

# **Concept Statement**

## **Site 4a Land North of Abbey Street, Daventry**

**Adopted February 2005 as a  
Supplementary Planning Document**



**This document is available in large print, Braille, or on tape by request.**

### **Introduction**

The purpose of this Concept Statement is to provide guidance, which reflects site analysis and adopted Council policies. It has been developed from the initial ideas put forward by The Civic Trust in the Daventry Town Centre Vision 2021, which was adopted by Daventry District Council in April 2004 (published July 2004). This Concept Statement provides prospective developers with guidance for the development of this site, prior to the submission of applications for full planning permission. It has been produced without prejudice to the determination of planning applications.

### **Consultation Process**

At its meeting on 17<sup>th</sup> September 2004 the Council's Strategy Group approved a draft Concept Statement for the purposes of consultation. Following this, over 700 letters and e-mails were sent to organisations, town and parish councils and individuals e.g local residents. The CS was posted on the planning consultation section of the Council's website and advertisements were placed in the Daventry Express, the Northampton Chronicle and Echo and the London Gazette. The 6 week consultation period ended on Friday 10<sup>th</sup> December 2004. Representations were received from 14 organisations and individuals and these were reported back to Strategy Group on 13<sup>th</sup> January 2005.

### **Policy Context**

This site was identified for redevelopment within the Daventry Town Centre Vision. This was adopted by Council in April 2004 and published in July 2004. This replaces the previous Daventry Town Centre Strategy (DDC, 1992). It should be noted that the Town Centre Vision incorporated this specific area within a larger geographic area called Site 4, which was split into a number of sections "a" to "g". Concept Statements will be produced, which incorporate one or a number of these sections within their content. For the purpose

therefore of planning clarity, the first document to be produced, which covers various sections of the Site 4 TCV will be known as Site 4a. It is the intention to follow this, where appropriate with a Site 4b, 4c etc.

The Daventry Town Centre Vision (2004) can be used as a “material consideration” in the consideration of planning applications. Elements within it will be translated into planning policy through a specific Town Centre Area Action Plan, which is proposed to be produced in due course under the Planning and Compulsory Purchase Act 2004. Supplementary Planning Documents will also be produced to promote specific sites within the town centre. These may take the form of either Concept Statements, which highlight the key principles and requirements for development; or Development Briefs, which will provide more detailed guidance. This Concept Statement has therefore been produced for Site 4a.

That part of Site 4a, which fronts onto Abbey Street, including 2 dwellings, is identified for residential use as “Site 16” within the current Local Plan (LP) (adopted 1997). No Development Brief has been produced for this Site.

The Retail Capacity Study and the Town Centre Vision identify that there is a need for “bulky goods” retail floorspace within Daventry to meet the needs of the town up to 2021. By its very nature, it is difficult to provide for such buildings in town centre locations. The development could be located on the site of the existing Working Men’s Club building, with frontage onto Abbey Street. Undercroft/decked parking is envisaged towards the north-west boundary i.e in close proximity to the Civic Offices. Any development proposals would be subject to the sequential test as set out in PPG6 and the Local Plan. Any development, which would prejudice the successful implementation of Site 1: Land North of High Street (which is in a sequentially superior location) would not be permitted.

### **Site Ownership and Location**

Site 4a consists of The Working Men’s Club (The Lodge), Welton Road and Lodge Road Public Car Parks, Civic Office’s Car Park and 2 dwellings fronting Abbey Street. The Working Men’s Club is privately owned, while the District Council owns the remainder of the Site. It is located on the edge of Daventry Town Centre, directly to the north of Abbey Street. To the east, the Site is bounded by South Way, to the north by Eastern Way and to the west by the Civic Offices and Lodge Road. At time of writing, the District Council were in discussion with the Highway Authority about the potential re-alignment of South Way/Eastern Way. There may therefore be scope to extend the Site area to take in areas of current Highway Authority land.

