



**Cheadle**  
Staffordshire



# Cheadle Town Centre Final Masterplan Report

## Appendix 2

Opportunity Sites Capacity Assessments

October 2009



## APPENDIX 2 – OPPORTUNITY SITES – CAPACITY ASSESSMENTS

- 1) Cheadle Council Offices, Leek Road
- 2) Lightwood Area
- 3) Well Street Car Park Area
- 4) Former Job Centre Sites
- 5) Hurst's Yard Area
- 6) Carlos Close Area
- 7) Market Place
- 8) Wheatsheaf Hotel and Lulworth House Area
- 9) Tape Street Car Park Area
- 10) Depot off Leek Road
- 11) Penny Lane Mall

# Cheadle Town Centre Masterplan



## 1) Cheadle Council Offices, Leek Road



SITE AREA: 0.46 hectares = 1.14 acres				
SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Offices	20,000	60	2/2.5	- Approx. 11,000 sqft offices in existing building and 11,000 sqft of new build offices
2) Residential	26,000	24	2/3	- Approx. 11,000 sqft of apartments in existing building and 15,000 sqft of new build traditional houses (mixture of 2,3 and 4 bed) -approx. 14 houses @ density of 35 houses/ha



## 2) Lightwood Area



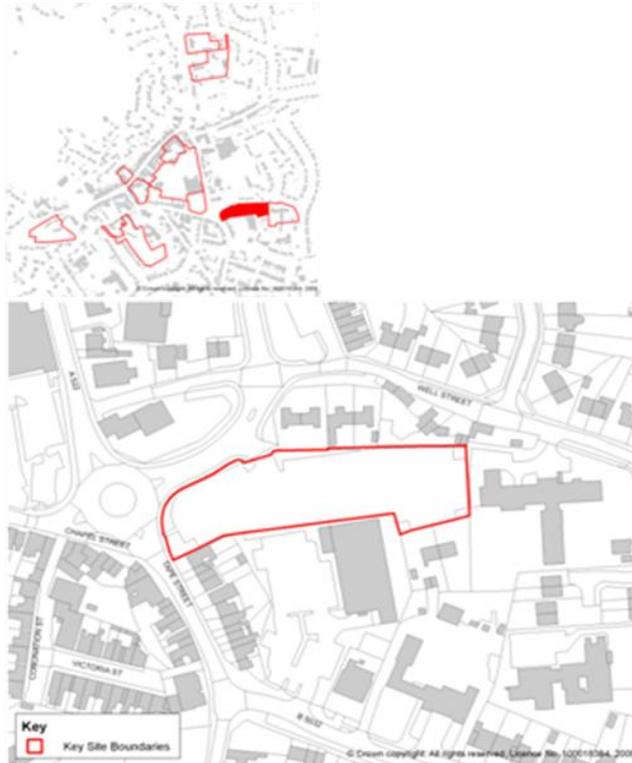
SITE AREA: 0.48 hectares = 1.19 acres				
SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Residential Refurbishment (Extra Care)	19,000	10	2	- Number of units subject to refurbishment of existing building.
2) Residential (New Build Housing)	17,000	32 (2 spaces per home)	2/3	- Approx. 16 traditional houses (mixture of 2,3 and 4 bed @ density of 35 houses/ha)



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## 3) Well Street Car Park Area



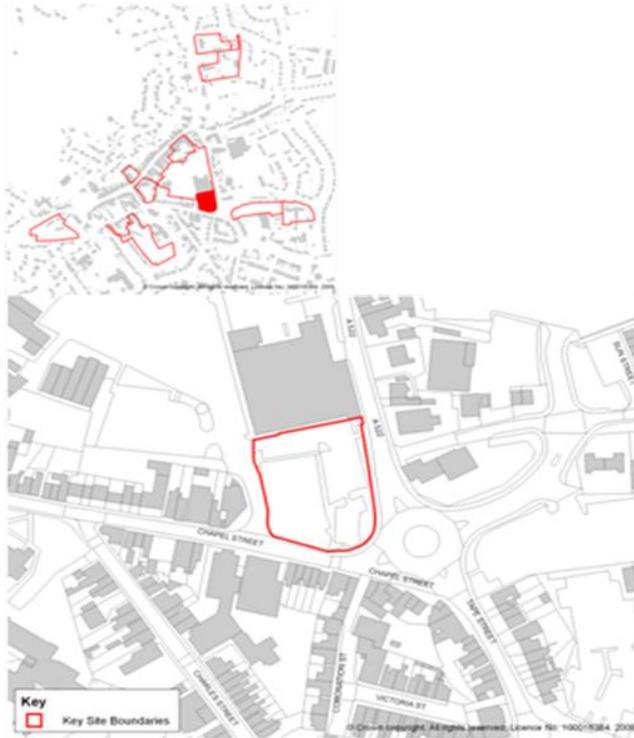
SITE AREA: 0.48 hectares = 1.19 acres				
SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Police Station and Car Parking	As per police requirements.	132 public car park	2	- Assumes police station occupies approx. 0.15 hectare of the site.
2) Offices and Car Parking	12,000	80 public car park and 37 for office uses	2/3	



