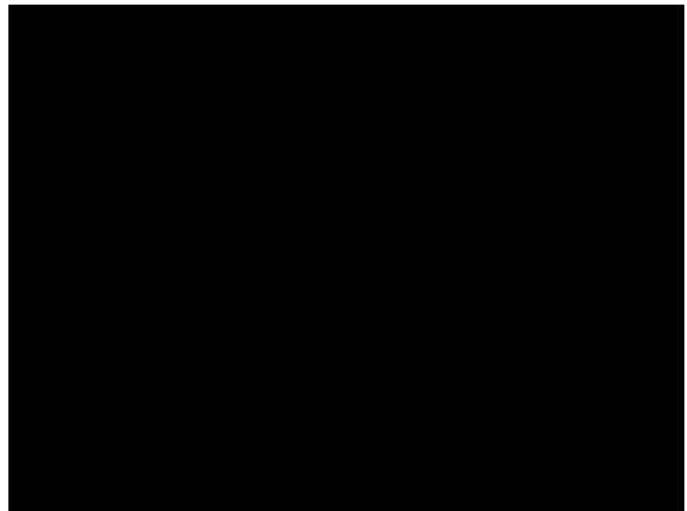
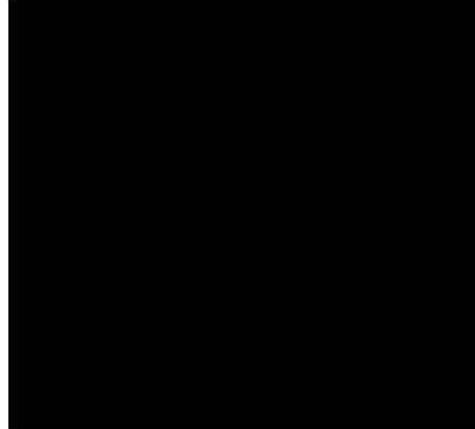


Appendices



Contents:

Appendix 1: Letters of Support

Appendix 2: Town Centre Strategic Masterplan

Appendix 3: Cultural Hub & [REDACTED]

Appendix 4: Project Visualisations

Appendix 5: Project Delivery Plan

Appendix 6: Project Programme

Appendix 7: Risk Register

Appendix 8: Cost Plan

Appendix 9: Commercial Works (LSH)

Appendix 10: Sustainability Plan

Appendix 11: [REDACTED] Mapping

Appendix 12: Cannock Town Centre Timeline

Appendix 13: Theory of Change

Appendix 1

Letters of Support



HOUSE OF COMMONS

LONDON SW1A 0AA

Cllr Olivia Lyons
Leader of Cannock Chase District Council
Cannock Chase District Council
28 Beecroft Road
Cannock
Staffordshire
WS11 1BG

Ref: [REDACTED]
14 June 2021

Private and Confidential

Dear Cllr Lyons,

Cannock Town Centre Levelling Up Fund Application – Letter of Support

I am writing to confirm my strong endorsement for Cannock Chase District Council's bid to the Levelling Up Fund for Cannock Town Centre.

Cannock Town Centre has been in decline for some time and is not reaching its potential. The situation has been exacerbated by the Covid-19 pandemic which has had a major impact on the vitality and vibrancy of the town. There has been a sharp increase in the number of vacant units in the town centre – with over 20% of retail units lying empty. This is a rate higher than the national average.

Cannock Chase's economy has suffered due to the pandemic, with unemployment increasing and 5,000 people still on furlough. There is some room for optimism, with the recent opening of the £160 million McArthurGlen Designer Outlet in Cannock and exciting plans to regenerate the former Rugeley Power Station as a zero carbon community. However, the prospects for Cannock Town Centre are uncertain and there is a lack of confidence from developers and investors to take the area forward.

I have been impressed by the ambition and vision for Cannock Town Centre set out in the Levelling Up Fund bid. I am confident the proposed interventions can stem the decline and create truly transformational change which will benefit local residents, communities and visitors to the area. The Levelling Up Fund contribution of £20 million from HM Government is a fundamental piece of the funding package required to deliver the ambitious plans set out in the bid. Cannock Chase Council is also demonstrating its commitment and ambition by contributing a significant level of funding to ensure that the project can be realised in its full form.

The proposals to develop a new cultural hub for the town centre including a [REDACTED] enhanced theatre and incubation, business accelerator and [REDACTED] space aimed at entrepreneurs are extremely exciting and have the potential to deliver significant economic and social benefits for Cannock Chase. They will also contribute towards the Government's net zero carbon target and wider Levelling Up Agenda.

Cannock Chase is an ex coal mining and industrial community. Whilst there has been progress in recent years in creating new employment opportunities, attracting new investment and increasing skills levels and educational attainment, the area still requires significant investment. This will be vital to reshape the town centres, improve connectivity, invest in local cultural facilities, upgrade and enhance local transport infrastructure and give local people pride in their local community.

The bid for Cannock Town Centre delivers against the key objectives of the Levelling Up Fund and I firmly believe the time is now to grasp the opportunity to deliver a significant programme of investment and change that can leave a lasting legacy.

Yours sincerely,

A large black rectangular redaction box covering the signature of the sender.A black rectangular redaction box covering contact information, likely a phone number or email address.

18th June 2021



Ministry of Housing, Communities & Local Government
2 Marsham Street
London
SW1P 4DF

Dear Sir/Madam

I am delighted to submit Cannock Chase Council's application for funding from the Levelling Up Fund.

