

Aerial Photography, copyright Bluesky International Ltd. 2016

**FOR SALE**  
Exciting City Centre  
Development  
Opportunity

Former Central Library  
Angel Row  
Nottingham  
NG1 6HP

Nottingham  
**Propertyplus**

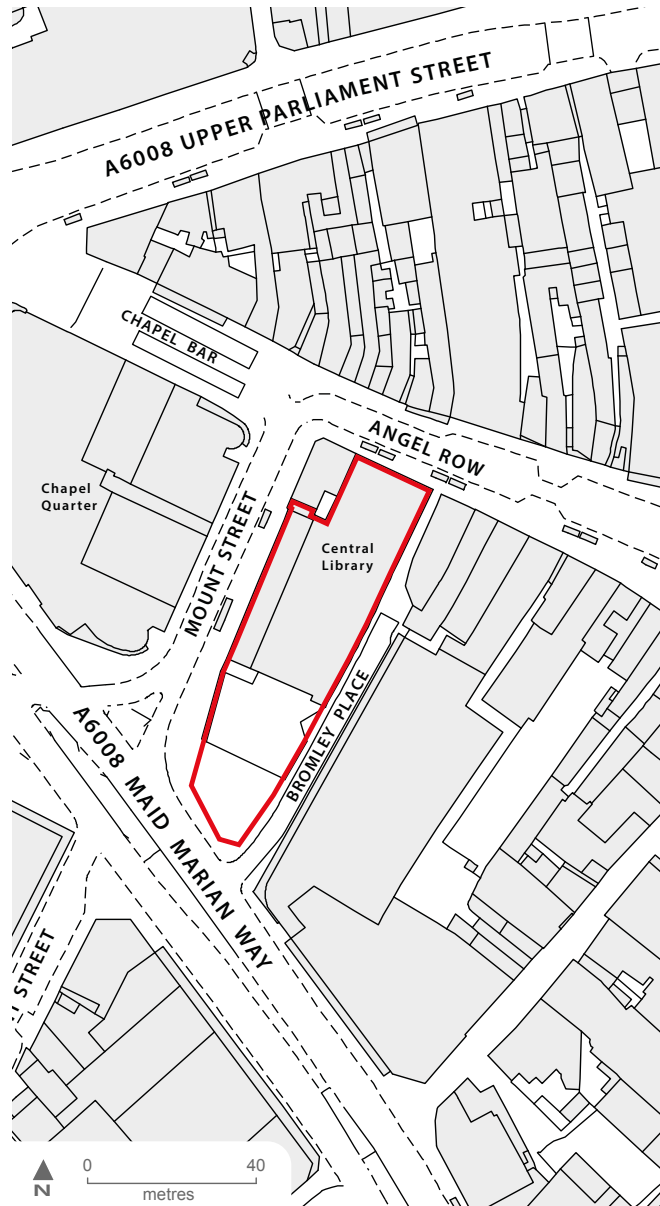


Nottingham  
City Council

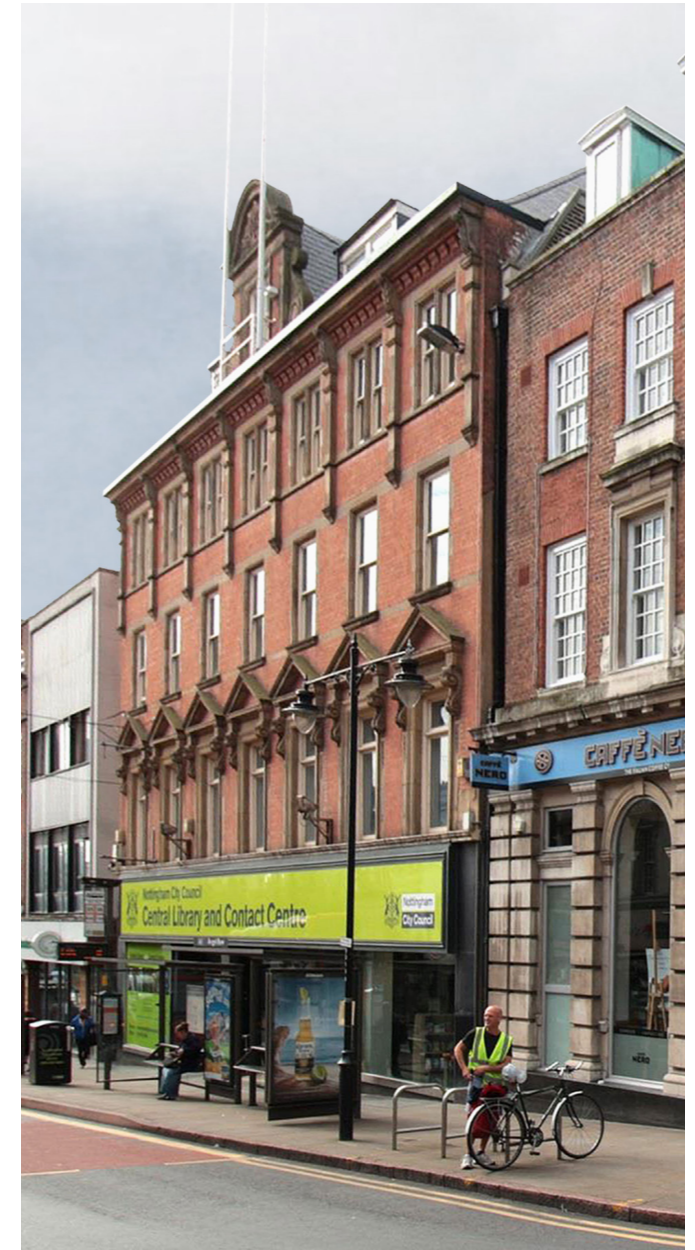


## Property Summary

- Substantial city centre development site
- Suitable for a significant mixed use development (subject to planning)
- Historic front section to be refurbished
- 0.23 hectares (0.57 acres)
- GIA 6,820m<sup>2</sup> (73,410 ft sq)
- Service yard to rear
- Located in the Old Market Square Conservation Area
- Freehold



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## Location: Nottingham

Nottingham is centrally located and well-connected within the UK, and the perfect platform for commercial links into Europe. Improvements such as the A453 duelling, the facility improvements at Nottingham Station, the Ring Road, and the completion of two new tram lines have dramatically improved connectivity, particularly from the M1 to the city centre and within the city itself. Future proposals include HS2 and the East Midlands Airport expansion, which will take Nottingham's connectivity and productivity to another level, giving the city greater advantages for long term investors.







## Location: Nottingham

The premises occupy a highly prominent position between Angel Row, Mount Street and Maid Marian Way providing excellent links in and out of the city. The site benefits from being within a mixed commercial and student residential area and is a short walk from Nottingham's retail core.

