

The Brief

1. Build upon the previous masterplan and heritage assessment to create a multi-functional town centre.
2. The focus for the development is to be the ESC owned land, whilst bearing in mind land to the east and west of the ESC owned land.
3. Create a link to enhance and compliment the high street offer.
4. Retain the number of existing (38) parking spaces.
5. Provide an anchor space for the town centre.
6. Provide a mix of buildings, including affordable housing, a flexible community space, and affordable workspace.

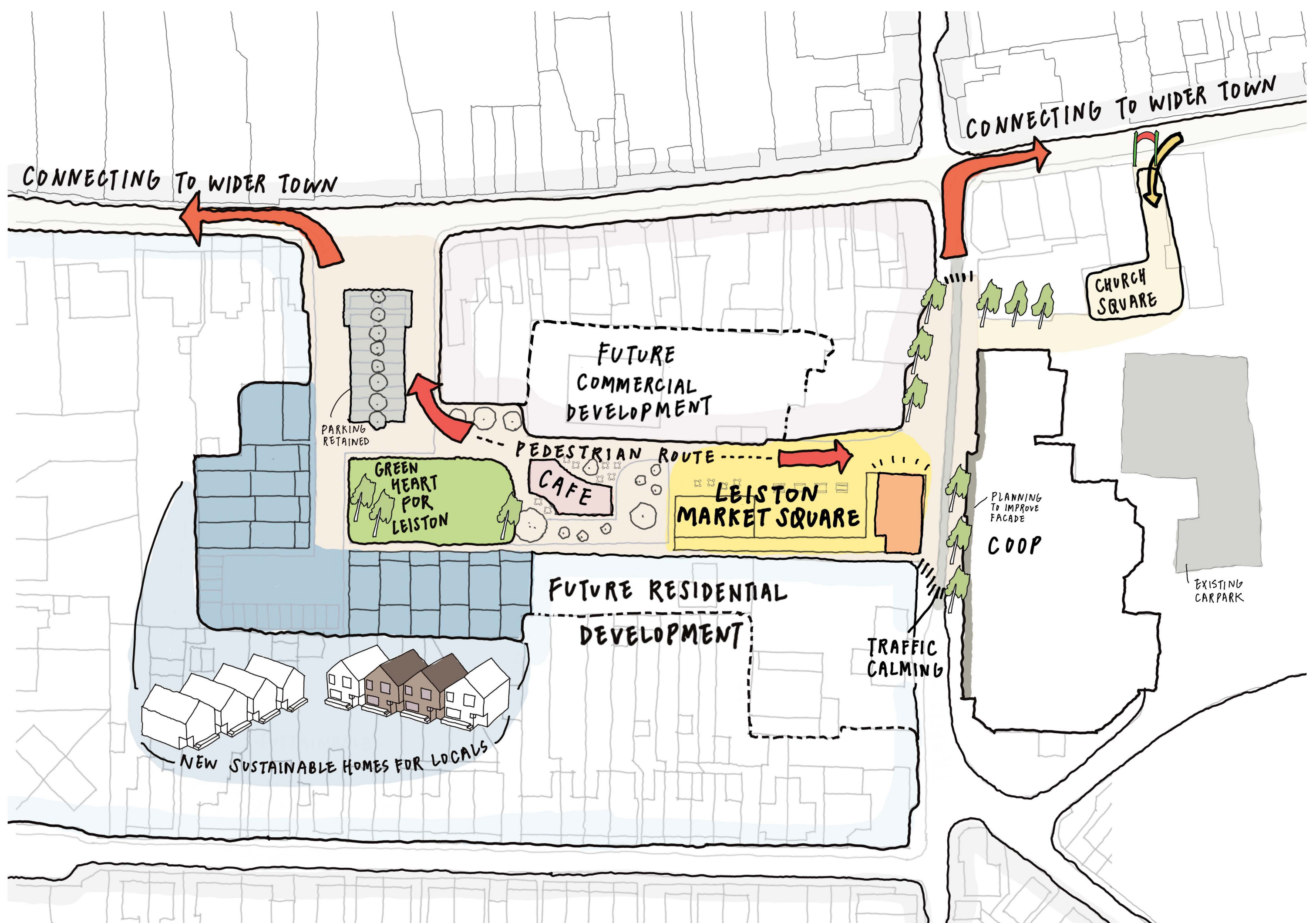
The Initial Proposal - Min, Med and Max

The proposed options look to establish a new town centre for Leiston at the Market Square Site with associated public and private buildings.

