

APPENDIX 3

Capacity Assessments

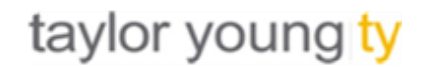
Leek Town Centre // Draft Final Masterplan Report // June 2012



APPENDIX 2 – OPPORTUNITY SITES – CAPACITY ASSESSMENTS

- 1) California Mill Area
 - 2) Former British Trimmings Site
 - 3) Eaton House and Surrounding Areas
 - 4) Portland Street Mill Area
 - 5) London Mill/York Mill Area
 - 6) War Memorial Area including The Talbot Hotel and White Lion
 - 7) Smithfield Centre and Bus Station
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 - 9) Pickwood Road Area
 - 10) Former Broad Street Garage Site
 - 11) Land to rear of St Edward Street (Former Kwik-fit Site)
 - 12) High Street Car Park Area
 - 13) Market Street West Car Park Area
 - 14) Existing Foxlowe Site
 - 15) Premier Garage
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1) California Mill Area



SITE AREA: 1.89 hectares = 4.67 acres				
SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Education	45,000	150	2/3	- 0.46 ha of woodland area not included
2) Offices	33,000	150	2/3	- 0.46 ha of woodland area not included
3) Arts and Education	59,000	215	2/3	- 32,000 sqft of Arts Centre and 27,000 sqft of Education uses. - 0.46 ha of woodland area not included



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2) Former British Trimmings Site



SITE AREA: 1.23 hectares = 3.04 acres SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Residential (Extra Care)	42,000	75-100	2	- 50 Unit Extra Care Home. - 0.2 ha of woodland area retained.
2) Residential (Traditional)	40,000	2 spaces per dwelling	2	- 37 traditional houses (mixture of 2,3 and 4 bed) @ density of 35 houses/ha - 0.2 ha of woodland area retained.
3) Mixed Residential (Extra Care/Traditional)	57,500	75 for Extra Care home and 2 spaces per dwelling	2/3	- 45 Unit Extra Care Home (3 storey) and 18 traditional houses (mixture of 2,3 and 4 bed @ density of 35 houses/ha) - 0.2 ha of woodland area retained.



3) Eaton House and Surrounding Areas



SITE AREA: 2.55 hectares = 6.30 acres
SITE CAPACITY

POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Retail	80,000	450	1	- Large format foodstore.
2) Employment (Industrial/Office)	100,000	200	1/2/3	- Office/industrial uses.
3) Employment (Industrial/Office) and Residential	106,000	115 for employment uses and 2 spaces per dwelling	1/2/3	-35,000 sqft of offices, 11,000 sqft of industrial uses and 60,000 sqft of houses (mixture of 2,3 and 4 bed) - approx. 55 houses @ density of 35 houses/ha.



4) Portland Street Mill Area



SITE AREA: 0.47 hectares = 1.16 acres
SITE CAPACITY

POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Employment (Industrial/Office)- Minimum Refurbishment	32,000	50	2/3	- Southern part of the existing building to be refurbished with open courtyard.
2) Employment (Industrial/Office)- Refurbishment/ Extension	36,500	100	2/3	- 21,500 sqft of refurbishment and 15,000 sqft of extension.
3) Employment (Industrial/Office)- Refurbishment/ New Build	49,500	55	2/3	- 32,000 sqft of refurbishment and 17,500 of new build.



