

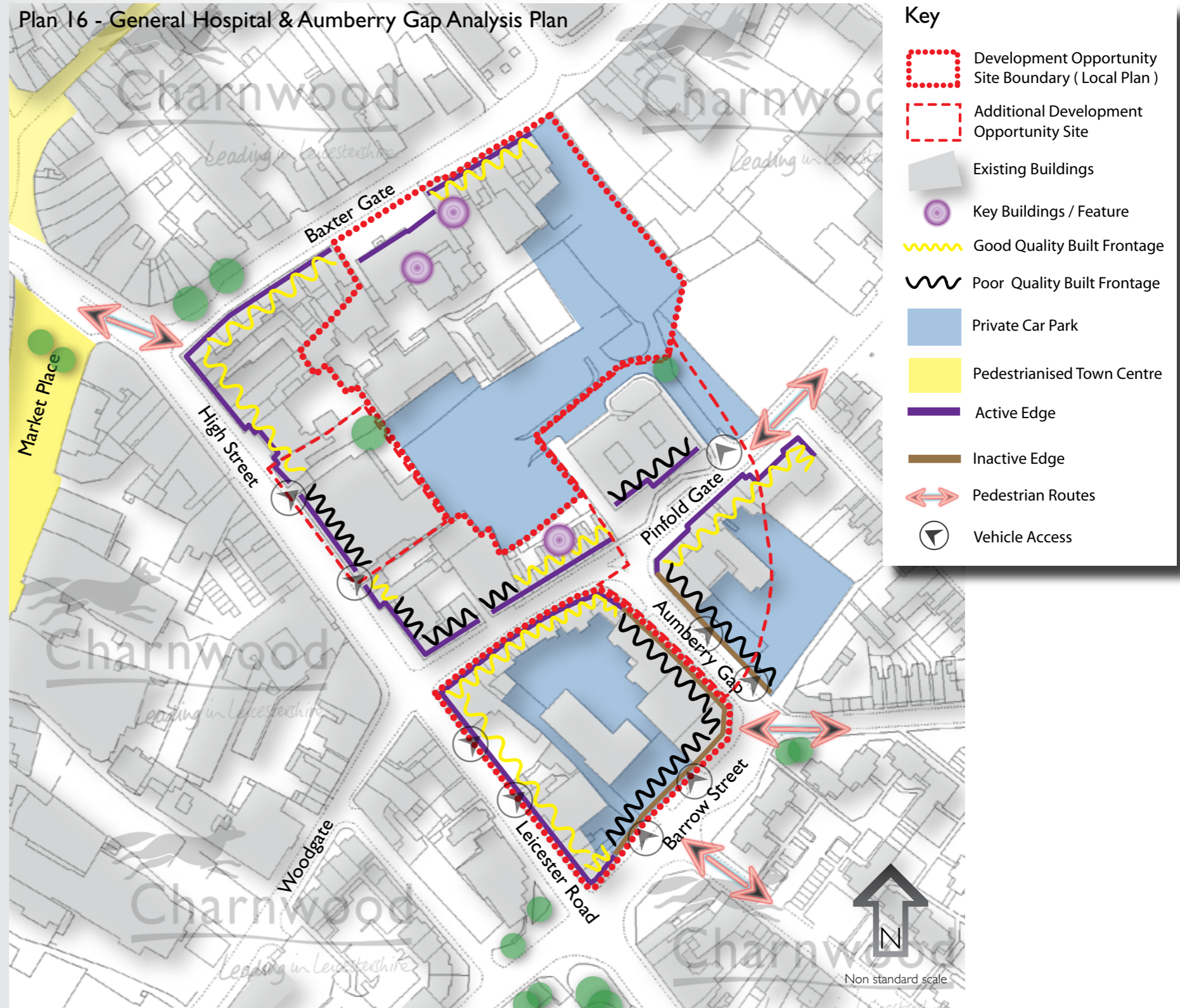
# 7. Key Development Sites

## Former General Hospital and Aumberry Gap

The site is located within the easternmost part of the Town Centre and directly adjacent to the A6 that bisects the Town Centre. The total area is approximately 2.8 hectares and its boundaries are the proposed Inner Relief Road to the east and south, Baxter Gate to the north and Leicester Road / High Street to the west. A number of small adjacent sites are included but the key elements are the opportunity sites of Aumberry Gap and the former General Hospital Site (Leicestershire Primary Care Trust ownership) identified in the Local Plan. A small part of the eastern edge of the area for development, from Baxter Gate to Barrow Street, is affected by the proposed IRR route.

