
Report to

Scrutiny Board 3

Cabinet

Council

9th March 200910th March 200917th March 2009**Report of**

Director of City Development

TitleCity Centre Precinct Masterplan

1 Purpose of the Report

- 1.1 To present and seek the adoption of the overarching principles and the final masterplan created by Jerde, as a "statement of the city's intent" regarding the future regeneration of the Precinct.

2 Recommendations**Scrutiny Board 3 is asked to comment on:**

- 2.1 The adoption of the ten guiding principles (schedule A) and the eight key components of masterplan (para 4.2.2) as a "statement of the City's intent" and upon which the 15 year revitalisation of the precinct element of the city centre should be based.
- 2.2 Forward any comments to the meeting of Cabinet on the 10th March 2009.

Cabinet is asked to:

- 2.3 Recommend to Council that as a "statement of the city's intent" that it adopts the ten guiding principles (schedule A) and the eight key components of the final Jerde masterplan (para 4.2.2) upon which the 15 year revitalisation of the precinct element of the city centre should be based.
- 2.4 Recommend to Council that in principle it should support the need for the Councils Compulsory Purchase Order powers to be used to assist with the delivery of the precinct developments, subject to receiving a future detailed report presenting an acceptable scheme and with costs underwritten by the developer.

Council is recommended to:

- 2.5 Approve the adoption of the masterplans guiding principles and key components as a "statement of the city's intent" upon which the 15 year revitalisation of the precinct element of the city centre should be based.

- 2.6 Approve the principle that if required the Council would use its Compulsory Purchase Order powers to assist with the delivery of the precinct development, on the understanding the costs of this process would be underwritten by the developer.

3 Information/Background

- 3.1 Coventry has always been seen as a city of innovation, invention and cultural diversity, which in the context of city centres was highlighted by being the first city in Europe to have a pedestrianised retail precinct in 1958 – a source of considerable pride for local people at the time.
- 3.2 However for some time Coventry city centre's current central shopping area has not been performing to its full potential. The environment of the precinct, its design and the size and shape of retail units are now no longer suitable for modern 21st century retailing. This situation is highlighted by Coventry's continuing decline in its position within the Javelin Venturescore retail ranking indices for the UK, which lists the most successful retail centres in the country. Since 2006 the city's retail ranking has fallen from 43rd to 52nd, substantially under representing Coventry's position as the 11th largest city in the UK. This downward trend in the city's retail ranking reflects the increasing attractiveness of other competing retail centres and the loss of retail spend (the Coventry pound) to these shopping centres weakening the city's economy in real and proportional terms.
- 3.3 The under performance of Coventry's city centre has also been recognised in the West Midlands region by the Regional Assembly who, through the Regional Spatial Strategy phase 2 revision 2007 (part of the national planning policy), has identified Coventry as a location in the region that should grow significantly, with the city centre developing an additional 140,000 sqm of new comparison retail space and some 250,000 sqm of office space between now and 2026.
- 3.4 The economic importance of the city centre to Coventry and Warwickshire and the West Midland region as a whole has also been recognised through the Regional Funding Allocation mechanism to central government where the city centre has been identified as one of only twenty Impact Investment Locations within the region, a recognition of the importance of the city centre to the reduction of the £10bn Gross Value Added gap for the West Midlands region.
- 3.5 Clearly, a thriving and successful city centre is of paramount importance to the future of Coventry. Successful regeneration and inward investment in the city has seen a number of national organisations decide to relocate here and this must continue over the coming years. The weakness of our current retail offer needs to be tackled in order to ensure Coventry can retain the investment we have already attracted and continue to attract new investment, particularly in the current uncertain economic climate.
- 3.6 As a result of these drivers, the Council has been developing a number of new approaches over the past year to ensure a coherent, sustainable and collaborative framework that will help the city continue to move forward.
- 3.7 Recognising that a successful city centre is more than a thriving retail sector, the structure and governance for the whole of the city centre has been revisited with the city centre now being grouped into ten separate geographic “quarters”, of which the precinct is the essential one. In order to assist Coventry's response to its failing retail offer, coupled with the new physical and economic challenges the city faces, a retail masterplan for the precinct quarter is vital to assist with planning the required change and attract new

investment. A robust masterplan will help to unlock the tremendous potential of creativity, innovation and diversity the city has to offer, revitalising the retail heart of the centre as well as ensuring that the precinct becomes the pivotal element around which the other quarters of the redefined city centre, Friargate, Coventry University and Swanswell would revolve and connect into.

