



FRIARGATE
COVENTRY



UPDATE ON DEVELOPMENT PROPOSALS

YOUR QUESTIONS ANSWERED

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Friargate Coventry LLP is putting the final touches to the planning application, which is due for submission in early October 2009. During the scheme design process, the team has been involved in a number of public consultations that provided useful feedback.

Following the public consultation events, the team felt that it might be helpful to provide a written response to the questions that have been consistently raised. The consultation process is ongoing and once the City Council is happy it has received a valid submission it will formally consult with local residents, landowners and interest groups when there will be the opportunity to make any representations.

1. Will the proposals lead to increased congestion on local roads?

The development is being planned with care to improve the area for local residents and visitors to Coventry and it is expected that the benefits of better pedestrian, cycle and public transport links will offset any increase in traffic on local routes. The consultation process has however highlighted a number of local concerns with existing traffic using local streets as "rat runs" which are being discussed with the Local Authority as to possible solutions.

2. Where will visitors to the new buildings park?

There will be a new Multi Storey Car Park for visitors to the area that will over time, replace and enhance the parking provision in existing surface car parks within the master plan area. It is hoped that on-street parking will be unrestricted around the commercial buildings at night to attract trade to planned restaurants. Office buildings will be built with dedicated basement parking and residential parking will be available for private flats.

3. How will I get to Central Six Retail Park?

Although it is proposed to remove the mini-roundabout on Warwick Road, the access will be retained and improved with an additional route from the North.

4. What about taxi drop off/pick up at the Station?

The availability of a good taxi service is important for the success of the Station and an important element of a comprehensive transport network. It is planned to move the taxi drop off and pick up to a position a few metres from the main entrance in order to open up and improve the pedestrian links. It is hoped that the new arrangement will enable further improvement to the management of taxi movement and ranking.

5. Will I still be able to drop off/pick up at the Station in a private vehicle?

Yes: the drop off/pick up area is proposed to be relocated to improve pedestrian access, but the facility will remain.



Proposed Friargate Development area

6. How will the public realm be designed?

The appointment of a landscape designer will be publicly advertised and selection made following consultation with all interested parties.

7. Who will design the new buildings?

The intention is to use a number of Architects to design buildings to promote variety and create interesting buildings.

8. Why is the scheme called Friargate?

The name "Friargate" has been used as a project name for a while because it has a perceived connection with the medieval history of Coventry, linking Greyfriars Green and the concept of a gate to the city.

9. Will local businesses be forced to relocate from the site?

No: some relocation will be necessary during construction phases, but it is hoped that all businesses that wish to remain in the area can be accommodated in the new buildings.

10. What will be the impact for local residents?

In the medium and long term, it is hoped that local residents will enjoy the new facilities and connectivity offered by the scheme.

The scheme will only succeed with local support and the project will continue to consult with the local community to address issues as they arise and hopefully, in advance of them becoming a problem.

11. What will happen to the Station buildings?

The Station buildings are listed and will be retained and kept in operational use during development. It is hoped the new setting for the Station will encourage a wider range of facilities in and around the Station.

12. Where will the buses stop?

The scheme aims to improve connectivity between buses and train services by opening direct routes and connection points. The aim, where possible, is to consolidate through bus services onto Warwick Road to minimise vehicle movement around the site and to encourage a more direct and reliable service.

13. What about cycle routes?

The existing cycle routes will be retained and enhanced with new routes being added as the scheme develops offering a greater integration with the rest of the city. Coventry is the natural home of the bicycle and can claim an important role in its history through James Starley. It is hoped that the scheme can find a unique way of marking the history.

14. What will you do about potential disruption during construction?

Modern construction methods can lessen the impact of construction on a community. All contractors appointed will be required to be members of the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) and to meet site specific standards regarding vehicle movements, minimising dust and noise as well as limits on the hours of working. Development phasing will be planned to reduce impact on the surrounding streets.



Indicative artists' impression of Friargate development

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15. What will the scheme do for Coventry?

The scheme is being promoted to encourage economic regeneration of the city through inward investment. It is hoped that the scheme will create up to 15,000 jobs and assist in raising the economic profile of the city.

16. What is the proposed mix of uses?

The scheme is predominantly commercial offices, but it is also planned to include two hotels and residential apartments. The ground floor of the buildings facing the new public squares and spaces will comprise bars, restaurants and ancillary retail.

17. How does the scheme address environmental issues?

The developer is taking environmental issues very seriously. The location, next to the Railway Station, will have excellent public transport connections with trains and buses serving local and national destinations. Pedestrian and cycle routes will be carefully planned at grade to create greater legibility to the arrival into Coventry.

In keeping with best practice, the buildings will be designed to be lean, green and clean in the use of energy. A number of options are being considered based around a district energy scheme supported by renewable energy sources to achieve an optimal combination of energy efficiency, low-carbon impact and low running costs.

The public realm planting will be designed to assist with sustainable drainage schemes to reduce run-off into public sewers to combat flood risk. Rainwater harvesting will be used to irrigate the planted areas.

As part of the planning application an Environmental Statement will be submitted, which covers and assesses a wide range of potential environmental impacts that may arise from the development (during construction and built phases) and where appropriate will identify suitable mitigation measures.

18. What about access for the disabled?

The master plan is designed to create level access wherever possible and by removing all but one of the subways within the scheme, the routes to and from the city will be more direct, substantially level and fully compliant with the recommendations of the Disability Discrimination Act 2005.

The design philosophy will be continued into the buildings ensuring level access from the streets, appropriate width to doorways and easy circulation within the buildings.

19. When will development start?

The development is being planned to commence in 2011/2012.

20. How long will it take to complete?

The development will need to be delivered in phases over several years subject to market conditions. The first phase should include the important new Public Square and pedestrian route to the city.

It is likely that the whole scheme will take 10 years or more to be fully complete.

21. What is Friargate Coventry LLP?

Friargate Coventry LLP is the UK partnership established to deliver the scheme. The shareholders are based in Dublin.

22. How do I get more information?

The scheme web site www.friargatecoventry.co.uk will be kept up to date and as the scheme progresses, the developers will issue regular updates and newsletters. Further comments are welcome, as a successful, well-supported scheme is to the benefit of all.

Before development starts, a local management office will be established and contact numbers will be made available.