

Leicester  
City Council

**LEADERS BRIEFING**

4 MARCH 2002

**CABINET**

25 MARCH 2002

**Ward Affected: West Humberstone**

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**Draft Supplementary Planning Guidance (SPG)  
for the former Mundella Community College**

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**Report of the Director of Environment, Development & Commercial Services**

**1 Purpose of Report**

This report sets out the planning and urban design requirements for development of the former Mundella Community College site.

**2 Summary**

The SPG has been prepared following the closure of the school in Autumn 2000 and an application being made by the Council to the Secretary of State for Education and Employment for disposal/change of use of the site on the basis that the site will be disposed of by the Council for a mixed use development.

The SPG provides guidance on planning policy and urban design. It also includes three indicative site development plans that aim to illustrate how the existing leisure / community facilities could be retained and new residential development be laid out on the site.

Extensive consultation on the guidance has been undertaken. The guidance was considered by Strategic Planning and Regeneration Scrutiny Committee on 20<sup>th</sup> February and generally welcomed.

**3 Recommendations**

The Cabinet is recommended to adopt the guidance as SPG to the City Of Leicester Local Plan

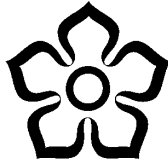
#### **4    Headline Financial and Legal Implications**

The City Council has complied with Guidance DfES 0580/2001 (previously Circular 3/99), with regard to the community consultation requirement as part of the Council's application to the Secretary of State for consent to dispose of the school site.

There are no direct financial implications relating to the report itself. Subject to the appropriate consent being obtained, then the disposal of the site will be undertaken in the manner which achieves the best consideration for the site and will be the subject of further separate reports.

#### **5    Report Author / Officer to contact**

Richard Riley Extn. 7214  
Urban Design Group  
Environment & Development Department



Leicester  
City Council

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**Draft Supplementary Planning Guidance for the Former Mundella Community College**

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**SUPPORTING INFORMATION**

**Report**

**1.1**

Supplementary Planning Guidance (SPG) provides direction on the type and form of development that the City Council would expect for particular sites and buildings. The guidance has been prepared for this site, following the closure of the school and an application by the Council to the Secretary of State for Education and Employment for disposal / change of use of the site on the basis that it will be disposed of by the Council for mixed use development. The site represents a key regeneration opportunity within the Single Regeneration Budget 6 (SRB 6) area.

**Former Mundella Community College Site**

**2.1**

The former college site is located 3 kilometres to the east of Leicester City Centre and within the district and ward of West Humberstone. The main access to the site is off Wycombe Road, which is within 5 minutes walking distance of the popular Uppingham Road shopping area and Humberstone Park. Allotment gardens and residential neighbourhoods surround the site.

**2.2**

Since the school was closed the buildings have remained unoccupied and the site secured to prevent illegal trespass. The Replacement City of Leicester Local Plan identifies the site as a Surplus School Site under Policy CL08. Given

the existing leisure facilities at the site, and its location within the city, the SPG is based upon the redevelopment of the site with a primarily residential scheme that includes retaining the existing leisure / community facilities. This approach has been widely supported by the public consultation exercises carried out into the future of the site.

### 2.3

The SPG provides guidance on planning policy and urban design. It also includes three indicative site development plans that aim to illustrate how the existing leisure / community facilities could be retained and new residential development be laid out on the site.

### 2.4

Consultation for the former Mundella Community College site has been carried out as follows:

#### January 2001 – January 2002. Internal City Council Departmental liaison

Consultation with: Property Services; Education; Arts and Leisure; and Housing.

#### 29 January – 17 April 2001. External consultation by Property Services

Views of local residents, businesses and community groups were sought on the disposal of the site by the City Council. Following a press release on 29<sup>th</sup> January, information was given on Radio Leicester and included in the Leicester Mercury. Details were also given in Link and in the SRB 6 "Voice of Greater Humberstone" newsletter.

20 written comments were received, together with a petition with 1604 signatures submitted by West Humberstone Ward Councillor Platts. The petition supported the redevelopment of the site with mixed uses including residential, Public Open Space, community facilities and small business units.