- 3.8 The councils proposed urban design framework, which provides guidance as to the proposed future urban form of the city, of which the Jerde masterplan relates to and reflects its core principles, was scheduled to go before Planning Committee in February. This coupled with the Core Strategy planning document also being presented to Cabinet will ensure a coherent and coordinated approach to the future development of the city.
- 3.9 The need for a retail based precinct masterplan has also been recognised by the other major land owners in the city centre. This recognition led to the creation of a public / private initiative between the four major land and property owning organisations in the city. Morley Pension Funds (now known as AVIVA who own the upper precinct and part of Herford street), Modus Developments Ltd (West Orchard Shopping Centre), Coventry Urban Regeneration Ltd (which includes the Lower Precinct scheme) and Coventry City Council joined together and agreed to equally fund a joint masterplan. The City Council's contribution having been provided by government growth monies and the reallocation of existing resources already allocated to city centre development.
- 3.10 Via a formal procurement process, The Jerde Partnership inc. were selected by the four partners as their preferred architectural practice to develop a masterplan for the city centre precinct. Jerde was given the exciting challenge and important responsibility of providing Coventry people with a vision of how a new 21st century city centre could be developed.

3.11 Consultation Process

- 3.11.1 In January 2008, the first phase of the consultation process took place. From the outset the Council and its partners have been clear that the people of Coventry should play a key role in developing plans for the city centre and ensuring the masterplan was sensitive to the needs and wishes of local people. Unusually therefore the Council sought the views of people without any preconceived plans or drawings - asking people to tell the Council what they liked and disliked about the current city centre and what they wanted to see retained and changed about the city centre. Thanks to the support of the local media, who played an important part in raising awareness about the campaign and encouraged a lively local debate about the future of the city centre, the nationally recognised and award winning campaign saw the generation of substantial positive coverage within the media during the consultation period between January and March. More importantly, more than 1,200 took part in the consultation an unprecedented number of these, 750, were on line. In addition council officers spoke to more than 1,000 local people, organisations and interest groups including ward forums, youth council, disability forums and the Chamber of Commerce during the consultation period. All the comments were then refined and distilled into 10 key principles to guide development (Appendix A) which formed the design brief challenge for Jerde's masterplan to respond to.
- 3.11.2 Apart from the valuable feedback it also showed Coventry residents' passion and enthusiasm for their city and its future. Overwhelmingly people wanted to see change, but wanted change to happen sensitively and with an understanding of the city's heritage. Residents were realistic about what needed to be done, but encouraged the Council to take a bold approach in developing the masterplan.

- 3.11.3 Local residents were also forthright about the most disliked feature of the city centre being the Broadgate canopy. Council officers undertook detailed negotiations with the owners of the Cathedral Lanes shopping centre as a result of this feedback and the canopy was taken down in early December 2008.
- 3.11.4 In developing the principles of the masterplan Jerde not only worked to understand the historic background of the city, its individual needs and challenges but also looked to the future aspirations of the social and economic basis upon which the city should evolve. After six months of work they presented their draft masterplan in September 2008. Again the public interest and engagement in the draft masterplan was significant, and resulted in lively debate across the city during the six week consultation period.
- 3.11.5 In addition to the work above, Members and senior officers presented the scheme to a large and varied number of specific interest groups and organisations, with further meetings held on request with local people or groups who had wide ranging and specific comments to make. Many professional people, including architects, urban designers, property consultants and environmental experts gave up considerable amounts of their free time to talk to senior officers about the details of the scheme and this spirit of positive engagement and constructive criticism needs to continue throughout the life of this work.
- 3.11.6 The numerous, wide and varied range of groups and individuals which the consultation reached is listed at the rear of this report (Appendix B). The quality and inclusive nature of this second phase of the consultation has also been recognised nationally with the Council being requested by Department Communities Local Government to provide details of the campaign for use as a good practice study.

