

## BIRMINGHAM CITY COUNCIL

REPORT OF THE ACTING DIRECTOR OF PLANNING AND ARCHITECTURE

REGENERATION ADVISORY TEAM  
LADYWOOD WARD COMMITTEE

26 July 2000  
DATE NOT SET

SEE APPENDICES

WARD: LADYWOOD

Sherborne Street Development Brief**1. SUMMARY**

- 1.1 The attached development brief provides planning and design guidance for an area of land between Sheepcote Street and Ryland Street within Birmingham City Centre (shown on Plan 1).
- 1.2 The Urban and Economic Regeneration Group Committee at its meeting on 24 November 1999 adopted the Sherborne Street Draft Development Brief as draft Supplementary Planning Guidance to the Birmingham Plan and for the purposes of public consultation.
- 1.3 This report sets out the results of the public consultation process and proposed amendments to the brief.

**2. RECOMMENDATIONS**Regeneration Advisory Team

- 2.1 That the results of public consultation on the Sherborne Street Draft Development Brief as set out in the report and Appendix 1 be received.
- 2.2 That the recommended alterations to the Sherborne Street Development Brief as set out in Appendix 2 be approved and that the brief (as amended) be adopted as Supplementary Planning Guidance to the Birmingham Plan.

Ladywood Ward Committee

- 2.3 That the contents of this report be noted.

Development Control Committee

- 2.4 That the contents of this report be noted.

Conservation Areas Advisory Committee

- 2.5 That the contents of this report be noted.

**3. CONTACT OFFICERS**

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#### **4. BACKGROUND AND REASONS FOR RECOMMENDATIONS**

4.1 The promotion of development and activity within the City Centre is an essential part of the City Council's strategy to strengthen Birmingham's status as the regional capital and as a major international city. The encouragement of mixed use development and City Living form a key strand of this strategy.

4.2 The Sherborne Street site lies between Sheepcote Street and Ryland Street. It covers approximately 7.2 hectares and is shown on Plan 1. The area is currently occupied by derelict and underused industrial buildings and the Sherborne Canal Loop bisects the site. The area represents the next step in the sequence of development opportunities to the west of the City Centre following the development of the ICC, Broad Street and Brindleyplace area over the past decade. The site represents a transitional area between the City Centre and the Ladywood residential area to the west which has benefited from significant investment under the former Estate Action Programme. It affords the opportunity to further realise the potential for waterside regeneration and for the introduction of additional "café culture" / open air activities.

4.3 The Convention Centre Quarter Planning and Urban Design Framework identifies the Sherborne Loop area as being suitable for a mixture of uses providing further opportunities for city centre housing. The City Council has also produced draft design guidelines for canalside development in Birmingham which seeks to create attractive and active water fronts.

#### **4.4 Sherborne Street Draft Development Brief**

On 24 November 1999 the City Council's Urban and Economic Regeneration Committee approved a draft development brief to provide planning and urban design guidance for the Sherborne Street area. The Ladywood Ward Development Plan prepared with the local community as part of the Local Involvement Local Action (LILA) initiative formed the basis of the draft brief. The draft brief sought to promote a mixture of uses on the site and stressed the need for new development to maximise the opportunities presented by the canalside environment. The draft development brief was approved for the purposes of public consultation the results of which are set out below.

#### **4.5 Public Consultation**

An extensive programme of public consultation has been undertaken on the draft brief. This included seeking the views of local residents, businesses and land owners as well as canal interest groups and other interested parties. A presentation was also made to the Ladywood Ward Committee and to the Conservation Areas Advisory Committee.

4.6 A number of comments and observations were made on the brief and these are outlined in Appendix 1. The major observations which were made are as follows:

##### **a) Uses**

The principle of a mixed use development incorporating housing was supported. Concerns were expressed that the development should not be solely residential but incorporate a range of activities. Other uses such as the existing industry and the artists studios should not be replaced by commercial interests.

## **b) Design and Building Heights**

It was acknowledged that new development should respect the surrounding area in terms of scale and design but that there are opportunities within the site for encouraging outstanding contemporary design.

Views on building heights were mixed with some residents stating that they should be limited to three storeys opposite Sherborne Lofts and at the canalside. However contrary views were expressed that the building heights proposed are too low given the sites location adjacent to Brindleyplace and the City Centre.

## **c) Old Union Mill**

The listed Old Union Mill is the location for an artistic community incorporating Birmingham Arts Trust, Birmingham Print Workshop and the B16 Gallery. A number of responses stated that this important facility should be retained. The use of the building as a focus for the visual arts complements other facilities in the area such as the IKON Gallery, Crescent Theatre and West Midlands Arts. Of particular importance is the availability of affordable studio space.

## **d) Listed Buildings**

English Heritage urged that listed buildings should be retained in their complete form and conversion to new uses should pay careful attention to retaining their character as listed buildings. Crosby Homes stated that the listed buildings comprising 25-37 Sheepcote Street are structurally unsafe and should be demolished and that the brief should acknowledge that the dilapidated condition of 25-27 Sheepcote Street may render retention impossible.

## **e) Canals**

The importance and opportunities presented by the canals in the area were acknowledged. The boat yard at Sherborne Wharf and the residential moorings should be retained.

## **f) Extension of Area**

The brief should be extended to incorporate the canalside industrial area around Ledsam Street up to the Ring Road.

## **4.7 Amendments to the Brief**

In response to public consultation, it is proposed to amend the brief as detailed in Appendix 2. All proposed changes are shown underlined within the text of the brief. It is proposed that the main issues raised by consultation be addressed as follows:-

- a) The need for a mixed use development is reiterated throughout the draft brief.
- b) The draft brief stressed that the design of new buildings should reflect the Victorian fabric of the area. It is acknowledged that in appropriate locations there are opportunities for high quality contemporary design. Therefore, the

potential for contemporary expression and design whilst still respecting the scale and character of the area is now emphasised in the brief. It is proposed that the building heights for new development identified in the draft brief are retained as a mechanism to achieve a scale of new development which is appropriate to both the canalside and the wider area.

- c) The retention of Old Union Mill is fully reflected in the draft brief. Discussions are continuing with the current occupiers (including Birmingham Arts Trust) to ensure the retention of this important artistic community within the building or elsewhere in the City Centre. An alternative location for the B16 Gallery (who have expressed a wish to move to a more prominent and accessible location) alongside the new public pedestrian route from Sheepcote Street to Sherborne Street is currently being explored with the owner and prospective developer.
- d) The amended brief continues to state that there will be a presumption in favour of retaining listed buildings. The poor condition of some of the buildings in the area is already acknowledged. Proposals for changes to listed buildings (including demolition) should be in accordance with the guidance in PPG15 "Planning and the Historic Environment". The brief has been amended to more precisely define the listed buildings in the area.
- e) The amended brief further emphasises the need for views of and access to the canal. A public towpath is to be constructed on the Sherborne Street side of the canal loop which will link to Sheepcote Street via the new bridge over the canal. A private towpath is to be constructed on the Sheepcote Street side of the canal in order to preserve the security and long term viability of the residential moorings.
- f) The draft brief already states that the boat yard at Sherborne Wharf and the residential moorings are to be retained.
- g) The area around Ledsam Street is to be addressed in a complementary development brief which is currently being prepared and will be brought to this Advisory Team in due course.

#### 4.8 The Way Forward

The Sherborne Street Development Brief (as amended) will be used to guide development and change in the area. To this extent it is proposed that the amended brief be adopted as Supplementary Planning Guidance to the Birmingham Plan and as such be a material consideration in the determination of future planning applications for the area.

- 4.9 To date planning permission has been granted for the conversion of listed frontage buildings to residential, concierge, office facility, coffee café / bar and the erection of 100 residential units at 24-25 Sheepcote Street. This development is currently on site. A planning application has also been submitted for the redevelopment of the adjacent site (28-37 Sheepcote Street) for a total of 195 residential units and 11 commercial, live/work units.