#### 25 October 2001 – 11 January 2002. External and internal consultation by the Urban Design Group.

Views of local ward councillors, residents, businesses and community groups were sought with specific reference to the three indicative layout plans and the Council's development approach, which has now formed the basis of the SPG. A letter was sent out to every household and business that immediately adjoins, or overlooks, the site outlining the Council's approach to development of the site and listing details of where people could view the annotated indicative layout plans. In addition, an article about the proposals for the former college, and the public consultation process, was featured in the December newsletter of Greater Humberstone SRB 6 Programme, which was circulated to 1200 homes and businesses in the area.

Copies of the three indicative layout plans were posted at the Humberstone Housing Office, the Northfields Employment and Development Initiative (NEDI), Northfields Neighbourhood Centre, and the West Humberstone Community Education Project.

The consultation was well received. A site meeting was arranged for Saturday 6<sup>th</sup> January 2002 to address the concerns of some residents living at properties

between 1 – 15 Hallaton Road and 62 – 92 Humberstone Drive. Approximately 30 local residents, and Councillor Platts, attended the meeting in the former school grounds. At the meeting people expressed concerns about privacy, security, amenity/outlook over former school gardens, car parking and the increase in traffic flow within the area. People were informed at the meeting that all of these issues are taken very seriously by planning officers and would be addressed in the SPG. In addition, people were assured that these issues, amongst others, would be the subject of close assessment of all future full planning applications for the site.

December 2001 – March 2002. External consultation by Allcock & Grieves

This consultation by a private architect's practice was commissioned by the SRB6 Management Group with a specific brief to assess the need for local sports, leisure and community facilities such as child care, training provision and starter-business units. The practice has liaised with Council officers throughout the consultation period and appears on course to present a quality assessment of the needs of the community and plans illustrating how they could be delivered. The architect's final report will, therefore, be used by Council officers to demonstrate how these services can be provided on the site, by prospective developers interested in purchasing the land and buildings.

20<sup>th</sup> FEBRUARY 2002. Strategic Planning & Regeneration Scrutiny Committee

At the Scrutiny Agenda meeting on 7<sup>th</sup> February, members raised concerns about the close proximity of proposed residential units to the existing ball court to be retained on the site. The indicative layout plans incorporated within the SPG were subsequently altered to illustrate residential units set much further away from the ball court. Members acknowledged the alterations to the indicative layout plans. Local ward members spoke in general support of the guidance.

## **FINANCIAL, LEGAL AND OTHER IMPLICATIONS**

### **1. Financial Implications**

There are no direct financial implications relating to the report itself. Subject to appropriate consent being obtained, then the disposal of the site will be undertaken in a manner, which achieves the best consideration for the site and will be the subject of separate further reports.

### **2. Legal Implications**

The City Council has complied with Guidance DfES 0580/2001 (previously Circular 3/99), with regard to the community consultation requirement as part of the Council's application to the Secretary of State for consent to dispose of the school site.

### **3. Equal Opportunities Implications**

The SPG seeks to ensure that all public areas and community facilities are fully accessible to all sections of the community.

### **4. Policy Implications, Sustainability and Environmental Issues**

Policy, sustainability and environmental implications are all issues inherent in the report and SPG.

### **5. Crime and Disorder Implications**

The SPG for the former Mundella Community College site specifically includes proposals that are designed to create a safe environment for users of all future developments on the site and existing residents whose properties adjoin the site.

### **6. Human Rights Act**

There are no direct implications

### **7. Elderly People / People on Low Incomes**

The guidance includes measures to enhance public transport and provide affordable housing within the development.

## **8. Background Papers – Local Government Act 1972**

Replacement City of Leicester Local Plan (Deposit Copy 2001)

## **9. Consultations**

These are referred to in the main body of this report (See paragraph 1.4 above)

## **10. Officer Contact**

Richard Riley, Landscape Architect / Urban Designer

Supplementary Planning Guidance  
for the  
FORMER MUNDELLA COMMUNITY COLLEGE

Site Development Guidance

January 2002



## 1. Introduction

The former Mundella Community College site is located within the SRB6 area (Single Regeneration Budget) focused on the West Humberstone area of the city. The prime objectives of this programme are to oversee cultural improvements and the physical regeneration of the district. The former college is a well-known landmark in the district as many local people were pupils at the former college and, therefore, retain a keen interest in the future of the site.