3.12 Second Stage Consultation Feedback

Diversity - Overall it would appear from the data collected the consultation process has managed in most part to capture a representative cross section of the people from the city and surrounding areas. (Appendix C)

Out of the 830 responses around a third of the respondents 32.9% were over the age of 60 but it is clear the because of its varied nature the consultation reached a wide range of age groupings with 18% being under the age of 29. As part of the consultation process senior officers and Members have engaged with a number of youth groups including those considered difficult to reach groups.

3.12.1 In terms of gender it achieved a very balanced 49% female and 51% male respondents.

3.12.2 Within the responses received 11% identified themselves as having a disability, which just within the sample expected range of 10 – 14% of people with a disability across the City.

3.12.3 The vast majority of respondents (89.7%) classed themselves as White British; however 19 other ethnic groups were represented. The % respondents from those other groups, although numerous, in terms of the proportion to which such groups represent the ethnic make up of the city were a little low and consideration should continue to be given as to how go on engaging these groups in the future..

3.12.4 What people liked about the masterplan

The common themes around what was liked about the masterplan converged around: -

- Provision of more green space
- The reinterpreted River Sherbourne
- Increase in specific retail provision
- More varied mix of uses within the centre
- Incorporation of new architecturally significant building

In terms of overall numbers:

- Over **90%** of people believed that the proposals / principles encompassed in the masterplan ideas would improve the city centre.
- Over **90%** believed that the inclusion of green space, seating areas, public art would improve the city centre.
- Some **91%** of respondents believed that the masterplan improved the things they disliked about the current city centre.
- Over **94%** agree that the things retained by the masterplan improved the things they disliked about the current city centre.

3.12.5 What people disliked about the masterplan

The common themes around concerns of the masterplan principles were: -

- Number and height of residential tower blocks suggested
- Loss of the circular trading floor form for a new replacement retail market
- The 'Central Arena' area was too large a space
- Some of the development blocks were too large to be developed in a single phase and should be developed in smaller parcels.
- Excessive amount of green space and the anti social behaviour this could attract
- Comments regarding the nature of the iconic building (the "egg") proposed within the Central Arena were very much split, with 50/50 for and against the specific design in the draft masterplan.

4 Proposal and Other Option(s) to be Considered

4.1 All the responses to the consultation process were collated and forwarded to Jerde, who having considered the comments and views, amended the plans accordingly. This has produced the plan / principles now being presented in the final masterplan (Appendix D) for Cabinet to consider. The Masterplan has been amended in the following ways to reflect the concerns raised:

- The Coventry market has been redesigned to retain its unique circular trading floor.
- The residential point towers have been replaced by mid to low rise blocks.
- The proposed 46,450 sqm / 500 000sqft office content of the scheme has been significantly reduced to 18,580 sqm 200,000sqft of which some elements are envisaged to be used as live / work units.
- The 'Coventry Arena' space in the centre of the scheme has been reduced in size to make it a more intimate space.
- The Coventry Point office block is no longer considered a permanent feature, providing greater commercial flexibility in to the future.
- The southern development block has been divided into 3 - 4 distinct & stand alone blocks, enabling more flexible phased development.
- The roof top public park has been divided up into 5 linked zones of uses both active and passive. Work on identifying the specific uses for the zones is ongoing.

