

Leicester Waterside Phase 1

Public Consultation

Introduction

Leicester City Council is preparing an outline planning application for Phase 1 of the regeneration of the Waterside area.

Leicester City Council has been driving forward an ambitious project for the regeneration of Leicester Waterside. The vision and plan for its change and investment over the next 10-15 years has been set out in the Leicester Waterside Supplementary Document (otherwise known as the SPD).

The Waterside area is located to the north west of the city centre between the A6 and Rally Park and contains the River Soar and Grand Union Canal.

Regeneration of the Waterside is an opportunity to turn the area around, bring in new investment and create a vibrant and thriving neighbourhood with new homes and new workspaces. The project will make the most of the City's waterways and open up opportunities for many more people to enjoy them. Great spaces near water are universally popular and the City has huge potential to deliver them here.

We want to hear your views on the proposals for Phase 1 of this regeneration project.

Vision

The proposals follow planning guidance in the SPD and fulfil the City Mayor's vision for the Waterside area to become....

- A thriving urban neighbourhood offering a unique and vibrant place to live and space for local businesses to flourish.
- A place that reconnects Leicester to its waterfront, bringing opportunities for leisure, green connections and wildlife.
- A place where people feel safe and comfortable to walk and cycle.
- A place where the streets and homes are built to high standards of design and sustainability.
- A confident place which values its history while embracing the future.



