site has not been considered. This could be considered further at a later stage should the proposition be endorsed by Derby City Council Leisure Services.

Arboretum Primary School have plans to extend their existing school buildings and all options indicate this extension. There may be limited scope for further development of the school grounds however this has not been considered in detail at this stage.

4.2 Design Options

4.2.1 Option One:

Principles

Option One aims to provide an easily deliverable design solution whilst ensuring a high quality urban fabric that places emphasis on the junction of Pear Tree Road and Normanton Road. The design responds to the pattern of land ownerships allowing individual uses to be delivered independent of one another and ensuring that the Health Centre may be delivered on one land parcel (the New Normanton Mill site).



Option One - Concept Plan

The option envisages:

- A new library/adult learning facility located in a highly visible location at the junction of Pear Tree Road and Normanton Road;
- A new health centre on the Normanton Mills site with parking provided immediately adjacent. Vehicular access to car parking is off Stanhope Street and a pedestrian route along Charlotte Street provides connection to the District Centre;
- New retail frontage along both sides of a wider tree lined Pear Tree Road with apartments on the upper floors. Layby parking is also provided along the street;
- A new Indian Community Centre on Stanhope Street occupying its current site but with its main entrance overlooking the Church Street open space. The community centre is well located to share the health centre car park;
- New workspace on Stanhope Street;
- A mix of two and three storey family homes on the Oak Street / Oakvale House site and further opportunities for houses on Charlotte Street, Church Street and Stanhope Street; and
- A new public space which can be used for sitting and relaxing, gatherings or a local market at the heart of Normanton.

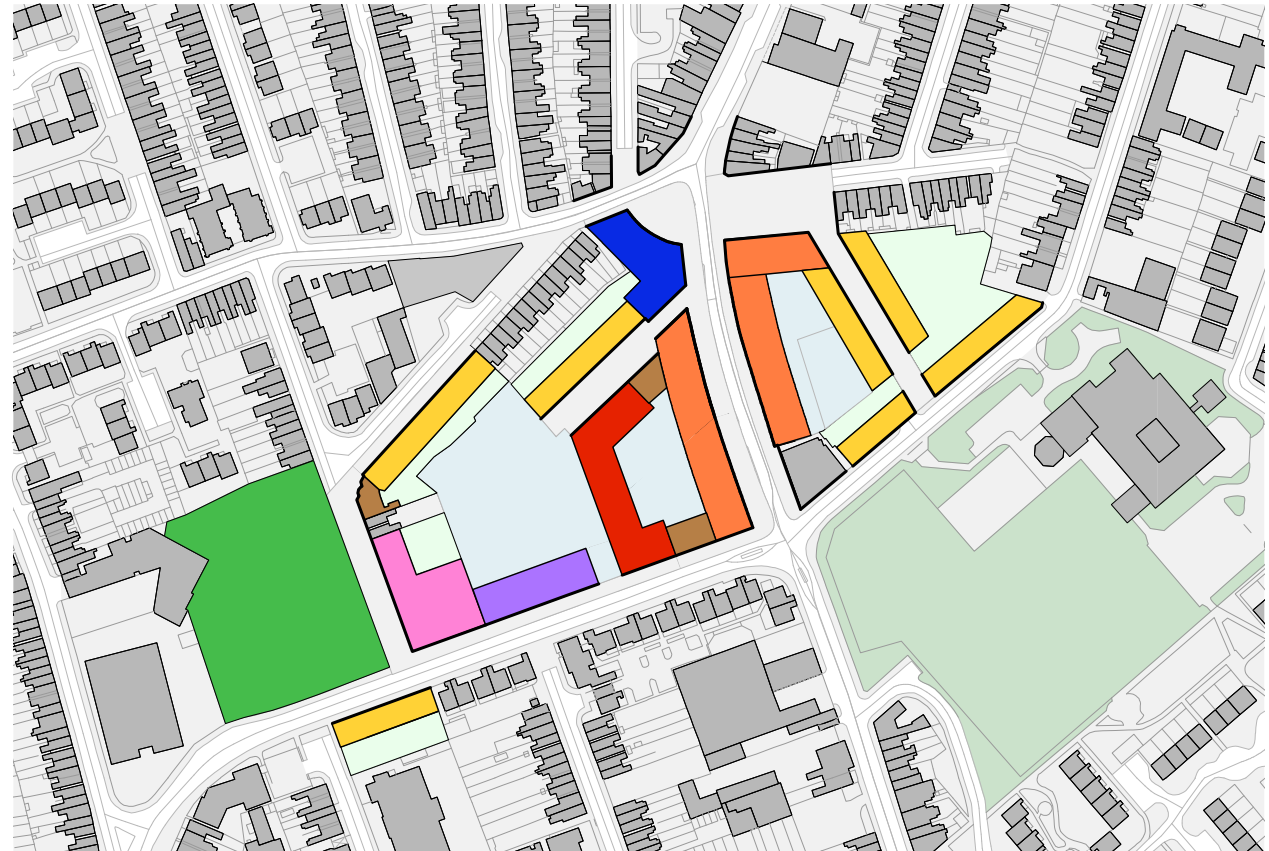
Option One (Higher Intervention) - Potential development quantum

It is anticipated that the higher intervention scenario for option one could deliver the following approximate quantum of development:

Health Centre	3,900m ²
Associated Car Park	118 spaces
Retail	2,932m ²
Library/adult learning centre	2,464m ²
Workspace	2,163m ²
Community Centre	2,217m ²
New Homes	148No.
Apartments	72No.
3 Storey Houses	26No.
2 Storey Houses	50No.
Public space (soft)	5,679m ²
Public space (hard)	1,800m ²
This option will require the demolition and clearance of:	
<ul style="list-style-type: none"> • 34 shops (3,324m² of floorspace); • 23 existing homes; and • Oakvale House. 	

The option delivers:

- a gross gain of 125 homes (at this stage extra care homes have not been specifically identified however a portion of new homes could serve this need replacing the accommodation at Oakvale House);
- a gross loss in retail provision of 392m²; and
- no change in the area of soft public open space and an additional 1,800m² hard paved open space.



Option One - Higher Intervention

- Library
- Health Centre
- Retail with apartments above
- Houses
- Apartments
- Community Centre
- Workspace
- Parking
- New/improved green space

Option One (Lower Intervention) - Potential development quantum

It is anticipated that the lower intervention scenario for option one could deliver the following approximate quantum of development:

Health Centre	3,900m ²
Associated Car Park	118 spaces
Retail	1,292m ²
Library/adult learning centre	2,464m ²
Workspace	2,163m ²
Community Centre	2,217m ²
New Homes	84No.
Apartments	32No.
3 Storey Houses	26No.
2 Storey Houses	36No.
Public space (soft)	5,680m ²
Public space (hard)	1,800m ²
This option will require the demolition and clearance of:	
<ul style="list-style-type: none"> • 17 shops (1,563m² of floorspace); and • Oakvale House. 	

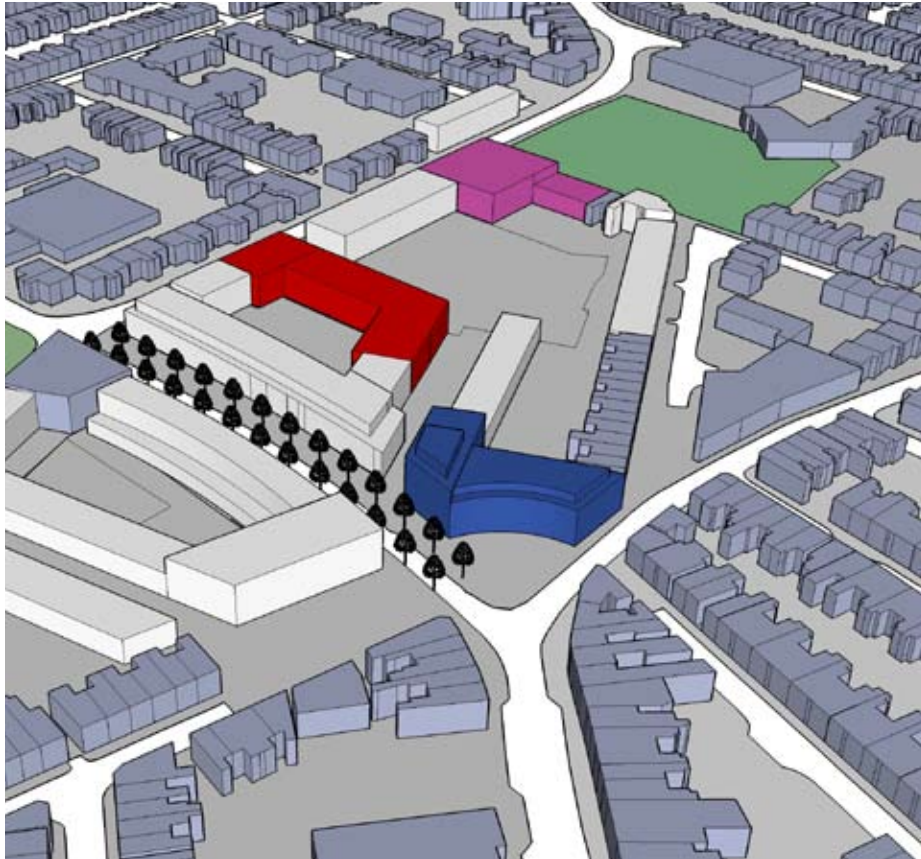
The option delivers:

- a gross gain of 84 homes (at this stage extra care homes have not been specifically identified however a portion of new homes could serve this need replacing the accommodation at Oakvale House);
- a gross loss in retail provision of 271m²; and
- no change in the area of soft public open space and an additional 1,800m² hard paved open space.