The Council has been categorised Priority 2 within the Prospectus, yet we know that Cannock Town Centre is in need of urgent Regeneration and Town Centre Investment and Culture Investment, representing 2 of the 3 themes for the first round of Levelling Up Funding in 2021-22.

This is reflected in the attached application whereby, other than the self-funding [REDACTED] element of the scheme, the Council is delivering the entire development and [REDACTED] and footfall wrapped around a cultural, leisure and creativity hub.



Within the application the Council has set out its clear ambition to work with partners to transform Cannock Town Centre, and set out a vision to create a brighter and better future for our Town.

Unfortunately, Cannock Town Centre is not fulfilling its potential and has been in decline for too long. Take a walk around the Town Centre and you will see empty shops, derelict buildings and a place that is not welcoming or desirable to visit. The growth of on-line shopping, changing consumer behaviours and the impact of the Covid-19 pandemic have accelerated the decline and it is clear that the private sector is unable and unwilling to invest in Cannock Town Centre. We need a different approach and the public sector must play its role in reversing the decline.

We want Cannock Town Centre to be a place where people choose to live, work and visit and where businesses can invest and grow. We want to re-shape the Town Centre and engender an exciting cultural and leisure hub with opportunities for a [REDACTED], enhancements to the existing and highly regarded Prince of Wales Theatre, creation of Incubation and Business Accelerator space, new cafés/restaurants and inspirational public realm. Our partners share this vision, and this is evident from the many letters of support that we have received and are enclosed with the application.

Civic Centre, PO Box 28, Beecroft Road, Cannock, Staffordshire WS11 1BG

tel 01543 462621 | fax 01543 462317 | www.cannockchasedc.gov.uk

 Search for 'Cannock Chase Life'  @CannockChaseDC



The full £20 million of Levelling Up Fund Investment from HM Government can truly help to make a difference to Cannock Town Centre and help us to achieve our vision.

[REDACTED]

[REDACTED]

The benefits that could accrue from this investment are significant - with the scheme delivering a Benefit-Cost Ratio of 2.46, which is much higher than the minimum ratio of 2.

Importantly, the project will generate substantial new job opportunities for residents of Cannock Chase District, [REDACTED], improve connectivity and the Town Centre environment and deliver against the Government's Net Zero Carbon targets.

I am proud of our District and want to make Cannock Town Centre a place that all of our local residents can be proud of.

The Council is confident that it can deliver this project and is geared up to hit the ground running so that we can achieve early delivery and spend in 2021-22 – the decline has gone on for too long – there is no time to waste.

It is my strong belief that we need to firmly grasp this unique opportunity to deliver transformational change for Cannock and it is time to work together to deliver the brighter and better future for our Town



Yours faithfully

[REDACTED]

[REDACTED]

Civic Centre, PO Box 28, Beecroft Road, Cannock, Staffordshire WS11 1BG

tel 01543 462621 | fax 01543 462317 | www.cannockchasedc.gov.uk

 Search for 'Cannock Chase Life'  @CannockChaseDC



17th June 2021

To Whom it May Concern:

Letter of Support for the Levelling Up Fund Bid for the Cannock Town Centre Development

The Stoke on Trent and Staffordshire Enterprise Partnership (LEP) has a vision for our region to be the best place to live, learn, work and do business and, as one of our key urban centres, Cannock has a vital contribution to achieving our ambitions. Situated in the south of Staffordshire, just north of the West Midlands conurbation and with excellent road and rail links, Cannock is perfectly positioned to take advantage of economic opportunities on the doorstep.

However, Cannock town centre has been blighted by a high level of vacant retail space and outdated urban design. The area has suffered from market failure to invest in property development and has resulted in a poor perception of the town centre. Other areas in Staffordshire have seen recent investment through Town Deals and Future High Street Funds, which will reenergise our town centres and bring back pride to local communities. With similar levels of investment, the same can be true for Cannock aligning with the LEP's strategic plans to level up areas of need through the transformation of retail, leisure and responding to new ways of working.

The proposed town centre development will create 190 new net jobs and business owners, along with the creation of much-needed start-up and incubation space, making a significant contribution to the LEP's plans for post-pandemic economic renewal.

The town centre plans include a new leisure and culture offer adjacent to green spaces, creating a more attractive place for workers, [REDACTED] and visitors to the town. Improved pedestrian connectivity will encourage healthier lifestyles and help to promote sustainable travel to and within the town, building on the legacy that will be created by Cannock Chase District hosting the mountain biking events for the 2022 Commonwealth Games.

We believe that Cannock Chase Council's proposals align with our ambitions for the economic and social development of the area and the LEP is delighted to support this bid for funding to help Cannock realise its plans for regeneration and growth.

Yours faithfully

[REDACTED]



Department
for Work &
Pensions

[REDACTED]
5th Floor, 2 St Peters Square
Manchester
M2 3AA

Tel: [REDACTED]

Email: [REDACTED]

FAO: Debbie Harris
DebbieHarris@cannockchasedc.gov.uk

Date: 15th June 2021

Dear Debbie

RE: Temporary Jobcentre, [REDACTED]

I am writing to you further to our discussions in relation to DWP's recent lease acquisition of [REDACTED] in Cannock for a new temporary Jobcentre

As part of our commitment to help support more customers back in to work, DWP are quickly, but temporarily, increasing the number of Jobcentres across the country where they are needed. An additional 13,500 Work Coaches are being recruited to support the Plan for Jobs and the additional demand for DWP services across the country.