### **Site Character**

The Site lies within a very prominent and sensitive location, adjacent, but not within the Town Centre Conservation Area. It provides an extensive, soft green edge to the town centre and setting for the Conservation Area, and in particular to the Holy Cross Church and its churchyard, including the War Memorial. Views towards the church spire from Eastern Way, South Way, including the adjacent Southbrook residential area, Northern Way and to a lesser extent, Welton Road, are of a terraced expanse of trees leading up towards the spire, which dominates the skyline. There are also very long distance views towards this soft edge to the town centre and the Holy Cross Church from the Parishes of Norton, Welton and Long Buckby. Conversely, there are distant long views out from the churchyard, which is located on higher ground, across the Site to open countryside and Borough Hill beyond. Looking eastwards from Eastern Way

and Lodge Road there are glimpsed views of Borough Hill, while along Abbey Street there are clear long views out towards Borough Hill. The views from Abbey Street take in more of the residential development on the lower slopes of Borough Hill. The Working Men's Club is only visible to a limited extent amongst the tree canopy. The site contains a number of trees of interest, including holly, beech, cherry, sycamore and yew. In addition, it is believed there are possible signs of badger activity on the site, which the developer will need to actively consider, as per the Protection of Badgers Act 1992. The Site is in a key gateway location, lying adjacent to a main vehicular/pedestrian/cyclist entrance to the town centre. The Site slopes away steeply from Abbey Street towards Eastern Way, with a large change in levels across the Site. Bounding the site edge to South Way and Eastern Way are 2 large, attractive green verge areas. Green verges are a key feature of Daventry.

### **The Working Men's Club building (The Lodge)**

The building forms a large footprint on the Site and is surrounded on two sides by hard-surfaced parking. To the south and east of the building is a large expanse of trees and shrubs. Boundary features for this area of the Site include semi-mature trees/ hedgerow bounding South Way; a wide band of semi-mature trees/ hedgerow and wooden fencing bounding this area with Welton Road Car Park; a concrete fence and low brick wall, along with 6 mature trees to the Welton Road boundary, which are protected by Tree Preservation Order (1 birch, 1 yew, 2 copper beech, 1 ash, 1 hawthorn); and 2 Local Authority' dwellings to the south fronting Abbey Street. The Working Men's Club building was formerly "The Lodge". There is still visible evidence in the façade of this earlier Georgian stone building, whose character has been greatly diminished by later extensions.

### **Welton Road Car Park**

The car park is extensively landscaped with attractive, low level planting and young trees and crossed by a red brick wall. Semi-mature trees, hedging and railings provide the boundary to this area of the Site. The boundary between this car park and the Working Men's Club building is highlighted above.

### **Lodge Road Car Park**

Again, the car park is extensively landscaped with attractive, low level planting and young trees. A mixture of semi-mature trees, hedging and railings provide the boundary to this area of the Site with the Civic Offices provide the boundary to the south.

### **Civic Office Car Park**

To the south of the Civic Offices, between Abbey Street, Welton Road and Lodge Road is a small area of private parking for Civic Office use. Adjacent to this parking area are 3 lime trees protected by Tree Preservation Order and a brick footpath providing a link to the Town Centre.

### **Two Dwellings**

To the south of the Site, fronting Abbey Street, are 2 Local Authority dwellings with associated private gardens. These are not considered to be of any architectural significance.

## **Access**

The current main access for vehicles to the Site is via Welton Road off Abbey Street (2-way traffic), or Lodge Road (2-way traffic). Pedestrian and cycle access is also via these routes. In addition, pedestrians can use the walkway, which runs through the Civic Offices (during office hours) linking Lodge Road to Lodge Road Car Park. There is a shared pedestrian/cycle route through the unattractive underpass from Welton Road and a more attractive shared pedestrian/cycle route through the underpass under South Way (which contains CCTV and a railway mural). This underpass joins Abbey Street to the Southbrook area. Historic maps of Daventry identify Welton Road as one of the key old routes into the town centre. It rises fairly steeply towards its junction with Abbey Street. Lodge Road is more gently sloping and is only accessible to vehicles at its northern end, being pedestrianised and only open to buses and taxis to its southern end with Abbey Street. Off site, near to the 2 dwellings on Abbey Street is a bus stop, providing a potential public transport link for the Site.

