



CCN  
LANCASTER

# Planning Parameters Report

  
CENTROS  
MILLER

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## **1.0 INTRODUCTION**

- 1.1 This report accompanies the outline planning application submitted on behalf of Centros Miller Lancaster LP proposing the comprehensive redevelopment of the site known as Canal Corridor North in Lancaster.
  - 1.2 The outline application (Application 1) is accompanied by five associated applications for conservation area consent and six applications for listed building consent. These are discussed in more detail in section 2 below. In addition, independent applications have been submitted by Centros Miller Lancaster LP for two adjacent sites, at Moor Lane for a new office building with retail at the ground floor to house Mitchells Brewery HQ (Application 12) and a new development of residential accommodation at Moor Lane (Application 7). Although submitted as separate applications, the proposals for these sites form an integral part of the comprehensive redevelopment of the site and are only submitted independently for implementation reasons. Together, these applications will result in the comprehensive redevelopment of the site. The relationship between these applications can be seen on illustrative plan 043018-D-03 J.
  - 1.3 Section 2 of this report sets out the principles and content of the application proposals for which approval is sought and goes onto give a commentary and description for each Parameters Plan in section 3. Section 4 sets out the key design principles for each of the proposed building blocks to guide their future form. Read together, this report and the Parameters Plans set the elements to be fixed at the outline stage. Approval is sought for the Parameters Plans (1 to 11) and this Parameters Report. It is the intention of the applicant that planning conditions would be imposed upon the grant of outline planning permission requiring the details of all reserved matters to be fully in accordance with this Parameters Report and the Parameter Plans.
  - 1.4 The Design and Access Statement which accompanies the outline application explains how the design of the proposals has emerged, building upon a masterplan of the site which has informed the parameters set for approval.
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## 2.0 DEVELOPMENT SPECIFICATION

### The Outline Application

- 2.1 The outline planning application proposes the following, on land bounded to the east by the Lancaster Canal, to the south west by Moor Lane and to the north west by St Leonard Gate:

*'Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings other than 5 Edward Street, the change of use of a residential dwelling at 5 Edward Street to offices, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, workshop, leisure, crèche, rehearsal space and residential accommodation, together with ancillary and associated development including new and enhanced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities.'*

- 2.2 The outline planning application seeks approval for the principal means of vehicular access. Scale and layout are reserved matters to be defined by the maximum and minimum parameters set in the Parameter Plans and Report. Appearance and landscaping are also matters reserved for subsequent approval. As set out above, it is the intention of the applicant that planning conditions would be imposed upon the grant of outline planning permission requiring the details of all reserved matters to be fully in accordance with this Parameters Report and the Parameter Plans.
- 2.3 The proposal is for a retail-led mixed use scheme and the floor area breakdown of the uses proposed is as follows:

#### Total Gross External Floorspace Breakdown

	Maximum Gross External Area sq m	Minimum Gross External Area sq m
Retail (A1, A2, A3)	44,411	42,189
Workshop (B1)	227	205
Leisure (D1, D2)	1,684	1,600
Rehearsal Space	818	450

	Number of Residential Units Minimum - Maximum
Residential Units	55 - 92

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<b>Car Parking</b>	<b>Spaces Minimum - Maximum</b>
Public spaces	790 - 810
Private spaces	20 - 98

**Notes and Assumptions**

- All figures quoted are Gross External i.e. including corridors, stairs, walls and lifts
- The figures exclude the service yard and service corridors at basement level
- The figures exclude rooftop and basement plant
- The figures exclude the public and privately accessible external walkways, open spaces and general amenity space

2.4 Attached at Appendix A is a Block by Block floor area breakdown which sets parameters for each block, within which the total cumulative floorspace/units by use may be provided.