- 4.10 The City Council owns the freehold of various sites within the area including Old Union Mill and Sherborne Street Housing Depot. Joint venture proposals for these sites are currently being explored and will be the subject of further reports to your Advisory Team.

## **5. MATTERS FOR DISCUSSION**

- 5.1 To approve the amendments and alterations to the Sherborne Street Draft Development Brief and approve the amended Brief as Supplementary Planning Guidance to the Birmingham Plan.

## **6. IMPLICATIONS FOR RESOURCES**

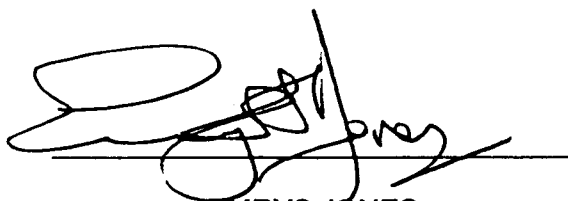
- 6.1 Separate reports addressing any implications for land in the City Council's ownership will be reported to the relevant City Council Advisory Teams/Committees as and when appropriate.

## **7. IMPLICATIONS FOR POLICY PRIORITIES**

- 7.1 City Renaissance - The Sherborne Street Development Brief emphasises the need for high quality urban design and would be a further step in Birmingham's development as a modern 24 hour international city.
- 7.2 Informing and involving local people - the amended development brief has been produced following extensive public consultation outlined above and in Appendix 1. The Ladywood Ward Development Plan formed the basis for the draft brief.
- 7.3 Equalities - the proposals will create a more attractive environment within the area to the benefit of all sections of society. Measures to create a safe environment and reduce the fear of crime will be of particular benefit for women. The brief also stresses the need to provide access for people with mobility and sensory disabilities.
- 7.4 The environment - proposals within the brief will create a more attractive and safer environment in the area. The brief emphasises the importance and quality of both the canal and the existing buildings in the area as well as the positive benefits to be gained through sensitive and appropriate development.
- 7.5 Sustainability - the proposals will secure the regeneration of an under utilised predominantly brownfield site and encourage opportunities for more housing in the City Centre.

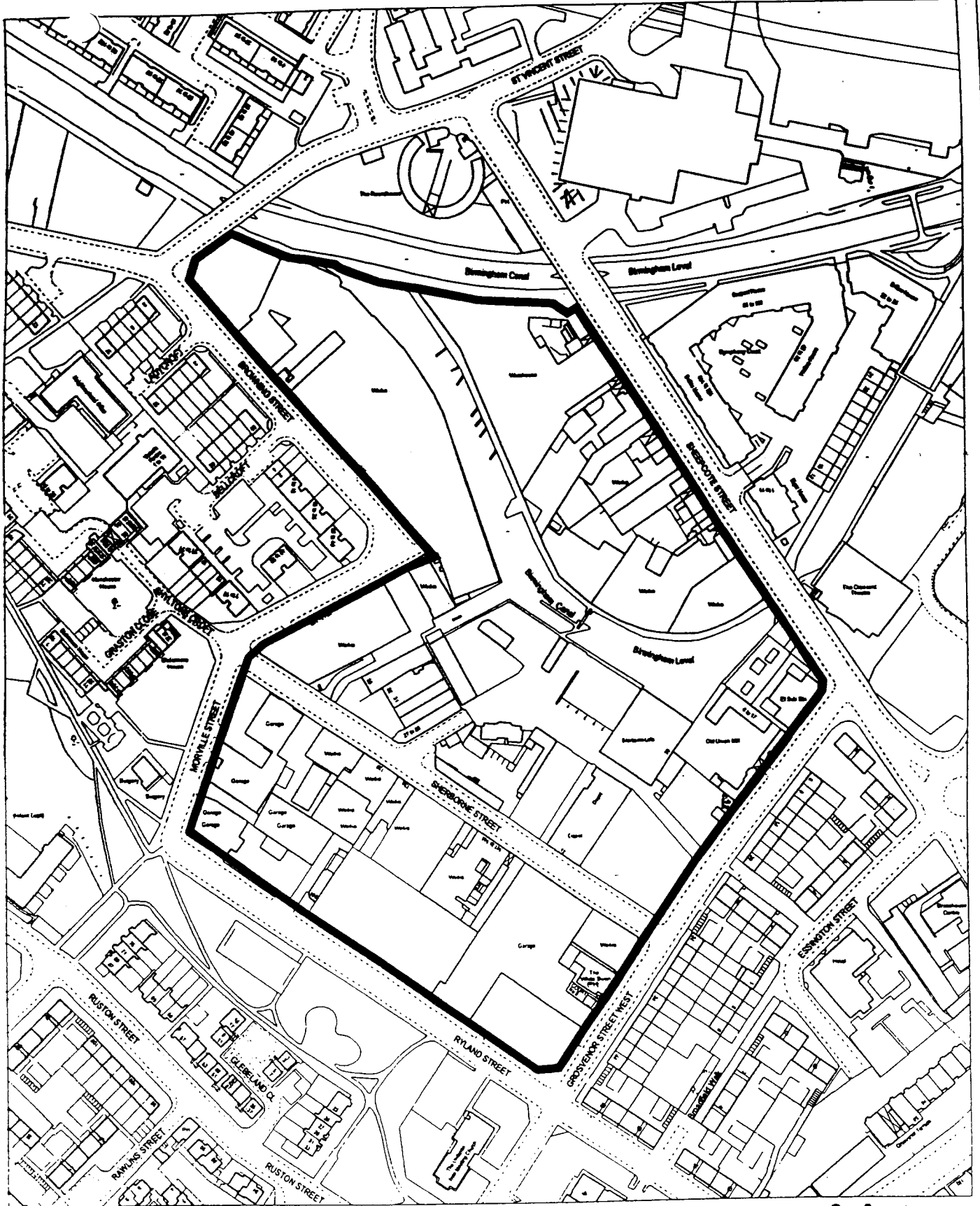
## **8. BACKGROUND READING**

- 8.1 Brindley Loop Area Development Brief 1991.  
8.2 The Birmingham Plan 1993.  
8.3 Convention Centre Planning and Urban Design Framework 1993.  
8.4 Canalside Development in Birmingham Draft Design Guidelines 1997.  
8.5 Ladywood Ward Development Plan 1999.  
8.6 Sherborne Street Draft Development Brief November 1999.




EMRYS JONES

ACTING DIRECTOR OF PLANNING AND ARCHITECTURE



**PLAN 1**

 **Birmingham City Council**  
Planning and Architecture

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**SHERBORNE STREET  
DEVELOPMENT BRIEF**



SCALE	DRAWN	DATE
1:2500	Dave Koszary	30th June 2000

O.S. SHEET SP0586NE/SE

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## Summary of Comments Received

