

Annex A – Agora Regeneration Scheme Summary

An overview of the Scheme taken from the Design and Access Statement submitted as part of the Developer's planning application is below;



The Scheme comprises 6 blocks of which Block C will be separately retained by the Developer and is not under consideration for the purposes of this report. Block C will be an elderly cohousing use operated by Still Green Cohousing. A layout plan showing the arrangement of the blocks within the site boundary shown red edged is below;



The scheme comprises new residential blocks of houses and apartments located between new little car free streets and a mews street running west east through the Site. Commercial / retail units are on the ground floor below the apartments on the block corners. A new section of Radcliffe Street south is reinstated to link Church Street with The Square to the south. A new pocket park is created south of Block E and a new car free route called The Cut between Block D and F opens up views of St Georges Church from Church Street.

The residential elements by Block (excluding Block C) comprise the following;

Dwelling sizes by block								
Dwelling size	Block A	Block B	Block D	Block E	Block F	Total - rental	Block C (cohousing)	Total - all
1b1p	0	0	0	0	0	0	2	2
1b2p	2	2	4	2	5	15	6	21
2b3p	0	6	2	2	6	16	12	28
2b4p	12	2	2	2	0	18	7	25
3b5p	11	0	0	0	0	11	1	12
3b6p	0	8	5	0	0	13	1	14
4b7p	0	0	7	6	0	13	0	13
Total	25	18	20	12	11	86	29	115

The Scheme provides 31% affordable housing across a mix of unit types which were selected in consultation with the Council's Housing team. A breakdown by size and tenure is as follows, Block C is shown as Still Green Cohousing;

Dwelling mix by size and tenure						Dwelling numbers					Accessibility		
Type	NDSS	sqm	Dwelling sizes		Total	Rental		Still Green Cohousing		M4(1)	M4(2)	M4(3)	
			Average sqm	% +/- NDSS		Market Rent	Affordable Private Rent	Market Sale	Social Rent				
1b1c	Flat	37	88	44	19%	2	0	0	0	2	0	2	0
1b2p	Flat	50	1,151	55	10%	21	10	5	4	2	6	13	2
2b3p	Flat	61	1,802	64	5%	28	12	4	12	0	2	26	0
2b4p	Flat	70	1,254	78	12%	16	9	0	7	0	2	11	3
2b4p	House	80	731	81	2%	9	3	6	0	0	5	4	0
3b5p	Flat	86	439	110	28%	4	0	3	1	0	0	1	3
3b5p	House	99	856	107	8%	8	5	3	0	0	8	0	0
3b6p	Flat	95	102	102	7%	1	0	0	1	0	0	1	0
3b6p	House	108	1,398	108	0%	13	9	4	0	0	0	13	0
4b7p	House	121	1,658	128	5%	13	11	2	0	0	0	13	0
Total		77	9,477	82	6.7%	115	59	27	25	4	23	84	8

The commercial elements at ground floor comprise the following;

Unit	sqm	sqft
A1 (Church/Radcliffe)	240	2,582
A2 (Church/Radcliffe)	95	1,022
B1 (Church/Radcliffe)	130	1,399
B2 (Church)	135	1,452
D1 (Church)	86	925
D2 (Church)	64	689
E1 (Square/Radcliffe)	81	872
E1 (Radcliffe)	76	818
TOTAL	917	10,417

The Blocks are in Use Class E (commercial /retail) and the larger unit of the 2 in Block E is in Use Class E.

The position of the commercial units is shown below coloured brown and brown cross hatched below. The larger retail unit in Block A which fronts Church Street will be for a local food convenience retailer to replace the previous Co-Op that used to operate from the Agora Centre.;

