

WELCOME

Peveril Securities Ltd and Cordwell Property Group are pleased to tell you about the exciting proposals for the Royal Arcade site.

Introduction

These boards provide information on the proposed redevelopment of the Royal Arcade site in Crewe town centre. Details on how to comment on these proposals are provided.

The redevelopment will be carried out in two phases:

Phase 1: improved transport facilities with a new bus station and multi-storey car park which will be delivered on behalf of Cheshire East Council. These new transport facilities will benefit the wider town centre, including the redeveloped Market Hall, Lyceum Theatre and future projects.

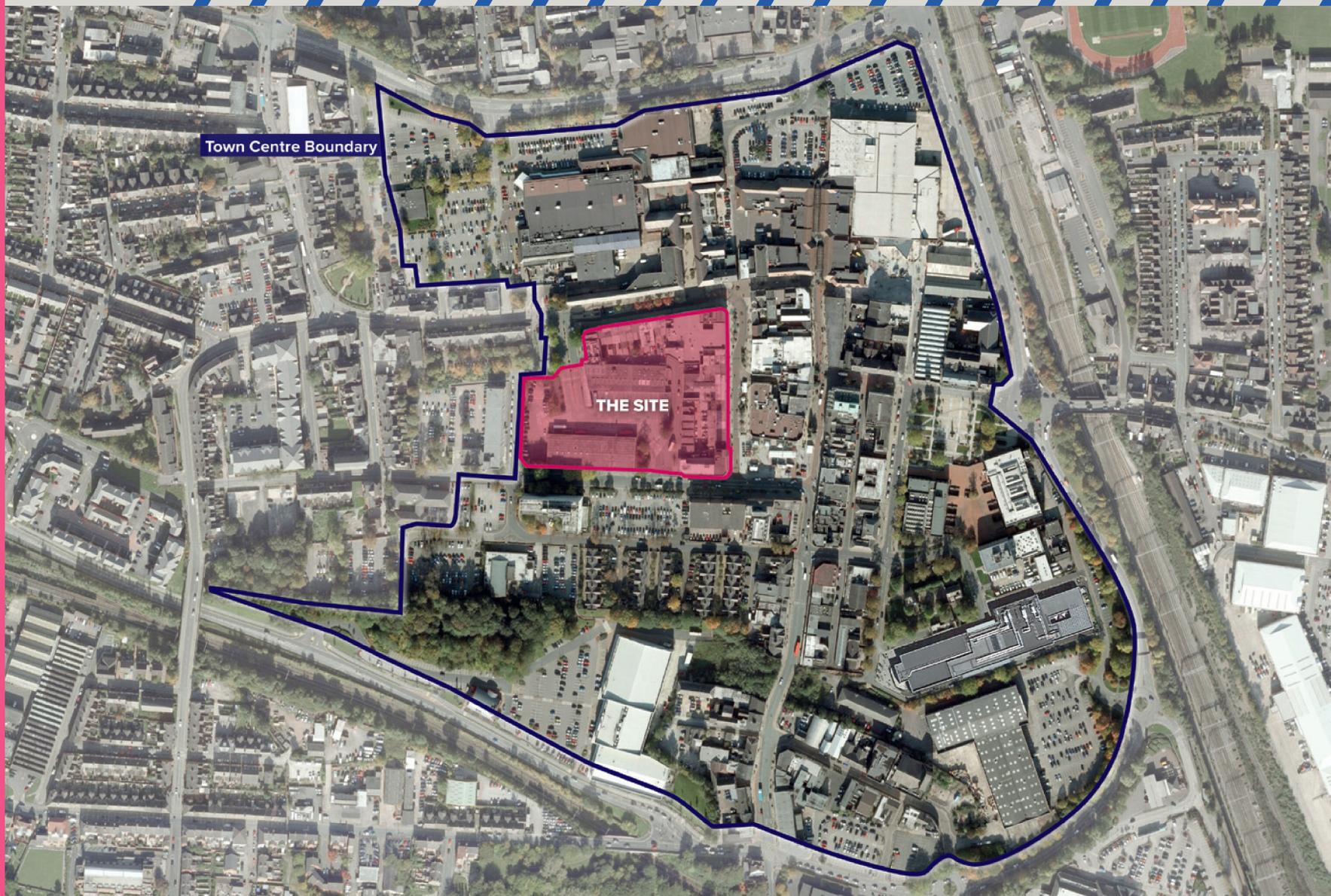
Phase 2: a leisure-led, mixed-use development to complement Crewe town centre including:

- a state-of-the-art cinema
- a ten-pin bowling alley
- a gym
- restaurants, cafés and bars
- public realm enhancements

Phase 2 will be the subject of a further detailed planning application expected next year.

