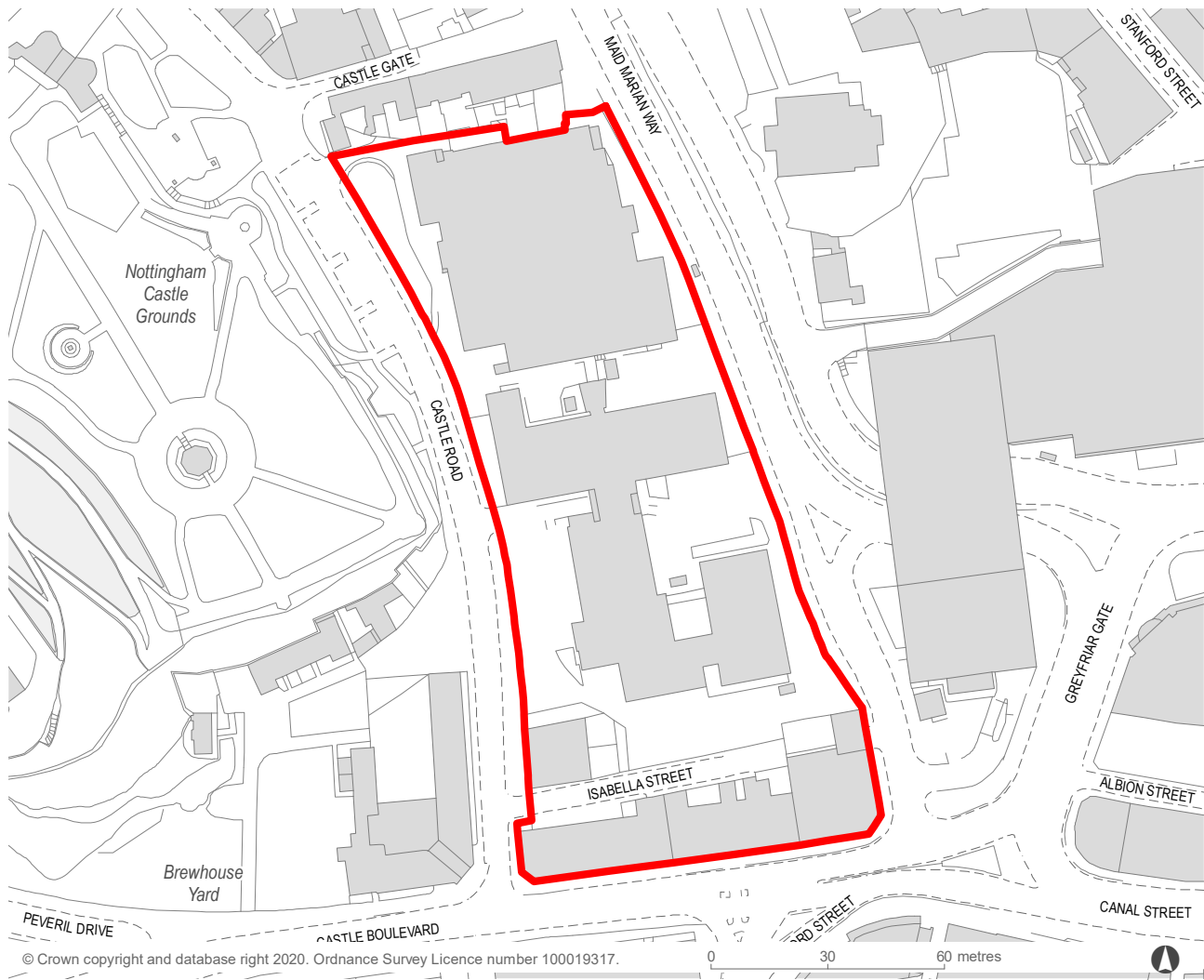


SR57 Castle Quarter, Maid Marian Way - College Site



Site Area (ha):
1.44

Ward:
Castle

Address:
Maid Marian Way

Current Use:
Education and offices

Proposed use:

Tourism (D2), offices (B1a), residential (C3), small scale retail (A1, A2, A3) delivered as an integral part of a mixed use scheme.

Development principles:

This is an important, prominent gateway site close to the Castle which is expected to contribute to the positive transformation of the area. Development should be sensitive to, and maximise opportunities provided by the historic environment and incorporate high quality open space that preserves or enhances the significance and setting of heritage assets. Development proposals should also seek to enhance the setting of buildings within the site to the south of Isabella Street, and have regard to the amenity of residential properties on Castle Gate. Within an archaeological constraints area and caves area. Early consideration should be given to both archaeology and caves and opportunities for their preservation or enhancement. Sensitive redevelopment of the site provides opportunities to improve north/ south and east/west pedestrian and cycle connections between the Canal Quarter, City Centre retail core and Lace Market and indicative routes are shown on the Policies Map. Connection to the District Heating System may be possible depending on nature of use and scale of development. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development.

	Housing	Office (m²)	Industrial/ Warehousing (ha)	Retail (m²)
Max	100*	10000*		Small Scale*
Mid-Point	75*	7750*		
Min	50*	5500*		

*All ranges given are indicative