- Phase 1 boundary
- - - SPD boundary

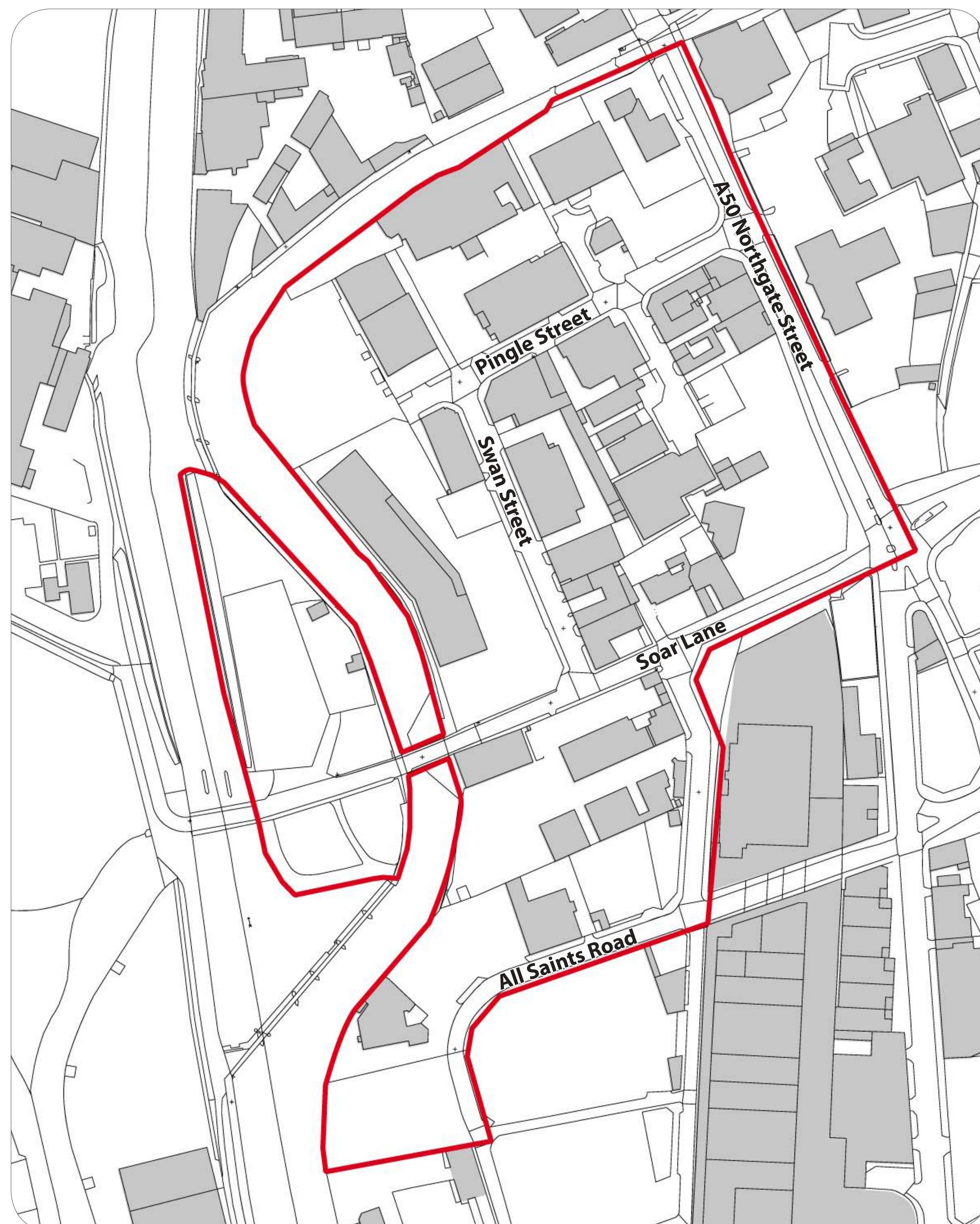
Leicester Waterside Phase 1

Public Consultation

Context

The Site

- Located at the centre of the wider Waterside area a short walk from the city centre and surrounding public green spaces including Rally Park and Abbey Park.
- Bounded by the A50, River Soar and Grand Union Canal giving easy access to the city centre and green spaces.
- Existing uses consist of light industrial units and offices much of which are under-occupied, vacant or derelict.