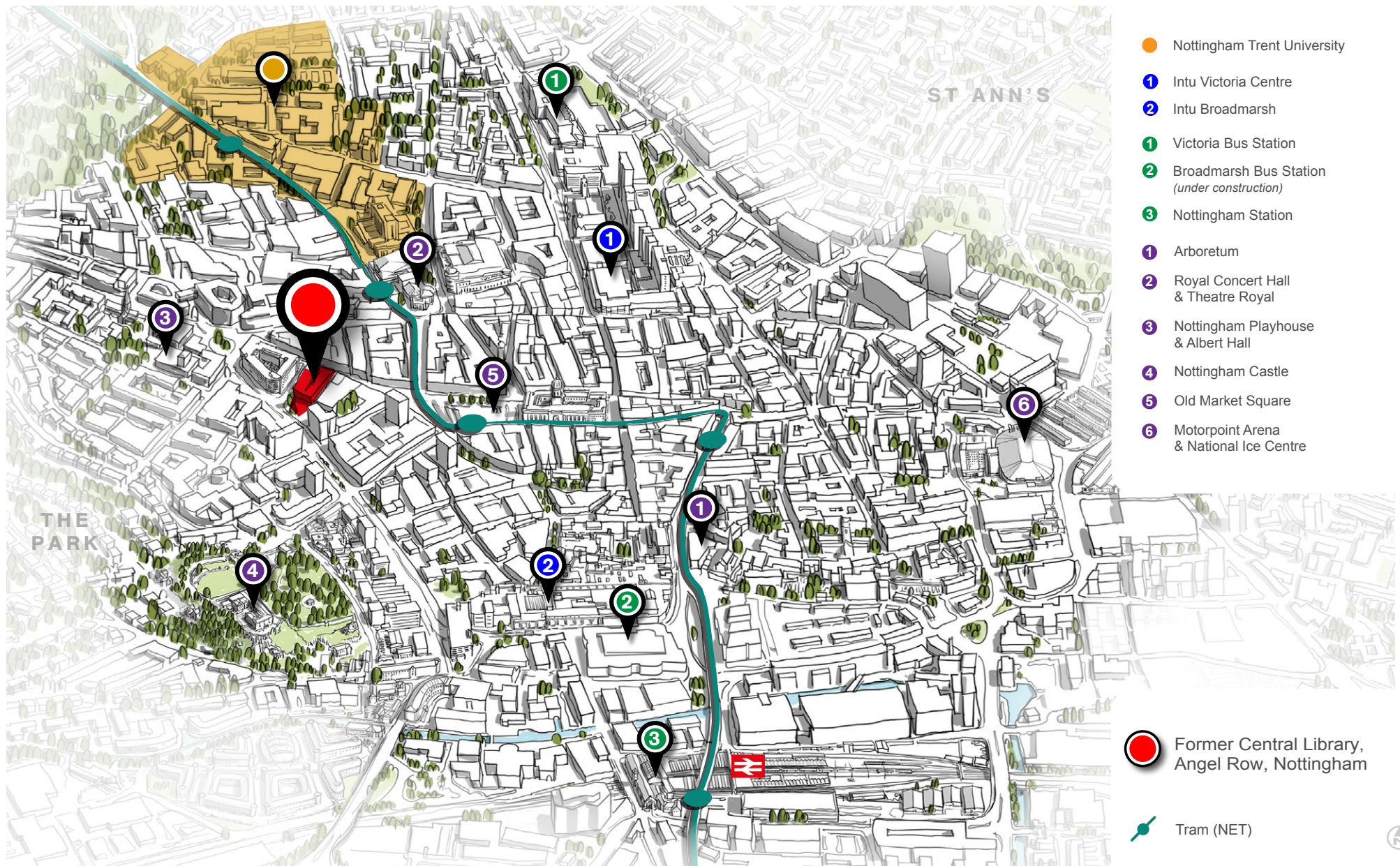
Both The Old Market Square tram and Nottingham's Mainline Station are a 10 minute walk to the South.

The site benefits from its close proximity to Nottingham Trent University being a 10 minute walk to the North East and Nottingham University is a 20 minute tram journey from Old Market Square.

The site is a 5 minute walk from into Victoria Centre and the Cornerhouse, offering retail and leisure occupiers such as John Lewis, Boots, Next, Wagamama, Pizza Hut and Cineworld.

The Angel Row/Chapel Bar area is a key regeneration area and redevelopment of this site is key.







## Site Summary

The Central Library premises date from the latter decades of the nineteenth century with part dating from 1899. Historically, the building was occupied by Henry Barker Ltd (furniture dealers) from the late 1880s to 1977 when it was transformed into the Central Library. The library premises has been in operation for over 40 years and has provided a central space for Nottingham's citizens.

The property is arranged over ground plus 3/4 floors with a yard accessed from Bromley Place. Internally the property is currently used as a library premises with contact centre and staff facilities.

There is a basement storage area which also houses a substation.

The site is broadly level and extends to **0.57 acres** of thereabouts.







## Informal Planning Guidance

### Policy and Strategic Context

Any development proposals will be determined in accordance with planning policies contained within the Local Plan for Nottingham City; this comprises the following two documents:

- Local Plan Part 1 - Greater Nottingham Aligned Core Strategy
- Local Plan Part 2 – Land and Planning Policies Document

It should be noted that the site falls within the City Centre Primary Shopping Area, City Centre Caves Area, Old Market Square Conservation Area and the Royal Quarter and consequently, the following Local Plan Part 2 planning policies will be particularly relevant:

- SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area
- RE5: Royal Quarter
- HE1: Proposals Affecting Designated and Non-Designated Heritage Assets
- HE2: Caves (and the related Management of the Caves in Nottingham Supplementary Planning Document).