Comments	Response
<p>a) <u>The Urban and Economic Regeneration Group Committee</u></p> <ul style="list-style-type: none"> <li>• Support for Old Union Mill to be used for Live / Work units.</li> <li>• Concern regarding building height on Grosvenor Street West.</li> <li>• Extend development brief to Ladywood Middleway.</li> <li>• Support for retention of small creative businesses within the City Centre.</li> </ul>	<p>Brief has been amended to reflect this use (para 5.5).</p> <p>Noted.</p> <p>A further brief to be prepared.</p> <p>Noted, officers exploring opportunities with occupiers.</p>
<p>b) <u>The Translation House, Sherborne Street</u></p> <ul style="list-style-type: none"> <li>• Concern expressed regarding loss of business space.</li> <li>• Concern expressed regarding use of CPO powers.</li> </ul>	<p>Brief supports promotion of mixed use development.</p> <p>Noted.</p>
<p>c) <u>Sherborne Rubber Company</u></p> <ul style="list-style-type: none"> <li>• Concern to protect livelihood of local businesses.</li> </ul>	<p>Brief supports promotion of mixed use development.</p>
<p>d) <u>Birmingham Print Workshop / Birmingham Arts Trust</u></p> <ul style="list-style-type: none"> <li>• Welcome the general approach of the draft brief.</li> <li>• Concern to retain the artists community within the City Centre.</li> <li>• Expressed desire to concentrate artistic community within access of Ikon Gallery and Crescent Theatre.</li> </ul>	<p>Noted.</p> <p>Noted, officers exploring opportunities with occupiers.</p> <p>Noted.</p>
<p>e) <u>Occupiers of Old Union Mill (19 industrial responses)</u></p> <ul style="list-style-type: none"> <li>• Support for retention of the Old Union Mill for the artistic community.</li> <li>• Urge provision of enhanced gallery space.</li> </ul>	<p>Noted, officers exploring opportunities with occupiers.</p> <p>See above. Prospective developers keen to integrate gallery space within new / refurbished buildings.</p>



Comments	Response
<p>f) <u>English Heritage</u></p> <ul style="list-style-type: none"> <li>• Support general approach of the brief.</li> <li>• Urge retention of listed buildings.</li> <li>• Express need for provision of affordable housing and business space within the area.</li> </ul>	<p>Noted.</p> <p>Brief already emphasises this requirement.</p> <p>Brief already reflects this principle.</p>
<p>g) <u>Arts Development Officer, Leisure and Community Services</u></p> <ul style="list-style-type: none"> <li>• Welcome mix of activities proposed.</li> <li>• Urge retention of artistic community.</li> <li>• Support for introduction of enhanced gallery space.</li> </ul>	<p>Noted.</p> <p>Noted. See responses d) and e).</p> <p>As above (e).</p>
<p>h) <u>Sherborne Loft Management Co</u></p> <ul style="list-style-type: none"> <li>• Welcomes and supports principles of the draft brief.</li> <li>• Concern about proposed height of buildings - retention of existing building height.</li> <li>• Opposed to introduction of a public towpath.</li> <li>• Concern expressed regarding further noise from introduction of leisure activities within the area.</li> </ul>	<p>Noted.</p> <p>Brief provides opportunities for high density mixed development. Indicative building heights are considered appropriate. No amendment proposed.</p> <p>Brief supports further public access using the towpath to encourage further integration, access and vitality of the area. Appropriate measures will be introduced (including CCTV) to ensure security for occupiers is maintained.</p> <p>Individual planning applications will consider possible noise implications and appropriate conditions / design requirements to ensure protection of the residential amenity of the area.</p>
<p>i) <u>British Waterways</u></p> <ul style="list-style-type: none"> <li>• Support for principles of the brief.</li> <li>• Concern to protect residential moorings.</li> <li>• Need for British Waterways agreement concerning design and implementation of new canal bridge.</li> </ul>	<p>Noted.</p> <p>Brief incorporates a private towpath with residential moorings opposite to the proposed public towpath.</p> <p>Noted.</p>

Comments	Response
<p>j) <u>Crosby Homes</u></p> <ul style="list-style-type: none"> <li>• Concern expressed that the condition of the listed buildings on Sheepcote Street may render refurbishment impossible.</li> <li>• Support for high quality contemporary expression architecture rather than the apparent over-emphasis within the draft brief on traditional canalside form.</li> </ul>	<p>Brief already identifies this issue and reflects national planning policy with respect to the treatment of listed buildings.</p> <p>Noted. Para 6.1 has been amended to reflect this issue.</p>
<p>k) <u>Robert Macdonald Associates Ltd on behalf of Redrow Homes</u></p> <ul style="list-style-type: none"> <li>• Supports general aims and principles of the draft brief.</li> <li>• Draft brief fails to recognise significant topograph of the site.</li> <li>• Support for single use residential development to Ryland Street and Sherborne Street.</li> <li>• Support for development of Live / Work units.</li> <li>• Concern that the indicative building heights are too low given the City Centre location and need for higher density development.</li> <li>• Supports pedestrianisation of Sherborne Street.</li> <li>• Support for introduction of affordable, rather than further social, housing within the area.</li> </ul>	<p>Noted.</p> <p>Noted. Para 4.6 has been amended to reflect this issue.</p> <p>Brief supports mixed use development rather than single use residential areas in order to promote a sustainable community and a lively, 24 hour area.</p> <p>Noted. Brief already reflects this requirement.</p> <p>Indicative building heights shown in the brief provide guidance for site as a whole. Brief does allow for special architectural / design features and taller buildings in appropriate locations. No amendment proposed.</p> <p>Retention of vehicular access is considered important particularly where development incorporates mixed uses. No amended proposed.</p> <p>Developers must meet the City Council's agreed Affordable Housing Policy requirements. Specific requirements for each phase will be discussed in association with the Director of Housing.</p>
<p>l) <u>Conservation Areas Advisory Committee</u></p> <ul style="list-style-type: none"> <li>• Support for the general aims and principles of the draft brief.</li> <li>• Concern that the Development Control Committee applies the advice contained in the brief.</li> </ul>	<p>Noted.</p> <p>Noted.</p>

## BIRMINGHAM CITY COUNCIL

### SHERBORNE STREET DEVELOPMENT BRIEF

#### 1. Background

- 1.1 This Brief has been prepared by the City Council in order to provide planning and urban design guidelines for the future development of land between Sheepcote Street, Ryland Street, Grosvenor Street West and Morville Street (see Plan 1). The Brief has been approved by Birmingham City Council's Regeneration Advisory Team as Supplementary Planning Guidance in accordance with the Birmingham Plan for use when marketing and determining planning applications for the land. It revises and updates the Brindley Loop Area Development Brief (1991) to reflect changes in the area as well as new opportunities.

#### 2. Purpose and Format of the Brief

- 2.1 The purpose of the Brief is to provide detailed planning, design and marketing guidance for the land including:
- \* appropriate land uses
  - \* the retention of existing uses / redevelopment opportunities
  - \* the built form the development should take
  - \* the relationship of the development with adjacent uses
  - \* transportation and access arrangements
  - \* landscape and design advice.

#### 3. Planning Policy Framework

- 3.1 The Brief has been prepared within the context of the Birmingham Plan. Para 15.49 makes specific reference to the land:

"The canal network represents the principle heritage attraction of the Greater Convention Centre Quarter. Gas Street Basin is an attractive location for domestic scale offices, residential and leisure / tourism activities. Similar development of an appropriate scale is proposed along other basins, wharves and towpaths throughout the area. Residential development particularly should make use of the opportunities presented by canalside locations. Opportunities are found, particularly west of Sheepcote Street and Ledsam Street and adjacent to the Sherborne Loop. Mixed development incorporating leisure elements would be appropriate to realise the potential of the close proximity of the Broad Street Corridor."

- 3.2 In addition, the land lies within the area covered by the Convention Centre Quarter Planning and Urban Design Framework, providing detailed land use and design guidance for the Convention Centre Quarter of the City.

3.3 The framework identifies the Sherborne Loop area as an area of:

"very special character which should be instrumental in attracting new businesses, residents and visitors to the area. Historically, the industrial buildings were arranged in a curved inviting way to take advantage of the Birmingham Canal. Many date back to the Victorian period, although some are in poor condition .... new activity can draw on the canalside location (UDP 15.49) and also the proximity of Broad Street frontages to Sheepcote Street, and the large number of people coming to the ICC, NIA and Brindleyplace."

3.4 The City Council has published design guidance for canalside developments in Birmingham. Future development of the site must take account of the principles embodied in this Guidance which seek to create action and attractive waterfronts.

