

Supplementary Planning Guidance

Type: Area Strategy Guidance
Subject: St. George's SRA
Status: Adopted
Date: June 2001

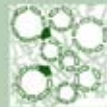
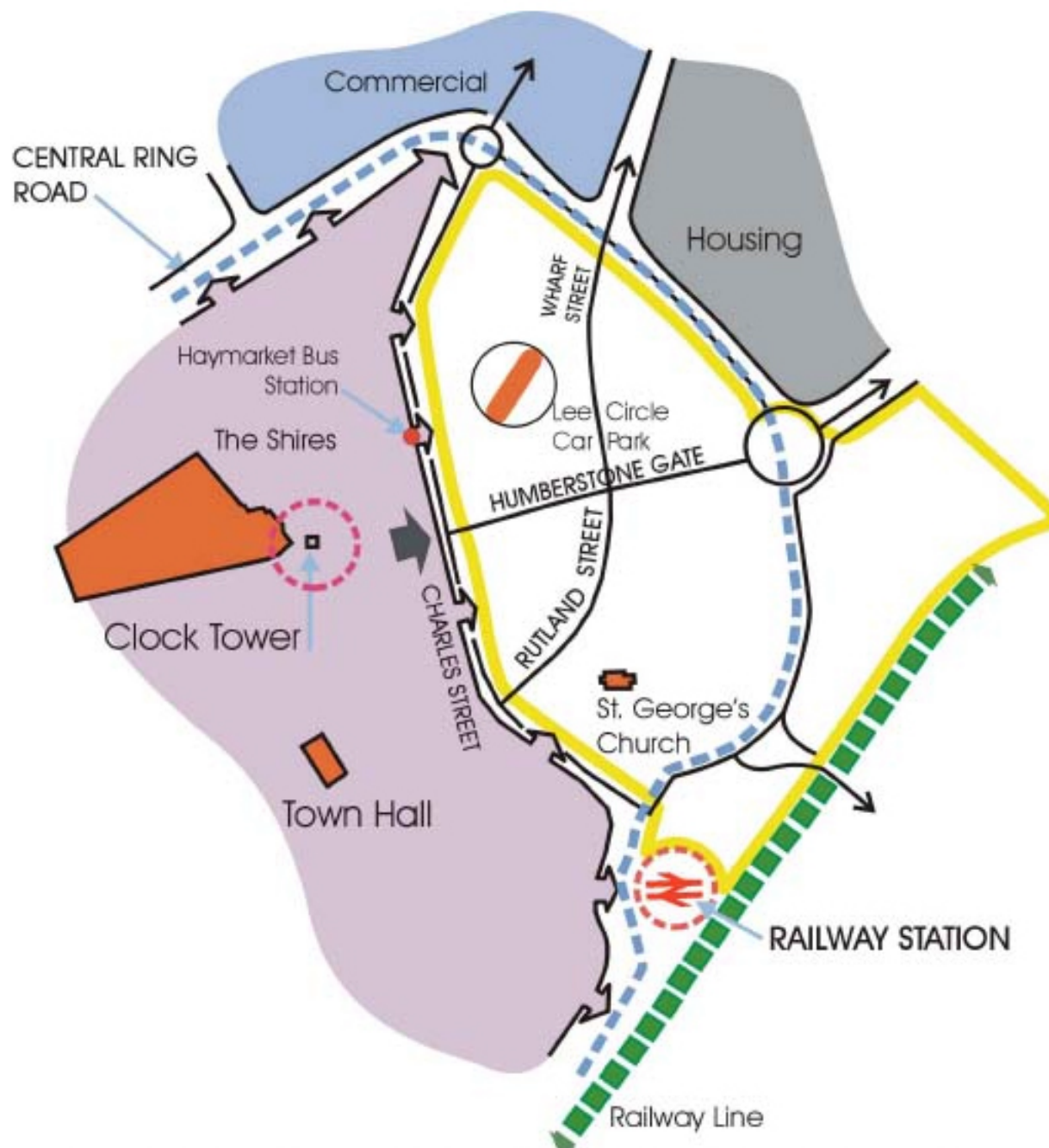