Cannock has been identified as a location where demand has increased and therefore had a requirement for additional space to enable an increase of Face to Face services to support the local community.

Following a site search the unit at [REDACTED] was identified as being of a suitable size and immediately available allowing DWP to move quickly. As these sites are required to support the temporary increase in demand flexible lease terms with tenant options to exit have been agreed.

DWP will review the need for these temporary sites as the economy recovers and / or social distancing requirements are eased to ensure they balance providing essential services for customers, with delivering value for money for the taxpayer

DWP are aware of future Regeneration Plans in Cannock that are likely to impact this property, beyond the temporary requirement. DWP would be happy to work with the Local Authority as these plans develop, to support the provision of services to the local community

Kind regards,

Yours sincerely

[REDACTED]

[REDACTED]

17 June 2021

Cannock Chase District Council
28 Beecroft Road
Cannock
Staffordshire
WS11 1BG



Dear Sirs,

Cannock Town Centre Levelling Up Fund Letter of Support

We are writing to provide our support to the bid by Cannock Chase District Council for the Levelling Up Fund.

Joint Law of Property Act (LPA) Receivers from Avison Young have been appointed over Cannock Shopping Centre since 2009. Cannock Shopping Centre comprises circa 100,000 sq.ft. of retail accommodation with over 40 retail units (occupied by both national and local retailers) and is the town's principle covered shopping centre.

Since 2009 the Joint LPA Receivers and secured lender, West Brom Building Society, have been a key stakeholder within the town centre. During this time, we have unfortunately experienced first-hand the challenges being experienced by the town centre. We have witnessed a decline in the town centre largely as a result of difficulties in the retail sector and the impact of the Covid 19 pandemic.

Through a proactive programme of investment, repositioning and repurposing of the town centre, we believe the decline experienced can be reversed. In order to 'kick start' this regeneration the Council will need to be the key catalyst, unlocking the potential of the town centre and delivering new opportunities for inward investment from the private sector.

We have been briefed on the Council's vision for the town centre as set out in the Levelling Up Fund bid. Based on the high level information provided, we fully endorse the proposed principle of enhancing the town centre and attracting new cultural, commercial, social and public sector uses.

We look forward to working with the Council in the future to review the detail of their plans and work collaboratively on the much needed regeneration and rejuvenation of the town centre.

Yours Sincerely

A large black rectangular redaction box covering the signature of the sender.

A black rectangular redaction box covering the name of the sender.

On behalf of Avison Young (UK) Limited



[REDACTED]
Greater Birmingham & Solihull LEP
Baskerville House
Centenary Square,
Birmingham B1 2ND

Email: hello@gbstep.co.uk
Tel: 0121 758 5690

Housing, Communities and Local Government Committee,
House of Commons,
London,
SW1A 0AA.

17 June 2021

Dear Secretary of State,

Letter of Support for the Application for Cannock Town Centre to the Government's Levelling Up Fund

On behalf of the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP), I would like to confirm my support for Cannock Chase Council's bid to the Levelling Up Fund for Cannock Town Centre.

GBSLEP is impressed with the level of ambition and vision for Cannock Town Centre set out in the bid and is confident that the proposed interventions can reverse the decline of the town centre and bring about transformational change that will benefit local residents, communities and visitors to the area

The proposals to develop a new cultural hub for the town centre including a [REDACTED], enhanced theatre and incubation, business accelerator and [REDACTED] aimed at entrepreneurs are truly exciting and have the potential to deliver significant economic and social benefits for Cannock Chase and the wider GBSLEP area and create confidence in Cannock Town Centre as a place to invest

The LEP recognises that this project will deliver a structural change in Cannock town centre by repurposing an extensive central area of vacant retail space and tackling long term decline. The project proposed and its constituent parts bring a new economic purpose to this part of the town centre delivering highly visible transformational change, which can act as a catalyst for the longer-term revival of Cannock town centre. The proposal will support growth in key emerging areas, particularly cultural, creative, [REDACTED] and business space and will bring new opportunities for local communities.

The project fits well with the objectives of the LUF and the focus of cultural investment which aims to maintain, regenerate or creatively repurposing museums, galleries, visitor attractions (and associated green spaces) and heritage assets as well as creating new community owned spaces to support the arts and serve as cultural spaces. The projects also align with the theme of regeneration and town centre investment which aims to upgrade eyesore buildings and dated infrastructure, acquire and regenerate brownfield sites, invest in secure community infrastructure and crime reduction, and bring [REDACTED] and safe community spaces into town and city centres.

One of the key areas of focus in the GBSLEP's Strategic Economic Plan is to develop thriving towns and local centres. It is the ambition of the LEP to strengthen all parts of Greater Birmingham and to create a network of vibrant thriving strategic town and local centres that people take pride in, with excellent connections to [REDACTED], commercial and leisure opportunities as well as the region's major economic opportunity areas. The scheme within this bid for the LUF supports that ambition.

In conclusion, GBSLEP is very supportive of this scheme and the inclusive growth opportunities it offers to the Region. I hope that, with the support of the LUF, that this new cultural hub for Cannock Town Centre will provide improvements to the Town Centre and its surrounding community that will be accessible to all. GBSLEP wishes Cannock Chase Council every success with its bid and is committed to working with the Council to ensure the vision for the project is realised.