#### 4. Character of the Area

4.1 The area is located on the edge of the Broad Street Redevelopment Area within the Greater Convention Centre Quarter of the City Centre.

4.2 It is to the west of the A456 Broad Street, one of the City's most dynamic and cosmopolitan address streets and a magnet for business and entertainment uses. Immediately opposite the site, on the other side of Sheepcote Street, is Brindleyplace, the UK's largest mixed use scheme covering 7.2 hectares of land and linking directly to the International Convention Centre, National Indoor Arena and the wider City Centre via Centenary Square.

4.3 The Brief area is generally industrial in nature, containing several late Victorian industrial buildings focused around Sherborne Loop, Birmingham Main Line Canal and Sherborne Wharf. There are also several more recent industrial developments in the area and a number of vacant and derelict sites. Recently, the Sherborne Loft Company has converted an old canal warehouse into residential apartments. All local streets are dominated by long stay on-street car parking, making deliveries awkward.

4.4 The Sherborne Canal Loop bisects the area covered by the Brief providing an attractive canalside environment which is currently under utilised. There is an operational boatyard at Sherborne Wharf and a number of residential moorings which add to the character of the area. At the current time, there are no publicly accessible towpaths apart from on the Birmingham Main Line Canal which forms the northern boundary of the site.

4.5 There are a number of statutory listed buildings in the area, namely:

- Old Union Mill, Grosvenor Street West (Grade II)
- 28-31 (consecutive) Sheepcote Street (Grade II)
- 32 & 33 (Albion Public House), 34 & 35 Sheepcote Street (Grade II)
- 36 & 37 Sheepcote Street (Grade II)

26 Sheepcote Street (former tube and rolling mills) is locally listed Grade A and as such is considered to be of statutory list quality. These buildings are shown on Plan 2 together with other buildings of interest such as the White Swan Public House and Sherborne Mill.

4.6 The area covered by the development brief has a dramatic topography with marked changes in levels between Sheepcote Street and the Sherborne Loop and Ryland Street and the Sherborne Loop.

4.7 The brief site is an area of transition between the larger scale developments of Brindleyplace and the City Centre / Broad Street and the domestic scale residential areas of the Ladywood Estate to the south and west. A complementary development brief for the Ledsam Street area extending alongside the canal through to the Ring Road is being prepared.

## **5. The Future**

5.1 The role of this part of the City Centre is changing rapidly. The City Council over the last decade has pursued a series of policies aimed at shifting the role of the west side of the City Centre to a wider mix of residential, commercial and entertainment uses within a City Centre context.

5.2 The site's location and the proximity of the canal together with the relatively quiet nature of the streets off Sheepcote Street encourage a mix of uses. Although adjacent to the Broad Street Corridor, the level of residential activity in the immediate vicinity suggests the predominant future use of the area should be primarily residential, but not exclusively.

5.3 The Sheepcote Street and Sherborne Street frontages are suitable for a mix of uses to include A3 cafés, bistros, public houses and specialist retailing.

5.4 There are further opportunities for a very high quality mixed use / A3 development at Sherborne Street overlooking the canal next to the Sherborne Lofts Development. The introduction of further 'café culture' and open air activities is to be encouraged.

5.5 The Old Union Mill is an attractive group of Grade II listed buildings arranged around a courtyard on Grosvenor Street West. It is the location for an artistic community incorporating Birmingham Arts Trust, the B16 Gallery, the Junction, Birmingham Print Workshop and artists studios and workshops. Old Union Mill should be retained as part of any development proposals and presents a number of potential opportunities particularly for live / work units. Discussions are ongoing with the current occupiers to ensure the retention of this important artistic community either within the building or elsewhere in the immediate area.

5.6 The canal is both an integral part of and essential asset for the area. The proximity of the canal provides the scope for a high quality development by re-opening the old canal basin at Sherborne Wharf southwards towards Sherborne Street providing an extra dimension to development in this area. New activities must enhance the existing character and scale of the canal environment.

## **6. Planning and Design Principles**

6.1 The future success of the area depends upon a clear and robust urban design approach to the area. A set of urban design concept plans are attached. Proposals must:

- \* Retain and enhance the area's strong sense of identity and its links with industrial heritage and small creative businesses. This must include the retention and refurbishment of listed buildings such as the Old Union Mill. (Plan 3)
- \* Introduce further housing particularly adjacent to the canal. The Sherborne Lofts Development has already set the scene for canalside dwellings in the area following the success of Symphony Court at Brindleyplace. New residential developments incorporating a diverse range of property types (including live / work units), values and tenures must form a significant part of the future mix of uses in the area.
- \* Develop leisure and entertainment uses to achieve a sense of vitality and to encourage visitors to linger in the area. Potential attractions for visitors could include restaurant / cafés, galleries, heritage centre, hotel and workshops with limited office space supporting development (live / work facilities).
- \* Provide a new open space, created around Sherborne Wharf focusing new uses onto the canal bend providing pedestrian access and views to and across the canal to the new developments facing onto the towpath on the other side of Sherborne Loop. (Plan 4)
- \* Demonstrate a sensitive relationship and scale to the Central Ladywood housing area off Ryland Street, Grosvenor Street West and Morville Street, interacting with residential areas and public open space. Pedestrian access and permeability, accessible to people with disabilities, should be incorporated throughout the area. Particular attention should be paid in terms of potential overlooking and overshadowing.
- \* Reduce the impact of vehicle manoeuvre / parking by way of traffic management and calming, careful landscaping or road closures.
- \* Provide a canalside public pedestrian route alongside Sherborne Loop by the creation of a new safe, well lit 24 hour access towpath. Where residential developments face onto towpaths, it is anticipated that security / privacy can be maintained by careful and sensitive design solutions avoiding the use of gated private access. Where leisure / recreational uses are located adjacent to towpaths, it is anticipated that public access will be available directly from the towpath and interesting / vibrant uses will be visible both onto and from the canal. Car parking facilities should not be visible from the towpath.
- \* In order to achieve the desired level of pedestrian permeability across the area, a strip of land fronting Sheepcote Street should be reserved for a pedestrian route. The most appropriate block for this is the land lying between 25 and 28 Sheepcote Street (see Plan 5). To achieve access across the canal, a new pedestrian bridge should be provided linking this block with the Sherborne Wharf to the south.
- \* There are numerous listed buildings within the area. National Planning Policy with respect to listed buildings (PPG15) states that there will be a presumption in favour of retaining listed buildings. Any future proposals should therefore include the retention and restoration of the Old Union Mill and other listed buildings within the Brief area. However, it is recognised that the former Albion Public House fronting Sheepcote Street is in an advanced state of dilapidation and structurally in a very poor condition.

- \* A detailed survey of the Albion Public House and neighbouring listed buildings must be commissioned by developers in the event that the buildings are materially affected. Paragraphs 3.12 to 3.19 of PPG15 provide detailed information to prospective developers seeking to affect changes to listed buildings.
- \* Buildings should define the street and any new development should build up to the back of pavement. Architectural themes should create a strong sense of presence, particularly onto Sheepcote Street, the Canal Loop and Sherborne Street and create gateways into the area both at street and at junctions with the canal. (Plan 6)
- \* The design of the buildings should respect the Victorian fabric of the area and address the opportunities provided by the canal. There is, however, the potential for contemporary expression and design of a high quality whilst still respecting the scale and character of the area. The use of piers, pillars, arches and other architectural features allowing the development to extend out and over the water, or revealing the canal through the development will be encouraged.
- \* Existing building character in the area should be considered when designing any new development. Apart from exceptional cases where an outstanding design is proposed, the scale and design of new developments should be appropriate to both the canalside and the wider area. Appropriate building heights are shown on Plan 7.
- \* New uses and activities should be fully integrated both with selected existing uses and buildings which should be retained. Wholesale redevelopment is not anticipated on this site due to the fragmented land ownerships.