Fig. 1, 2

Leicester City Council,

***St. Georges, Leicester: Strategic
Regeneration Area Framework, 2001***



**City centre influences –
Relazioni con il centro città**

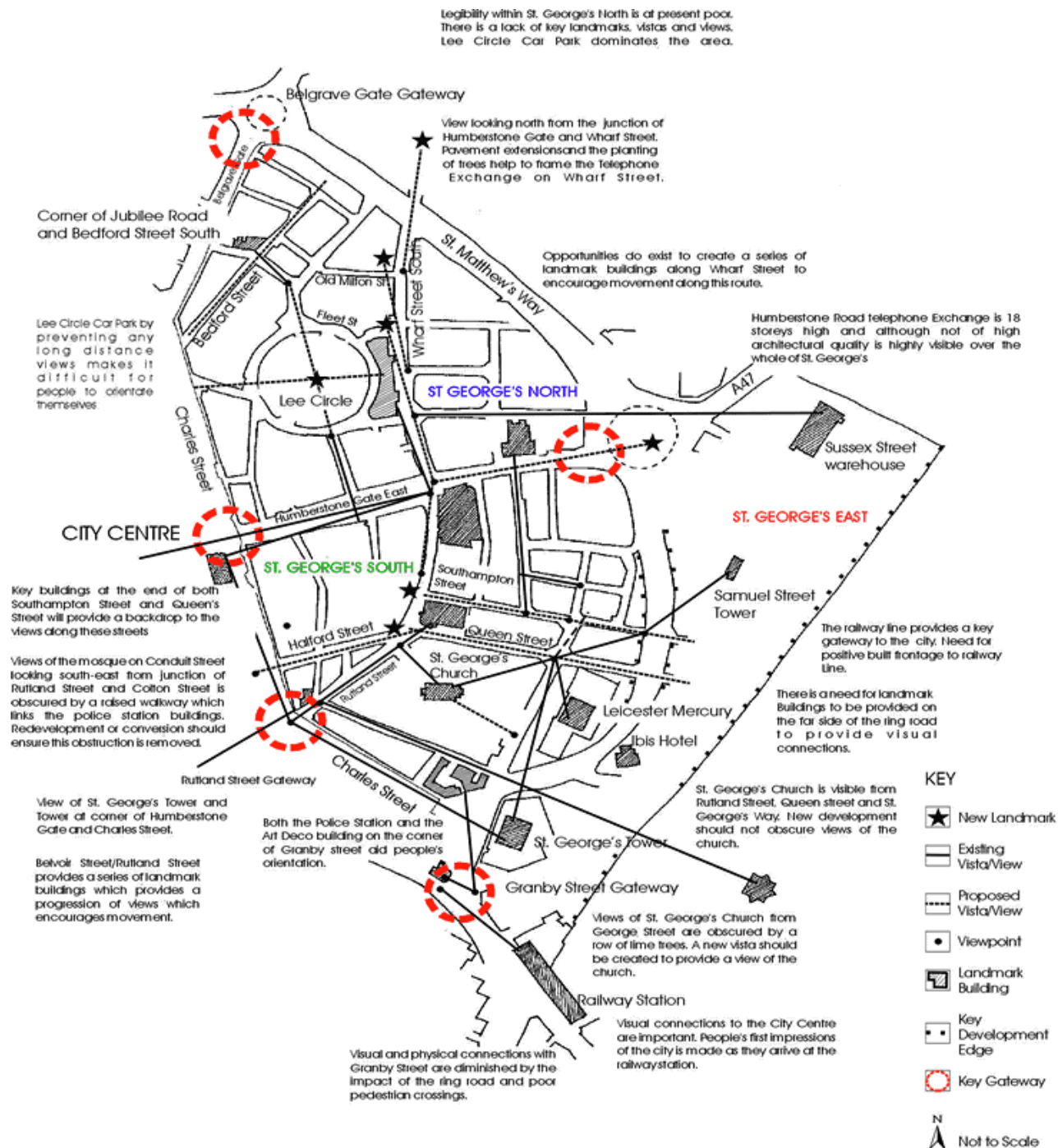
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Fig. 3



