

Corstorphine & Wright



# Hartley Road Nottingham

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## Feasibility Study

240829 - 8001 - 00 | September 2024



## Revision Log

Revision	Date	Notes
00	19.09.2024	First Issue

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# 1.0 Site Analysis

## 1.1 Site Location

### Introduction

The site is located in Nottingham, at the intersection of Hartley Road and Dorking Road..

To the west the site is close to Radford Boulevard, which is a main road. The site boundary runs along Hartley Road, which has residential and commercial buildings nearby.

The surrounding area is a mix of residential streets, along with some industrial or commercial facilities.

The site also sits within 1 mile of University of Nottingham Jubilee Campus and Nottingham Trent University. This has made the area a prominent location for students, highlighting a strong precedent for developments of this nature



Aerial View of Existing Site



# 1.2 Site in Context

## Geographic Context

Several conservation areas are located near the site, offering historical and architectural significance within Nottingham. These areas help preserve the character of the city while shaping the environment around the site.

Forest Grove is primarily a residential conservation area, featuring Victorian and Edwardian terraced housing. The architecture showcases traditional styles with intricate brickwork, stone detailing, and original window designs.

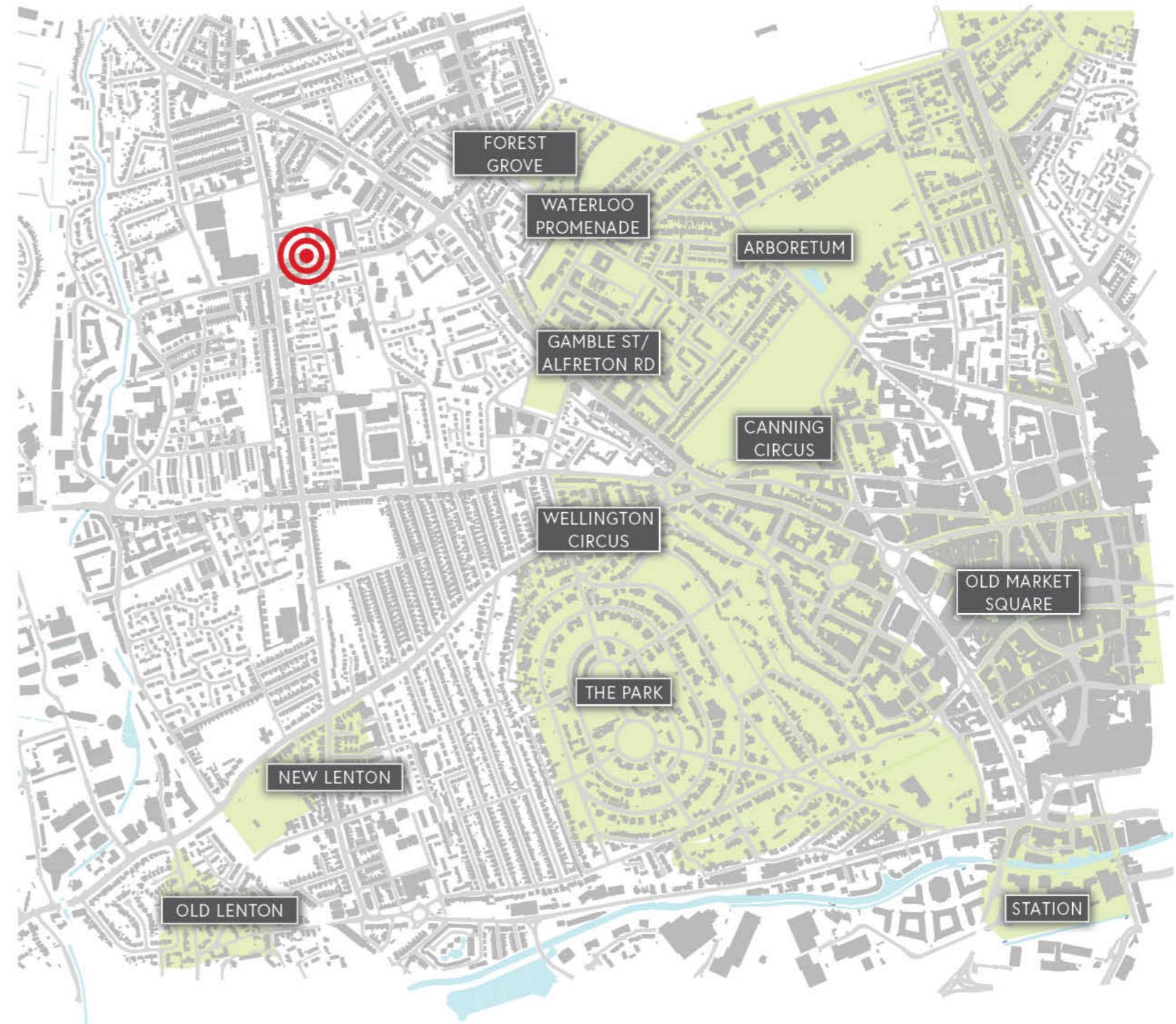
Waterloo Promenade is another residential zone with tree-lined streets and historically significant housing. Many homes here have large front gardens, creating a scenic suburban atmosphere.

