130-158 CANAL STREET
DEVELOPMENT PRINCIPLES

1. Introduction

This brief sets out principles for the development of a site identified in the Nottingham Local plan at 130-158 Canal Street.

The site has been cleared except for 154-158 Canal Street. It is within the Southside Regeneration Area and the Station Conservation Area.

It is in two ownerships. The City Council own the eastern section of the site and the remainder of the site to the west is in private ownership (see Plan 2).

2. Objectives of the Brief

- Secure a high quality development appropriate to the canal side location that will enhance the appearance of the Station Conservation Area.

- Secure a pedestrian link from Canal Street to the canal towpath via the bridge over the canal.

3. Local Plan Policies and Interim Planning Guidance

Nottingham Local Plan policies will apply to any new development. Particular attention should also be paid to the dedicated Southside Regeneration Zone policies MU2 and MU 3 in the Revised Deposit Draft Local Plan. Pending adoption of that Plan (anticipated in Spring 2005), Interim Planning Guidance has been prepared to provide a redevelopment framework for this zone and a context for individual development briefs.

4. Comprehensive Development

The site is in two ownerships and it is essential to avoid a piecemeal and unco-ordinated approach to development and to ensure that the best use and layout of buildings is achieved. Potential developers may wish to consider inclusion of adjacent land and buildings as part of a larger development scheme. There is scope for development on the canal frontage adjacent to buildings fronting Canal Street.

5. Uses

The site is identified as a mixed use development site in the Nottingham Local Plan. It is considered suitable for commercial uses such as office, leisure/hotel with the possibility of ancillary retail. Residential use may be acceptable in view of the opportunities offered by the sites canalside location.

Developers considering residential schemes should note that the City Council, in line with Government Guidance, has approved an Interim Policy Statement on affordable housing. The City Council will seek to ensure an element of affordable housing is provided or payment of a commuted sum is made for off site provision

where appropriate.

6. Development Requirements

Canal Street Frontage

A substantial frontage building must be provided along the back edge of the pavement on Canal Street to re-establish the street line. Buildings must be 4-5 storeys high. Active uses will be required at ground floor level. Vehicular access points will have to be provided through the frontage building.

Canal Frontage

The design of new buildings should reflect the urban waterfront location and directly address the canal.

Pedestrian Link to the Canal Towpath

A new pedestrian route from Canal Street to the footbridge must be provided as a public right of way. This should be wide and fronted onto by buildings. It should emphasise views of the canal from Canal Street and of the Lace Market escarpment from the towpath.