Option One - Low Intervention

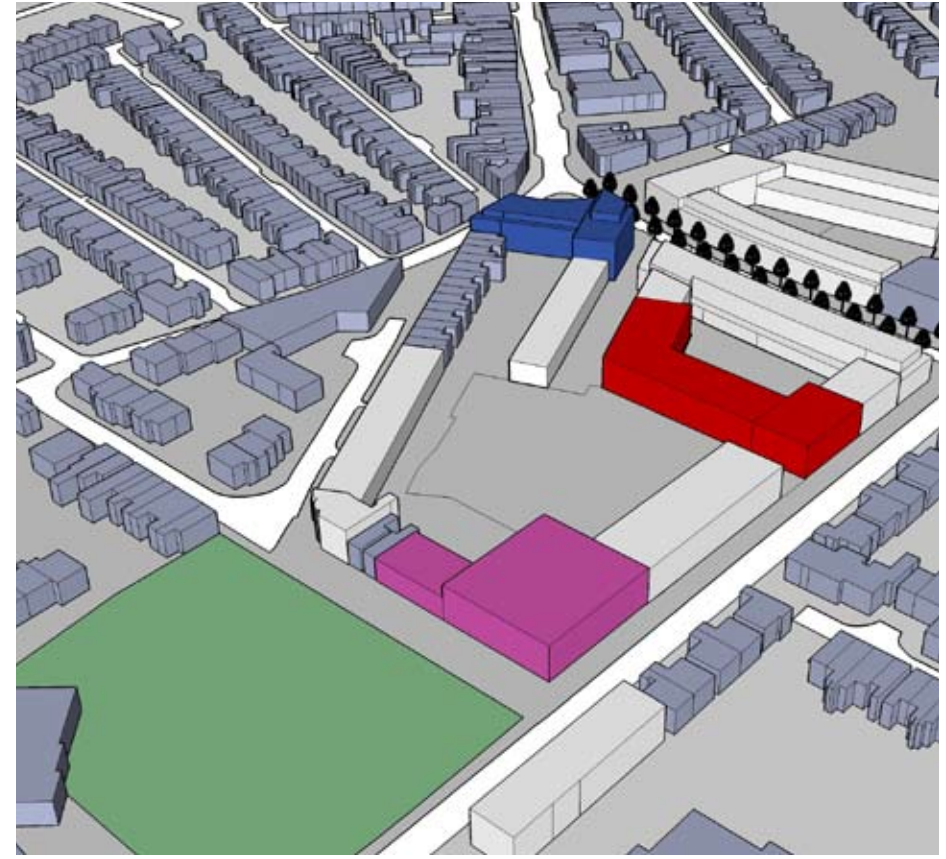
- Library
- Health Centre
- Retail with apartments above
- Houses
- Apartments
- Community Centre
- Workspace
- Parking
- New/improved green space



View of Option One (high intervention) from the north

STRENGTHS

- Creates strong focus to centre
- Longer term opportunity to widen Pear Tree Road
- Locates car parking where it may be shared between health centre, community centre and shops
- Provides a good mix of uses
- Potential for phased delivery
- Minimal requirement for demolition and reduces need for CPO
- Improved links to Arboretum School



View of Option One (high intervention) from the south

WEAKNESSES

- Little improvement to setting of Stanhope Street green space
- Limited improvements to connections through the area
- Servicing of shops on Oak Street could be problematic
- Health Centre is a little 'tucked away' from the main focus of the centre

4.2.2 Option Two:

Principles

Option Two aims to locate the health centre and library/adult learning centre at the heart of the Normanton neighbourhood with both facilities fronting onto a new public space. The option also aims to reconfigure open spaces within the area so that the Church Street space is actively overlooked on three sides and a new space is created fronted by new residential development on the site of Oakvale House. This in turn helps to achieve a positive connection to Arboretum Primary School and better links with Rosehill to the south and east. As with option one land uses respond to the pattern of land ownerships however the health centre is located on a site in multiple ownership.



Option Two - Concept Plan

The option envisages:

- A new health centre located in a highly visible location at the junction of Pear Tree Road and Normanton Road. Car parking is provided on the Mills site to the rear of the health centre and accessed off Stanhope Street. A pedestrian route along Charlotte Street provides connection to the District Centre;
- A new library/adult learning facility located immediately to the east and fronting onto a hard paved public space;
- New retail frontage along both sides of a wider tree lined Pear Tree Road with apartments on the upper floors. Layby parking is also provided along the street;
- A new Indian Community Centre on Stanhope Street occupying its current site but with its main entrance overlooking the Church Street open space. The community centre is well located to share the health centre car park;
- New workspace on Stanhope Street;
- A mix of two and three storey family homes structuring around new and improved open spaces on the Oak Street / Oakvale House site and at Church Street;
- A new shared surface link from Cambridge Street to the Oakvale House site providing a direct and safe pedestrian route to the District Centre from Rosehill; and
- A new public space which can be used for sitting and relaxing, gatherings or a local market at the heart of Normanton.

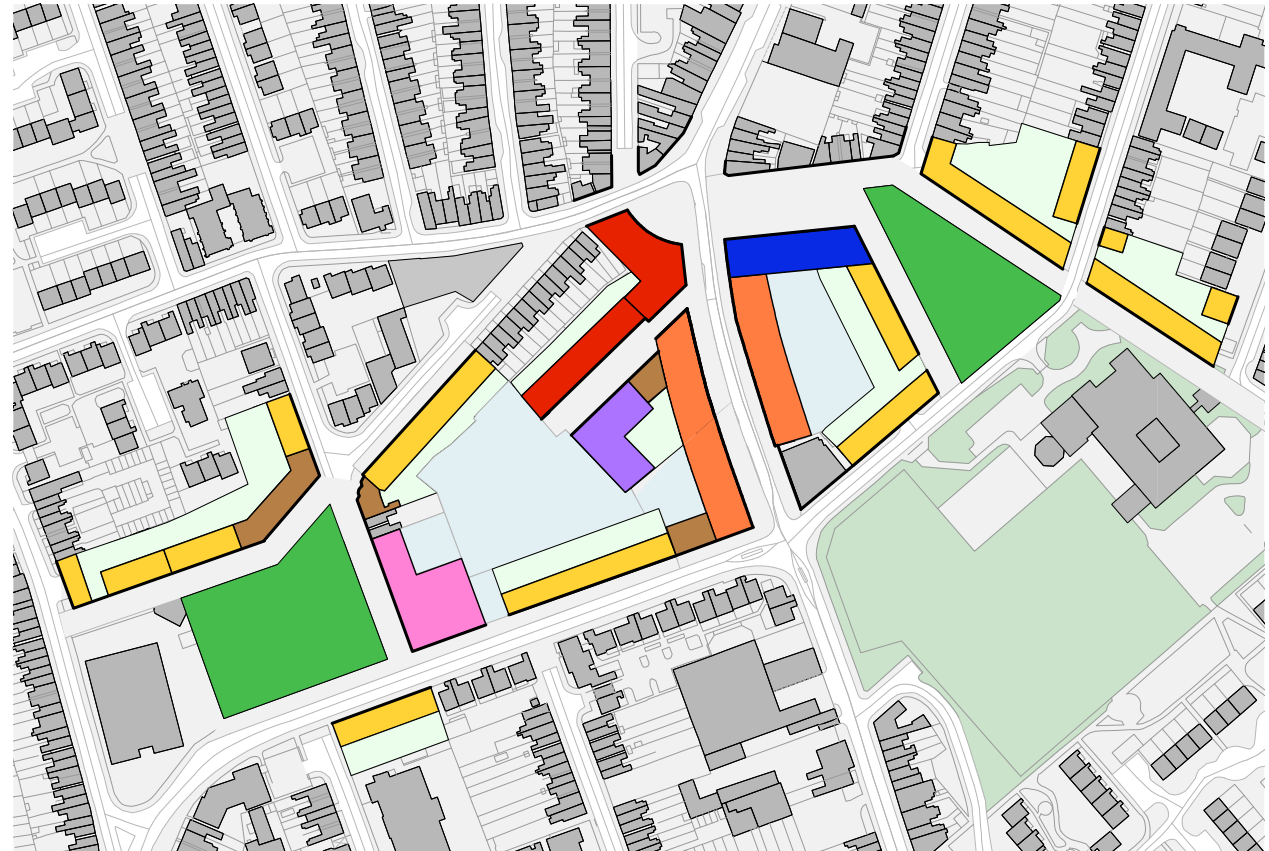
Option Two (Higher Intervention) - Potential development quantum

It is anticipated that the higher intervention scenario for option two could deliver the following approximate quantum of development:

Health Centre	3,963m ²
Associated Car Park	122 spaces
Retail	2,372m ²
Library/adult learning centre	2,275m ²
Workspace	1,717m ²
Community Centre	2,217m ²
New Homes	185No.
Apartments	77No.
3 Storey Houses	69No.
2 Storey Houses	38No.
Public space (soft)	6,275m ²
Public space (hard)	1,960m ²
This option will require the demolition and clearance of:	
<ul style="list-style-type: none"> • 34 shops (3,324m² of floorspace); • 57 existing homes; and • Oakvale House. 	

The option delivers:

- a gross gain of 128 homes (at this stage extra care homes have not been specifically identified however a portion of new homes could serve this need replacing the accommodation at Oakvale House);
- a gross loss in retail provision of 952m²; and
- 595m² additional soft public open space and an additional 1,960m² hard paved open space.



Option Two - Higher Intervention

- Library
- Health Centre
- Retail with apartments above
- Houses
- Apartments
- Community Centre
- Workspace
- Parking
- New/improved green space

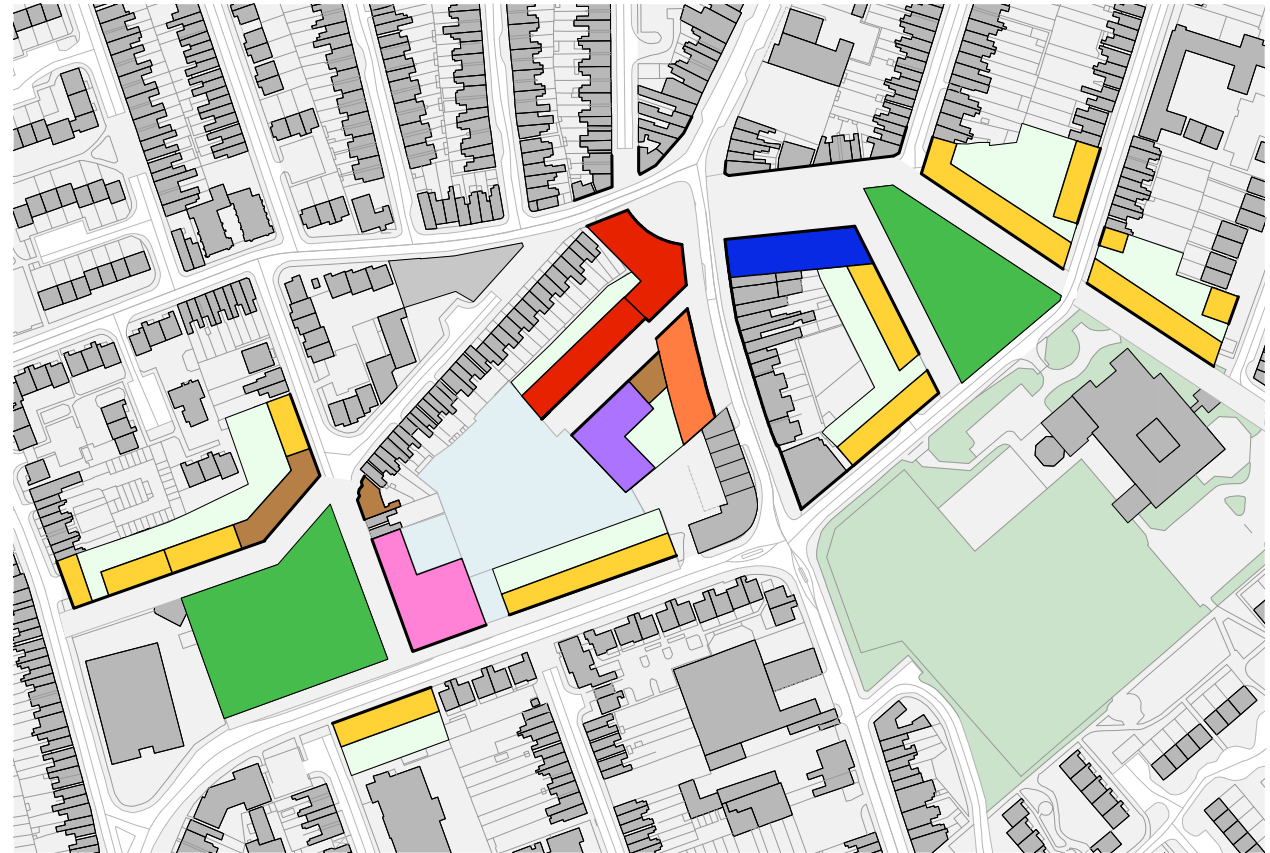
Option Two (Lower Intervention) - Potential development quantum

It is anticipated that the lower intervention scenario for option two could deliver the following approximate quantum of development:

Health Centre	3,963m ²
Associated Car Park	122 spaces
Retail	667m ²
Library/adult learning centre	2,275m ²
Workspace	1,717m ²
Community Centre	2,217m ²
New Homes	130No.
Apartments	38No.
3 Storey Houses	69No.
2 Storey Houses	23No.
Public space (soft)	6,275m ²
Public space (hard)	1,960m ²
This option will require the demolition and clearance of:	
<ul style="list-style-type: none"> • 19 shops (1,563m² of floorspace); • 40 existing homes; and • Oakvale House. 	