## **7. Land Use**

7.1 The area should be developed to include a mix of uses (Plan 8). Such uses could include:

- Residential
- Small scale commercial uses including retail and offices
- Public houses, restaurants, café bars, cafés
- Hotel
- Gallery / Heritage Centre
- Educational / community uses (Post Office, health care, day nursery)
- Live / work units and small scale manufacturing
- Public open space

## **8. Materials**

8.1 New developments should respect the surrounding area both in terms of scale and design. It should preserve and enhance the industrial character of the area where appropriate by using suitable design motifs and materials. For example, historic paving materials should be retained in situ or reserved for re-use within the area.

8.2 However, there are opportunities within the area for outstanding contemporary design. The City Council will support and encourage such proposals.

## **9. Access and Servicing**

- 9.1 Access in to the area is excellent, being approached by Sheepcote Street, Ryland Street, Grosvenor Street West, Morville Street and Browning Street / St Vincent Street. Sherborne Street currently bisects the area and is used as a rat run. Developers should consider appropriate traffic management and calming measures to reduce the environmental problems this access currently creates.
- 9.2 Pedestrian access to the canal must be maximised (see Plan 9). Routes through the area should be accessible to people with disabilities and different materials and textural surfaces should be employed to enable people who are visually impaired to orientate themselves.

## **10. Car Parking**

- 10.1 The City Council will adopt a flexible approach to car parking dependent on the mix of uses proposed. Residential development will require only a minimum of car parking spaces within the site. Proposed commercial and office development will be encouraged not to provide within curtilage car parking and may be required to provide a commuted sum in lieu of car parking facilities.

## **11. Phasing**

- 11.1 It is accepted that the development of the site may have to be phased. To ensure co-ordinated development takes place, developers will be requested to demonstrate how individual proposals or phases fit into an overall view of how the site will be developed.
- 11.2 The developer must also demonstrate how issues such as vehicular and pedestrian access will be co-ordinated during the phased development of the site particularly in relation to pedestrian access to and across the canal.
- 11.3 The City Council will undertake to assist with land assembly by the use of CPO powers where it is felt appropriate.

## **12. Planning Obligations**

- 12.1 To ensure that the development enhances the local environment and provides any necessary infrastructure, the City Council will seek to enter into a legal agreement with developers under Section 106 of the Town and Country Planning Act.
- 12.2 This will include:
- environmental improvement works (including highway improvements, landscaping, street lighting and CCTV equipment);
  - provision of new towpaths, canal lighting and interpretation;
  - a new pedestrian canal bridge between Sherborne Wharf and the site between 25 and 28 Sheepcote Street.
- 12.3 Developers will be required to meet affordable housing and car parking planning obligations in the event of residential and / or office developments being undertaken.



### **13. Limitations of Liability**

- 13.1 Information contained in this draft Brief is, to the best of the City Council's knowledge, correct at the time of writing. The City Council advises developers it is their responsibility to check site conditions and the availability of services prior to entering into any negotiations.
- 13.2 Any views expressed by the Local Planning Authority are those which represent current policy at the time and may be varied by the Local Planning Authority as a result of any reassessment of appropriate planning policies for the area at that time.

### **14. Status of Brief**

- 14.1 This Brief has been approved by the City Council's Regeneration Advisory Team for use in determining planning applications and for public consultation.

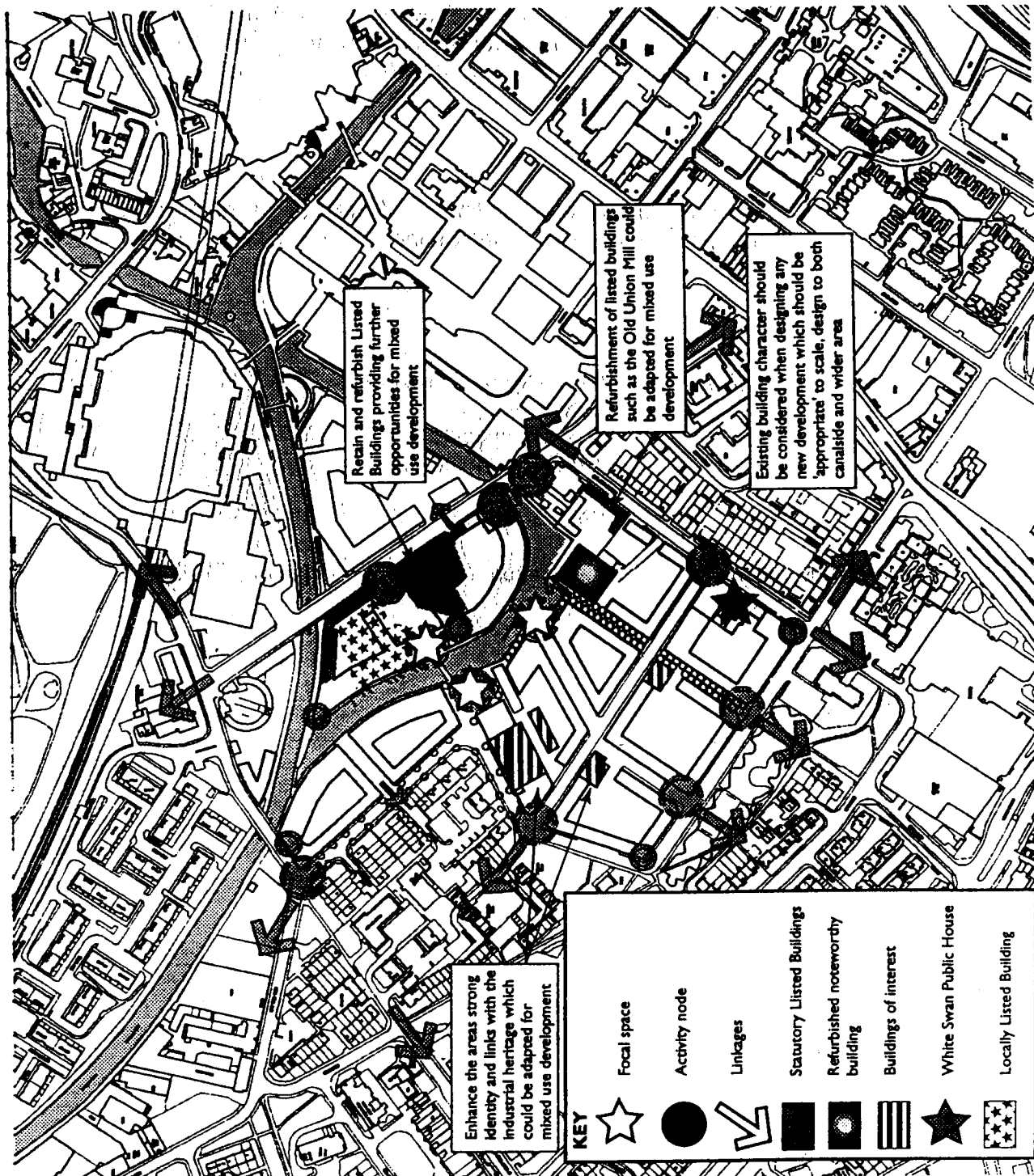
#### **Contact Officers:**

Planning and Architecture:	Mike Taylor / Doug Lee	303 2262 / 2676
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	Richard Hudson	303 3219
	Simon Forrester	303 7740
Transportation:	Phil Simpson	303 6896
British Waterways:	Tim Dalton	08127 252000