This site development guidance sets out the City Council's planning and urban design requirements and has been prepared to facilitate the development of this key site.

## 2. The Site

The site is located three kilometres to the east of Leicester City Centre. The main access points into the site are off Wycombe Road; there is also a secondary access into the site off Hallaton Road. Wycombe Road is connected to The Portway and Humberstone Drive, which in turn both connect with Uppingham Road (A47). All four roads combine to encircle the site within a perimeter block.

Within the site the main features include: the original school building, built during the early part of the 20<sup>th</sup> Century; a prefabricated extension to the school, built during the 1970's; and associated out buildings, playgrounds and landscaped gardens.

The site area measures 4.52 hectares, and is illustrated on Plan 1. Location.

Immediately adjoining the south-west of the site is a large area of allotment gardens. To the south is the popular shopping district centred around Uppingham Road. The remaining areas that surround the site are primarily residential neighbourhoods.



**KEY**

- Site Boundary
- Vehicle access
- A** Original school building
- B** 1970's Extension
- C** Gymnasium
- D** Bell court
- E** Playing fields

Environment Development &  
Commercial Services Department  
Leicester City Council  
.....  
FORMER MILNEDA  
COMMUNITY COLLEGE  
.....

.....  
EXISTING SITE /  
LOCATION PLAN  
.....

Scale    Data    Drawn by  
NTS        April 2012    R. Riley

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### 3. Planning Policy Context

Mundella Community College closed in Autumn 2000 and has remained vacant ever since. The site is covered in the Replacement City of Leicester Local Plan (RCLLP) under **Policy CL08. Surplus School Sites**, which reads:

*Development of school sites, which are surplus to statutory educational requirements, should take account of the social, environmental, community, and recreational needs of the adjoining area. Alterations to, or disposal of, buildings should not result in the local deficiency of community or leisure facilities.*

The City Council has undertaken an assessment of community facilities in the district of West Humberstone, which revealed a severe shortage in the provision of facilities in the area. As a consequence the existing playing fields therefore to the south of the site, are excluded from the development area and will be retained by the City Council. In addition, a community centre to cater for social events, an indoor sports facility/gym and changing facilities are also required within the development site and will need to be provided for use by the local community through the planning process (See Section 4 – Possible Land Uses).

### 4. Possible Land uses.

All proposals for the site will be primarily based around residential schemes and take account of the social and environmental commitments and recreational needs of the area. Apart from the existing sports facilities that are to remain (such as the ball court), all areas of the site are suitable for residential development. Part of the original school building to Wycombe Road could be considered for conversion to residential use. Other parts of the building could be converted to live/work units, small starter businesses units or accommodate the community centre, indoor sports/gym facilities and changing/shower rooms.

The west, central and east wings of the original former school building to Wycombe Road are to be retained and re-used, unless it can be adequately demonstrated that their retention, first as a whole then in part, is not viable, for physical or financial reasons. The more recent prefabricated concrete school building, built in the 1970's at the rear of the original school building, is not worthy of retention and should be demolished.

If it can be proved that it is not viable to retain the original school building to Wycombe Road for physical or financial reasons then this building could be demolished. In this case the Council will require the developer to build a purpose-designed community centre to an agreed specification on the site off Wycombe Road.

The existing gymnasium, to the east of the site and near to the Hallaton Road access, could be demolished. Alternatively, this building could be converted to

accommodate the indoor sports/gym facilities and changing/shower rooms. If this building is not retained, and it not feasible to accommodate these facilities in the original school building, then the Council will require the developer to provide a new, purpose designed sports/gym facility to be built to an agreed specification on the site. This building could be combined with new community centre facilities.

A new area of Public Open Space (POS) will need to be provided in a central location within the proposed development, as illustrated on the indicative plans contained within this document. The area of the POS will need to be a minimum of .28 of a hectare. A Locally Equipped Area for Play (LEAP) needs to be provided within the POS provision. In addition, a local Area for Play (LAP) needs to be provided in a location closer to the residential units. This could be located within one of the small cul-de-sac / courtyard spaces, illustrated on the indicative plans.