- The A50 Northgate Street is a busy main access road to the city centre and its largely un-occupied sites and buildings makes for a poor entrance to the city and Waterside area.
- A cement works, green space and woodland are sited on Soar Island which is situated between the River Soar and Grand Union Canal.



— Phase 1 boundary



Leicester Waterside Phase 1

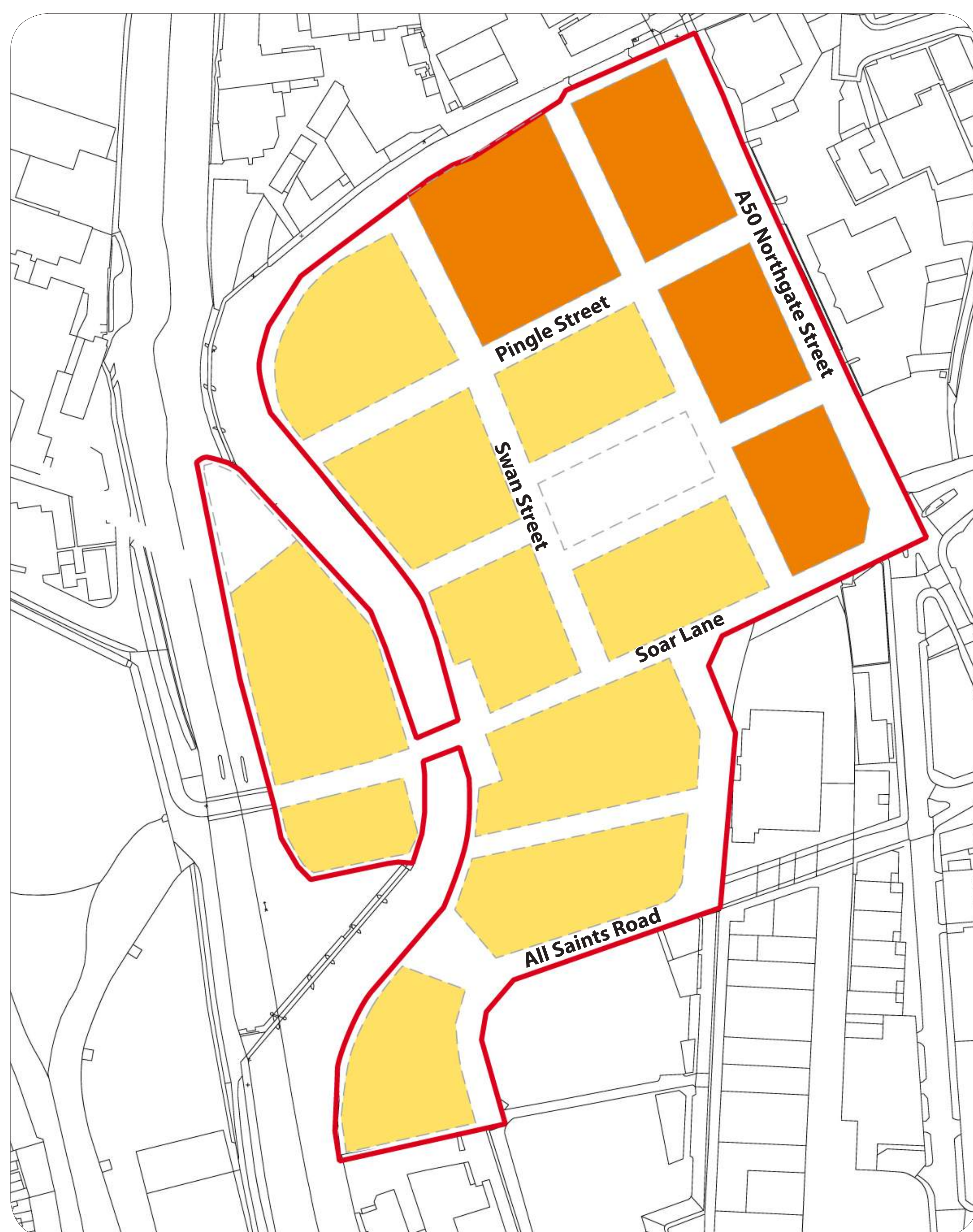
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A Thriving Urban Neighbourhood