4.2 Aim of the Masterplan

4.2.1 The plans and images which form the masterplan proposal are only indicative and illustrate how the original principles created from public comment could be implemented in a physical form and form a benchmark against which future detailed proposals for the future of the precinct can be judged by the people of Coventry. Due to the timeframe over which this masterplan and any masterplan will exist, it will require flexibility to respond to the ever changing physical requirements of the occupiers. This is why it is essential that the 10 principles are a key element. These robust principles, along with the most favoured parts of the Jerde's interpretation of them, will form the parameters on which the suitability of proposals potential development partners can be judged and against which future planning applications could be considered.

4.2.2 The 10 principles and key components of the masterplan will, essentially, provide a framework and benchmark to ensure that different elements of the development of the precinct plan can be implemented at different times and be fully integrated into the overall intentions as well as act as benchmark against which to judge any proposals that come forward.

The Key components of Jerde masterplan to be adopted are:-

- The new Coventry Market to have a circular trading floor
- The interpretation of the River Sherbourne as a surface level water feature
- The 'Central Arena' as a focal point of the city centre.
- A larger, better connected, retail circulation route around the centre, improving pedestrian flows.
- Retention of key architectural buildings in the Upper Precinct.
- Increased green space.
- Statement buildings, strategically located, providing Coventry with nationally recognisable structures of quality.
- A More varied mix of uses in the centre

4.2.3 The adoption of these favoured elements of the masterplan and the ten underpinning principles will create a "statement of the city's intent" providing a clear indication and guide to developers and investors alike of the way in which the Council wants the city to develop. It will also provide clear guidance for the planning process which could formally adopt the plan as it progresses through its adoption process.

4.2.4 Although the Councils adoption of this masterplan formally ends the Coventry Collaboration Plan, it is essential that the momentum of the masterplan process is maintained. Officers intend to proceed to develop an Implementation Plan, including a phasing programme, which will identify options on how the delivery of the new precinct could be implemented. This would indicate where the redevelopment of the city centre could start and which of the property interests we would anticipate requiring first. This would provide a framework for the developers and investors to bring forward their individual plans for the development of their existing assets in a structured and logical way.

4.2.5 In addition to the Implementation Plan, Council officers in conjunction with city centre managers, CV One and the Regional Development Agency, Advantage West Midlands, create a short to medium term 'meantime' strategy to help manage and maintain the city centre's maximum trading potential during the development phases. A key element of this

work will enable officers to calculate the impact of the proposal upon the short and medium term financial plan for the Council's property income.

4.2.6 Officers would anticipate that the Implementation plan would be brought back to Cabinet for its consideration in the middle of 2009.

5 Other specific implications

5.1

	Implications (See below)	No Implications
Best Value		✓
Children and Young People		✓
Climate Change & Sustainable Development	✓	
Comparable Benchmark Data		✓
Corporate Parenting		✓
Coventry Sustainable Community Strategy	✓	
Crime and Disorder		✓
Equal Opportunities		✓
Finance	✓	
Health and Safety		✓
Human Resources		✓
Human Rights Act		✓
Impact on Partner Organisations		✓
Information and Communications Technology		✓
Legal Implications	✓	
Neighbourhood Management		✓
Property Implications	✓	
Race Equality Scheme		✓
Risk Management		✓
Trade Union Consultation		✓
Voluntary Sector – The Coventry Compact		✓

5.2 **Climate Change & Sustainable Development** - The masterplan has been drawn up on the basis that it would support the principles adopted in Coventry's sustainable communities plan

5.3 **Coventry Sustainable Community Strategy** – The statement of the city's intent created by the adoption of the masterplan provides a clear indication and guide to developers and investors alike of the way in which the Council wants the city to develop in the future which

are in line with the strategy and will assist with delivering a number of the eight key themes outlined within it.