Gamble Street and Alfreton Road are crucial for understanding Nottingham's industrial past, showcasing how the city's development centered around both housing and small-scale industry.

Canning Circus is a prominent mixed-use conservation area with Victorian buildings, pubs, shops, and residential properties. The architecture here is more ornate, with grander facades and larger public buildings.

Wellington Circus Conservation Area highlights the prosperity of Nottingham's middle and upper classes during the late Victorian and Edwardian periods, with an emphasis on grand residential architecture.

These conservation areas surrounding the site offer rich historical context, with a variety of architectural styles from different periods of Nottingham's development. Their preservation helps maintain the city's cultural heritage and ensures that new developments remain sensitive to the historical character of the area.



**Key:**

-  Site Location
-  Conservation Area
-  River/Canal

Diagram depicting Conservation Areas adjacent to site



## 1.2 Site in Context

### University and Student Residential Provision

The area surrounding the site enjoys strong connections with Nottingham's key academic institutions, which play a significant role in shaping the local community and infrastructure. Most notably, the site is positioned between two major universities: the Nottingham Trent City Centre campus to the east and the University of Nottingham to the southwest. These institutions are prominent educational hubs, attracting a large number of students, both domestic and international, to the city. Their proximity to the site makes the area a popular residential choice for students.

The growing influence of these universities has driven demand for dedicated student accommodation, leading to a significant increase in student-focused residential developments across the city. These developments, as shown by the diagram, are widely spread but concentrated in areas close to the universities, including the immediate surroundings of the site.

Overall, the area's proximity to Nottingham's major universities has positioned it as a sought-after location for student housing, with ongoing developments reflecting the city's commitment to accommodating its growing student population. This relationship between educational institutions and residential growth continues to drive the transformation of the neighborhood, making it a vibrant and evolving part of Nottingham's urban landscape.



Diagram depicting Student Residential development within local area



# 1.3 Site Connectivity

## Links to City & Surroundings

The site boasts excellent connectivity to both Nottingham's city center and its surrounding neighborhoods, making it a well-located area for residents, businesses, and students. Several factors contribute to its accessibility:

The site is situated along Hartley Road, which connects directly to Radford Boulevard and other major thoroughfares that run into the city center. This makes it easy for vehicles to travel in and out of the area, linking it to key parts of Nottingham. Radford Boulevard also provides access to the A610, a major route that connects to the wider road network and the M1 motorway, facilitating regional and national travel.

The site benefits from strong public transportation links. Bus routes run frequently along Hartley Road and nearby streets, offering convenient and affordable transit options to Nottingham's key destinations. The buses provide direct links to Nottingham's city center, university campuses, and nearby residential areas. Nottingham's tram network is another crucial element of the site's connectivity. The nearest tram stop is within walking distance, providing quick access to the city center and key points like the Nottingham Train Station and major shopping areas.

The site's location allows for easy pedestrian access to surrounding amenities. Local shops, cafés, and services are within walking distance, ensuring that residents have access to essentials without needing to rely on transportation. Cycling infrastructure in Nottingham has been expanding, and the area surrounding the site is increasingly bike-friendly, with several designated cycle lanes nearby. This enhances access to the city and universities for cyclists, offering an environmentally friendly and efficient commuting option.

The site is within a short distance of both the University of Nottingham and Nottingham Trent University, making it an ideal location for student housing. Students can easily commute between the universities and the city center via public transport or on foot, given the strong infrastructure in place.

The site's strategic location along major roads, paired with excellent public transportation links and pedestrian accessibility, makes it well-connected to Nottingham's city center and surrounding areas.

**Key:**

-  Site Location
-  Proposed Cycle Route
-  NET Stops
-  Bus Station
-  Train Station
-  Bus Routes



Diagram depicting Student Residential development within local area



# 1.3 Site Connectivity

## Socioeconomic Connectivity

The site enjoys strong socioeconomic connectivity, largely due to its proximity to a variety of leisure, dining, and retail amenities. This makes it a vibrant location for residents, students, and visitors, contributing to a dynamic local economy and fostering a lively community atmosphere.

The area around the site is well-served by several gyms and sports centers, offering a range of recreational activities. For instance, the nearby Djanogly Community Leisure Centre offer swimming pools, fitness classes, and gym facilities, catering to the local community's fitness and wellness needs.

The site is close to a number of popular pubs and bars located in the Canning Circus and Lenton areas, which are social hubs for both students and locals.

Restaurants in the vicinity provide a diverse range of culinary options, from international cuisines to fast food chains.

The immediate surroundings of the site offer a variety of small, independent shops along Hartley Road and Radford Boulevard. These include convenience stores, grocery shops, pharmacies, and other essential services, ensuring that daily needs can be met locally without long commutes.