The option delivers:

- a gross gain of 90 homes (at this stage extra care homes have not been specifically identified however a portion of new homes could serve this need replacing the accommodation at Oakvale House);
- a gross loss in retail provision of 896m²; and
- 595m² additional soft public open space and an additional 1,960m² hard paved open space.



Option Two - Low Intervention

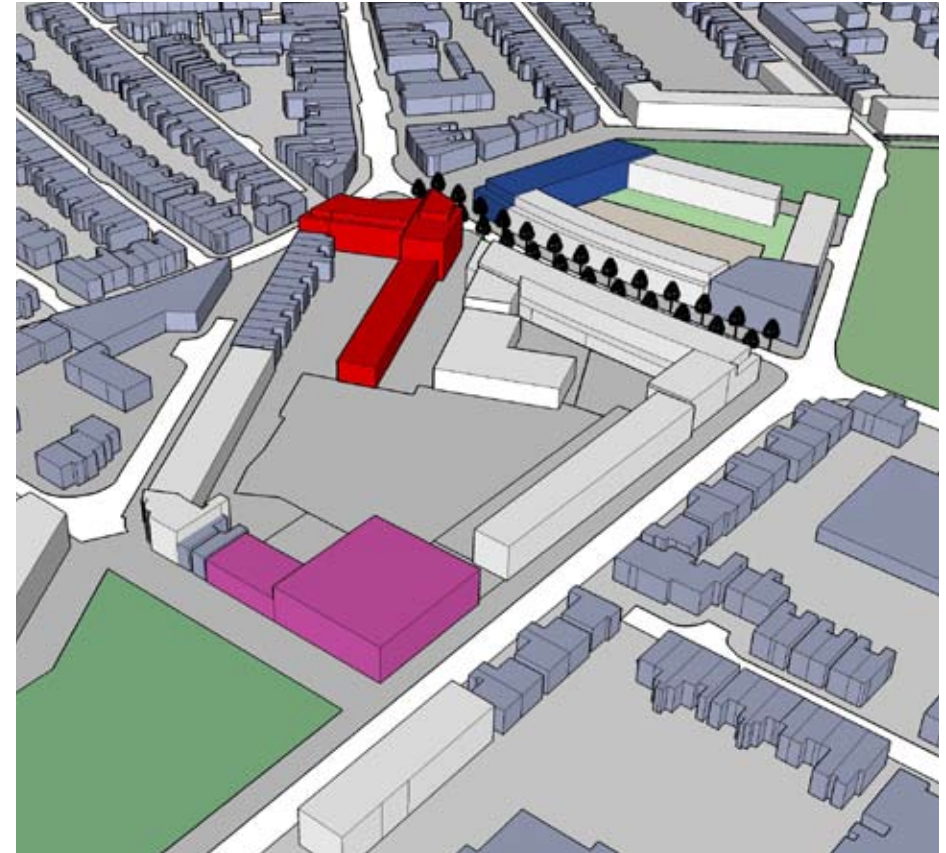
- Library
- Health Centre
- Retail with apartments above
- Houses
- Apartments
- Community Centre
- Workspace
- Parking
- New/improved green space



View of Option Two (high intervention) from the north

STRENGTHS

- Creates strong focus to centre and synergy between the health and learning elements
- Provides improved connections to wider area and in particular Rosehill
- Longer term opportunity to widen Pear Tree Road
- Locates car parking where it may be shared between health centre, community centre and shops
- Creates green spaces fronted by new development
- Provides a good mix of uses
- Potential for phased delivery
- Improved links to Arboretum School



View of Option Two (high intervention) from the south

WEAKNESSES

- Health Centre dependant on acquisition of Normanton Hotel and adjacent properties
- High level of demolition of existing properties
- Servicing of shops on Oak Street could be problematic

4.2.3 Option Three:

Principles

Option Three aims to bring about a radical transformation of the Normanton District Centre. Properties to the west side of Pear Tree Road and the Mill site are removed and an open grassed public open space that will act as a memorable focus for the centre created in their place. This space will be lined with new development including shops and a new library adult learning centre will be located in a prominent location at the junction of Normanton Road and Pear Tree Road. The new space will create a place for gatherings, celebrations and calm relaxation in the heart of the neighbourhood and a calm oasis amid the surrounding vibrant urban streets. A new health centre is envisaged on the existing green space on Church Street and new homes are proposed on the Oakvale House site.



Option Three - Concept Plan

The option envisages:

- A large open green space covering 0.7Ha as a new focus of activity within the centre;
- A new library/adult learning facility located in a highly visible location at the junction of Pear Tree Road and Normanton Road;
- A new health centre located on the existing Church Street open space with car parking located to its rear;
- New retail frontage along the northern edge to the open space and to the east side of Pear Tree Road with apartments on the upper floors. Layby parking is also provided along the street;
- A new Indian Community Centre on Stanhope Street occupying its current site but with its main entrance fronting onto the open space. The community centre is well located to share the health centre car park;
- A mix of two and three storey family homes on the Oak Street / Oakvale House site and further opportunities for houses on Church Street and Stanhope Street; and
- A new hard paved public space which at the front to the new library/adult learning facility.

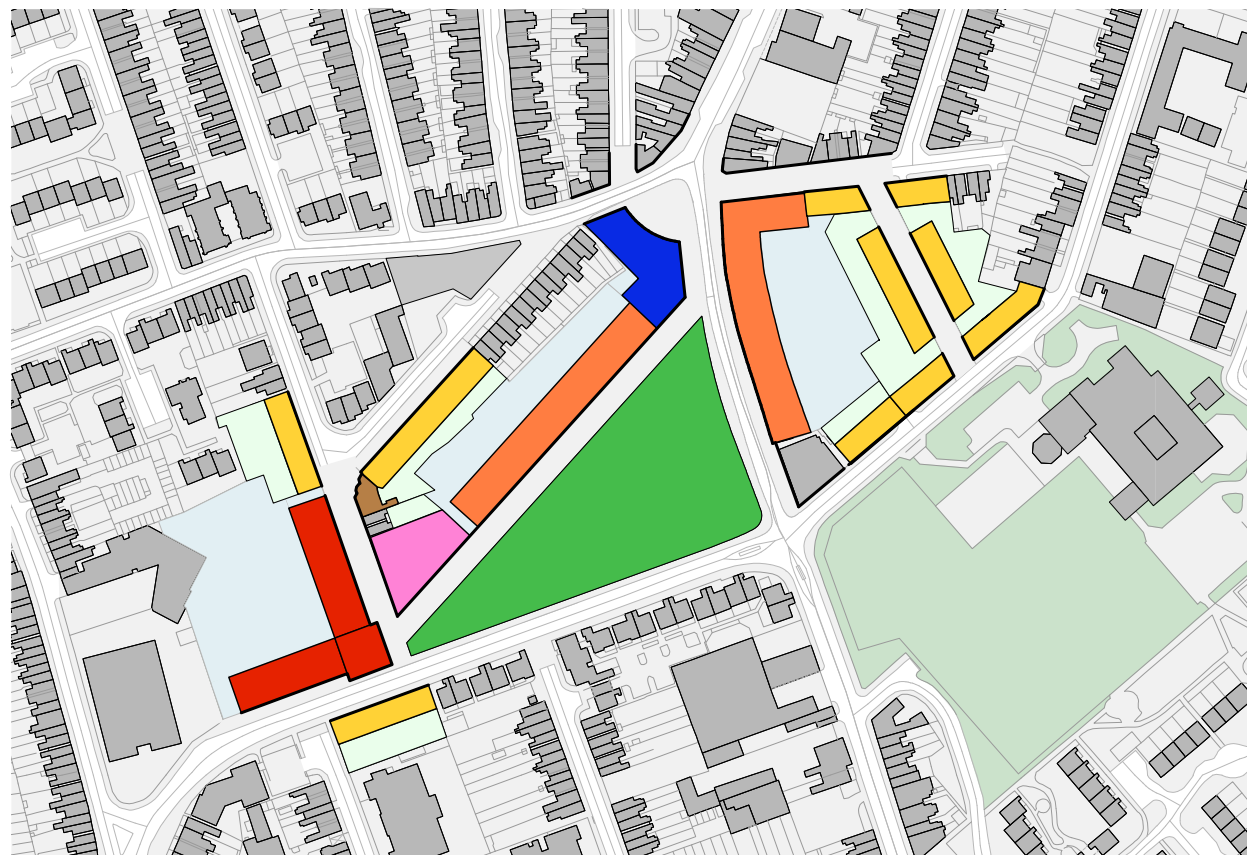
Option Three (Higher Intervention) - Potential development quantum

It is anticipated that the higher intervention scenario for option three could deliver the following approximate quantum of development:

Health Centre	4,584m ²
Associated Car Park	111 spaces
Retail	3,353m ²
Library/adult learning centre	2,468m ²
Workspace	0m ²
Community Centre	1,692m ²
New Homes	144No.
Apartments	68No.
3 Storey Houses	27No.
2 Storey Houses	50No.
Public space (soft)	6,895m ²
Public space (hard)	430m ²
This option will require the demolition and clearance of:	
<ul style="list-style-type: none"> • 34 shops (3,324m² of floorspace); • 34 existing homes; and • Oakvale House. 	

The option delivers:

- a gross gain of 110 homes (at this stage extra care homes have not been specifically identified however a portion of new homes could serve this need replacing the accommodation at Oakvale House);
- a gross gain in retail provision of 29m²; and
- 1,215m² additional soft public open space and an additional 430m² hard paved open space.



