



Concept Design Consultation - Frequently Asked Questions

1. What brief has been given to the design team?

The District Council issued a simple site redevelopment brief that is looking to:

- Provide housing & commercial floorspace
- Provide a regeneration impetus for Coleford town centre
- Provide new public space
- Generate income to pay for council services

2. Has there been any public consultation before these designs?

Not recently. The last public information share related to the Lawnstone Design Competition held in 2012.

3. Where will public comments be available to view?

After the first round of consultation closes on 17th September, a summary of all comments & queries will be published on the council's website.

4. Why was Lawnstone House demolished in the first place?

Lawnstone House, Annex & Bungalow were demolished to clear the site in readiness for redevelopment.

5. What is the current demand for housing in Coleford?

- 1 bed need - 268
- 2 bed need - 116
- 3 bed need - 29 (of which 5 have a priority housing need)
- 4 bed need – 11

6. How will an events space work alongside new housing?

All prospective residential occupants will be made aware that the public square will be made available for public events on a regular basis. Events and activities may run weekdays, weekends or in the evening.

7. Will a new public square compete with the public space around the clock tower?

Lawnstone Square is proposed to complement the existing public space in Coleford town centre to help boost town centre vitality.

8. How will the new square be designed to prevent children walking out into the High Street?

Any events will need to comply with the District Council's licensing regulations and this includes a risk assessment to cover the health and safety of all members of the public.

9. Is there any scope to increase the amount of green space?

YES – the public square will include low-level planting, tree planting and the new flats will have shared gardens. There may also be an opportunity to include portable planting boxes that may be moved around the public square to help frame specific events/activities.

10. Will there be scope to include electric vehicle (EV) charging points alongside the proposed parking spaces?

YES – EV charging points are to be included.

11. Where will the new residents park their cars?

The new flats will be issued with parking permits that will allow them to park within either the Station Road Car Park or the District Council's public car park. The new town houses will have access to designated car parking spaces adjacent to the development. The new commercial space will include staff car parking and unloading space that will be accessed through the District Council's security barrier.

12. Has the emerging Coleford Neighbourhood Development Plan been taken into account?

YES – the architect leading the design team has read the draft NDP.

13. Do we need more shops in the town centre?

The 3 commercial units will be offered to new business start-ups that could come from any commercial sector looking for a town centre location. Ideally one of these could be a food & drink outlet to help animate the public square.

14. How will any new development be managed to ensure that the high quality finish continues?

The District Council will continue to own the Lawnstone site. The council will be responsible for the management and maintenance of the

residential and commercial tenancies, the public square, the green spaces and any public artworks.

15. Is there a risk of flooding within the new public square?

Minimal risk – the public square will be designed using Sustainable Urban Drainage (SUD's) techniques to reduce the risk of flooding during a severe weather event.

16. Is there a risk of limiting the views through the development?

Minimal risk – the whole development will be designed to respect the setting of the site. The aim is to allow views for occupants within the building and for people outside the buildings to continue to enjoy the setting of the development within the wider townscape.

17. Is there a risk of public art being perceived as graffiti?

This development provides a wonderful opportunity for the council to work with local schools, colleges and/or professional artists to make the most of the elevations fronting the High Street. There are no fixed plans about how this will work at this stage. Suggestions are welcome as to whether temporary art installations or permanent artworks would be preferred (or not) in this location.

18. Is there a danger that the proposed new buildings will shade out the planned green spaces and planting and create a dark/shady place for the public?

The scheme's Landscape Architects are developing a planting palette in consideration of aspect, with a limited introduction of shade tolerant planting included in a small area of soft landscaping immediately to the north of the southern block. The peripheral positioning of the built form provides an opportunity for the creation of a substantial public open space while providing important containment and visual surveillance to that space.