Woolpack Lane Planning Brief (15/03/01)

1. Location and Description:
Site bounded by Woolpack Lane, Ristes Place and Catherine House within the Lace Market Conservation Area. Brief covers two adjoining sites within separate ownerships;

a) the former City Uniform Factory
b) City Council surface car park

Development Principles

2. Comprehensive Scheme:
A comprehensive scheme for the whole site should be developed to maximise use, layout and design options for site. Separate schemes will only be considered provided they do not prejudice development on the adjacent site. Indicative illustrations of potential layout/form of development are included for information.

3. Use:
Acceptable uses:
Residential use - non conflicting uses (such as B1/studios/A1/A2) which provide surveillance of the street will be considered at ground floor level.

Developers should note that the City Council, in line with Government Guidance, has approved an Interim Policy Statement on affordable housing. The City Council will expect 20% of residential units to be affordable or the payment of a commuted sum for off site provision where appropriate. Further Supplementary Planning Guidance is currently being prepared and the City Council's Policy Team can be contacted for further information. Residential development should be provided at densities to maximise this accessible City Centre location.

4. Parking:
Car free development is encouraged on this accessible site. If any parking is provided then this should not occupy the street frontage.

5. Layout, Design and Height:
Design should respect the existing character of the Lace Market as set out in the Lace Market Conservation Policy document. High quality contemporary designs, using high quality materials, which respect the established principles of the existing buildings in the Conservation Area may be acceptable.

Buildings must respect the scale and height of surrounding buildings on the immediate edges of the site. Principle elevations to Woolpack Lane on site A should be no higher than the eaves level of the Victorian warehouse at the corner of Maiden Lane/Woolpack Lane. A single additional light weight element above this may be acceptable depending on detailed design and provided it is set back from the principle elevation. A small well designed feature at a higher level may be acceptable at the corner of Woopack Lane and Maiden Lane. Principle elevations on site B, adjacent to Catherine House and overlooking the rest garden must not be significantly higher than Catherine House. A single additional storey may be acceptable provided this is of a lighter weight construction and set back from the main elevation. In any case, the upper floors facing the rest garden should be set back to reduce dominance on the garden and to provide opportunities for terraces.

Opportunities exist to create a varied roof-scape to provide interest and to reflect the existing character of the Lace Market.

The scheme design should maximise outlook over the rest garden. Areas for sitting out such as courtyards and terraces should be provided – this is particularly important on the southern elevation to maximise views across the rest garden and to provide casual supervision of the garden. Design of new build should have regard to existing trees within the rest garden which should be retained and protected throughout the development of the site.

Particular care should be taken to protect the amenity surrounding occupiers including Catherine House – the side elevation of which faces the site. Developers will be expected to demonstrate the impact/massing of new development in any planning application through the use of perspectives.

Careful attention should be given to the position and layout of habitable rooms to reduce noise from both within and outside the development. A PPG24 noise assessment will be required for residential development and
noise protection measures such as additional glazing and complimentary acoustic glazing may be required.

