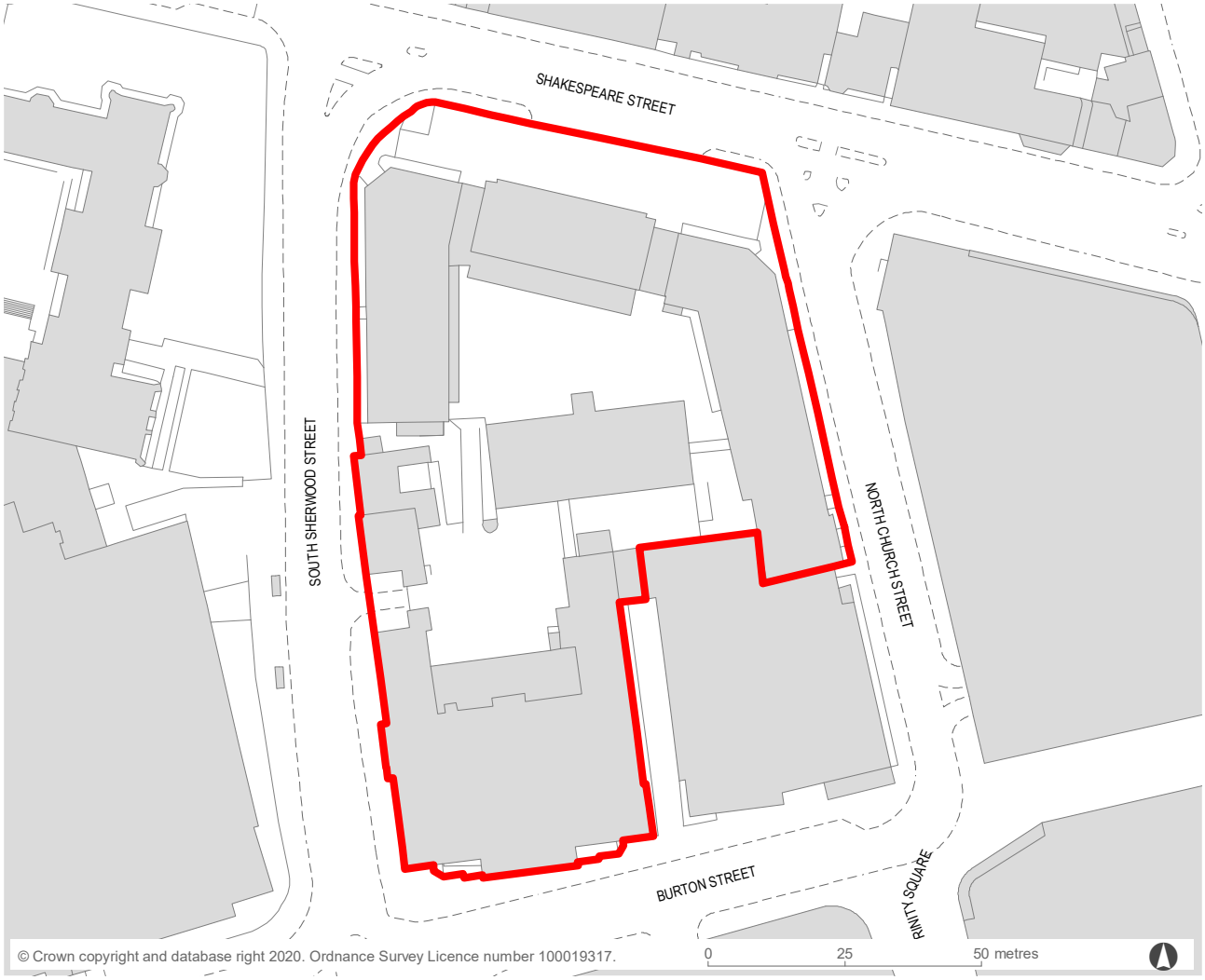
SR53 Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station



Site Area (ha):
0.89

Ward:
St Ann's

Address:
Burton Street

Current Use:
Mixed use

Proposed use:

Hotel (C1), offices (B1a), non-residential institution (D1), leisure (D2), residential (C3), student accommodation (sui generis). Ancillary uses retail (A1), financial & professional services (A2), food & drink (A3/A4) delivered as integral part of a mixed use scheme.

Development principles:

This is an important and prominent site and development should incorporate high quality building design, public realm and environmental improvements. Development should preserve or enhance the significance of heritage assets including the Guildhall (a Grade II listed building to be retained), other nearby Listed Buildings and the adjacent Arboretum Conservation Area. The suitability of new uses will need careful consideration to ensure that the sensitive reuse of heritage assets can be achieved. Within an archaeological constraints area and an area where caves are known to be present. Early consideration should be given to both archaeology and caves and opportunities for their preservation or enhancement. There is immediate potential for low carbon energy via the District Heating System. 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 (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	400*	20000*		Small Scale*
Mid-Point	350*	15000*		
Min	300*	10000*		

*All ranges given are indicative