A new vision for developing Wakefield District

Wakefield City Centre URBAN DESIGN FRAMEWORK







This document has been prepared by Integreat PLUS for the City of Wakefield Metropolitan District Council.

Integreat PLUS

Integreat PLUS is the trading name of the Cultural Industries Quarter Agency (CIQA), a social enterprise which provides regeneration, design and economic development support for communities, local authorities & other social enterprises.

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INFORMATION

The Wakefield City Centre Urban Design Framework Supplementary Planning Document and its Statement of Consultation are available to view and download from the Council's website at: http://www.wakefield.gov.uk/planning/policy/supplementary-documents

If you would like to talk to a planning officer working on the Local Development Framework about any aspect of this document please contact the Spatial Policy Group on (01924) 306417.

If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Spatial Policy Group on (01924) 306417.

و کیموسنو اگرآپ کواس لیفلٹ کی کابی آڈ بوکیسٹ، بڑی لکھائی، بریل یاکسی اور زبان میں اس کاتر جمہ چاہیے تو ہمیں اس نمبر پرفون کریں:

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THE APPROACH

The purpose of this Design Framework is to promote, support, and help establish quality places for living, working and playing within Wakefield City Centre. It aims to ensure that the urban grain of the city centre is enhanced and developed through attractive public spaces, upgraded streets, thoughtful soft and hard landscape design, and creative thinking around place. These components of successful places contribute to an active and healthy city that people can enjoy at all times; whether they are walking to work in the morning or relaxing in a park in the evening.

The structure of this document first looks at the Wakefield City Centre as a whole, through a select number of overall strategies, and then concentrates on specific sites from the Central Wakefield Area Action Plan (CWAAP).

The guidance in this document provides a starting point and overall vision based on well-founded placemaking principles, and the ongoing work undertaken by Wakefield Council. The aim has been to promote opportunities for innovative and high quality spaces within the city that are rooted in a holistic vision for Wakefield.

This guide aims to enhance quality and value through positive placemaking processes that will lead to the shaping of strong communities in Wakefield.

CONTENTS

1.0 Introduction	ρ.υ ι
1.1 Status and Policy Context	p.09
1.2 Relevant Local Policy	p.10
2.0 Placemaking Principles	
3.0 Introduction to the City Centre	p.17
3.1 Background and Literature	p.21
3.2 City Centre Appraisal Identity and Character Historic Character Wakefield Quarters Hierarchy and Movement Pedestrian Crossings Car Parking and Green Space	p.23p.25p.27p.31p.33
4.0 Overall Strategies: Suggestions and Guidance	p.35
4.1 Urban City Living	p.37
4.2 Linkages and Movement	p.41
4.3 Hard and Soft Landscape Design	p.43
5.0 UDF Development Sites	p.45
5.1 Waterfront Development Sites	p.47
Character Appraisal Core Waterfront Area Guidance South of Wakefield Lock Guidance	p.51 p.57 p.59
5.2 Kirkgate Development Sites	p.61
Character Appraisal Kirkgate / Sun Lane Guidance South and East of Kirkgate Roundabout Guidance	p.65 p.71 p.73

5.3 Ings Road Development Sites	p.75
Character Appraisal	p.79
North of Ings Road and West of Denby Dale Road Guidance	p.85
South of Ings Road Guidance	p.87
5.4 Jacobs Well Lane Development Site	p.89
Character Appraisal	p.93
Jacobs Well Lane Guidance	p.99
5.5 Clayton Hospital Development Site	p.101
Character Appraisal	p.105
Clayton Hospital Strategy Guidance	p.111
5.6 Borough Road Car Park Development Site	p.113
Character Appraisal	p.117
Borough Road Car Park Guidance	p.123
5.7 Wakefield College and Registry of Deeds Development Sites	p.125
Character Appraisal	p.129
Wakefield College and Registry of Deeds Guidance	p.135
5.8 Former West Yorkshire Police Training College	p.137
Character Appraisal	p.141
Former West Yorkshire Police Training College Guidance	p.147
6.0 Appendix	p.149
6.1 Glossary of terms	p.151
6.2 CWAAP: Proposed site densities and site capacities	p.153
6.3 CWAAP: Objectives	p.154
6.4 Policy CW11 Public Realm - Hierarchy of Quality	p.155
6.5 Green Infrastructure (GI)	p.156
6.6 Linkages for Pedestrians and Cyclists- Alternative route from	
	n 157
Kirkgate Train Station to the Hepworth Gallery	p.157
6.7 References and Bibliography	p.161

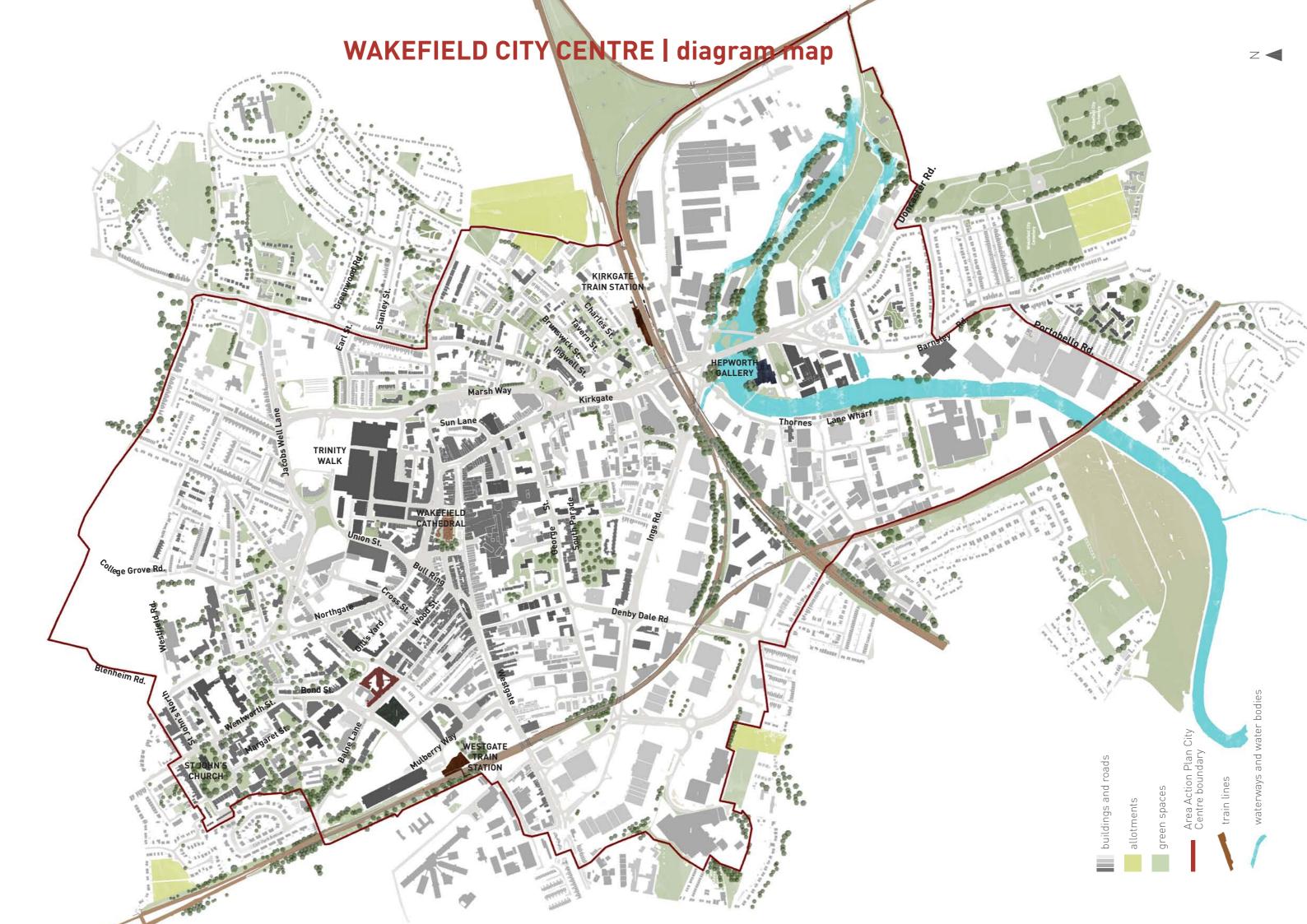
Wakefield City Centre Urban Development Framework Supplementary Planning Document

1.0 INTRODUCTION



02

Area Action Plan City



- **1.1** Status and Policy Context **1.2** Relevant Local Policy

1.1 Status and Policy Context

This Supplementary Planning Document (SPD) is consistent with existing policy at district and national level. The advice given here will be of material consideration in the determination of planning applications throughout Wakefield District. The Urban Design Framework (UDF) was commissioned in 2015, by Wakefield Council, to be produced as part of the Local Development Framework (LDF) in conjunction with Wakefield District Residential Design Guide (RDG). The UDF's aim is to ensure that key sites within the city centre are developed in a way that is co-ordinated and holistic. This document encourages high quality, innovative, contemporary and well-designed built environments which will improve pedestrian routes, landscaped spaces, public squares and linkages across the city.

Integreat PLUS is a social enterprise based in Sheffield that supports quality placemaking in Yorkshire and the Humber. They were appointed as lead consultants for the development of the UDF following a competitive tender process in 2015. Working closely with Wakefield Council, local built environment professionals, and expert consultants, Integreat PLUS has striven to create a guide that can foster an ambitious yet viable vision for the city centre.

Work on the regeneration of central Wakefield has been underway for many years. A number of studies have been undertaken in this period, some of which have focussed on design issues. Important examples include work by Koetter Kim and Associates and the Wakefield Strategy Plan, produced by Gehl Architects in 2004. The Wakefield city centre Streetstyle Design Guide, produced by Gillespies, was established from the Wakefield Strategy Plan to provide clear guidance for enhancing the streets and spaces within the city centre.

Design is also identified as a key priority in the Central Wakefield Area Action Plan (CWAAP), which forms part of the District's statutory development plan. This document states in its vision that 'central Wakefield will...set a benchmark for high quality design and environmental sustainability within the Leeds City Region' (CWAAP, 2009).

The UDF is required to further define the site specific design guidance and build upon all previous documentation. The policies in the CWAAP are referred to throughout this document and guidance is provided in a visual format to demonstrate how these policies may be interpreted.



1.2 Relevant Local Policy

The following policies may be relevant to a proposal and must be complied with, unless material considerations indicate otherwise, in order for an application to be approved. The CWAAP policies listed below have been listed at the beginning of the relevant sections within this guide, it is the applicants' responsibility to ensure that policy requirements have been met. For residential development on mixed use sites, please refer to the CWAAP table 3 (Appendix, p.153) for further guidance on specific densities. A list of relevant documents is provided in the appendices. It is the applicant's responsibility to ensure all relevant policies and guidance have been considered. Proposals will also need to be in line with national planning policy (NPPF), particularly with regard to development affecting the historic environment including listed and locally designated assets

List of	Relevant CWAAP Policies	List of Policie	Relevant Development s	List of Relevant Core Strategy Policies		
CW1	Emerald Ring	D5	Ecological Protection of Watercourses and Water Bodies	CS3	The Scale and Distribution of Additional Housing*	
CW2	Emerald Ring - Design Principles	D6	Wildlife Habitat Network	CS4	Sustainable Transport	
смз	Number and Location of Car Parks	D9	Design of New Development	CS6	Housing Mix, Affordability & Quality	
CW4	Development of Pedestrian and Cycle Routes	D11	Waterfront Design	CS10	Design, Safety and Environmental Quality	
CW6	Skylines and Strategic Views	D12	Landscape Design	CS13	Mitigating and Adapting to Climate Change and Efficient Use of Resources	
CW7	Vistas	D15	Safety and Security Through Design	Releva	int Waste Plan Policy	
CW8	Landmark sites/ Development	D16	Advertisements and Shopfront Design	W7	Waste Facilities within Developments	
CW9	Public Realm	D17	Development affecting Archeological Sites		Relevant Supplementary ng Documents (SPDs)	
CW10	Public Realm - Principles and Objectives	D18	Development affecting Historic Locations	SPD 1	WMDC Wakefield Council Street Design Guide, 2012	
CW11	Public Realm - Hierarchy of Quality	D19	Development affecting Buildings of Local Interest	Releva	ant Guidance	
CW14	Primary Shopping Frontages	D20	Pollution Control	RG 1	Gillespies & WMDC Wakefield City Centre Street Style Design Guide, 2006	
CW18	Development Sites	D22	Contaminated Land	RG 2	Gillespies & WMDC Wakefield Shopfront Guide, 2006	
CW21	The Waterfront	D24	Flood Risk	Other	Relevant Strategies	
CW22	Kirkgate	D25	Drainage	RS 1	Gehl Architects Wakefield Strategy, 2004	
CW23	Ings Road	D27	Renewable Energy Generation Technology			
		D28	Sustainable Construction and Efficient Use of Resources			

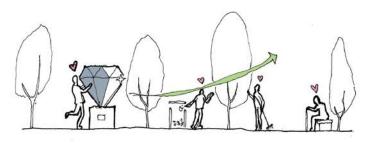
2.0 PLACEMAKING PRINCIPLES

Principles A - I

Wakefield City Centre Urban Development Framework Supplementary Planning Document
Placemaking is the inclusive process of re-imagining spaces, from the micro scale of the neighbourhood and community to the macro scale of cities and districts, that not only respond to the needs of their occupants, but create an identity and ultimately inspire a sense of ownership and responsibility.
As with the 'Building for Life 12' criteria, this Urban Design Framework sets out 9 principles that should be taken into account during the design of new developments in order to ensure the formation of a welcoming, people- friendly, and successful Wakefield City Centre.

A. High Quality means High Value

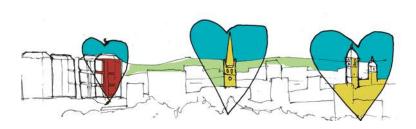
High quality design in urban spaces, either for residential, leisure or commercial purposes, attracts more people and inspires them to spend more time in a place. Good design lasts longer, ages better, and is looked after by its users.



for the feeling of contentment

B. Topography, Skyline and Character

Distinctiveness is crucial for the attraction of people to a city. It is important therefore to understand and value the things that define the uniqueness and character. These can often be read through the skyline and topography of a place.



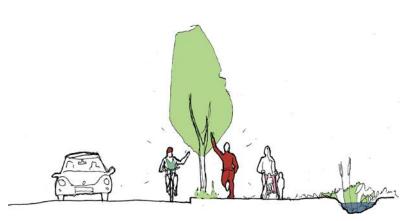
for that something special that draws you in

C. Variety, Form and Colour

Variety, form and colour are the keystones of a dynamic cityscape. Design decisions can be made that reflect and reinforce the heritage and memory of a city as well as the people who once lived there.



for the city's heritage



for that essential boost of endorphins

D. Natural Means of Travel are fundamental to a sense of well being

Walking, cycling and running should be supported at all opportunities. They are fundamental activities that enhance both our physical and mental health. Pedestrian and cycle routes should not just be an option but a requirement.



for the necessary breath of fresh air

E. Green is Good for the Eyes and the Soul

Trees make for a more natural environment and so increase quality of life. They reflect the change of the seasons, bringing wildlife, colour and softness to the city.



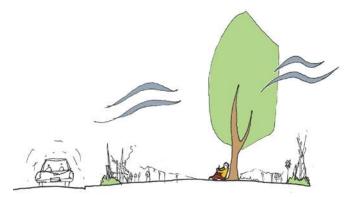
for the everyday casual conversation

F. Social Interaction is Essential

Public areas including streets must be inviting in order for everyday human interaction to occur naturally, which is vital to our mental health & wellbeing.

G. Sitting Down in the Open Air

Urban furniture helps people experience and embrace their city. It is important for everyone to have somewhere to pause and rest in the hustle and bustle of city life.



for a relaxing break amongst friends and strangers

H. Public Art is the City's Expression

Public art is an opportunity for artists working with local communities to express the city's creativity. By supporting and promoting public art that can be enjoyed by all, a sense of ownership emerges between people and their cities.



for everyday inspiration

Good Health and Wellbeing

The physical environment should promote healthy choices and strive to make the healthy option the easiest, most convenient and most attractive option.



for leading a healthy life

١	Wakefield (City (ontro	Urban	Dovo	lonmont	Framowork	Sunn	lomontary	Planning	Document
	vvaketiela (. ITV (entre	urban	Deve	lopment	rramework	aduc	iementary	riannina	Document



3.1 Background and Literature

3.2 City Centre Appraisal

Identity and Character Historic Character Wakefield Quarters Hierarchy and Movement Pedestrian Crossings Car Parking and Green Space The aim of the UDF is to lay down the groundwork for a series of high quality developments within Wakefield City Centre. It is also intended to provide principles to improve pedestrian access and linkages between key sites and other key gateways. It draws upon previous design guidance originating with the Gehl Architects and Koetter Kim masterplans.

Wakefield has already begun its renaissance and continues to work towards its aspirations. Substantial progress has been made towards Gehl Architects' 2004 Strategy Plan. The Bull Ring area has undergone major transformation, as has the area surrounding Wakefield Cathedral. Development of the Waterfront area is, at the time of writing, underway with the Hepworth Gallery continuing to be a very successful visitor destination whilst setting the precedent for innovative design. The Kirkgate Station has been regenerated with natural materials and to a civic scale appropriate for this major gateway into the City. Finally, the Coronation gardens, in front of the County hall, set a bench mark in public realm design using high quality paving and green space, and should be used as a precedent for future developments.

Gehl Architects identified that Wakefield was in a 'highly interesting situation' (Gehl Architects, 2004) where 'a series of opportunities for major changes that can both revitalise existing urban structures, integrate new functions and connect the different parts of the city for a future where people and public life have the priority'. Improvements have now been made, however, Wakefield must continue to consider how the City provides a balance between the need for cars, parking, and providing a human scaled enjoyable experience for all.

This section aims to investigate the current situation in the city centre, identifying its strengths, weaknesses, and opportunities.









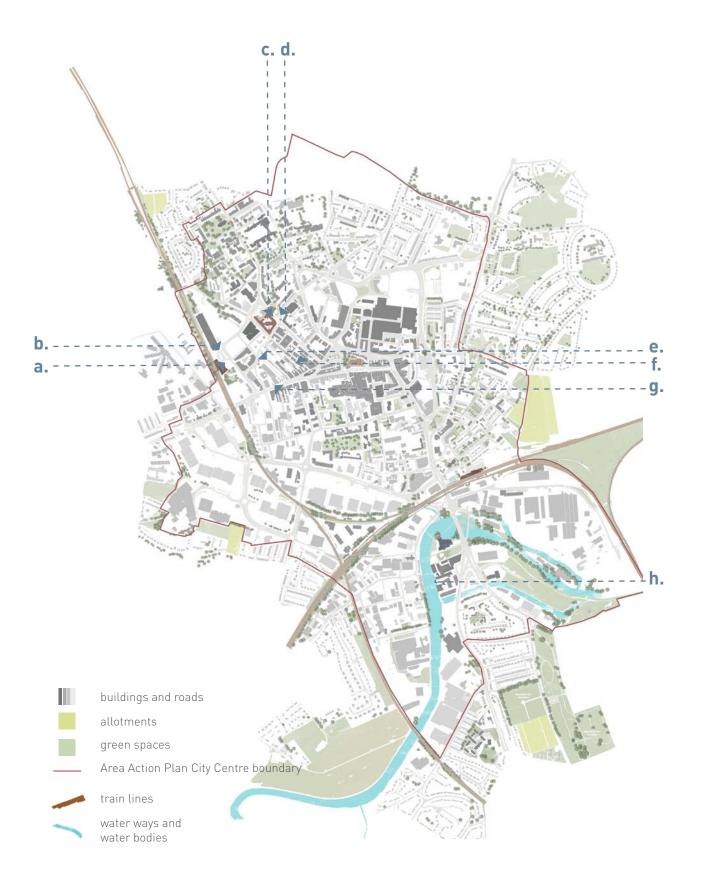








Wakefield City Centre



a. 'Wakefield Miniatures' public art installation **b.** Wakefield Westgate train station **c.** Coronation Gardens and Cenotaph **d.** County hall **e.** The Old Library **f.** City Courtyard **g.** The Opera House **h.** The Waterfront

3.1 Background and Literature

Wakefield already has a series of planning and design documentation which were produced prior to Wakefield's Local Development Framework documents. These came out from the Renaissance Charter of 2003, and involved consultation with renowned international experts such as Gehl Architects and Koetter Kim working together with Yorkshire Forward and Wakefield Council. They offer an extensive repertoire of principles and policies within a number of planning documents, both statutory and advisory.

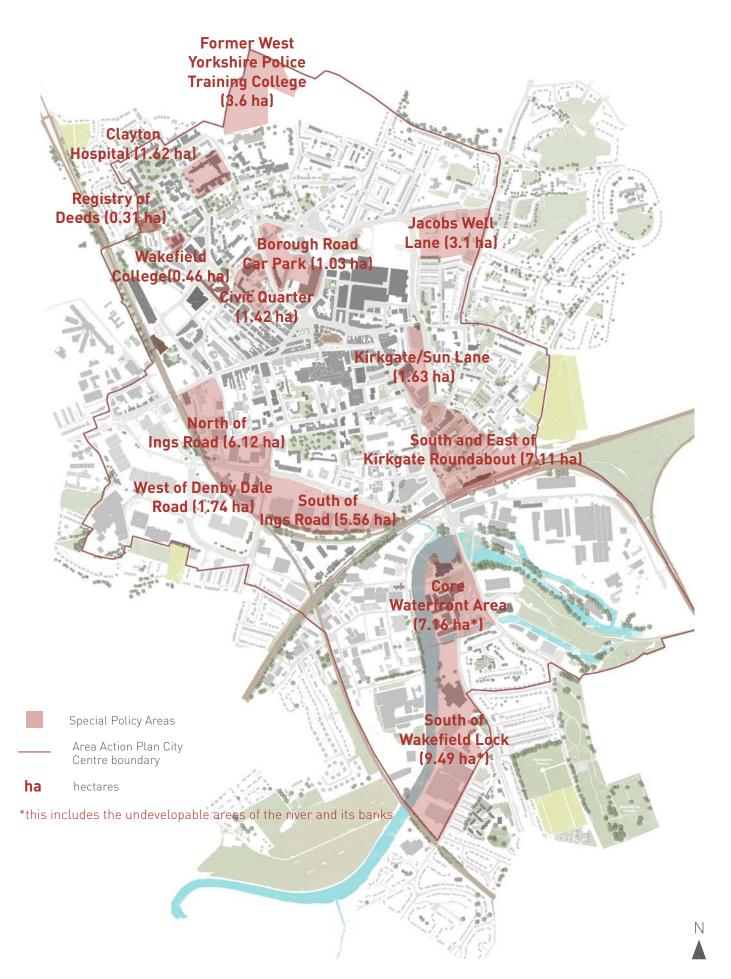
This document does not intend to invent new principles, but to highlight, evolve, and build on the already existing and extensive guidance literature in support of the Wakefield city centre.