Together, the proposals will bring a number of key benefits for Crewe including additional jobs, modern new transport facilities and a significant improvement to the leisure and retail offer which in turn will provide confidence for further investment in the town.

We describe the scheme in greater detail and how you can provide your feedback on the following boards.



Royal Arcade, Crewe

ABOUT THE SITE

The application site forms a substantial portion of Crewe Town Centre offering a once in a generation opportunity for transformation and regeneration.



The site is bordered to the north by Victoria Street and to the east by Queensway, both of which are designated pedestrian zones. Delamere Street runs to the south and to the west Lawrence Street provides vehicular access to a terrace of cottages which front onto Victoria Street.

Charles Street runs through the site and provides access to the existing bus station which is centrally located.

The site previously accommodated an 'L' shaped terrace of two and three storey commercial units.

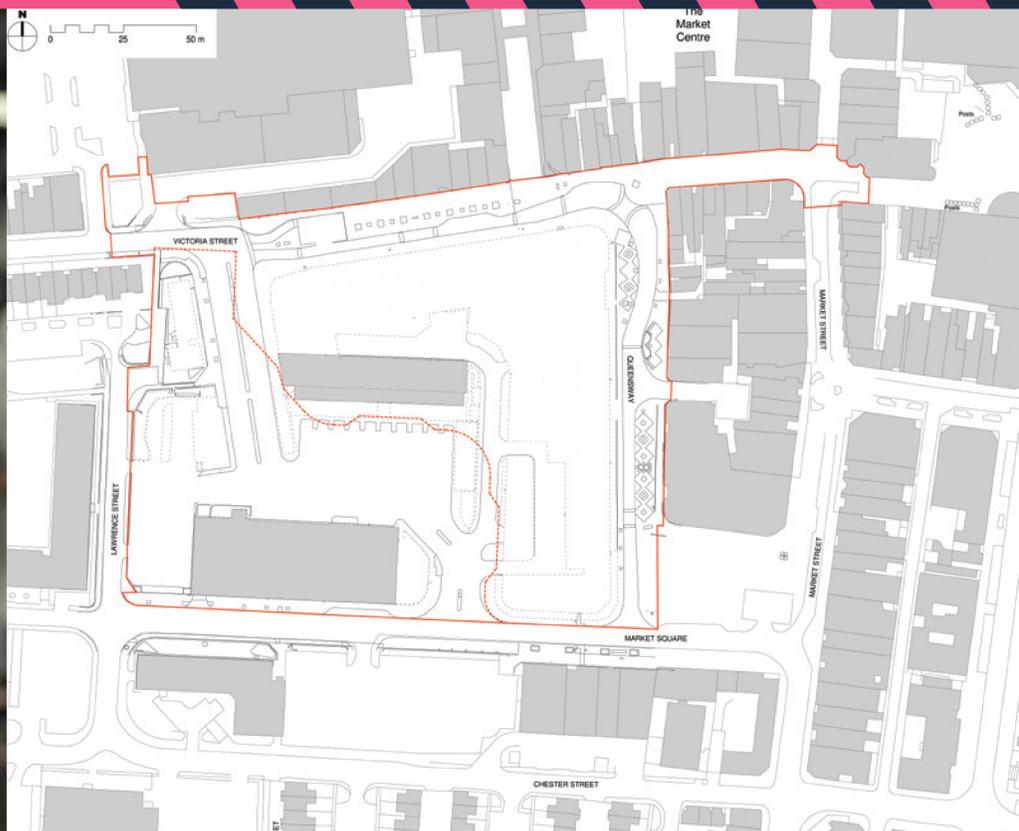
The demolition of the former retail units has begun and will be followed by the demolition of the former bus garage along Delamere Street.

The area is mixed in character being surrounded by shops and offices. The nearest residential properties are the Grade II Listed cottages known as 'Gaffers Row' within a terrace of former railway cottages to the north west of the site.

The bus station has inadequate passenger facilities and has been in an extremely poor condition for a number of years.

Victoria Street and Queensway, along with others in the town centre were originally pedestrianised in the 1960's. The enhancement of these areas is included in the proposed redevelopment, as part of the second phase.

In summary the proposals aim to revitalise this part of the town centre, making it more accessible and reconnecting it to the rest of the town. The introduction of a new bus station, a centrally located multi-storey car park and a vibrant leisure and retail offer will make the site a destination in its own right and encourage people to visit the town during the day and remain into the evening.