*Existing movement –
Circolazione esistente*

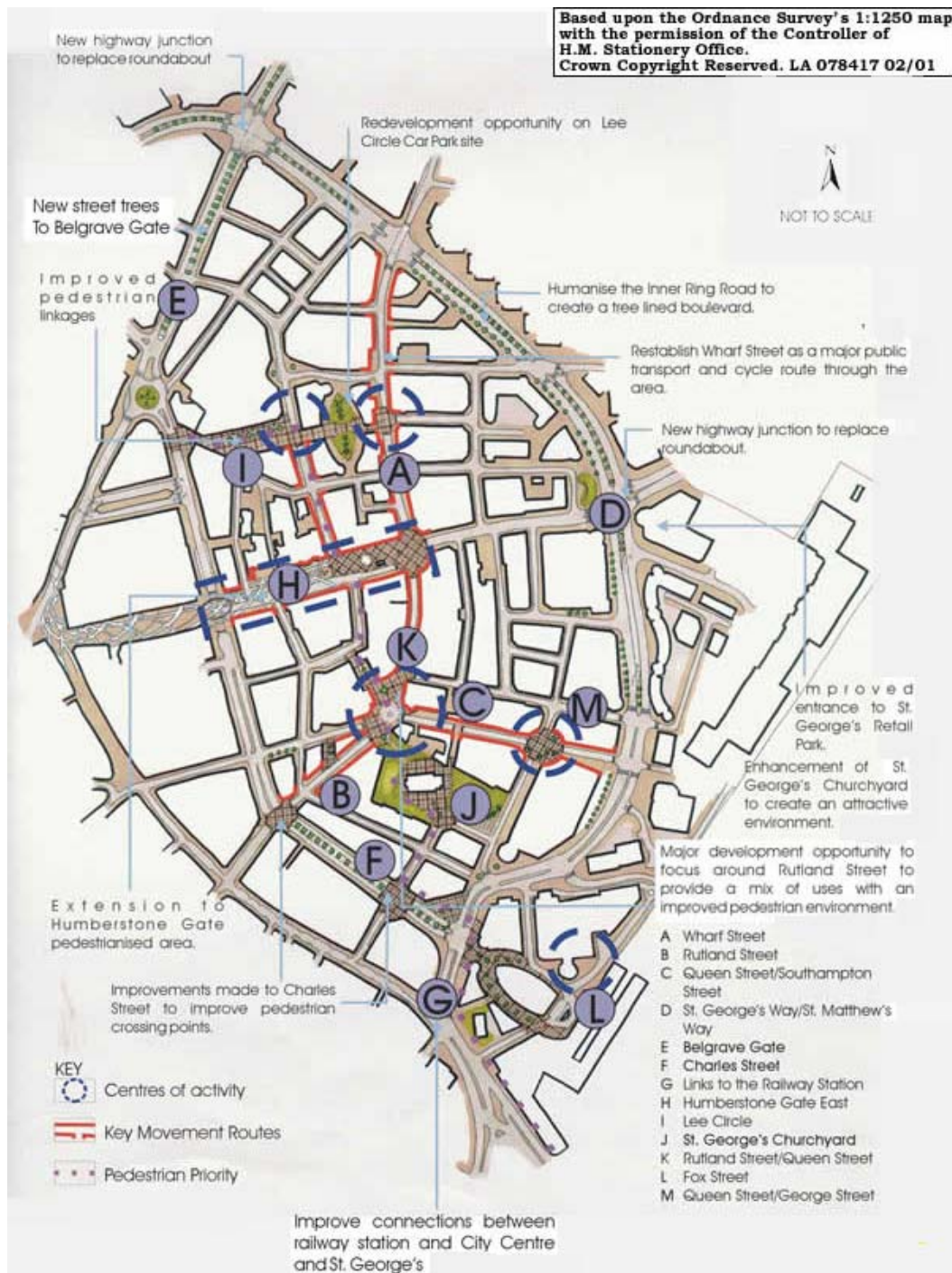
Fig. 4



Site Analysis: Legibility, views, vistas and gateways –

Analisi del sito: leggibilità, punti di vista, vedute, accessi

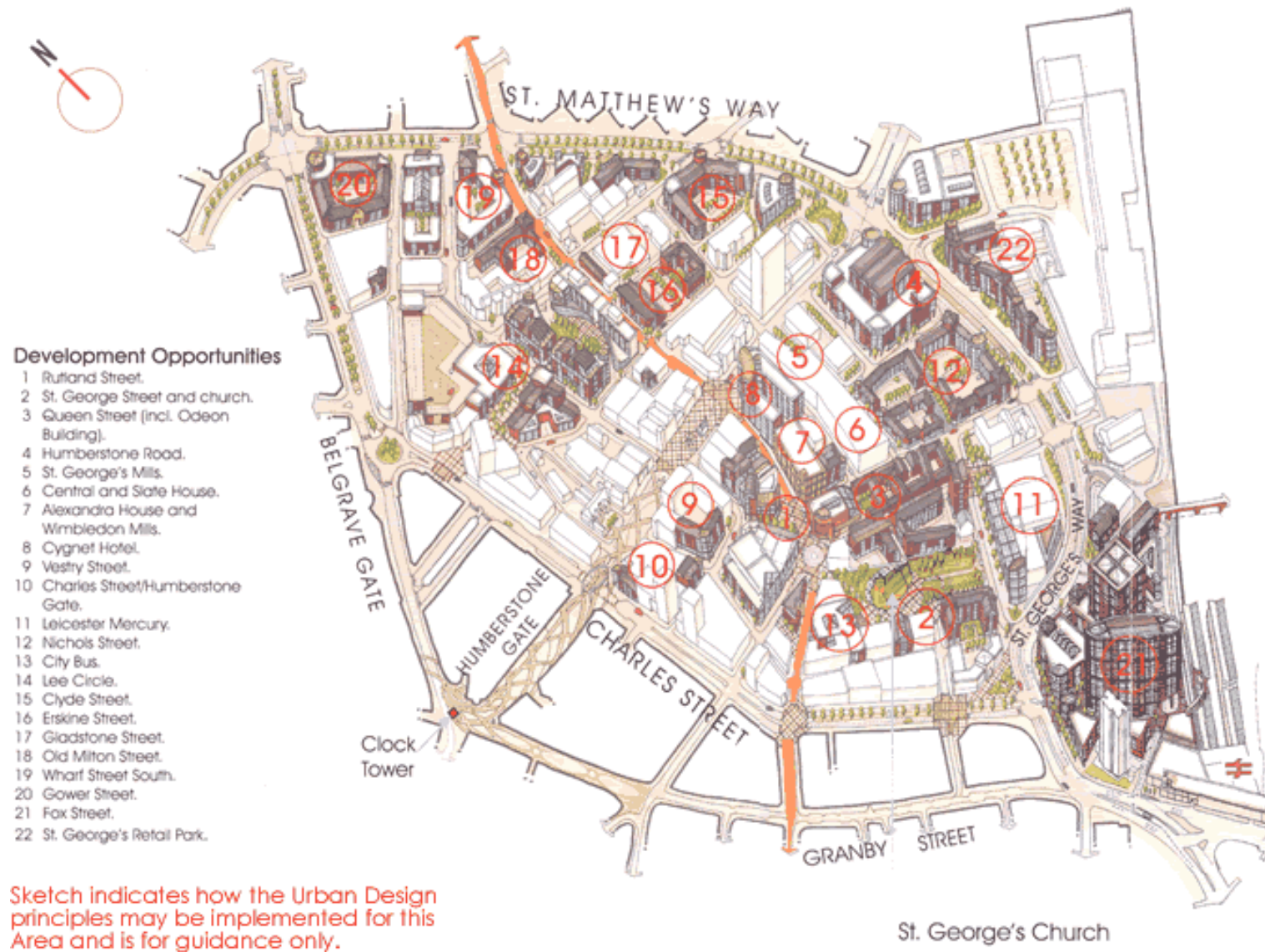
Fig. 5



**Public realm plan –
Il piano degli spazi pubblici**

Fig. 6

**Development opportunities: indicative illustration –
Opportunità di sviluppo: immagine indicativa**



Sketch indicates how the Urban Design principles may be implemented for this Area and is for guidance only.

Fig. 7

St.George's South. Area Analysis – Analisi dell'area

The International Hotel is presently redundant and provides the opportunity for either conversion or redevelopment.

Humberstone Gate East presently accommodates a large number of bus pick up and drop off points.

Wharf Street provides a key route that links St. George's South with St. George's North.

Opportunities exist to improve the junction of Charles Street and Humberstone Gate to allow improved ease of movement for pedestrians.

The Rutland Centre and N.C.P. Car Park is underutilised and provides the opportunity for redevelopment.