JOM/SHERBORNE STREET

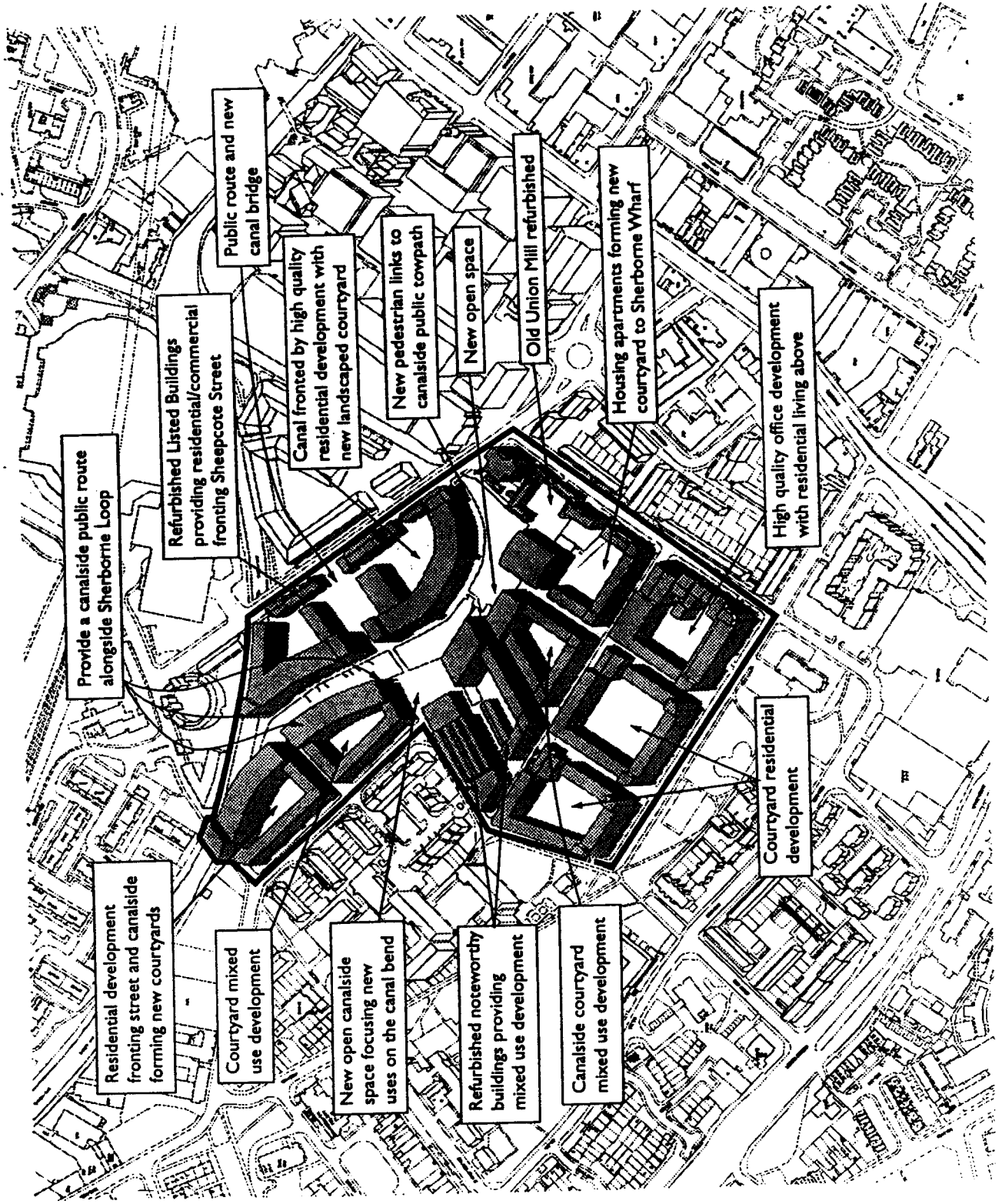
# Sherborne Street Development Brief

## Listed Buildings and Buildings of Note



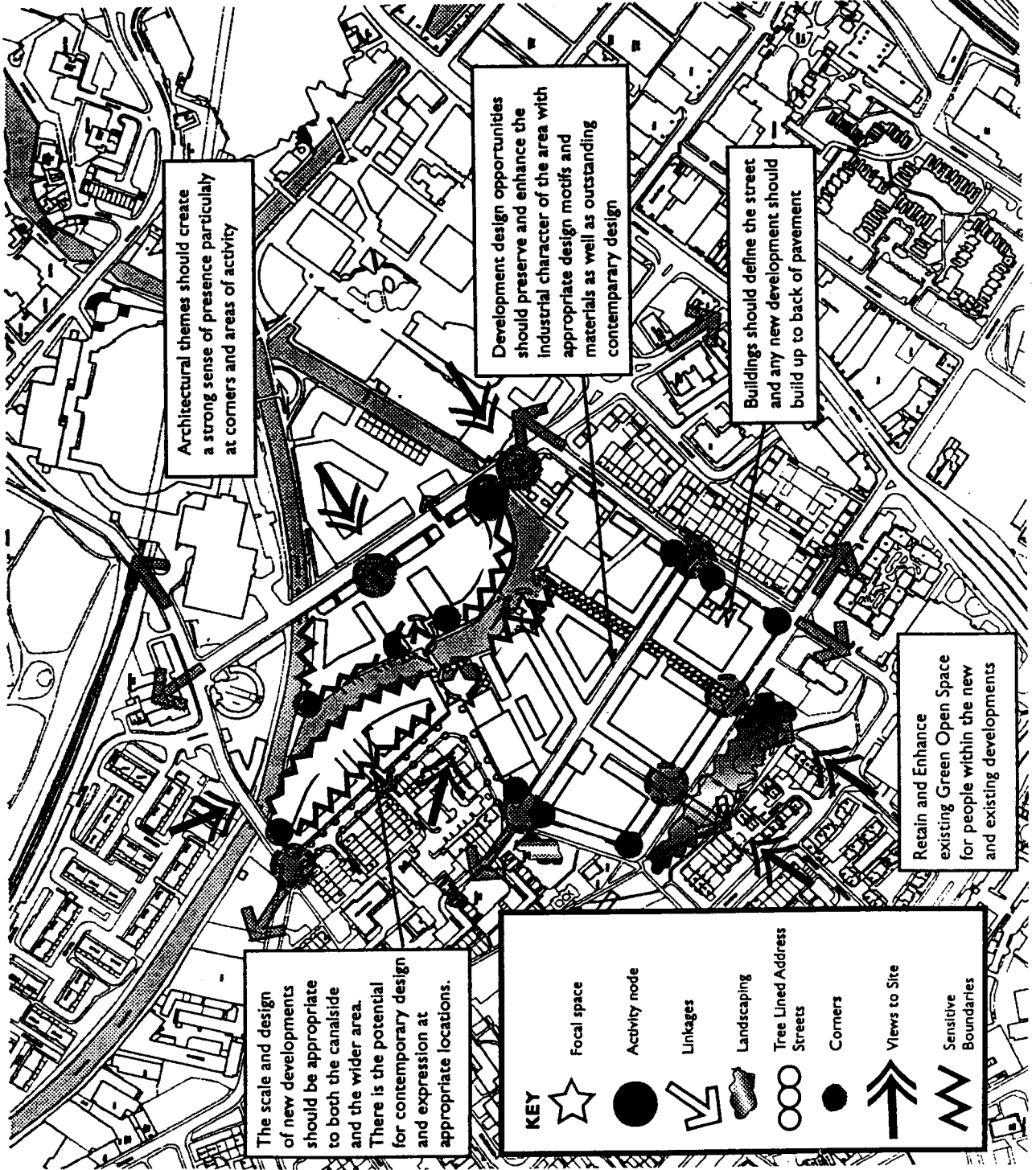
# Sherborne Street Development Brief

## Indicative Design Concept and Massing



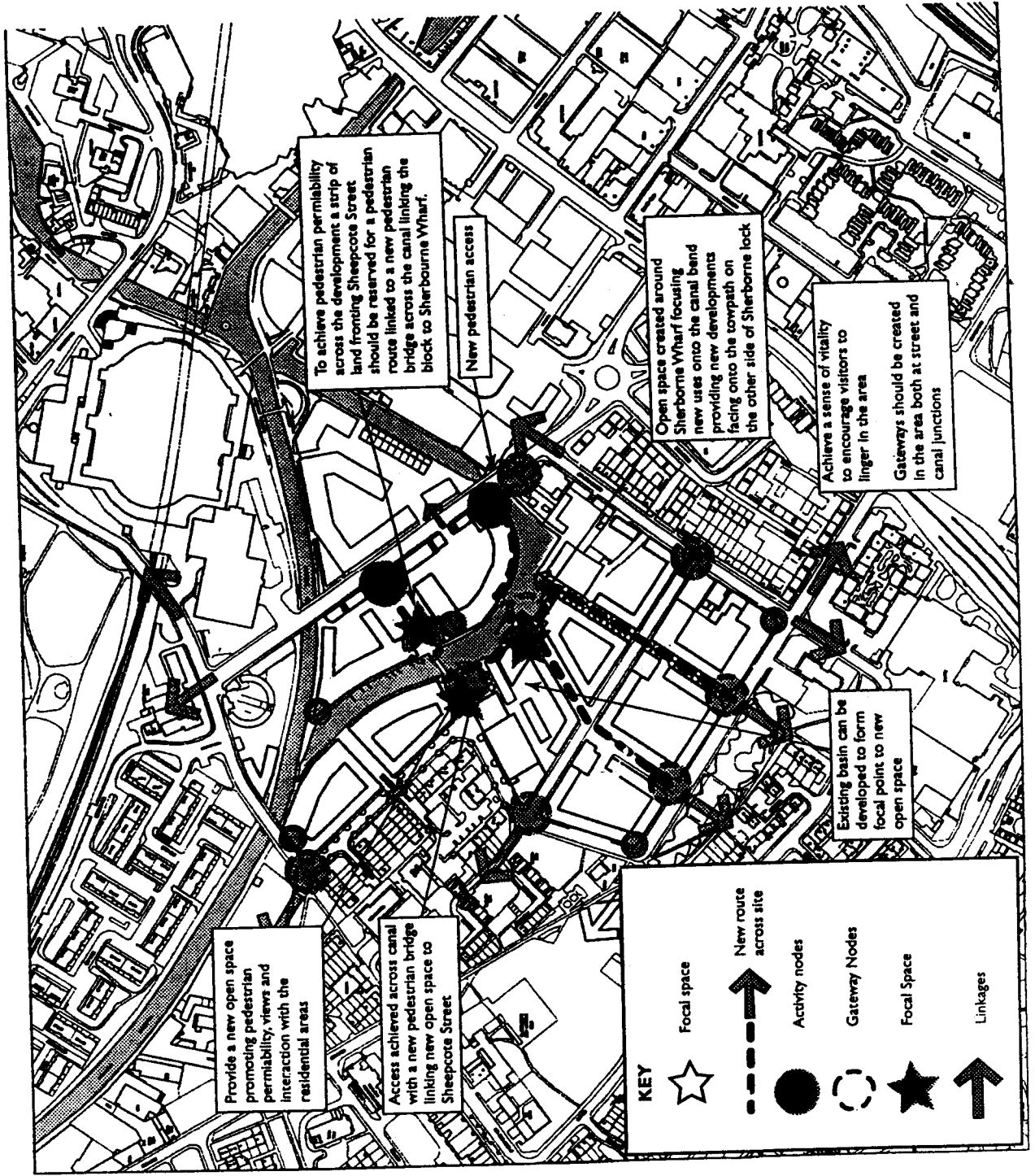