Gehl Architects set out the original Strategic Development Framework (SDF) for Wakefield and its vision, principles, and aspirations. In short, they summarised the need for Wakefield 'to become a fine city for people'. 'Today Wakefield has a number of fine characteristics that can outline the picture of a unique city for people. These potentials however need to be unlocked and developed into strong visual and physical qualities' (Gehl Architects, 2004). Building on this aspiration the Local Development Framework (LDF) plan includes the Central Wakefield Area Action Plan's (CWAAP, 2009) vision which is to 'make the city centre more compact, accessible, and people friendly through high quality design'. In order to do so, the CWAAP sets out a set of objectives that are listed in the Appendix of this document (see p.154).

The CWAAP along with the Core Strategy list a number of 'Development Sites' which are to be developed by 2021 and are designated for specific uses such as housing, leisure, cultural, retail and so on. The map on page 22 identifies these sites which cover a significant amount of the city centre's area. In order for the city to become what it aspires to be and the CWAAP objectives to be reached, it is essential that a holistic approach to design and development strategy is taken.

This document aims to lay out the principles of this approach for future developments. In order to successfully address new development, overall issues within the Wakefield City Centre must be identified and resolved. These are also identified in the Streetstyle Design Guide (2005/6).

It is the aspiration of this document to continue to repair negative aspects within the Wakefield district and help it to reach its full potential and ambition.



3.2 City Centre Appraisal

Identity and Character

Wakefield is a city with unique character and great potential. The Wakefield Streetstyle Design Guide outlines the aspects of the city that should be embraced within the future aspirations for the public realm:

- 'High quality, and fine civic buildings that reinforce the historical significance of the city;
- Medieval street pattern and urban grain intact in a number of locations in the city;
- Strong vernacular character of surfacing and street furniture in a number of locations in the City;
- Cathedral Precinct provides a high quality and distinct pedestrian orientated space to build upon;
- A distinctive skyline;
- A busy retail core and vibrant nightlife;
- A compact and well defined city centre that is easily accessible;
- Strong heritage of art and culture, and a wealth of public art resources within the city;
- Locality of the bus station and railway stations to the city centre;
- The key development areas provide the opportunity for major regeneration of the city centre' (Streetstyle Design Guide, 2005/6).

It is important that any new development in Wakefield directly reflects the city's individuality and embraces its already existing positive qualities. Wakefield Cathedral, as well as the pedestrianised area around it, is a great asset. It is important for this area to be treated as a focal point, and for it to be better connected to its surrounding node points including the two train stations and the Hepworth Gallery.

a.



b.



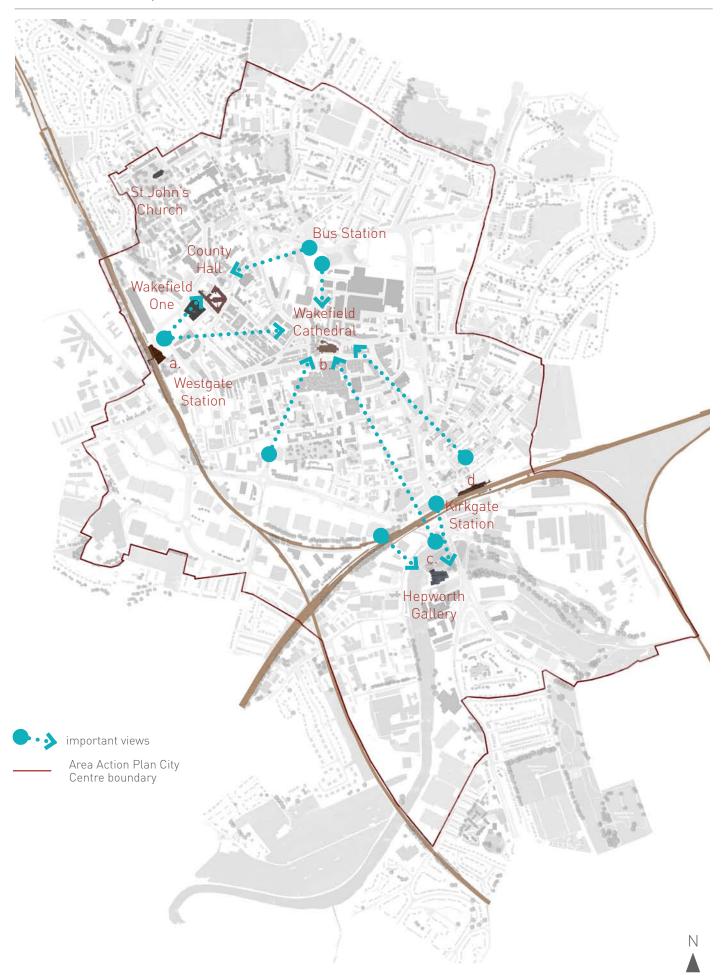
С.



d.



landmarks and node points



3.2 City Centre Appraisal (continued)

Historic Character

Wakefield's conservation areas and heritage assets hold significant value. The map on the opposite page highlights the parts of the city centre where the perception of historic character is greatest. New development should build upon the inherent value of these areas by enhancing the character of historic assets and their settings wherever possible. This design guide strongly supports the retaining of historic buildings (listed or otherwise) and the enhancement of local architectural character and mature trees.



a) Wakefield Cathedral

The Cathedral Square and the Kirkgate pedestrian street in front of it is a good example of a successful public space.



b) Upper Westgate and Westgate Yards

Westgate Yards consist of an intricate network of narrow medieval streets known as Burgage plots. 'The Yards area of the city has much of the medieval urban grain intact. It is full of character and historical precedence and has a unique quality that can be used and referenced in the design and treatment of the streets and spaces within it'. (Street Style Design Guide, 2005/6).



c) Civic Quarter

Grand Victorian buildings including the Town Hall, County Hall and the Magistrates Court make up an impressive and well preserved part of the City. Wakefield's civic centre was developed during the 19th century and reflects the importance of Wakefield as an administrative centre at that time.



d) St John's

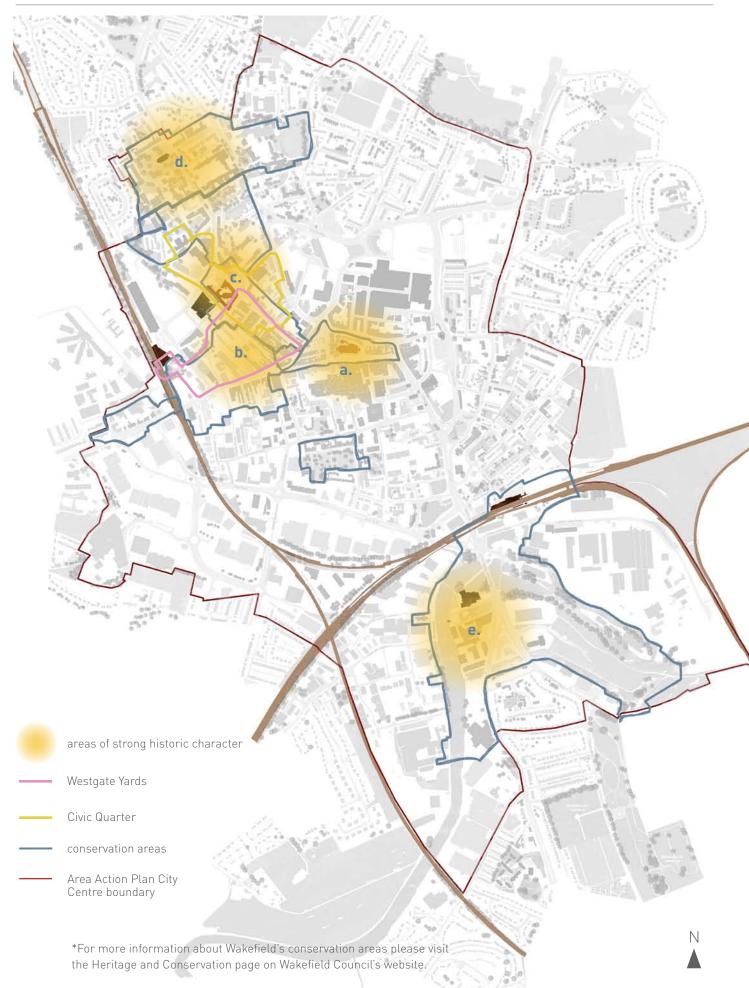
This part of Wakefield is pedestrian friendly, leafy, peaceful and full of architectural interest. St John's Church and square provides a heart for the surrounding area which includes the historic Clayton hospital, Queen Elizabeth Grammar Junior School, and the Wentworth Terraces.



e) Wakefield Waterfront

Wakefield's waterfront has a strong historical character due to the presence of Victorian mills and warehouses and medieval structures along the Calder river frontage. Listed buildings are scattered throughout the conservation area.

heritage and conservation areas



3.2 City Centre Appraisal (continued)

Wakefield Quarters

These are areas identified and characterised based on their prevailing character and activity. Studying the city centre quarters at the outset of a design process can benefit new development by allowing the designer to identify and reflect upon the city's distinctive nature and build upon its character.

The following quarters have been identified for the Wakefield City Centre:

Education Quarter

- 1. Wakefield College
- 2. Wakefield Girls High School
- 3. Queen Elizabeth Grammar Junior School
- 4. Queen Elizabeth Grammar School
- **5.** West Yorkshire Police Training College

The City Centre

- 6. Wakefield Cathedral
- 7. Ridings Shopping Centre
- 8. Trinity Walk Shopping Centre

Cultural Quarter North

- 9. Theatre Royal
- 10. Unity Works
- 11. Audiozone Studios Ltd

Large Scale Retail Quarter

- 12. Sainsburys
- **13.** B&Q
- 14. Argos

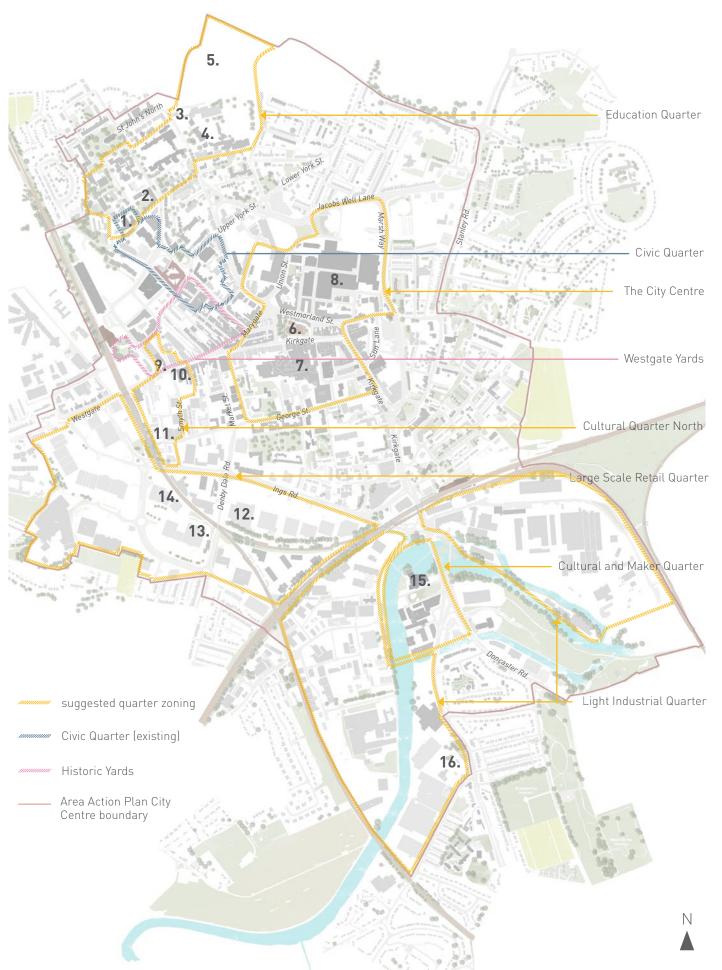
Cultural and Maker Quarter

15. The Hepworth Gallery

Light Industrial Quarter

16. Arriva Yorkshire/bus depot

'quarters' introduction



3.2 City Centre Appraisal (continued)

Hierarchy and Movement

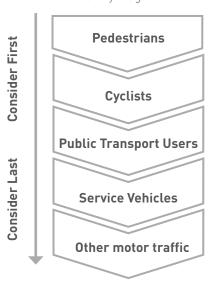
The vision of the Wakefield City Council is 'to create a largely car free, pedestrian friendly city centre' as stated in the 2009 Central Wakefield Area Action Plan. To achieve this, the concept of the Emerald Ring was introduced which aims to reduce the use of cars and traffic within the city centre in order to allow for free pedestrian movement. Based on this aspiration, the following principles are laid out for the Emerald Ring and Development in its vicinity (as quoted from the CWAAP, 2009):

- it will be a tree-lined road or street:
- there will generally be an absence of continuous central reservations;
- there will be provision for pedestrians/cyclists alongside the street;
- there will be pedestrian/cyclist crossing points at grade;
- roundabouts will, wherever possible, be replaced by signal controlled junctions;
- buildings will be constructed up to the back of footways, avoiding large areas of car parking between the road/ footway and buildings;
- frontages to the Emerald Ring will generally be active at ground level.

Previous Wakefield planning and design guidance reported that the obstacles to pedestrian enjoyment are the dominance of traffic, surface parking, and lack of quality in large areas of the city, which reinforces the findings of previous research and documentation. Steps have already been taken towards the improvement of the pedestrian experience in the city centre such as the pedestrianisation of the Wakefield Cathedral square (image 2.), the new public square in front of the County Hall and the Cenotaph (2012), and the transformation of a former car park, located behind the Town Hall, into a peaceful urban space. However, there is still room for improvements to be made in order to meet the Council's aspirations for a welcoming city centre.

Each development will be required to undertake its own transport assessment, and if required, provide additional parking facilities.

Movement Hierarchy Diagram:



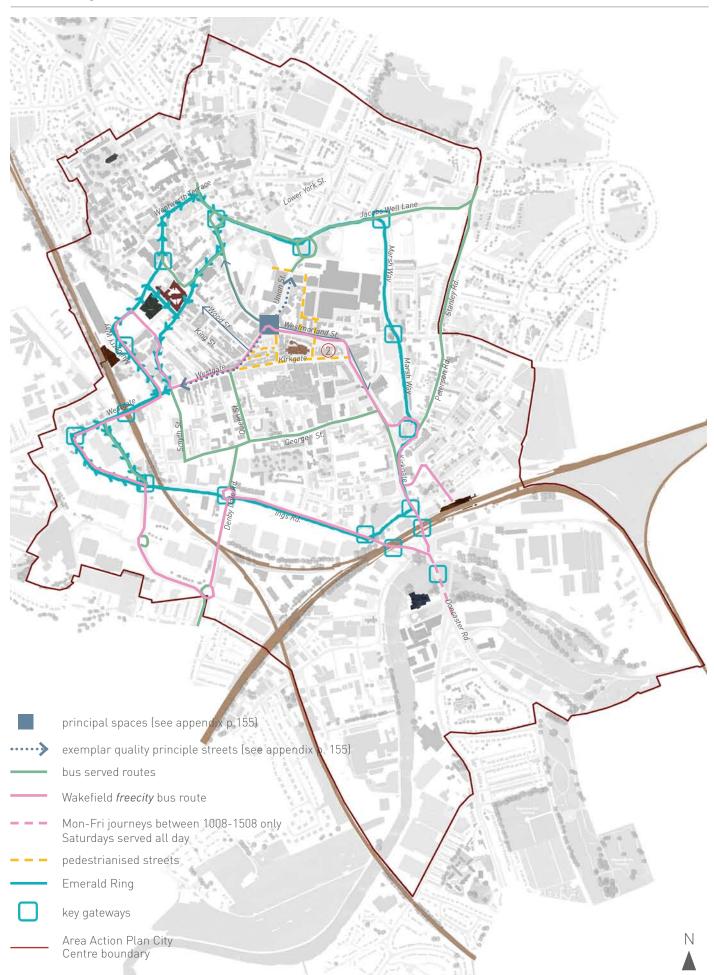
1. an example of difficult and unwelcoming crossings



2. an example of a successful pedestrianised area with welcoming routes



Emerald Ring and routes



3.2 City Centre Appraisal (continued)

Pedestrian Crossings

The Emerald Ring aspires to create a more human scale movement network and to improve the experience for pedestrians and cyclists. Much of this aspiration has already been achieved, but there still remains some areas where crossings do not tie into pedestrian desire lines nor strengthen linkages and legibility between quarters of the city. There is certainly a need for balance between the needs of traffic movement and pedestrian movement, however the Movement Hierarchy Diagram shown in the Street Design Guide, asks that pedestrians, cyclists, and public transport users are considered before private vehicles within the city centre. Improving walkability, legibility and enjoyability for those groups, not only encourages walking and cycling, but makes the city less polluted and its residents healthier.

Both the physical appearance of some of the existing pedestrian crossing points as well as their accessibility and amount of time they require to cross, should be improved in order for the city centre to become an easily reachable destination for pedestrians. It is advisable that some new pedestrian crossings are introduced (see p. 41-42) alongside an effective design approach that ensures the creation of attractive and efficient pedestrian crossings.

Below are examples of crossings found in Wakefield city centre. Whist some crossings in the centre have been improved through measures such as the elimination of railings, there needs to be a strategy that involves upgrading the roads to make them more pedestrian friendly (see p. 41-42).

Crossing











Crossing

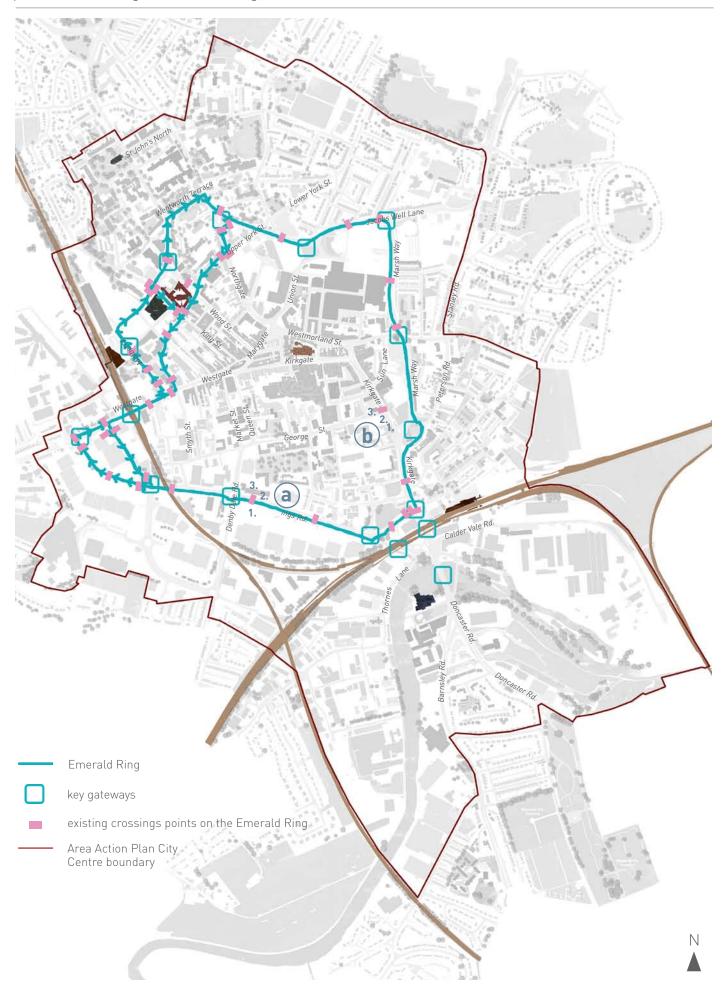








pedestrian crossings on Emerald Ring



3.2 City Centre Appraisal (continued)

Car Parking and Green Space

As illustrated on the following page, there is an excessive number of parking spaces within the city centre causing an imbalance between the space dedicated for car use and green areas. The dominance of cars prevents destinations from being easily connected through a successful pedestrian network as busy roads fragment areas and require crossings that are often located away from desire lines and natural crossing points. The excess of surface and street parking leads to a feeling of being overcrowded by cars and with little potential for more public spaces and pedestrian amenity areas.

There are only a few green areas designated for public use and a significant amount of the green space that does exist is fenced off and therefore unaccessible.



Green space with potential for community use which is fenced off and not supported by street furniture.



This space could be utilised for childrens' play.



Too many fences create an unwelcoming feeling.



Lack of street furniture prevents pedestrians from utilising green space.



Cars dominate pleasant streets.



Cars dominate residential streets.



Surface car parks are prevalent in the city centre and often occupy excessive amounts of space.

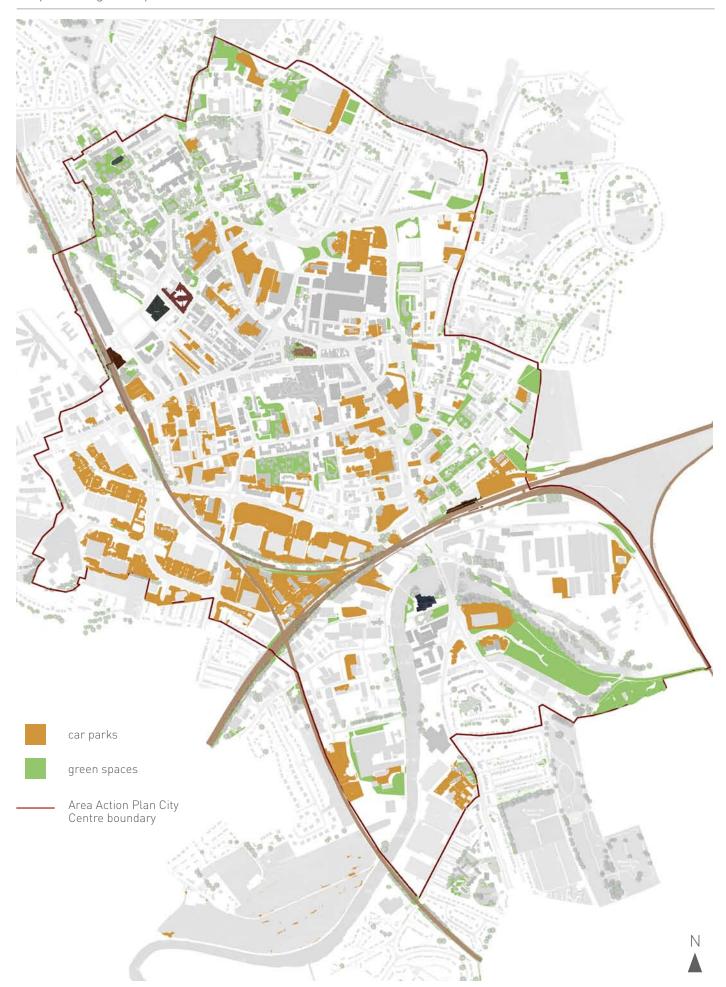


Car parks on both sides of the road create an indistinct and characterless entrance to the City.