ABOUT OUR PROPOSALS

The proposals aim to reinvigorate the town centre with a mixed use development.



The proposals include the following key components:

Phase 1:

- an attractive bus station with a fully enclosed passenger waiting area.
- a 400+ space multi-storey car park with easy access to town centre facilities.

Phase 2:

- a range of modern units for food and drink, leisure and retail uses including a ten pin bowling alley and gym, and anchored by a new state-of-the-art cinema to complement the existing town centre; and
- enhanced public realm works within and around the site.

About the Bus Station and Concourse Building

The bus station has been designed to provide a modern, practical, and attractive facility. It will be located at the west of the development site, keeping its access points from Victoria Street and Delamere Street.

The bus station will have 10 bays with enough space to allow buses to enter and leave from either direction. One of the bays is suitable to accommodate coaches. There will also be a layover bay for 3 buses.

Passengers will benefit from an enclosed and attractive waiting area in a glazed building that can be accessed via electrically operated sliding doors located at each end. Each bus stand will have a dedicated seating area with space for wheelchairs/buggies and a bus information board.

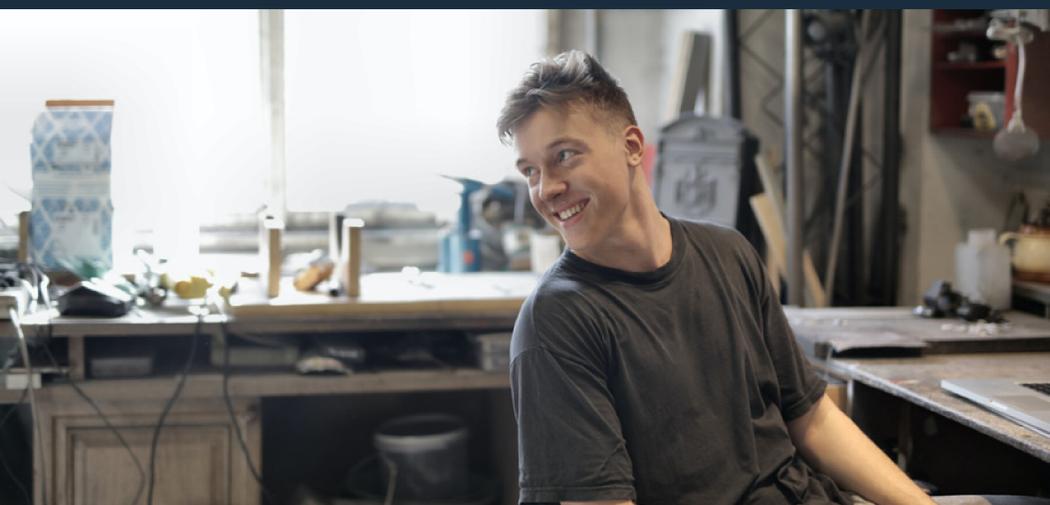
Electrically operated bi-folding doors will control passenger access onto buses. For safety reasons the doors will only operate when there is a bus on the stand and the boarding areas will have pedestrian guardrails.

To make sure that bus services can continue to operate from this site throughout the redevelopment, the bus station will be redeveloped in three stages:

Stage 1: A minor alteration to the current bus station layout, allowing part of the new bus station to be constructed.

Stage 2: A temporary bus station with facilities for passengers and drivers will be provided, allowing the existing bus station to be demolished.

Stage 3: The new permanent bus station will be open, using the bus area provided for Stage 2, alongside the new passenger waiting facilities.





Above: View of bus station and car park along Delamere Street

About the Multi-Storey Car Park

The car park will be located centrally on the site set back from Delamere Street. It will provide over 400 spaces and have six levels.

Accessible and parent and child car parking spaces will be included and located close to the lifts.

Access to the car park for vehicles will be from Delamere Street where entry will be controlled by a barrier. Vehicles will exit on to an access road leading back to Delamere Street and will also be controlled by a barrier system.

Pedestrians will be able to leave and return to the car park at either the north-east or south-west corners. Each pedestrian exit/entry point will have stairs, lifts and pay station facilities.

Pedestrian access will be restricted to car park users only with a ticket required for entry.

Outside of operating hours, the multi-storey car park will be secured and closed, preventing access.

About the Leisure and Commercial Buildings

The second phase of the development will include new leisure and retail units in two blocks along Victoria Street and Queensway with a pedestrianised area opening up accessibility to and from the development to the wider town centre.