2.5 Set out below is a breakdown of the mix of uses within the scheme:

**Residential Development**

2.6 The scheme will provide a maximum of 92 residential dwellings and a minimum of 55. The eventual mix and type of units will be dependent upon prevailing market conditions and the needs of the City which will be informed through ongoing consultation with the LCC. The proportion of affordable housing shall be calculated on the basis of cumulative number of houses including the separate application for residential development on Moor Lane (Application 7). Centros Miller will ensure that a minimum of 25% of the total number of units across these two applications shall be affordable housing.

2.7 The residential accommodation will be located within two principal locations within the development site and will provide in total between 55 and 92 units:

- Block B06 - corner of Alfred Street and St Leonard Gate for between 29 and a maximum of 40 units
- Block B08 - Fronting the Canal for between 26 and a maximum of 52 units

2.8 The affordable housing accommodation will be provided in Block B06.

**Leisure Use**

2.9 Building Block B04 will provide new leisure accommodation also accessed from the new space in front of the Grand Theatre. The orientation and nature of these buildings and uses will group attraction of cultural and leisure uses centred upon the Grand Theatre

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### **Rehearsal Space**

- 2.10 The existing Musicians Co-op at 1 Lodge Street is to be replaced within Block B03 at lower ground floor level, with a maximum of 818 sq m. Its location and point of access from the new space in front of the theatre, ensures its continued proximity with the Theatre.

### **Parking**

- 2.11 The development will provide a dedicated public car park (Block B07) at the northern apex of the site. Vehicular access will be provided from St Leonard Gate and is defined for approval. A maximum of 810 and a minimum of 790 short stay shopper car parking spaces (public spaces) will be provided within a multi level car park. A total of 6% of the spaces will be designed to mobility standards.

- 2.12 Car parking for other users of the development (private spaces) will be situated underneath Blocks B10, B09 and B08 and Alfred Street, and shall not exceed 98 spaces.

### **Servicing**

- 2.13 Servicing for the development will be provided from a dedicated underground service area with direct vehicular access from St Leonard Gate as shown on Parameter Plan 10. A new roundabout is to be provided on St Leonard Gate to allow dedicated vehicular servicing and shoppers' car park access from the single access point from St Leonard Gate. This will provide a two way access and egress with vehicles arriving and departing via the same route.

- 2.14 The following existing off street servicing areas around the perimeter of the site will be retained and will continue to provide servicing areas for the retained buildings:

- Lodge Street Service Yard – serving The Grand Theatre and 113 St Leonard Gate;
- Lay-by/pull in adjacent to The Tramway
- St Anne's Place Service Yard and rear of 9-19 Moor Lane;
- Adjacent to Golden Lion Pub, Moor Lane to serve the pub and The Dukes Theatre

### **Public Access and Security**

- 2.15 The scheme is an open street scheme and it will therefore be open for access other than for routine maintenance and cleaning as required from time to time.

### **Open Space**

- 2.16 The overall concept for the public spaces within the development is to integrate with the historic landscape and extend the urban character of the city centre. Central to this concept is to develop a clear levels strategy in order to ease access to all potential users. The public realm proposals establish a series of urban spaces and routes taking their scale and form from the historic street pattern of the city centre. The development creates six distinct areas which are defined by Parameter Plans 7 and 11. These are:
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- **Stonewell/Moor Lane**  
The space is designed to create both a Gateway architectural statement and promote the link with the existing space at Moor Lane. The proposed elevations are set back from the pavement edge to allow further public seating and café terrace.
- **Central Square**  
Lies at the heart of the scheme and is a focal point for the pedestrian routes through the development. It will be an active space with hard and soft landscaping and capacity for new art features. This space has been designed to accommodate open air seasonal and evening public performances. The square will have a minimum floor area of 1,080 sq m.
- **Canal Walk**  
Along the canal corridor the proposals will introduce a new quayside for canal barges to moor. The soft landscaping will be enhanced and mixed with new high quality hard landscaping to provide a safe and inviting environment for visitors and shoppers to appreciate the canal and dwell in the new restaurants and cafes.
- **Alfred Street Public Park**  
Between Alfred Street and The canal towpath we will provide a new city centre amenity for the local residents, towpath users, shoppers and city workers. A new landscaped park will provide a series of lawns, viewing areas and a children's play area. The park will be available to the public but privately maintained. The park will have a minimum floor area of 1,400 sq m.
- **St Anne's Place**  
A new route linking the Central Street and Moor lane will be created along side the Dukes Theatre. This route will be an important multifunctional space, it will be opened out to create a quality environment in-front of the Dukes new foyer, it will also provide safe and easy access for the Dukes visitors to use the new car park and other city centre amenities. The space will be of a sufficient size to hold small public performances and the level change could be used to create outdoor seating on the stairs.
- **The Grand Theatre Square**  
Reinforces the new entrance to the Grand Theatre and the cultural area created with the entrance to the new Music Co-op. Again a multifunctional space, it will accommodate disabled and temporary parking in a pedestrian friendly area which include public seating and hard and soft landscaping.

