

Housing Aid Site

NOTTINGHAM CITY CENTRE



INFORMAL PLANNING GUIDANCE

February 2020

Introduction

This document provides informal planning guidance on how the City Council’s Housing Aid site should be redeveloped. It will be taken into account as a material consideration in the determination of any planning application for the site.

Existing services currently provided at the Housing Aid site will look to be relocated to Loxley House, Station Street.

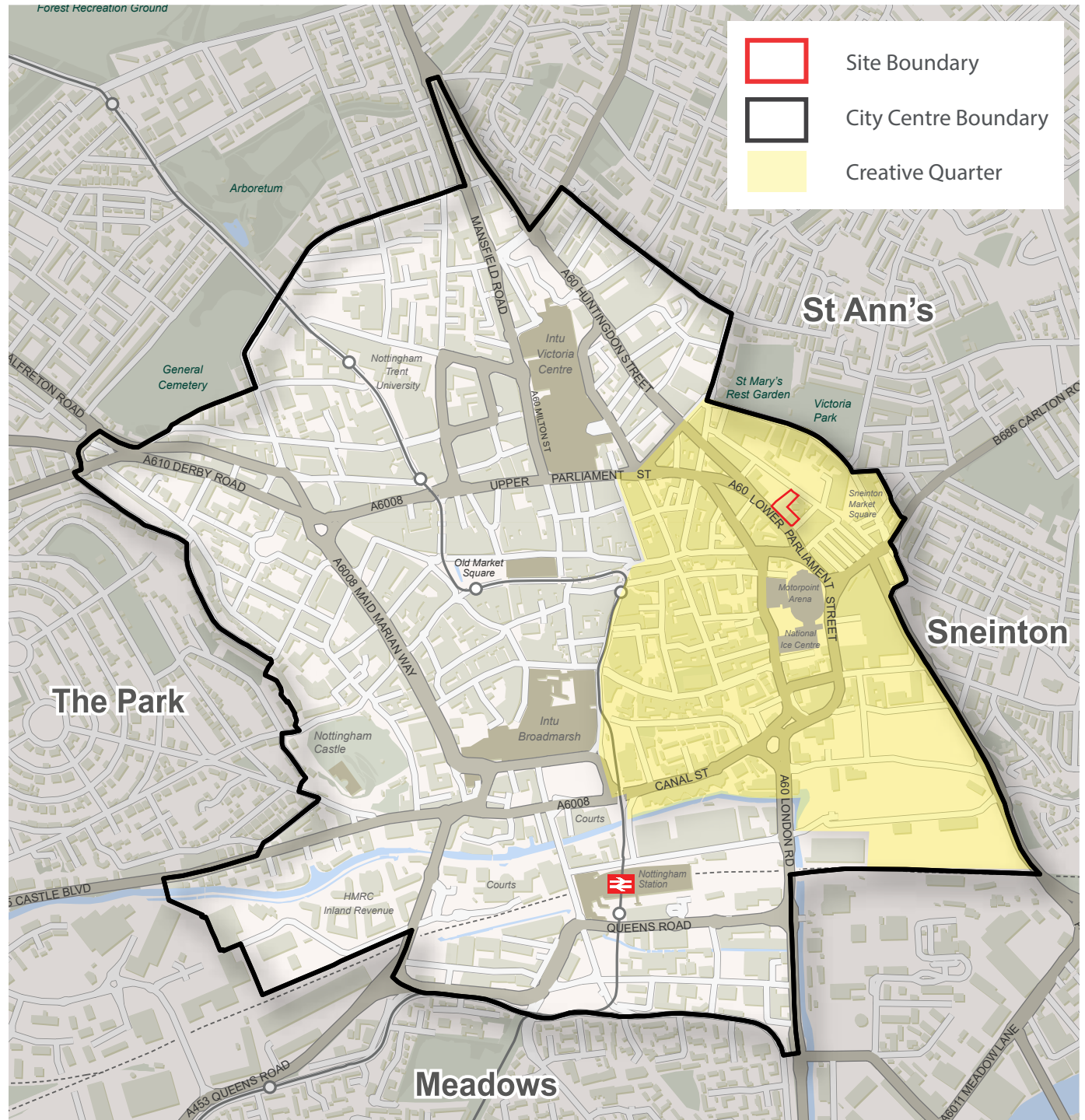
Appendix 1 of the document includes two options for a potential comprehensive development scheme which include the adjoining Hockley Point site and Royal Mail site should these sites become available for redevelopment in the future. It is envisaged that higher density could be achieved through a comprehensive development scheme.

Site Location

The Housing Aid site is located on the junction of Lower Parliament Street and Boston Steet in the eastside of Nottingham City Centre.

The site is located within Nottingham’s Creative Quarter, an area of the city that enjoys a vibrant mix of urban living with an independent retail mix and many bars, restaurants, cafés, galleries, arts cinema and theatres.

Good existing pedestrian and cycle links provide convenient access to other parts of the city centre, particularly to the north and west .



Site Context and Analysis

The existing site comprises of a 2-storey building used for offices and an area of hard standing used for car parking.