Yours sincerely

[REDACTED]

[REDACTED]

cc. [REDACTED]

Reply to: Inspiring healthy Lifestyles, Chase Leisure Centre, Stafford Road, Cannock, WS11 4AL

FAO Debbie Harris
Cannock Chase District Council

Our reference: CD/CCDC/LUFAPoWT
Your reference: N/A
Please ask for: [REDACTED]
Extension: [REDACTED]
Direct line: [REDACTED]
Date: 16th June 2021

Dear Debbie,

RE: Cannock Town Centre - Levelling Up Fund Application

Inspiring healthy lifestyles is a registered charity and social enterprise that works tirelessly to:

- promote and preserve good health through community participation
- ensure the advancement and support of education and culture
- provide exceptional facilities for leisure and recreation

For the past 10 years we have enjoyed a strategic partnership with Cannock Chase District Council (CCDC) which has seen us manage leisure, cultural and wellbeing services on their behalf.

We fully support a bid by CCDC to the Levelling Up Fund and are eager to develop and build on the successes already achieved working with the Council to realise the full potential that this scheme offers.

One of the key elements of the bid is the redevelopment and transformation of the Prince of Wales Theatre which is managed by Inspiring Healthy Lifestyles. The theatre sits at the heart of the scheme and is the heartbeat of cultural enrichment, not only in the town centre, but the district as a whole. The transformation of the theatre would play a significant part in revitalising the town centre and the objectives of the overall project.

This letter of support is testimony to the work undertaken in partnership with CCDC who in developing this proposal have demonstrated a shared passion for our core objectives and development of best in class leisure and cultural facilities. We are excited and fully committed to working with the Council on the development of the project.

Kind regards

[REDACTED]

[REDACTED]



Debbie Harris
Economic Development Manager
Cannock Chase District Council
Civic Centre
Beecroft Rd
Cannock
WS11 1BG

15 June 2021

Dear Debbie

Cannock Town Centre Levelling Up Fund Application – Letter of Support

I am writing to confirm our strong endorsement for Cannock Chase Council's bid to the Levelling Up Fund for Cannock Town Centre.

Cannock College, now part of South Staffordshire College, has been in place since 1929 when it was a mining college. Whilst we have, and continue to, train many students we now do so in a wide range of areas but we have seen Cannock Town Centre fall into decline. An example being the significant rise in vacant units in the town centre giving an outward impression of a Town becoming deserted, a place business can't thrive in and communities that can't feel proud of their Town.

We are enthusiastic about what the Levelling Up Fund can do for our town and share the ambition for facilities and infrastructure that will show residents, employers and the wider population that Cannock is really regenerating and becoming an ambitious Town where people want to live and work and employers want to do business, especially with its transportation links given its geographically central location. The Levelling Up Fund has the real potential to transform our Town of Cannock.

The provision of a [REDACTED] and theatre performance space along with support for business in the form of accelerator and incubation spaces for entrepreneurs coupled with [REDACTED] can and will make a massive difference on the journey to Cannock becoming a destination of choice for business.

At South Staffordshire College we believe strongly in the bid for the Levelling Up Fund and the positive impact it can have in our Town and therefore provide our support for the application

Yours Sincerely,

[REDACTED]

[REDACTED]



Debbie Harris
Economic Development Manager
Cannock Chase Council
Civic Centre
Beecroft Road
Cannock
WS11 1BG

Sent via email to: DebbieHarris@cannockchasedc.gov.uk

16th June 2021

Dear Debbie,

Cannock Town Centre Levelling Up Fund Application – Letter of Support

I am writing on behalf of the West Midlands Combined Authority (WMCA) to provide strong support for Cannock Chase Council's bid to the Levelling Up Fund for the regeneration of Cannock Town Centre.

I am impressed with the level of ambition and vision for Cannock Town Centre set out in the bid and am confident that the proposed interventions can reverse the decline of the town centre and bring about transformational change that will benefit residents, communities, and visitors to the area.

The proposals to develop a new cultural hub for the town centre, a [REDACTED], enhanced theatre and incubation, business accelerator and [REDACTED] aimed at entrepreneurs are truly exciting and have the potential to deliver significant economic and social benefits for Cannock Chase. The proposals are also aligned with the WMCA's broader ambitions for inclusive economic growth.

I wish Cannock Chase Council every success with its bid and am committed to working with the Council to ensure the vision for the project is realised.

Yours sincerely

[REDACTED]

[REDACTED]



Staffordshire
Chambers of
Commerce.

01782 202222

staffordshirechambers.co.uk
info@staffordshirechambers.co.uk

REF: SW/vh
Wednesday 16 June 2021

To Whom It May Concern

Dear Sir/Madam

Cannock Town Centre Levelling Up Fund Application Letter of Support

Staffordshire Chambers of Commerce would like to express our support for Cannock Chase Council's bid to the Levelling Up Fund for Cannock Town Centre.

Cannock Town Centre is not reaching it's potential. The situation has been exacerbated by the Covid-19 pandemic which has had a major impact on the vitality and vibrancy of the town and an increase in the number of vacant units in the town centre, with over 20% of retail units lying empty, a higher rate than the national average. The future of town centres must not rely on retail alone and the vision for Cannock Town Centre, as set out in the Levelling Up Fund bid, will revolutionise the area by offering a mix of retail, service-led and business/commercial spaces that aim to create a centre to [REDACTED], work, visit for all generations.