## 5. Site Layout and Urban Design

New development proposals should seek to integrate the site physically and culturally into the existing surrounding area. This should be achieved by meeting the following urban design objectives:

- Developing clear points of access into the site, together with high levels of permeability and legibility, in particular for pedestrians. Extending the network of “streets”, and avoiding the use of long cul-de-sacs.
- The main façade of the original school building is the north elevation to Wycombe Road. However, as the entire building is now likely to be encircled by publicly accessible areas and new residential properties, it is essential that the east, west and, in particular, the south elevation of the original building are upgraded accordingly.
- Buildings should be built close to the back of the footpath and directly overlook all pedestrian routes, LEAPs and POS in order to create a sense of enclosure and maximise natural surveillance of public areas. New buildings should also be designed so that they are sympathetic to the existing buildings to be retained on and around the site.
- In keeping with government guidelines all new residential development in this area should be low – medium rise, high density, more in keeping with the density of the existing houses to Turner Road, rather than the low density housing to Wycombe Road. An acceptable range of housing density would be 40 – 80 units per hectare.
- Proposed residential units, which will back onto the rear of the existing houses that surround the site, should be no higher than two storeys. Third floor accommodation could be incorporated into these units within the roof space but

skylight windows, as opposed to dormer windows, where they address the existing houses must serve this form of accommodation.

- All new buildings should be designed to a modern, high quality architectural style and make a positive contribution to the character of the area.
- The privacy and amenity of people who live in properties that bound the site should be respected and security improved, wherever possible, by the form and layout of the new development. The rear boundary of existing properties surrounding the site must not, in any circumstances, be exposed to the public realm. Access to the rear gardens of new properties should be via integral “entry” passages, gated and shared between two or four houses. The use of long rear alleyways must be avoided.
- The developer should seek to retain all shrubbery within four metres and all trees within ten metres of the rear garden boundaries to properties 1 – 15 Hallaton Road and 62 – 86 Humberstone Drive.
- The existing allotment gardens that adjoin the south-western part of the site are currently in full use. The Council’s Allotment Strategy 2001 has identified the site as one that has a long-term future as allotments and will be subject to sustained management, promotion and investment. However, if, in the extreme long term, the number of allotments being worked naturally declines, then development proposals must not prejudice possible development of the adjoining allotment land.

In addition to the specific points listed above, the developer is required to comply with all the policies contained within the Urban Design chapter of the RCLLP.

## 6. Indicative Layout Plans

The following pages contain three indicative schemes (Option A, B and C) which aim to illustrate how the site could be laid out. The differences in the design approach in these three options are outlined below, but mainly relate to the treatment of the original school building and the provision of community facilities, which are:

### **Option A**

The scheme retains all of the original school buildings; it allocates the west wing of the former school for community use, with the former dining / drama room converted to a combined gym and meeting hall. The purpose built gym, constructed of prefabricated concrete in the 1970’s, is demolished. The central and east wing of the school building is shown as converted to commercial, live work units or apartments.

### **Option B**

This scheme illustrates the removal of the central and east wing of the former school building; with the area given over to new residential development. The west wing of the former school is retained solely for local community use. The separate gymnasium, built in the 1970’s, is retained for this use but will require upgrading to an agreed standard.

### **Option C**

Here the original schools building, and the 1970's gymnasium, have both been completely removed, with the greater part of the site given over to new residential development. A new combined community hall / indoor sports facility is provided in a form that allows the central area of Public Open space to be extended up to Wycombe Road. With a higher proportion of new residential properties, this scheme facilitates the highest level of natural surveillance from dwellings over the proposed area of Public Open Space. This is an important factor in terms of securing a safe environment for future users of the proposed open space.

**Note:** Options B & C will only be acceptable if the loss of the original school buildings has been adequately justified. See Section 4. - Possible Land Uses, above.