# Sherborne Street Development Brief

## Character of Public Spaces



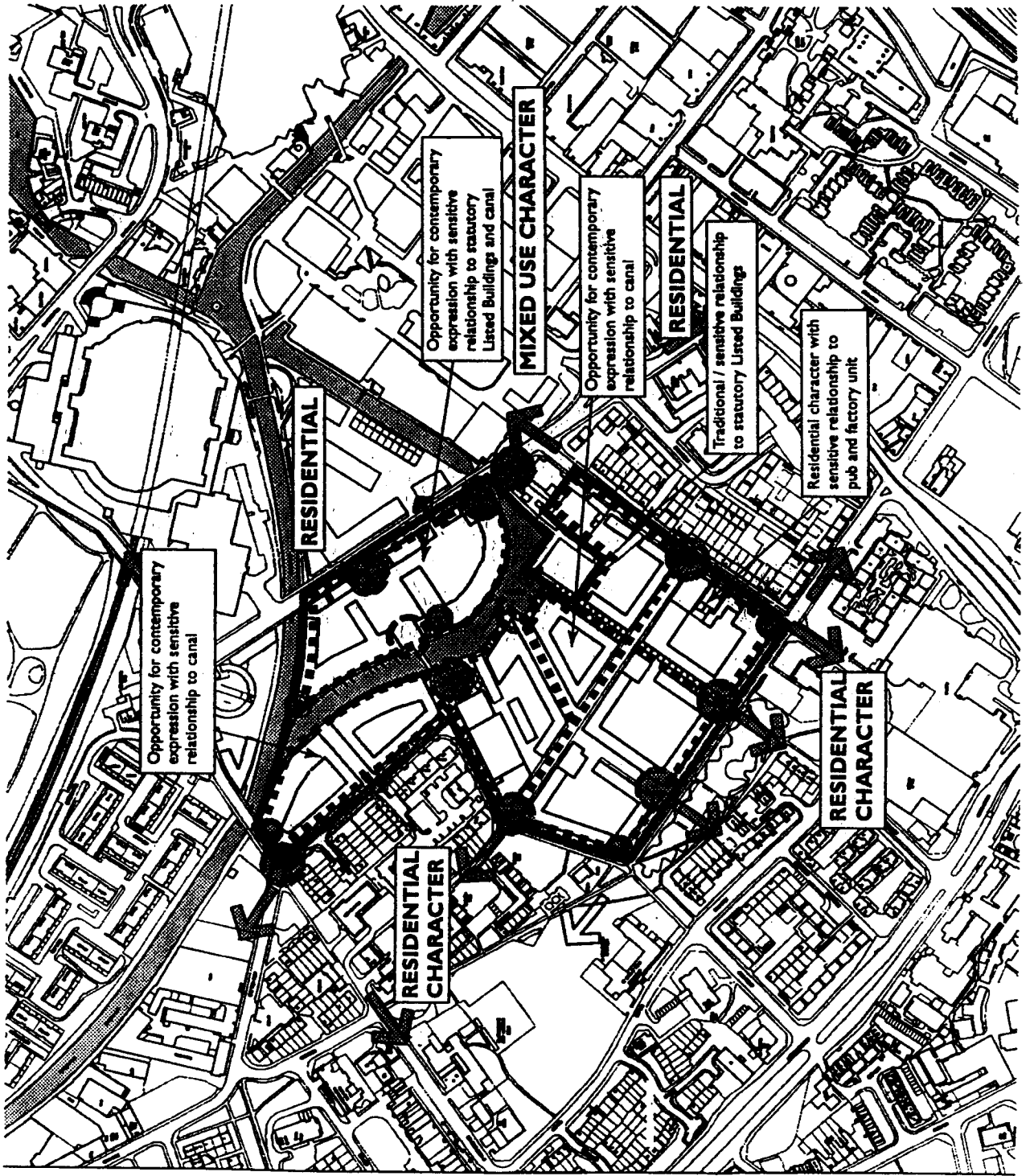
# Sherborne Street Development Brief

## Pedestrian Routes, Linkages, Spaces and Places



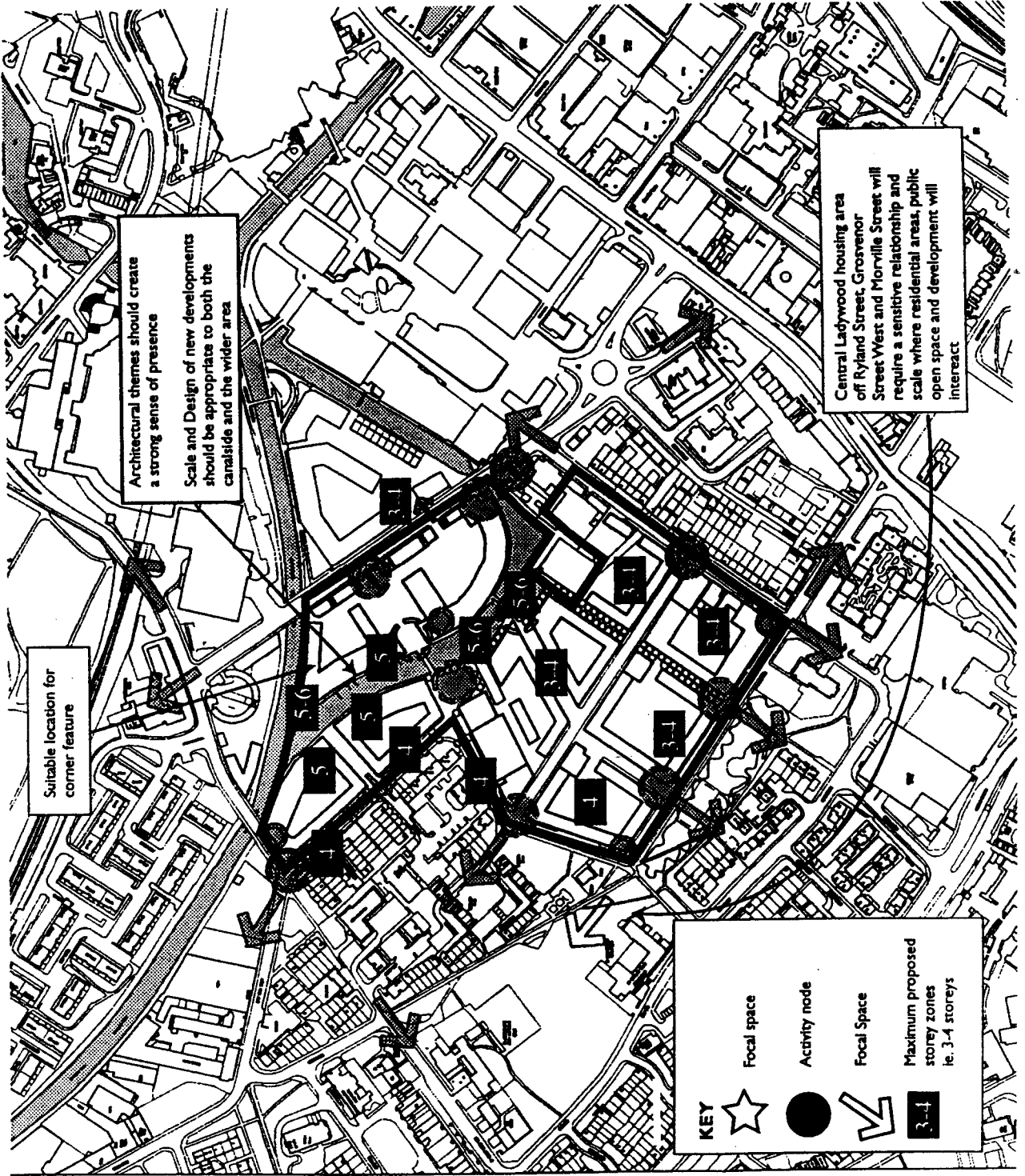