## **Future Site Development**

The developer is advised that the Town Centre Vision identifies land at Lodge Road for the potential re-location of the Police Station. An area of approximately 1,200m<sup>2</sup> is anticipated to meet this requirement and this has therefore been identified on Plan 1. In addition, the Town Centre Vision identifies land between Site 4a and High Street for potential re-development/re-use. This includes consideration of future uses for the Leisure Centre and potential for small retail units along Abbey Street. Concept Statements for these areas are yet to be produced.

## **Development Objectives**

Under the Daventry Town Centre Vision, this site has been identified to help regenerate the town centre. It is suggested that this should comprise a scheme which:

Provides an edge of town centre retail store(s) suitable for bulky goods\*

Provides for undercroft/ decked public parking to serve the town centre

Respects and enhances the Site's important and sensitive setting, adjacent to the Conservation Area and, in particular, the Holy Cross Church and churchyard, including the War Memorial

Incorporates the protected and key identified trees on Site and maintains the Site's feeling of a green canopy and soft edge to the town centre - leading up to the Holy Cross Church spire and conversely out towards the countryside

Retains or provides replacement attractive green verges along South Way and Eastern Way

Provides high quality, imaginative, environmentally-friendly and safe design, which is accessible to all

Increases Daventry's town centre activity

Provides a strong frontage to Abbey Street

Provides pedestrian entrances on to Abbey Street and Welton Road to encourage shoppers from the High Street

Provides attractive pedestrian and cycle links to the rest of the town centre and surrounding areas

\* Bulky goods are household or DIY items of a bulky nature e.g electrical, furniture, carpets etc.

## **Development Principles**

The following section provides the general principles for development. Plan 1 highlights the Site's setting and some key features to be retained, while Plan 2 provides a conceptual layout.

The Council is open to ideas, which address these development principles and create a strong and coherent layout, which is clearly integrated with the town centre.

### ***General Principles:***

#### **Uses**

- It is envisaged that the primary land use for Site 4a shall be bulky goods retail and undercroft/ decked public car parking. The Local Planning Authority will also consider complementary uses, which may include flats above retail, financial and professional services, or other town centre uses.

#### **The Working Men's Club Building**

- The developer is not required to retain the Working Men's Club Building.

#### **Landscape**

- All trees having Tree Preservation Orders shall be retained and incorporated as a positive feature in the design solution.
- The following trees have also been identified as key trees, which shall be retained and incorporated into the developer's layout: the Holly tree and multi-stem Sycamore, adjacent to South Way (see Plan 3).
- In addition, a number of other important trees have been identified. Whilst the developer is not required to retain these, the developer is strongly encouraged to try to incorporate these within their layout (see Plan 3).
- The developer is encouraged to incorporate all other semi-mature trees and hedgerows within the Site into their layout, wherever possible, in order to maintain the "green character" of this Site. Should the developer choose to remove these features, the developer is encouraged to re—use them i.e replant existing landscape features elsewhere on or off site, or offer them to the public for re-use.
- The developer is not required to retain areas of low-level landscape planting within the Site, however the developer is again encouraged to re-use them, as above.
- Where any trees and hedgerows are removed, the developer is required to ensure that new planting and landscape works are carried out which compensate for their loss, in order to maintain and enhance the Site's "green character". In particular, the

developer shall retain and enhance, or provide a new strong, soft green edge bounding South Way, in order to maintain the green corridor and soft landscape aspect to this entrance to the town.

### **Views**

- Views to be retained, respected and incorporated into the layout are the views from Eastern Way, South Way and Northern Way across the Site towards the Holy Cross Church; very long distance views towards the Holy Cross Church from the Parishes of Norton, Welton and Long Buckby; views out from the churchyard across the Site towards open countryside and Borough Hill; and views along Abbey Street to Borough Hill (see Plan 1).