Option Three - High Intervention

- Library
- Health Centre
- Retail with apartments above
- Houses
- Apartments
- Community Centre
- Workspace
- Parking
- New/improved green space

Option Three (Lower Intervention) - Potential development quantum

It is anticipated that the lower intervention scenario for option three could deliver the following approximate quantum of development:

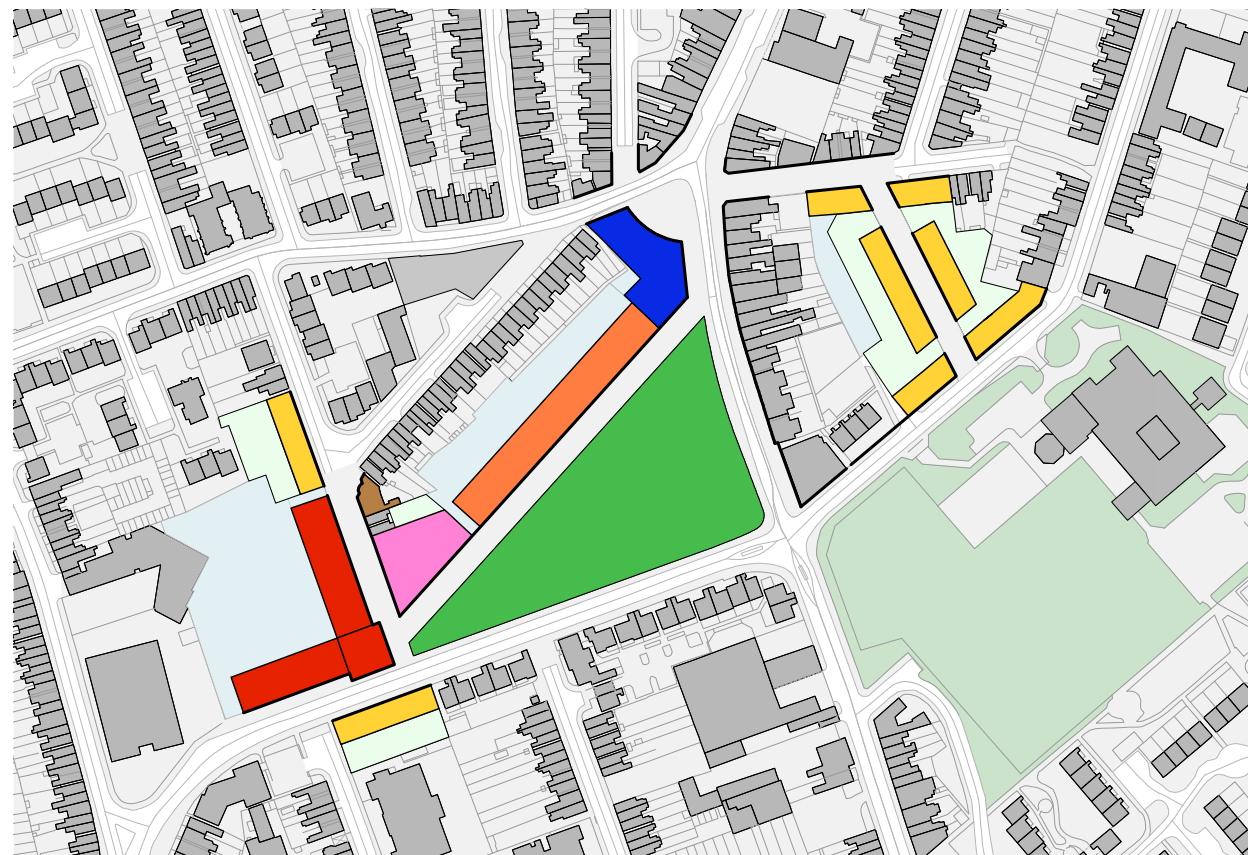
Health Centre	4,584m ²
Associated Car Park	111 spaces
Retail	1,606m ²
Library/adult learning centre	2,468m ²
Workspace	0m ²
Community Centre	1,692m ²
New Homes	84No
Apartments	35No.
3 Storey Houses	21No
2 Storey Houses	28No.
Public space (soft)	6,895m ²
Public space (hard)	430m ²

This option will require the demolition and clearance of:

- 19 shops (1,887m² of floorspace);
- 10 existing homes; and
- Oakvale House.

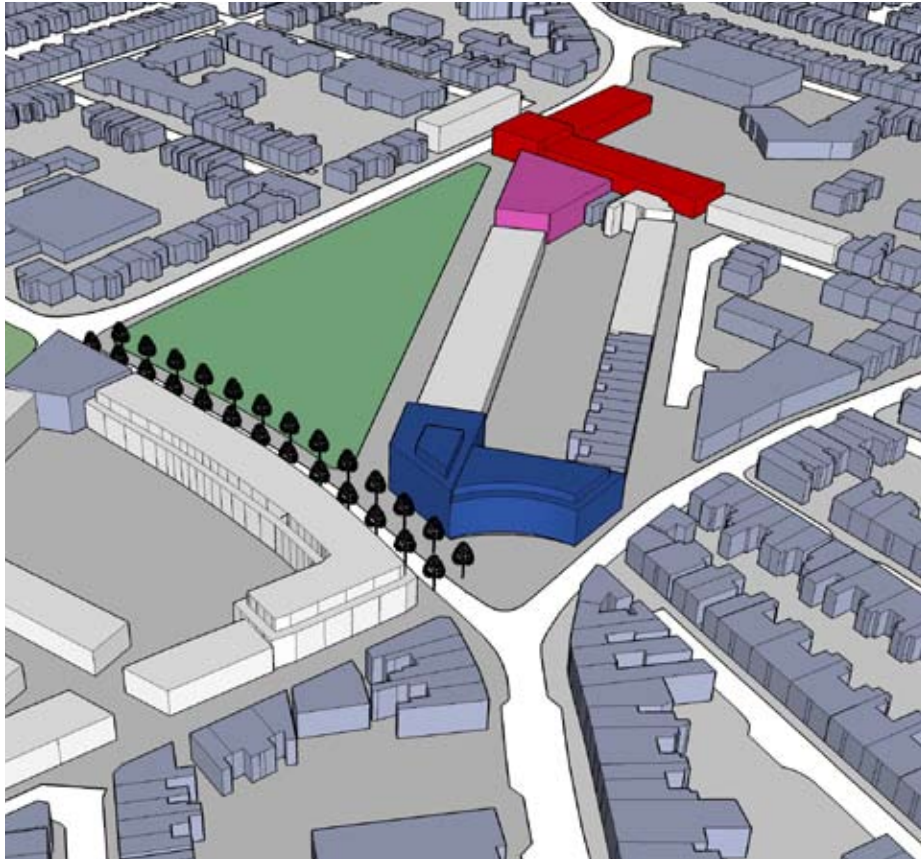
The option delivers:

- a gross gain of 74 homes (at this stage extra care homes have not been specifically identified however a portion of new homes could serve this need replacing the accommodation at Oakvale House);
- a gross loss in retail provision of 281m²; and
- 1,215m² additional soft public open space and an additional 430m² hard paved open space.



Option Three - Low Intervention

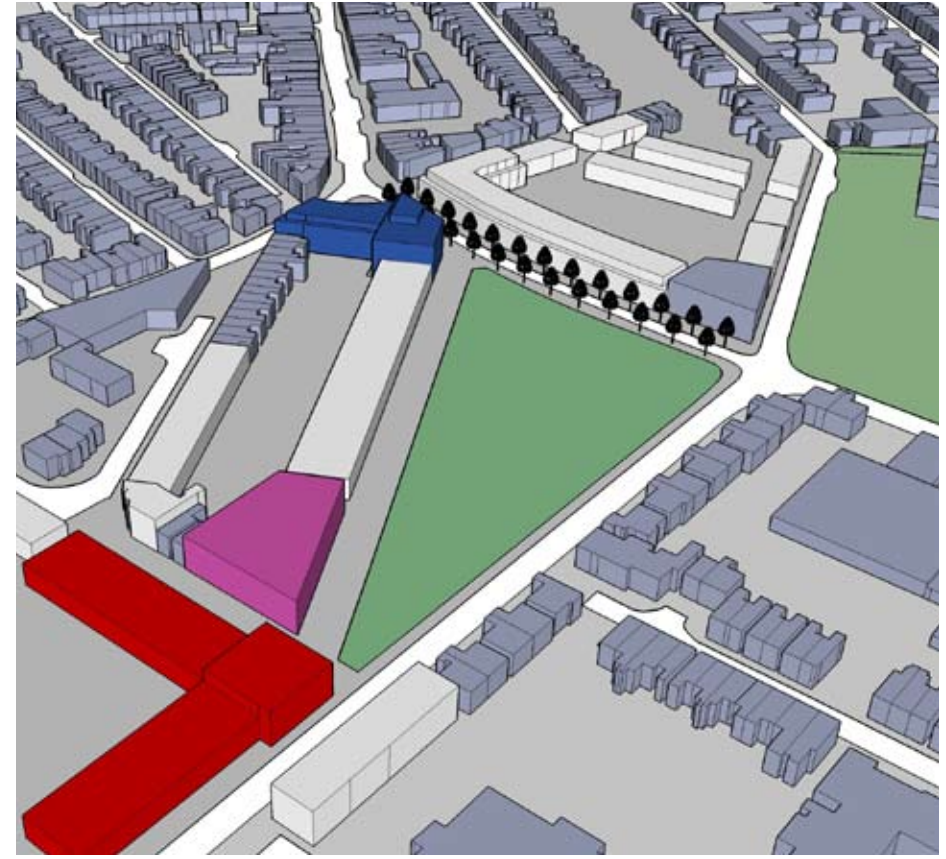
■	Library
■	Health Centre
■	Retail with apartments above
■	Houses
■	Apartments
■	Community Centre
■	Workspace
■	Parking
■	New/improved green space



View of Option Three (high intervention) from the north

STRENGTHS

- Creates strong focus to centre
- Delivers a transformational change with a highly visible green space at the heart of the centre that provides for a greater range of functions
- Locates car parking where it may be shared between health centre, community centre and Temple
- Further potential for additional planting around 'village green'
- Provides a good mix of uses
- Improved links to Arboretum School



View of Option Three (high intervention) from the south

WEAKNESSES

- Difficult to deliver incrementally
- Health Centre further from main movement corridor
- Servicing of shops on Oak Street could be problematic
- Reduced opportunity to justify CPO

4.2.4 Option Four:

Principles

Option Three aims to locate the health centre on the Oakvale House site on land within the control of Derby City Council. A new library/adult learning centre is provided at the heart of the Normanton neighbourhood fronting onto a new public space. The Normanton Mills site is developed as housing with the Indian community centre redeveloped on its own site and new retail frontage provided along Pear Tree Road.



