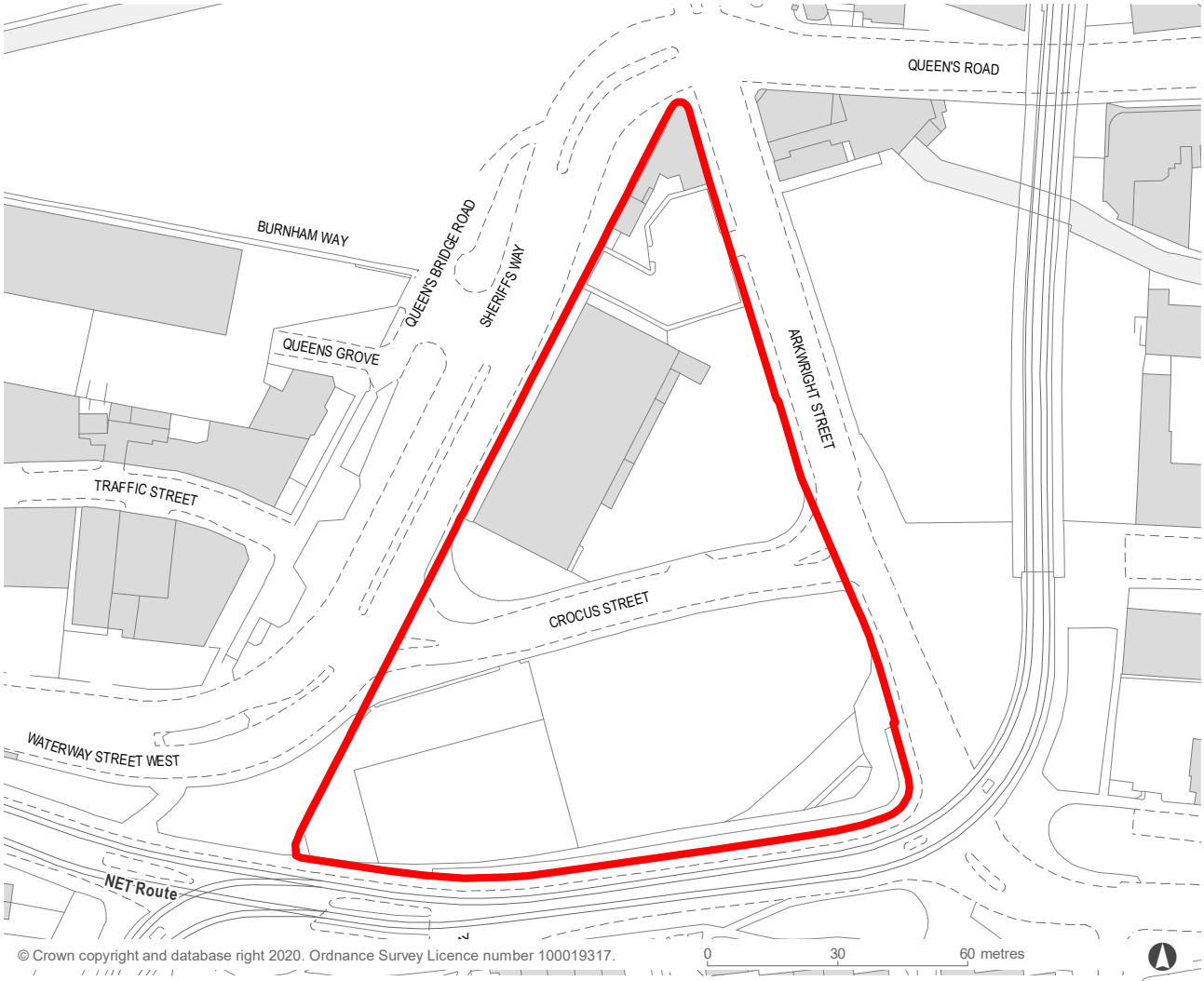
SR64 Canal Quarter - Sheriffs Way/Arkwright Street



Site Area (ha):
1.31

Ward:
Meadows

Address:
Meadows Way

Current Use:
Retail / Vacant

Proposed use:

Primarily offices (B1a) within block north of Crocus Street and offices/light industry/research & development (B1) or residential (C3) to south. Ancillary uses: hotel (C1), small scale retail (A1), financial services (A2), food & drink (A3) (delivered as an integral part of a mixed use scheme).

Development principles:

This site forms part of an emerging business quarter focused around the Station Hub and proposals will be expected to deliver primarily employment/business uses. Development should be of a high quality design that positively addresses Nottingham Station and preserves or enhances the significance and setting of the Station Conservation Area and other heritage assets. Design and layout should address the transition from City Centre scale/densities to the lower density of the Meadows. Warehouse style development is not appropriate on this site. Development proposals should consider opportunities for retention of the former Queens Hotel as part of comprehensive development proposals. Areas of well supervised high quality public realm should also be incorporated. Proposals should provide positive linkages to the Meadows and enhance walking and cycling routes, having regard to the relationship with the tram route to the south of the site and housing to the south of Meadows Way. Immediate potential for low carbon energy via connection to the District Heating System. Site is close to the Eastcroft Energy from Waste Facility and the London Road Heat Station - dispersion modelling may be necessary, depending on the scale of the proposal. Site is in an area of high flood risk and any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	305*	7000*		Small Scale*
Mid-Point	305*	7000*		
Min	305*	7000*		

*All ranges given are indicative