New homes

The site's location close to the city centre, waterways and green space at Rally Park provides the opportunity for city centre living in a unique setting.

The Phase 1 area will provide up to 500 new homes, new offices, local shops, green space and canal side paths to create a high quality waterside development. Around half of the new homes will be townhouses and the remainder will be one and two bedroom apartments.



Parameters

- Up to 3 storeys
- Up to 6 storeys
- Phase 1 boundary

Contextual

- Indicative block structure

Benefits of the development will be;

- Homes of different sizes for sale or rental will meet local needs;
- Homes will be within a 10 minute walk of the city centre, green spaces and waterways;
- Many of the homes will have excellent views of the waterways and public spaces.



Building heights

The majority of the new buildings will be a maximum of 3 storeys in height. On the A50 and fronting the northern part of the canal buildings will be up to 6 storeys in height. This scale of development is in-keeping with the area's historic character and the desire to create streets at a comfortable scale for people.

Leicester Waterside Phase 1

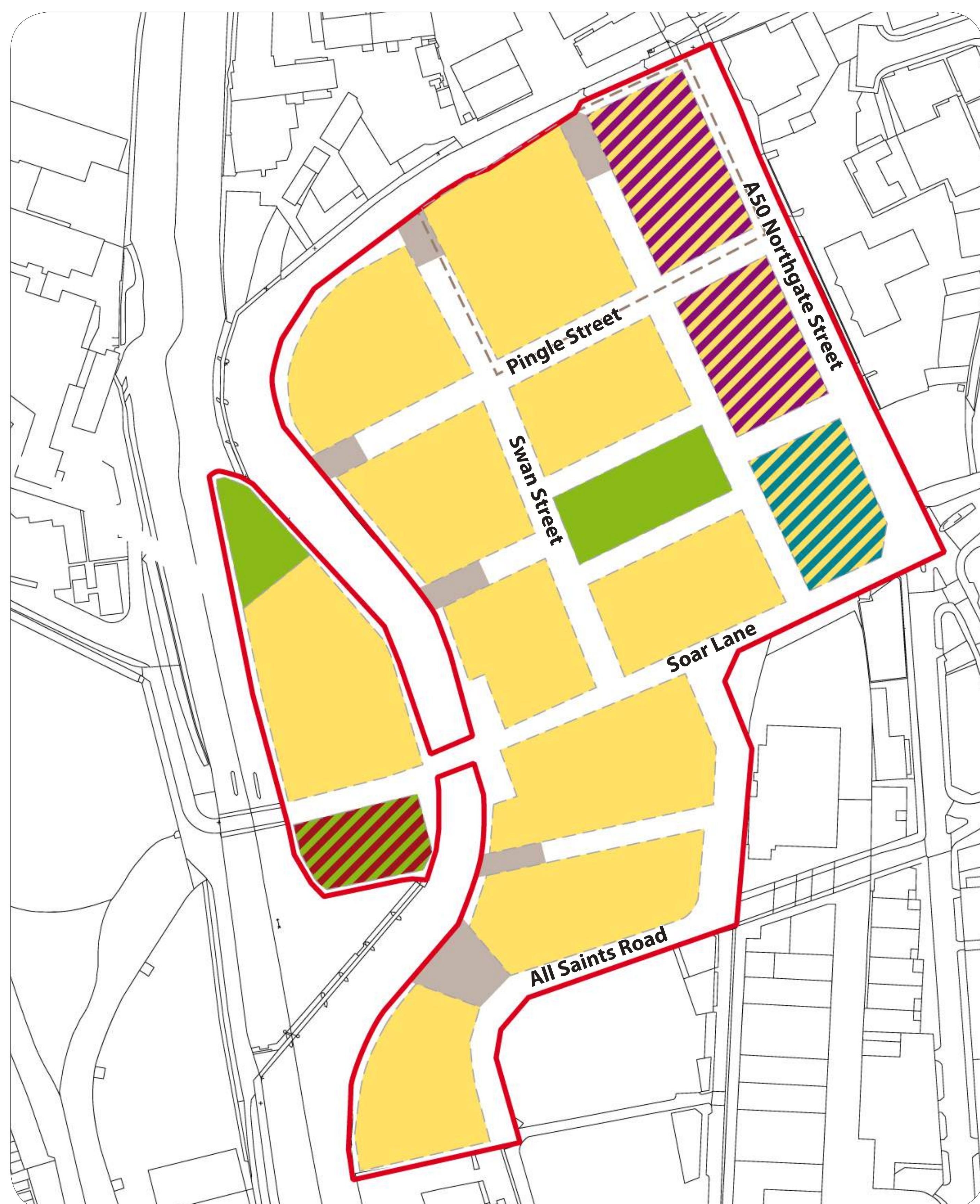
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A Thriving Urban Neighbourhood

Mix of uses

Phase 1 will primarily be a residential area but with a range of offices for small businesses and local shops. The offices and shops are proposed along the A50 Northgate Street to provide more activity on this important entrance to the city centre.

Soar Island boasts a unique waterside setting, natural habitats and provides a connection between the development, Rally Park and existing residential areas to the west. As well as homes being located on the island a new café is proposed for use by new and existing residents as well as visitors.



Parameters	Green space, Restaurant/ Cafe (A3)	Phase 1 boundary
Residential (C3)	Public green space	Contextual
Residential (C3) Office (B1)	Public square	Indicative block structure
Retail (A1) Residential (C3)	Area within which possible energy centre is to be located	

Green Infrastructure

The green spaces and waterways within the Waterside area are great assets for the City. The wider Waterside regeneration aims to enhance and better connect these assets for the benefit for both people and wildlife.

Green infrastructure will be an integral part of the development, provided in the following ways;

- A large attractive park at the heart of the development;
- Enhancement of green spaces and natural woodland areas on Soar Island;
- Tree lined streets will link the new homes and green spaces to the waterways and Rally Park in attractive and walkable routes.