The options look at what is possible, from the minimum amount of building required, to the maximum amount of building the site can take, all while satisfying the brief.

The three options each are derived from the same conceptual zoning approach to the site, as seen in the diagram below.

This min to max strategy could take on a phased approach to allow quick building initially with a view to maximising the site and town's potential.





Option 1 - The “Minimum”

8 Affordable Homes

A Community Cafe

Live/Work Spaces

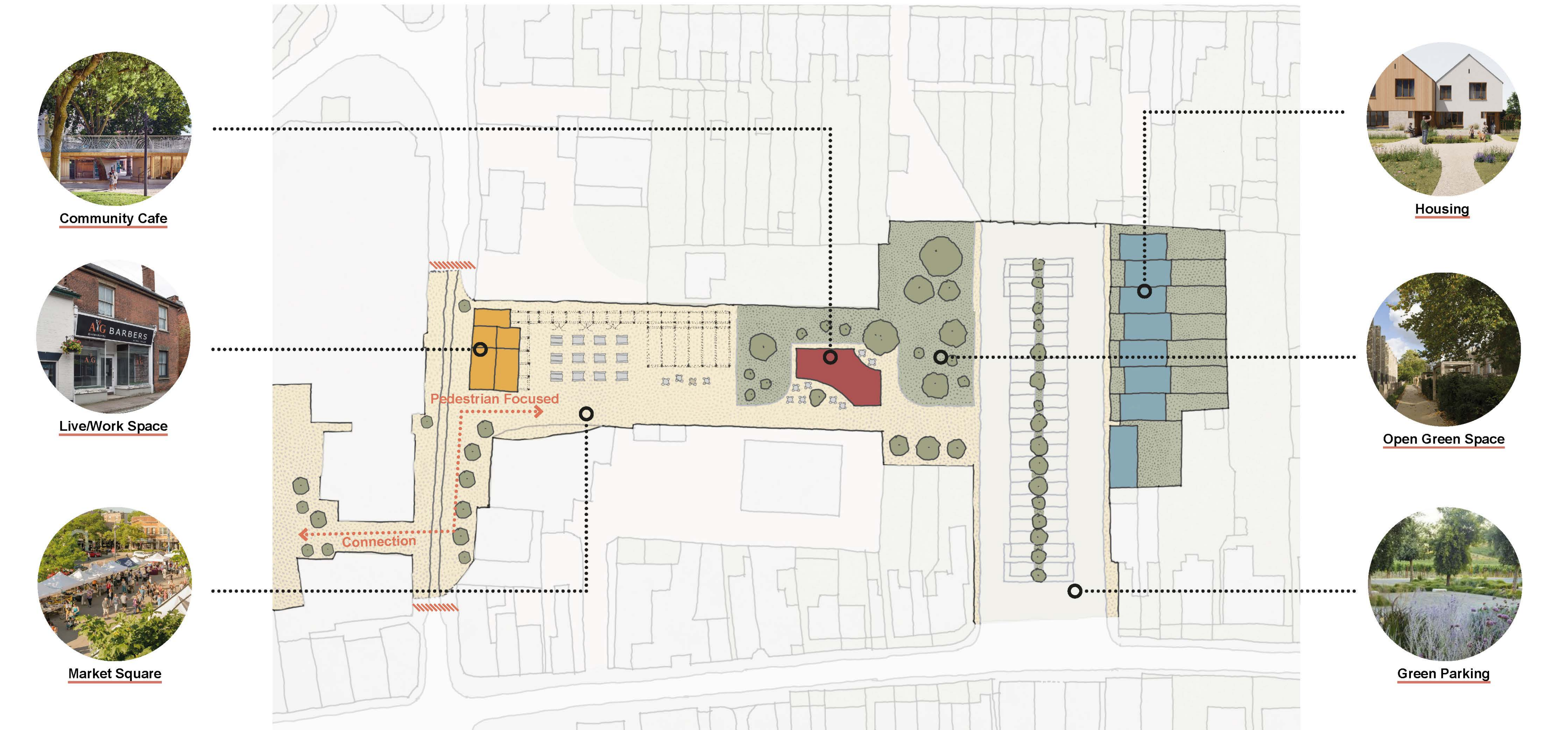
A lightweight market structure

Open Green Spaces

Public and Private Parking

Improved Connections

Total Car Parking Provision 48 Spaces





Option 2 - The “Medium”