### **Layout and Design**

- The layout shall create a strong physical and visual link between it and other areas of the Town Centre i.e Development shall knit-in with the rest of the Town Centre.
- Development shall preserve and enhance the setting of the Conservation Area and in particular the Holy Cross Church and churchyard, including the War Memorial.
- Buildings on Site shall face towards the town centre i.e Welton Road, Abbey Street, Lodge Road and provide a strong frontage to Abbey Street.
- The developer shall provide a visual stop to the Abbey Street/Welton Road junction. The visual stop should be designed with the aim of attracting shoppers down the High Street from the town centre. This should act as a welcoming corner gateway feature, which encourages pedestrian and cyclist, but not vehicular access into the site.
- Any development proposed on the Civic Offices Car Park must enable good physical and visual linkages to be made between the town centre and the rest of Site 4a to the east.
- The developer may wish to take layout reference from a previous row of terraced cottages along Abbey Street and corner of Welton Road fronting the pavement edge (see Appendix 1). The developer is encouraged to consider incorporating this layout effect.
- Any development proposed along Welton Road, along the Welton Road/ Abbey Street frontage or on the Civic Offices Car Park must be sited to safeguard the existing trees designated with Tree Preservation Orders.
- Building scale, height and mass shall complement the character of the Conservation Area – overbearing, dominant buildings will not be acceptable. Development along Abbey Street should be a maximum of 2 storeys, in order to preserve the setting of the Conservation Area. However, depending upon setting and topography along Abbey Street, there may be opportunities to

incorporate 2.5/ 3 storey elevations e.g as landmark buildings/features. Landmark buildings/features should enhance and not detract from the Conservation Area. Elsewhere on the Site, topography will be the key to suitability of scale. 2.5/ 3 storey buildings are more likely to be acceptable towards the northern boundary of the site.

- Buildings and layout should be accessible to all people. This includes providing good routes around the site itself and linkages to other areas, for example Abbey Street, High Street, Lodge Road, Welton Road and subway, Southbrook residential area etc. Steps are to be avoided as the sole means of access to areas/buildings. Ramps and steps designed in accordance with either Approved Document M of the Building Regulations or B.S. 8300:2001 are preferred, in order to enhance access for those with mobility and/or visual impairments. The developer is encouraged to provide for ease of access beyond the general requirements of Building Regulations on Site 4a. An access statement will be required to show how the developer has met this requirement. The District Council's Access and Equalities Officer can also provide further advice/information.
- Undercroft/ decked public parking shall be provided to a maximum of 3 storeys. It is envisaged that this shall be towards the north-west boundary of the Site (see Plan 2 for indicative layout and Appendix 2 for design example). It shall be designed innovatively using sympathetic colours and materials to the local setting i.e it should blend with the adjacent Civic Offices and the Holy Cross Church. It shall also incorporate extensive green planting at all levels, in order to soften the development and help maintain the Site's green character. The undercroft/ decked public parking shall include:
  - A CCTV system
  - High quality, energy efficient lighting
  - A Town Centre Location Map and clear signage, for example to the Town Centre
  - Lifts to all floors
  - Secure Motorcycle/Cycle parking spaces
  - Public Help Points on all levels
  - Designated parking spaces, as per current planning guidance (see under Access/Parking section) for users with disabilities and those with young children

The developer should also refer to Supplementary Planning Guidance on Planning Out Crime in Northamptonshire for further design guidance (Northamptonshire County Council (NCC)), February 2004).

- The Town Centre Vision indicates that 11,270m<sup>2</sup> of bulky goods retail floor space shall be provided on Site 4a. The bulky goods retail development shall comprise or appear to comprise of a series of buildings that visually and functionally co-ordinate. Development with the appearance of being a large "box-like" building will not be acceptable.
- Development design shall draw inspiration from buildings within the Conservation Area of Market Street and Abbey Street. Designs should provide variety and interest.