Leicester Waterside Phase 1

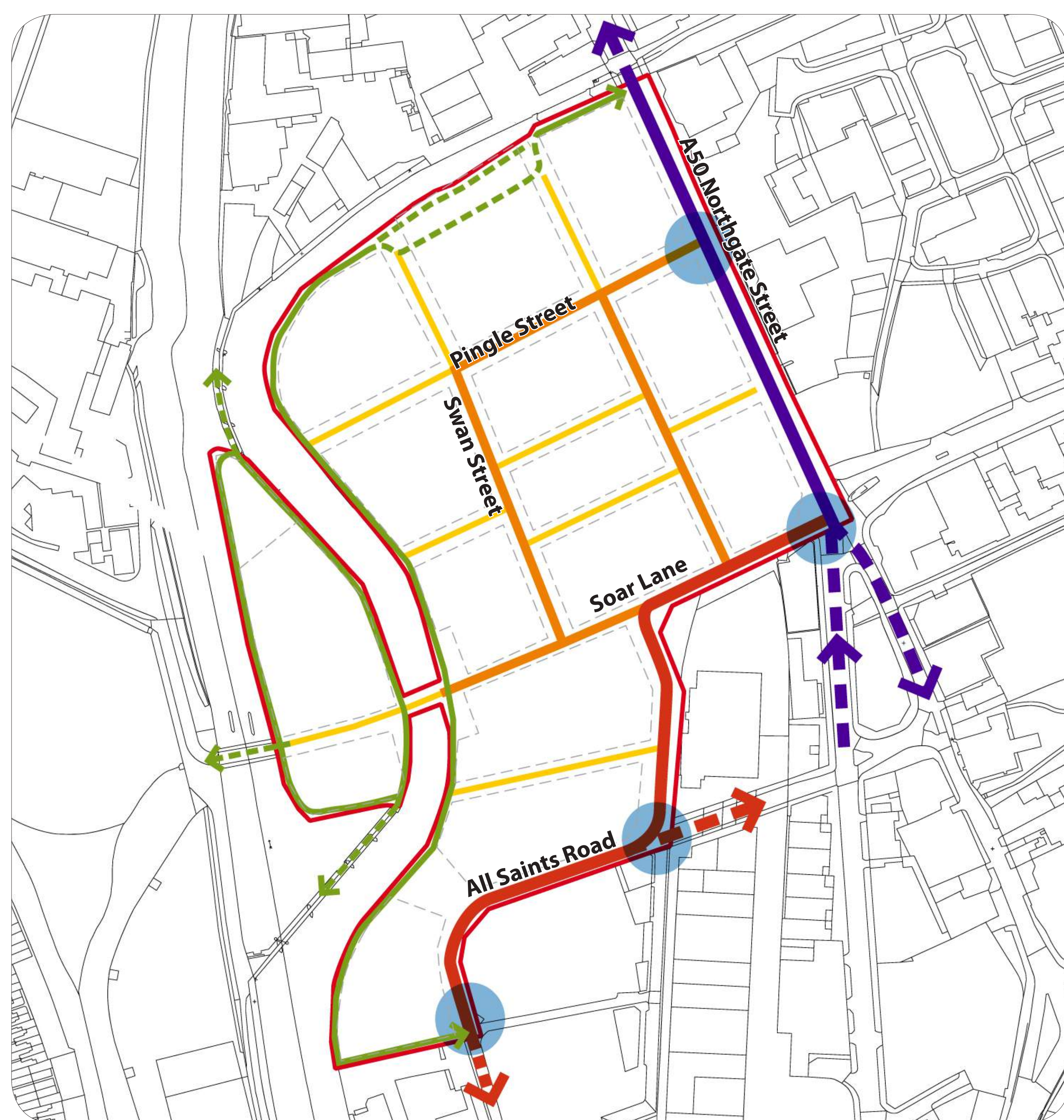
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Connections

Streets

The layout will help re-connect the city centre to the waterfront. The street network is taken from the historic Victorian grid pattern to create a walkable and connected layout.

The site's primary access will be from the A50 Northgate Street. A new street connecting to the A50 between Soar Lane and Pingle Street will be for pedestrians and cyclists only. Secondary access points will be from Bath Lane and Jarvis Street.



Parameters

- Primary road- A50 Northgate Street
 - Main street
 - Secondary street
 - Tertiary street
 - Pedestrian and cycle route
 - Options for pedestrian and cycle route
 - Vehicular access point
 - Phase 1 boundary
- #### Contextual
- Indicative block structure

Access to the waterfront

A new canal side path will create a continuous walking and cycling route along the Grand Union Canal. A series of new public squares and play spaces will be integrated into the streets to provide a connection between homes and waterways. These proposals will help create a range of new leisure opportunities for walking, cycling and boating.



Walking and cycling

Generous footways and naturally traffic calmed streets will provide a safe and comfortable environment for walking and cycling.

Soar Lane is proposed as a shared surface to calm vehicle speeds and to give pedestrians and cyclists priority.

Parking

Each house will be provided with off-street car parking and further parking will be provided on-street in parking bays.

Public cycle parking will be provided within the spaces and streets.