6 Affordable Homes

A Community Cafe

A New Workspace building

A Permanent market building

Open Green Spaces

Public and Private Parking

Improved Connections

Total Car Parking Provision - 42 Spaces



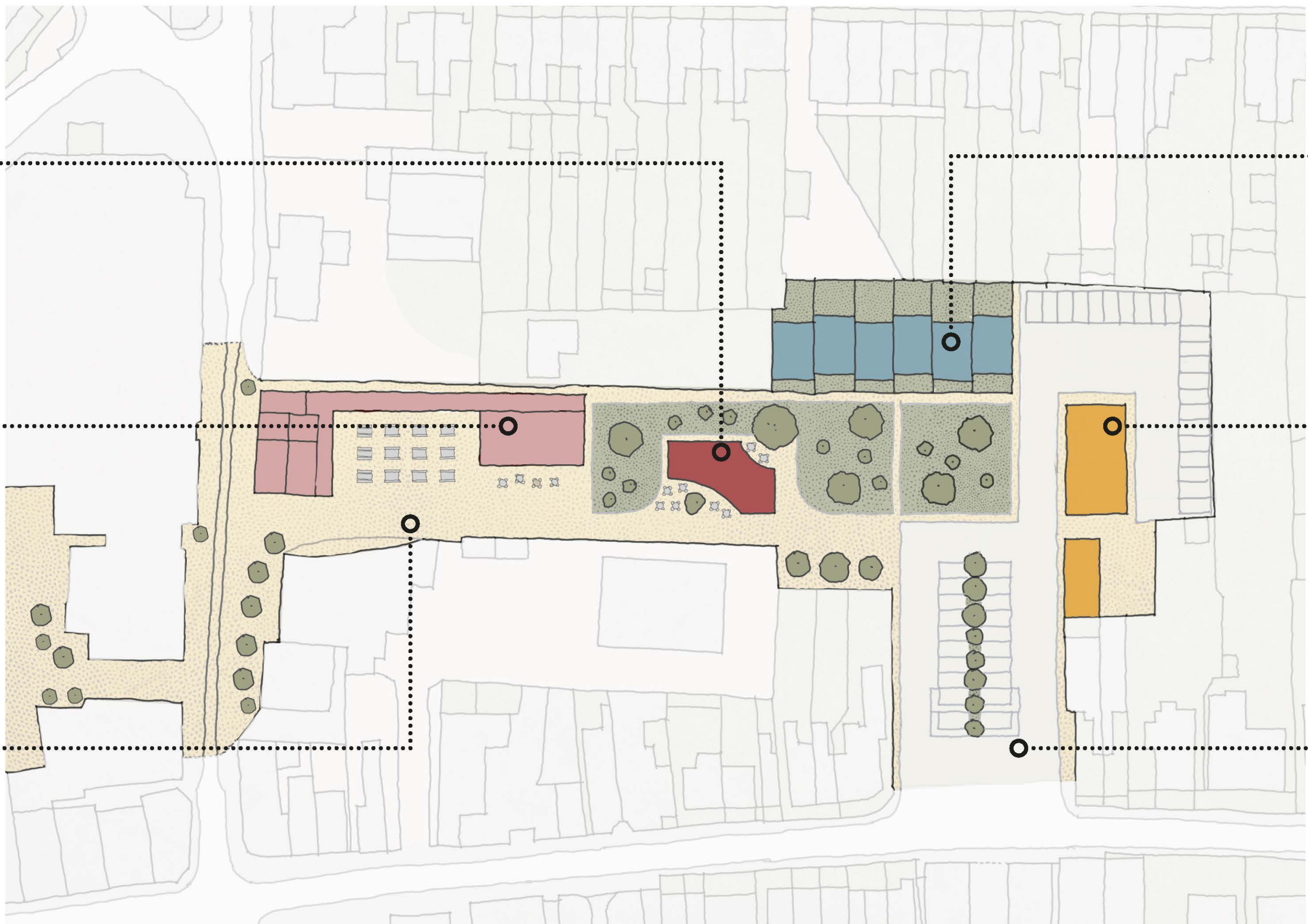
Community Cafe



Community Hall



Market Square



Housing



Commercial Space



Green Parking





Option 3 - The “Maximum”

