

Town and Country Planning Act 1990
Acquisition of Land Act 1981
Local Government (Miscellaneous Provisions) Act 1976

SUMMARY OF PROOF OF EVIDENCE



THE COUNCIL OF THE CITY OF COVENTRY CITY CENTRE SOUTH

compulsory purchase order 2022

Town and Country Planning Act Stopping-up of Public Highway

Proof of Evidence

Robert Maxwell
Allies and Morrison

on behalf of

**Shearer Property Regeneration Limited
[SPRL]**

I am Robert Maxwell an architect and a partner at Allies and Morrison. I trained at the Welsh School of Architecture and the Architectural Association. I began working with Bob Allies and Graham Morrison in 1981 and joined the firm of Allies and Morrison in 1988. I became an Associate in 1992, and a Partner in 2001.

THE BRIEF

Key Points:

- A higher proportion of mixed tenure residential uses has been introduced, alongside the retail and leisure uses to stimulate more footfall and vibrancy in the city centre.

BLOCK A1: REFINED SCHEME

Key points:

- New proposed service yard for Coventry Market introduced
- Building footprint adjusted from an L-shape to a T-shape
- Increased distance between the facades of A1 and block D

BLOCK A2: REFINED SCHEME

Key points:

- The building footprint has moved further away from Coventry Market
- There is a reduction in the overall width of Market Way

COVENTRY MARKET: REFINED SCHEME

Key points:

- Providing the potential for reopening some of the outward facing retail units in Coventry Market fronting onto the new public square
- Providing a dedicated service area exclusively for Coventry Market and formalising the servicing arrangements around the Block A2 area
- Providing conditions for stimulating the improvement of Coventry Market

BLOCK B: REFINED SCHEME

Key points:

- New east-west pedestrian route introduced across the site
- Large residential gardens introduced behind the perimeter buildings
- Integrated retail/residential service yard cut into the existing topography introduced
- Introduction of gaps between and a variety in the heights of the buildings in the overall massing

THE PAVILIONS: REFINED SCHEME

Key points:

- Pavilion divided into two parts provides more pedestrian permeability across the street
- Smaller footprint reduces the overall distance between Blocks B and C, yet maintains appropriate separation
- Allows clearer visual connection between Christchurch spire and Coventry Market

BLOCK C: REFINED SCHEME

Key points:

- Perimeter block allows the introduction of a private residents' garden
- Integrated rear service yard for the retail units
- Land to the south made available for accessible soft and hard landscape features
- Potential hotel use omitted at this stage

BLOCK D: REFINED SCHEME

Key points:

- Extended retail and leisure frontages on Rover Road
- Integrated rear service yard for the retail and leisure units
- Secure landscape amenities for the residential apartments
- East/west pedestrian and cycle permeability across the site
- Healthcare building moved to the Queen Victoria Road frontage

PUBLIC REALM: REFINED SCHEME

Key points:

- Increase in the extent of site-wide soft landscape and seating
- Introduction of a large lawn to the central square in front of Coventry Market
- Revised servicing strategy for blocks C, D and Coventry Market
- Extensive area of vehicle free public realm
- Reintegration of existing works of art in the new landscape

THE EMPIRE

Key points:

- Existing Empire building retained and refurbished as a leisure destination
- Potential additional leisure uses introduced to the rear of the Empire
- The retail outlets at the ground floor on Hertford Street will be upgraded

CONCLUSION

Our commission is to bring forward a Reserved Matters application based on the Parameters and Development Principles approved in the Consented Scheme as adjusted in the Refined Scheme. Following continuing discussions with SPRL, the layout and details of the refined scheme has evolved, reflecting the desire to shift away from a retail dominated environment towards a rebalanced mixed-use scheme including a larger proportion of residential use. In considering this move it is important to recognise the adjustments needed to make the spaces between the buildings work for residents and occupiers and therefore to imbue them with a look and feel that is calm, relaxed and legible as a residential mixed-use neighbourhood within the city centre. The proposals will deliver active frontages and reinforce the retail leisure and commercial circuit between Market Way and Hertford Street, but also recognise that

there may be more independent and local outlets to provide food drink and groceries that the residents want to and will regularly use, alongside Coventry Market.

The red line boundary of the Scheme touches several existing and largely successful elements in the city centre, in particular the Upper and Lower Precincts and Coventry Market. The proposed reserved matters applications will introduce active frontages and new reinvigorating capillary connections into the surrounding city fabric. We have produced a Refined Scheme that follows the Consented Scheme principles but takes opportunities to make further improvements and enhancements.

Key points:

- We have proposed additional height to some of the buildings to introduce more residential and vibrancy and to take advantage of the city centre location.
- We have revised the Parameters for blocks B, C and E
- We have reduced the quantum of non-residential Class E uses
- We have reduced the size of the retail pavilion and reconfigured it to improve views, connectivity, tailor the retail pavilion offer and enable the footprints of blocks B and C to be enlarged
- We have improved servicing arrangements to blocks A2, B, C, D and Coventry Market
- We have increased the quantum of soft and hard landscape features
- We have introduced a large lawned public garden at the centre of the development
- We have sought to stimulate the improvement of Coventry Market
- We have focussed the Scheme's contribution to the regeneration of Coventry City Centre