5) London Mill/York Mill Area



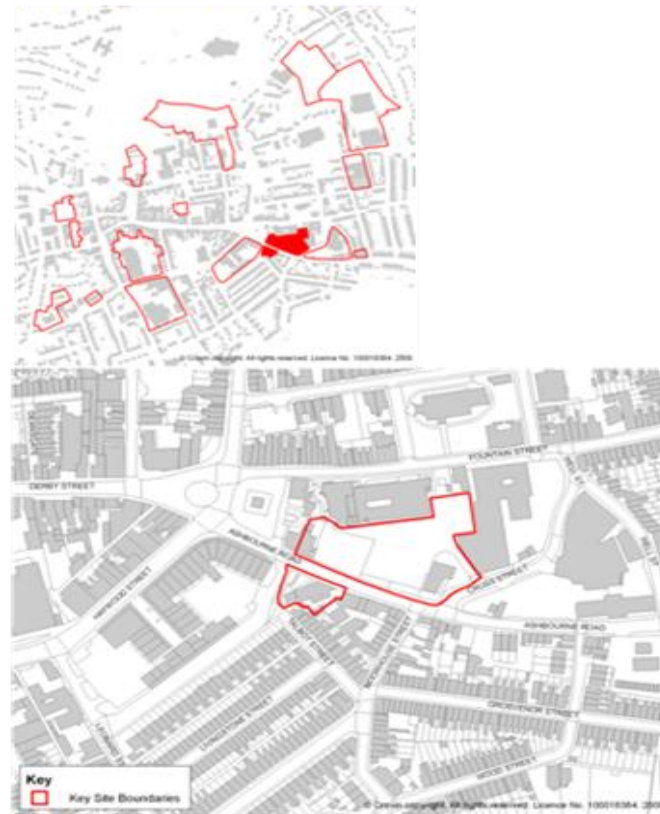
SITE AREA: 0.61 hectares = 1.51 acres

SITE CAPACITY

POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Hotel and Employment (Offices/ Industrial)	88,000	50	2/3/4	- 22,500 sqft hotel (building west of Well Street facing Ashbourne Road) and 65,500 sqft of office/industrial uses
2) Hotel, Employment (Offices/ Industrial) and Residential	88,000	50	2/3/4	- 22,500 sqft hotel (building west of Well Street facing Ashbourne Road), 46,500 sqft of office/industrial and 19,000 sqft of apartments (building east of Well Street).
3) Residential and Employment (Offices/ Industrial)	88,000	50	2/3/4	- 41,500 sqft of apartments (Both former mill buildings facing Ashbourne Road) and 46,500 sqft of office/industrial uses.



6) War Memorial Area including The Talbot and White Lion



SITE AREA: 0.54 hectares = 1.33 acres
SITE CAPACITY

POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Leisure and Residential – Refurbishment	25,500	30	2/3	<ul style="list-style-type: none"> - 7500 sqft of leisure uses and 18,000 sqft of apartments/town houses. - 15 apartments on existing Talbot Hotel site and 8 town houses along Ashbourne Road. - Leisure uses on ground floor of The Talbot.
2) As Option 1 plus Additional Retail	26,200	35	2/3	<ul style="list-style-type: none"> - 3,200 sqft of retail uses, 5,000 sqft of leisure uses and 18,000 sqft of apartments/town houses. - Number of apartments and houses as Option 1. - Leisure uses on ground floor of The Talbot and the White Lion sites.



7) Smithfield Centre and Bus Station



SITE AREA: 0.74 hectares = 1.83 acres
SITE CAPACITY

POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Retail, Bus Station and Car Parking - Refurbishment/ Extension	22,000	90	2	- Extension around Haywood Street/ Leonard Street Junction
2) Retail, Bus Station, Offices and Hotel – New Build	70,000	75	2/3	- 30,000 sqft of retail, 15,000 sqft of offices and 25,000 sqft hotel - includes new bus station along Haywood Street frontage occupying approx. 0.1 hectare of site area.
3) Retail, Bus Station and Leisure/Arts Centre – New Build	75,000	90	3/4	52,000 sqft of leisure/arts centre, 3000 sqft new bus station and 20,000 sqft of retail.