Further Local Plan policies, and related supplementary planning documents, will also be relevant dependent on the final development uses proposed.



## Development Principles

The site provides an exciting opportunity to provide a unique mixed use development scheme in a vibrant part of the city centre. A high quality residential led development scheme consisting of a mix of apartments and/or student accommodation with Grade A office space on lower floors is considered the most appropriate form of development for this site. Proposals should also include retail, office, leisure and/or A1, A2 or A3 uses which are capable of activating the ground floor frontages. The proposed density of the residential development will depend upon the size of units and an appropriately detailed design scheme that successfully deals with and incorporates the following principles:

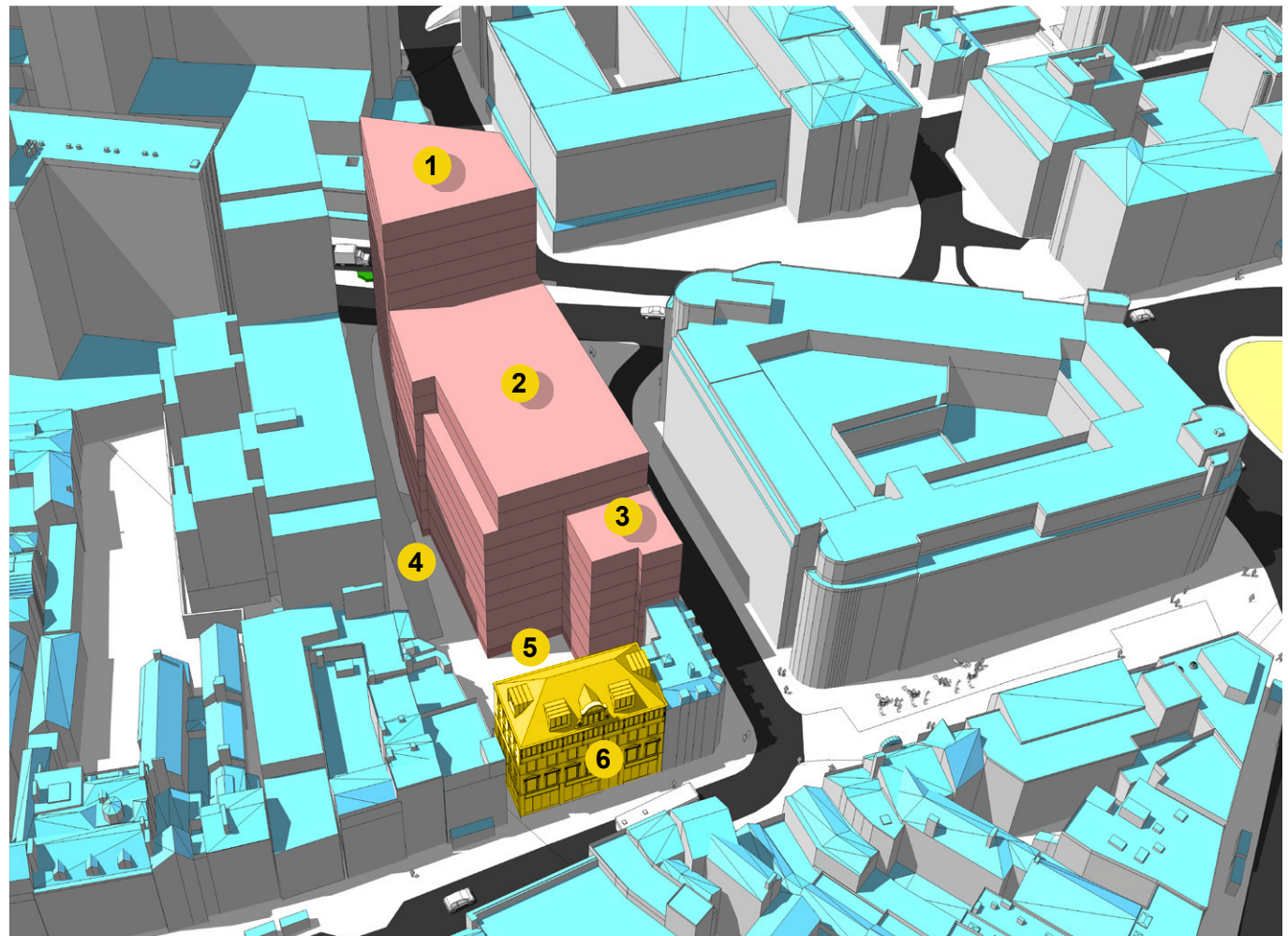
- The front part of the building facing Angel Row is an imposing five storeys high and retains much of its original architectural character, despite later alterations to its shopfront at ground floor level. It makes a strongly positive contribution towards the special character and appearance of the Old Market Square Conservation Area. It should be retained and converted as a standalone building. The retention of just the façade of the building or its substantial demolition would be considered harmful to the overall significance of the Conservation Area and is highly unlikely to comply with policy HE1 of the LAPP, policy 11 of the ACS and paragraphs 192, 196 and 201 of the NPPF.