More surface parking.

car parks vs green space



4.0 OVERALL STRATEGIES: SUGGESTIONS AND GUIDANCE

4.1 Urban City Living

4.2 Linkages and Movement

4.3 Hard and Soft Landscape Design

In response to the issues and opportunities identified in the previous section, these pages lay out suggestions and guidance for the city centre that build upon Wakefield's plethora of positive attributes. This guidance aims to help transform the City into a well-integrated cultural destination.

Social and environmental sustainability is promoted and encouraged throughout the document. Each site has particular site specific guidance relevant to this approach. The guidance encourages and intends that all new developments should consider the sustainability benefits and environmental value of new smart technologies, such as electric cars, and ensure that these can be accommodated by providing suitable infrastructure.

It is the Council's aspiration that the city centre, as the driver of the local economy, is given the opportunity to thrive through local investment, jobs and economic growth. Improving its design and attractiveness will ultimately lead to the fulfilment of this vision by drawing more visitors to the city and by enhancing local businesses.

These pages set out the basic foundations for individual development sites, the detailed guidance for which follows in section 5.0.

4.1 Urban City Living

As Wakefield grows it is the Council's aspiration for the city centre to accommodate more residents and housing developments. This is outlined clearly in the CWAAP with particular sites allocated as appropriate for residential purposes, these sites are analysed specifically further within this document. There are however overarching principles that should be established in order for the city centre to be developed harmoniously, maintaining a balance between the built environment and its people:

i. Green and Grey (photo no. 1)

Due to land values, it is likely that housing developments in the city centre will need to be denser and/or higher rise. To compensate for this outdoor space, pocket parks, street trees, balconies and roof gardens are needed to achieve a balance between the built and natural environments.

ii. Colour and Identity (photos no. 2 and 3)

City centres can sometimes be grey and monotonous and bringing colour to the city helps give it an identity and is a quick and easy way to uplift an area. Street art on buildings and building site hoardings can be an effective way of temporarily lifting an area, and should be considered alongside longer-term improvement works.

iii. Contemporary and Traditional (photos no. 4, 5 and 6)

Using modern materials with a palette of the colours, textures, and patterning of old materials allows a harmonious balance to be achieved between contemporary and traditional architecture in a the city centre.

iv. Context and Heritage (photo no. 7)

Context and heritage have a lot to offer to the character of a development. In photo 7 a medium to high density development uses moulds taken from the tannery which used to occupy the site to form the unusual patterning on the balustrade sides. This is a good example of how the old can inform the new in a creative and interesting way.

v. Maximising the Use of Natural Elements (photos no. 8 and 9)

Where space is at a premium, greenery can be combined with other elements adding to the character of the site.

vi. Parks and Pocket Parks (photos no. 10 and 11)

City living can be stressful, and a park is a place to enjoy nature, wildlife, and get away from unwanted noise of city life and vehicles. Parks and pocket parks are therefore vital in order to ensure the health and well-being of the city's residents.

vii. Function and Form (photos no. 12 and 13)

It is important for everything at ground level to be both robust but elegantly designed.

viii. Privacy and Activity (photos no. 14)

Ground floor accommodation in urban living is likely to be noisier and feel less private. This can be offset by raising the internal ground level above street level, or by bringing other uses to the ground floor with residential from the first floor upwards only. Ground floor living can also be protected by front gardens.

ix. All Seasonal Enjoyment in the City (photos no. 15 and 16)

To enhance the experience of both locals and visitors there should be opportunities to enjoy life at street level. This can be encouraged through car free areas, pedestrian streets, outdoor seating and attractive urban furniture and outdoor and indoor activities for all ages. Climate considerations need to take into account the weather and changing season during the design process in order for these areas to be attractive throughout the year.

1. Western Harbour in Malmö, Sweden 2. Western Harbour in Malmö, Sweden 3. Barking Central, London: Allford Hall Monaghan Morris 4. Nottingham Contemporary, Nottingham: Caruso St John Architects 5. Wansey Street, London: DRMM 6. Norfolk Park, Sheffield: Matthew Lloyd Architects LLP 7. Tarling Estate, London: s333 Architects 8. Urban Orchard, London 9. Green wall, London 10. Public Space at London South Bank 11. Wonderwood, Leeds: Anita Morris Associates 12. Barking Central, London: Allford Hall Monaghan Morris 13. Public Realm at London St. Paul's 14. Public Realm at London Spitalfields 15. Street Art by MUF Architecture/ Art 16. Installation art outside the National Theatre

































4.1 Urban City Living Alternative Forms of Urban Housing



Pad 55, Pickering:Bramhall Blenkharn Architects



The House Project, Manchester: ShedKM and Urban Splash

3rd and 4th Age Housing (photo no. 1)

As the ageing population in the UK grows the demand for 'downsizing' increases. Wakefield Council welcomes interesting proposals for 3rd and 4th age housing schemes that aim to provide quality homes able to accommodate an increasingly active and social older population.

Modern Methods of Construction (MMC) (photo no. 2)

MMC offers benefits such as reducing on-site waste, high-quality factory construction, buildability and affordability. The two main types of Modern Methods of Construction are offsite volumetric, and off-site panellised (as quoted in the BeAware Supply Chain Resource Efficiency Sector Report, 2009).



Custom Build Trevenson Park South, Cornwall: Carillion Igloo, HomeMade Homes and HTA Design



Self Build, Heeley, Sheffield:Self build based on Walter Segal design

Custom Build and Self Build (photos no. 3 and 4)

Growing the self-build and custom build housing sector is one route to creating a more diverse and stable housing market. Wakefield Council recognises that these forms of self-provision can be more capable of delivering high-quality, affordable, sustainable and flexible housing but also realises that self-build and custom build must be correctly enabled by Local Planning Authority and Central Government policy.

Self-provision can often result in better quality housing as user-led development prioritises long-term value over shortterm financial or political asset value.

Student Housing

At the time of writing the Council foresees an increased demand for student housing in the short and mid-term future as Wakefield College gains popularity and as discussions around the possible introduction of a Wakefield University continue. The development of student housing offers opportunities for creative design and the creation of new attractive destinations within the city centre.

Student housing should be approached with care and attention to detail from the earliest point in the planning process (e.g. choosing appropriate locations) to the final stages of construction. This will ensure the development of schemes that are well integrated with the rest of the city centre, offering their residents comfortable living conditions whilst maintaining a balanced relationship with their surrounding areas and communities.

Purpose-built student accommodation can come in the following forms:

i) university-provided halls of residence;

ii) private purpose-built student accommodation;

iii) shared properties in the private rented sector such as Houses in Multiple Occupation (for HMOs please refer to the RDG).

It is essential that student housing proposals take into account the following parameters as they will play a key role in determining whether or not planning permission is granted:

- **the location** of the development must be appropriate in terms of easy access to public transport and close proximity to university and college facilities;
- the student accommodation concentrated in one locality must be of an **appropriate amount** in order to not disturb the character of the local community.

Purpose built student accommodation must not jeopardise the ability of the sites identified for housing development in the CWAAP to deliver the required capacity of new homes. Careful masterplanning and design should ensure a balance is achieved between student and non-student housing, with a variety of tenures which respect amenity and deliver high quality mixed-use developments.

The following sites, as identified in the CWAAP, are considered by this guide as appropriate for potential student housing developments:

- South of Wakefield Lock (section 5.1, p. 59)
- South and East of Kirkgate Roundabout (section 5.2 p. 73)
- North of Ings Road (section 5.3 p. 85)

In section 5.0 specific guidance is given for each of these sites. This guidance responds to the designated uses proposed for UDF sites by the CWAAP and therefore any proposal for purpose-built student housing must be well integrated with the character of the area and its uses.

4.2 Linkages and Movement

Relevant CWAAP Policies

Other Relevant Documents

*full details on page 10







Development of the city centre should work towards improving the pedestrian and cyclist experience particularly between key linkage points. This document advocates the upgrading of such streets to 'pedestrian friendly' in accordance with Wakefield Council's Movement Hierarchy diagram and principles (summarised on page 29). In order to create a well-integrated pedestrian-friendly city new development should:

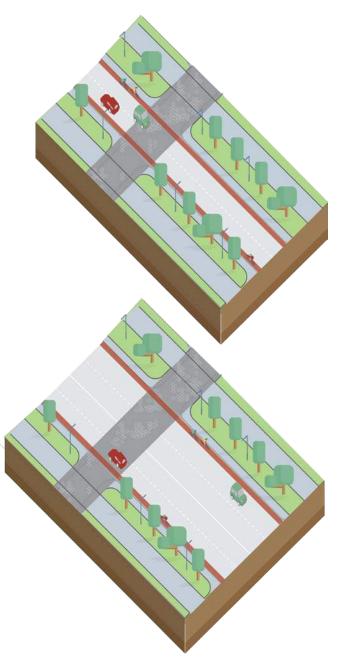
- incorporate street planting and stopping places with benches where street widths allow, ensuring any additions to the streetscene do not prohibit people in wheelchairs or mobility scooters from passing;
- make more distinctive links between key points and landmarks through varied street materials and public art;
- improve legibility and create green routes at strategic locations such as the Kirkgate and Westgate train station, the City Centre and the Hepworth.

Narrow street: upgraded road to 'pedestrian friendly' GUIDANCE AND SUGGESTIONS

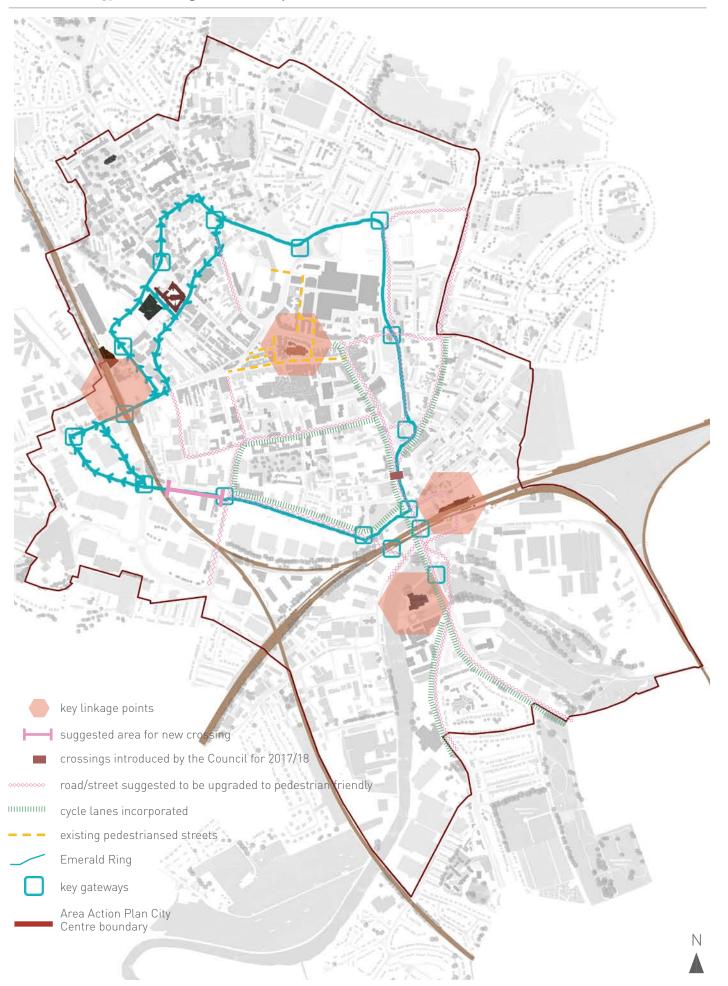
- Add appropriate street lighting;
- Consider granite sets or stone paving to help give character to narrow streets:
- Restrict the movement of motor vehicles at certain times of day;
- Add street trees and other planting where light levels allow;
- Only use street markings where absolutely required (i.e. for safety);
- Avoid using railings and remove existing railings where achievable.

Wide road: upgraded road to 'pedestrian friendly' GUIDANCE AND SUGGESTIONS

- Provide pavements with a minimum of 1.5 metre width;
- Add street trees and other planting to help create a buffer between pedestrians and motorists;
- Provide for cyclists through designated cycle lanes and parking facilities;
- Use a variety of street surface materials and finishes to distinguish space allocated for different road users;
- Incorporate sustainable drainage;
- Avoid using railings and remove existing railings where achievable.



Overall Strategy: Connecting Wakefield city centre



4.3 Hard and Soft Landscape Design

Relevant CWAAP Policies

Other Relevant Documents

*full details on page 10









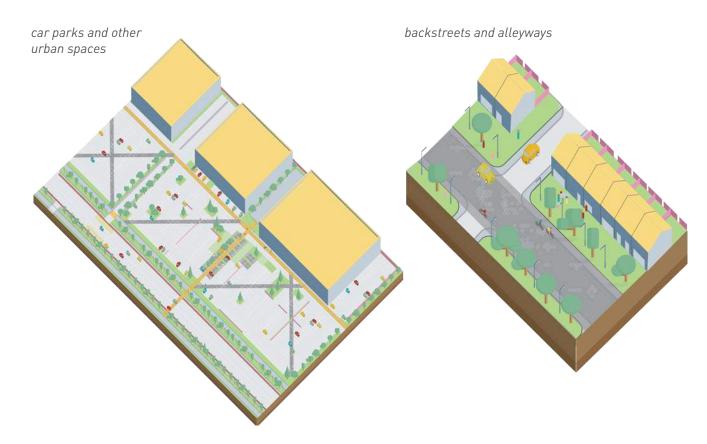


The City Centre Appraisal section highlights that hard spaces in the form of surface car parking and on-street parking have dominated in Wakefield over soft landscaped, pedestrian focused spaces (see p. 34). A strategy for open green spaces and improved landscape design needs to be drawn and applied with the aim of creating an inviting city.

Improve the urban design of streets and other urban spaces

GUIDANCE AND SUGGESTIONS

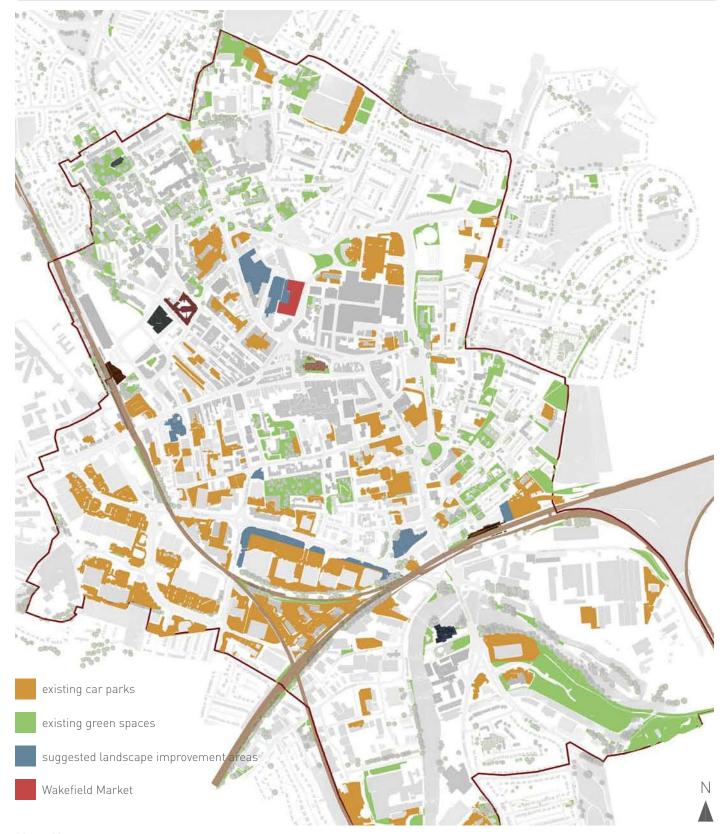
- Use natural paving materials for alleyways and backstreets in residential areas along with street planting and urban furniture:
- Use hard and soft landscape design in front and around car parks to create friendlier spaces;
- Use varied materials and finishes to break up expanses of tarmac;
- Incorporate benches and street lighting;
- Use trees and planting as a buffer between pedestrians and motorists;
- Support and enhance biodiversity where possible such as by providing nesting boxes and consider the use of products such as bricks that are hollow and designed to accommodate nesting birds.



Utilise existing green spaces in the city centre and create new open green spaces GUIDANCE AND SUGGESTIONS

- Make existing green spaces in the city centre accessible and usable by removing railings and other barriers;
- Incorporate benches and street lighting into the design of public spaces;
- Identify appropriate sites for new open green space.

Overall Strategy: 'Greening up' Wakefield City Centre



Phased improvements

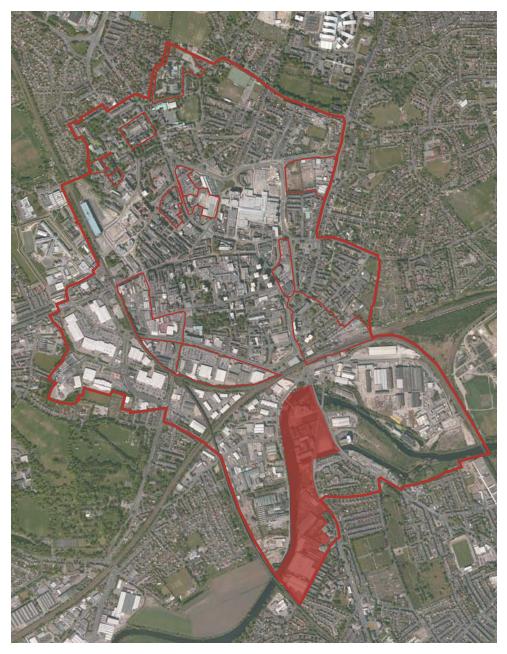
The guidance outlined in section 5.0 of this document describes long term visions for sites within the city centre. Where these long term plans may take many years to develop, shorter term strategies to 'Green Up' Wakefield will improve the feel of the city centre and in many places can act as a starting point for the long term visions described.

The areas of blue shown on the map above highlight some prominent sites in the city centre that are currently used for surface parking. These are places where footfall and visual prominence is high, and therefore the places where hard and soft landscape design should be prioritised in order to improve the feel of the city centre.

A new multi-storey car park in the city centre would enable a reduction in the number of surface car parks. The Wakefield Market site (shown in red) could provide an opportunity for a mixed use development incorporating a multi-storey car park, similar to 'The Light' leisure and retail development in Leeds.

5.0 UDF DEVELOPMENT SITES

- **5.1** Waterfront Development Sites
- **5.2** Kirkgate Development Sites
- **5.3** Ings Road Development Sites
- **5.4** Jacobs Well Lane Development Site
- **5.5** Clayton Hospital Development Site
- 5.6 Borough Road Car Park Development Site
- **5.7** Wakefield College and Registry of Deeds Development Sites
- **5.8** Former West Yorkshire Police Training College



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5.1 WATERFRONT DEVELOPMENT SITES

Character Appraisal

Core Waterfront Area Guidance

South of Wakefield Lock Guidance

Land Uses Permitted by the Central Wakefield Area Action Plan Policy:

1. Core Waterfront Area | Office, Cultural, Residential and Leisure

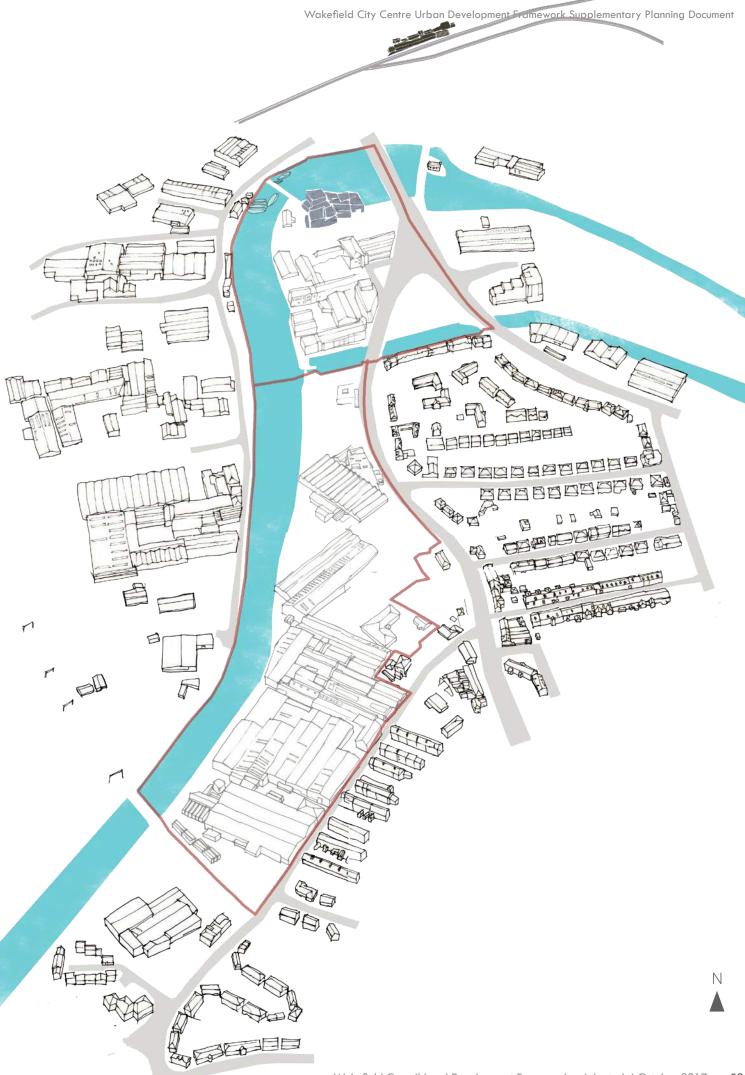
2. South of Wakefield Lock | Residential



ng Maps c. 2011 * Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation.

