

Proposals: Key Site 2 – Lawrences factory/Desborough Motors

- 1) New Street re-surfaced and made one-way. Road and pavements surfaced in high quality materials with new street furniture. Residents parking area reduced in size. Controlled on-street parking created.
- 2) Factory converted/refurbished with extensions including canopy and atrium. Provision of mixed uses including specialist retail, offices, enterprise units, crèche, restaurant and residential.
- 3) New building constructed on vacant part of site formerly occupied by factory. Designed to reflect scale and form of existing factory building but of a contemporary design using high quality materials. Building to accommodate mixed uses to complement adjoining building.
- 4) Gladstone Street also made one-way. Bus and servicing layby created adjacent to site in conjunction with courtyard space in front of atrium to provide outdoor seating/activity area.
- 5) Cottages renovated and converted into Heritage Centre with possible extension of exhibition space into ground floor of new building
- 6) New development to enclose Harborough Road. Development oversailing access/egress into Lawrences development. Principally for office use and 2 or 3 storey in height.
- 7) New parking area to serve the development and wider town centre. Servicing for new development provided from this area out of hours. Parking provision a combination of subterranean and surface level making use of site levels to maximise parking area.



8) Linear park along southern edge of development creates a green link between Harborough Road and New Street, providing a buffer between commercial development and residential properties to the south of the site. Landscape design intended to protect boundaries, provide an attractive green edge to the development but also to enable surveillance of the site and the footpath.



A range of uses provided by an innovative approach to creating space such as a glazed atrium and loft development.

9) New square created in front of development off New Street to provide an informal activity space and urban streetscape feature as the foreground for the new development. High quality materials and street furniture with tree planting to help screen existing residential properties. Public art incorporated within the space and change of levels utilised. Buildings and features sensitively lit to add interest and quality



Marrying old and new with high quality design and materials



High quality development and public realm works to transform the appearance and character of the site and provide an attractive setting for its new use