



Historic Downtown Public Meetings

Summary of Issues Raised

Workshop 1 – Developing 23.02.16

Conflicts of Use: Need to manage conflicts of use, especially between living and night-time economy. Limits on hours of operation, especially for units near or underneath residential?

Vacant Buildings: Extensive vacancy, especially upper floors. Viability issues – economics don't stack-up. Examples: Reliance House, Fruit Exchange, India Buildings, 8 Water Street.

Surface Carparks: These have development potential. They are visually poor. Site allocations?

Public Transport: Services could be improved. This is largely a matter for negotiations with the service providers, rather than the neighbourhood plan.

Residential zone: Possible residential policy area for residential zone between Castle Street, James Street, Water Street, Strand.

Workshop 2 – Conserving (Heritage) 24.02.16

Conservation Areas: Castle Street and William Brown Street. Also World Heritage Site. Perhaps extend the boundary to take in other parts of the neighbourhood area (if they merit it).

Vacancy: Most have activity at ground floor level, but upper floors are often vacant. Fruit Exchange, India Buildings, Bank of England. Proposals for Corn Exchange.

Public Realm (Streets and Spaces): Example - Exchange Flags. Also courts, like Union Court. Outstanding interest as remaining court. Space around the flyover. Temple Street, etc. Castle Street exceptional.

Buildings: Lucky to have these buildings and spaces. Tradition of distinctive/creative/innovative architecture. Oriel Chambers, Bank of England, Castle Street (Neros), Corn Exchange, etc.

Movement: Aspirations to improve Stanley Street and Victoria Street. Eberle Street being improved. Car parks throughout the area. Bus services all along. Big taxi rank in Victoria Street and elsewhere.

Visitor Potential: Focus is on Cavern Walks, but wider potential.

Workshop 3 – Destination (Visitors) 01.03.16

Hotels: New hotels have opened recently.

Liner terminal: How much footfall passes through historic downtown? What will be the consequence of moving the terminal?

Eating and drinking: Good mix of restaurants. Very different kinds of bars in the Cavern Quarter (hen and stag), Dale Street (traditional pubs) and Castle Street (more 'up-market' offer).

Commercial core: There is a core in the centre area where later opening bars and clubs are concentrated.

Workshop 4 – Living In (Residents) 02.03.16

Residential zones: Roughly, the area divides into three zones. Good quality residential to the west of the area. Smaller residential units in the centre. Student accommodation to the east.

Conflicting uses: Key issue is managing conflict between night economy (late operating venues) and residential.

Residential development: Several new developments/refurbishments are underway to provide new residential units.

Mixed use: Mix of residential, commercial, hotels, etc. throughout the area.

Possible Policies

Key theme is reconciling uses – residential, night economy, commercial.

Possible policy areas:

- West residential (restrict hours of operation, encourage 2 bed and larger).
- Central commercial/night economy (assume late operating, one-bed residential units)
- East student accommodation (restrict hours of operation).

New commercial uses to require careful consideration of impacts on existing residential.

Use of conditions to prevent very late operating near to residential.

New residential uses to require careful consideration of impacts on existing commercial.

Enable CofU of commercial to hotels.

Enable CofU of retail to restaurants/cafes.

Require bin storage (off street) for new development.

Flexible use policy for reuse of historic buildings.

Design policy (new buildings, alterations, shop fronts, reinstatement).

Possible Neighbourhood Development Order

Consider Neighbourhood Development Order to grant permission for reinstatement of historic features and well-designed shop fronts.