#### **Other**

- 2.17 Pedestrian access is to be provided at high level within the area shown on Parameter Plan 7. The bridge itself will have a minimum clear width of 3.0m for pedestrian use.
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### **Associated Conservation Area Consent Applications**

2.18 Part of the site lies within the City Centre Conservation Area. Five applications for demolition of buildings within the conservation area are submitted and should be read in conjunction with the PPG15 Assessment submitted in support of the applications. The applications for conservation area consent are as follows:

- 133 - 139 St Leonard Gate, 1-5 Stonewell, 3-7 Moor Lane (Application 3);
- Part Heron Works (Application 4);
- Demolition of buildings adjacent to Mill Hall gate house and curtilage wall (Application 6a)
- 1 Lodge Street (Musicians Co-op and Dance Studio) (Application 9); and
- 1-2 St Anne's Place (Application 15).

### **Associated Listed Building Consent Applications**

2.19 Six applications for listed building consent are submitted for works of alteration to listed buildings within the site. In the main these include making good of flank walls following the demolitions of the adjacent buildings as set out above. These applications should be read in conjunction with the PPG15 Assessment and Design and Access Statement submitted in support of the applications. The applications for listed building consent are as follows:

- 18 St Leonard Gate & Church adjacent (Application 2);
- The Mill Hall (Application 5);
- Building and curtilage wall adjacent to the Mill Hall Gate House (Application 6); and
- The Former Tramway - 127, 129 and 131 St Leonard Gate (Application 8);
- The Grand Theatre (Application 9a);
- 11 Moor Lane (Application 16).

### **Works to Retained Buildings**

2.20 Number 5 Edward Street is to be retained and converted for use from Class C3 residential to Class B1 offices to be used for purposes ancillary to the retail development i.e as facilities for the centre management together with an ancillary information point for visitors.

### **Separate Applications**

2.21 As well as the submission of the outline application (Application 1) and associated listed building and conservation area consent applications (Applications 2, 3, 4, 5, 6, 6a, 8, 9, 9a, 15 & 16) applications have also been submitted by Centros Miller Lancaster LP relating to two sites adjacent to the outline application site (refer to plan 043018-D-03-J). Although submitted as separate applications (Application 7 and 12), the proposals for these sites form an integral part of the comprehensive redevelopment of the Canal Corridor North site and are only submitted independently for implementation reasons.