# Sherborne Street Development Brief

## Character of Development



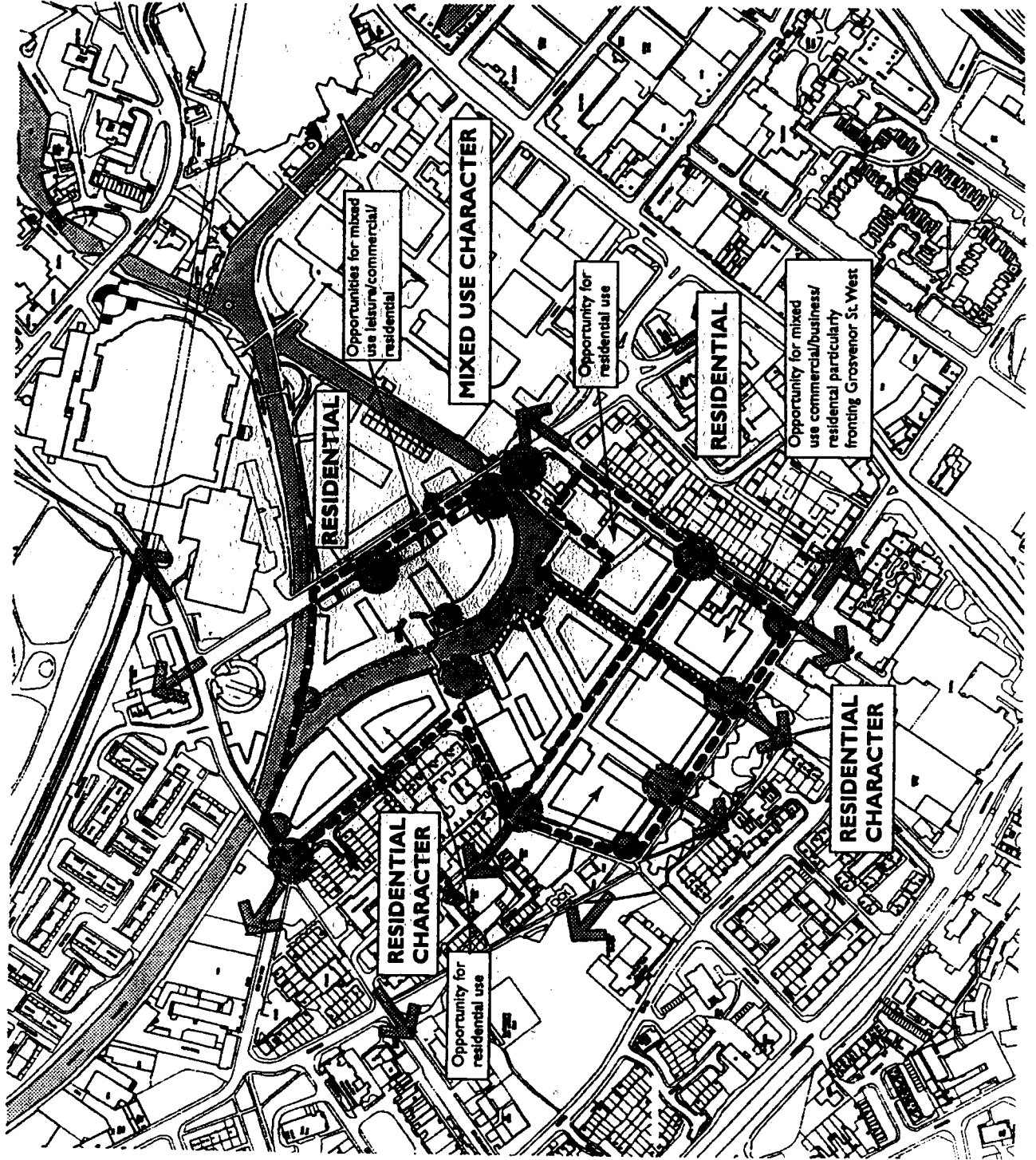
# Sherborne Street Development Brief

## Heights of New Development



# Sherborne Street Development Brief

## Potential Uses





# Sherborne Street Development brief

## Vehicular and Pedestrian Movement