- 5.4 **Finance** – No specific financial implications arise from the adoption of the masterplan. It should be recognised that its adoption will create the potential in future for financial implications relating to the Councils ownership and investment in the redevelopment of the city centre which the Council will need to explore the implications of in detailed when regeneration implementation plans are presented.
- 5.5 **Legal Implications** – No specific implications emanate from this report but again if adopted it should be recognised that this will generate numerous legal implications which will require to be considered in later reports, especially as is likely, a Compulsory Purchase Order would be required when attempting to implement the significant changes required.
- 5.6 **Property Implications** – Although no specific immediate implications arise from the adoption of the masterplan, however it should be noted that in order to implement the plan it will generate numerous issues which will be explored when detailed development and phasing plans are submitted.

6 Monitoring

- 6.1 The masterplan is a piece of work which has been delivered by the Precinct Quarter Project Board and forms part of and is monitored by the City Centre Programme Board and the newly formed City Centre Members Advisory Panel.

7 Timescale and expected outcomes

- 7.1 It is anticipated that should the masterplan be approved by Cabinet, then it will go to Full Council on the 17th March seeking a resolution for the adoption to of the principles for the future development of the area the masterplan covers.

	Yes	No
Key Decision	√	
Scrutiny Consideration (if yes, which Scrutiny meeting and date)	√ Scrutiny Board 3 4 March 2009	
Council Consideration (if yes, date of Council meeting)	√ 17th March 2009	

List of background papers

Proper officer: *Deputy Director of City Development*

Author: Telephone x1377
Paul Beesley, Team Leader Property Development, City Development
 (Any enquiries should be directed to the above)

Other contributors:
Insert Name, Post Title, Department and Telephone Extension of
Christine Ford, Solicitor
Phil Helm, Finance Officer

*Personnel Officer
Richard Brankowski, Committee Officer
Julie Fairbrother, Communication Team
Nigel Clews, Head of Property Management
Andy Telford Team Leader Urban Design*

Papers open to Public Inspection

Description of paper

Location

Appendix A

Jerde Materplan Guiding Principles

1. **Build** on the existing strength and character of Coventry to ensure that future development reflects the pride of its people alongside its unique heritage and history.
2. **Define** the 'Coventry Experience', to encourage participation by all to develop a new city centre that meets the true physical and emotional needs of the community.
3. **Be** more than just a retail centre, telling the story of Coventry that speaks of its unique qualities and virtues.
4. **Make** a true city centre for the 21st century that can accommodate the radical changes demanded from its retail, employment and residential markets as the city adapts to a global web-based society.
5. **Provide** a successful mixed-use development that provides something for everyone.
6. **Recreate** Coventry as a unique destination, a hub for the whole sub region, and as a regional, national and international place of interest.
7. **Enhance** both the natural and urban environment of Coventry and its surroundings, raising the quality of life for existing and future citizens. The urban plan should emphasize public parks and plazas, legibility and connectivity, quality, scale and character.
8. **Develop** and reinforce sustainable concepts that will ensure the commercial, social and environmental longevity of the city.
9. **Provide** a city centre that is focused on the pedestrian to ensure a safer and invigorating urban environment.
10. **Design** a flexible framework to adapt and accommodate future demands and to create a world class city for the 21st century.