Option Four - Concept Plan

The option envisages:

- A new library/adult learning facility located in a highly visible location at the junction of Pear Tree Road and Normanton Road;
- A new health centre located on the Oakvale House site accessed off Corden Street and with a car park to its rear.
- New retail frontage along both sides of a wider tree lined Pear Tree Road with apartments on the upper floors. Layby parking is also provided along the street;
- A new Indian Community Centre on Stanhope Street occupying its current site but with its main entrance overlooking the Church Street open space. The community centre is well located to share the health centre car park;
- A mix of two and three storey family homes on the New Normanton Mill site fronting an extended Charlotte Street and Stanhope Street. Further opportunity for new homes is provided on Church Street; and
- A new public space which can be used for sitting and relaxing, gatherings or a local market at the heart of Normanton.

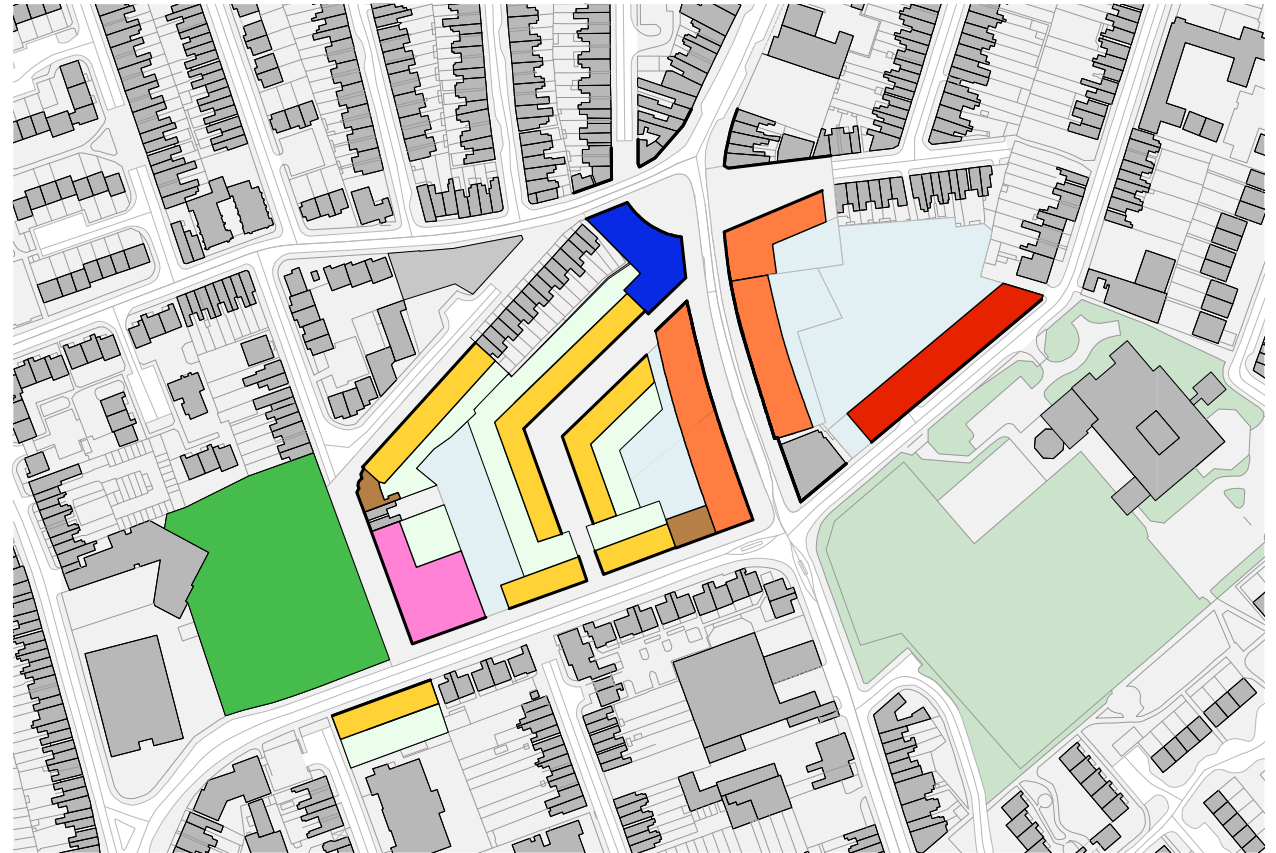
Option Four (Higher Intervention) - Potential development quantum

It is anticipated that the higher intervention scenario for option four could deliver the following approximate quantum of development:

Health Centre	3,830m ²
Associated Car Park	125 spaces
Retail	3,012m ²
Library/adult learning centre	2,463m ²
Workspace	0m ²
Community Centre	2,217m ²
New Homes	139No.
Apartments	65No.
3 Storey Houses	21No.
2 Storey Houses	53No.
Public space (soft)	5,680m ²
Public space (hard)	1,500m ²
This option will require the demolition and clearance of:	
<ul style="list-style-type: none"> • 34 shops (3,324m² of floorspace); • 17 existing homes; and • Oakvale House. 	

The option delivers:

- a gross gain of 122 homes (at this stage extra care homes have not been specifically identified however a portion of new homes could serve this need replacing the accommodation at Oakvale House);
- a gross loss in retail provision of 312m²; and
- no change in soft public open space and an additional 1,500m² hard paved open space.



Option Four - High Intervention

- Library
- Health Centre
- Retail with apartments above
- Houses
- Apartments
- Community Centre
- Workspace
- Parking
- New/improved green space

Option Four (Lower Intervention) - Potential development quantum

It is anticipated that the higher intervention scenario for option four could deliver the following approximate quantum of development:

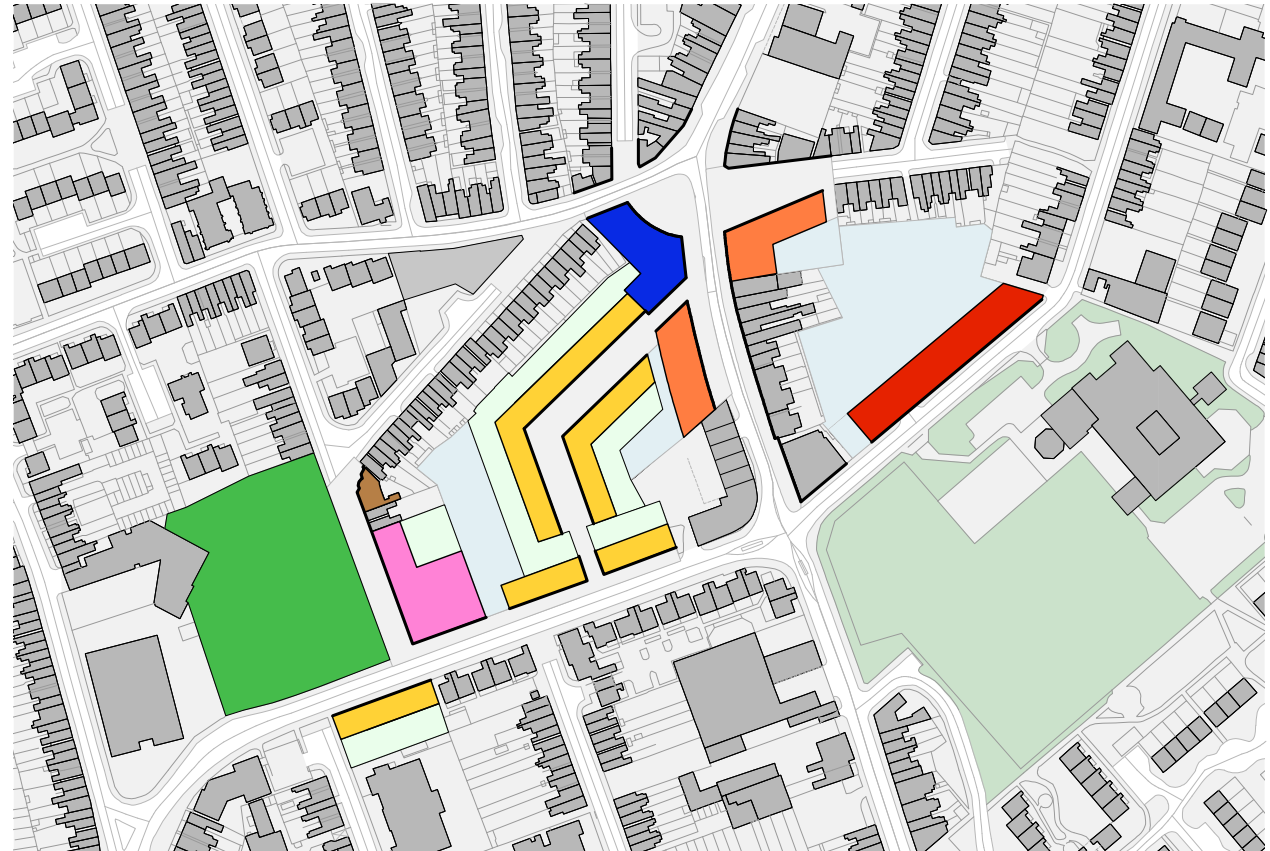
Health Centre	3,830m ²
Associated Car Park	125 spaces
Retail	1,355m ²
Library/adult learning centre	2,463m ²
Workspace	0m ²
Community Centre	2,217m ²
New Homes	89No.
Apartments	30No.
3 Storey Houses	21No.
2 Storey Houses	38No.
Public space (soft)	5,680m ²
Public space (hard)	1,500m ²

This option will require the demolition and clearance of:

- 19 shops (1,648m² of floorspace);
- 0 existing homes; and
- Oakvale House.