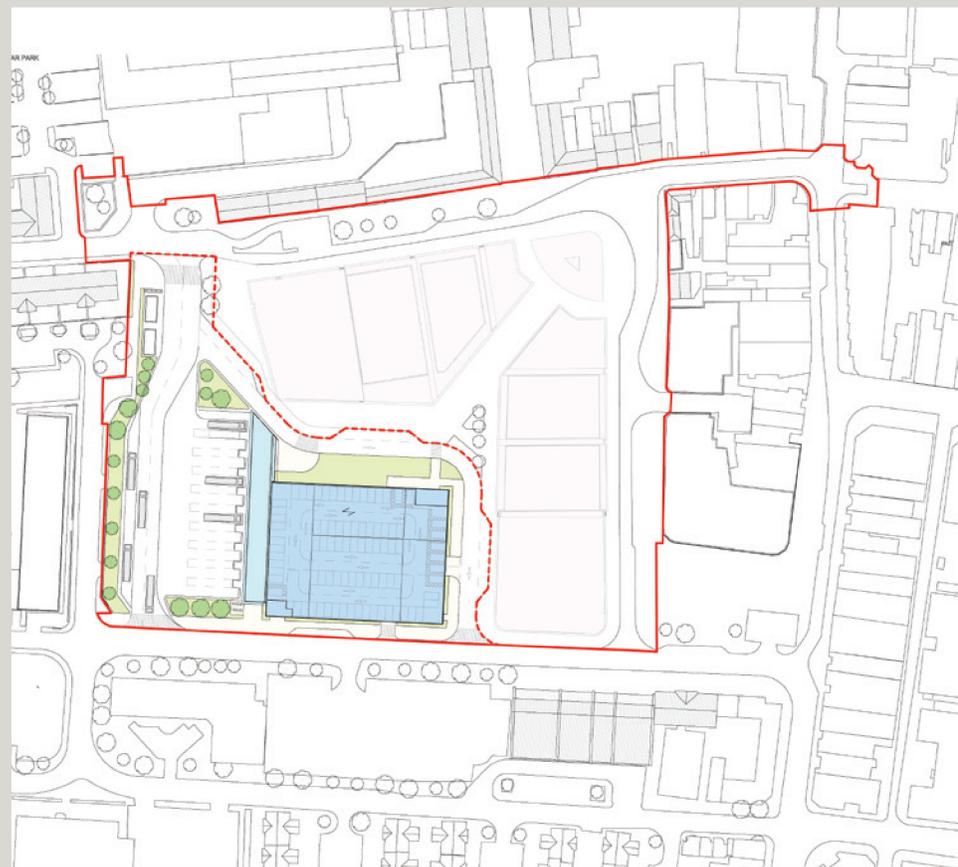
Development Block 1, will be located between the multi-storey car park and Victoria Street to the north. It will include a range of restaurant, bar and café units, the entrance foyer to the cinema and a large retail unit at ground floor level. The first floor will accommodate the cinema and the gym.

Development Block 2 will be positioned between the multi-storey car park and Queensway to the east. It will include more restaurant, bar and café units, the entrance foyer to the bowling alley and retail units at ground floor. First floor will accommodate the bowling alley and retail space.

The space between where the two blocks meet will feature an 'island' café/bar unit.

The layout will create a pedestrianised and landscaped area between the blocks leading to the multi-storey car park and bus station.

Significant enhancements to the public realm in and around the site will be included with each phase of the development.



ABOUT OUR PLANNING APPLICATION

Carefully planned phasing will allow for continuity of bus services and the early delivery of new transport facilities.



Above: View along Victoria Street



Above: View along Delamere Street

The Planning Application

The planning application will be submitted as a 'hybrid' scheme to allow for the overall site to be developed comprehensively. This means that the proposed bus station, multi-storey car park and associated public realm will be submitted with full details in Phase 1 along with outline details of Phase 2 for the leisure and retail units and remaining areas of public realm.

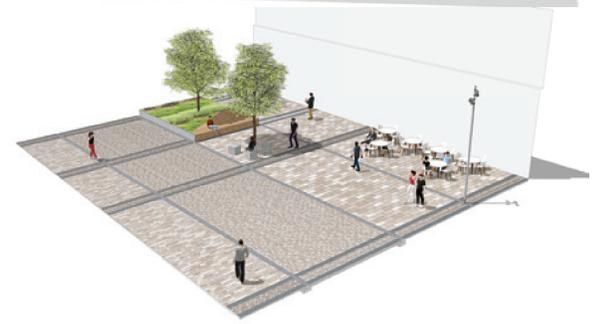
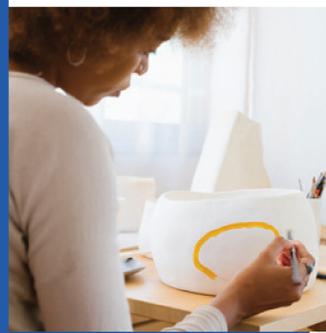
This will allow the principle of the uses and the layout to be considered at the same time leaving detailed design matters to be submitted at a later date.