Appendix B

Jerde Masterplan Consultation Consultees 2008

- **Advantage West Midlands** - Regional Development Agency
- **All Political Parties**
- **All Schools in the Coventry**
Primary and Secondary (Public & Private) - Activities and Progressive Educational Tools
- **Belgrade Theatre**
- **Bus Operating Companies**
- **City Business**
- **City Vision**
- **Coventry Ambassadors**
- **Coventry Business & Retail Forum**
- **Coventry Cathedral**
- **Coventry City Centre Business Improvement District**
- **Coventry City Council Employee Briefings**
- **Coventry City Council Web Site Based Consultation**
- **Coventry City Football Club**
- **Coventry First**
- **Coventry Local Ward Forums** - Phase 1, 17 out of 18. Phase 2, 4 out of 18
- **Coventry Market Federation** (Including a static display in the market)
- **Coventry Older Peoples Forum**
- **Coventry Partnership Communications Group**
- **Coventry Partnership Business Group**
- **Coventry Society**
- **CV One**
- **Coventry University**
- **Coventry & Warwickshire Accessible Transport Committee**
- **Coventry & Warwickshire Chamber of Commerce** –
Various specific events and meetings
- **Coventry & Warwickshire Radio Station Staff Briefing**
- **Coventry Youth Council**
- **Disability Equalities Advisory Group**
- **English Heritage**
- **Facebook** - City Centre Group Social Networking Forum
- **Forum of the Built Environment** (Warwickshire Branch)
- **Media Expose** - e.g. Local / Regional / Specialist professional press publications valued at £275,000
- **MIPIN Steering Group**
- **Public Exhibition** - staffed 6 days a week for 4 weeks at city centre retail outlet (inc West Orchard and Ricoh Arena) more than 3000 people
- **Starley Road Residence Association**
- **Warwick University**
- **West Midland Police Authority**

Appendix C

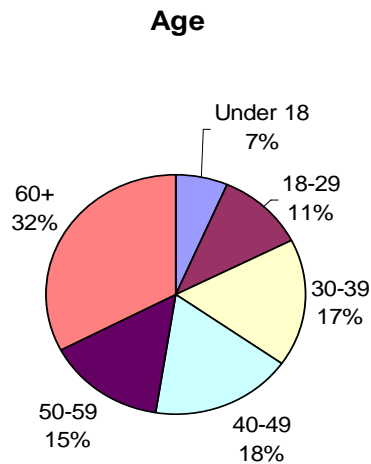
Coventry City Centre Masterplan – What do you think?

Summary – Equal Opportunities

Overall, the public consultation that asked the public's views on the progress made so far regarding the City Centre Masterplan, received a total of 834 responses.

Age

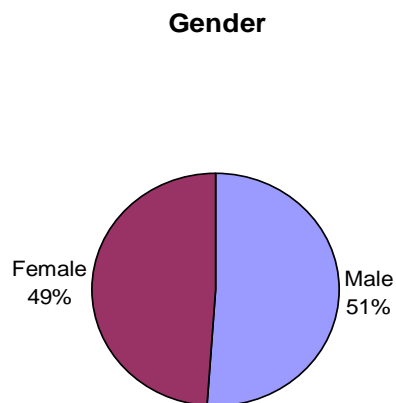
	Frequency	%
Under 18	52	6.5
18-29	89	11.1
30-39	136	17
40-49	143	17.9
50-59	117	14.6
60+	263	32.9
Total	800	100
Missing	34	-



Although just under a third of respondents (32.9%) are over the age of 60, it is clear the consultation has reached a wide range of age groupings.

Gender

	Frequency	%
Male	412	51.1
Female	394	48.9
Total	806	100
Missing	28	-



As far as gender division is concerned, it is evident that an almost equal split of both male (51%) and female (49%) has been achieved.

Ethnicity

	Frequency	%
White British	693	89.7
White Irish	14	1.8
White other	24	3.1
White & Black Caribbean	2	0.3
White & Asian	4	0.5
Mixed other	2	0.3
Indian	16	2.1
Pakistani	4	0.5
Bangladeshi	2	0.3
Asian other	4	0.5
African	2	0.3
Chinese	4	0.5
Any other	2	0.3
Total	773	100
Missing	61	-

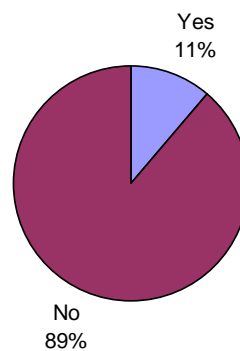
Majority of respondents to the survey (89.7%) classed their ethnicity as White British. Only 2 people for each group were classed as Mixed other, Bangladeshi, African and Any other. However, more that two respondents specified different ethnicities, which included:

- Black British
- Croatian
- Czech
- Latvian
- Polish
- Sri Lankan
- White African

Disability

	Frequency	%
Yes	83	11
No	669	89
Total	752	100
Missing	82	-

Disability



From the respondents, only 11% believed themselves to have a disability. However, 82 people chose not to specify.