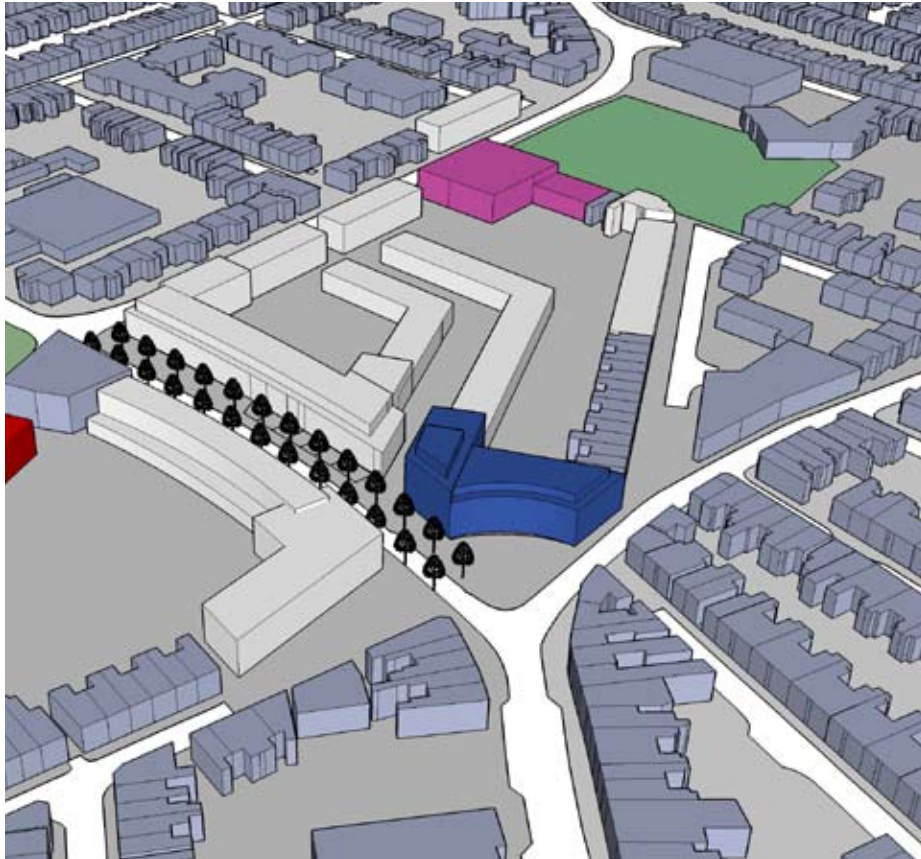
The option delivers:

- a gross gain of 89 homes (at this stage extra care homes have not been specifically identified however a portion of new homes could serve this need replacing the accommodation at Oakvale House);
- a gross loss in retail provision of 312m²; and
- no change in soft public open space and an additional 1,500m² hard paved open space.



Option Four - Low Intervention

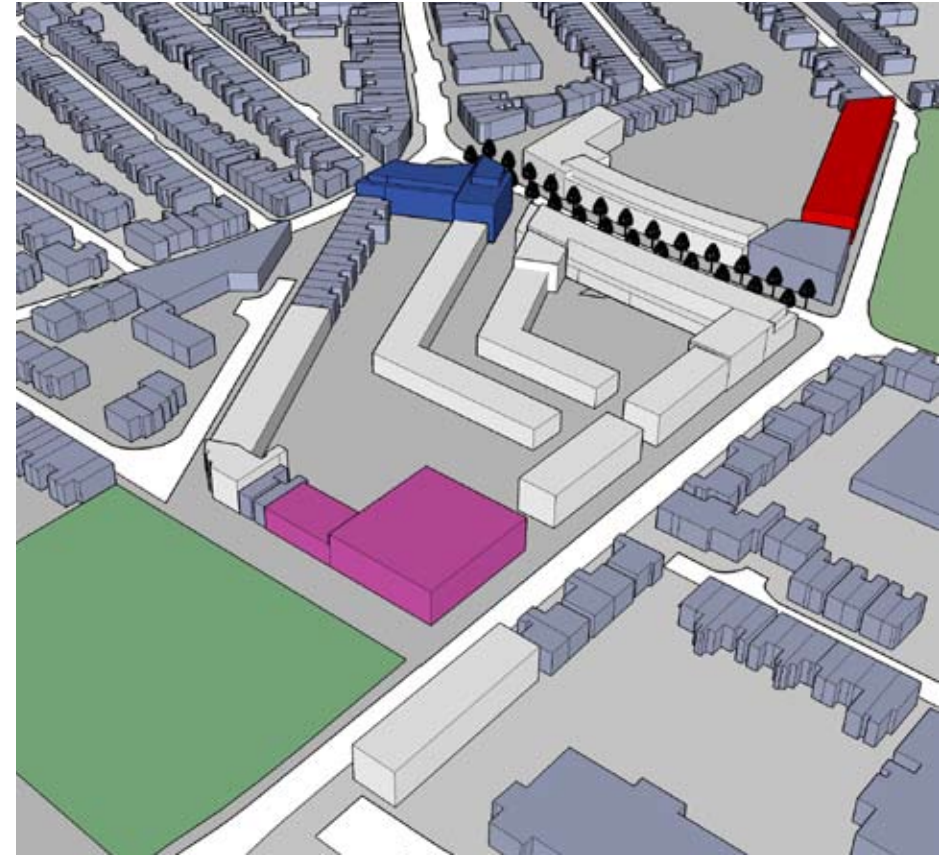
- Library
- Health Centre
- Retail with apartments above
- Houses
- Apartments
- Community Centre
- Workspace
- Parking
- New/improved green space



View of Option Four (high intervention) from the north

STRENGTHS

- Creates strong focus to centre
- Longer term opportunity to widen Pear Tree Road
- Locates car parking where it may be shared between health centre and shops
- Provides a good mix of uses
- Potential for phased delivery
- Minimal requirement for demolition and reduces need for CPO



View of Option Four (high intervention) from the south

WEAKNESSES

- Little improvement to setting of Stanhope Street green space
- Limited improvements to connections through the area
- Servicing of shops on Oak Street could be problematic
- Limited opportunity to share car parking with community centre and Temple
- Reduced opportunity to justify CPO
- Does not provide improved links to Arboretum School and could cause vehicle conflict between health centre users and school pupils

4.2.5 Option Five:

Principles

Option Five aims to consolidate advantages from both options one and two through delivering the wider place making advantages of option one and marrying these with a closer fit to the pattern of land ownerships.



Option Five- Concept Plan

The option envisages:

- A new library/adult learning facility located in a highly visible location at the junction of Pear Tree Road and Normanton Road;
- A new health centre on the Normanton Mills site with parking provided immediately adjacent. Vehicular access to car parking is off Stanhope Street and a pedestrian route along Charlotte Street provides connection to the District Centre;
- New retail frontage along both sides of a wider tree lined Pear Tree Road with apartments on the upper floors. Layby parking is also provided along the street;
- A new Indian Community Centre on Stanhope Street occupying its current site but with its main entrance overlooking the Church Street open space. The community centre is well located to share the health centre car park;
- New workspace on Stanhope Street;
- A mix of two and three storey family homes structuring around new and improved open spaces on the Oak Street / Oakvale House site and at Church Street;
- A new shared surface link from Cambridge Street to the Oakvale House site providing a direct and safe pedestrian route to the District Centre from Rosehill; and
- A new public space which can be used for sitting and relaxing, gatherings or a local market at the heart of Normanton.

Option Five (Higher Intervention) - Potential development quantum

It is anticipated that the higher intervention scenario for option five could deliver the following approximate quantum of development:

Health Centre	3,900m ²
Associated Car Park	118 spaces
Retail	3,037m ²
Library/adult learning centre	2,464m ²
Workspace	2,163m ²
Community Centre	2,217m ²
New Homes	199No.
Apartments	90No.
3 Storey Houses	59No.
2 Storey Houses	50No.
Public space (soft)	6,275m ²
Public space (hard)	1,960m ²
This option will require the demolition and clearance of:	
<ul style="list-style-type: none"> • 34 shops (3,324m² of floorspace); • 57 existing homes; and • Oakvale House. 	

The option delivers:

- a gross gain of 142 homes (at this stage extra care homes have not been specifically identified however a portion of new homes could serve this need replacing the accommodation at Oakvale House);
- a gross loss in retail provision of 287m².; and
- 595m² additional soft public open space and an additional 1,960m² hard paved open space.



Option Five - High Intervention

- Library
- Health Centre
- Retail with apartments above
- Houses
- Apartments
- Community Centre
- Workspace
- Parking
- New/improved green space

Option Five (Lower Intervention) - Potential development quantum

It is anticipated that the lower intervention scenario for option five could deliver the following approximate quantum of development:

Health Centre	3,900m ²
Associated Car Park	118 spaces
Retail	1,331m ²
Library/adult learning centre	2,464m ²
Workspace	2,163m ²
Community Centre	2,217m ²
New Homes	144No.
Apartments	50No.
3 Storey Houses	59No.
2 Storey Houses	35No.
Public space (soft)	6,275m ²
Public space (hard)	1,960m ²
This option will require the demolition and clearance of:	
<ul style="list-style-type: none"> • 19 shops (1,563m² of floorspace); • 40 existing homes; and • Oakvale House. 	

The option delivers:

- a gross gain of 104 homes (at this stage extra care homes have not been specifically identified however a portion of new homes could serve this need replacing the accommodation at Oakvale House);
- a gross loss in retail provision of 232m².; and
- 595m² additional soft public open space and an additional 1,960m² hard paved open space.



Option Five - Low Intervention

■	Library
■	Health Centre
■	Retail with apartments above
■	Houses
■	Apartments
■	Community Centre
■	Workspace
■	Parking
■	New/improved green space



View of Option Five (high intervention) from the north

STRENGTHS

- Creates strong focus to centre
- Provides improved connections to wider area and in particular Rosehill
- Longer term opportunity to widen Pear Tree Road
- Locates car parking where it may be shared between health centre, community centre and shops
- Creates green spaces fronted by new development
- Provides a good mix of uses
- Potential for phased delivery



View of Option Five (high intervention) from the south

WEAKNESSES

- High level of demolition of existing properties
- Servicing of shops on Oak Street could be problematic
- Health Centre is a little 'tucked away' from the main focus of the centre



05 Delivery Framework

5.1 Introduction

As described above, the development options prepared to date are a product of joint working between the Project Team and the wider Stakeholder Team and provide an informed starting point for wider public consultation and partner engagement.

All options can be seen to sit within the guiding objectives as developed with the Stakeholder Team these being as follows:

- To provide a strategic fit with and complement the masterplan for Rosehill (in the following key areas):
 - Improved public realm and green space;
 - Gateways;
 - Cohesion and tolerance; and
 - Specific neighbourhood issues.
- To provide a new community health centre;
- To reinforce the neighbourhood centre;
- To consolidate the urban fabric;
- To provide a catalyst for wider regeneration of the area;
- To ensure a high level of accessibility by all modes;
- To transform the public realm and public spaces;
- To develop a health and learning hub; and
- To identify future uses of vacated sites and of businesses on the current sites.

To achieve these objectives across the study area a detailed masterplan and delivery plan needs to be prepared, consulted upon and then adopted by the City Council.

This will be needed to support a process of site compilation/acquisition which may need to be backed by statutory powers. Intervention therefore needs to be structured and skillfully managed.

The delivery of a new healthcare facility, a library/ learning centre, new housing, workspace and community infrastructure are all seen as essential components of this Vision and on this basis it is essential that funding agencies such as the HCA, the PCT, LIFT Co. and possibly EMDA and others are engaged at the earliest opportunity.

To plan for and support these processes the commentary below considers a number of key issues as follows:

- The need for a phased approach to development;
- The likely costs of development and sources of funding (a funding framework) and
- Key risks.

5.2 Development Phasing

All of the development options tabled recognise that there may be a practical need/desire to deliver a preferred Vision on a phased basis.