**KEY**

- West wing of former school converted to community use
- Central and east wing of former school converted to commercial and/or residential use
- Existing ball court retained
- Existing playing fields retained
- Proposed residential
- Proposed public open space

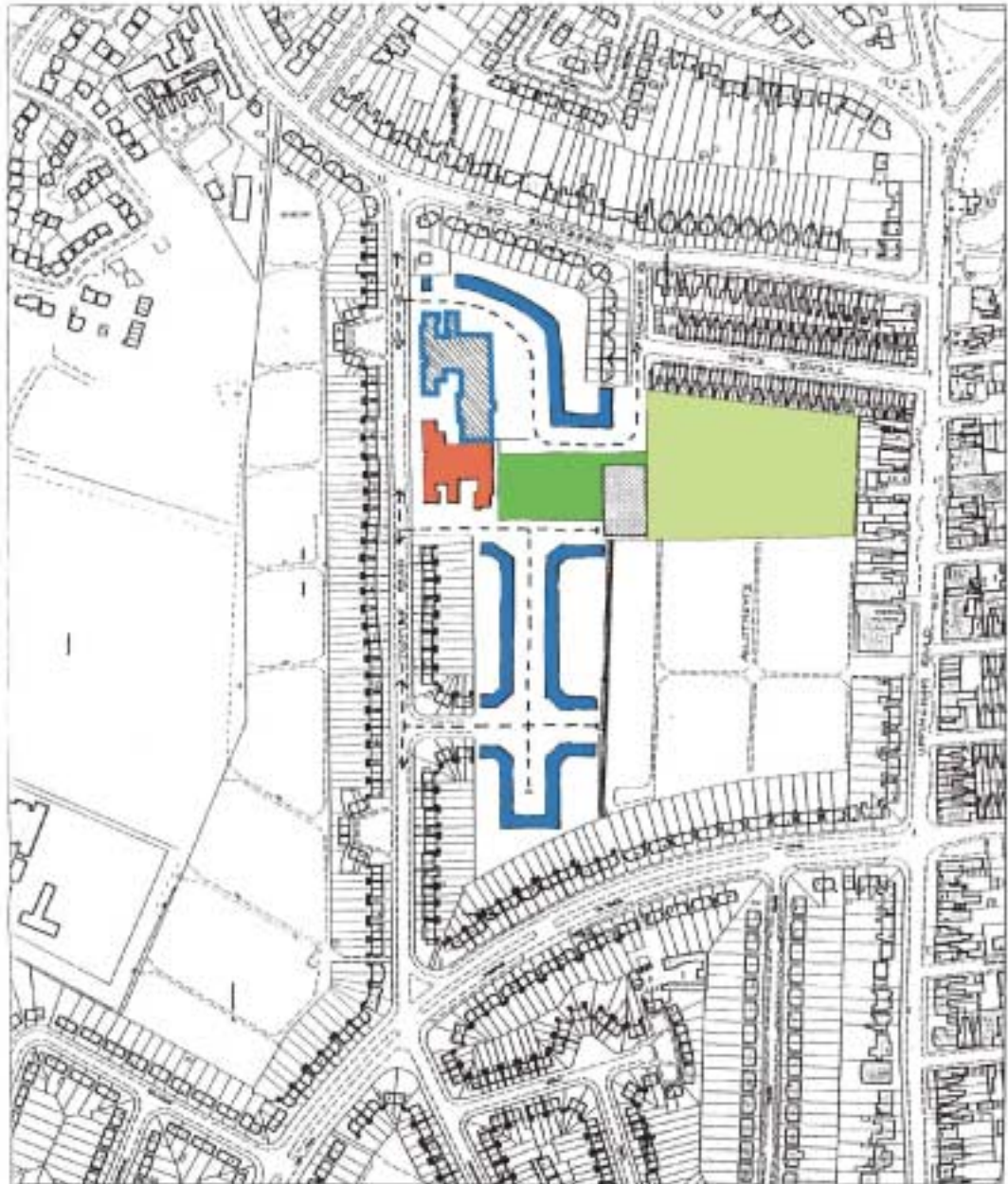
Environment Development & Commercial Services Department

Leicester City Council

FORMER MUNDELLA COMMUNITY COLLEGE







SITE DEVELOPMENT PROPOSAL  
OPTION A

Scale: N.T.S. Date: August 2001 Drawn by: R. Riley



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**KEY**

-  West wing of former school retained for community use
-  Existing gymnasium retained
-  Existing ball court retained
-  Existing playing fields retained
-  Proposed residential
-  Proposed public open space

Environment Development & Commercial Services Department  
Leicester City Council

FORMER MUNDELLA COMMUNITY COLLEGE

SITE DEVELOPMENT PROPOSAL  
OPTION B

Date: August 2021  
Drawn by: R. Hilly



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**KEY**

- Proposed purpose built community centre
- Proposed residential
- Proposed public open space
- Existing toll court retained
- Existing playing fields retained