District Heating Easement

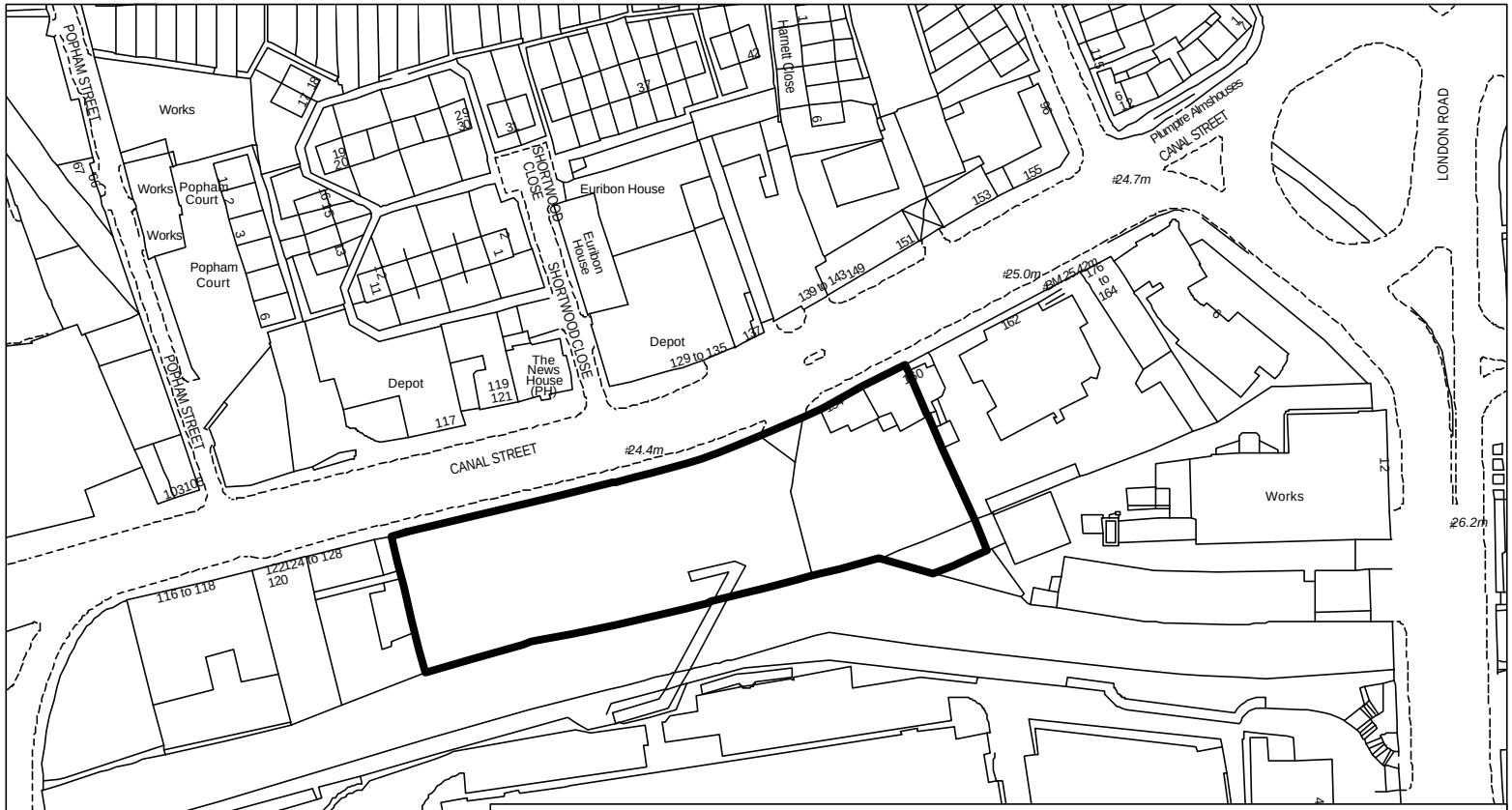
There is a 6m wide easement for district heating services running parallel to the north bank of the canal from the east of the new bridge (see plan 3). This could provide an opportunity for planting/soft landscaping (excluding trees) to enhance the canal as a wildlife corridor.

Community Safety, Sustainable Design and Landscaping

Development should be designed in accordance with the advice contained in the City Council's Community Safety Design Guide for Industrial, Commercial and Retail Development. Quality, durable hard and soft landscaping must be provided and planting should enhance the canal as a wildlife corridor.

Parking and Servicing Provision

The area is centrally located with convenient access to good public transport and pedestrian links. Car parking should be kept to the minimum operational requirement in view of the location, limited size of the site and the end to minimise additional turning manoeuvres on Canal Street. It is likely that servicing will be acceptable from the highway.