In considering a complex project of this nature regard to the following is required:

- **Land ownership:** much of the area is in private ownership and due processes of consultation and negotiation need to take place;
- **Funding:** the different elements of the Vision are likely to be funded from a number of both public and private sources over a range of time scales;
- **Intervention level:** at this stage, there has been no engagement or consultation outside of the Project/Stakeholder team. There is currently a presumption in favour of transformational change but this needs to be flexible to public opinion. On this basis the current options provide for both “low and high” levels of intervention.
- **A healthcare facility:** whilst aspiring to deliver the best solution for the area in terms of urban design and addressing key local issues (i.e. traffic management) the options considered to date have also had regard to the need to secure a development site for a new healthcare facility as a first phase of a wider plan for intervention. Funding is already available for this important project and its delivery is seen as a priority for the community and one which will act as a catalyst to the wider regeneration of the neighbourhood centre.

By way of example only, we have provided an indication of how a phased approach to delivery could take place using ‘Option 5’.

Clearly at this stage these are indicative proposals and any option has to be a product of a wider consultation and statutory Planning process.

The table below indicates the development quantum delivered on a phase by phase basis:

Delivered	Phase 1	Phase 2	Phase 3	Phase 4	Total
Apartments	0	17	29	44	90
Houses	12	8	74	15	109
Library	0	2,464	0	0	2,464
Health Centre	3,900	0	0	0	3,900
Community centre	0	2217	0	0	2,217
Retail	0	660	671	1,706	3,037
Workspace	2,163	0	0	0	2,163
Demolished					
Houses	0	0	40	17	57
Retail	0	13	6	15	34

Option Five - Development quanta by phase (indicative)

5.3 Potential Traffic Impact

At this stage the traffic impact of proposals has not been carried out however a draft transport assessment is recommended in order to identify the potential impact of development on traffic flows within the area and to identify the potential to mitigate any problems arising. This is particularly important as congestion issues have been identified as a problem within the district centre.



Existing situation



Phase 1



Phase 2



Phase 3



Phase 4

Option Five - Phased development (indicative)

5.4 Funding Framework and Cost plan

The various options considered to date all include the following possible elements:

- Health Centre;
- Community Centre;
- Library/Learning Centre
- Housing;
- Flexible work/office/leisure space;
- Retail space; and
- Public realm and street works.

Additionally there will be costs related to consultation, site acquisition and clearance, legal costs, project management costs, detailed design and planning.

In planning for delivery, it will be necessary to develop a detailed funding/investment plan and overall programme.

This will be an essential tool in presenting a full business case to external and internal funding agencies, such as the Regional Housing Board, the Homes and Communities Agency (HCA), the East Midlands Development Agency (EMDA) and of course the Derby Primary Care Trust, and the Southern Derbyshire LIFT Co.

'Growth Point Funding', covering Derby, Leicester and Nottingham may also offer a valuable facility in this instance.

Each element of the Vision will need its own business plan and source of funding. These have yet to be identified in detail although the business case for, and source of funding for, the Health Centre is already well advanced.

Additionally there may be a need to work alongside private sector retail and leisure/health investors as well as housing providers such as Registered Social Landlords (RSLs) and Derby Homes, the local Arms Length Management Organisation.

All of these, as potential partners, will require the confidence that there will be a robust delivery plan in hand if their investment is to be secured.

On this basis any funding/investment plan needs to be comprehensive in its nature and as such its development needs to be skillfully crafted and sensitively managed. It is important to include the wider funding and potential subsidy requirements for:

- New buildings and public realm works (capital funding);
- Supporting residents/businesses through a period of change (capital funding); and
- A dedicated programme of delivery resources and also funding for ongoing neighbourhood management (revenue funding).

Such an exercise is beyond the scope of this particular study and needs to be a product of detailed planning work and of public consultation.

It must also be remembered that successful regeneration is not a short term process and a project of this scale is likely to have a 5 to 10 year life.

Complimentary funding

On the same basis, a comprehensive business case will need to be put to 'internal' funders and stakeholders within the Council if existing mainstream resources are to be secured.

It is recommended that the detailed business plan needs to draw together any complimentary activities and investment funding which may be required to deliver the wider Vision for the area.

As such it will be necessary to record and project spending in the following areas:

- Culture/Education (i.e. possible new library/ learning and teaching facilities);
- Public realm;
- Highways and Traffic Management;
- Community infrastructure; and
- Neighbourhood management.

On this basis the delivery plan has to be flexible so as to be able to manage the inevitable changes that may occur over the longer term.

Draft Funding/ Investment Framework and Cost Plan

To help shape budgets and thinking, this study provides a draft investment framework which serves to consider the types and nature of budget headings that will be required and gives indicative funding levels for total scheme costs.

The draft framework also identifies potential expenditure under the following headings:

- Pre-delivery: costs which may be incurred in planning for delivery; and
- Delivery: funding headings for projects across the whole intervention area.

It must be noted that the content of the framework provided is indicative only and is not a product of detailed financial appraisal.

Similarly, the costings do not explore or assess the level of gap funding which may be required to deliver viable intervention initiatives.

It does, however show the need to plan for and provide for the tools and techniques which will be required to ensure that the programme is deliverable.

At this stage, programming has not been considered as it would be too premature.

Option 5 has been used to provide the indicative funding framework.

The initial high level cost estimates are recorded in the tables on page 65 and presents data under the following headings:

- Pre delivery costs /Support needs;
- Delivery Costs/Support Needs;
- Physical Interventions

Pricing assumptions

Pricing assumptions for the physical interventions are as follows:

New Buildings

Prices are based on Mean Costs per Square Metre extracted from the BCIS Survey of Tender Prices for each of the various building types and adjusted to First Quarter 2009 and adjusted for a Derby location.

As the BCIS Survey of Tender Prices excludes the cost of External Works provision has been made by the application of percentage additions to the base costs per square metre. These percentages vary according to building type and have been established from examination of BCIS Elemental Analyses.

The prices established by the foregoing criteria are:

- Two storey housing £845 per m2
- Three storey housing £887 per m2
- Three storey flats £1,037 per m2
- Flats (over shops) £1,151 per m2
- Retail (with flats over) £916 per m2
- Workspace £1,373 per m2
- Health centre £1,206 per m2
- Community centre £1,228 per m2
- Library £1,326 per m2

The term workspace means office/leisure space use rather than industrial use.

Lump sum allowances for demolition have been added to sites where appropriate.

Final costs also include a 10% contingency.

Building mix and areas have been established from the Option 5 table of content.

Public realm: Roads

- **Charlotte Street:** New 7.0m road with two 3.0m footways.
- **Church Street:** New 6.5m road with two 2.0m footways.
- **Cambridge Street:** New 6.5m road with two 3.0m footways.
- **Oak Street:** New 5.5m road with two 1.5m footways.
- **Rawdon Street:** New 5.5m road with two 1.5m footways.
- **Pear Tree Road:** Existing carriageway widened to provide 7.0m road, two 4.0m footways and two 2.5m wide loading/ parking bays.
- **Stanhope Street:** Resurface 3.0m footway with lay-by parking to one side only.

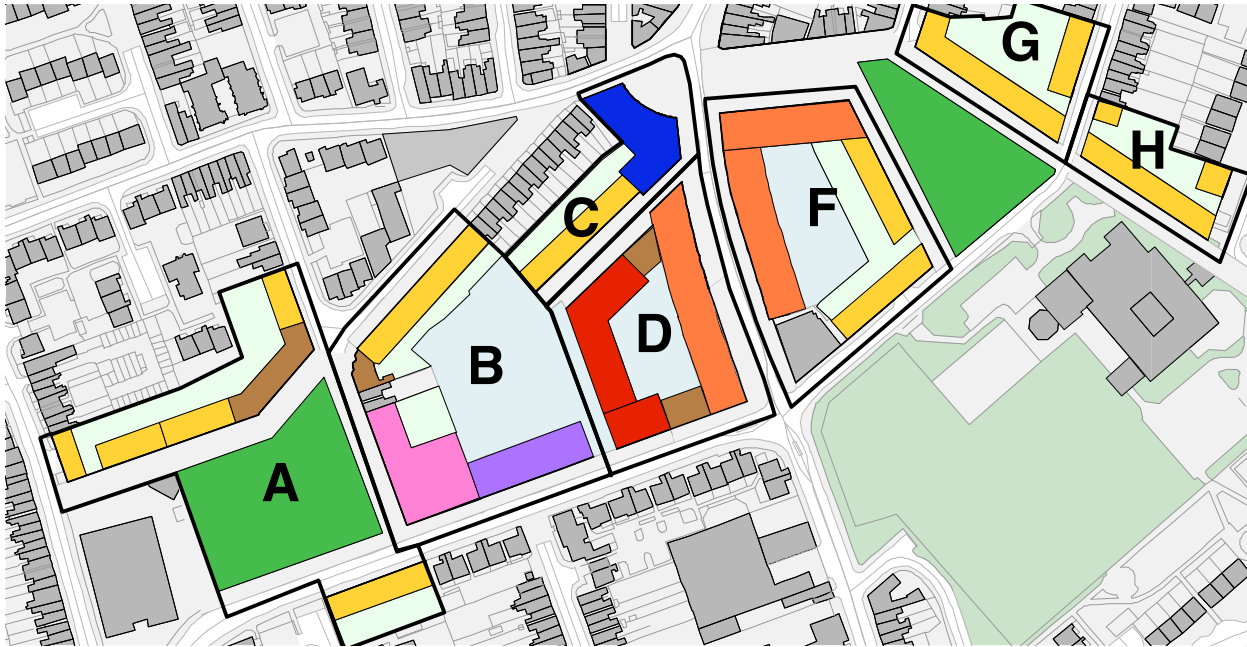
Public realm: Open Space

- **Market Square:** Natural stone paving, semi-mature trees and street furniture.
- **Church Street:** Grassed area with 15% planted areas plus semi-mature trees; footways resurfaced.
- **Oak Street:** Grassed area with 15% planted areas, semi-mature trees and new footways.