The east boundary of the site is enclosed by Hockley Point, a 5-storey student accommodation block and the Royal Mail site forms the north-west boundary, a 2-storey depot/storage unit and parking area. The south-west and north-east boundaries front onto Lower Parliament Street and Brook Street.

There are a number of significantly taller buildings which dominate the local skyline which include iQ Exchange student accommodation (11-storeys), Marco Island residential apartments (14-storeys), BT Telephone Exchange office building (12-storey) and Cranbrook House residential apartments (15-storeys).



Photo of Brook Street

Sneinton Market lies east of the site and the recently refurbished/rejuvenated Avenues A, B and C have helped stimulate a real vibrancy to the area becoming the new heart of the Creative Quarter. The area is home to a wide range of new creative businesses, designers, artists and digital agencies. Sneinton Market also offers a choice of independent shops, cafe bars and restaurants with regularly held live music, market and art events.



Photo of Sneinton Market






The site falls within close proximity to the Sneinton Market Conservation Area which contains two historic parks and examples of good quality buildings of important townscape heritage value, many of which are Grade II listed, associated with Victorian notions of town planning.



Photo of Victoria Park

The site benefits from good access to nearby local public green open space which includes both Victoria Park and St Mary's Rest Gardens located just little over a 100 metres north of the site.

Sneinton Market Square and Victoria Lesiure Centre provide additional access to public open space and leisure facilities.

-  Site Boundary
-  Sneinton Market Conservation Area
-  Listed Buildings
-  Public Green Open Space
-  Public Square



Policy and Strategic Context

The site is within the Creative Quarter in Nottingham City Centre as defined in the adopted Local Plan Part 2 (The Land and Planning Policies Document). Policy RE3 (Creative Quarter) is therefore applicable to the site and so any development on this site will need to be consistent with and not undermine the delivery of the strategic aims for the Quarter. The site was put forward as part of a larger site allocation during the preparation of the Local Plan Part 2 and was assessed as being a highly accessible brownfield site, at low flood risk and suitable for allocation for a mix of uses. Due, however, to the uncertainty of the site owner's plans for the Royal Mail site it was not carried forward as the Housing Aid site alone did not meet the size threshold for allocation.

Regeneration Context

The area has recently been a focus of regeneration investment and activity over the last number of years with the refurbishment of Sneinton Market Avenues A, B and C, and the current redevelopment of avenues D and E. Together with Nottingham Trent University's Metronome a national cross-media centre at Marco Island has created a real vibrancy to the area.

There is continued momentum of investment and development interest with a number of sites which have been granted planning permission for a mix of uses including residential custom build housing, apartments, student accommodation and some ground floor cafe/bar uses.

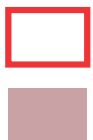


Image of 149 - 169 Lower Parliament Street development scheme



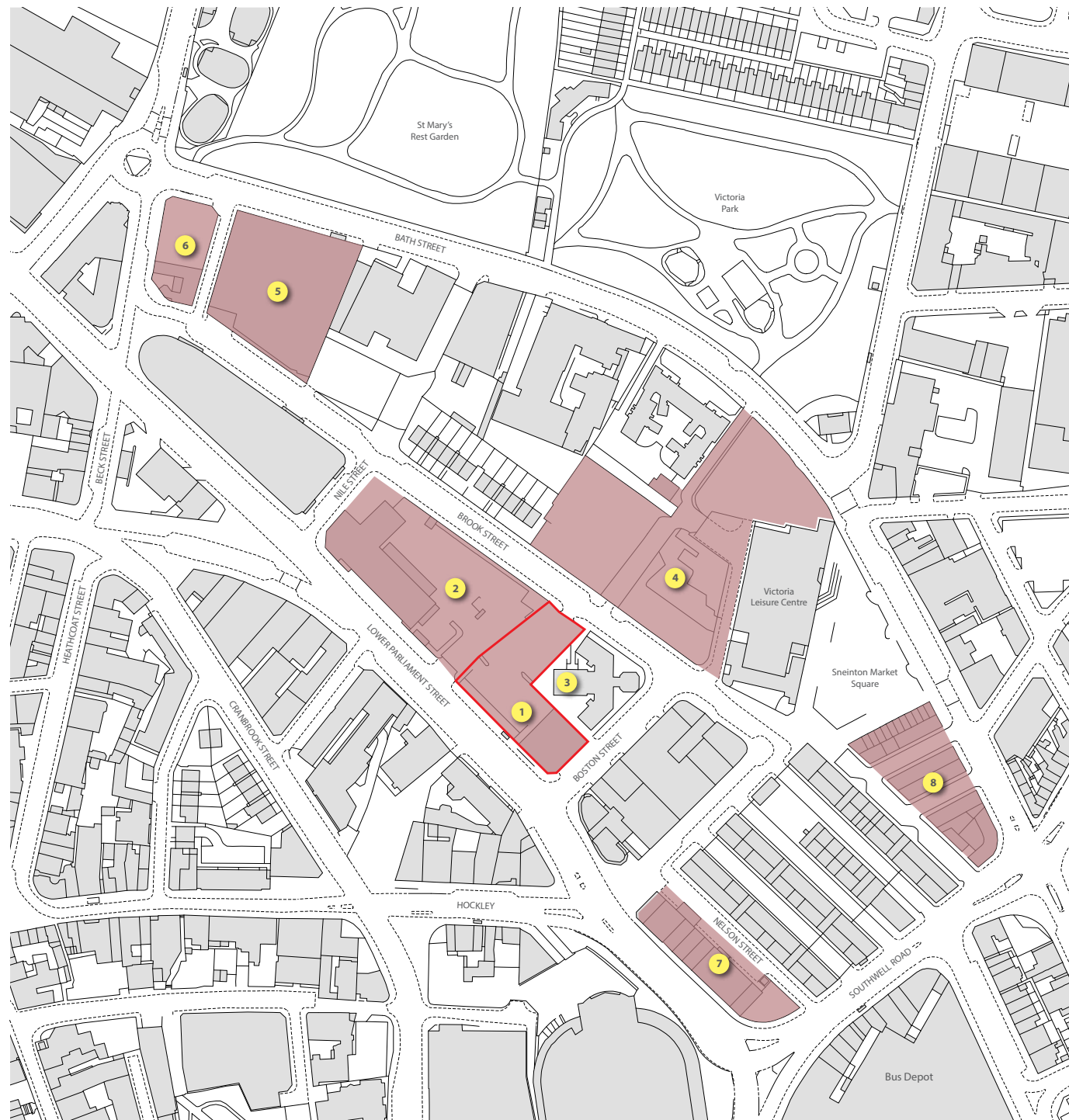
Image of Fruit Market Site development scheme