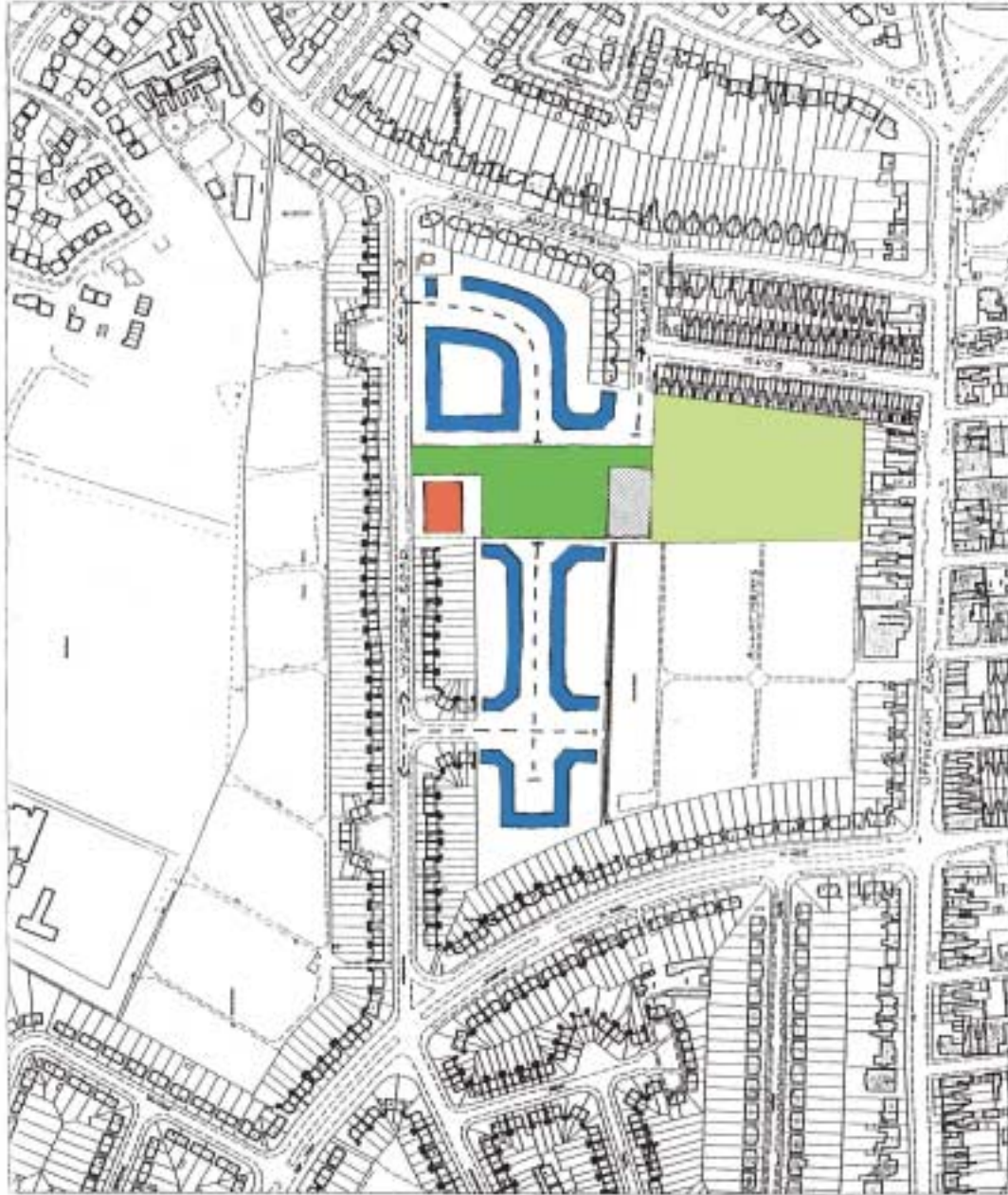
Environment Development &  
Commercial Services Department

Letchworth City Council

FORMER MUNCHELLA  
COMMUNITY COLLEGE

SITE DEVELOPMENT PROPOSAL  
OPTION C

Scale 1:1250  
Date August 2001  
Drawn by R. Hilly



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## 7. Access, Highway and Parking Requirements

These requirements should be implemented in accordance with the Access and Movement chapter in the RCLLP.

