

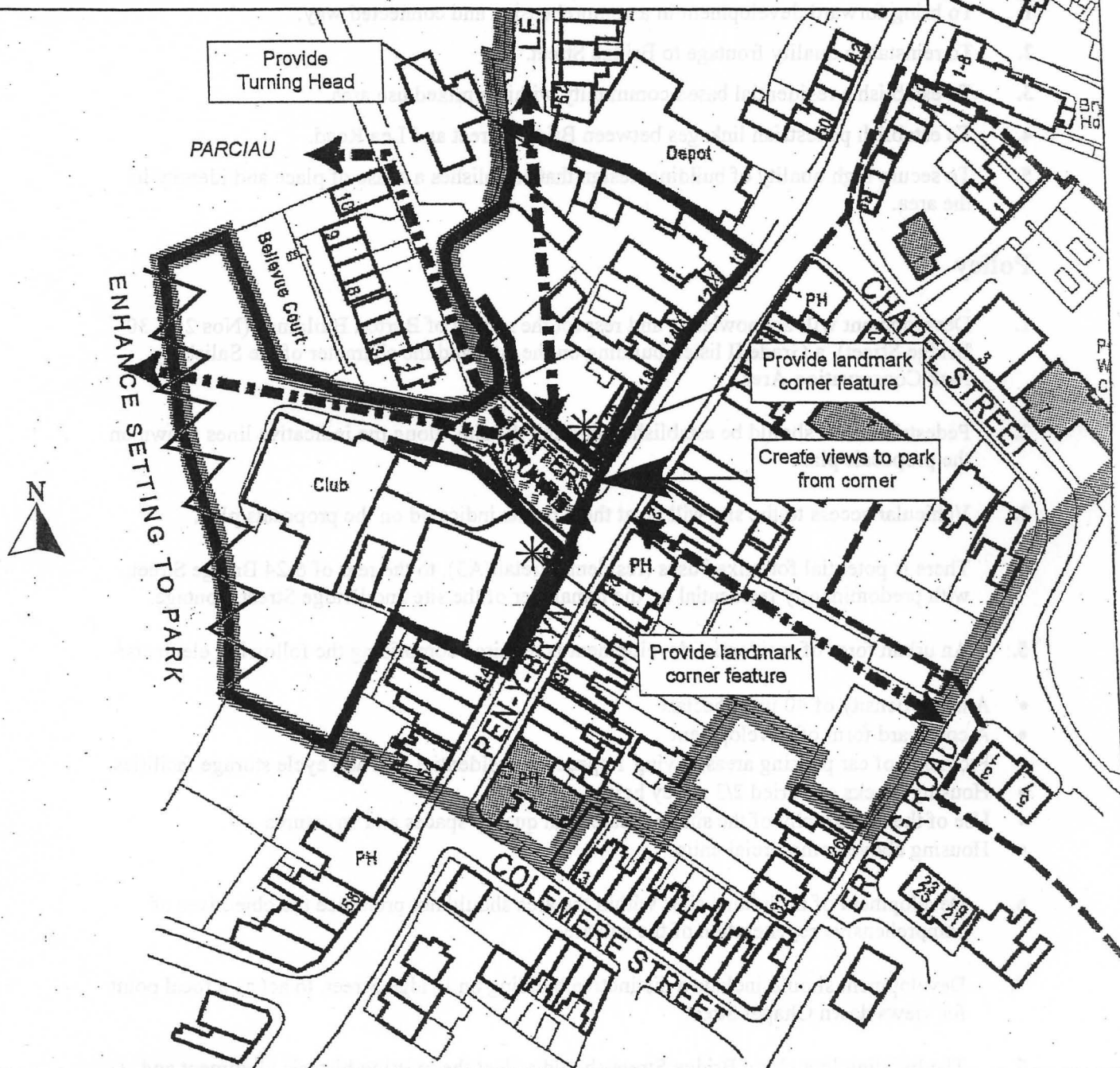
Bridge Street/Brook Street Regeneration Area

PLANNING BRIEF

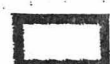
20th July 2004

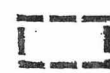
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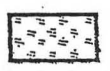
Sub Area 3 - Tenters Square



 Regeneration Area Boundary

 Sub Area 3

 Salisbury Park Conservation Area

 Public street works to enhance square

 Strengthen Pedestrian Linkages

 Listed Buildings

 Define frontage

 Enhance setting of park

 Create views to park

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SUB AREA 3 – TENTERS SQUARE

Key Objectives

1. To establish a form and identity for Tenters Square, in the Pen-y-Bryn streetscene through:-
 - The quality and design of the public street space,
 - Strengthened corner elements,
 - Defining strong and distinctive street frontages,
 - Establishing views of the Park from Pen-y-Bryn,
 - Strengthening pedestrian links to the Park and Lea Road.
2. To protect and enhance the setting of the Park.
3. To establish a residential based community around the square to reflect and complement surrounding uses, which are predominantly residential in character.

Policy

1. The development of the lower site should take full advantage of the topography and enhance the setting of the park by :-
 - Using architectural design to enhance views from the Park, through variation in form, massing, scale, height of building line and materials, to avoid creating a hard dominant edge to the space.
 - Concealing as much car parking as possible,
 - Using good landscaping to soften the impact.
2. A new access point will be created to the Park to create a new pedestrian link along indicative route shown on the plan. Improvements will also be secured to the Lea Road link to aid safety.
3. Development should be predominantly residential in order to contribute to the vitality of the area through:
 - Target density of 40 units / hectares.
 - Provision of a range of residential accommodation.
4. Car parking should be off-street and accommodated within the development, with a provision of 1 space per unit, including cycle storage facilities.
5. Development onto the square should reflect the prevailing terraced form and building line context of Pen-y-Bryn, strengthen the enclosure of the square and provide strong corner features to Pen-y-Bryn to punctuate the streetscene and assist in establishing identity. Variations in height (2/3 storeys) should be used to help achieve the stated objectives, but should no overwhelm the square.
6. Plans for the development of the South and North sites should be in a comprehensive form so that part re-development would not prejudice the satisfactory development of the whole of each site.
7. Public street works on Tenters Square will enhance the quality of the space and contribute to its identity. These will include, surface treatment, street furniture, signage and lighting.
8. Opportunities should be taken in the redevelopment of the site to form a turning head on Lea Road.