Title: **Development Brief 130-158 Canal Street Plan 1 - SITE PLAN**

Key

Site Boundary

Map produced on: 19/04/04

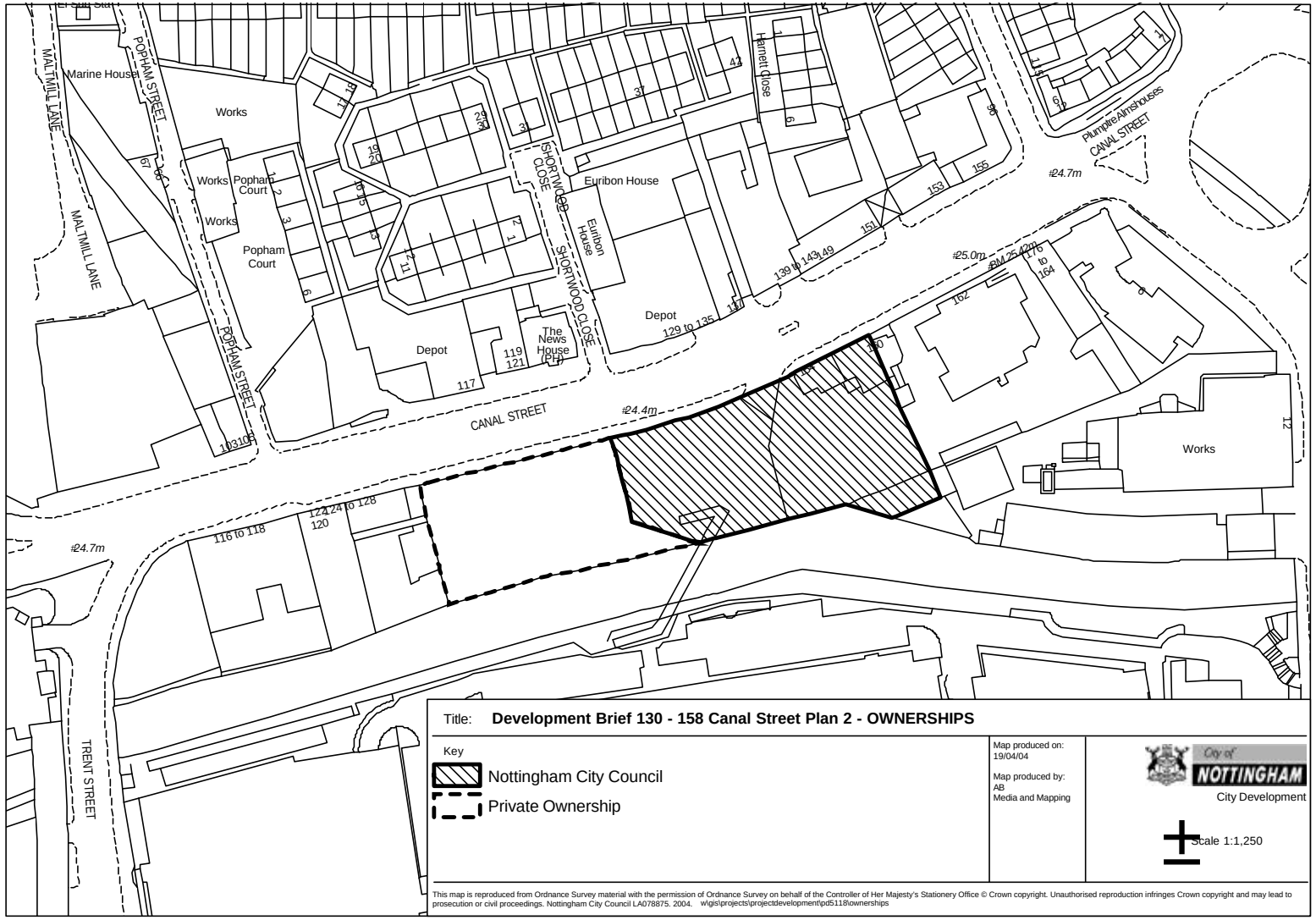
Map produced by: AB Media and Mapping

City of NOTTINGHAM

City Development

Scale 1:1,250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Nottingham City Council LA078875. 2004. w\gis\projects\projectdevelopment\pd4971\canalstreet@A4