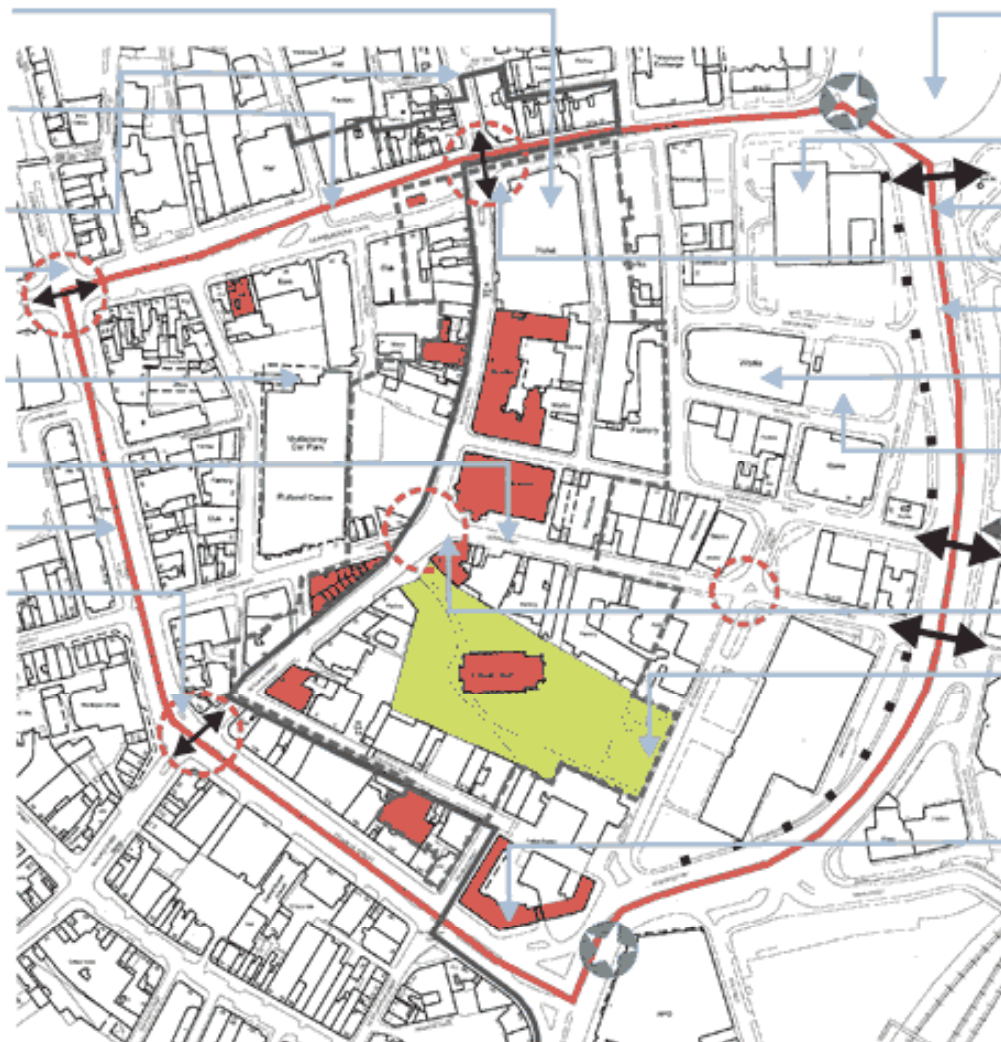
Opportunities exist to improve the pedestrian environment within the area by providing wider pavements.

Charles Street provides a barrier to pedestrian movement.

Need for public realm improvements at the junction of Rutland Street and Charles Street.

KEY

-  St. George's South Boundary
-  Central Shopping Core
-  Open Space
-  Listed Building.
-  Priority Improvements to Public Realm.
-  Key Gateway.
-  Conservation Area Boundary.
-  Key Connections.
-  In-active frontage to ring road.



St. George's Way roundabout is over engineered and provides a significant barrier to pedestrian movement.

The retail sheds at the junction of Humberstone Gate and St. George's Way provide poor built form at this eastern gateway to the city.

Need for improved pedestrian crossings.

Poor pedestrian experience at the junction of Wharf Street and Humberstone Gate East.

Lack of both strong built form and activity onto the street.

A number of light industrial businesses operate within the area.

Opportunities exist to provide strong built form to the ring road by using underutilised space.

St. George's Way provides a barrier to pedestrian movement.

Rutland Street/Queen's Street provides the opportunity for an important centre of activity within the area.

St. George's Churchyard an important green space within the area. Presently underused by pedestrians due to personal safety. Improved surface treatment and lighting would improve security.

Former police headquarters provides the opportunity for a mixed use development and the opening up of Colton Street.

N
NOT TO SCALE

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Fig. 8

St.George's South. St.George's street and church.
Sketch indicating how the urban design principles may be implemented –
Schizzo indicativo dell'applicazione dei principi di progettazione urbana