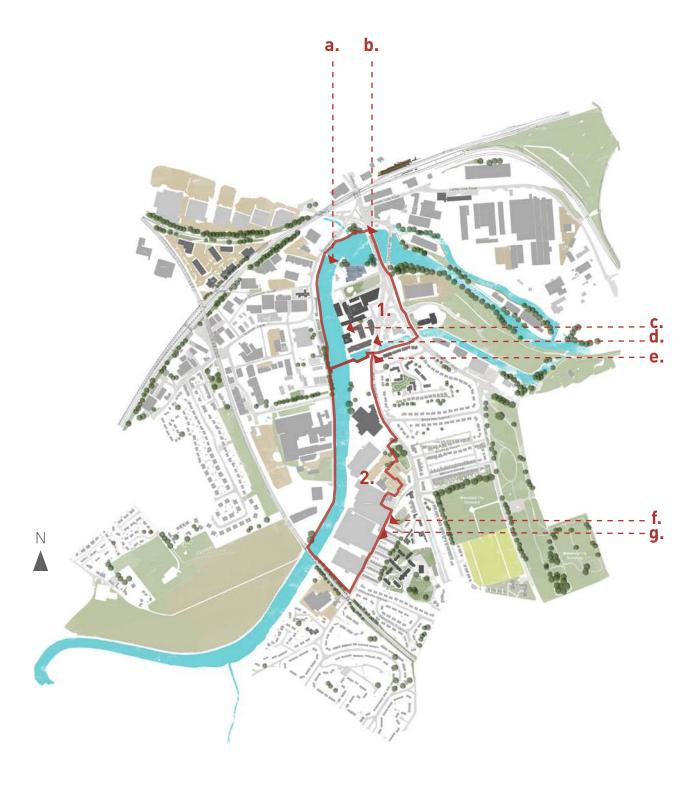
Site 1: Area (hectares): **7.16 (this includes the undevelopable areas of the river and its banks)**Site 2: Area (hectares): **9.49 (this includes the undevelopable areas of the river and its banks)**

 \mathbb{Z}



5.1 CHARACTER APPRAISAL | Introduction

- 1. Core Waterfront Area: This area is very rich in character, it is the home of the Hepworth Gallery designed by David Chipperfield and opened in 2011. Adjoining this site and further along the waterfront are a series of historic mills, including Rutland Mills and Phoenix Mill which are currently disused and derelict and, therefore, provide a unique historic regeneration opportunity that could build further on the success of the waterfront as a visitor destination and act as a hub for creative and cultural industries. The Navigation Warehouse (see photograph c.) located at the south of the Core Waterfront area is a Grade II* listed building that has been converted to office space and can be used as a precedent of high quality and elegant design for new developments.
- **2. South of Wakefield Lock:** This area is primarily used for industrial purposes with many large warehouses throughout. The Wakefield bus depot is also located on this site.









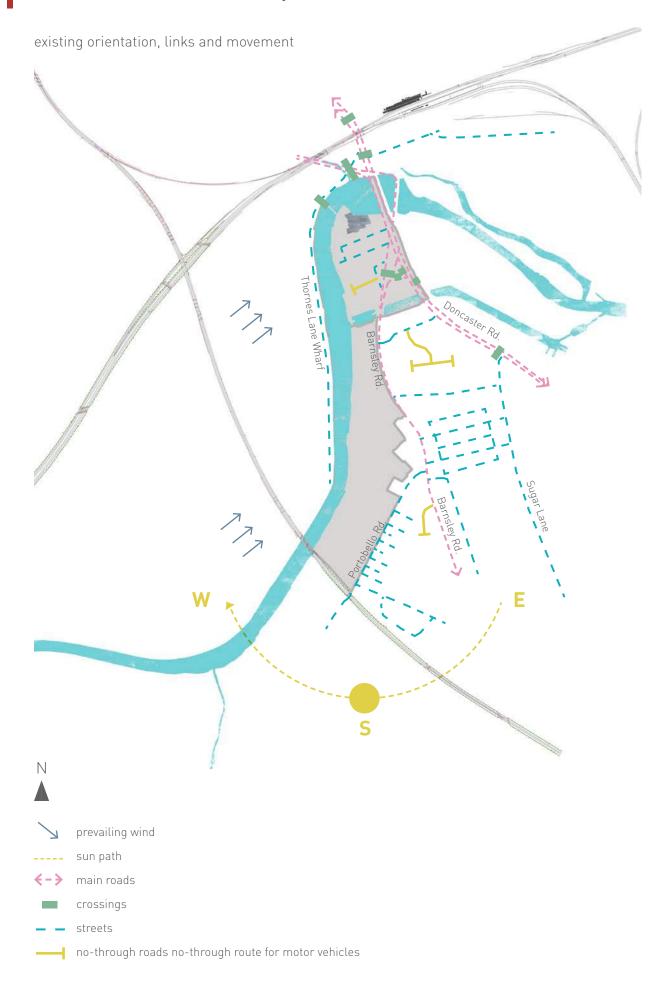








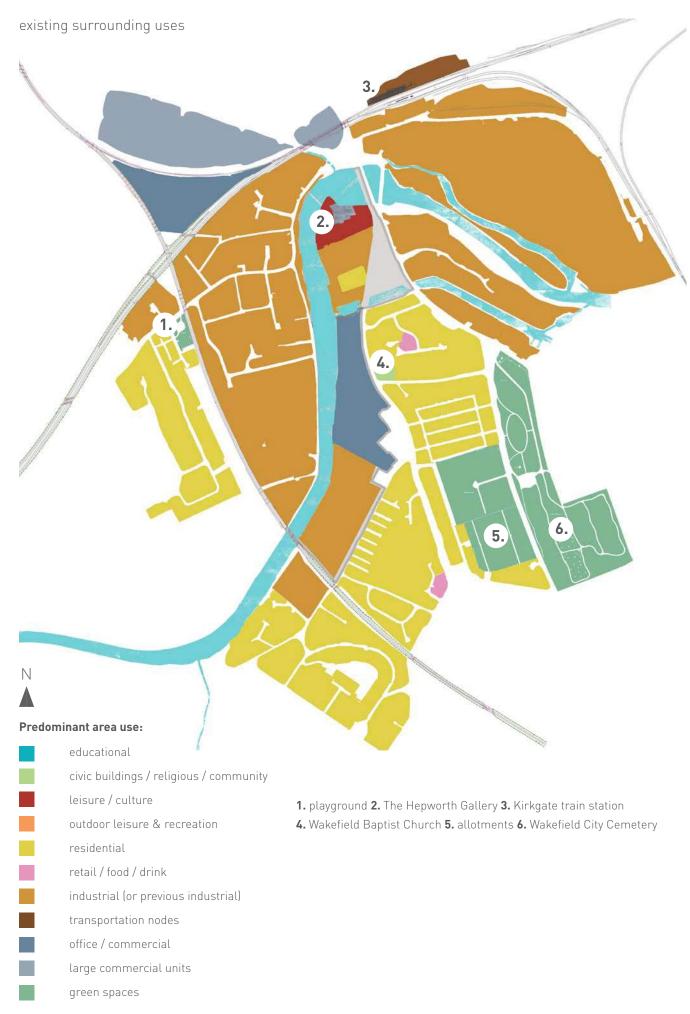
5.1 CHARACTER APPRAISAL | Site Information



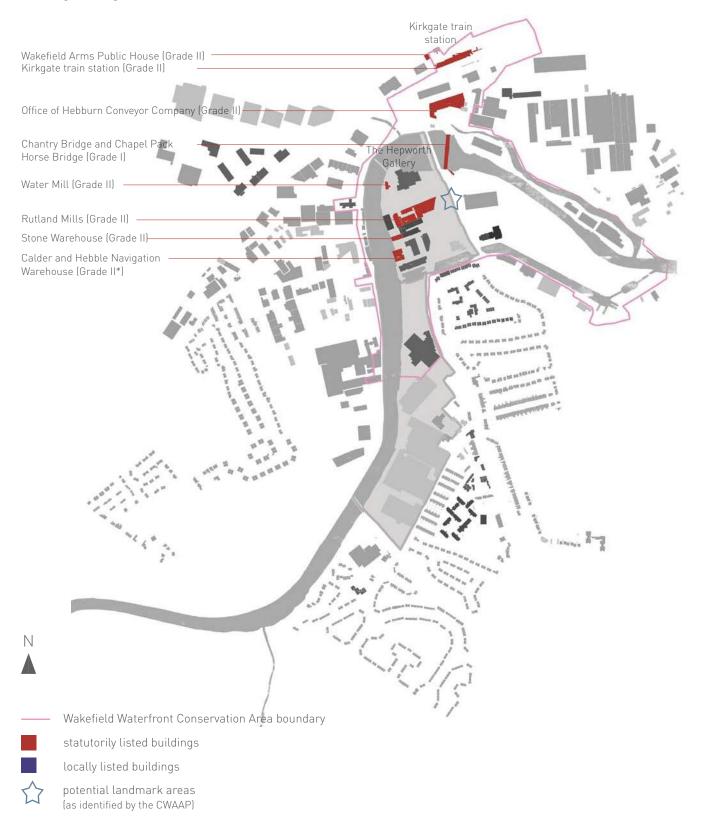
existing massing



5.1 CHARACTER APPRAISAL | Site Information (continued)



existing heritage and conservation



^{*} For more information on heritage sites and conservation areas please contact the Heritage conservation department of Wakefield Council. Additionally, please consult the West Yorkshire Historic Environmental Record for historic information on archaeological sites, findspots, historic buildings & landscapes.

5.1 CORE WATERFRONT AREA | Guidance

List of Relevant CWAAP Policies



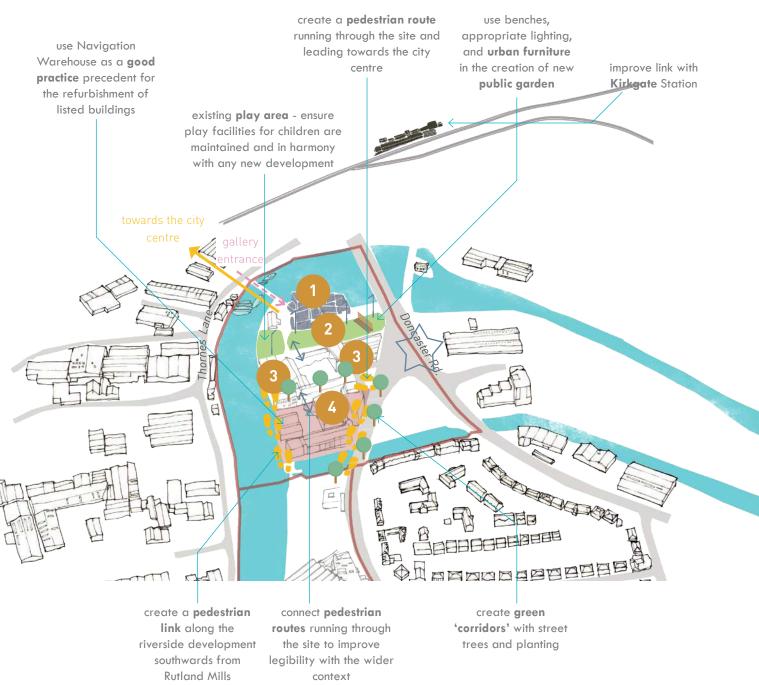








This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.









street trees



pedestrian route





potential landmark areas (as identified by the CWAAP)

* As this area sits within a flood risk zone, specific design principles and solutions to potential risk of flooding need to be considered for the designing of new development. Please refer to the RDG for information on Drainage, Flood Risk and Sustainable Drainage Systems (SuDS), Waterfront Design, and Flood Resilient Housing for further information on flood risk and resilience. The existing flood barriers/walls need to be sufficiently maintained regularly.



urban furniture



pedestrian link (arrow indicates indicative location) new square/pocket park/ open public space The Core Waterfront area is essential both to the city's history and its prosperity. The Hepworth Gallery is a city asset that should be complemented by other nearby activity. The area's historic character and collection of listed buildings, such as the Rutland Mill, offer opportunities for inspired design solutions where a vibrant mixed use area can be created.

- The Hepworth Gallery. The site needs to be well connected to surrounding uses. As its entrance is currently situated on the side nearest to the waterfront, future development should consider adding a new south entrance. This will make the gallery more easily accessible and create a stronger connection to the adjoining development area.
- Currently an under-utilised open green area this site could be considered for **soft landscape amenity space** for recreational uses, possibly including a children play area, with attractive planting and street furniture.
- Consisting of a collection of listed and other historic buildings, this area is suggested for use as a centre for creative digital and cultural industries and a culture and leisure destination that compliments the Hepworth Gallery. The following uses are to be considered:
 - Hotel
 - Small scale retail or leisure uses including quality food and drink offers with restaurants and cafes located near the waterfront;
 - Commercial offices:
 - Educational and workshop facilities for performance, creatives and makers;
 - Indoor and open markets, and pop-up shops;
 - Residential with ancillary uses to establish a smooth transition between the primarily residential area to the south of the site and the vibrant area around Hepworth.
- This area has been established as **high quality residential** and **office accommodation** for Wakefield. It is suggested that the existing buildings are retained wherever possible for a high quality renovation project that can continue the enhancement of the area. The existing mills should be a driving force for any new development on this site and inform the choice of form and building materials.

GUIDANCE AND SUGGESTIONS

- Consult historic maps and documents in order to understand the heritage and history of the area and work to retain and respect its uniqueness and character;
- Promote the regeneration of listed and historic buildings, and their setting, by using the best conservation practice to enhance and repair;
- Make maximum use of the waterfront by situating food and drink uses as well as open space uses closest to its edge; designing balconies and terraces and creating pedestrian routes that lead directly to it;
- Apply the hard and soft landscape design principles found on page 43 throughout strategic locations of the site;
- Consider the creation of a 'pier' or 'pontoon' for seating areas and walkways in the waterfront;
- Consult the West Yorkshire Historic Environment Record held by the West Yorkshire Archaeology Advisory Service as parts of the site may have a potential below ground archaeological interest and also to understand the historic character of the area.

GOOD PRACTICE EXAMPLES | waterfront public space design



River Aire waterfront, Leeds



Tom McCall Waterfront Park, Oregon, U.S.A

5.1 SOUTH OF WAKEFIELD LOCK | Guidance

List of Relevant CWAAP Policies







This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.



lower to higher density

street trees

urban furniture

development. Please refer to the RDG for information on Drainage, Flood Risk and Sustainable Drainage Systems (SuDS), Waterfront Design, and Flood Resilient

pedestrian route

Housing for further information on flood risk and resilience.

lighting

The south of Wakefield lock is currently used primarily for industrial purposes. There is great opportunity for interesting residential designs to stem from the area's abundant character and its close proximity to the waterfront. Developments should aim to integrate this area with the Hepworth site in order to support the growth of a strong community.

- This site is planned to be developed as a **car park** to support the core waterfront area and has already been granted planning permission.
- Most of this site is located within a conservation area (see p. 56). It is suggested that an **open green public space** is located here that creates an easy transition from the core waterfront area to the south of Wakefield lock whilst taking advantage of the waterfront for recreational public use.
- A public **waterfront pathway** should be considered essential in order for the waterfront to offer its full potential to residents and visitors. This pathway needs to be wide enough to accommodate public activity whilst not being invasive to the private residential development. The pathway should accommodate both cyclists and pedestrians and be enhanced, where appropriate, by street trees, planting, and benches overlooking the river.
- This area is designated for predominantly **residential** development. It is recommended that development descends in height from the waterside towards Portobello road:
 - High density apartment blocks can be located nearest to the waterfront. Balconies and terraces
 overlooking the river should be included in order to maximise the opportunities for views. Active frontages
 should be incorporated at ground floor level creating a more dynamic façade for passersby using the
 waterfront pathway.
 - The rest of the site can accommodate medium and low density developments that create a well-considered transition from the taller masses lining the waterfront to the existing streets to the east of the site.

GUIDANCE AND SUGGESTIONS

- Consult historic maps in order to identify and respond to the character of the area and thereby retain its uniqueness. Consider incorporating principles of the surrounding vernacular housing;
- Consult the West Yorkshire Historic Environment Record held by the West Yorkshire Archaeology Advisory Service to understand the historic character of this area;
- Promote listed and historic buildings on site by using complementary building materials;
- Consider a design response to the nearby mills that explores various massing options;
- Consider the reuses and refurbishment of existing buildings for residential purposes;
- Consider the blending of different styles and sizes of residential developments;
- Take into account the change of street levels;
- Consider alternative parking solutions for new development sites (refer to RDG) and promote the use of surrounding bus stops;
- Apply the hard and soft landscape design principles found on page 43 throughout strategic locations of the site.

GOOD PRACTICE EXAMPLES | innovative residential developments



The Malings, Newcastle upon Tyne: Carillion Igloo, Ash Sakula Architects, Urban dwellings



Little Kelham, Sheffield: CAL Architects, Citu Developers Mix-use development



@Bing Maps c. 2011 * Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation.

5.2 KIRKGATE DEVELOPMENT SITES

Character Appraisal

Kirkgate - Sun Lane **Guidance**

South and East of Kirkgate Roundabout Guidance

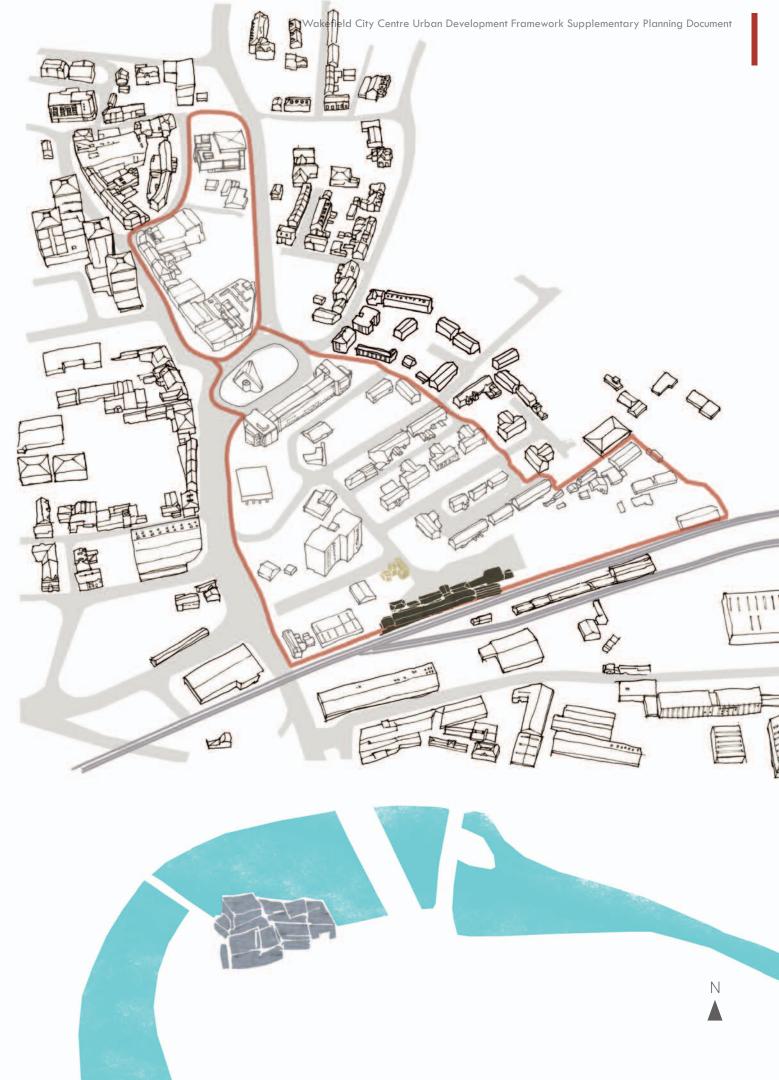
Land Uses Permitted by the Central Wakefield Area Action Plan Policy:

- 1. Kirkgate/ Sun Lane | Office led mixed use including multi-storey Car Park, Hotel, and Residential
 - 2. South and East of Kirkgate Roundabout | Residential, Leisure, Retail and Food and Drink



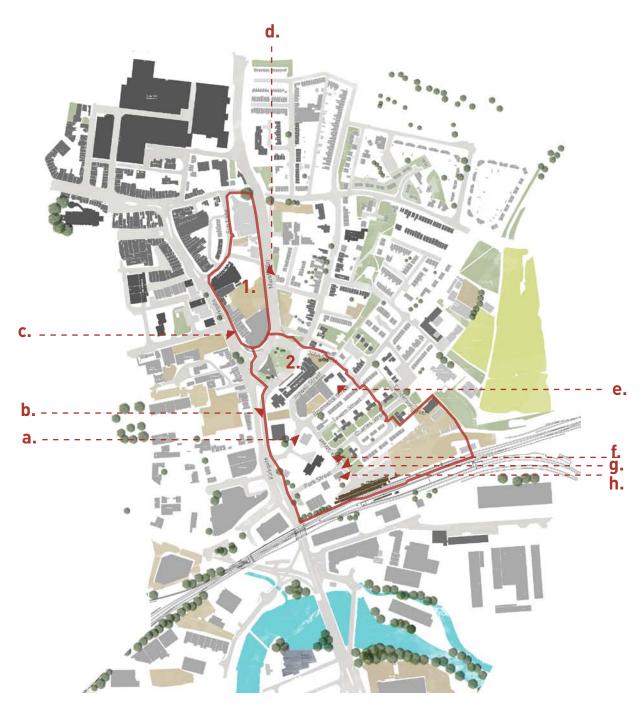


Site 1: Area (hectares): **1.63** Site 2: Area (hectares): **7.11**



5.2 CHARACTER APPRAISAL | Introduction

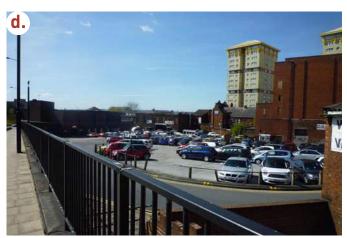
- **1. Kirkgate/ Sun Lane:** This area is currently used for retail purposes and includes a large surface car park. Sun Lane Leisure Centre, located at the north boundary of the site is a health and fitness centre completed in 2012. Being located between the city core (with Trinity Walk and the Cathedral immediately to the north and west) and Kirkgate Station (south) makes this a particularly significant part of Wakefield.
- **2. South and East of Kirkgate Roundabout:** This site is mixed use with good links to the heart of the retail centre and is close to the Waterfront. Kirkgate station was restored in 2013 and the setting to the front of the station has been greatly improved. There is a strong community feel to the residential area near the station which is a mixture of low and medium rise housing. The Wakefield Arms Public House Grade II listed building is also located here. This building is the only surviving example of Joseph Aspdin's patented Early Portland Cement and is a valuable asset to the Kirkgate area. At the time of writing, the council have major pedestrian improvements planned for this area for 2017/18. These include wayfinding and pedestrian movement improvements and enriching the character of the site through the use of natural materials and an upgraded lighting scheme.