- 1** Housing Aid Site
- 2** Royal Mail Site
- 3** Hockley Point :
Planning permission for 4-storey rear extension to create additional student accommodation
- 4** Fruit Market Site:
Planning permission for 43 custom build houses
- 5** Bendigo Court:
Planning permission granted for 101 apartments
- 6** Cowan Street Car Park:
Outline permission for 42 apartments or 91 student beds (7-storey development)
- 7** 149 - 169 Lower Parliament Street:
Planning permission for student accommodation development (5 - 6 storeys) with cafe bar and exhibition space (Use Classes A3/A4/D2)
- 8** Avenue D And Avenue E Sneinton Market:
Planning Permission for 44 new apartments (including 36 student apartments) with A1 and A3 uses at ground level



Site Boundary

Development Opportunity Site



Development Principles

Land Use

The site provides an exciting opportunity to provide an urban living experience in an up and coming vibrant part of the city centre. A high quality residential led development scheme consisting of a mix of apartments and student accommodation is considered the most appropriate form of development for this site. Proposals should also include retail, office, leisure and/or A1, A2 or A3 uses which are capable of activating the groundfloor frontages. The proposed density of the residential development will depend upon the size of units and an appropriately detailed design scheme that successfully deals with and incorporates the following principles:

Access & Parking

Primary vehicular access should be via Brook Street. However, there is potential for vehicular access via Boston Street subject to detailed design. Pedestrian access should be encouraged from both Lower Parliament Street and Brook Street to help provide activity at ground level on primary frontages.

As the site is located in the city centre, car parking will be discouraged. However, should the development offer limited parking spaces in the means of any undercroft car parking then this should be appropriately designed and located to avoid fronting on to public realm. Brook Street provides an exciting opportunity to be remodelled to provide not only additional parking spaces but a flexible/multifunctional space which could be seen as an extension of Sneinton Market Square.

Permeability

New development should seek to incorporate north-east to south-west pedestrian routes to help define development blocks and align with the existing urban grain to avoid creating monolithic blocks and allow permeability through the site.

Overlooking & Overshadowing

New development should avoid causing significant overshadowing and overlooking to the neighbouring Hockley Point development and also the existing 2-storey residential properties located on Brook Street.

Building Line

Building lines should help to define clear urban blocks which reinforce established routes and help to contain and define new routes.

Proposed development blocks fronting Lower Parliament Street and Boston Street should be built of the back of footpath line and continue the relationship between building and public realm found to the south-west and south-east of the site. Blocks fronting Brook Street should look to be set back to allow for some soft landscaping.