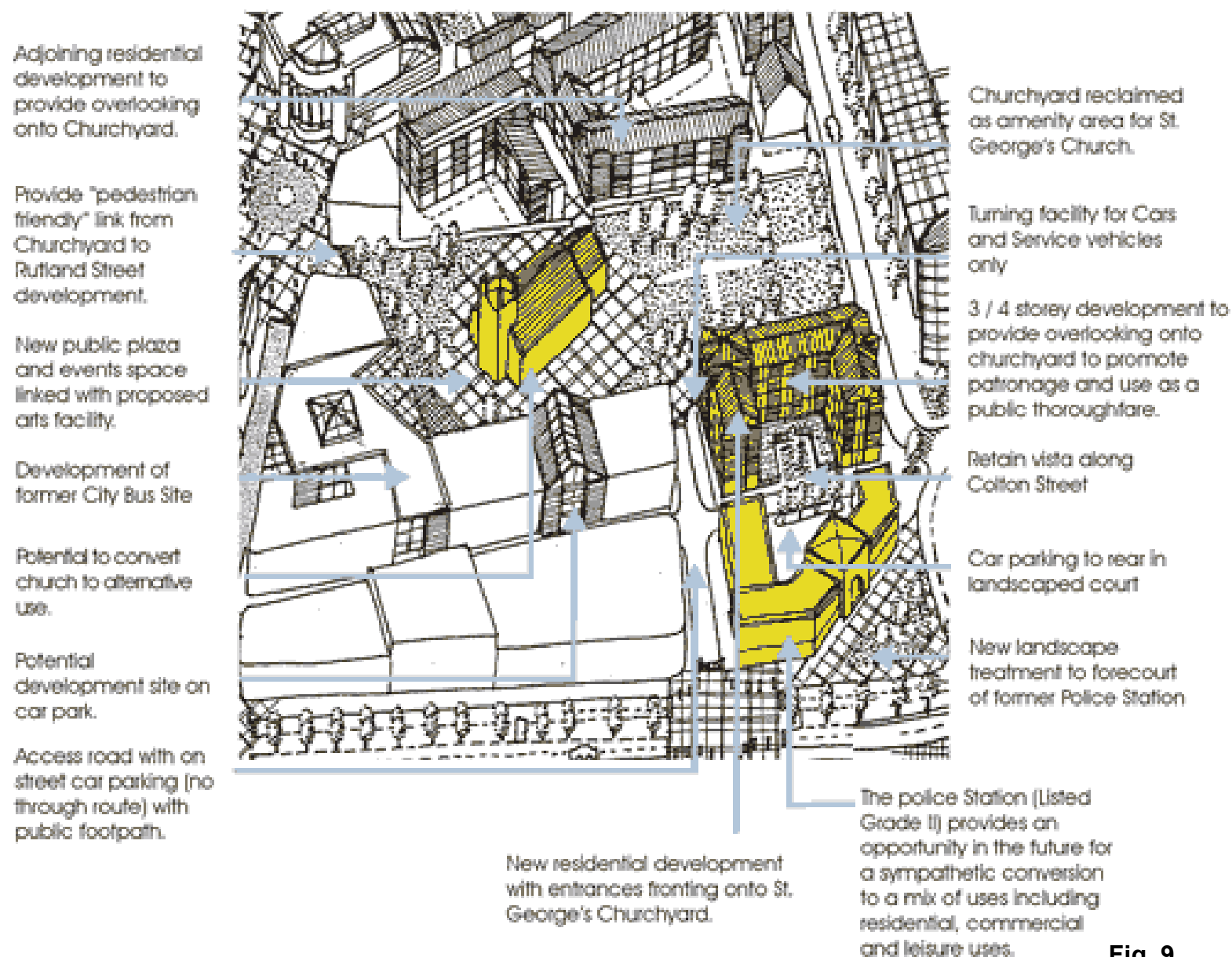


Fig. 9

St.George's South. Nichols street.

**Sketch indicating how the urban design principles may be implemented –
Schizzo indicativo dell'applicazione dei principi di progettazione urbana**