Where they were filled in?

	Frequency	%
City centre shop	255	30.6
Citivision magazine	179	21.5
Leaflet picked up from shop	83	10
Online response	273	32.7
In school	44	5.3
Total	834	100

Just under a two thirds of responses came from both the city centre shop (30.6%) and online (32.7%). Over 20% were returned from the Citivision supplement.

No responses we received from the Ricoh Arena stall or the West Orchards workshop.

What the public thought

1. What you dislike about the city centre

	Frequency	%
I think this is an improvement	729	91
I don't think this is an improvement	72	9
Total	801	100
Missing	33	-

Vast majority of the respondents (91%) to this question believed this to be an improvement.

2. What you want to keep in the city centre

	Frequency	%
I think this is an improvement	755	94.4
I don't think this is an improvement	45	5.6
Total	800	100
Missing	34	-

Majority of respondents (94.4%) believed the suggestions made were an improvement to the city centre.

3. What new shops you would like in the city centre

	Frequency	%
I think this is an improvement	722	91
I don't think this is an improvement	71	9
Total	793	100
Missing	41	-

91% of respondents believed shops such as John Lewis and Selfridges along with household shops would be an improvement to Coventry.

4. What you would like to see in addition to shops in the city centre

	Frequency	%
I think this is an improvement	703	89.7
I don't think this is an improvement	81	10.3
Total	784	100
Missing	50	-

Again, just under 90% of respondents thought the inclusion of green space, seating areas and public art to name just some additions would be of an improvement to the city centre.

Recurring themes

During the consultation, the 834 respondents have had a lot to say when given the opportunity to comment freely on their views. Although this has not been analysed in depth, certain viewpoints have been delivered on numerous occasions, both positive and negative.

Disabled access

- "Is it going to be disabled friendly?"
- "I think disabled parking need to be addressed, whilst I support park+ride it doesn't always help disabled people."
- "More accessible disabled parking spaces. Current parking nr. mobility shop is a nightmare. Huge pillars and long queues to park."

Public toilets

- "Plenty of public toilets"
- "Public toilets?"
- "Make the spaces child friendly. Clean toilet facilities, more places to eat with quality food that includes children."

Civic centre

- "No more cafes and drinking outlets but yes - Civic theatre on par with Leamington and Bedworth".
- "Need to have bus access. Concert hall."
- "Need more live venues such as civic hall. Shops to stay open later until 8pm on regular basis."
- "Need for a civic hall and theatre for big shows."

Keep the history

- "Coventry is an ancient city and some of it needs preserving. Don't overdo the improvements."
- "Modern iconic building age don't fit in you should promote three spires."
- "The most important improvement is to link the cathedral quarter with a new green Broadgate by demolishing Cathedral Lanes..."
- "Reclaim the history where ever possible to - nobby train, horse and carts, free parking outside old city wall."

- Demolish Cathedral Lanes to reveal a wonderful view to be proud of. The Cathedral, St Michaels and Holy Trinity church are jewels in our crown to be exposed, not hidden away. This creates a large open space this city desperately needs.

General well wishes

- "I have lived in Coventry all my life and proud of it, but it does now need a makeover. Good luck, I hope to see it finished."
- "This has been what Coventry has been waiting for. I wish you every success. I believe the area occupied by Cathedral Lanes could be developed as a tourist area as the area around the Cathedrals is the oldest part of the city."
- "Congratulations! The overall impression is very green and light. The tiered levels and curves suggest a sense of calm and cohesion. I like the triangular town blocks leading the eye towards the city centre."
- "Looks very impressive, slight unsure about how the existing market fits into the plans though."
- "Seems v good to me. I hope that the finance doesn't get watered down in current economic climate. Will the flats sell?"