Photo of Nottingham City Centre skyline

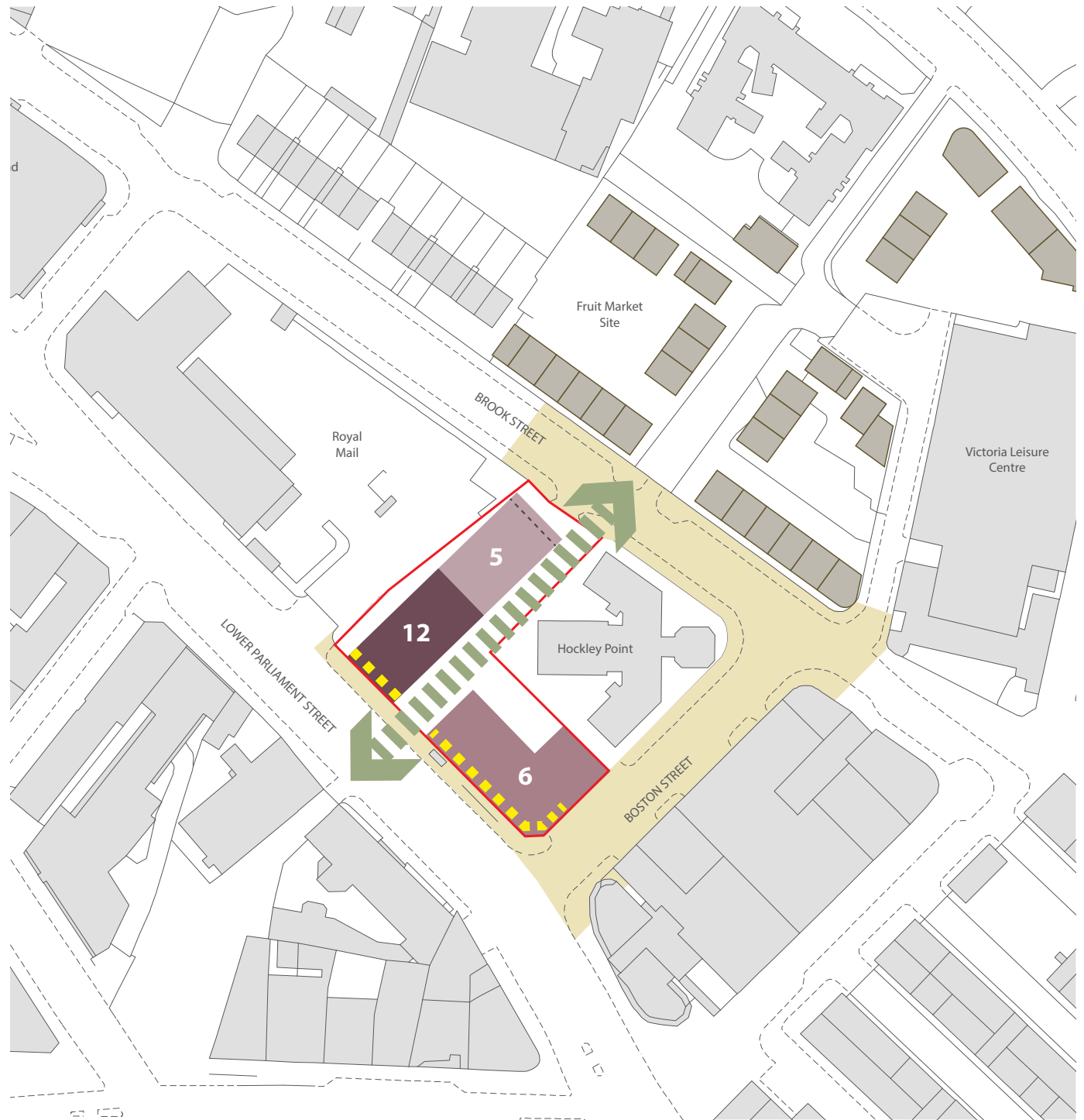
Frontage

Principle walking routes around the perimeter of the site should where possible be lined with active groundfloor frontages, in particular development blocks fronting on to Lower Parliament Street. Blocks fronting on to Brook Street should relate to the street and provide a good level of natural surveillance.

Materials

The planning guidance document does not prescribe a particular architectural approach, but it does require proper attention to place-making, by following the urban design principles set out in the document. The site is adjacent to the Sneinton Market Conservation Area and architectural design must take account of this. However, the site is an opportunity to achieve an exemplar of contemporary design while reflecting the materials, scale and urban grain of its historic context.

-  Site Boundary
-  Proposed Development Blocks 5-12 storeys
-  Permeability - Physical & Visual
-  2 Metre Setback on Upper Floor
-  Active Ground Floor Frontage
-  Environmental Improvements:
Including Street Tree Planting &
Pavement Widening



Building Heights & Massing

The proposed massing for new development should respond to the opportunity for variety provided by multiple blocks and must avoid both a monolithic form and an unmodulated roof line.

There is opportunity for taller buildings fronting on to Lower Parliament Street of up to 12-storeys which are of high quality architectural design. The height of proposed new buildings fronting on to Brook Street should step down to 5-storeys with the upper floor setback by 2 metres to provide relief and relate to the existing lower scale residential properties. This is shown indicatively on the 3D model illustrations.