The proposals to develop a new cultural hub for the town centre to include business accelerator and [REDACTED] aimed at entrepreneurs are extremely exciting and have the potential to deliver significant economic and social benefits for Cannock Chase and contribute towards the Government's net zero carbon target and wider Levelling Up agenda.

The bid for Cannock Town Centre delivers against the key objectives of the Levelling Up Fund and I believe that it is now time to grasp the opportunity to deliver a significant programme of investment and change that can leave a lasting legacy for the future.

On behalf of the Board of Staffordshire Chambers of Commerce, I am happy to support these proposals. If you require any further information please do not hesitate to get in touch.

Yours sincerely

[REDACTED]

Staffordshire Chambers of Commerce is enormously grateful for the continued support of our Patrons:



15th June 2021

Cannock Town Centre Levelling Up Fund Application – Letter of Support

Dear Mr Piper

This letter serves as an expression of our support for Cannock Chase Council's bid to the Levelling Up Fund for Cannock Town Centre.

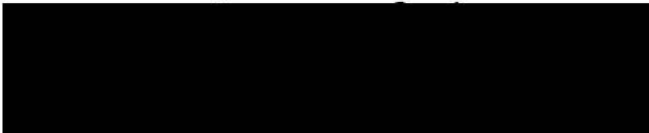
Cannock Town Centre is one of many casualties of the Covid-19 pandemic and requires significant investment to enact change that can assure its future.

The future of centres must not rely on retail alone, and the vision for Cannock Town Centre, as set out in the Levelling Up Fund bid, will revolutionise the area by offering a mix of retail, service led and business / commercial spaces that aim to create a centre to [REDACTED], work, visit and play for all generations.

Innovation is key to future success, and it is great to see that the proposals include much needed incubation and business accelerator space for entrepreneurs. These spaces will not only help to bring skilled jobs into the area and retain graduates from local universities, but will be catalysts for a more diverse and sturdier local economy going forward.

Access to this fund will prove vital in securing a space for the local business community to start, grow and thrive.

Yours Sincerely,



Greater Birmingham Chambers of Commerce
Telephone – [REDACTED]





The Whitehouse
High Green
Cannock
Staffordshire
WS11 1BE

15th June 2021

TO WHOM IT MAY CONCERN

Re: Cannock Town Centre Partnership support for application to Levelling Up Fund.

I write as Chair of Cannock Town Centre Partnership ("CTCP").

Cannock Town Centre Partnership is a Community Interest Company formed specifically in early 2019 to create and support, in partnership with Cannock Chase District Council, a vibrant thriving Town Centre for Cannock residents, businesses and visitors. It was formed at the time the new Outlet Village was built to primarily gear up the Town Centre to protect it from the adverse effects of the potential drain of custom to the Outlet Centre. This ongoing initiative involved the support of a Town Centre Partnership Manager, some environmental improvements, the generation of engagement through social media with over 2000 followers as well as many events and working in partnership with Cannock Chase District Council. The Board is made up of local members who are representative of Town Centre interests.

Despite all initiatives the combination of the eyesore of the large derelict and dangerous multistorey car park occupying a large chunk of the town centre, the disjointed lack of connection between the town centre shops, the dated and unattractive layout of the centre and lack of funding failed to stem the slow demise of the Town Centre with over 22% of void properties and rising. There is little to attract visitors from the Outlet centre into the Town Centre and it is my strong opinion that this will not improve and there is little that can be achieved without proper financial support. Private funding to make the improvements has failed at every twist and turn and without radical support the combination of the pandemic, the proximity of the Outlet Village and the unattractive layout of the dated town centre will not regenerate interest in the Town Centre. The ability to introduce new uses that will significantly contribute to the vibrancy of the town centre is prevented by the current constraints of the town centre, these cannot be addressed without substantial investment of circa £20 million and this is not available privately.

Cannock has historically been decimated over the years, in particular by the mine closures when 20% plus unemployment was the norm. The careful links between the Town Centre and the Outlet Village forged within the planning process are unused because there is nothing within the Town centre to attract visitors without substantial investment enabling leisure and local shopping to attract visitors as well as local government and housing which will substantially increase footfall.

As Chairman of Cannock Town Centre Partnership I write to fully support the Council's Levelling Up Fund application, without this Cannock Town Centre will become more of an eyesore with even more empty shops with an even greater lack of connection between the Outlet Village and the Town Centre. The huge advantage of locating the [REDACTED] within the redesigned Town Centre will bring in the footfall desperately needed to ensure the longevity of the investment.

Please support the Council in their bid for £20 Million Levelling Up Funding they require, so they can procure what is needed and make Cannock Town Centre a shining example of what can be achieved by proper Government financial support regenerating both the built environment and the community as one. This will ensure that Cannock Town Centre's current gulf between the prosperous towns supported by the fund, and the more prosperous south and Cannock is bridged for now and future generations to come.