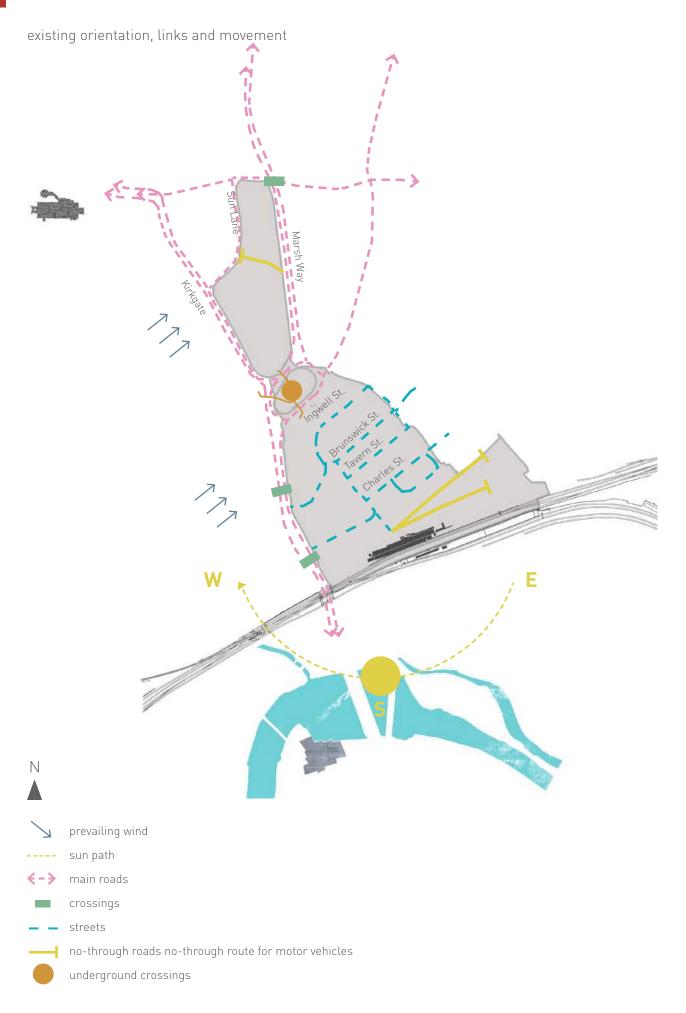








5.2 CHARACTER APPRAISAL | Site Information





5.2 CHARACTER APPRAISAL | Site Information (continued)

existing surrounding uses



Ν

- - outdoor leisure & recreation
- residential
- retail / food / drink
- industrial
- transportation nodes
- office / commercial
- large commercial units
- green spaces

4. Trinity Walk Shopping Centre 5. Wakefield Cathedral 6. Wakefield Central Mosque 7. Sun Lane Leisure

existing heritage, conservation and significant views



Wakefield Cathedral Conservation Area boundary and Wakefield Waterfront Conservation Area boundary



locally listed buildings

significant views

potential landmark areas (as identified by the CWAAP)

^{*} For more information on heritage sites and conservation areas please contact the Heritage conservation department of Wakefield Council. Additionally, please consult the West Yorkshire Historic Environmental Record for historic information on archaeological sites, findspots, historic buildings & landscapes.

5.2 KIRKGATE/SUN LANE | Guidance

List of Relevant CWAAP Policies









This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.

add finger-point signage showing the direction to the city centre, Wakefield Cathedral, and Westgate and Kirkgate train stations

create an outdoor green sitting area to connect the leisure area of Sun Lane (3) to the new residential development (1)

introduce a pedestrian route paved with natural materials to enhance the pedestrian experience of walking into the city centre



introduce a focal point at the junction of Sun Lane and Kirkgate.

> * As this area sits within a flood risk zone, specific design principles and solutions to potential risk of flooding need to be considered for the designing of new development. Please refer to the RDG for information on Drainage, Flood Risk and Sustainable Drainage Systems (SuDS), and Flood Resilient Housing for further information on flood risk and resilience.





lower to higher density



pedestrian route



principal streets of exemplar quality



finger point signage



street trees



lighting



urban furniture

new square/pocket park/ open public space

The Kirkgate/Sun Lane development site should take advantage of its strategic location by creating a link between the south and east of the Kirkgate Roundabout development site and the city centre. This is to be achieved by enhancing the pedestrian experience, considering the human scale (as opposed to vehicular scale), and employing wayfinding strategies. It is advised that the character of this area reflects that of the Wakefield Cathedral Square with the use of natural materials, planting, and patterned paving.

- The main characteristic of this area is the change of levels between the main site and Marsh Way to the east. This can be taken into advantage by introducing buildings of +4 storeys that include active frontages on the ground floor, accommodating **retail** and **independent shop** uses. It is suggested that the ground floors on this site are double height in order to offer a feeling of openness and balance the considerable level change. The upper storeys of the new developments can be used for **residential** purposes. It is essential that residential design in this area is of a density and height suitable for this city centre location and does not replicate near-by suburban style housing.
- Currently used for **retail** purposes this area is designated for retail including food and drink. New development should maintain existing massing, and shop fronts and active frontages need to be considered thoroughly during the design process. Kirkgate that runs along the edge of the site is a road of exemplar quality as identified by the CWAAP. Any development adjacent to it must therefore enhance the overall quality of the area through innovative design features and attractive façades and frontages.
- This area is already developed as a **leisure**, swimming and fitness centre. It is advised that an outdoor leisure area is considered for the location between a new open public space facing the residential development and the existing Sun Lane Leisure Centre.

GUIDANCE AND SUGGESTIONS

- Introduce active frontages along Kirkgate and include appropriate planting that does not block views, as well as natural paving materials where possible;
- Add clear 'finger-point' signage at the junction between Sun Lane and Kirkgate and at the same time address legibility through design;
- Create a link to the Wakefield Cathedral Square by continuing elements of the ground treatment of the square through the (high density) residential development;
- Consider drawing the cross section of the part of Kirkgate that leads to Cathedral Square in order to understand the elements of the streetscape close to the Cathedral that could inform the design of public streets and spaces on the site;
- Apply the Emerald Ring principles found on page 29 to establish a good relationship between pedestrians and roads;
- Apply the hard and soft landscape design principles found on page 43 at strategic locations of the site.
- Consult the West Yorkshire Historic Environment Record held by the West Yorkshire Archaeology Advisory Service, as parts of the site may have a potential below ground archaeological interest and to understand the historic character of the area.

GOOD PRACTICE EXAMPLES | signage, considerate street design



Free standing map signage, Sheffield



Gold Route, SheffieldConsiderate street design



made 07

5.2 SOUTH AND EAST OF KIRKGATE ROUNDABOUT | Guidance

List of Relevant CWAAP Policies











This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.

enhance and promote the Wakefield Arms Public House in order to assist in defining the pedestrian route and support wayfinding

The council plans to remove subways from the Kirkgate Roundabout in 2017/18 - consider a variety of landscape components that ensure a safe and secure environment for pedestrians and motorists

transform the currently empty green areas into usable and enjoyable space for recreational uses and children's play by local residents by adding benches and street furniture



add street trees along Kirkgate and apply the Emerald Ring principles (see p. 29)

respond to the character of Centre (completed in 2016) for the design of new developments

undertake consultation workshops with the existing local the West Yorkshire History community to scope options and agree a strategy for making existing green areas more accessible; consider limiting the amount of fencing and adding sufficient lighting.



* As this area sits within a flood risk zone, specific design principles and solutions to potential risk of flooding need to be considered for the designing of new development. Please refer to the RDG for information on Drainage, Flood Risk and Sustainable Drainage Systems (SuDS), and Flood Resilient Housing for further information on flood risk and resilience.



lower to higher density



potential landmark areas (as identified by the CWAAP)



street trees



lighting



urban furniture



railway lines

Situated in close proximity to the Kirkgate Station this area offers the opportunity for a strong welcoming point to the city. The existing residential developments hold a sense of community which, however, is not currently being supported by the surroundings. A design approach that considers the variety of different uses in a holistic and inclusive manner is essential for this site in order to successfully lead the visitor, the resident, or the professional towards the city centre or the waterfront.

- This area is primarily a lower to medium density **residential** site and new development needs to reflect upon the character of the existing properties. There are many opportunities for the establishment of an inviting community through the use of the existing green areas many of which are currently fenced off and empty, thus limiting their potential to be used as areas for play and rest. The addition of urban furniture such as benches, and the limitation of uninviting railings can help reanimate the site by making these spaces usable by the local community.
- The north area of the site is recommended for use as medium density **residential** development. Modern townhouses could be appropriate as they offer the opportunity to reflect upon the local vernacular while accommodating the needs of urban city centre living. Design proposals need to be imaginative and respond to the character of the area and existing developments, such as the contemporary West Yorkshire History Centre. It is essential for this area to be an attractive transition point between Kirkgate train station and the city centre.
- This area being adjacent to the train station could be suitable for a **hotel and a multi-storey car park**. The density of this location should be carefully considered and lowered forward the residential area.

GUIDANCE AND SUGGESTIONS

- Continue to regenerate the station area by freeing-up green spaces in residential sites and enhance with urban furniture, benches and play facilities to accommodate children's play and recreational uses;
- Identify opportunities for community uses through consultation meetings with the area's residents.
- Set up a clear maintenance strategy;
- Add street trees and active frontages along Monk Street to create an inviting corridor en route to Kirkgate Station;
- Add street furniture in the public green area outside Kirkgate Station to create a pleasant waiting point;
- Develop a lighting strategy for the area surrounding the station;
- Apply the Emerald Ring principles found on page 29 to establish a good relationship between pedestrians and roads;
- Apply the hard and soft landscape design principles found on page 43 to strategic locations of the site;
- Install public toilets.

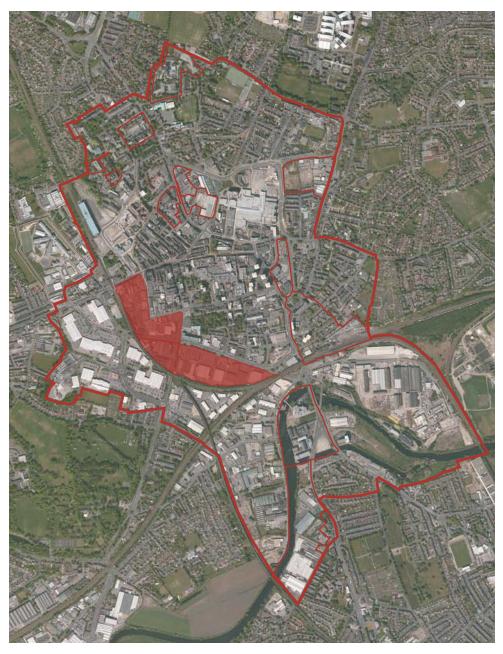
GOOD PRACTICE EXAMPLES | urban furniture, modern residential developments



urban furniture, Wakefield



Tibby's Triangle, Southwold: Ash Sakula Residential development



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5.3 INGS ROAD DEVELOPMENT SITES

Character Appraisal

North of Ings Road and West of Denby Dale Road **Guidance**South of Ings Road **Guidance**

Land Uses Permitted by the Central Wakefield Area Action Plan Policy:

- 1. North of Ings Road | Office, Cultural, Residential and Leisure including food and drink
- 2. West of Denby Dale Road | Office, Cultural, Residential and Leisure including food and drink
 - 3. South of Ings Road | Residential, small scale Shops and Live Work Units



Site 1: Area (hectares): **6.12**Site 2: Area (hectares): **1.74**Site 3: Area (hectares): **5.56**

UDF site boundaries





5.3 CHARACTER APPRAISAL | Introduction

- 1. North of Ings Road and 2. West of Denby Dale Road: This site is very close to Westgate train station and the Civic Quarter and the urban grain of the original Burbage Plots can still be found within some of the existing townscape. From the lower Denby Dale to Westgate there is a significant rise in levels with some unique and attractive alleyways which link these two 'ends'. This area probably holds the strongest links to medieval Wakefield, therefore, street patterns particularly to the north of the site should be maintained. This has become an area for culture and leisure, especially in the area north of Ings Road, and has a particularly vibrant evening economy.
- **3. South of Ings Road:** The prevailing use in this area is currently retail and the site is dominated by large warehouses. It is largely out of scale with the rest of the city centre and is an area which is designed in the main for arrival by car. There is very little in the way of landscape components, although behind the warehouses, next to the railway line is a landscaped ridge which provides an attractive contrast to the dominating built form. There is also a river which is culverted under most of the site and can be seen at two points within the car park. The site is divided by the very busy Ings Road to the north although it provides some key vistas toward the Cathedral and city centre. The easterly edge of the site is physically close to the Calder River, however, a pedestrian friendly route is not available in part due to the railway line.









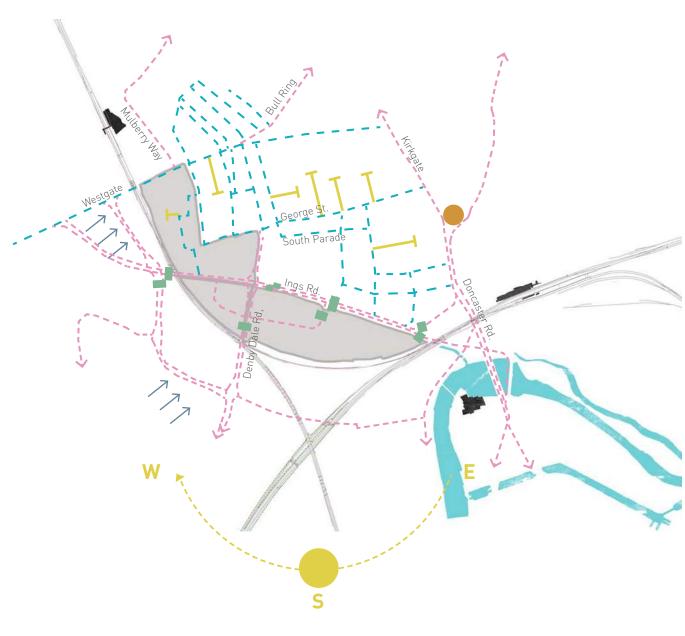


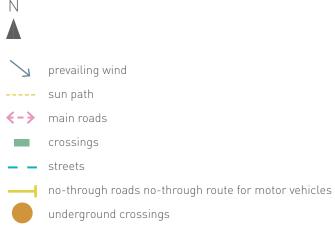




5.3 CHARACTER APPRAISAL | Site Information

existing orientation, links and movement





existing massing





5.3 CHARACTER APPRAISAL | Site Information (continued)





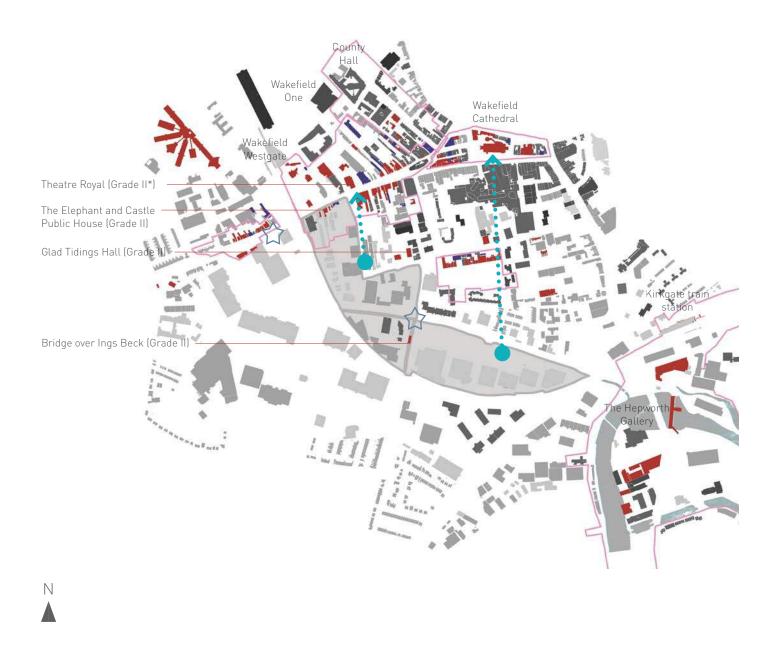


Predominant area use:

- educational
- civic buildings / religious / community
- leisure / culture
- outdoor leisure & recreation
- residential
- retail / food / drink
- industrial
- transportation nodes
- office / commercial
- large commercial units
- green spaces

- 1. Prison 2. Lawefield Primary School 3. Westgate train station
- 4. Wakefield County Court 5. Health Care Centre 6. Theatre Royal
- 7. Merchant Gate 8. Wakefield One 9. County Hall 10. Court 11. Town Hall
- 12. Health Centre 13. Coronation gardens 14. St Austin's Church
- **15.** West Yorkshire Police Headquarters **16.** Bus and Coach station
- 17. The Cathedral Church of All Saints

existing heritage, conservation and significant views







locally listed buildings

significant views

potential landmark areas (as identified by the CWAAP)

^{*} For more information on heritage sites and conservation areas please contact the Heritage conservation department of Wakefield Council. Additionally, please consult the West Yorkshire Historic Environmental Record for historic information on archaeological sites, findspots, historic buildings & landscapes.

5.3 NORTH OF INGS ROAD AND WEST OF DENBY DALE ROAD | Guidance

List of Relevant CWAAP Policies











This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.



enhance **pedestrian route** towards the city centre with street trees and sufficient lighting

* As this area sits within a flood risk zone, specific design principles and solutions to potential risk of flooding need to be considered for the designing of new development. Please refer to the RDG for information on Drainage, Flood Risk and Sustainable Drainage Systems (SuDS), and Flood Resilient Housing for further information on flood risk and resilience.





lower to higher density



pedestrian route



railway lines



potential landmark areas (as identified by the CWAAP)



street trees



lighting



urban furniture



new square/pocket park/ open public space Situated adjacent to the railway viaduct and within the Upper Westgate Conservation Area these two sites provide opportunities for a new destination in Wakefield which includes open spaces and pedestrian routes that compliment their surroundings. Any development that takes place here should take into account the prominent feature of the railway arches as well as the historical character of this part of the conservation area.

- This area should be considered for **cultural and leisure** uses to create a dialogue with the surrounding cultural elements such as the Royal Theatre. This area's proximity to Westgate train station offers the opportunity for the creation of a positive and culture-rich entrance point to the City for visitors.
- **Creative industries** uses such as dance and recording studios and areas dedicated to public art and expression can be located here. The area's unique character breathes an air of creativity, a quality that should be enhanced through any new development on site.
- 3 Higher density **office and commercial** uses can be located in the area near Ings Road.
- Mixed use, primarily **residential development** of high density (preferably apartment blocks) to occupy the majority of this area. Residential development will benefit from views towards the city centre, proximity to Westgate train station and the creative industries area and a close relationship to the new residential area at the South of Ings Road. Explore minimum car ownership development to encourage travel by train.

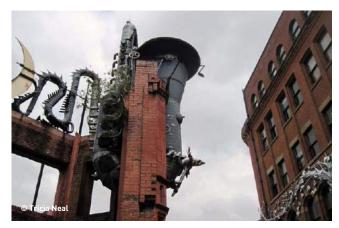
GUIDANCE AND SUGGESTIONS

- Consult historic maps in order to identify and respond to the character of the area and retain its uniqueness;
- Respect and compliment historic buildings on site with careful selection of appropriate building materials;
- Retain street patterns and use natural paving materials for pedestrian streets;
- Develop a lighting strategy that enhances the sense of safety and security;
- Introduce a new square to connect the 'office and commercial' uses and create a breathing space for relaxation within the higher density developments;
- Establish opportunities for public art;
- Add trees along the main streets of the area and planting throughout the development sites;
- Introduce a direct pedestrian route towards Westgate train station;
- Apply the Emerald Ring principles found on page 29 to establish a good relationship between pedestrians and motorists;
- Apply the hard and soft landscape design principles found on page 43 to strategic locations of the site;
- Consult the West Yorkshire Historic Environment Record held by the West Yorkshire Archaeology Advisory Service as parts of this area are of potential archaeological significance, particularly the area towards Westgate.

GOOD PRACTICE EXAMPLES | public art



public art 'Wakefield Miniatures', Wakefield
Studio of Cinematic Architecture



The Big Horn, Manchester

mage 11

5.3 SOUTH OF INGS ROAD | Guidance

List of Relevant CWAAP Policies

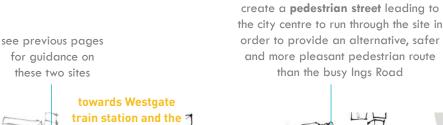


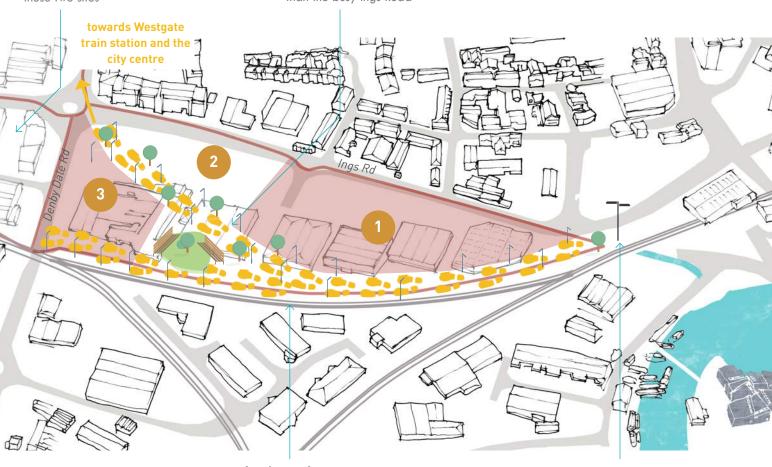






This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.





a pedestrian pathway near the mount by the railway line will create interest and add to the character of the site improve link to Hepworth through clear **signage** and the opening up of views to and from the site

* As this area sits within a flood risk zone, specific design principles and solutions to potential risk of flooding need to be considered for the designing of new development. Please refer to the RDG for information on Drainage, Flood Risk and Sustainable Drainage Systems (SuDS), and Flood Resilient Housing for further information on flood risk and resilience.





lower to higher density



pedestrian route



finger point signage



railway lines



street trees



lighting



urban furniture



new square/pocket park/ open public space Ings Road is a noisy and busy road and the site feels very exposed to it. Therefore, any new development taken forward should avoid large scale monolithic architecture and utilise landscape design to redress the balance between motorists and pedestrians. This site should be used to strengthen pedestrian links to the west of the city centre and south east to the Hepworth.