The now redundant General Hospital on Baxter Gate was built in 1862 and was extended in the first part of the twentieth century. Further buildings were subsequently added to the complex. By the 1920s Victorian industrial premises off Pinfold Gate had been demolished. The open space created by the demolition, in combination with the private gardens, created a significant open area in the centre of the development block. This open area has been used as a car park in recent times. The Aumberry Gap site, with the exception of a public house on the Leicester Road frontage, is within a single private ownership but with multiple tenancies. The site is currently being used as mixed industrial and commercial with some residential at first floor level, although a number of buildings are now vacant and in a serious state of dilapidation. Other parts of the development area are in multiple private ownerships and tenancies.

Plan 16 - General Hospital & Aumberry Gap Analysis Plan



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# 7. Key Development Sites

The Masterplan and Development Brief recognise the importance of achieving an integrated, planned approach to the redevelopment of this key Town Centre opportunity site to:

- **Ensure that any new development takes proper account of all relevant policies of the adopted Borough of Charnwood Local Plan and acknowledges the guidance set out in the Council's SPD and SPG.**
- **Ensure that any new development pays due regard to the site context and features, planning objectives for the wider area and existing amenities. This includes ensuring that development will not have an adverse impact on the implementation of the IRR and that it will make an appropriate contribution towards the proposed road.**
- **Facilitate phased site development, whilst optimising the area's potential and the quality of the development.**
- **Inform investment decisions, and land disposals and acquisitions by clarifying development constraints.**
- **Stimulate interest among owners, developers and prospective occupiers so as to bring the land forward for development.**
- **Encourage co-operation between owners.**
- **Ease the planning process for potential applicants by anticipating issues and offering greater certainty.**
- **Provide guidance to Council officers and Members to assist in the determination of planning applications.**

The Council's vision is:

**“A development of high quality, which will transform an existing blighted area, containing a significant number of vacant buildings and extensive surface parking and servicing areas, into a positive part of the Town Centre offering a mix of uses, distinctive architecture, respect for heritage assets and excellence in the treatment of the public realm.”**



