

**URBAN DESIGN FRAMEWORK
ANGLIAN HOUSE, HUNTINGON
(Report by HEAD OF PLANNING SERVICES)**

1. INTRODUCTION

- 1.1 This Urban Design Framework has been produced to present the planning policy context and design parameters that should be used to guide future re-development proposals of the existing Anglian Water Group (AWG) headquarters.
- 1.2 Cabinet is asked to consider the Framework and approve it for consultation purposes. Once representations have been received and considered, the document will be adopted as interim planning guidance and used when considering development proposals.

2. BACKGROUND

- 2.1 The site to which the Framework applies includes the offices currently occupied by AWG and associated land mainly used for car parking. For the purposes of considering this site in context, the Framework also includes an area to the rear of High Street, the small St Germain Street car park and the courtyard area in front of the County Council's Probation Service.
- 2.2 Anglian House was purpose built in 1985 on the site of the former Grammar School. The town park was formed at a similar time to its north-east side. Although a relatively attractive office building, the cross-shape layout of Anglian House is an inefficient use of space and creates a very poor environment in certain locations around its perimeter. The replacement of this building is therefore one of the options considered in the Framework.
- 2.3 The Framework looks closely at the advantages that re-development would allow and makes recommendations for proposed uses, ensuring that proposals enhance the vitality and viability of the town centre.

3. THE PROPOSALS

- 3.1 The Framework recognises the opportunities that the site provides to achieve the following:-
- replacement of Anglian House with buildings of more appropriate layout, form and scale;
 - improvement of pedestrian links between the town centre and town park;
 - improvement of environment within the park;

- delivery of a mix of uses;
- creation of a high quality re-development that improves the wider townscape.

3.2 Indicative concept plans are illustrated in the Framework.

4. CONCLUSION

4.1 Production of an Urban Design Framework is best practice and will help to secure the most appropriate form of development if the Anglian House site is to be re-developed. If Cabinet approves the document, there will be a period of consultation with the local and statutory bodies. Any comments or changes will be brought back to the Cabinet before it is adopted.

5. RECOMMENDATION

5.1 That the Cabinet approves the Framework as a basis for further discussion and consultation

BACKGROUND INFORMATION

'A Vision for Redevelopment - Development Guidelines' Civic Trust February 2002.

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