The planning application will also be accompanied by other documents demonstrating how the scheme has been carefully designed to address key issues such as:

- The impact of traffic on the area.
- The design of the car park and bus station building.
- The effects of the scheme in terms of noise and air quality.
- The effects on heritage and archaeology.
- The impact on drainage.

This hybrid approach will allow development of the new bus station and car park to take place ahead of the leisure and retail space.

Following completion and opening of the new bus station and multi-storey car park in Spring 2023, construction is expected to start on the leisure and retail units. We aim to complete all of the work along with improvements to the public realm on Victoria Street and Queensway, by Spring 2025.



Above: View along Lawrence Street



Above: View along Queensway

WE WANT TO HEAR YOUR VIEWS...

Peveril Securities and Cardwell Property Group are leading the way in regeneration, bringing visitors back to Crewe Town Centre to enjoy a complementary mix of leisure and retail, fun for all the family.

The benefits of the scheme

The proposed development will bring a number of benefits.

It will:

- Create a modern bus station with glazed passenger waiting area and new toilets.
- Provide the town's first centrally-located multi-storey car park.
- Introduce a range of modern units to attract new leisure and retail occupiers to the Town Centre.
- Provide opportunities to diversify town centre uses and enhance the night-time economy.
- Enhance the public realm and landscaping in the pedestrianised areas around the site.
- Instil a sense of civic pride in the high quality new buildings and public spaces.
- Create new jobs in the town during the demolition, construction and eventual operational phases of the development.
- Create opportunities for local suppliers, and training opportunities for local people.
- Along with other town centre initiatives act as a catalyst for wider town centre investment.



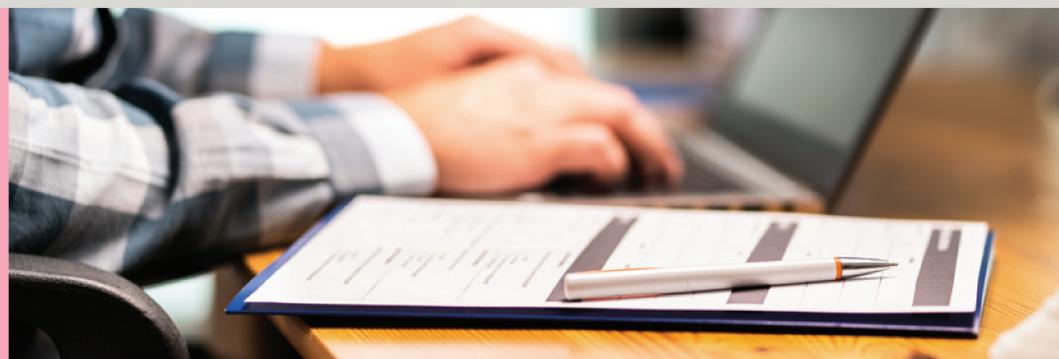
What happens next?

Once Peveril/Cordwell's development team has had the opportunity to review the feedback received, we intend to submit a planning application to Cheshire East Council in April 2021.

Subject to planning permission being granted, work will start on Phase 1 in January 2022.

The temporary bus station is scheduled to be ready by Summer 2022 and the new bus station and multi-storey car park will then be constructed ahead of completion in Spring 2023.

For Phase 2, a further planning application will be submitted for the final design of the leisure and retail units in Spring 2022. Once the new bus station and car park are opened work can start on the leisure and retail units. The target date for completion of the full scheme is March 2025.



Your views

Thank you for taking the time to read about our proposals.

We would love to hear your comments and views about the scheme before the planning application is submitted. Please provide your comments by Friday 19th March 2021. You can:

- Visit the web site at www.royalarcadecrewe.co.uk
- Email us at info@qaplanning.co.uk
- Write to us at:
Q+A Planning, The Stables, Paradise Wharf,
Ducie Street, Manchester M1 2JN
- Post your feedback for free in the Council post box outside Delamere House
- Scan this QR code to provide feedback