- Building materials and colours shall complement surrounding buildings.
- The Local Planning Authority encourages innovative designs, which respect the Site's setting and character. Sustainable and re-used building materials shall be included. The developer shall incorporate renewable energy production (e.g photovoltaic) to provide at least 10% of predicted energy requirements on site. Further advice and solar grants are available from the District Council.
- Buildings shall make use of natural lighting, ventilation and solar gain.
- Designs shall minimise the use of blank walls and provide active frontages. Selective use of canopies, projecting bays, decorative string course and contrasting lintel treatments shall create visual interest in elevation.
- Landmark buildings shall define and terminate principal vistas. These may be individual or grouped buildings of high quality innovative design.
- Roofscape is a key element of development on this Site. Roofscape shall be lively, interesting and varied to complement and not compete with the skyline of the Conservation Area, in particular the Holy Cross Church. Roofs shall appear numerous, mixed in height and steep pitched, with materials blending with the surrounding area. Visible flat roofs will not be acceptable. Roofscapes shall not obscure key views identified on Plan 1 and identified in the "Views" section above.
- Floorscape makes a very important contribution to the texture and setting of the Conservation Area. Designs are encouraged to re-introduce traditional surfaces, such as natural stone paving or setts. If alternative materials are used, these must be sympathetic to the surrounding buildings.
- The developer shall enhance key existing pedestrian entrances and routes in to the Site as identified on Plan 2. These include the pedestrian subway areas to the north and east of the Site and the area in the vicinity of Welton Road and the Civic Offices Car Park, including the bricked pathway. Enhancements could include, for example removing unattractive features; providing new street furniture, such as waymarkers/signage and town centre location maps; or providing these areas with new, attractive and legible floorscapes. Floorscape shall lead the pedestrian/cyclist into the Site. For clarification, developers should note that floorscape enhancements are not a requirement of the on site parking areas i.e the developer is not expected to include stone paving in their hard landscape surface areas.
- Lighting shall be sympathetic to the setting, in particular to the Holy Cross Church. Lighting will only be acceptable where it is kept to the minimum required. Developers are referred to SPG Planning Out Crime in Northamptonshire for further guidance and Supplementary Planning Guidance Shopfront Security (DDC) for general security advice.

- Advertisements and signs shall be sympathetic and in keeping with the setting, in particular to the Holy Cross Church, War Memorial and Conservation Area. They should be located in the fascia only, except for supplementary hanging signs. These shall all be designed in a co-ordinated colour. No hoardings shall be permitted. No exposed cold cathode tubing, neon, signs of an intermittent nature or signs with a moving feature shall be permitted.
- Hard and soft landscape works shall be a strong feature throughout the Site, in order to enhance the urban form and public realm. Native and ornamental species of trees and shrubs, which are wildlife-friendly shall be used.
- Street furniture shall be uncluttered and co-ordinated and in keeping with local styles (Appendix 3). Good quality signage shall be incorporated to assist pedestrian/ cyclist movements and guide access to/from public transport.
- Sustainable urban drainage systems shall be considered and incorporated, where appropriate.
- Daventry District Council operates a successful recycling scheme and developers shall ensure that adequate space is provided within the layout/ buildings for recycling facilities, for example a communal recycling bin storage area will be required if flats above retail are proposed.

### **Access/Parking**

- Primary vehicular access shall be from South and/or Eastern Way. The road layout shall be designed to ensure that the unit(s) shall be serviced to avoid large, unattractive and insecure back service areas. Service vehicle areas shall also be designed to avoid conflict with private vehicles and pedestrians/cyclists, for example Welton Road shall not be an access point for service vehicles.
- Developers shall enhance access and legibility i.e the ease with which people can understand an area's layout and hence find their way around the Site, for example new road layout, including clear exit views, landmark buildings, gateway features and landscape works shall be considered. In particular, enhanced pedestrian/cycle linkage needs to be made with the town centre and surrounding area to the north and east.
- The Town Centre Vision identifies that Site 4a should provide 700 parking spaces on 2 storeys or 1,100 on 3 storeys. It is envisaged that 3-storey parking could be accommodated to the north-west of the Site. This shall be designed to provide good pedestrian linkage to the town centre and development on Site 4a. Powered two wheelers (motorcycles and mopeds etc) and cycle parking shall be provided in secure, visible locations within the undercroft/ decked parking area, well positioned for the users. Designated parking spaces shall also be provided for users with disabilities and those with young children. The developer shall refer to Supplementary Planning Guidance on Parking (NCC, March 2003) and Appendix 4, which provide additional guidance. Developers shall note that all parking provided on site shall be public parking.