Indicative 3D Model Massing view along Lower Parliament Street



Indicative 3D Model Massing view along Brook Street

Planning Requirements

- The development should look to achieve a high standard of environmental sustainability. The City Council actively encourages building design and construction methods that reduce energy costs and utilise green technology where possible in order to support a low carbon future and respond to the Council's Carbon Neutral 2028 pledge. All new development proposals will be expected to maximise opportunities to incorporate sustainable design features where feasible (such as sustainable drainage systems including grey water recycling, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain).
- Electric car charging points should be provided.
- A Tree Survey will be required in accordance with BS 5837: 2012 'Trees in relation to Design, Demolition and Construction – Recommendations' to fully inform tree retention, layout and design proposals.
- An Archaeological Desk Based Assessment and an Archaeological Field Evaluation will be required to determine what further archaeological work may be required in advance of and/or during groundworks for development.
- The heritage value of the existing building should be considered within the design development stage to assess whether the current building is of heritage value and how that can be taken into account as part of any planning application.
- Nottingham City Council's Design Quality Framework should be used to help inform the design and planning process of any development proposals from the earliest stage.
- An Employment and Training Plan to be agreed with the City Council's Employment and Skills Team to maximise the generation of local employment and training opportunities for city residents.
- S106 will be required to cover affordable housing, public open space, education, employment and training, further details of which are available from the planning team.
- Contribution/improvements to Brook Street and Boston Street to be delivered as part of any development proposals.
- A full list of planning application requirements, copies of the Planning Policy documents and guidance referred to in this document are available to view and download from the City Council's website: www.nottinghamcity.gov.uk/planning.

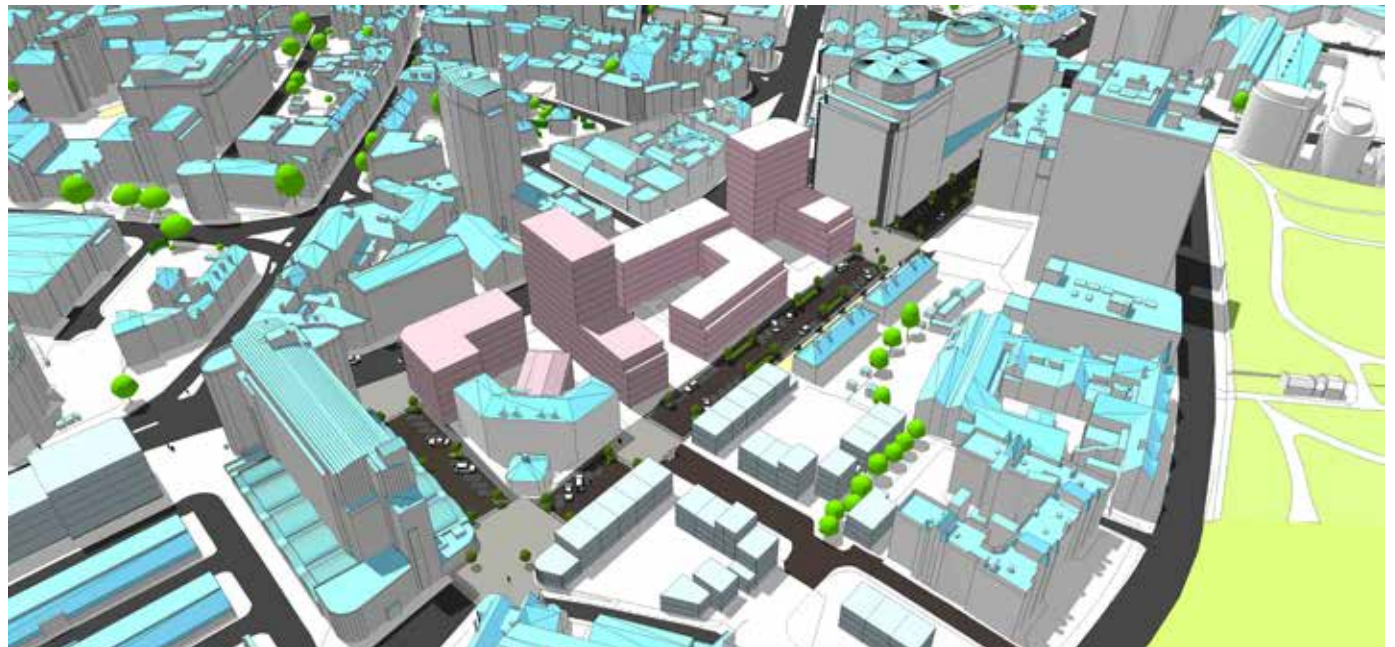
Appendix 1

Option 1:







Housing Aid and Royal Mail sites developed independently.