## Development Principles

- Primary vehicular access should be via Bromley Place. Pedestrian access for proposed new development should be encouraged from Bromley Place, Maid Marian Way and Mount Street to help provide activity at ground level on primary frontages.
- The proposed massing for new development should respond to the opportunity for variety provided by multiple blocks and must avoid both a monolithic form and an unmodulated roof line. The provision of different uses will allow for potential varied floor depths and floor heights. There is opportunity for a taller building element fronting on to Maid Marian Way of up to 14-storeys and could potentially accommodate some additional floors which is of high quality architectural design. The height of proposed new buildings adjoining the existing buildings on Mount Street should step down to 7-storeys with an appropriate set back or a space created between the proposed new development and retained building fronting Angel Row. This is shown indicatively on the 3D model illustrations.



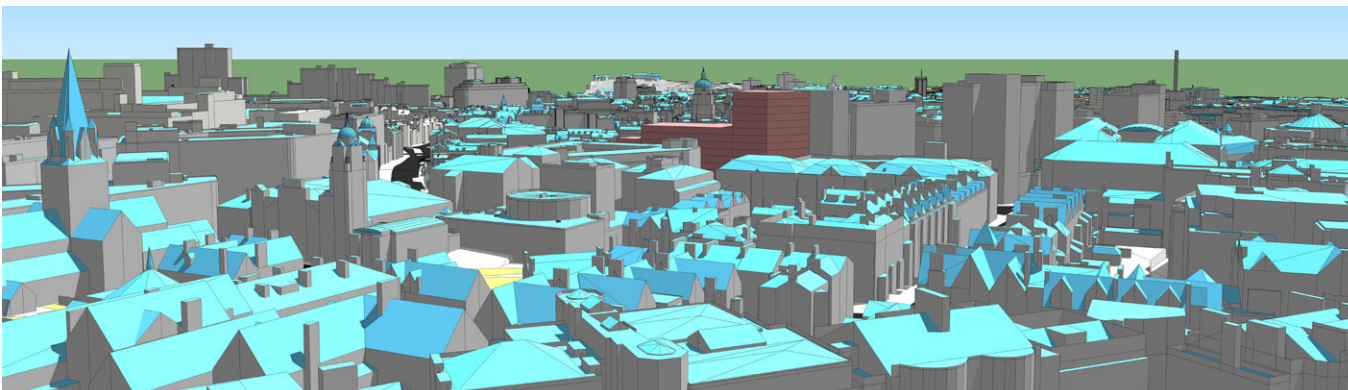
Indicative 3D Model Massing view

- |                                   |   |
|-----------------------------------|---|
| 1. Potential for up to 14-storeys | 4. Potential vehicular access via Bromley Place   |
| 2. Potential for up to 9-storeys  | 5. Proposed new development to provide a setback/space between the existing retained building |
| 3. Potential for up to 7-storeys  | 6. Existing building to be retained and refurbished   |