Yours faithfully

[REDACTED]

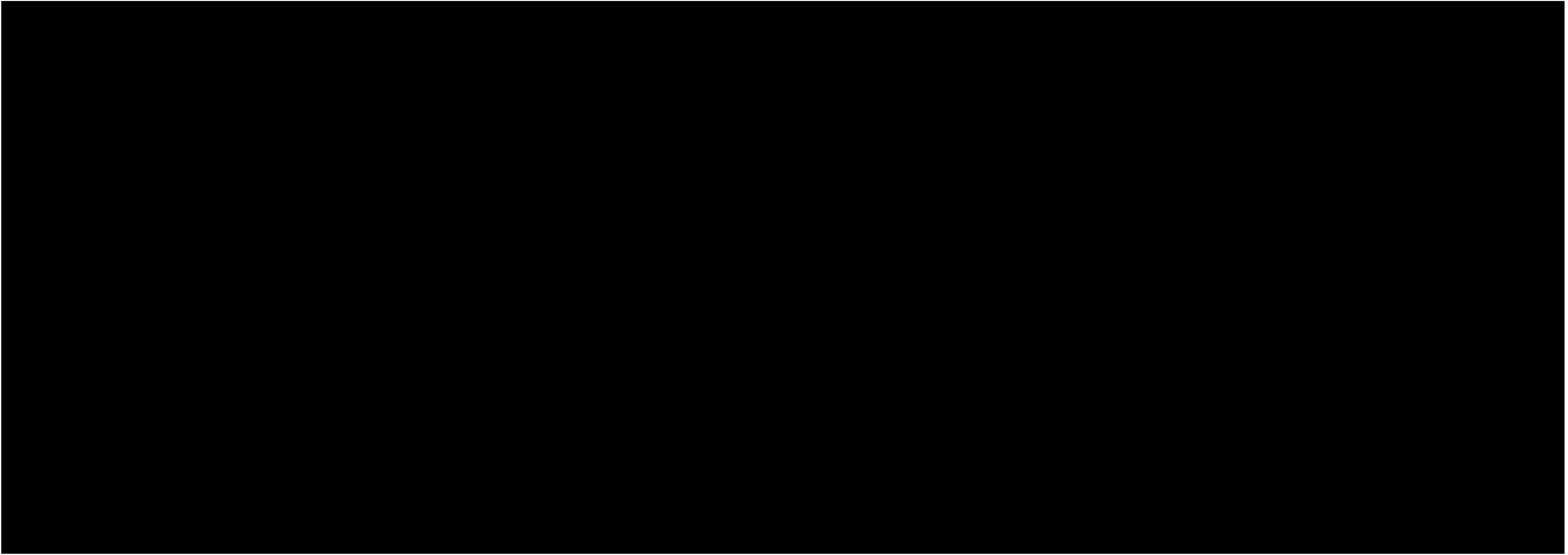
Chair Cannock Town Centre Partnership.

Past President Cannock Chase Chamber of Commerce.

[REDACTED]