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2.22 These associated applications are submitted as follows:

- Moor Lane Residential - Outline Planning Application for redevelopment to provide a minimum of 55 and a maximum of 68 residential units together with associated landscaping and parking (Application 7)
  - Mitchell's HQ, Moor Lane - Outline Planning Application for redevelopment to provide a building of retail at ground floor level with offices above and associated car parking (Application 12).
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### **3.0 PARAMETER PLANS**

#### **Parameter Plan 1 - Site Plan**

- 3.1 The Parameters Plans are described below. Each plan should be read together with its key which indicates any limits of deviation which apply. For the avoidance of doubt, only development shown within the red line on the parameters plan is proposed.
- 3.2 This plan shows the extent of the outline planning application site boundary. The red line extends beyond the site itself to encompass areas of the highway required to implement the highways scheme and associated works (see Site Location Plan 043018-D-01L for the full extent of the red line application boundary). Also shown are those buildings excluded from the outline application, some of which are the subject of separate applications submitted simultaneously.

#### **Parameter Plan 2 – Designations Plan**

- 3.3 This plan shows the site designations as set out in Lancaster Local Plan 2004 including the conservation areas and listed buildings on and around the application site.

#### **Parameter Plan 3 – Block Plan**

- 3.4 Plan 3 identifies the development blocks within the site which are shown on all subsequent parameter plans and referred to throughout the Design and Access Statement. The extent of the plots is shown for identification purposes only. The building plots are numbered from Block B01 to B12.

#### **Parameter Plan 4 – Excavation Plan/Vertical Limits of Deviation**

- 3.5 This plan fixes the maximum and minimum levels of vertical excavation required in various parts of the site. The site topography steps down from the Canal to Stonewell and this is reflected in the differing excavation levels required. The level of excavation includes for basements and it takes into account any temporary excavation necessary for the construction process, including contingencies for excavation beyond permanent structures and services including drainage.

#### **Parameter Plan 5 – Excavation Plan/Horizontal Limits of Deviation**

- 3.6 This plan shows the maximum and minimum extent of lateral excavation across the site. The level of excavation includes for basements.

#### **Parameter Plan 6 – Site Demolition Plan**

- 3.7 This plan shows the extent of demolition of existing buildings within the site and confirms those buildings to be retained. It also identifies areas of trees to be removed within the site - none of which are subject to Tree Preservation Orders. It is proposed that where possible and
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practical, materials from many of these buildings will be reused, particularly materials from 133-139 St Leonard Gate, 1-5 Stonewell and 3-7 Moor Lane.

### **Parameter Plan 7 – Maximum/Minimum Siting Plan**

- 3.8 This plan sets out the maximum and minimum siting of each block. The siting of these blocks in turn defines the pedestrian routes and public open spaces within the site.
- 3.9 The plan shows the siting of the perimeter of each block and the amount of deviation for siting of the perimeter building line within a defined distance, either + or -, from the shown building line. The amount of deviation is limited or fixed in the more sensitive areas of the site for example adjacent to listed buildings. In areas of the site where the townscape is less sensitive wider horizontal limits are set.
- 3.10 The bridge link shows the area within which the high level pedestrian link will be provided and when read together with Parameter Plans 8 and 9 confirms that the bottom of the bridge link will be no lower than 6.53 m to allow for the minimum height requirement for vehicles using the A6.
- 3.11 In order to ensure that the pedestrian routes shown are retained and are of a dimension suitable for their function and character, set out below are the minimum widths to be maintained within each street:
- Central Street - not less than 6.5 m at any given point;
  - Edward Street South – not less than 4.5m at any given point;
  - Edwards Street North – not less than 5.5m at any given point;
  - Phoenix Street East- not less than 4.5m at any given point;
  - Seymour Street – not less than 4m at any given point; and
  - St Anne’s Place - not less than 4.5m at any given point.
- 3.12 At this point, the precise shape of the Central Space has not been defined and the intention of the siting deviations for those buildings fronting onto this space will allow the shape of this space to remain flexible. This space will have a minimum area of 1,080 sq m.