## Development Principles

- The Nottingham City 3D Model must be employed by future design teams and early engagement with the NCC Urban Design and Conservation teams will be essential to assess proposed heights and massing to avoid any potential impact on any key views identified in the Nottingham City Centre Urban Design Guide and any more localised street views.
- Building lines should help to define clear urban blocks which reinforce established routes. Proposed development blocks fronting Mount Street should be built on the back of footpath and continue the existing relationship between building and public realm.
- Principal walking routes around the perimeter of the site should where possible be lined with active ground floor frontages, in particular development blocks fronting on to Angel Row, Mount Street and Maid Marian Way. Blocks fronting on to Bromley Place should relate to the street and provide a good level of natural surveillance.
- The planning guidance document does not prescribe a particular architectural approach, but it does require proper attention to place-making, by following the urban design principles set out in the document. The site falls partly within the Old Market Square Conservation Area and architectural design must take account of this. However, the site is an opportunity to achieve an exemplar of contemporary design while reflecting the materials, scale and urban grain of its historic context.



## Planning Requirements

- The development should look to achieve a high standard of environmental sustainability. The City Council actively encourages building design and construction methods that reduce energy costs and utilise renewable and low carbon technologies where possible in order to support a low carbon future and respond to the Council's Carbon Neutral 2028 pledge (such as district/ local heating/power system; building/community battery; ground source heat pump/caves/mines; solar/PVs). All new development proposals will be expected to maximise opportunities to incorporate sustainable design features where feasible (such as sustainable drainage systems including grey water recycling, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain).
- The City Council's Biodiversity Supplementary Planning Document (February 2020) sets out the City Council's aspiration for achieving a net gain in biodiversity and includes a Biodiversity Checklist to provide guidance on biodiversity requirements when submitting planning applications.



## Planning Requirements

- Electric car charging points, appropriate levels of cycle storage, E-Bikes, car clubs and other sustainable transport measures for the occupants of the development should be provided.
- An Employment and Training Plan to be agreed with the City Council's Employment and Skills Team to maximise the generation of local employment and training opportunities for city residents. Refer to Policy EE4 (Local Employment and Training Opportunities).
- S106 will be required to cover affordable housing, public open space (in accordance with the City Council's Provision of Open Space in New Residential and Commercial Development SPD, November 2019), education, employment and training, further details of which are available from the planning team.
- Nottingham City Council's Design Quality Framework should be used to help inform the design and planning process of any development proposals from the earliest stage: [www.dqfnottingham.org.uk](http://www.dqfnottingham.org.uk)
- An Archaeological Desk Based Assessment and an Archaeological Field Evaluation will be required to determine what further archaeological work may be required in advance of and/or during groundworks for development. The site falls within the City Centre Caves Area and therefore a planning application must be supported by a Caves Assessment in line with the requirements of Policy HE2.

A full list of planning application requirements, copies of the Planning Policy documents and guidance referred to in this document are available to view and download from the City Council's website: [www.nottinghamcity.gov.uk/planning](http://www.nottinghamcity.gov.uk/planning)

It is hoped that this guidance provides a helpful steer in developing early proposals for the site. This is not a statutory planning document or development brief but rather informal guidance that is intended to highlight key opportunities and constraints. On this basis it will be appreciated that the guidance is not setting out parameters that are a guarantee of planning permission but rather a prompt to early conceptual thinking that should then be explored further, at the earliest opportunity, with the Council's Planning Team.

## Planning Contacts:

*Development Management matters are to be referred to:*

Rob Percival  
Area Planning Manager,  
Nottingham City Council  
t: 0115 876 4065  
e: [rob.percival@nottinghamcity.gov.uk](mailto:rob.percival@nottinghamcity.gov.uk)

*Conservation matters are to be referred to:*

Tom Street  
Principal Conservation Officer  
Nottingham City Council  
t: 0115 876 4149  
e: [thomas.street@nottinghamcity.gov.uk](mailto:thomas.street@nottinghamcity.gov.uk)

Early engagement with the planning team and pre-application discussions are strongly encouraged before an expression of interest is made.



## VAT

The Council may Opt to Tax in respect of this property

## EPC

EPC documents are available on request.

## Costs

In addition to the purchase price an additional charge of 2% of the sale price will be charged on completion by the vendors to cover the costs incurred in the selling of the property.

## User

Currently D1 Non Residential Institution.



## Tenure

The property is being offered on a Freehold basis subject to a lease to Western Power Distribution for the electricity substation. Details of which are provided in the Document Vault.