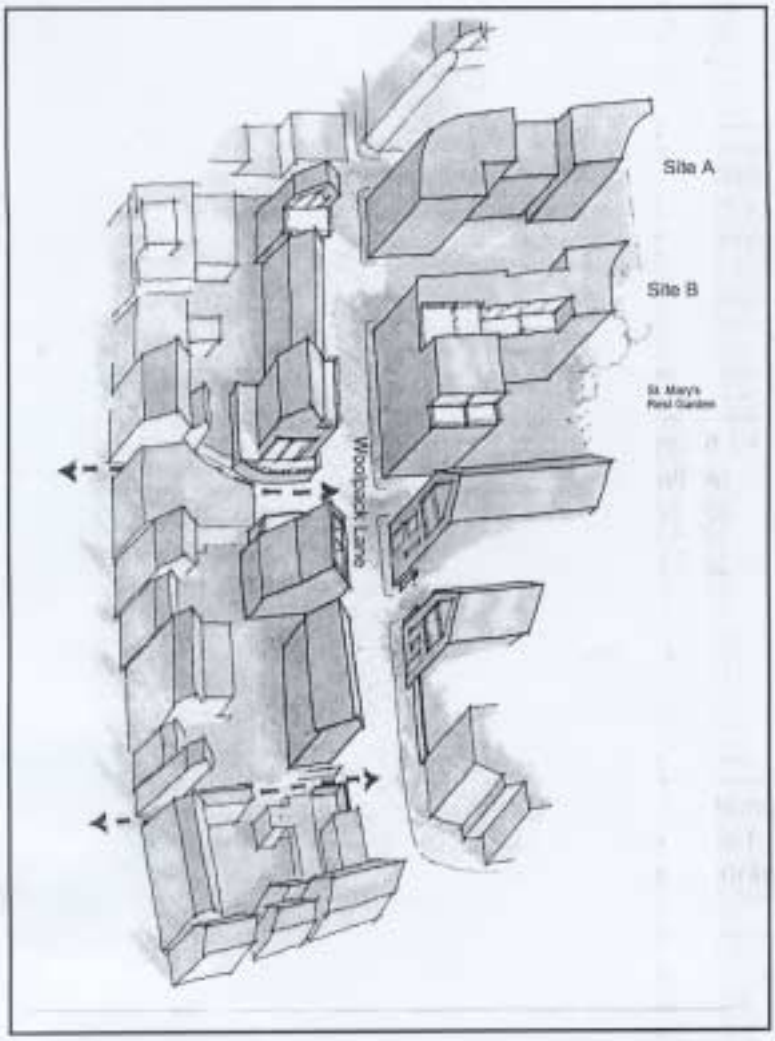
The pedestrian link to St Mary's Rest Garden must be retained. There is an opportunity to strengthen this route through design and natural surveillance. The route should be clearly public and safe for pedestrians to use. Any adjacent open areas within the development should be clearly private and provide defensible space.

6. Archaeology and Conservation:

The site lies within an archaeological constraint area. Any application entailing breaking of ground must be accompanied by an archaeological assessment by a professional consultant to show the extent to which archaeological remains may be affected by the development. Depending on the results of the study further investigation may be necessary – and potentially modification of development proposals.

The site is located within a Conservation Area and Conservation Area Consent will be required for the demolition of any buildings. It will normally be necessary for the developers to have a contract in place for a development scheme in advance of demolition work.

Site A
Site B
WOOLPACK LANE
GOOSE GATE
BARKER GATE
MARKET
WOOLPACK LANE
DEVELOPMENT BRIEF
1:1250
NOTTINGHAM



Spatial masterplan of Woolpack Lane sites.

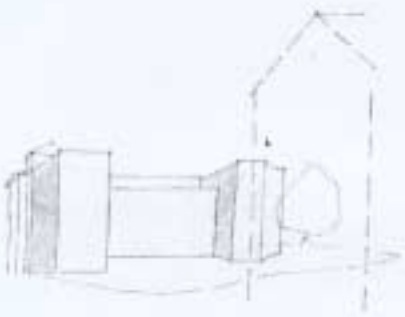
The location of Woolpack Lane within the Lace Market Conservation Area provides an opportunity for contemporary design. One of the key objectives is to re-establish the street form.

Development Brief

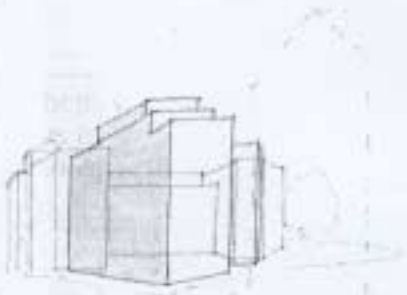
Sites A & B Woolpack Lane

Site A and Site B should ideally be developed comprehensively, however the sites may need to be developed at different times, this brief allows for that likelihood. The perspective below shows how the different sites may contribute to the area. Note; the illustrations are indicative, they only show form.

Site A



Site B



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