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## 4) Former Job Centre Site



SITE AREA: 0.29 hectares = 0.72 acres				
SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Police Station	As per police requirements.	As per police requirements.	2/3	- Assumes police occupy whole site.
2) Retail and Offices	20,500	45	2/3	- 8000 sqft of retail uses on ground floor with 12,500 sqft of offices above.
3) Hotel	25,000	55	3	- New build hotel with potential small scale leisure use on ground floor.



# Cheadle Town Centre Masterplan



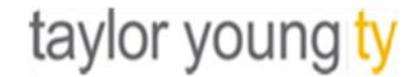
## 5) Hurst's Yard Area



SITE AREA: 0.91 hectares = 2.25 acres				
SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Employment (Workshops) and Open Space	-	0	1-3	- Current uses remain
2) Refurbishment and New Build Residential	29,500	55 (2 spaces per dwelling and 1 space per apartment)	2/3	- Approx. 20 traditional houses (mixture of 2,3 and 4 bed) @ density of 35 houses/ha and approx. 15 apartments - Includes approx. 500 sqft visitor centre/leisure space facing Bank Street.



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## 6) Carlos Close Area



SITE AREA: 0.76 hectares = 1.88 acres				
SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Refurbishment and New Build Residential	20,000 (new build)	48 (2 spaces per dwelling)	2/3	- current properties remain - approx. 18 new traditional houses (mixture of 2,3 and 4 bed) @ density of 35 houses/ha built behind current properties
2) New Build Residential	28,000	52 (2 spaces per dwelling)	2/3	- approx. 26 new traditional houses (mixture of 2,3 and 4 bed) @ density of 35 houses/ha.



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## 7) Market Place



**SITE AREA: 0.14 hectares = 0.34 acres**  
**SITE CAPACITY**

POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Refurbishment of Existing Indoor and Outdoor Market	3,500 (indoor) + 6,500 (outdoor)	0	1	- Indoor market refurbished with better outlook/connection with outdoor market.
2) Refurbishment for Different Uses and Public Square	3,500 + 6,500 (public square)	0	1	- Existing building to be refurbished with improved outlook towards refurbished public square. - Market relocated
3) New Build for Different Uses with Larger Public Square	2,700 + 7,300 (public square)	0	1	- Larger public square can act as multi-purpose space for events, exhibitions, performance, etc. - Market relocated - Demolish existing building.



## 8) Wheatsheaf Hotel and Lulworth House Area



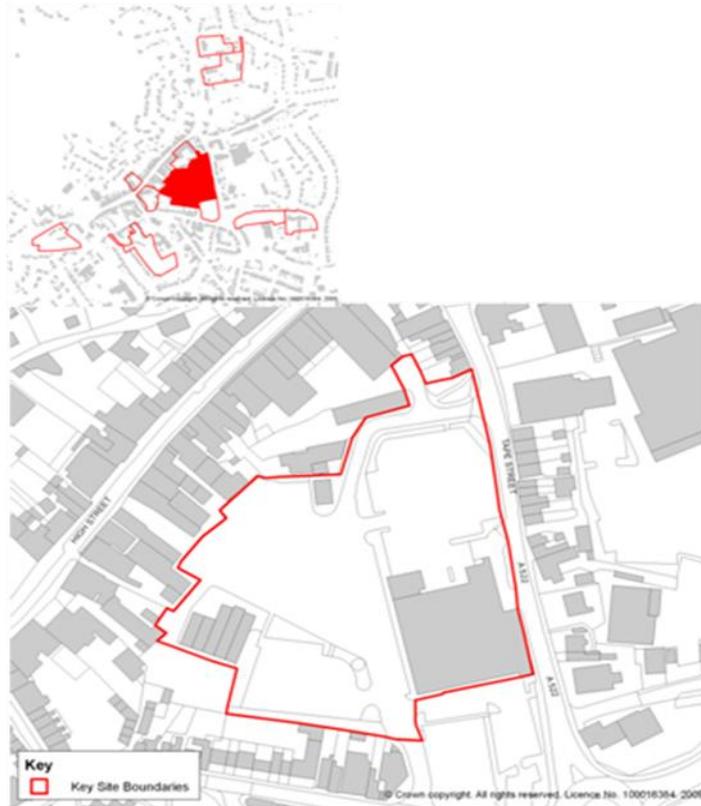
SITE AREA: 0.29 hectares = 0.72 acres				
SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Hotel, Leisure and Public Space (refurbishment)	22,500	30	2/3	- 18,500 sqft hotel use, 4000 sqft of leisure use - Hotel development will include 11,000 sqft of refurbishment and 7500 sqft of new build extension.
2) Interpretation/ Cultural Centre and Residential (refurbishment)	19,500	30	1-3	- 10,000 sqft of Interpretation/ Cultural centre in Lulworth House Area and 8500 sqft of apartments (approx. 12 units). - Includes single storey visitor centre (1000 sqft) on Chapel Street fronting St Giles R.C. Church.