## Viewings

Initial external viewings can be made to site. Accompanied viewings to see the interior accommodation can be arranged by contacting:

Harry Morris  
Nottingham City Council  
t: 0115 87 62318  
m: 07939 979403  
e: [harry.morris@nottinghamcity.gov.uk](mailto:harry.morris@nottinghamcity.gov.uk)

For all other information contact:

Beverley Gouveia  
Nottingham City Council  
t: 0115 876 2381  
m: 07947 198018  
e: [beverley.gouveia@nottinghamcity.gov.uk](mailto:beverley.gouveia@nottinghamcity.gov.uk)

## Method of Sale

Offers are invited on both the basis set out under the Interest to be sold section. To be clear each party submitting an offer should submit an offer on both basis or clearly explain why only one offer has been submitted if that is the case. The site is to be sold by informal tender.

Your offer and supporting information should be with us no later than:

**12 noon on Friday 4th December 2020**

Offers should be submitted in full by the closing date and time by email to:

[property.offers@nottinghamcity.gov.uk](mailto:property.offers@nottinghamcity.gov.uk)

The email is to be titled in bold capital letters:

**OFFER:  
FORMER CENTRAL LIBRARY ANGEL ROW**



## Offers

The Council is seeking offers which are conditional only on:

- Formal Planning Approval being secured for re-development of the site and;
- If the offer is to be on the basis of (1) under the Interest to be Sold section of this brochure (see right) the return of the refurbished frontage to the Council (specification to be agreed prior to exchange of contracts)

### Offers must include the following information:

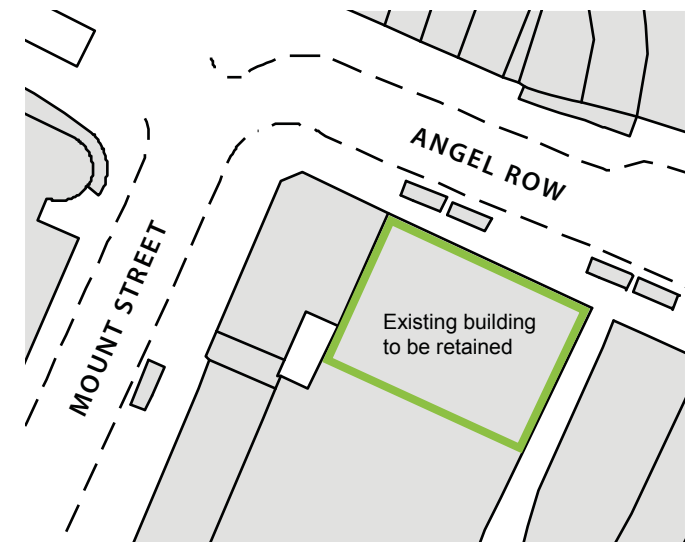
Offers should not relate to any other offer and should include:

