

Variation No.3



Adopted 11th March 2008

12.2.4.2 Guidelines for the Core Retail Area

The Core Retail Area of the Town Centre is a particularly appropriate location for high buildings. In assessing development proposals for increased heights in the Core Retail Area (as defined in Section 4.4.2 of Chapter 4: Retail and Town Centre), the following standards and guidelines shall apply. These standards shall only apply to buildings fronting onto the streets in the Core Retail Area. Elsewhere the 'General Guidelines' above shall apply:

- at its highest point, no building shall reach higher than an average of 14.3 metres above ground level;
- the height to parapet/soffit level of buildings, as measured from ground level, shall not exceed an average of 12 metres
- where the top floor of any building higher than 12 metres fronts onto a street it shall be setback back by a minimum distance of 3 metres
- no building shall detract from structures or spaces of architectural or historic importance or important landmarks. In particular, the Council will not look favourably on proposed developments that detract from the landmark/focal point position and character of the Town Hall;
- the quality of overall design must be of a particularly high quality.