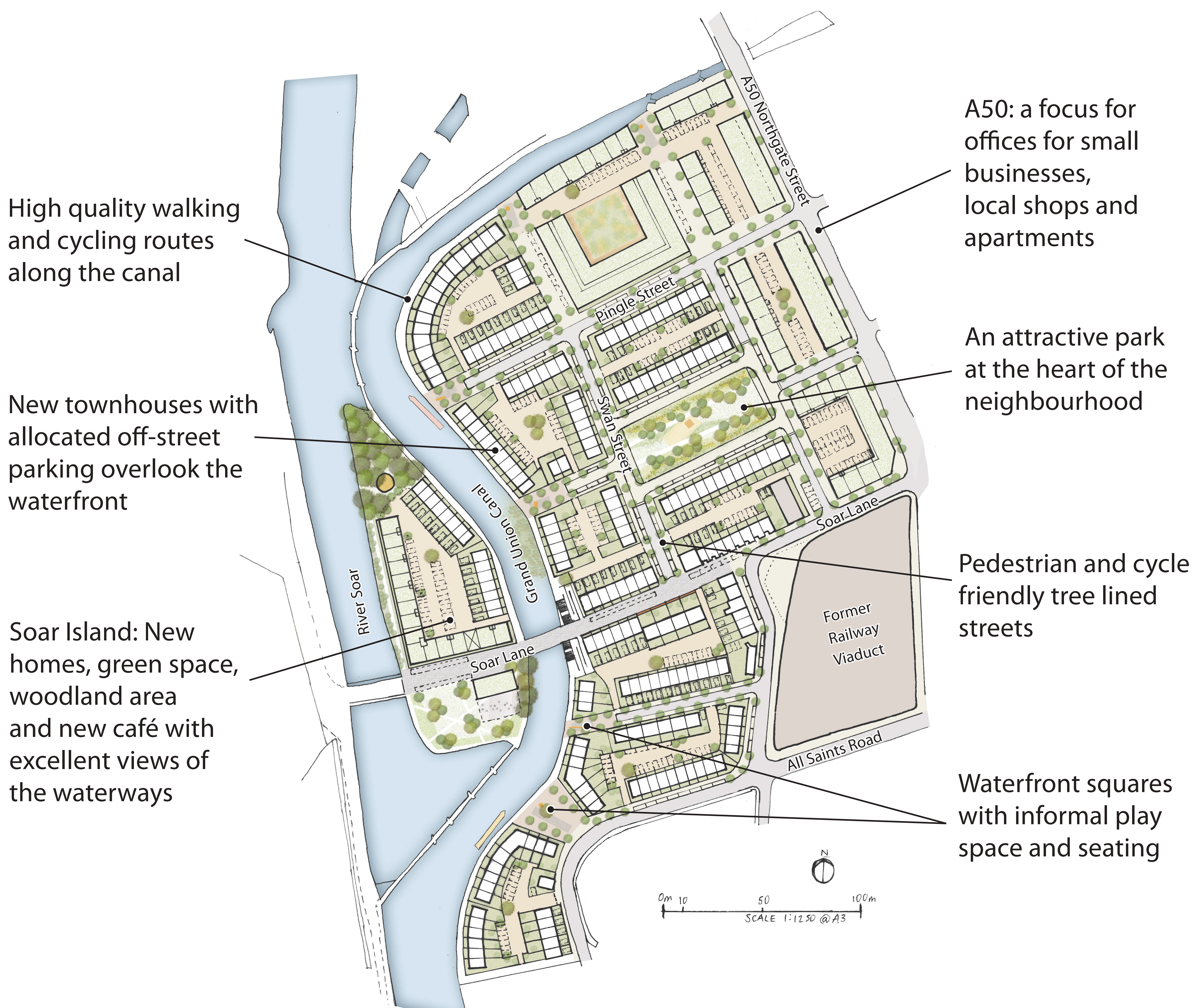
Leicester Waterside Phase 1

Public Consultation

Phase 1 - How it Could Look

This illustrative masterplan shows one idea of how the Waterside Phase 1 area could be developed to create a high quality mixed-use neighbourhood.

The final design and layout will be determined through the process of detailed design and future planning applications.



Find out more and have your say
Consultation on Leicester Waterside
Phase 1 runs on 21 July 2015

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