

# Design Considerations

## Parking

Currently a large area of the site is used for parking, with car parks at the front of the site, along the western boundary adjoining the public footpath and in front of York House.

The leisure centre and hockey club currently utilise the Council office car park to achieve their parking requirements and this may not be appropriate for the redeveloped site.

There is potential to create additional parking to the rear of the leisure centre next to the existing football pitch.

The Council will deal directly with the leisure operators to resolve the parking issue ahead of development proceeding.



## Design Guidelines

Considering its prominent location and sensitive settings, any development on this site needs to deliver a suitably high quality design and be in keeping with its heritage, landscape and urban context.

The development on the site must:

- positively address all the design principles set out in the Cornwall Design Guide.
- retain the strong line of trees along Nancealverne Road.
- include provision for a robust green infrastructure plan
- create a clear strategy for public and private spaces with fronts of properties facing on to publicly accessible routes and publicly accessible spaces and backs and service requirements carefully designed to avoid conflicts public spaces.
- ensure the main elevation of York House is treated as primary frontage with further development designed to respect the settings of the historic building
- provide safe pedestrian routes through the site
- provide at least 2 two way entrances into the site to separate residential movements from other users.
- ensure roads and car parking minimise their impact on publicly accessible areas