Title: **Development Brief 130 - 158 Canal Street Plan 2 - OWNERSHIPS**

Key

Nottingham City Council

Private Ownership

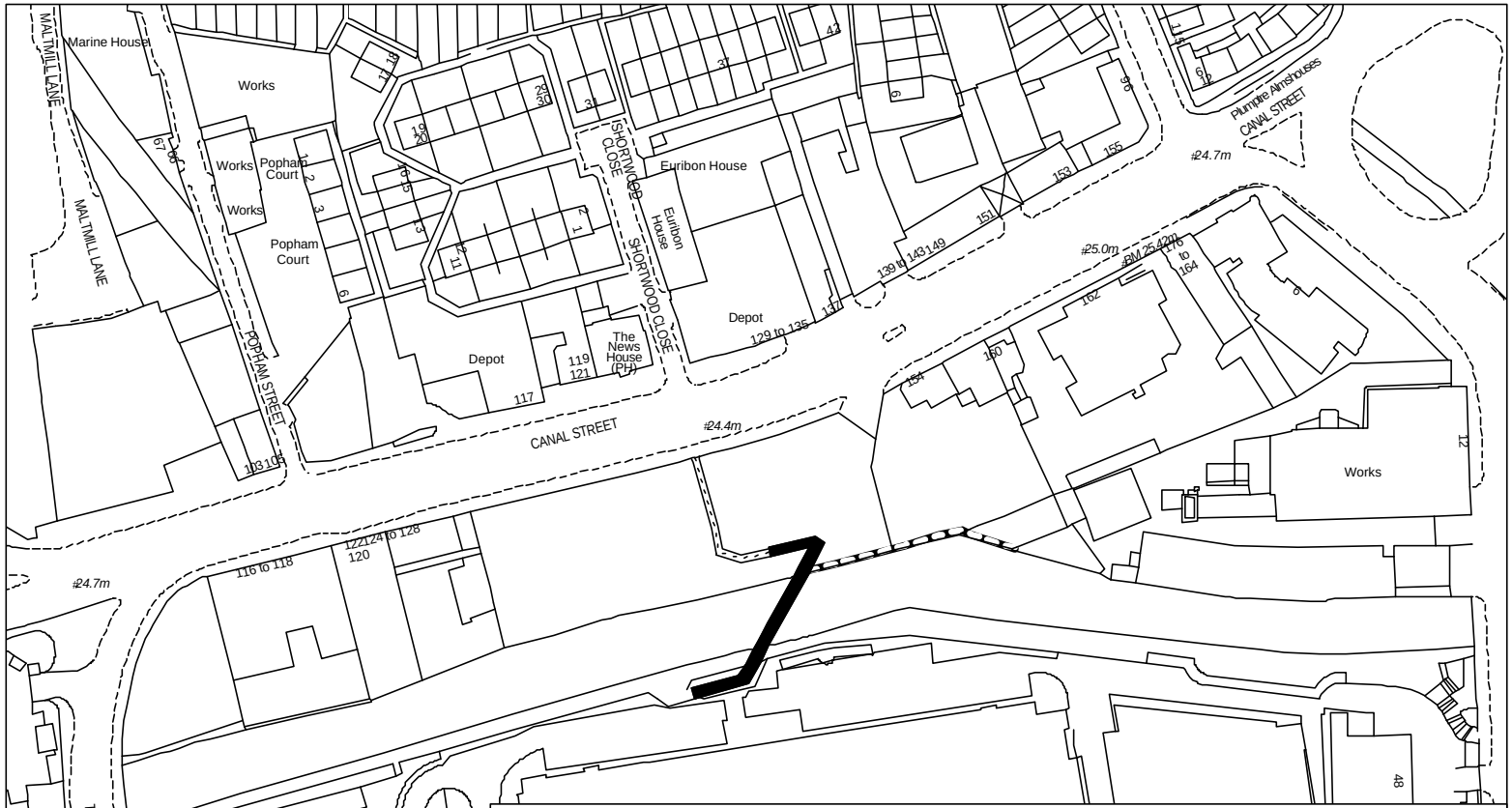
Map produced on: 19/04/04

Map produced by: AB Media and Mapping

City of NOTTINGHAM City Development

Scale 1:1,250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Nottingham City Council LA078875. 2004. w\gis\projects\projectdevelopment\pd5118\ownerships



Title: **Development Brief 130-158 Canal Street Plan 3**

Key

Footpath Link

Footbridge

Easement

Map produced on: 19/04/04

Map produced by: AB Media and Mapping

City of NOTTINGHAM

City Development

Scale 1:1,250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Nottingham City Council LA078875. 2004. w\gis\projects\projectdevelopment\pd4971\plan3