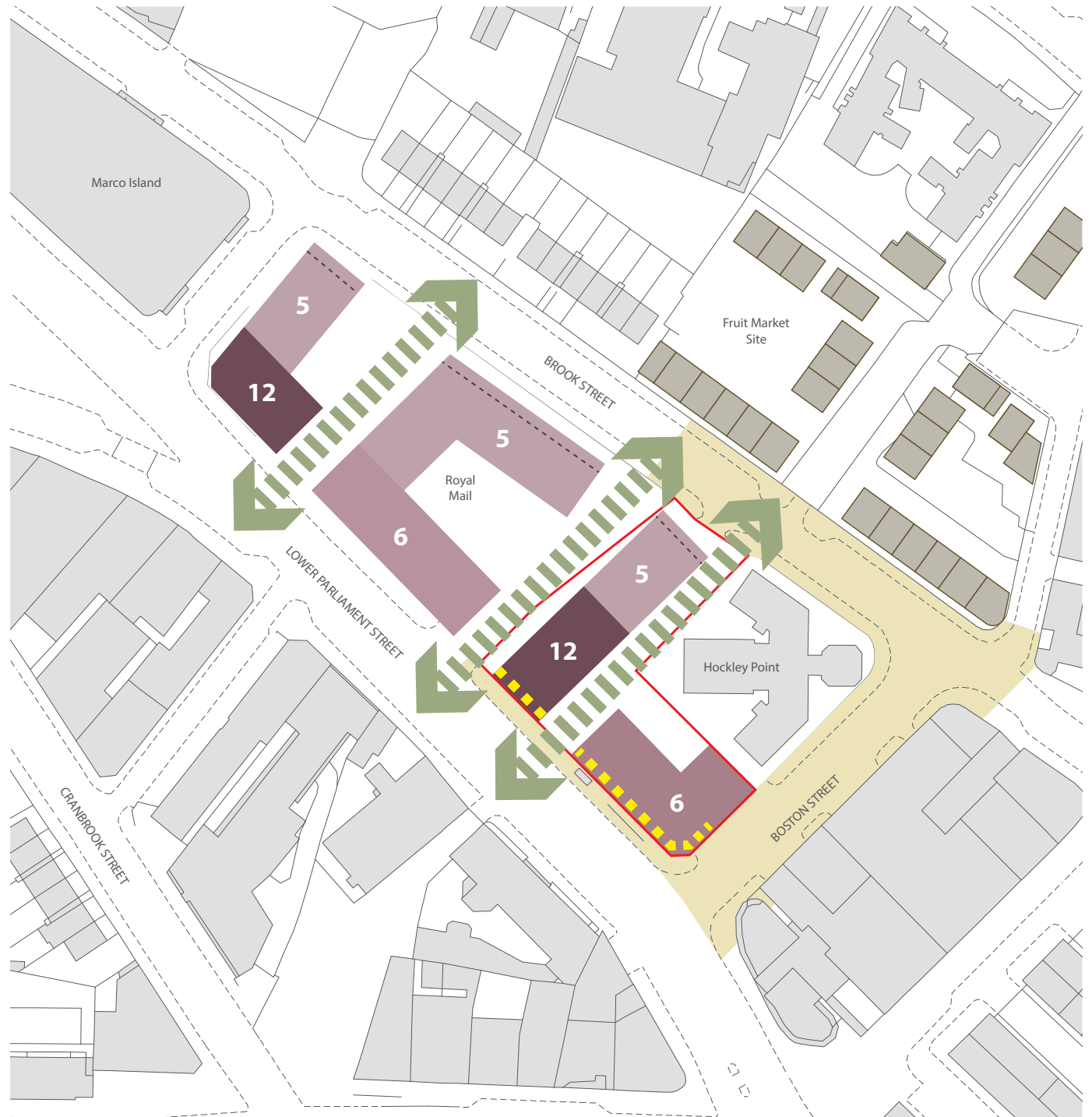


Indicative 3D Model Massing view along Lower Parliament Street



Indicative 3D Model Massing view along Brook Street

-  Site Boundary
-  Proposed Development Blocks 5-12 storeys
-  Permeability - Physical & Visual
-  2 Metre Setback on Upper Floor
-  Active Ground Floor Frontage
-  Environmental Improvements:
Including Street Tree Planting &
Pavement Widening



Option 2:





A comprehensive development scheme which includes the Housing Aid and Royal Mail sites.