Vehicular access into the site can be gained from a possible total of three points directly off Wycombe Road, as illustrated on Plan 1 Location and the indicative plans within this document. A minimum of two separate vehicular access points will be provided into the site from Wycombe Road; but no more than 150 residential units can be served from a single point of access.

Another potential vehicular access point is possible by extending Hallaton Road into the site. If this option is taken, Hallaton Road must not be extended in a northern or north-westerly direction across the site to connect with Wycombe Road as this would encourage none local traffic to pass through the site and form a “rat-run” to Humberstone Drive. Hallaton Road can be extended into the site to connect with Wycombe Road, but only by diverting it in a north-easterly direction in order to create an indirect route through the site; however, a full assessment will need to be identified in the Traffic Assessment

By contrast direct pedestrian and cycle links will be required between Wycombe Road and Hallaton Road. A minimum of two separate pedestrian and cycle access points must also be extended into the site from Wycombe Road.

A comprehensive, and detailed, Traffic Assessment (TA) must accompany all full-planning applications, in order to assess fully the impact of development on the highway, and identify highway improvements to mitigate the impact of traffic-particularly on key junctions including Humberstone Drive and off Uppingham Road. As part of this assessment a multi-model analysis needs to be carried out in order to identify and make improvements to traffic calming measures to Humberstone Drive for the benefit of motorists, pedestrians, cyclists as well as improving facilities for public transport.

Parking provision should be provided on the site in such a way that it does not dominate the new development. Rather than pursue a single method of achieving this aim, developers should seek to accommodate parking spaces through a variety of means. This could include parking “on street” in the form of parking bays. The bays should be broken up with a projected area of pavement that accommodates trees, and possibly bollards, and will be subject to detailed design. Projected pavements should be opposite one another in order to facilitate clear and safe crossing points for pedestrians and cyclists. The City Council will require a commuted sum to cover the maintenance costs associated with the parking bays for a minimum period of thirty years.

For properties clustered around short cul-de-sacs or courtyards, rear-parking courts accessed via covered archways will be appropriate. All parking courts will need to be the subject of a management agreement between all stakeholders. In all instances

parking spaces should be located in such a manner as to receive natural surveillance from nearby buildings.

All new road layouts shall be in accordance with the current Highway Standards adopted by the City Council.

## 8. Affordable and Access Housing

DETR Circular 6/98 encourages the provision of a range and mix of house types and tenures to encourage the development of mixed and balanced communities, within new housing developments. The City Council's latest position on affordable housing is stated in Policy H06, "Affordable Housing within the RCLLP" and reads as follows:

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"Negotiations will be sought with land owners and / or developers to provide at least 30% affordable housing on developments of 25 or more dwellings or sites of 1 hectare or more. The amount and type of affordable housing to be negotiated will take account of:

- a) Site location and suitability (e.g. local services, public transport);
- b) Identified local housing need;
- c) The amount of affordable housing already available in the area;
- d) Any particular costs associated with the development; and
- e) Other planning objectives which may need to be given priority.

In exceptional circumstances the planning authority and the developer may both agree that it is appropriate for any requirement for an element of affordable housing to be provided elsewhere in the city."

The City Council's Supplementary Planning Guidance on Affordable Housing (adopted January 2000) contains detailed information on housing need in the city. All of the social, rented affordable housing on the site should be constructed to meet the City Council's Access Housing Standards.

## 9. Energy Efficiency

New buildings should demonstrate good practice in energy efficiency and water conservation. Residential development should achieve a National Home Energy Rating of 9 or above. Non residential development should achieve a "very good" rating in terms of energy efficiency under the Building Research Establishment Environmental Assessment Method (BREEAM) 5/93).

## 10. Contacts

Development Control	Dave Cotton	0116 252 7286
Urban Design	Richard Riley	0116 252 7214
Highway Design	Davinder Singh	0116 252 6553
Property	Vic Meredith	0116 252 5035
Affordable Housing	Martin Field	0116 252 8713
Disabled Access	Pat Midson	0116 252 7290