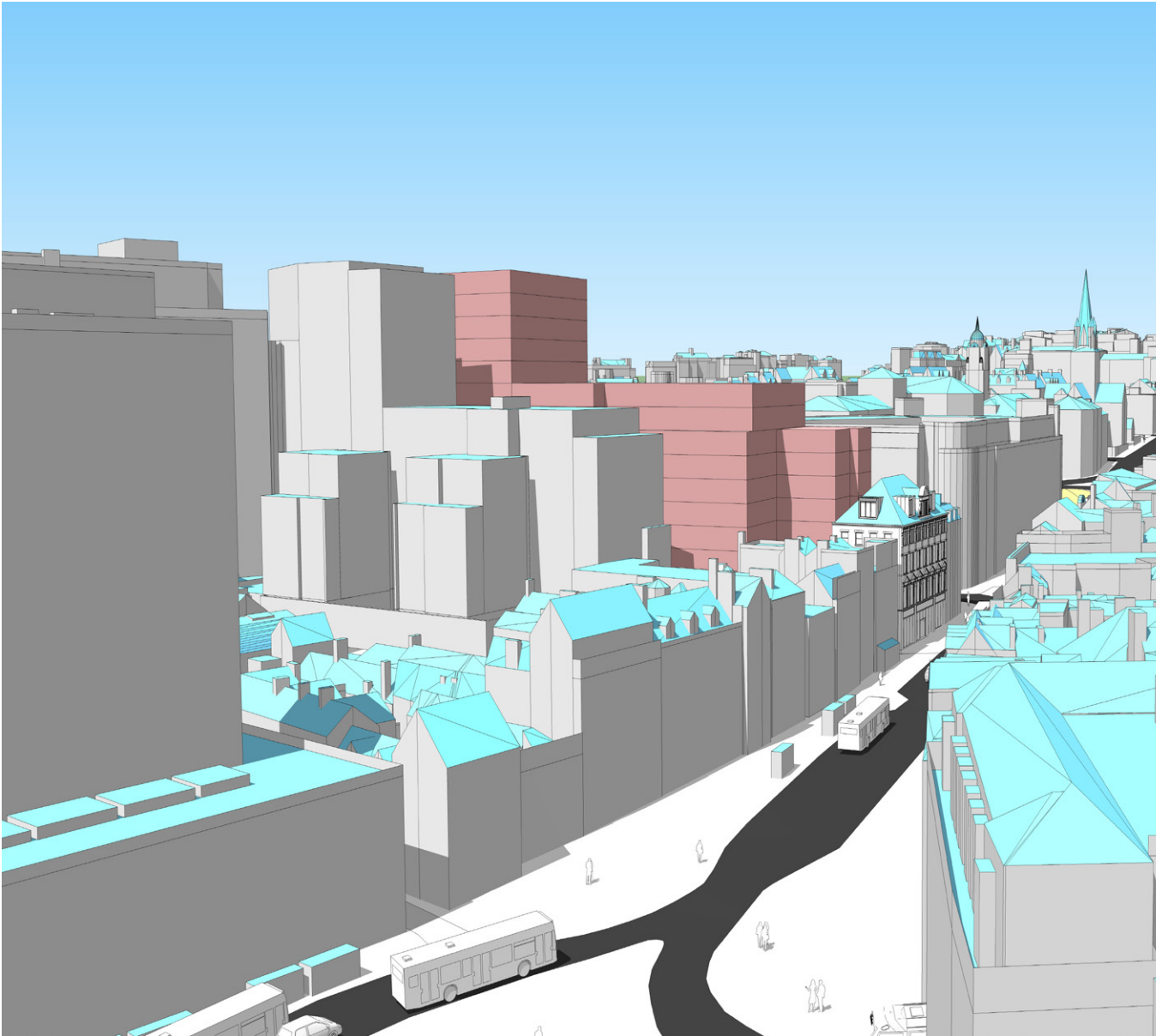
- Details of development proposals including indicative drawings (which will be incorporated in to the contract and form the basis of an overage clause) and confirmation that these have been produced with reference to the Informal Planning Guidance available for the site and have been discussed with the Planning officer referred to in this brochure.
- Name and Address of the purchaser, with a summary of track record in development of the nature proposed
- Proof of funds available for the purchase and any proposed development
- Any conditions relating to the offer. Please note acceptance of a conditional offer will be subject to the payment of a 10% non refundable deposit on exchange of contracts
- Proposed time scales in respect of submission of planning, commencement and completion of development - which will be incorporated in the contract with a buy back clause for none performance
- Solicitors details
- Any other information you wish to provide in support of your offer

## Interest to be sold

Offers are sought for the site on two different basis as follows:

1. A freehold sale of the whole site subject to a 999 year lease back at a peppercorn rent of the historic front section (shown edged green) which is to be refurbished by the purchaser to a shell and core specification prior to the lease back. Details of proposed specification to form part of the bid
2. A freehold sale of the whole site





Indicative 3D Model Massing view from Old Market Square/Long Row

## Property Plus Disclaimer

The Council for themselves and for the vendors or lessors of this property give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- (iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatsoever in relation to this property.
- (iv) General information provided about the property's location and Nottingham has been taken from published documents and refers on occasion to future proposals and aspirations which may change.

Information for prospective purchasers is available in other formats on request.



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Property Plus  
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Station Street  
Nottingham NG2 3NG

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e: [property.plus@nottinghamcity.gov.uk](mailto:property.plus@nottinghamcity.gov.uk)  
w: [www.nottinghampropertyplus.co.uk](http://www.nottinghampropertyplus.co.uk)