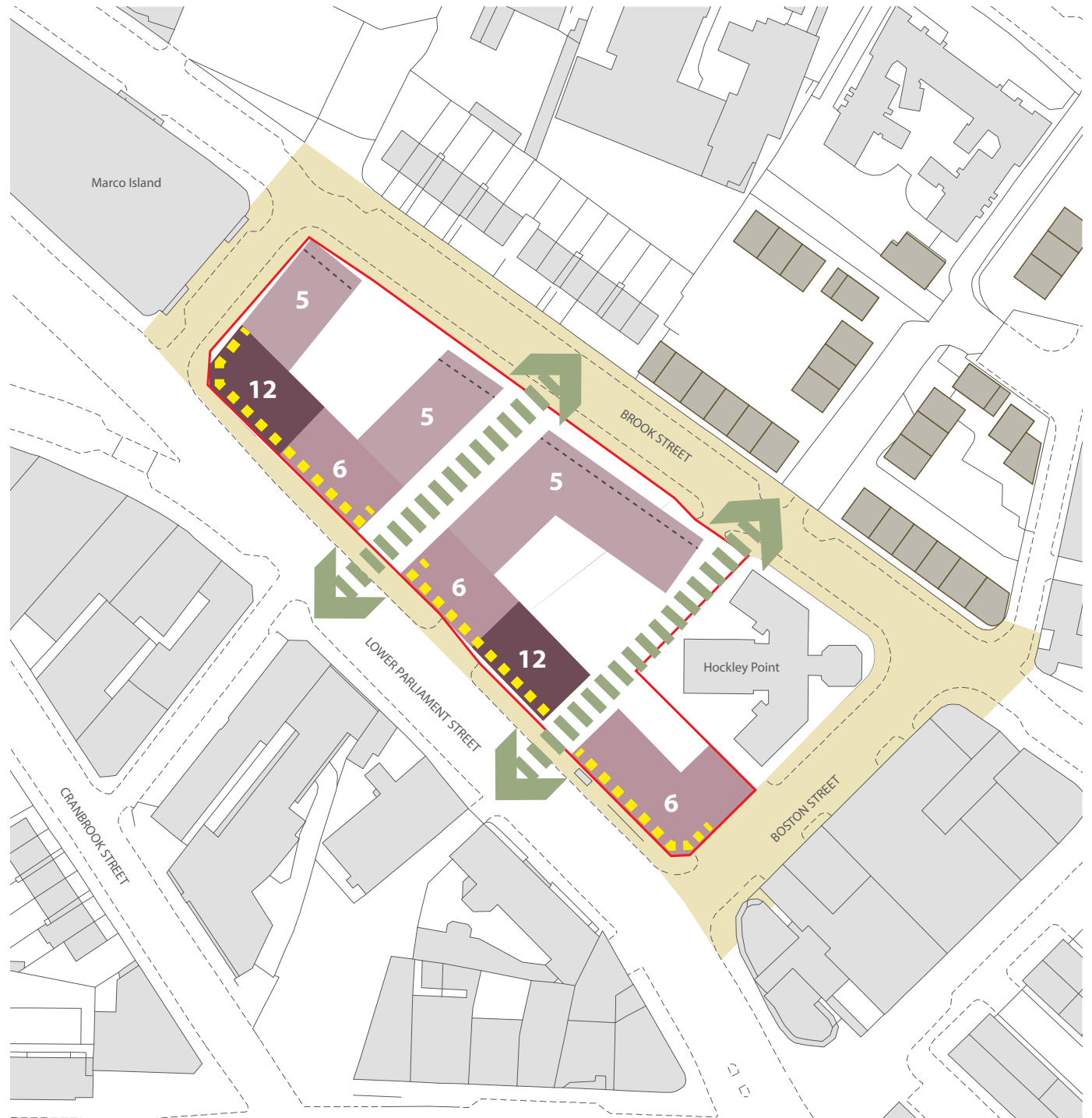


Indicative 3D Model Massing view along Lower Parliament Street



Indicative 3D Model Massing view along Brook Street

-  Site Boundary
-  Proposed Development Blocks 5-12 storeys
-  Permeability - Physical & Visual
-  2 Metre Setback on Upper Floor
-  Active Ground Floor Frontage
-  Environmental Improvements:
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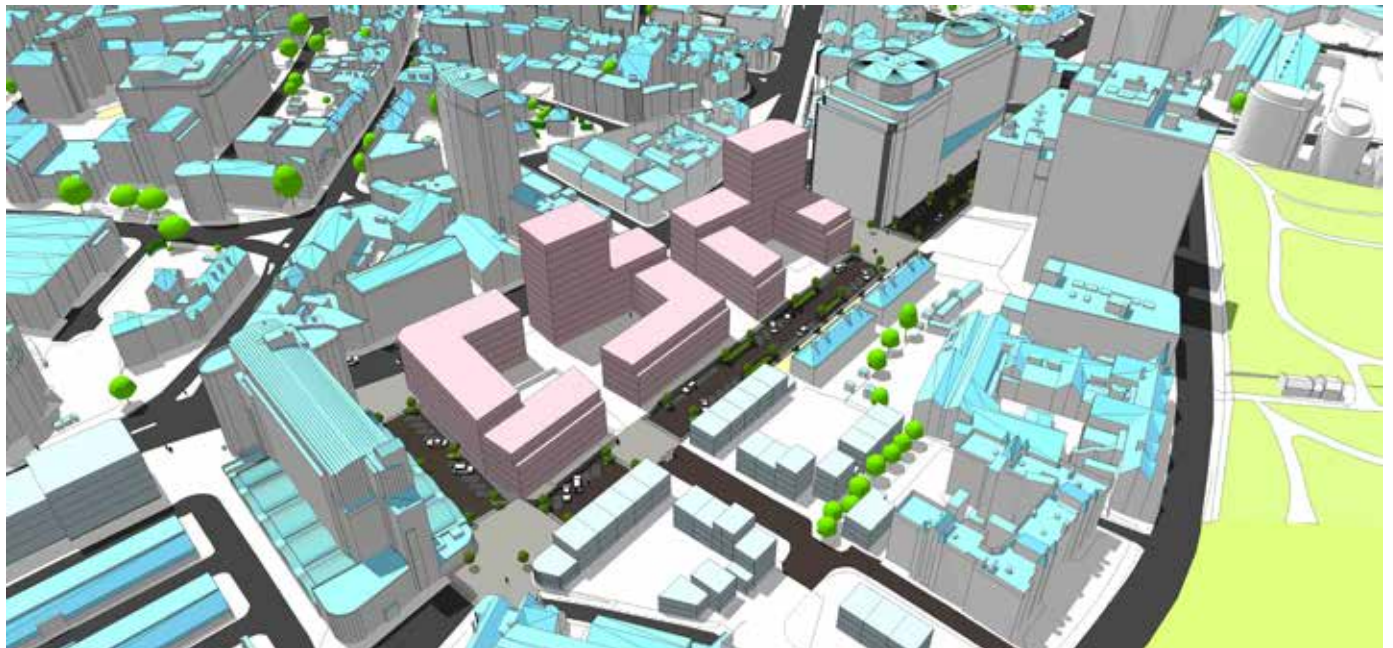


Option 3:






A comprehensive development scheme which includes the Housing Aid site and Royal Mail and Hockley Point sites.

