

Greater Clarendon (Sailortown) Delivery Framework (2018)

1.0 Summary of Key Interventions

1.1 The Framework identified the key public and private sector interventions which will provide the catalyst for regeneration of Greater Clarendon and Sailortown in the short term and also the aspects which will have an impact in the medium term and beyond. It identified four key areas as being crucial in the short term, i.e. over the next 5 years. These include:

1. **City Quays** – Phase 1 comprising offices is complete and fully let. The Framework identified the remaining phases of City Quays as medium or longer term opportunities but, in reality, delivery timescales have been shorter than expected. Phase 2, a nine storey office building is also complete, as is the AC Hotel by Marriott. Phase 3, another 250,000 sq ft office building is under construction and residential use is being considered as part of Phase 4;
2. **The University Quarter** bounded by York Street, Nelson Street, Great Patrick Street and Great Georges Street where there are 6 planning approvals for purpose built student accommodation with the potential to accommodate 3,110 students. One block is complete and occupied with the remainder expected to complete by 2022/23. The relocation of UU will bring 15,000 students and staff to this part of the city centre;
3. **The former social security building, Exchange Street Car Park and 84-104 Great Patrick Street / 44-46 Corporation Street:** the development and regeneration potential of the former Social Security building and the Council's Exchange Street car park were summarised in a report to the City Growth and Regeneration Committee on 5th June. It comprised part of an update on the emerging findings of the draft Strategic Site Assessment which had been commissioned by the Council, in collaboration with DfC. The Assessment examines the development and regeneration potential of the Council's car parks and adjacent public sector land holdings within the City Centre; and
4. Lands between Corporation Street and Tomb Street, the multi storey car park on Tomb Street and Graham House on Corporation Street which are currently the subject of developer interest.

- 1.2 The Framework identified a number of recommended key actions for each of the character areas set out in the Greater Clarendon Masterplan and notes that, to make the best use of available resources, the actions will need to be prioritised and phased over time. These are summarised below.
- 1.3 *City Quays and York Street Interchange (YSI)*
- i. Undertake a feasibility study / options appraisal for the YSI development opportunity sites to consider options for future site disposal: DfC are expected to lead on this action to ensure that as the redevelopment of these sites maximises the place-making potential. (Note: the tender process to appoint a contractor to bring the scheme to a construction ready stage was undertaken in 2016. However, tender award cannot occur at present due to a legal challenge. The legal process is ongoing);
 - ii. Ensure appropriate public realm enhancements are carried out as part of the YSI and integrate with projects in the wider area. Recognising the need for careful design to reduce the visual impact of the interchange and enhance connectivity for pedestrians and cyclists, DfI Roads established a Strategic Advisory Group (SAG) in January 2015 to facilitate continued engagement;
 - iii. BHC to prepare revised plans for the remainder of the City Quays Masterplan in conjunction with key stakeholders to ensure that development comes forward in a co-ordinated way: the Council has signed a Memorandum of Understanding with BHC as agreed at the Council's SP&R Committee on 21st June which outlines how BHC and BCC will work together through a strategic partnership arrangement to realise their shared ambitions for the strong growth, regeneration and prosperity of the City;
 - iv. Consider the feasibility of:
 - a. the relocation the BCC Dunbar Link Cleansing depot at Dunbar Street to sites in the immediate locality of the M3 flyover at Corporation Street/Corporation Square. It was agreed to add this project to the capital programme as a Stage 1 – Emerging Project, at the Strategic Policy and Resources Committee meeting on 18th August 2017. Members were asked to note that this did not constitute an investment decision nor a decision to close the existing depot;

- b. improvements to connectivity between City Quays and Cathedral Quarter to include consideration of the public realm and potential to create a civic square and other innovative uses underneath and around the flyovers;
- v. Sailortown Regeneration Group to progress the restoration of St Joseph's Church as a community asset, building on recent funding support provided by DfC / BCC.

1.4 *University Quarter*

- i. Encourage future planning applications in the area to provide active frontages on to Great Georges Street, Nelson Street, Little Patrick Street and Little York Street.
- ii. Open discussions with owners of unimplemented planning approvals to encourage revised plans which are integrated, complimentary and fully exploit the potential to create an active and lively 'University Quarter' with potential to complement the Cathedral Quarter. This may include the creation of an urban square / plaza.
- iii. Consider the acquisition and redevelopment of key sites which would support the regeneration objectives of Greater Clarendon Masterplan

1.5 *Exchange Street, Great Patrick Street, Corporation Street*

- i. Recommended that BCC and Central Government develop proposals for the former social security building and Exchange Street Car Park in tandem with proposals being developed by private landowners for sites at 84-104 Great Patrick Street / 44-46 Corporation Street to ensure a coordinated approach which maximise this key gateway site.
- ii. DfC to explore methods of encouraging the regeneration of underutilised sites at 84-104 Great Patrick Street and 44-46 Corporation Street.

1.6 To complement the envisaged public and private sector investment and to provide a safe and accessible environment for those using the area, the Framework highlights that the following areas need attention:

- i. Improvements to the public realm along Little Patrick Street, Corporation Street (City Fringe side), Gamble Street and Tomb Street linking through to Corporation Square. This would also include innovative proposals for the use of space under the flyover. The short-term proposals should include improvements to the key pedestrian crossing points at Dunbar Link.

- 1.7 Develop a Public Realm Design Guide to allot a level of hierarchy according to the future roles of various lanes, streets and roads through the area, covering elements such as surface types, lighting arrangements, tree planting, breakout areas, street furniture and landscape treatment. This project should incorporate consideration of potential uses underneath the flyover and linkages to City Quays / Sailortown