Appendix 2

Strategic Town Centre Masterplan Document

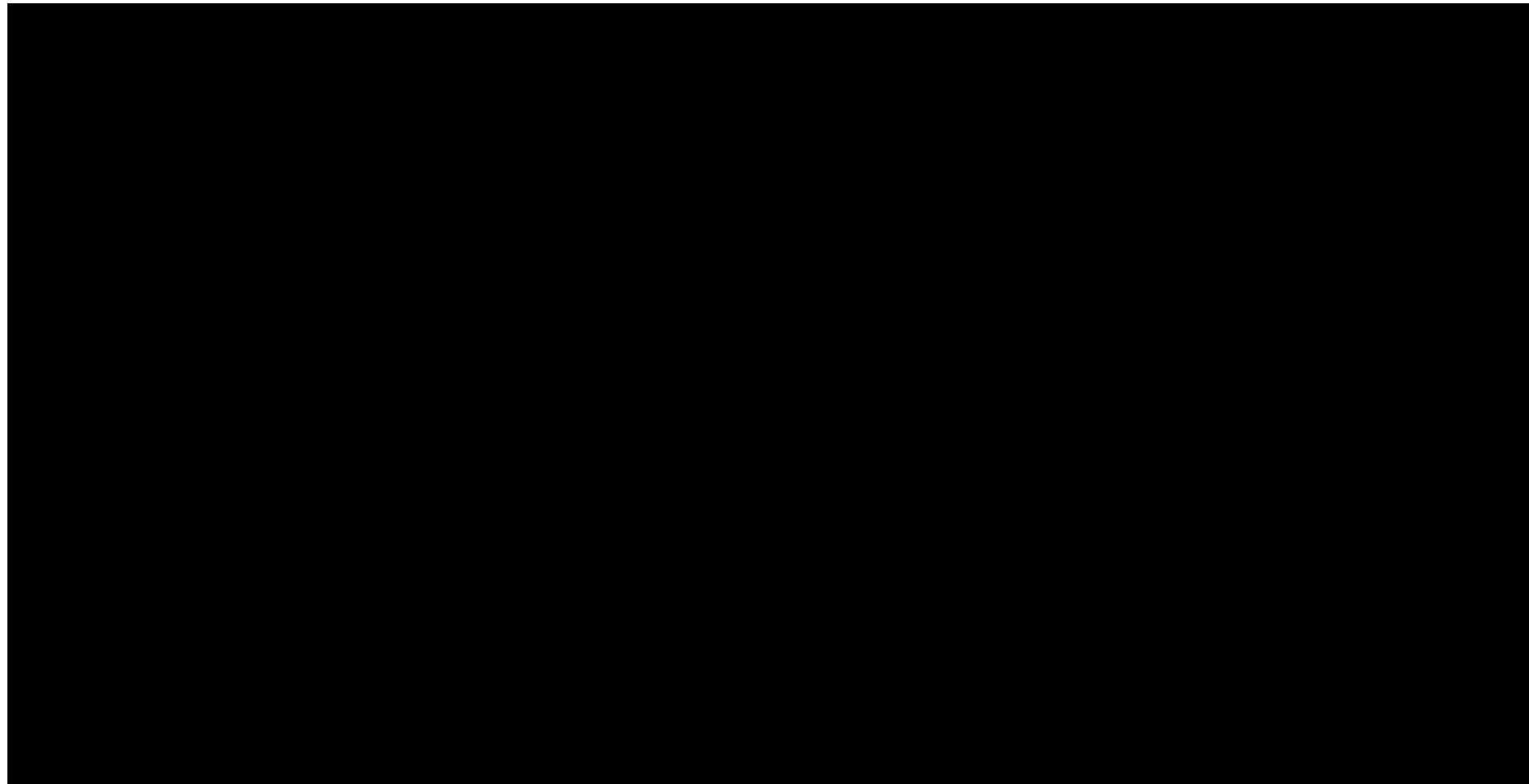




Appendix 3

Cultural Hub and [REDACTED] Design

1.0 Introduction.



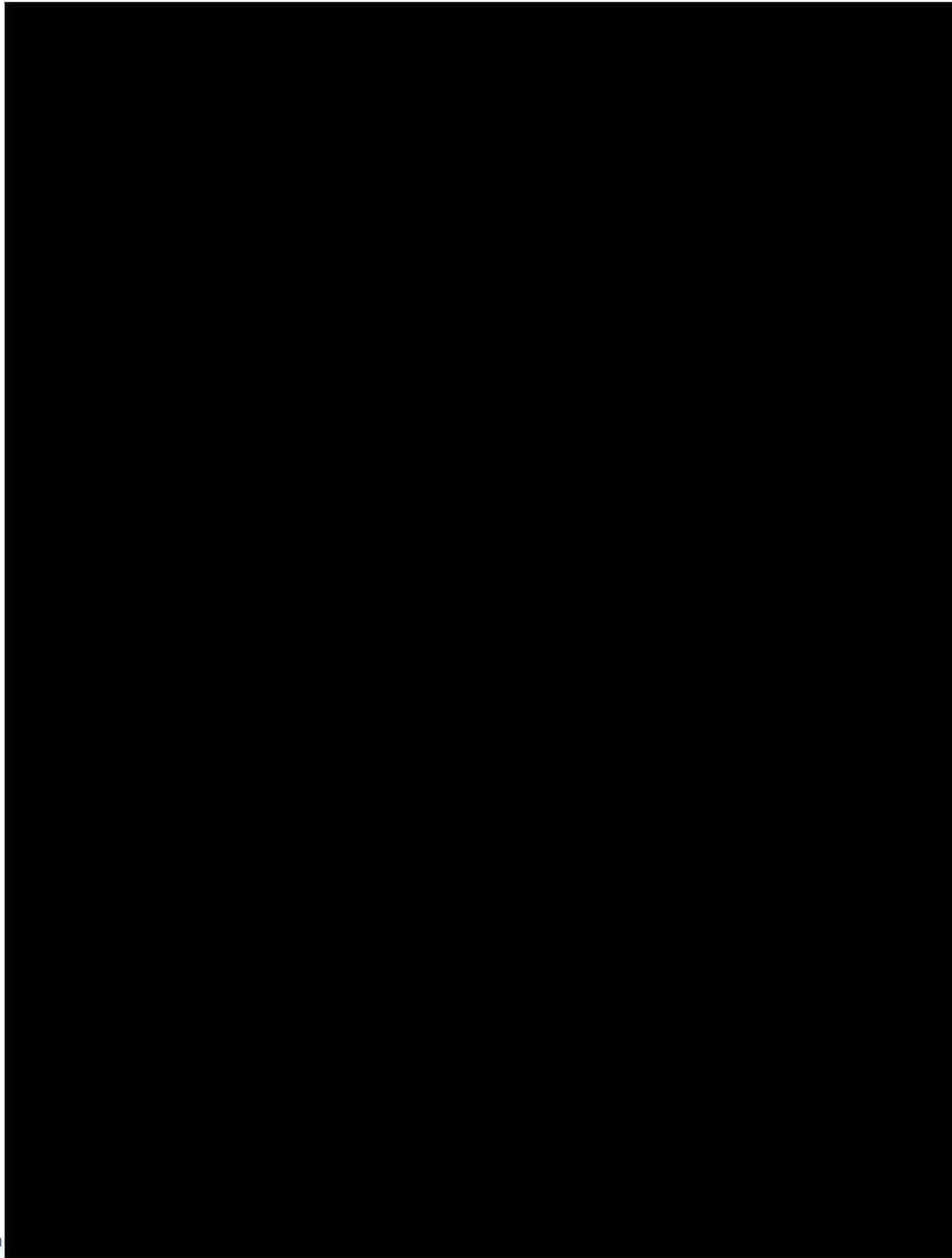
1.1 Architectural approach

We are a passionately design led, client-centred studio. We bring together our client's personal vision, the immediate and wider context, and our skill, imagination and experience to create individual buildings of beauty, quality and effortless function.

