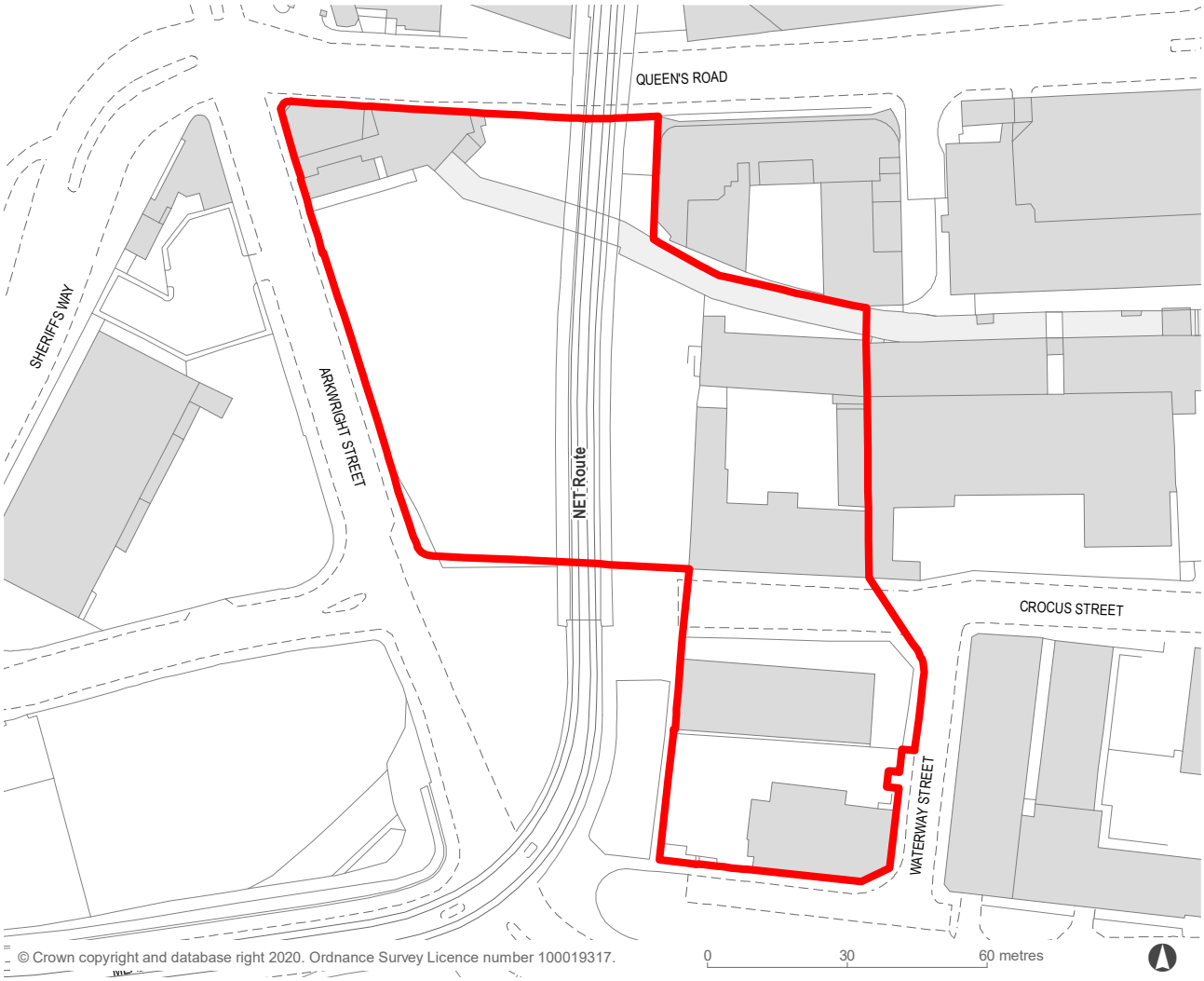
SR65 Canal Quarter - Arkwright Street East



Site Area (ha):
1.22

Ward:
Meadows

Address:
Arkwright Street

Current Use:
Retail, Office, Employment

Proposed use:

Offices (B1a), light industry/research & development (B1). Additional uses could include residential (C3), non-residential institution (D1). Ancillary ground floor uses could include small scale retail (A1, A2, A3) delivered as 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. High quality design is required that positively addresses Nottingham Station and preserves/enhances the significance and setting of the Station Conservation Area and other heritage assets. Proposals should retain the existing building at 1 Arkwright Street. Proposals which retain the Meadows and Crocus Mill buildings off Crocus Street will be encouraged. Development should incorporate high quality public realm and have regard to relationship with tram route, new areas of public realm and nearby housing. Positive linkages to be created with The Meadows. Site is close to AQMA and waste and heat station facilities, and dispersion modelling may be required dependent on scale of development. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Tinkers Leen culvert crosses the northern part of site over which development should not take place. Opportunities exist to open up the water course to create a green corridor. The site is underlain by a principal aquifer - development should not result in pollution of the groundwater resource. Within Mineral Safeguarding Area but not considered a barrier to development. Proposals should have regard to Highway Route Improvement Safeguarding close to the site on Queens Road (TR2.3).

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	140*	10000*		Small Scale*
Mid-Point	120*	7500*		
Min	100*	5000*		

*All ranges given are indicative