Former Baxter Gate Hospital - scope for a feature building

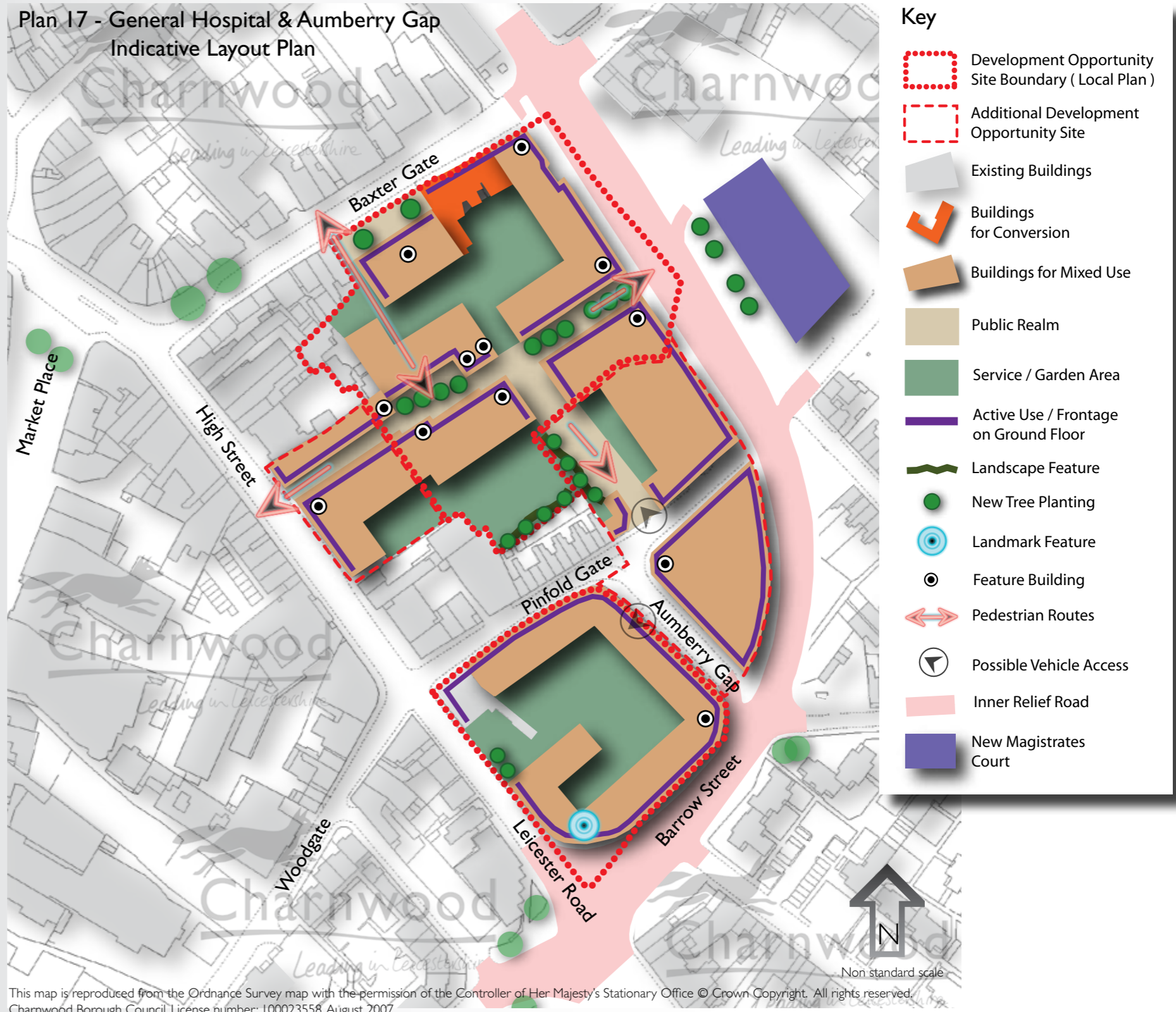


# 7. Key Development Sites

In addition to the general guidance set out in the Masterplan, the principal planning and design objectives for the area are:

- Well planned and phased development, which makes efficient use of brownfield land and follows an urban design strategy based on a clear structure of routes, public spaces, active frontages, new built form and reuse of buildings of heritage value,
- A coherent, distinctive and attractive development which responds to the positive characteristics, significant buildings and heritage value of its surroundings, which includes the Church Gate Conservation Area and a number of listed buildings, and relates sensitively to its neighbours.
- A mix of uses across the site that reflects its location at the heart of the Town Centre and will contribute to regeneration including retail, leisure or commercial uses at ground floor level and residential or office uses above. The site is recognised as having potential to provide for student housing
- High quality, active frontages to all principal faces of the development, including onto the proposed Inner Relief Road and the new strategic pedestrian route;
- The achievement of buildings of landmark quality for sites on Leicester Road and Baxter Gate identified as being within key gateways to the Town Centre.
- The provision of a strategic, multi-storey car park within the development area

Plan 17 - General Hospital & Aumberry Gap  
Indicative Layout Plan



## 7. Key Development Sites

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- Development that adds to the quality and quantity of public space, including improved linkages between the area, other parts of the Town Centre and adjacent residential suburbs, This will include the creation of a new linear open space through the development area linking the new Magistrates Court and strategic car park with the High Street and Baxter Gate.
- Development that follows the principles of Sustainable Construction and Design, has minimal impact upon the environment, has low or zero carbon emissions in its operation and avoids any increase in flood risk to the Town Centre



New Magistrates Court Under Construction



New Magistrates Court Under Construction