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## 9) Central Car Park Area



SITE AREA: 1.54 hectares = 3.80 acres				
SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Refurbished and New Retail, Offices, Public Space, Relocated Market and Car Parking	55,000	265 (deck and surface parking)	2/3	- Existing large format retail retained - 40,000 sqft retail and 15,000 sqft offices - 23,000 sqft of new public space - Deck parking accessed through Chapel Street.
2) New Retail, Offices, Public Space and Car Parking	101,000	400 (deck parking)	2/3	- 75,000 sqft retail and 26,000 sqft offices - 25,000 sqft of new public space - Deck parking accessed via Chapel Street and Tape Street.



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## 10) Depot off Leek Road



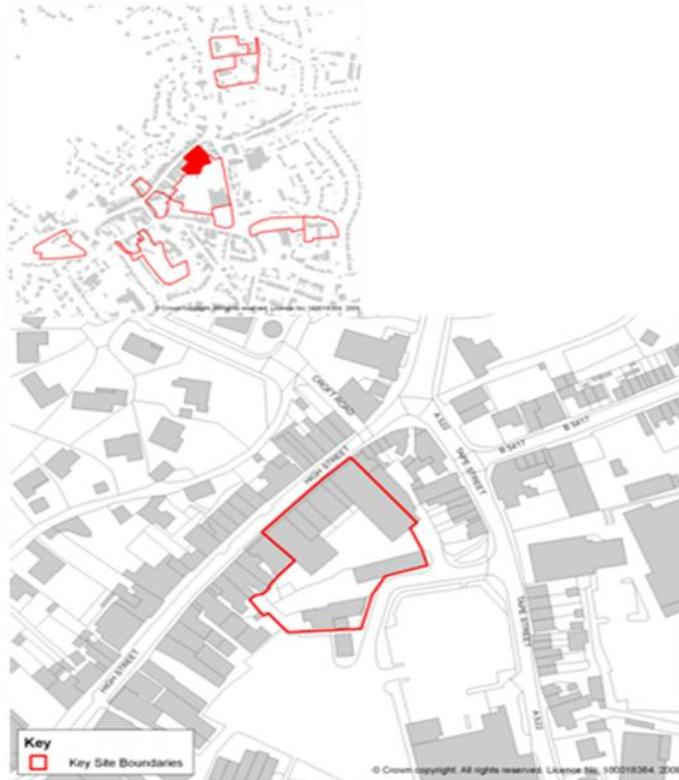
SITE AREA: 0.73 hectares = 1.80 acres				
SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Employment (Offices/ Industrial)	20,000	Up to 40	1/2	- Office/industrial uses - Existing house to the north retained
2) Residential	17,500	32 (2 spaces per dwelling)	2/3	- approx. 16 traditional houses (mixture of 2,3 and 4 bed) @ density of 35 homes/ha. - Existing house to the north retained



# Cheadle Town Centre Masterplan



## 11) Penny Lane Mall



SITE AREA: 0.35 hectares = 0.86 acres SITE CAPACITY				
POTENTIAL OPTION/USE	AREA (sqft)	CAR PARKING SPACES	HEIGHT	NOTES
1) Refurbished and New Retail	11,000	12	1/2	- Existing building facing High Street retained. - 6000 sqft of existing Penny Lane Mall refurbished. - New retail (5000 sqft) to the south facing existing car park.
2) New Retail and Community Services	35,000	0	2	- Complete new build with 20,000 sqft retail and 15,000 sqft community services/offices.





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