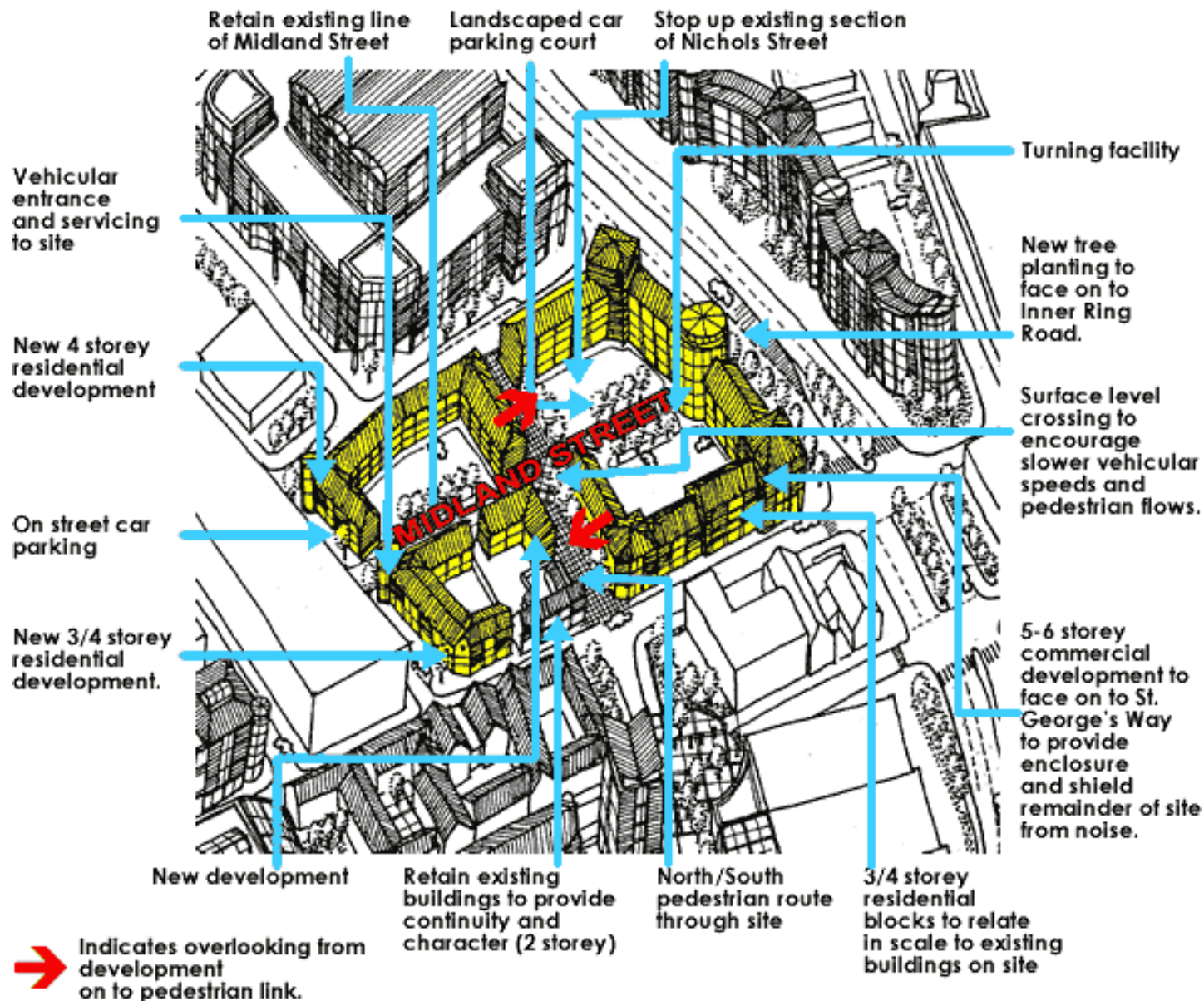


Fig. 10

St.George's South. Queen street.

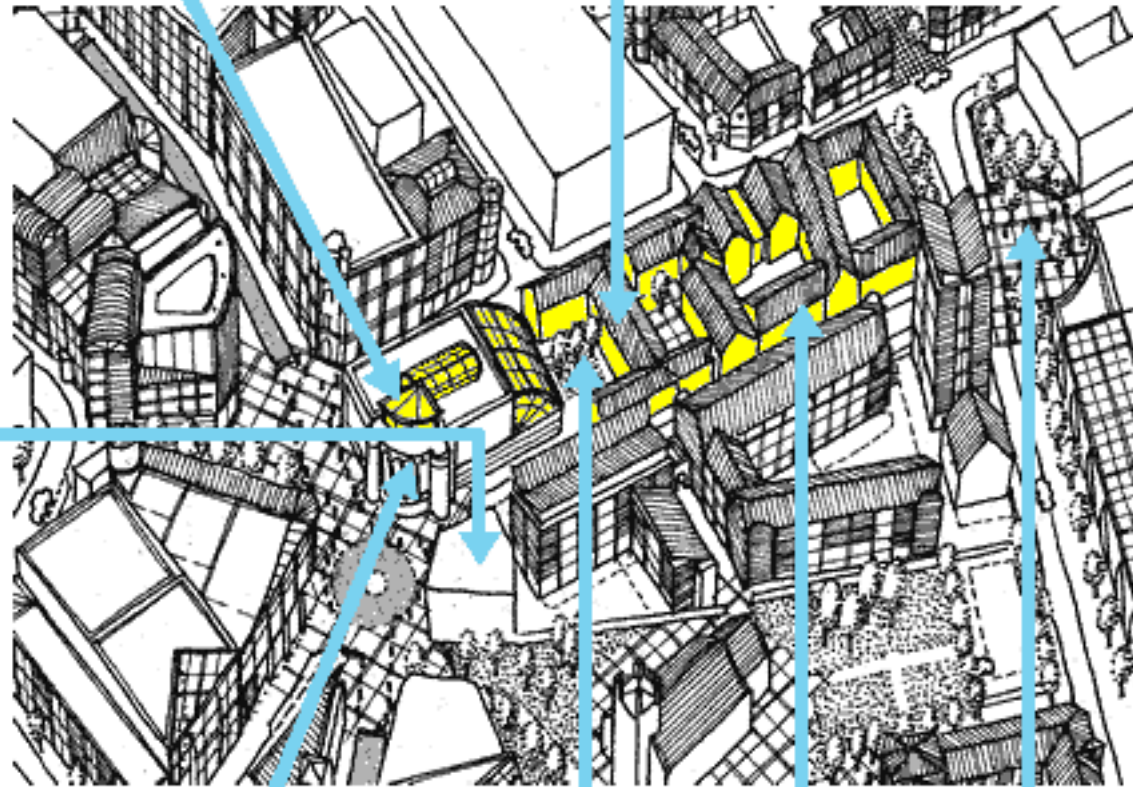
Sketch indicating how the urban design principles may be implemented

– Schizzo indicativo dell'applicazione dei principi di progettazione urbana

Opportunities exist to open up blank side walls to provide better surveillance of Southampton Street and Queen Street.