8) Compton Mill Area

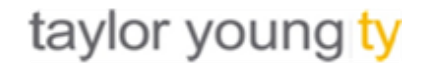


SITE AREA: 1.31 hectares = 3.24 acres
SITE CAPACITY

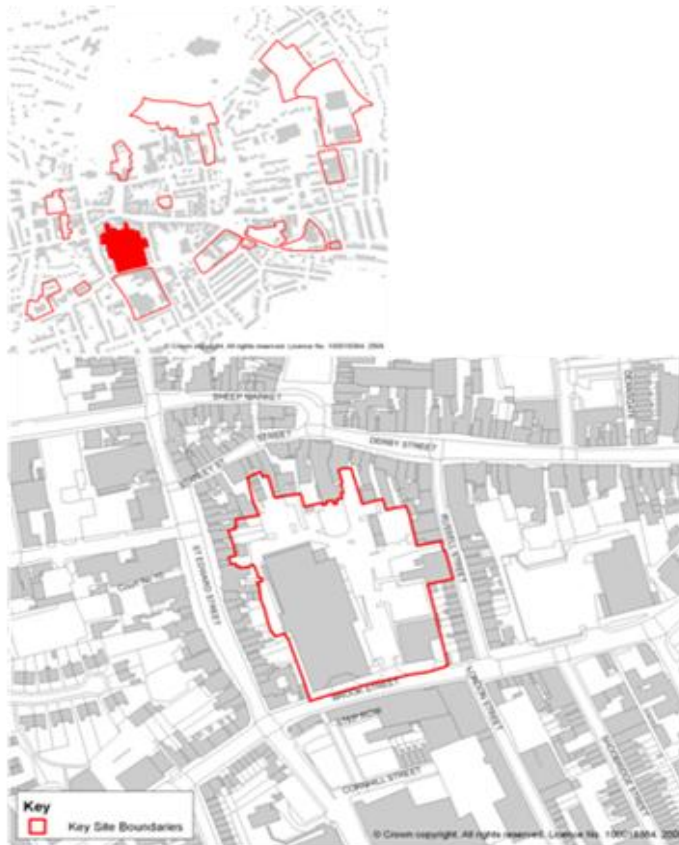
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) New Offices and Residential with some Refurbished Retail	135,000	Up to 100	2-5	<ul style="list-style-type: none"> - Refurbishment includes 13,000 sqft of retail, 34,500 sqft of offices and 38,500 sqft of apartments. - New build includes 15,000 of offices and 34,000 sqft of town houses.
2) New Retail and Car Parking/ Refurbished Residential and Offices	115,000	250 for large format retail use	2-5	<ul style="list-style-type: none"> - New build includes 55,000 sqft retail unit. - refurbishment includes building frontage along London Street and Brook Street, provides 17,000 sqft of retail, 25,000 sqft of apartments and 18,000 sqft of offices



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9) Pickwood Road Area



SITE AREA: 1.13 hectares = 2.79 acres SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Existing Retail Refurbished and Extended and Car Parking	31,000 (new)	80	2	- 21,000 sqft of new retail and 10,000 sqft of offices - Existing large format retail retained and refurbished.
2) New Build Retail, Public Square, Offices and Extra Car Parking	180,000	425	3/4	- 40,000 sqft of retail, 15,000 sqft new public square, 15,000 sqft of offices and 110,000 sqft of car parking.
3) Leisure/Arts Centre, New Build Retail, Public Square, Offices and Extra Car Parking	210,000	400	3/5	- 50,000 sqft of leisure/arts centre, 30,000 sqft of retail, 15,000 sqft new public square, 10,000 sqft of offices and 105,000 sqft of car parking.



10) Former Broad Street Garage Site

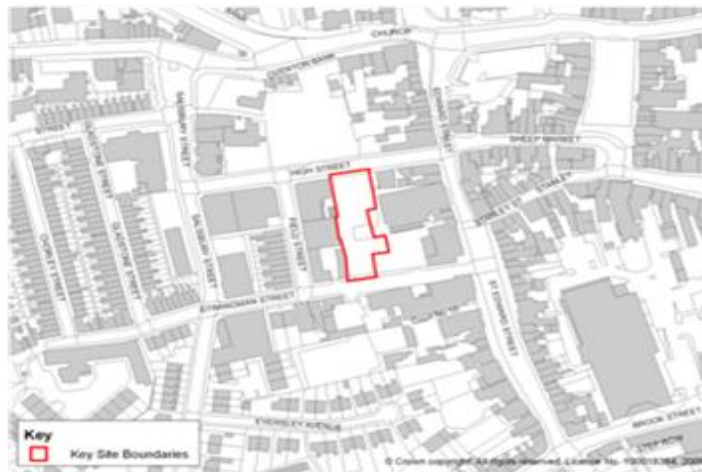


SITE AREA: 0.10 hectares = 0.25 acres
SITE CAPACITY

POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Retail and Residential	15,000	15	3	- 5000 sqft of retail and 10,000 sqft of apartments above.
2) Car Parking	26,000	60	3	-3 decks



11) Land to rear of St Edward Street (Former Kwik-fit Site)



SITE AREA: 0.14 hectares = 0.35 acres
SITE CAPACITY

POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Retail and Residential	7500	26	3	- 2,500 sqft of retail with 5000 sqft of apartments above, facing High Street.
2) Residential	13,000	30	3	- Apartments to High Street and Strangman Street with private courtyard parking in centre.
3) Arts Centre	29,000	0	2/3	- Proposals as previous SMDC feasibility study.