Normanton Vision - Outline Investment Framework- Based on Option 5				
Intervention	Description/Location	Total Costs (k)	Public Cont. (k)	Comments
Pre-delivery costs/support needs	Stakeholder/public Consultation	50	50	Budget allowance only.
	Detailed Master-planning/design code/framework	50	50	Budget allowance only.
	Technical investigations: ground	50	50	Budget allowance only.
	Drainage	50	50	Budget allowance only.
	Traffic	50	50	Budget allowance only.
	Financial modelling	50	50	Budget allowance only.
Delivery costs/ support needs	Ongoing consultation	50	50	Budget allowance only.
	Delivery, planning+design team	150	150	1 FT @30k+ohs @25% per year X 5years
	Strategic acquisitions	3000	3000	Budget allowance only.
	Homeloss/compensation	375	375	Say 50 properties @ 7.5k
	Social Housing Grant (rent)	0	0	To be assessed when tenure/brief agreed
Social Housing Grant (Homebuy)	0	0	To be assessed when tenure/brief agreed	
Physical Interventions				
Block A	Residential			See assumptions
	Demolition	59	tba	
	New Homes	5822	tba	
Block B	Residential			See assumptions
	Demolition	72.95	tba	
	New Homes	2117.25	tba	
	Non-Residential			See assumptions
	Community Centre	3716	tba	
Workspace/leisure	4418	tba		
Block C	Residential			See assumptions
	Demolition	27	tba	
	New Homes	1294	tba	
	Non-Residential			See assumptions
Library	4865	tba		
Block D	Residential			See assumptions
	Demolition	169	tba	
	New Homes	4823	tba	

Option Five - Outline Investment Framework

Normanton Vision - Outline Investment Framework- Based on Option 5				
Intervention	Description/Location	Total Costs (k)	Public Cont. (k)	Comments
	Non-Residential			See assumptions
	Health Centre	7027	tba	
	Retail	1824	tba	
	Car Park	406	tba	
Block E	Residential			See assumptions
	Demolition	61	tba	
	New Homes	7410	tba	
	Non-Residential			See assumptions
Retail	2331	tba		
Block F	Residential			See assumptions
	Demolition	88	tba	
	New Homes			
Block G	Residential			See assumptions
	Demolition	20.3	tba	
	New Homes	2529	tba	
Public Realm	Pear Tree Road	272	tba	See assumptions
	Charlotte Street	139	tba	
	Stanhope Street/Corden Street	349	tba	
	Church Street	193	tba	
	Cambridge Street	389	tba	
	Oak Street	101	tba	
	Rawdon Street	105	tba	
	Market Street	575	tba	
Church Street Open Space	150	tba		
Oak Street Open Space	101	tba		
Totals		55328.5	3875	



Option Five - Development blocks

Specification assumptions

Residential accommodation - constructed to Code for Sustainable Homes Level 4. Fully heated and decorated. Floor finishes to kitchen and bathrooms only.

- **Retail accommodation:** Shell finish.
- **Workspace:** Fully finished. Heating, lighting and power, floor and wall finishes throughout.
- **Health centre:** Fully finished. Heating, lighting and power, floor and wall finishes throughout. No allowance included for furniture, furnishings or loose equipment.
- **Community centre:** Fully finished. Heating, lighting and power, floor and wall finishes throughout. No allowance included for furniture, furnishings or loose equipment.

- **Library:** Fully finished. Heating, lighting and power, floor and wall finishes throughout. No allowance included for library shelving, furniture, furnishings or loose equipment.

Public Subsidy

It should be noted that the total high level budget for the identified intervention measures amounts to over £55m and can be summarised as follows:

- Pre delivery costs /Support needs - 300K
- Delivery Costs/Support Needs - 3,575K
- Physical Interventions - 51,454K

It should be noted that this are estimates only and do not allow for any income by way of sales or lettings.

Making it happen

The production of an Indicative Masterplan/Vision is only the start of the regeneration process. It is not an adopted/approved master plan or detailed delivery/funding plan. Both will be required and will ultimately be a product of wider consultation and planning processes.

Essentially, it provides the basis of a structured business case through which to promote proactive and planned intervention. In doing so, this will also serve to bring about transformational change to the physical environment in support of a restructured neighbourhood centre and the wider regeneration of Rosehill and Normanton. The framework should provide an agreed starting point from which to drive future investment decisions.

Developing and Aligning Policy

A vibrant, attractive and sustainable neighbourhood centre is seen as an essential component of a popular neighbourhood. Achieving this is vital if the wider Rosehill Neighbourhood Masterplan is to succeed.

In this instance the real prospect of a new Health Centre as part of a first phase should be seen as a catalyst for change which could well help to drive the project forward.

The wider Masterplan for Rosehill has considered a strategic fit with the national, regional and local strategy, and it is essential that adherence to these objectives remain as core reference points. Without this, the necessary external funding agencies will not engage in the process.

If these objectives are to be achieved it is essential that the outputs of this study are formally endorsed by the City Council, other key local stakeholders, service providers and agencies and of course the public.

There is a need to align the resources and budgets of a number of key service providers, as part of a complimentary and comprehensive package of commitment to the area. These include the following:

- Derby City Council - Housing Strategy, Planning, Economic Development, Education, Community Services, Sport and Leisure;
- Derby Homes and partner RSLs;
- Community and Voluntary Organisations;
- Health Authority; and
- Police.

With the exception of the Police authority at this stage all of the above have been part of the studies stakeholder team and there already appears to be a common appetite to proceed.

Delivery Management and Mechanisms

In considering any bid for external funding to support an intervention programme, it is essential that early consideration is given to how such a programme is to be managed and governed. Funding bodies will need to see that their investment is in safe and appropriate hands. Additionally, it is essential to give early consideration to the requirements and nature of the partners and vehicles which may be needed to secure the delivery of certain aspects of any eventual intervention programme. The following areas should therefore be considered at an early stage.

Partnership Management and Governance

Ultimately a project of this nature needs to be driven by a committed, multi-agency partnership with the local community at its centre.

The intervention plan needs to be comprehensive and inclusive. It has to cover, mainstream services, traffic management and public realm, employment and business creation, community infrastructure housing and of course, in this instance, health. Importantly it should place community ownership and stewardship firmly at the heart of its beliefs. Consideration should therefore be given to the need to identify a dedicated 'champion' who can lead a focussed 'partnership board' which could/should be comprised of, as a minimum:

- Derby City Council;
- Elected Members;
- Local business community;
- Community representatives;
- Southern Derbyshire LIFT Co.; and
- Key service providers.

The corporate status of such a body, depending on its role and aspirations, could take various forms. Initially for example, it could simply be a 'liaison/steering group' designed to receive, consider, coordinate and drive forward the overarching intervention plan. It is essential to agree the terms of reference and aims and objectives of the 'board' and its individual members.

The Rosehill/Osmaston Partnership Board, possibly with representation from Southern Derbyshire LIFT Co. already exists for this purpose.

Programme/Project and Risk Management

Notwithstanding the above, there will be a need to manage the delivery of individual projects – a delivery team will be required. External funding agencies will need to see that Derby City Council and its partners have, or will have, the skills and resources in place to be able to deliver the intervention programme. Early consideration should therefore be given to where responsibility will rest for the provision of the appropriate human and financial resources through which to deliver any future programme.

A multi-agency project of this nature, particularly where privately owned land is concerned as is the case here, will have a number of risk areas which need to be carefully managed and each will need to be given early consideration:

- **Land:** Key components of the Vision are located on what is currently privately owned land. Early action will be required to secure the necessary land holdings, preferably by negotiation. Securing a site for the Health Centre which is seen as the catalyst for change must currently remain as one of the major risks to this project. Without this, much of the impetus for the regeneration of the neighbourhood will be lost;

- **Funding:** We understand that a project of this nature has a good fit with the objectives of the HCA and that dialogue has already commenced over the principle of securing funding. The development of an outline bid for funding for housing and other project elements must be an early objective. We understand that funding for the Health Centre would be available through LIFT Co but without a site this will be lost;
- **City Council:** Corporate support at all levels from both Members and Officers will be required to if the benefits of the wider Vision are to be realised;
- **Southern Derbyshire LIFT Co.:** Without a site being secured, LIFT Co. and the prospect of a new healthcare facility will not be delivered. This key driver and the benefits to the neighbourhood will be lost;
- **Community Consultation:** This Vision needs to be shared with the public at the earliest opportunity in an appropriate manner;
- **Project Management resources:** It is essential to have dedicated resources both human and financial, to be able to drive the project forward beyond to delivery. This must be seen as an early priority to address; and
- **Planning and Highways:** There is an urgent need to assess and understand the potential impact of the Vision. An initial Traffic Assessment is urgently required followed by intensive joint working to establish and agree design and layout parameters.

Delivery vehicles and partnership procurement

On a similar basis it will be necessary to consider whether any particular types of partnerships or delivery vehicles could be needed through which to deliver any parts of the proposed programme.

Generally, as a 'physical framework', the nature of the vehicles and processes required to delivery property based solutions should be given early consideration.

The key components to the Vision could already be seen to have a natural fit with particular providers as follows:

- Health Centre - Southern Derbyshire LIFT Co. (procurement/funding vehicle already established);
- Affordable Housing /Family and extra care – a Registered Social Landlord;
- Private Sector Housing – to be established;
- Library/Learning Centre – to be established;
- Workspace/leisure space – to be established;
- Retail space –to be established; and
- Public Realm/street works – Derby City Council.



06 Next Steps

The study process, supported by the Project Team and wider Stakeholder Group, has developed momentum and a degree of consensus around the nature of and options for the Vision. This needs to be maintained.

Additionally, there is generally an appreciation of the urgency involved and need to secure a development site for the Health Centre.

Progress will need to be driven by continued regular meeting and leadership of this group with a rapidly changing emphasis – from ‘strategic planning’ to ‘delivery planning’ – without losing sight of a coordinated approach and the wider strategic regeneration objectives.

A very creative and focused approach needs to be taken to site assembly and to driving this project forward if the wider benefits of neighbourhood regeneration are to be secured.

Key specific next steps need to include:

- Formally present the report to the Council’s Cabinet Members;
- Obtain the necessary approvals to proceed with:
 - Public consultation;
 - Strategic Site acquisition/compilation by negotiation where possible;
 - Concentrate initially on securing a site for the Healthcentre.
- Develop full Corporate ‘buy in’ to securing the wider Vision;
- Consider/secure dedicated project management and urban design resources to drive the project forward;
- Develop the ongoing dialogue with the HCA and possibly EMDA to secure a commitment to support the project financially where applicable;
- Provide commitment to LIFT Co. to enable their funding plan to be developed further;
- Progress detailed masterplanning being mindful of the possible need to apply statutory powers for site acquisition;
- Undertake an initial Traffic Assessment to establish and inform design parameters;
- Develop a Planning and Design brief/statement in parallel with this;
- Secure a wider consensus on a preferred option;
- Develop a detailed design brief for key projects (i.e. Health centre initially and then library, Community Centre etc.);
- Develop a clearer brief for housing projects (i.e. type, client group, tenure, mix etc);

- Consider the need to select and recruit an architectural design team of an appropriate calibre to deliver exemplary design solutions for all key projects (it is likely that different architects will design different elements of the scheme); and
- Develop a project programme and consider /critical dates from key partners/stakeholders

The suggested intervention options and overall Vision have been developed through a detailed review of the area’s character, heritage and spatial designations, as well as urban design, transport and movement analysis.

Influencing factors have been the existing street patterns and urban form, land uses (existing and those required, such as open space), movement patterns, linkages and connectivity and the relationship between sites with surrounding areas.

Proper emphasis has been placed on the importance of providing the opportunity for what should be ‘landmark’ projects, notably the Health Centre and a potential library/learning centre at the heart of the neighbourhood centre. This objective must be preserved for the centre to perform its role and function and, in doing so, support the wider regeneration of Peartree and Normanton.

Through this spatial planning approach, combined with stakeholder consultation a number of broad proposals for interventions have been developed, accompanied by high level costings. This report, therefore, marks the end of the strategic stage of the masterplanning process and paves the way for more detailed planning which should now commence in earnest.