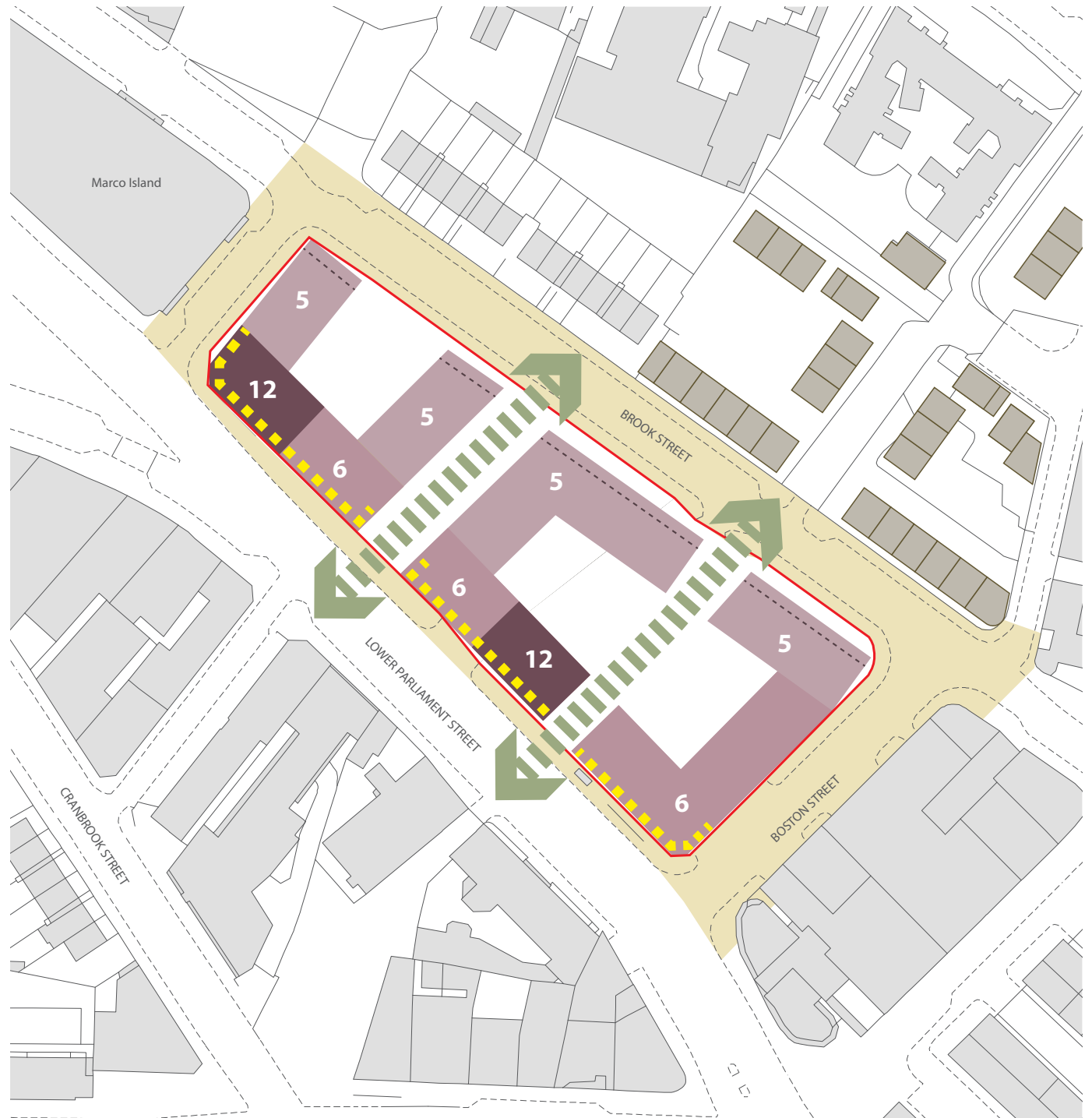


Indicative 3D Model Massing view along Lower Parliament Street



Indicative 3D Model Massing view along Brook Street

-  Site Boundary
-  Proposed Development Blocks 5-12 storeys
-  Permeability - Physical & Visual
-  2 Metre Setback on Upper Floor
-  Active Ground Floor Frontage
-  Environmental Improvements:
Including Street Tree Planting &
Pavement Widening



Contact Details

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Page 4: Fruit Market site image courtesy of Letts
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Page 6: Photo of Nottingham City Centre skyline
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