- Medium density **residential** uses to be situated here. Development should reflect the distinct character of Wakefield in order to be reconnected to the city centre. Consider a modern interpretation of the Burbage Plots in the Westgate Yards area to create a sense of continuity.
- **Small scale shops** will create an amenity area for local residents whilst maintaining the current commercial character of the wider area. Residential dwellings above shops should be considered.
- This area is appropriate for **live-work units** which should integrate well with the residential area west of Denby Dale Road. Active frontages at ground floor level are particularly important.

GUIDANCE AND SUGGESTIONS

- Improve the existing link to the Hepworth Gallery and promote the development's waterfront location through improving the pedestrian experience of walking by the river;
- Enhance views towards Wakefield Cathedral and maximise potential views of the River Calder;
- Introduce a new open public space connecting the residential development to the live-work area and provide street furniture and appropriate lighting;
- Suggest a lighting strategy that complements the area and enhances the sense of safety and security;
- Consider the grain of the developments which should be kept tight in order to reflect the character of the city centre:
- Avoid low density housing forms;
- Add street trees along the main streets and planting throughout the development site;
- Consider whether the appearance of the culverted river can be improved;
- Apply the Emerald Ring principles found in page 29 to establish a good relationship between pedestrians and roads;
- Apply the hard and soft landscape design principles found in page 43 throughout strategic locations of the site.

GOOD PRACTICE EXAMPLES | pedestrian streets in residential developments and along train lines



Accordia, Cambridge: Feilden Clegg Bradley Studios, Alison Brooks Architects, Macreanor Lavington Residential development



High Line, New YorkPublic space



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5.4 JACOBS WELL LANE DEVELOPMENT SITE

Character Appraisal

Jacobs Well Lane Guidance

Land Uses Permitted by the Central Wakefield Area Action Plan Policy:

Jacobs Well Lane | Residential



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5.4 CHARACTER APPRAISAL | Introduction

Jacobs Well Lane: The site is in sharp contrast to the surrounding area. The north, east, and south of the site is adjacent to a pleasant residential area (including sheltered housing), a school with some large areas of green spaces and trees, two small precincts of shops and two pubs. On the west of the site is the new Trinity Walk Shopping Centre, the very busy Marsh Way, and Jacob's Well Lane. Trinity Walk does not provide activity or interest externally and, both it and the four lane Marsh Way, act as a physical and visual barrier to the city centre and are of a different scale to the surrounding residential streets.

The site itself was once a gasworks and it drops down below the level of the adjacent highways. There is a mixture of service infrastructure – a sub station, a gas installation, pylons etc. on the west of the site and a series of light industrial type sheds and two pubs on the east. To the north of the site is a garage that fronts Jacob's Well Lane. Adjacent to the site there is a mix of houses; Victorian terraces, terraces with gardens, semi-detached and larger detached houses and low rise apartment blocks.







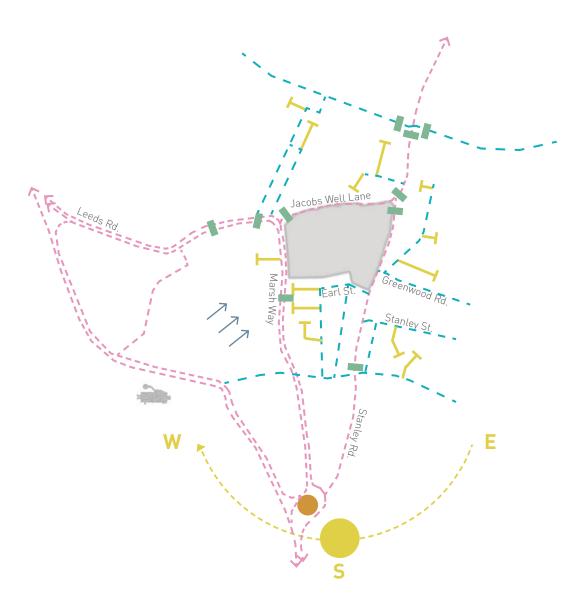


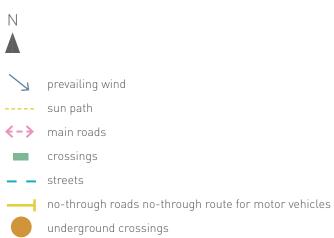




5.4 CHARACTER APPRAISAL | Site Information (continued)

existing orientation, links and movement





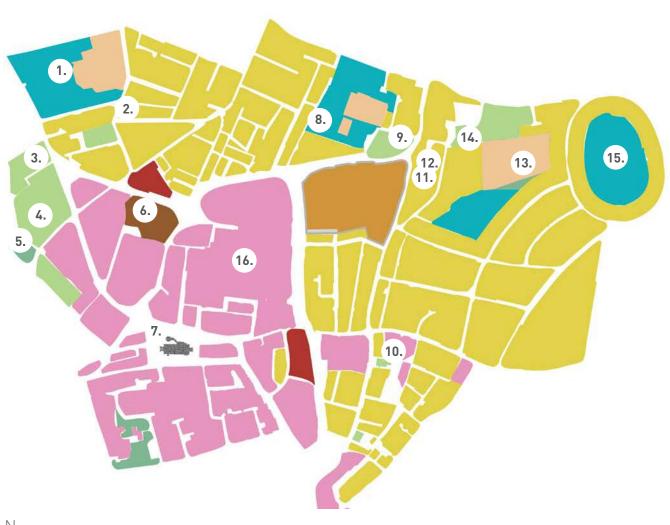
existing massing





5.4 CHARACTER APPRAISAL | Site Information (continued)

existing surrounding uses





Predominant area use:

- educational
- civic buildings / religious / community
- leisure / culture
 - outdoor leisure & recreation
- residential
- retail / food / drink
- industrial
- transportation nodes
- office / commercial
- large commercial units
- green spaces

- 1. Queen Elizabeth's Grammar School 2. Hatfield Court 3. St Austin's Church 4. West Yorkshire Police Headquarters 5. Coronation Gardens
- 6. Bus and Coach Station 7. The Cathedral Church of All Saints
- 8. St Austin's Catholic Primary School 9. Trinity Methodist Church
- 10. Parish Church of St. Andrew and St. Mary 11. Greenhill Nursery School
- **12.** Greenhill Primary School **13.** Playing Field **14.** Earls Lodge Nursing Home **15.** Wakefield Heath View Community Primary School **16.** Trinity Walk Shopping Centre

existing heritage, conservation and significant views





statutorily listed buildings

locally listed buildings

significant views

potential landmark areas (as identified by the CWAAP)

^{*} For more information on heritage sites and conservation areas please contact the Heritage conservation department of Wakefield Council. Additionally, please consult the West Yorkshire Historic Environmental Record for historic information on archaeological sites, findspots, historic buildings & landscapes.

5.4 JACOBS WELL LANE | Guidance

List of Relevant CWAAP Policies



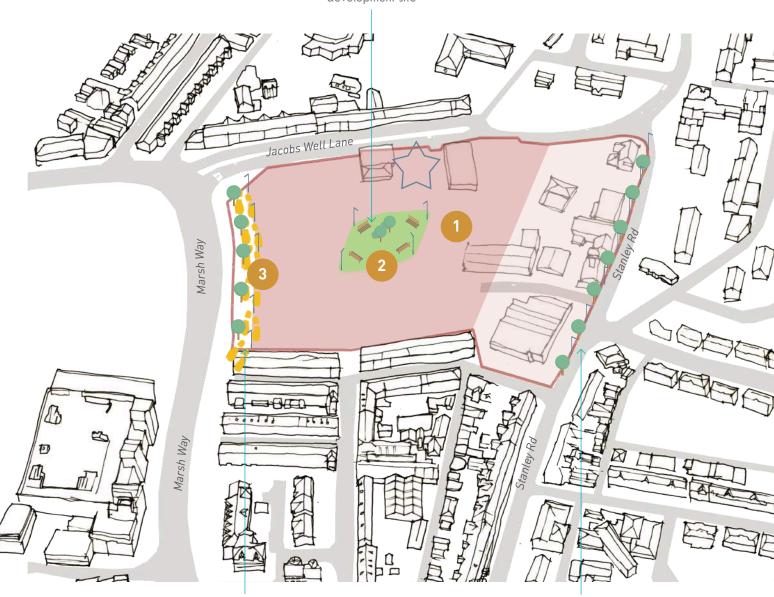






This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.

use attractive **urban furniture**for the creation of a welcoming
amenity space at the heart of the
development site



add **street trees** and sufficient lighting along Marsh Way to create a safe and comfortable pathway

add **street trees** and sufficient lighting along Stanley Road to create a safe and comfortable pathway





lower to higher density



pedestrian route



potential landmark areas (as identified by the CWAAP)



lighting



urban furniture



new square/pocket park/ open public space

street trees

This area currently holds infrastructure and gas bullet tanks and is likely to be highly contaminated. Specialist advice must be sought in order for full decontamination to take place prior to any construction work being undertaken. Located in a residential area, new development needs to reflect upon the local character while establishing a good connection with Trinity Walk and the city centre.

- Medium and lower density **residential** uses to be situated here. Different housing types such as over 50's housing, co-housing etc. (see p. 39) could be considered as part of an alternative residential solution for this site. Design of new development should consider taking a modern interpretation of the different housing forms around the area such as terraced housing, medium density block apartments and semi detached houses
- Reflecting on the concept of 'garden cities', an **open green space** and possibly a park with play features could be located near the centre of the development site. This will ultimately add to the sense of resident and community well-being. Through community consultation establish whether there is an appetite for an amenity space that can be taken care of by future residents of the site (if known) or nearby residents.
- Situated near Trinity Walk, the site needs to achieve **legibility and connectivity** to the city centre through natural means of wayfinding. A well designed hard-landscaped route can contribute to creating a sense of ease for pedestrians on their way to the city centre.

GUIDANCE AND SUGGESTIONS

- Design a new pedestrian route that can act as a 'buffer zone' between the busy Marsh Way and the residential development;
- Develop a lighting strategy that favours the area and enhances the sense of safety and security to the users;
- Add street trees along Marsh Way and planting throughout the development site;
- Apply the Emerald Ring principles found in page 29 to establish a good relationship between pedestrians and roads:
- Apply the hard and soft landscape design principles found in page 43 throughout strategic locations of the site.

GOOD PRACTICE EXAMPLES | public space and residential developments



Image 14





mage 16

Gasholder Park, King's Cross: Bell Phillips ArchitectsPark in late Pancras Gasworks

The Avenue, Essex: Hill / Pollard Thomas Edwards Residential Development



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5.5 CLAYTON HOSPITAL DEVELOPMENT SITE

Character Appraisal

Clayton Hospital Guidance

Land Uses Permitted by the Central Wakefield Area Action Plan Policy:

Clayton Hospital | Institutional Uses, Residential

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Site Area (hectares): 1.62

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5.5 CHARACTER APPRAISAL | Introduction

Clayton Hospital: Through a sensitive and well considered approach St John's Conservation Area has the potential to become an important destination point for Wakefield. Clayton Hospital is situated in the heart of the conservation area, with St. John's Church to the north west and Wakefield Girls' High School Campus to the east. The hospital is a crucial link between these heritage sites and although Clayton Hospital is not currently listed it offers great heritage value in its own right. Whilst consideration may be given to an element of modern development to support its conversion and re-use, complete demolition of the 19th Century heritage asset is not supported by this guidance and would need to be strongly justified in relation to national and local policies'. Any development must reflect and highlight the wider character of the area.

Mature trees run down both the streets of Wentworth and Northgate and enclose the Clayton Hospital Site. This offers a sense of tranquillity which is further enhanced by the green spaces surrounding St John's Church and the Queen Elizabeth's Grammar School.











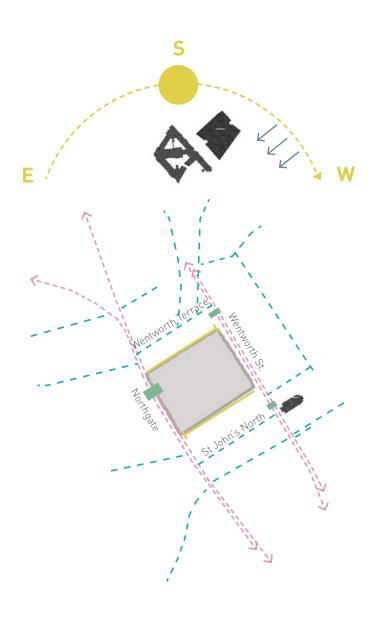






5.5 CHARACTER APPRAISAL | Site Information

existing orientation, links and movement





existing massing



5.5 CHARACTER APPRAISAL | Site Information (continued)

existing surrounding uses



civic buildings / religious / community

leisure / culture

outdoor leisure & recreation

residential

retail / food / drink

industrial

transportation nodes

office / commercial

large commercial units

green spaces

1. County Hall 2. Wakefield One 3. Wakefield College 4. County Council Offices 5. West Yorkshire Police Headquarters 6. St Austin's Church 7. Wakefield Girls' High School Junior School 8. Wakefield College 9,10. Wakefield Girls' High School 11. St John's Church 12. Queen Elizabeth Grammar School 13. Former West Yorkshire Police Training College 13. College Grove Sports Ground 14. St. John's CE Junior Infant School

existing heritage, conservation and significant views



^{*} For more information on heritage sites and conservation areas please contact the Heritage conservation department of Wakefield Council. Additionally, please consult the West Yorkshire Historic Environmental Record for historic information on archaeological sites, findspots, historic buildings & landscapes.

5.5 CLAYTON HOSPITAL | Guidance

List of Relevant CWAAP Policies

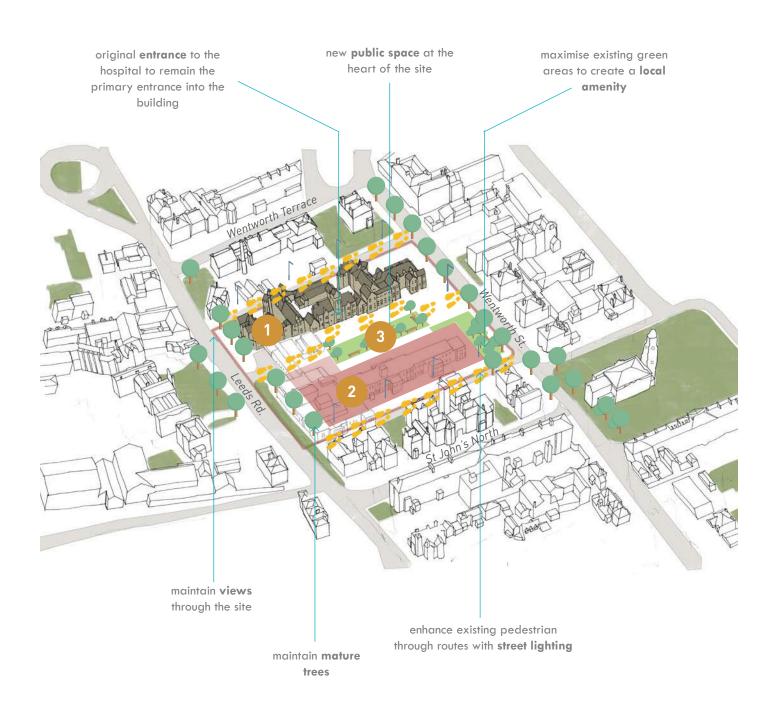








This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.





lower to higher density



pedestrian route



street trees



lighting



urban furniture



new square/pocket park/ open public space

Whilst it is acknowledged that retention of all of the buildings on this site may not be viable, Clayton Hospital is a highly significant landmark site within this conservation area and is of considerable local, historic and architectural importance. As such, clear and convincing justification for any demolition or enabling development will be required by the council. Proposals for development which do not preserve the building's architectural or historic features and the character of the conservation area will be opposed in line with national and local policies.

The design of any new development must draw upon a thorough understanding of the surrounding context and character. By using a palette of materials which is as high quality as those already existing around the site, respecting important views, and adding to the character of the area through an elegant contrast between new and old, the Clayton Hospital Site can become a beautiful destination point within the Wakefield district.

- Some or all of the 19th Century part of Clayton Hospital to be retained for **educational or residential use** subject to thorough viability studies and consultation with the council's Conservation Team.
- The later red brick extensions to the hospital may be considered for demolition to introduce an opportunity for significant high quality and contemporary **educational or residential** development.
- A **central landscaped space** such as a new square or formal garden facing the north west elevation will create a link between the two tree-lined streets and provide a new focus point within the conservation area. A public space in front of the original building could reflect the symmetry of the elevation and help define the entrance to the building.

GUIDANCE AND SUGGESTIONS

- Consult historic maps in order to reflect to the character of the area and retain its individuality. Use natural materials for external treatments such as facades and paving in order to enhance the character of the site;
- The Clayton Hospital buildings are of archaeological interest and an archaeological build record is likely to be required prior to development on this site. Please consult the West Yorkshire Archaeology Advisory Service for details:
- Maintain important views from the site outwards towards surrounding assets;
- Undertake a tree survey in order to retain a maximum number of trees on site (in particular mature trees) in order to maintain the area's leafy and green character;
- Create a new landscaped public space that celebrates the character of the site and allows as many people as possible to benefit from it;
- Keep North Road Terrace and the parallel pedestrian route to the south of the hospital as no-through-roads for motorists:
- Maintain existing alleyways and support with appropriate lighting that favours the area and enhances the sense of safety and security to its users.

GOOD PRACTICE EXAMPLES | reuse of existing building and cultural uses centre



Małopolska Garden of Arts, Krakow: Ingarden & Ewý Architects Theatre & Library





nage 18



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5.6 BOROUGH ROAD CAR PARK DEVELOPMENT SITES

Character Appraisal

Borough Road Car Park Guidance Civic Quarter Site Guidance

Land Uses Permitted by the Central Wakefield Area Action Plan Policy:

1. Borough Road Car Park | Mixed Use, Housing led

2. Civic Quarter Site | Mixed Use, Housing led

 $Z \blacktriangleleft$

Site 1: Area (hectares): **1.03** Site 2: Area (hectares): **1.42**

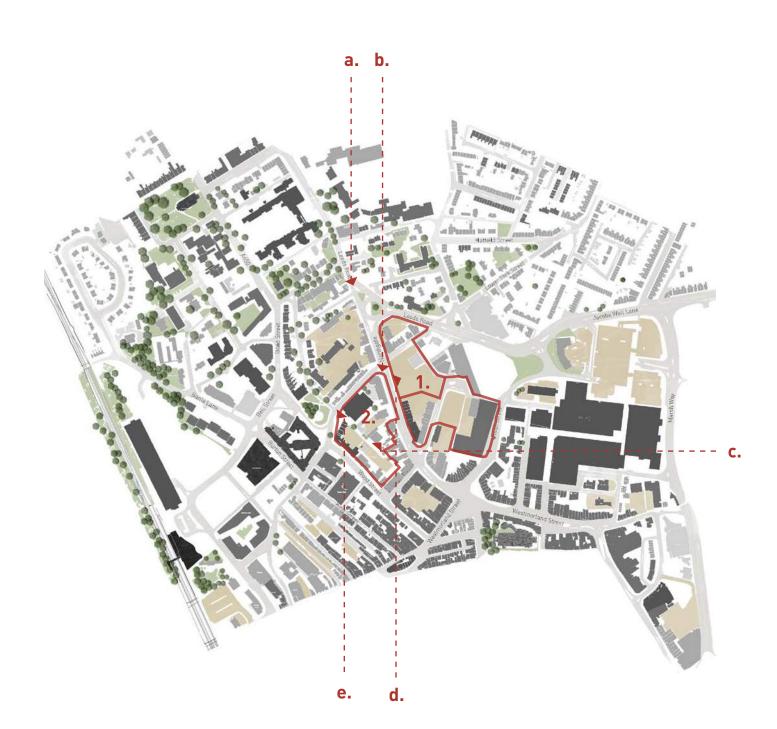
UDF site boundaries





5.6 CHARACTER APPRAISAL | Introduction

- 1. Borough Road Car Park: This site sits on the edge of the main retail core and is next to the bus station and the existing market, which is now planned for redevelopment. It is a very important site as it forms the missing piece of the jigsaw to the regeneration of central Wakefield. Its relationship to the market area is critical, and should not be addressed independently.
- 2. Civic Quarter Site: The majority of this site is located within the Civic Quarter boundary (see p. 27-28). It is located adjacent to the Coronation Gardens and is an elegant part of the city that gives a flavour of Wakefield's heritage to visitors entering the city from Westgate train station.