Getting the most from buildings is at the heart of what we do. From the outset we have aimed to creatively resolve issues where occupiers, developers, investors and statutory regulator's respective views meet.

We believe that good design is fundamental to each project, and that it is not just in the architecture of the building and the selection and detailing the materials, but is in the efficiency of the space, the ease of construction and in the added value that it can bring.

1.0 Introduction.



Concept sketch of façade opening

1.2 Introduction

This design report has been prepared to support Cannock's bid for funding from the Levelling Up Fund, for which Cannock Chase has been identified as Priority 2.

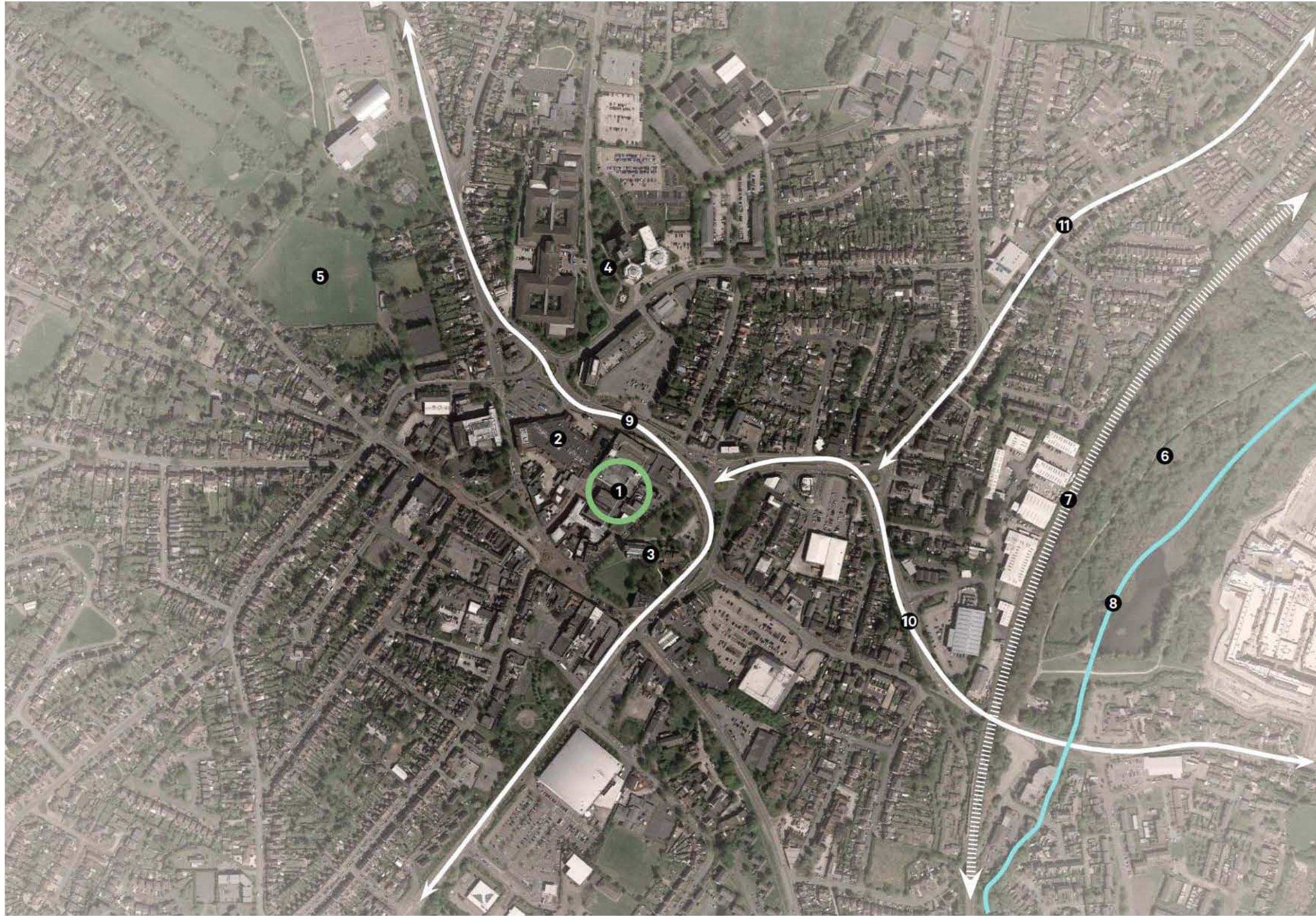
The proposals seek to remodel an important part of the city centre to the North of St. Luke's Church into an open, lively public centre including a theatre [REDACTED] [REDACTED] [REDACTED] and a business incubator providing office space for small businesses and startups and training facilities for young and mature people.

The public realm around the new development would be reworked and the development would be more sympathetic to its surroundings, in particular the church.



We would like to thank Tetrattech and Cannock Chase District Council for the opportunity to develop proposals for this exciting site.

2.0 Site.



2.1 Site location

1. Site location
2. Cannock Shopping Centre
3. St. Luke's Church
4. Cannock Chase District Council
5. Cannock Park
6. Mill Green & Hawks Green Valley Nature Reserve
7. Chase Line railway line
8. Riding Brook
9. Ringway / Stafford Road
10. Lichfield Road
11. Hednesford Road

Satellite photograph of the site in wider context