### **Parameter Plan 8 – Maximum/Minimum Block Heights**

- 3.13 This plan sets out the maximum and minimum heights of the built form for each building block. All levels are shown in metres above Ordnance Survey datum levels. No development, including external plant and equipment, but excluding vertical architectural elements will exceed the identified height limits shown on the plan.
- 3.14 The variance between the maximum and minimum building heights on some blocks is up to 15m. The maximum height deviations allow for the roof forms of each block to be articulated for example where a roof is to be pitched, the apex of the pitch will not exceed the maximum height as shown. This also reflects an ability for the upper floors within blocks to be reduced by one floor.
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### **Parameter Plan 9 – Vehicular Routes and Access**

- 3.15 This plan shows the primary and secondary vehicular routes and access points into the site. The points of access are fixed and not subject to deviation. Parameter Plan 9 shows the proposed highways access off St Leonard Gate, the proposed realigned Edward Street, Lodge Street, Alfred Street and Seymour Street, which is submitted for approval. This is based on the Mayer Brown Plan CM Lancaster 1/12 Rev F (see Transport Assessment submitted in support of the application) which shows the proposed junction arrangements and areas of existing highway which will remain as public highways.

### **Parameter Plan 10 – Public Transport and Cycle Routes**

- 3.16 This plan shows the existing bus and cycle routes in the vicinity of the application site together with the proposed cycle routes to be provided within the development.

### **Parameter Plan 11 – Pedestrian Routes**

- 3.17 The plan shows the key pedestrian routes to be provided within the scheme as well as the existing perimeter pedestrian routes. The new routes within the site will be open for access other than for routine maintenance and cleaning as required from time to time. The points of access shown do not intend to fix the siting of the pedestrian access but to show the proposed routes.
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#### **4.0 DEVELOPMENT DESIGN PRINCIPLES**

- 4.1 Set out below are a series of development design principles for each of the proposed blocks to provide additional guidance on the future form of the buildings, to be brought forward within the parameters set down within the parameters plans.

##### **Block B01**

- 4.2 The building is at the convergent point of five connecting streets and will create a 'gateway statement' to the site. The height of the block is informed by the Friary Building and St Nicolas Arcade, both of which are in excess of four storeys, together with the Tramway and associated buildings at 129-131 St Leonard Gate. The height of the block is to range between a minimum of 3 storeys with the potential for a feature level above. Where the block approaches the former Tramway public house and 129 - 131 St Leonard Gate the scale will be stepped down to relate to these buildings and step up again toward block B02.

##### **Block B02**

- 4.3 The intention of the building is to strengthen the streetscene between the former Tramway and the Grand Theatre. The Block will modulate between the height of the former Tramway public house at three storeys and 113 St Leonard Gate at two storeys, but remain generally consistent with the two storey retail heights of the other buildings which will front onto Central Street.

##### **Block B03**

- 4.4 This building will front onto the new key public space at Central Square and the Grand Theatre Square. The Grand Theatre sets the reference for the height of the building and therefore its height will be set predominantly to ensure that The Grand Theatre retains its prominence.

##### **Block B04**

- 4.5 This building will form a strong landmark feature and orientation point for approaching traffic on St Leonard Gate. The scale of the surrounding former Waring and Gillow Factory (St Leonards House) at 5 storeys coupled with the Grand Theatre, define the contextual scale and massing of this building at a maximum of four storeys.

##### **Block B05**

- 4.6 This block sits beneath block B06 at lower ground level, and forms the central space behind the upper storeys of block B06 at upper ground level. The building will not exceed two storeys at this point as its roof area is intended to provide residential amenity space in connection with the residential units at block B06.
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### **Block B06**

- 4.7 This building is orientated to create a focal point at the Alfred Street Junction and the approach to the site from the reconfigured Bulk/Caton Road. The building should make a 'gateway statement' in accordance with Lancaster City Council's Supplementary Planning Guidance 8 in relation to the site. The height of the block on Alfred Street will relate to the scale of the existing residential units and will conceal the multi level car park at Block B07 behind and the height of the block fronting St Leonard Gate has potential to be greater in height due to the change in level at that point.