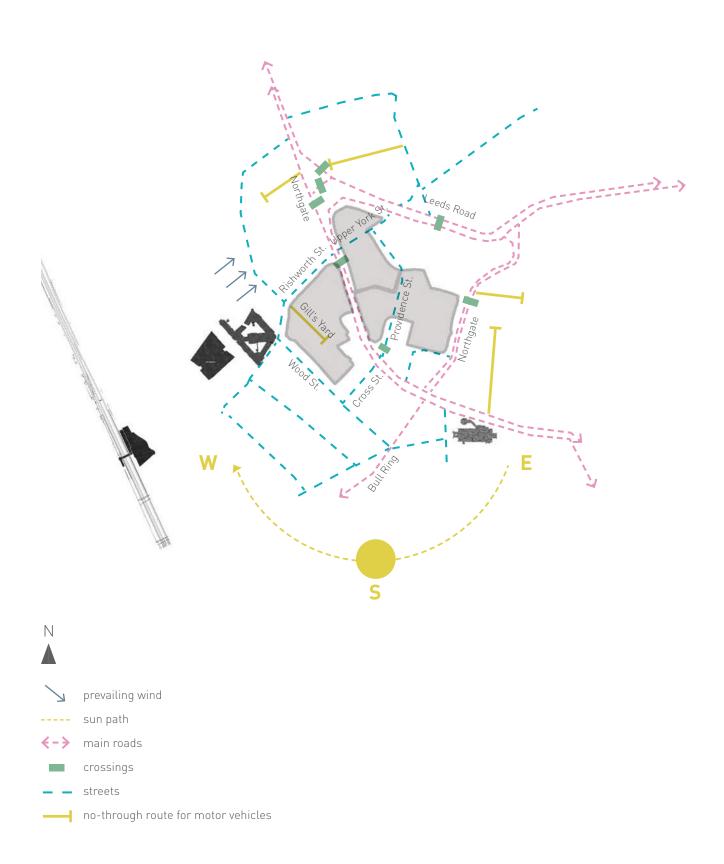






5.6 CHARACTER APPRAISAL | Site Information (continued)

existing orientation, links and movement



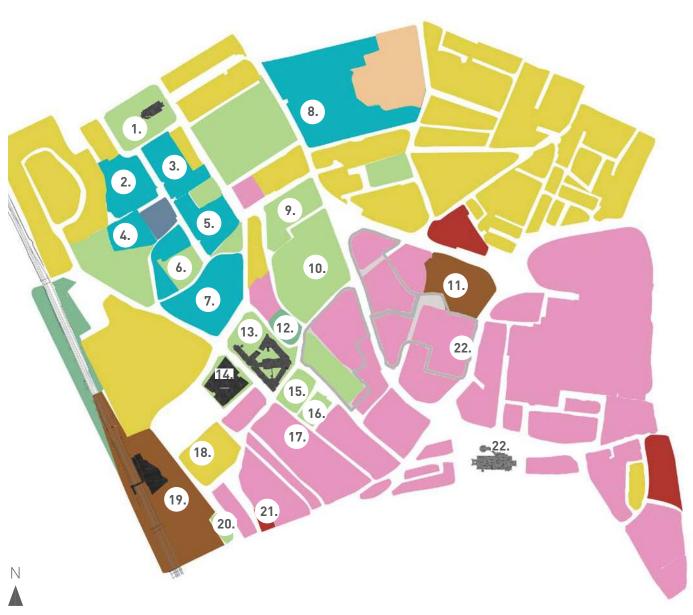
existing massing





5.6 CHARACTER APPRAISAL | Site Information (continued)

existing surrounding uses







civic buildings / religious / community

leisure / culture

outdoor leisure & recreation

residential

retail / food / drink

industrial

transportation nodes

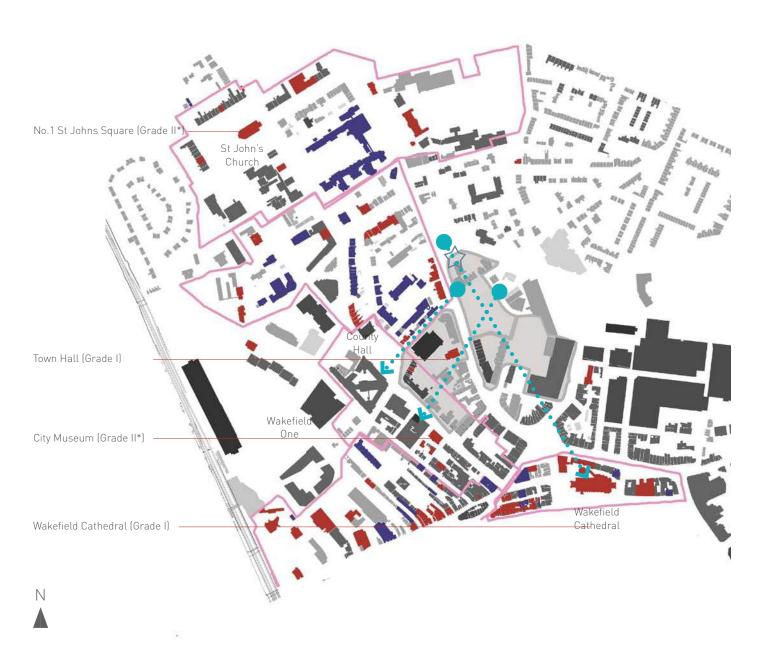
office / commercial

large commercial units

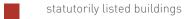
green spaces

St John's Church 2,3. Wakefield Girls' High School 4. Wakefield College
 Wakefield Girls' High School Junior School 6. County Council Offices
 Wakefield College 8. Queen Elizabeth Grammar School 9. St Austin's
 Church 10. West Yorkshire Police Headquarters 11. Bus and Coach station
 Coronation gardens 13. County Hall 14. Wakefield One 15. Court 16.
 Town Hall 17. Health Centre 18. Merchant Gate 19. Westgate train station
 Wakefield County Court 21. Theatre Royal 22. The Cathedral Church of
 All Saints 22. Wakefield Market (planned for redevelopment)

existing heritage, conservation and significant views



 Wakefield Cathedral Conservation Area boundary; St Johns Wakefield Conservation Area boundary; Wentworth Terrace Wakefield Conservation Area boundary; Upper Westgate Wakefield Conservation Area boundary



locally listed buildings

significant views

potential landmark areas (as identified by the CWAAP)

^{*} For more information on heritage sites and conservation areas please contact the Heritage conservation department of Wakefield Council. Additionally, please consult the West Yorkshire Historic Environmental Record for historic information on archaeological sites, findspots, historic buildings & landscapes.

5.6 BOROUGH ROAD CAR PARK AND CIVIC QUARTER SITE Guidance

List of Relevant CWAAP Policies









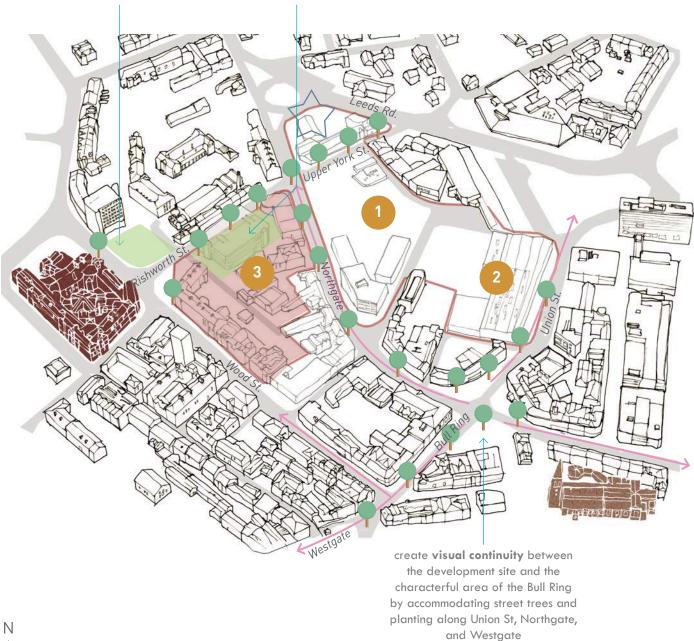




This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.

Coronation Gardens: support the use of the gardens by enhancing legibility through planting and street trees along Northgate

existing multi-storey car park to be demolished - this area could be appropriate for a small city park as a long term strategy





lower to higher density



new square/pocket park/ open public space



street trees



principal streets of exemplar quality



principal spaces of exemplar quality



potential landmark areas (as identified by the CWAAP)

The Borough Road Car Park site is located adjacent to the bus station making the area ideal for residential development and leisure opportunities including food and drink. Located within the Civic Quarter boundary, the Rishworth Street Civic Quarter site maintains a unique character with views towards the County Hall and the Coronation Gardens. These sites hold a strategic location within the city centre and any new development must therefore be of exceptional design quality which will ultimately enhance the area's unique character.

- This area could be developed to accommodate a number of uses such as residential, offices, institutional and leisure uses. It could also include a multi-storey car park to serve adjacent uses.
- At the time of writing, this area is primarily comprised of the Wakefield Market which is soon to be redeveloped. A mixed **leisure facility** such as a new cinema with **food and drink** offers is a possible use for this site. It is suggested that a community/social facility could be considered alongside future plans as this is an ideal location for a social amenity. Any new development must contribute to the enhancement of the 'principle space' situated at the south end of the site through active frontages and attractive façades.
- Any new development in the Civic Quarter site needs to reflect upon the historic character of Georgian town houses, Burbage Plots, and former wool warehouses found within the Westgate Yards area. It is suggested that any new uses could include medium density **residential** or **office** and appropriate **leisure facilities** with the retaining of buildings of local interest such as the terraces running along Rishworth Street, historic street patterns and pedestrian short-cuts.

GUIDANCE AND SUGGESTIONS

- Apply the principles found in the Wakefield City Centre Streetstyle Design Guide: add street trees and planting and
 consider using high quality natural materials along the streets that are identified in the CWAAP as of exemplar
 quality. Improve the site's connection to the pedestrian area around the Cathedral and create a vibrant public
 principle space at the heart of the city centre;
- Enhance the pedestrian experience of Upper York Street with the addition of street trees and natural paving materials in order to create a clear link between Westgate train station and the city centre;
- Consider relocating the multi-storey car park in Rishworth Street (Civic Quarter Site) close to the proposed redevelopment of the market area. The new car-park's design can be developed in combination with the new leisure facilities similar to 'the Light' in Leeds (see photo below);
- Apply the Emerald Ring principles found on page 29 to establish a good relationship between pedestrians and roads:
- Apply the hard and soft landscape design principles found on page 43 at strategic locations of the site;
- Consult the West Yorkshire Historic Environment Record held by the West Yorkshire Archaeology Advisory Service as parts of this area are of potential archaeological interest, particularly the areas towards Northgate (one of the city's historic main route-ways).

GOOD PRACTICE EXAMPLES | car park and leisure



The Light, Leeds: dlg ArchitectsRetail and leisure



Sheffield Winter Garden: PRS Architects and Buro Happold Engineering Leisure and internal garden



@Bing Maps c. 2011 * Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation.

5.7 WAKEFIELD COLLEGE AND REGISTRY OF DEEDS **DEVELOPMENT SITES**

Character Appraisal

Wakefield College Guidance

Registry of Deeds Guidance

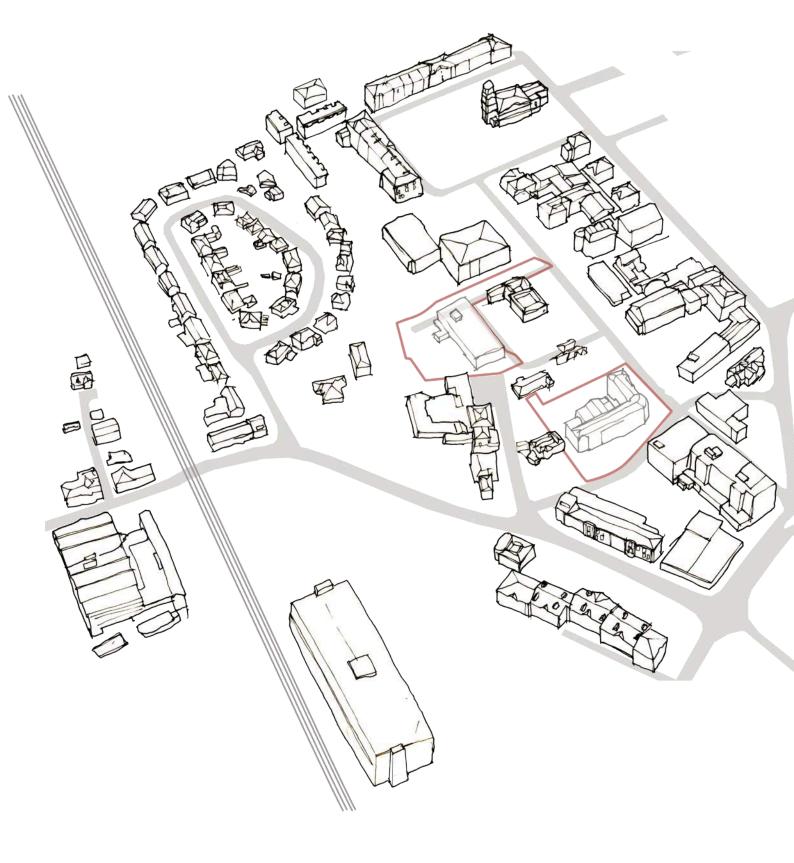
Land Uses Permitted by the Central Wakefield Area Action Plan Policy:

1. Wakefield College | Residential or Institutional

2. Registry of Deeds | Residential, Office or Institutional



Site 1: Area (hectares): **0.46** Site 2: Area (hectares): **0.31** UDF site boundaries



5.7 CHARACTER APPRAISAL | Introduction

1. Wakefield College and 2. Registry of Deeds: These sites are located within an area where Wakefield's rich history is particularly evident. Surrounded by mature trees and in close proximity to the historic Clayton Hospital and the listed St John's Church, these sites feel peaceful and enclosed, and benefit from the varied scales and patterns of their surroundings. The architecturally modern college building and the older civic-style Registry of Deeds reflect different periods in Wakefield's history and help to tell the story of Wakefield's evolution.











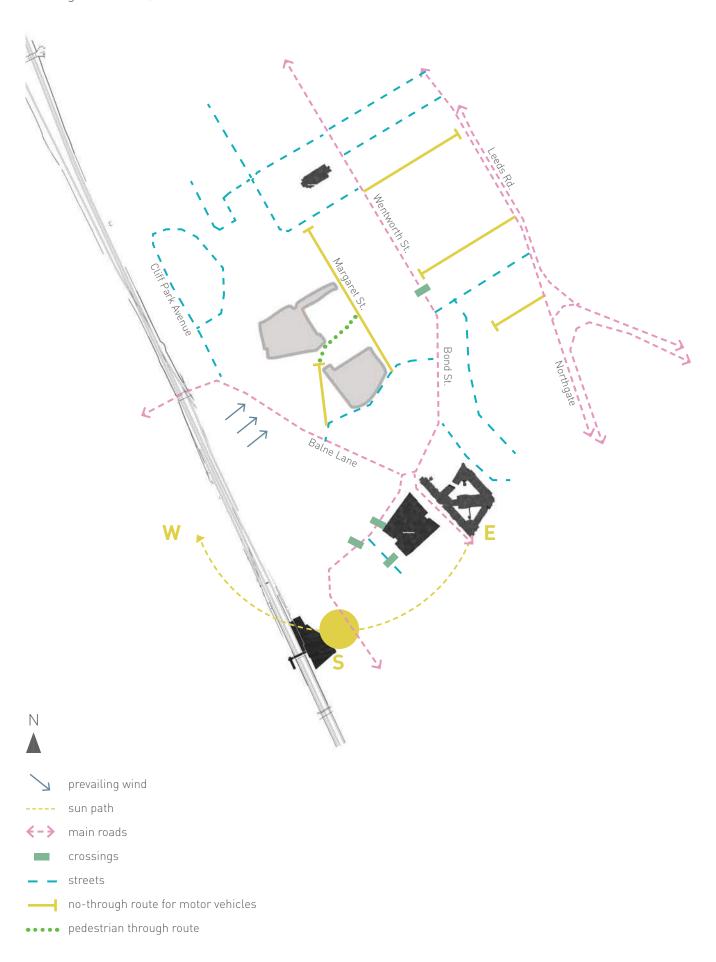






5.7 CHARACTER APPRAISAL | Site Information (continued)

existing orientation, links and movement





5.7 CHARACTER APPRAISAL | Site Information (continued)



Predominant area use:

educational

civic buildings / religious / community

leisure / culture

outdoor leisure & recreation

residential

retail / food / drink

industrial

transportation nodes

office / commercial

large commercial units

green spaces

- 1. St John's Church 2,3. Wakefield Girls' High School 4. Wakefield College **5.** Wakefield Girls' High School Junior School **6.** County Council Offices 7. Wakefield College 8. Queen Elizabeth Grammar School 9. St Austin's
- Church 10. West Yorkshire Police Headquarters 11. Coronation gardens 12. County Hall 13. Wakefield One 14. Merchant Gate 15. Westgate train station



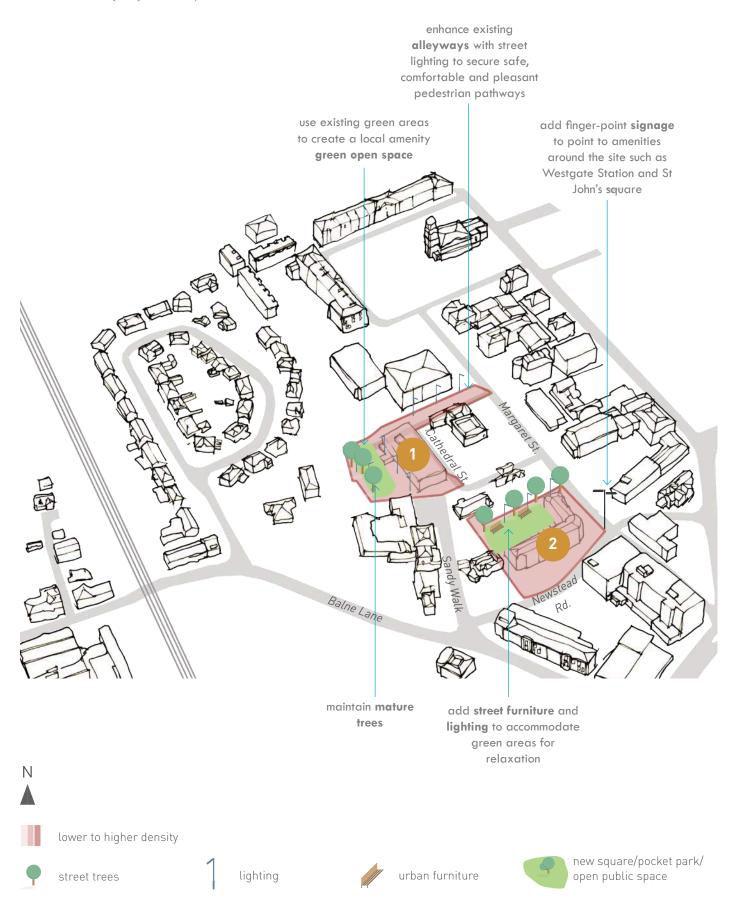


^{*} For more information on Heritage sites and conservation areas please contact the Heritage conservation department of Wakefield Council. Additionally, please consult the West Yorkshire Historic Environmental Record for historic information on archaeological sites, findspots, historic buildings & landscapes.

5.7 WAKEFIELD COLLEGE AND REGISTRY OF DEEDS | Guidance



This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.



The Registry of Deeds site is located within the Wentworth Street Conservation Area and although the Wakefield College site is not, the wider context of these development sites is of significant historic and landscape character. It is important that this character is enhanced and not clouded by new development in order to gain the greatest value from the sites.

- The Wakefield College site is designated for **residential or institutional** uses. It is suggested that a medium density block of flats or educational facilities are built where the existing college is located. There is an opportunity for alternative forms of housing to be located here such as student housing or over 50s housing as the area is ideal for the creation of a close community. The site benefits from a change of levels as well as an abundance of surrounding trees and planting. The leafy character of the site should be maintained and enhanced with street furniture in order to create an outdoor, naturally overlooked green space that can be enjoyed by local residents.
- A locally listed building, the Registry of Deeds in an attractive piece of civic architecture of Neoclassical design of three storeys plus basement with glazing bar sashes and a hipped slate roof. The Registry of Deeds building is considered as a great opportunity for a change-of-use **office or institutional** refurbishment through elegant and high quality design. The tall windows offer an opportunity for bright interior rooms with high ceilings, whilst the mature trees to the north of the building are an ideal starting point for the creation of a garden area for residents

GUIDANCE AND SUGGESTIONS

- Consult historic maps in order to reflect the character of the area and retain its individuality;
- Use natural materials for external treatments such as façades and paving in order to maintain the existing character of the site;
- Design new housing on the Wakefield College site to interpret the local townscape;
- Maintain key vistas and take advantage of the change of levels on the Registry of Deeds site to create views;
- Maintain the existing car park at the south-east of the Registry of Deeds building for use by future residents;
- Retain the mature trees on site;
- Add design features and street furniture around the sites to enhance the pedestrian experience;
- Maintain existing alleyways and incorporate appropriate lighting that favours the area and enhances the sense of safety and security to the users.

GOOD PRACTICE EXAMPLES | residential development



Broad Court, London: Emrys ArchitectsResidential



Cornish Place, Sheffield Residential

nage 25



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5.8 FORMER WEST YORKSHIRE POLICE TRAINING COLLEGE **DEVELOPMENT SITE**

Character Appraisal

Wakefield Yorkshire Police Training College Guidance

This site is not allocated for development in the CWAAP. The site has an outline planning permission for residential development and this is the Council's preferred use for the area.

Former West Yorkshire Police Training College | Residential



ng Maps c. 2011 * Microsoft product screen shot(s) reprinted with permission from Microsoft Corporatio

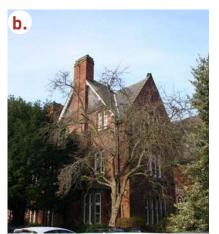


5.8 CHARACTER APPRAISAL | Introduction

West Yorkshire Police Training College: Similarly to the Wakefield College and the Registry of Deeds this site is located within an area with rich history that remains evident in certain streets and buildings. It is complemented by mature trees and buildings of local interest. Surrounding it are semi-detached properties steeped in local vernacular and character.











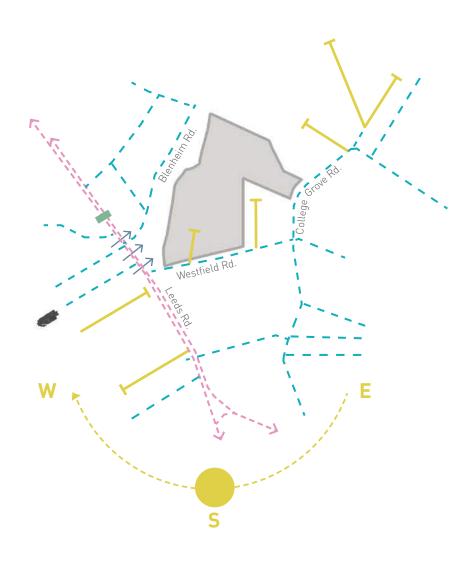






5.8 CHARACTER APPRAISAL | Site Information

existing orientation, links and movement





existing massing



5.8 CHARACTER APPRAISAL | Site Information (continued)

existing surrounding uses



existing heritage, conservation and significant views



—— St Johns Wakefield Conservation Area boundary

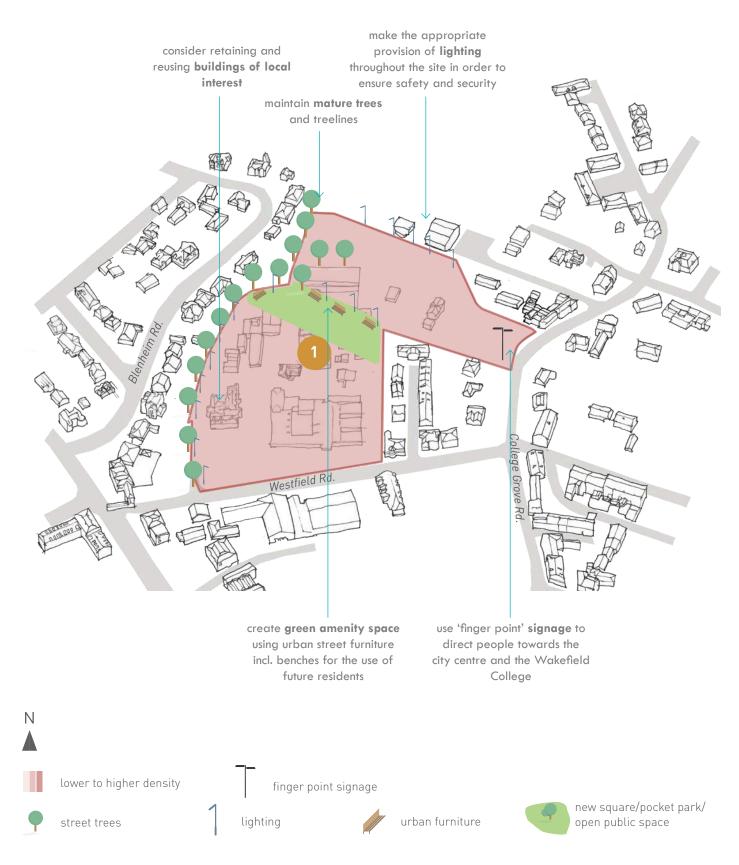
statutorily listed buildings

locally listed buildings

^{*} For more information on heritage sites and conservation areas please contact the Heritage conservation department of Wakefield Council. Additionally, please consult the West Yorkshire Historic Environmental Record for historic information on archaeological sites, findspots, historic buildings & landscapes.