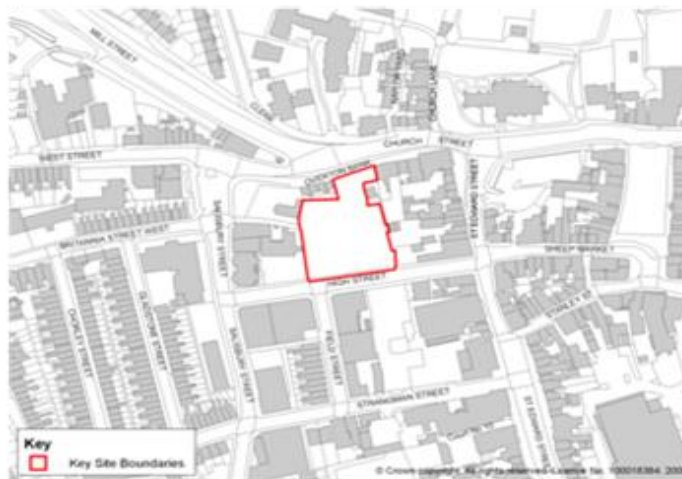


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12) High Street Car Park Area



SITE AREA: 0.26 hectares = 0.64 acres
SITE CAPACITY

POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Car Parking	41,000	140	2	- 2 decks
2) Residential and Car Parking	15,000 (residential)	70	2/3	- Residential apartments to High Street and 15,000 sqft of surface parking behind.
3) Leisure/Arts Centre	52,000	55	3/4	- New build leisure uses/arts centre.



13) Market Street West Car Park Area



SITE AREA: 0.10 hectares = 0.25 acres
SITE CAPACITY

POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Arts Centre	30,000	0	4	- Proposals as previous feasibility study.
2) Public Square	9,000	0	-	- Hard and soft landscaped public square
3) Retail (In connection with Butter Market and Trestle Market) and Public Square	6,500 (New Build) + 2,000 (Public Square)	12	1	- Potential extended site to the west to make connection with Trestle Market.

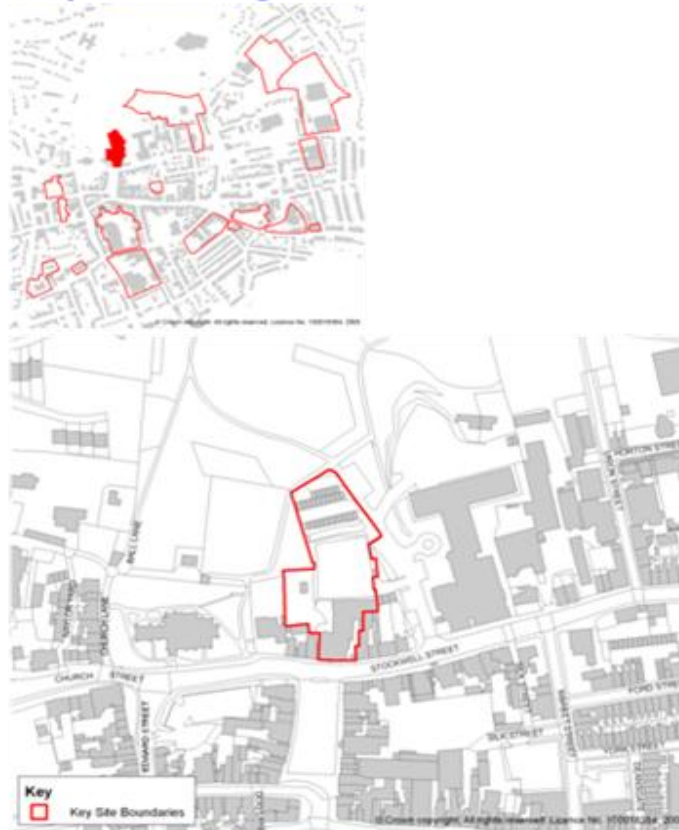


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14) Existing Foxlowe Site



SITE AREA: 0.41 hectares = 1.01 acres SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Arts Centre	30,000	80	3	- Parking on 2 decks.
2) Offices and Residential	24,000	40	2/3	- Includes 12,000 sqft of offices in existing building and 12,000 sqft of apartments in new build.
3) Leisure and Offices	12,500	80	2/3	- all accommodated in existing building. - 6500 sqft of leisure on ground floor with 6000 sqft of offices above.



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15) Premier Garage



SITE AREA: 0.48 hectares = 1.19 acres
SITE CAPACITY

POTENTIAL OPTION/USE	AREA (Sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Retail and Offices	24,000	90	2/3	- 5000 sqft of retail with 19,000 sqft of offices. - Private parking to rear.
2) Residential	29,000	2 spaces per dwelling and 1 space per apartment	2/3	- 21,000 sqft of traditional houses (mixture of 2,3 and 4 bed) and 8000 sqft of apartments.