New two storey infill development to include retail, cafes and bars as well as small workshops

Car parking (Disabled)



Sensitively converted Odeon cinema building with new hard landscaping surround

New pedestrianised courts
Residential development with car parking court to rear

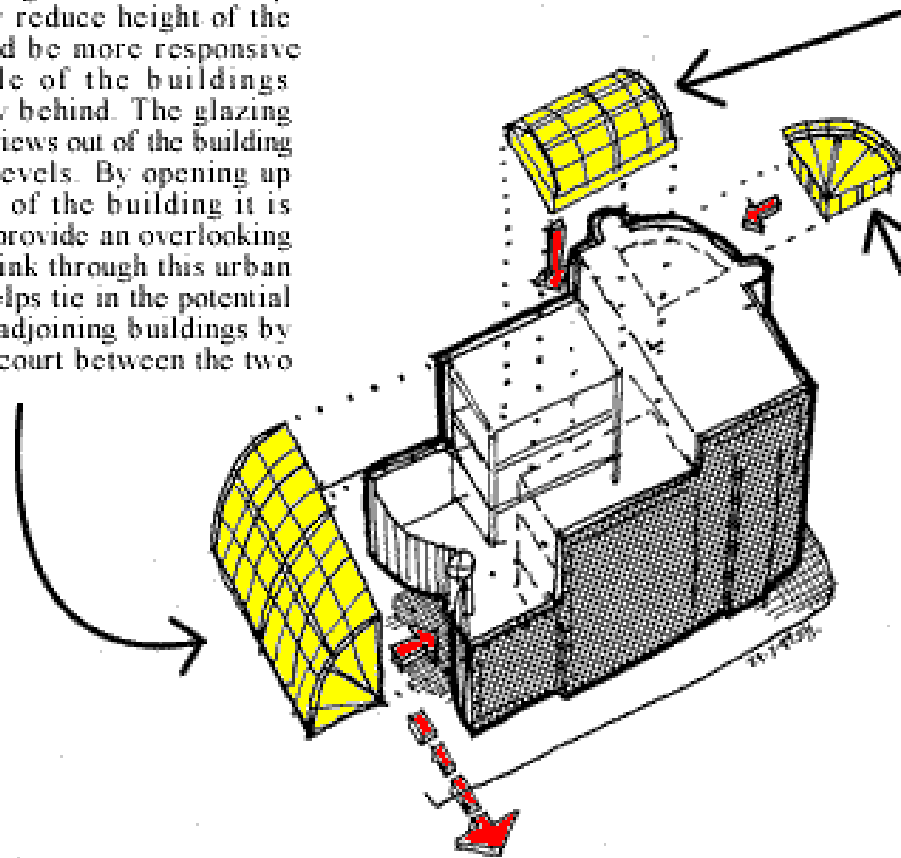
New urban square to provide variety and interest within the existing townscape

Fig. 11

St. George's South. Queen street.

***Sketch indicating how the urban design principles may be implemented –
Schizzo indicativo dell'applicazione dei principi di progettazione urbana***

New curved glazed facade helps to gradually reduce height of the building and be more responsive to the scale of the buildings immediately behind. The glazing also allows views out of the building at various levels. By opening up this facade of the building it is possible to provide an overlooking pedestrian link through this urban block. It helps tie in the potential uses of the adjoining buildings by providing a court between the two schemes.



A glazed canopy provides daylighting to penetrate the atrium of the new development. An atrium formed within the building, retaining the facade intact will allow sufficient floor space for a variety of uses and would be ideal for a mixed use development.

A new glazed lantern could perhaps be an additional storey for a roof top restaurant or a penthouse and will act as a beacon for the building at night when illuminated. This corner of the building is highly visible from the city along Rutland Street and should set the tone of the surrounding development.

The facades are worthy of retention but can be limiting in the buildings use as it was originally a 'black box'. New proposals could include for the main body of the building to be opened up with a glazed atrium which would allow daylighting to enter the core of the building.

This would minimise the requirement for new window openings in the existing facades. In addition a dramatic curving glazed facade to the rear of the building would open up exciting vistas at high level but also provide a visual connection with adjacent infill development including bars, restaurants cafes and workshops. A new urban square accessible to vehicles and pedestrians is proposed mid-way between southampton Street and Queen Street to provide an interesting piece of townscape in this otherwise densely built-up area with little open recreational space except for the St. George's churchyard.

Fig. 12