### **Block B07**

- 4.8 This block (multi-level car park) is accessed from the proposed roundabout at St Leonard Gate and is recessed into the site. It will be masked by to the east and south by blocks B08 and B09 and will extend below ground.

### **Block B08**

- 4.8 This is a linear block which fronts onto the canal side and the park. Its ridge height is to be broadly consistent with block B06. The block will range from three storeys to single storey as it rises up to the canal side and to reflect the scale of the residential buildings within Freehold and Alfred Street.

### **Block B09**

- 4.9 This block (department store) will comprise three storeys with plant at roof level. It will be partly concealed by blocks B07 and B08 and will be stepped back from second floor level upward. The change in level within the site will result in the building appearing as a two storey structure from the canal side. The principles facades will be articulated.

### **Block B10**

- 4.10 This building will comprise two storeys, making use in the change in level on the site to read as single storey from the canal. The roof will be articulated and the views across this area toward the Castle and city centre will be preserved.

### **Block B11**

- 4.11 Given its triangular form this building will provide a variety of unit sizes. Roofline articulation and scale will be varied to accommodate plant and the frontages will also be articulated.

### **Block B12**

- 4.12 This block wraps around 9-11 Moor Lane and its height is set at three storeys to relate clearly to the strong gable of 9 Moor Lane. Roofline articulation and scale will be varied to accommodate plant.
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### **Bridge Block**

- 4.13 The high level pedestrian link will be a minimum of 3m wide and its height will ensure the clearance requirements of 6.5 m above the road (A6). The position of the connection will take into account the relative heights of both St Nicholas Arcade and Block B01 whilst avoiding compromise of the principal views along Church Street, Central Street and Great John Street. It is intended to form an extension to Central Street providing a seamless link between the scheme and the existing city centre.
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**APPENDIX A**  
FLOOR AREA SCHEDULE

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Use	Block B01	Block B02	Block B03	Block B04	Block B05	Block B06	Block B07	Block B08	Block B09	Block B10	Block B11	Block B12
<b>Retail; A1, A2, A3</b>												
Max (sqm GEA)	1656	6433	7345	895	3775			814	9577	6661	7472	1919
Min (sqm GEA)	1573	5820	6645	810	3417			736	8665	6027	6760	1736
<b>Rehearsal Space</b>												
Max (sqm GEA)			818									
Min (sqm GEA)			450									
<b>Workshop (B1)</b>												
Max (sqm GEA)		227										
Min (sqm GEA)		205										
<b>Leisure (D1, D2)</b>												
Max (sqm GEA)				1768								
Min (sqm GEA)				1600								
<b>Total</b>												
Max (sqmGEA)	1656	6660	8163	2663	3775			814	9577	6661	7472	1919
Min (sqm GEA)	1573	6025	7095	2410	3417			736	8665	6027	6760	1736
<b>Residential</b>												
Max Unit Nos				40				52				
Min Unit Nos				29				26				
<b>Car Parking</b>												
<b>Public Spaces</b>												
Max Spaces							810					
Min Spaces							790					
<b>Private Spaces</b>												
Max Spaces									B08, B09, B10			
Min Spaces									98			
									20			

1. All figures quoted are Gross External ie including corridors, stairs, walls and lifts

2. The figures include basement service yards and service corridors

3. Floorspace figures exclude rooftop and basement plant

4. Figures exclude the public and privately accessible external walkways, open spaces etc

5. The total amount for the maximum gross external floorspace figures set out in the table exceed the total amount of floorspace that could be brought forward at the reserved matters stage as these are maximum figures and the parameters applied for will not allow for all the maximum figures.

The final mix of uses will be determined by the applications for reserved matters which will follow the outline planning permission



Centros Miller  
Albemarle House  
1 Albemarle Street  
London  
W1S 4TB

T 020 7499 3917  
F 020 7499 3741

[www.centrosmiller.co.uk](http://www.centrosmiller.co.uk)