- Layouts shall ensure access for refuse and emergency vehicles is provided. Developers shall also ensure that sufficient fire hydrant points are provided on site.
- Along Welton Road, the Site shall be designed to give priority to pedestrians and cyclists through permeable, well-designed routes, layout and landscape works, incorporating clear directional indicators. Motor vehicles should not dominate.
- Along Abbey Street, the developer shall provide attractive, good linkages to the rest of the town centre i.e through the provision of a safe pedestrian crossing point.
- Undercroft/ decked parking area design is highlighted under “Layout and Design” above.

### **Security**

- A sense of security shall be provided on Site, including the provision of attractive routes into /out of the Site for pedestrians and cyclists; incorporation of CCTV; well-designed lighting and provision of active land uses, in order to provide surveillance. Developers shall refer to SPG on Planning Out Crime in Northamptonshire (NCC, February 2004).

### **Brief Summary of Planning Procedure Information**

- Developers are strongly recommended to discuss their initial response to this Concept Statement with the Local Planning Authority prior to submission of applications.
- Full planning permission is encouraged.
- A design statement shall accompany the planning application. This shall set out clearly and concisely how the design, layout and landscape requirements of this Concept Statement have been incorporated into proposals for the site. This shall also include street scenes, including long distance views into the Site from South Way and Eastern Way and parishes beyond, views along Abbey Street and from the Holy Cross churchyard outwards across the Site.
- An access statement shall accompany the planning application.
- A Tree Survey is required.
- A Travel Plan shall accompany the planning application.
- The Site is within the historic settlement of Daventry and may contain medieval remains/evidence. Developers will be required to provide a full archaeological evaluation of the Site.
- Daventry District is designated as a Radon Affected Area and hence mitigation measures may be required on Site.
- Developers should also check for contamination on Site.
- The LPA will require a flood risk assessment and evidence of the Developers commitment to incorporating water efficiency elements within their layout and design.

## Contacts List for further advice and information:

Daventry District Council  
Lodge Road  
Daventry  
Northamptonshire  
NN11 4FP

### Concept Statement

Karen Britton          Senior Planning Officer, Daventry District Council          Tel: 01327 302581

### Planning Application

Eamon McDowell      Area Planning Officer          Tel: 01327 302571

### Archaeology

Myk Flitcroft          Historic Environment Team Leader - Northamptonshire County Council          Tel: 01604 237247

### The Building/ Conservation Area/ Listed Buildings

Rachel Booth          Conservation Officer, Daventry District Council          Tel: 01604 232583  
Jenny Ballinger      Conservation Officer – Northamptonshire County Council      Tel: 01604 237092  
Clive Fletcher        English Heritage          Tel: 01604 735449

### Building Control

Reza Saneie          Principal Building Control Officer, Daventry District Council          Tel: 01327 302550

### Access/Equities

Zoe White            Access and Equalities Officer, Daventry District Council          Tel: 01327 302523

### Emergency Vehicles/Fire Hydrants

Andy Hopkinson      Station Manager, Northamptonshire Fire and Rescue, Daventry          Tel: 01604 797004

### Parking

Supplementary Planning Guidance "Parking" Adopted March 2003

Is available to view on [www.northamptonshire.gov.uk/Living+and+Working/P+T/Parking+SPG.html](http://www.northamptonshire.gov.uk/Living+and+Working/P+T/Parking+SPG.html)

**Planning Out Crime**

Mick Downing      Crime Prevention Design Advisor (CPDA)