10 Affordable Homes

A Community Cafe

2 new Workspace Buildings

A Permanent Market Building

Open Green Spaces

Public and Private Parking

Improved Connections

Total Car Parking Provision - 34 Spaces



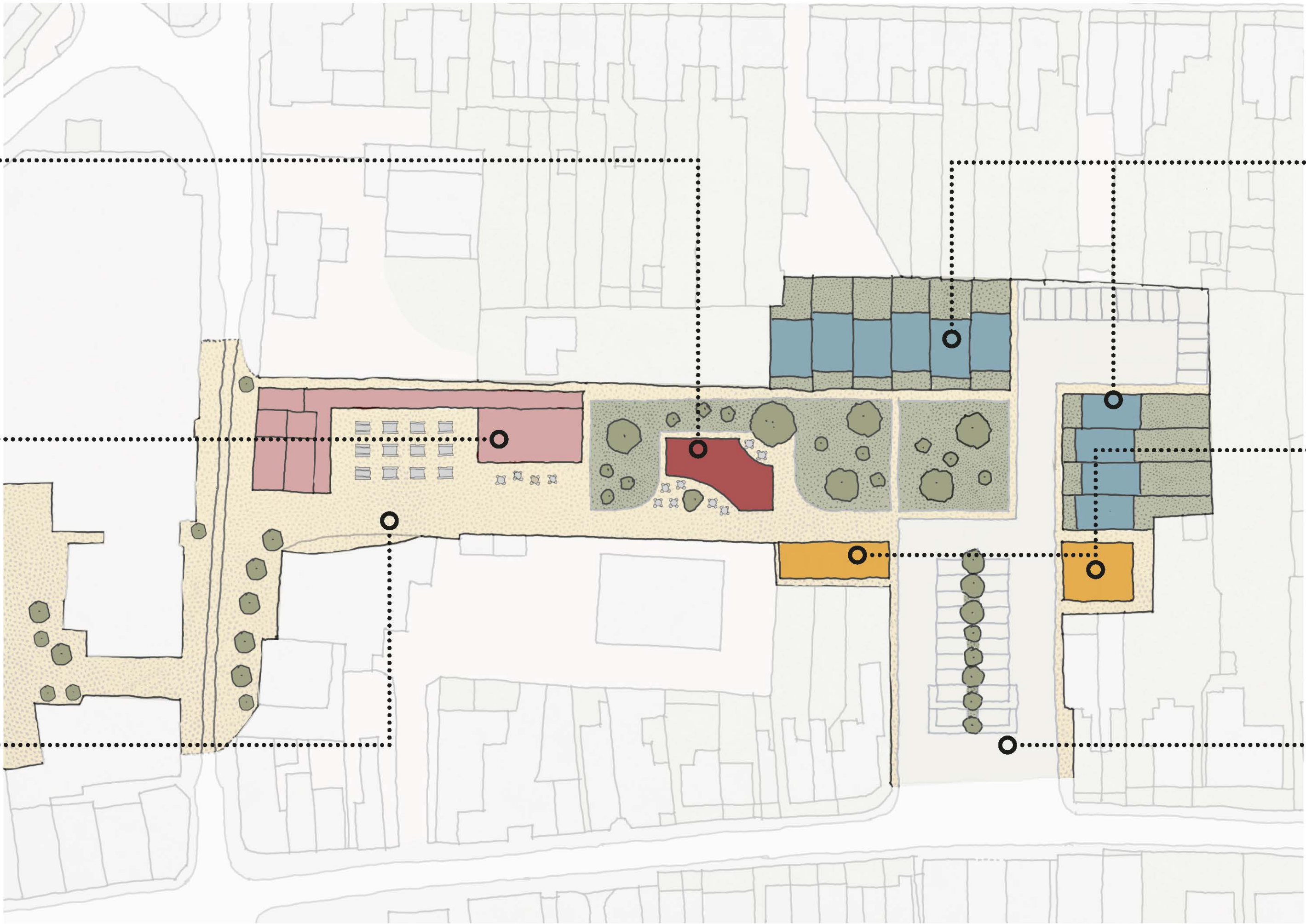
Community Cafe



Commercial Space



Market Square



Housing



Commercial Space



Green Parking