5.8 FORMER WEST YORKSHIRE POLICE TRAINING COLLEGE | Guidance

This guidance is based on the long-term vision for this development site and indicates conceptual land use, urban design ideas, spatial arrangements, and landscape features. Detailed layouts and infrastructure design will emerge and may vary as development is undertaken.



At the time of writing this area is home of the West Yorkshire Police Training College. Located in close proximity to an area of historic significance (St John's Conservation Area), the site is rich in character with mature trees surrounding and running through it. This is something to build upon in the development of proposals for this site, in order to maintain and enhance its unique characteristics.



This site has outline planning permission for **residential** development, it is suggested that low to medium density housing is considered for this area. The aim of any proposal for this site should be to retain as much of the existing character as possible, this can be achieved through an innovative approach to retaining and reusing existing buildings of local interest and mature trees. The appropriate use of existing assets would provide an opportunity to create a harmonious community within the city centre. The reuse of the existing buildings could be the driving design force for the overall development.

GUIDANCE AND SUGGESTIONS

- Consult historic maps in order to reference and build upon the character of the area. Maximise the use of natural materials for external treatments such as façades and paving in order to maintain the existing character of the site;
- Take advantage of the change of street levels to create views;
- Retain the mature trees on site in order to maintain the area's leafy and green character;
- Add appropriately designed street furniture around the sites to enhance the pedestrian experience;
- Develop a lighting strategy that favours the area and enhances the sense of safety and security to the users;
- Consider the site in its wider context and ensure clear and easy connections and how legibility can be improved to the city centre and Wakefield College.

GOOD PRACTICE EXAMPLES 3rd and 4th age housing



Courtyard Housing, Barking: Patel TaylorResidential development for the 3rd and 4th age



nage 24

Bruyn's Court, Essex: Bell Phillips Architects Residential development

6.0 APPENDIX ■

- **6.1** Glossary of terms
- **6.2** CWAAP: Proposed site densities and site capacities
- **6.3** CWAAP: Objectives
- **6.4** Policy CW11 | Public Realm Hierarchy of Quality
- **6.5** Green Infrastructure (GI)
- **6.6** Linkages for Pedestrians and Cyclists- Alternative route from Kirkgate Train Station to the Hepworth Gallery
- **6.7** References and Bibliography

6.1 Glossary of Terms

Accessibility

Describes the extent to which an environment can be reached and is usable by the widest range of people, but in particular by the elderly and disabled.

Active Frontage

The ground floor edges of a building that are animated by cafes, shops and offices etc.

Appraisal

The assessment of the physical environment, character, assets and restrictions of a site and its surroundings.

Conservation Area

An area designated as being of special architectural or historic interest, where the preservation and enhancement of its character and appearance is a priority.

Custom Build

The process by which a person or group of people commission a specialist developer to help to deliver their new home thereby allowing them more choice and opportunity to create a home tailored to their own needs.

Emerald Ring

A plan to complete Wakefield inner ring road and to change its nature from an urban motorway into a continuous treelined street which will include footways, cycle lanes and active frontages wherever possible.

Enclosure

The definition or bounding of a space by physical features such as buildings or trees.

Gateway

A feature such as trees, lighting, public art, or a particularly designed building that marks the entrance to a distinct area.

Green Infrastructure

The network of green spaces in an area including parks, open spaces, playing fields, woodlands, allotments, and private gardens as well as accessible countryside.

Hard Landscape Components

A place designed to be made up primarily of hard materials such as stone, concrete and tarmac, but which could also include areas of planting.

Landmark points

A place that people recognise as an important and distinctive part of a city. Landmark points help people to navigate around a city and can add character to a place.

Lifetime Homes

Ordinary homes incorporating 16 Design Criteria that can be applied to new homes at minimal cost.

Dwellings which are specifically designed to accommodate work facilities for the resident(s) of that dwelling.

Node Points

A site of activity that attracts people such as a historic landmark, a park or a public building.

Pocket Park

A small park accessible to the general public.

Public Art

Art that is located where the public have access or sight of it. Public art could be art or craft that is designed to celebrate, enliven or enrich a building, space or event.

Public Realm

The areas of a settlement, dedicated to the general use of the public, such as streets, squares, and parks.

Self build

The process by which a person or group of people undertake the design and construction of their new home. Self build could be offered as part of a training experience.

Shared Space

Streets designed so that vehicles 'naturally' give way to pedestrians - typically the separation between carriageway and footway is reduced and the difference between the zone where vehicles are permitted and the area designated for pedestrians is less physically distinct than in a conventional street.

Soft Landscape Components

A place designed to be made up primarily of vegetative materials such as grass, trees and plants.

Street Furniture

Objects in the street that are for public use, including signage and benches.

Street Materials

The hard material finishes used in the construction of a space, such as concrete paving, granite setts, tarmac and concrete and stone pavements.

Streetscape

The overall impression given by the design and arrangement of buildings, landscape components and open space.

Surface Car Parks

Large hard-surfaced areas used for parking. Good planning, architectural and landscape design can help minimise the negative impact of surface car parks.

Sustainable Drainage

Drainage systems such as swales, attenuation ponds and drainage channels which reduce the risk of flooding and can form attractive and playful streetscapes.

Topography

The arrangement of the natural and man-made physical features of an area.

Urban Grain

The pattern of urban blocks (size, height, form and scale), streets (widths and form) and open spaces that make up an area.

Value

The importance, worth (financial, social, etc.), or usefulness of something

Vernacular

The traditional architecture of an area evolved over time, based on local needs and local construction materials.

Well-being

Mental health is defined as being in a state of well-being when an individual realises their own potential, can cope with the normal stresses of everyday life, can work productively, and is able to make a contribution to the community. [Source: W.H.O.]

6.2 CWAAP: Proposed site densities and site capacities

'The Area Action Plan makes provision for at least 2162 new dwellings within central Wakefield as a contribution to the overall target set for the urban area of Wakefield in the Core Strategy (by 2021) and 30% of new dwellings must be affordable...' CWAAP (2009). The sites listed in Table have been set aside for new housing development to meet Wakefield's housing requirement as set out in the Core Strategy.'

Extract from Table 3, CWAAP (2009):

Name of Site	Ref	Density (dwellings per hectare)	Site Are (hectares)	Capacity (average)
Jacobs Well Lane	CW18(a)	65-75	3.1	217
Clayton Hospital	CW18(b)	70-80	1.62	122
Borough Road Car Park	CW18(c)	100-120	1.03 Allocated for a mix of uses but at least 60% of the site should be housing	68
Wakefield College (Sandy Walk)	CW18(d)	60-70	0.46	30
Registry of Deeds	CW18(e)	60-70	0.31	20
Trinity Walk	CW19	N/A	N/A	70
Merchant Gate	CW20	N/A	N/A	300
Waterfront (Core Waterfront Area)	CW21 (i)	N/A	N/A	100
Waterfront (South of Wakefield Lock)	CW21 (ii)	70-80	5.71	475
Kirkgate (Kirkgate/Sun Lane)	CW22 (i)	100-120	1.63 Allocated for a mix of uses but at least 60% of the site should be for housing	108
Kirkgate (South and East of Kirkgate Roundabout)	CW22 (ii)	100-120	7.11 Allocated for primarily commercial used but at least 30% of the site should be for housing	235
Ings Road (South of Ings Road)	CW23 (i)	70-80	5.56 Allocated for a mix of uses but at least 65% should be for housing	271
Ings Road (North of Ings Road)	CW23 (iii)	70-80	6.12 Allocated for a mix of uses and housing should be around 35% of total site area	146

Extract from Table 3, CWAAP (2009):

'Central Wakefield Area Action Plan Objectives

- **1.** To reduce traffic levels within Wakefield City Centre and enable all users to gain equal access to shops and services by making it more pedestrian friendly, safer and more accessible by foot, bicycle and public transport.
- 2. To encourage city living for different types of household and tenure to meet the housing needs/requirements for central Wakefield.
- 3. To regenerate the local economy by focussing major new office, retail and leisure development within central Wakefield
- **4.** To protect and enhance the historic and distinctive character of central Wakefield, including the skyline and strategic views of the spires and towers.
- **5.** To promote the highest standards of design and construction in new developments within central Wakefield by making best use of existing resources and renewable energy technologies and minimising carbon emissions.
- **6.** To enhance the public realm and improve links between the city centre and surrounding areas, including the waterfront.
- **7.** To protect and enhance the natural environment by promoting biodiversity and recreational opportunities within the waterfront and providing greenspaces within new developments.
- **8.** To influence the location, layout and design of new development so that it reduces or minimises the risk of flooding and does not have an adverse impact on air quality, noise and light pollution.
- **9.** To increase the attractiveness of central Wakefield for residents, workers, shoppers, tourists and visitors, including those previously lost to other centres.
- **10.** To promote a vibrant evening economy for a wide range of ages and social groups whilst improving pedestrian safety and reducing opportunities for crime.'

6.4 Policy CW 11 | Public Realm - Hierarchy of Quality

Extract from Policies, CWAAP (2009):

'Policy CW 11 Public Realm

Hierarchy of Quality Public realm improvements including the provision of new open spaces and refurbishments must take into account and reflect the 'hierarchy of quality' set out below:

Exemplar quality

The city's principal streets and focal spaces (Westgate, Kirkgate, Wood Street, Northgate, the cathedral precinct, Bull Ring and Westgate Yards) will be characterised by very high quality public spaces and natural stone materials. Public realm projects should reflect the form and scale of the street pattern and enhance the importance of these streets. Public art and innovative design features such as off the shelf street furniture and water features should be used to enhance the pedestrian environment.

High quality

All public spaces within the key regeneration areas (i.e. Special Policy Areas) must be treated with high quality materials and detailing and reflect the traditional layout of the street pattern. Major focal spaces must provide meeting spaces or events/activities and place strong emphasis on high quality art work and creative lighting to enhance the character of the public realm.

Good quality

The key linkages through central Wakefield - including the Special Policy Areas - provide a network of spaces that link various parts of the city centre together particularly the waterfront and residential communities to the north and west. In these areas emphasis will be placed on continuity and cohesive design that promotes accessibility, safety and security to provide a network of physical links that are safe and well used. These spaces should reflect the surrounding character of the streetscene and provide links to pedestrian spaces, integrating public art work and high quality street furniture with active frontages and street activity to achieve a safe and accessible pedestrian environment.

The streets and spaces to which these principles apply are shown on the proposals map (Plan No. 4 - Streetstyle Quality).'

6.5 Green Infrastructure (GI)

Extract from the NPPF, NPPF (2012):

'Green infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Paragraph 99

Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.'

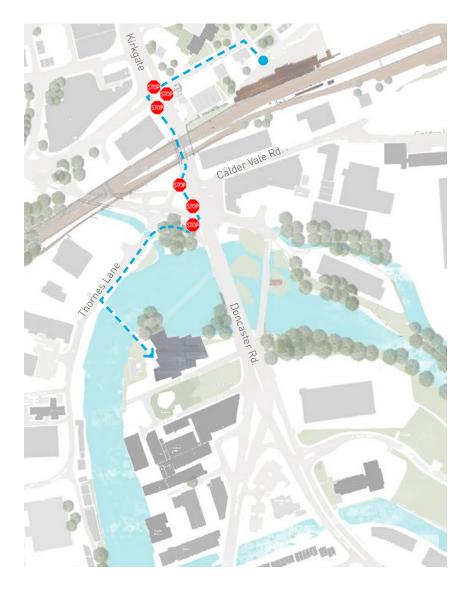
Through individual guidance for each of the UDF sites, provision of green spaces has been suggested for future developments regardless of use or massing. This document fully supports and promotes the provision of Green Infrastructure in any new development in Wakefield City Centre.

6.6 Linkages for Pedestrians and Cyclists - alternative route from Kirkgate Train Station to the Hepworth Gallery

The Hepworth Gallery is undoubtedly the primary cultural destination in Wakefield. Visitors should, therefore, be welcomed by street infrastructure that will lead them to their desired destination with ease. The existing route from Kirkgate Station to the gallery requires pedestrians to cross over the busy roads of Kirkgate and Doncaster Road.

This suggested alternative route aims to be a quicker and more direct from Kirkgate Station, mainly car free, and taking advantage of the heritage features of the site. Provision for cyclists should also be incorporated subject to practicality. This is a long-term strategy which could be accomplished in stages as permissions become available.

> Route most frequently used from the Kirkgate train station to the Hepworth Gallery:





existing pedestrian's route from Kirkgate station to the Hepworth Gallery



The floor level of the existing subway in Kirkgate station is at the same level as the ground level at the back of the station. Therefore, should this suggestion be adopted and the subway extended to a new natural paved pedestrian route, this area will no longer feel like an underground crossing but a comfortable and pleasant arcade.

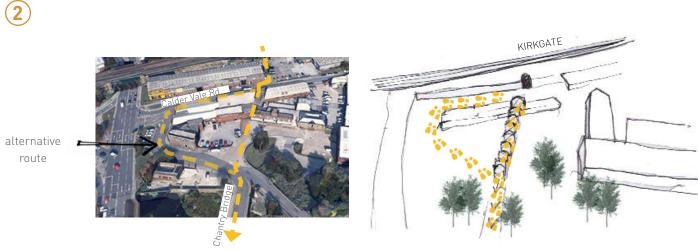
Alternative future route for pedestrians and cyclists:



6.6 Linkages for Pedestrians and Cyclists - alternative route from Kirkgate Train **Station to the Hepworth Gallery** (continued)



New **south entrance** (extension to existing subway). The level at the bottom of the subway aligns with the ground level on the south side of the station.



New **south entrance** from the station to pedestrian arcade.

An alternative route could be to access Chantry Bridge via Calder Vale Road. This is a possible phase one that would temporarily negate the need to create a route through privately owned land whilst still offering a much shorter and more pleasant route than the existing.

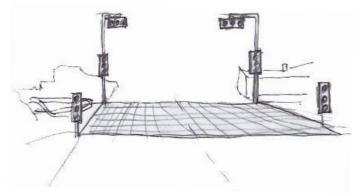




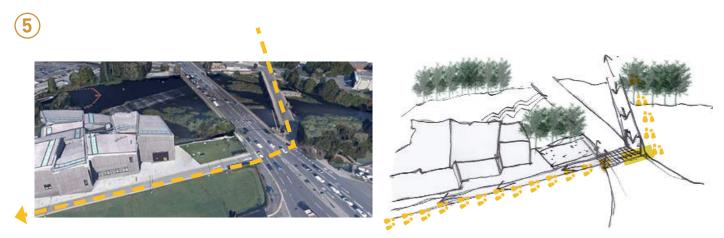
Views over the river through a greened and re-paved Chantry Bridge.



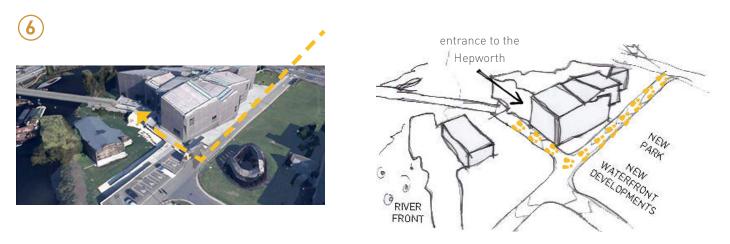




New crossings - timed to be least disruptive to traffic flow.



New pedestrian route and crossing.



Arrival point at the Hepworth Gallery.

6.7 References and Bibliography

Policy Documents

National Planning Policy Framework

Department for Communities and Local Government, [2012], *National Planning Policy Framework*. Crown Available at: www.communities.gov.uk

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Wakefield City Centre Streetstyle Design Guide

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Residential Design Guide

Integreat Plus and Wakefield Council

Wakefield Strategy Plan

Gehl Architects (2004) Wakefield Strategy Plan, Wakefield Council

Wakefield Council Resources

Heritage Conservation

http://www.wakefield.gov.uk/residents/planning/planning/heritage-conservation

Other Resources

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Bell Phillips Architects

http://www.bellphillips.com/

Bramhall Blenkharn

http://www.brable.com/

$HT\Delta$

http://www.hta.co.uk/

Igloo Regeneration

http://www.iglooregeneration.co.uk/

Shedkm

http://www.shedkm.co.uk/

Urban Splash

http://www.urbansplash.co.uk/

Image References

Section 4.1 | Urban City Living, Alternative forms of Urban Housing (p. 39)

Image 01: Pad 55 Designed by Bramhall Blenkharn [Photograph] Available at: http://www.brable.com/projects/residential-development/pad-55-pickering/ [Accessed: October 2016]

Image 02: The HoUse Project Designed by Shed KM and Urban Splash [Photograph by Jack Hobhouse] Available at: http://www.jackhobhouse.com/ [Accessed: March 2017]

Image 03: Travenson Park South Designed by Carillion Igloo [Photograph] Available at: http://www.iglooregeneration.co.uk/portfolio_page/custom-build-heartlands-cornwall/ [Accessed: October 2016]

Image 04: Self Build project based on Walter Segal design, Sheffield [Photograph by Nick Parsons]

Section 5.1 | Core Waterfront Area (p. 58)

Image 01: River Aire waterfront, Leeds [Photograph] Available at: https://commons.wikimedia.org/wiki/File:River_Aire_waterfront,_ Leeds 001.jpg [Accessed: April 2017]

Image 02: Tom McCall Waterfront Park, Oregon, U.S. [Photograph] Available at: https://commons.wikimedia.org/wiki/File:TomMcCallWaterfrontPark.jpg [Accessed: April 2017]

Section 5.1 | South of Wakefield Lock (p. 60)

Image 03: The Malings Designed by Ash Sakula Architects [Photograph] Available at: http://www.ashsak.com/project/the-malings-newcastle/ [Accessed: October 2016]

Image 04: Little Kelham Designed by CAL Architects and Citu Developers [Photograph] Available at: http://citu.co.uk/developments [Accessed: October 2016]

Section 5.2 | Kirkgate/Sun Lane (p. 72)

Image 05: Map Signage, Sheffield

Images 06 and 07: Golden Route, Sheffield

Section 5.2 | South and East of Kirkgate Roundabout (p. 74)

Image 08: Urban furniture, Wakefield

Image 09: Tibby's Triangle Designed by Ash Sakula Architects [Photograph] Available at: http://www.ashsak.com/project/tibbystriangle-southwold/ [Accessed: October 2016]

Section 5.3 | North of Ings Road and West of Denby Dale Road (p. 86)

Image 10: Wakefield Miniatures Art Installation 2014 by the Studio of Cinematic Architecture Commissioned by Wakefield Council and East Coast in association with Beam

Image 11: The Tib Street Horn Art Installation 1999 by David Kemp [Photograph by Tricia Neal]

Section 5.3 | South of Ings Road (p. 88)

Image 12: Accordia Designed by Feilden Clegg Bradley Studios, Alison Brooks Architects and Macreanor Lavington [Photograph by Tim Crocker] Available at: http://fcbstudios.com/work/view/accordia [Accessed: October 2016]

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Image 13: High Line, New York [Photograph by David Berkowitz] Available at: https://www.flickr.com/photos/davidberkowitz/5922912229 [Accessed: October 2016]

6.7 References and Bibliography (continued)

Section 5.4 | Jacobs Well Lane (p. 100)

Image 14: Gasholder Park Designed by Bell Phillips Architects

Image 15 and 16: The Avenue Designed by Pollard Thomas Edwards [Photograph by Tim Crocker] Available at: http:// pollardthomasedwards.co.uk/project/the-avenue/ [Accessed: October 2016]

Section 5.5 | Clayton Hospital (p. 112)

Image 17: Maloposka Garden of Arts by Ingarden & Ewý Architects [Photograph] Available at: http://www.archdaily.com/288978/ malopolska-garden-of-arts-ingarden-ewy-architects [Accessed: October 2016]

Image 18: MAC Belfast by Hackett Hall McKnight [Photograph] Available at: https://www.dezeen.com/2012/06/13/mac-belfast-byhackett-hall-mcknight/ [Accessed: October 2016]

Section 5.6 | Borough Road Car Park and Civic Quarter Site (p. 124)

Image 19: The Light Designed by dlg Architects [Photograph]

Image 20: Sheffield Winter Garden Designed by PRS Architects and Buro Happold Engineering

Section 5.7 | Wakefield College and Registry of Deeds (p. 136)

Image 21: Covent gardens warehouses Designed by Emrys Architects [Photograph by Alan Williams] Available at: https://www. dezeen.com/2015/12/07/emrys-architects-broad-court-london-warehouse-conversion-six-homes-penthouses-mezzanines/ [Accessed: October 2016]

Image 22: Cornish Place, Sheffield [Photograph] Available at: http://www.qeograph.org.uk/photo/1874328 [Accessed: March 2017]

Section 5.8 | Former West Yorkshire Police Training College (p. 148)

Image 23: Courtyard Housing Designed by Patel Taylor [Photograph by Peter Cook] Available at: http://www.pateltaylor.co.uk/works/ architecture/residential-and-mixed-use/courtyard-housing [Accessed: October 2016]

Image 24: Bruyn's Court Designed by Bell Philips Architects [Photograph by Kilian O'Sullivan] Available at: http://www.bellphillips. com/project/derry-avenue/ [Accessed: October 2016]