Tel: 01327 397927

Supplementary Planning Guidance "Planning Out Crime in Northamptonshire" Adopted February 2004

is available to view on [www.northamptonshire.gov.uk/Living+and+Working/P+T/crime.html](http://www.northamptonshire.gov.uk/Living+and+Working/P+T/crime.html)

**Radon**

Buildings Research Establishment (BRE)

Tel: 01923 664000

**Refuse/ Recycling Enquiries**

Tel: 01327 300001

**Solar Grants/ Energy Advice**

Dave Malone      Energy Advice Officer

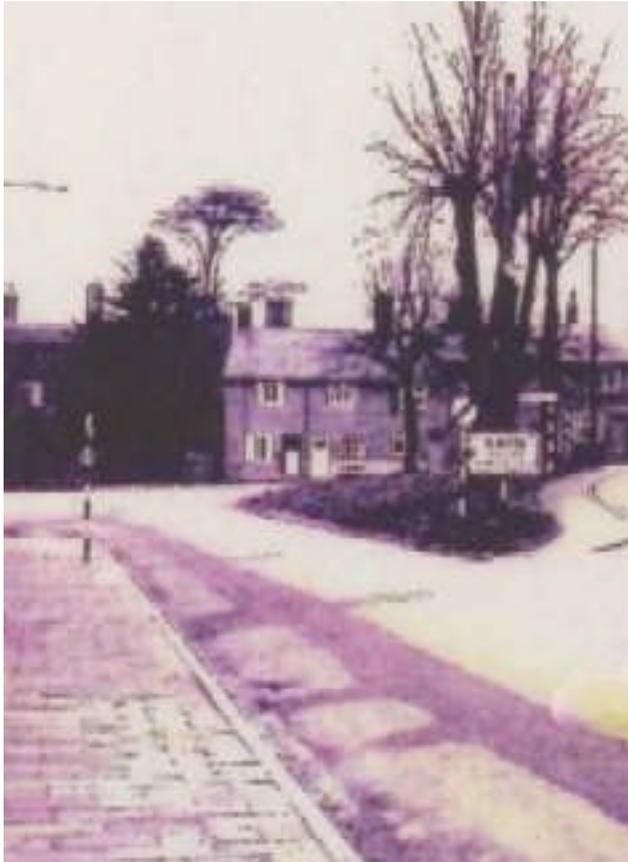
Tel: 01327 302239

**Street Furniture – Town Centre Specifications**

Trevor Osborne      Engineering Projects Leader

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**Cottages that once stood on Abbey Street and corner of Welton Road**



Former cottages on the corner of Welton Road and Abbey Street – Abbey Street leads out of the photo to the right



The former cottages that stood on Abbey Street - to the east of the Welton Road junction

**Example of Car Park**



Bridgefoot Car Park, Stratford-Upon-Avon – a good example of how materials and landscape works can be used to minimise visual impact and provide an attractive development.

Examples of Street Furniture



Burgundy Chester Bollards, Columns and Directional Fingerposts and Windsor Lanterns are used within Daventry Town Centre.

## Appendix 4

### Parking Provision

This section provides an excerpt from Supplementary Planning Guidance on Parking (NCC, March 2003). The Developer should refer to the full SPG document on Parking for more details on parking requirements. In any solution, traffic congestion for using parking areas is to be minimised, particularly at the entrance/exit from adjacent roads.

Use Class	Description	Car Parking (Maxima)	Cycle Parking (Minima)
A1	Shops	1 space per 25m <sup>2</sup>	1 space per 200m <sup>2</sup>
A2	Financial and professional services	1 space per 25m <sup>2</sup>	1 space per 200m <sup>2</sup>
A3	Food and drink (excluding any associated residential accommodation)	1 space per 14m <sup>2</sup>	1 space per 60m <sup>2</sup>
B1	Offices etc.	1 space per 30m <sup>2</sup>	1 space per 200m <sup>2</sup>
D1 (D, E & F)	Art galleries, museums and libraries	1 space per 30m <sup>2</sup>	1 space per 15 staff + 1 per 50m <sup>2</sup>