The site's connectivity to Nottingham's city center places it within easy reach of larger retail hubs such as the Victoria Centre.

Larger supermarkets like Aldi and Lidl are also located nearby, providing residents with access to a wider range of groceries and household items. In addition, smaller, ethnic grocery stores in the vicinity cater to the culturally diverse population.

The site's socioeconomic connectivity, through its proximity to leisure centers, pubs, restaurants, and retail outlets, significantly enhances the quality of life for its residents.

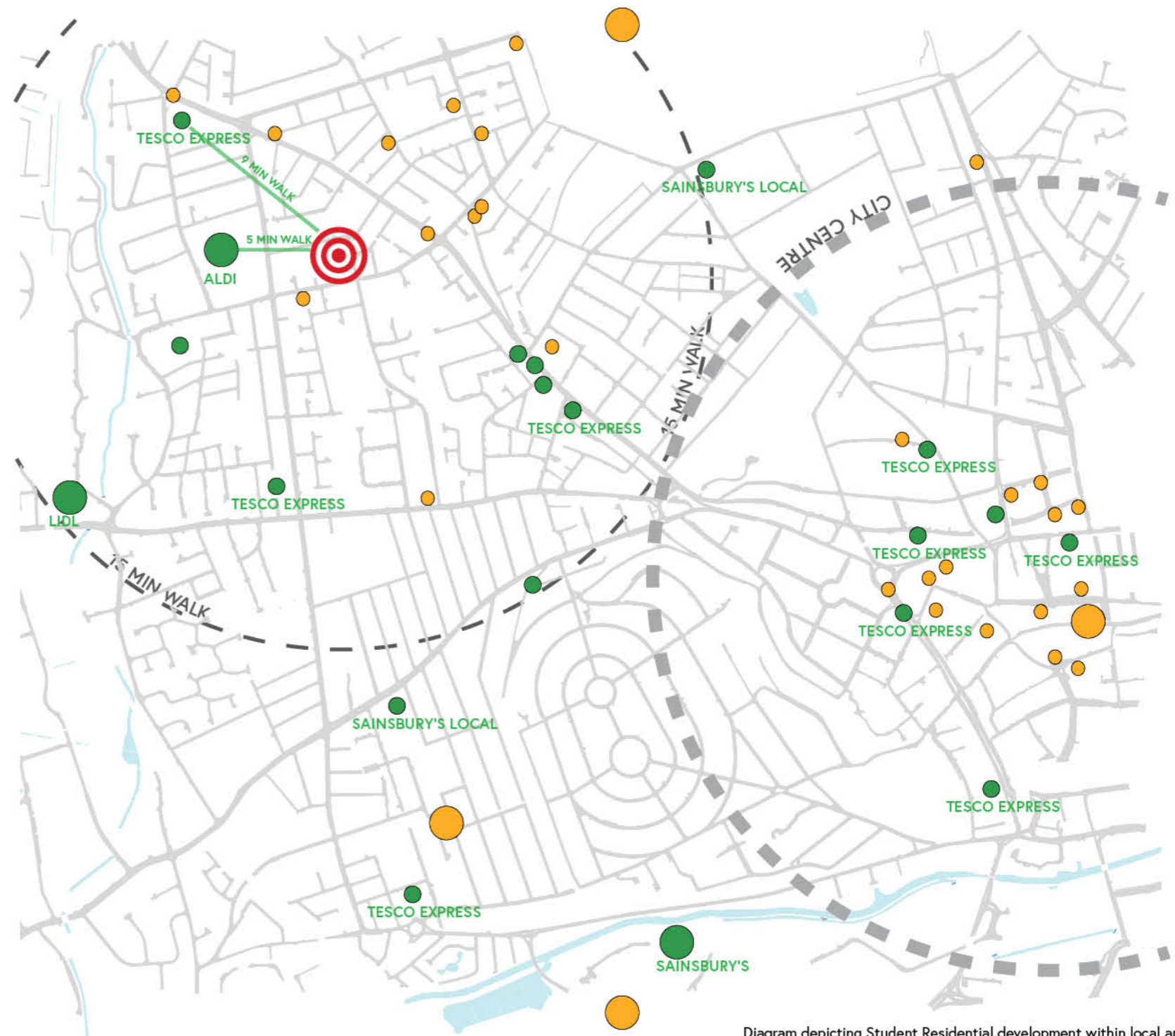
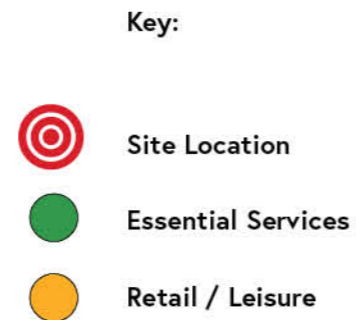


Diagram depicting Student Residential development within local area



# 1.3 Site Connectivity

## Visual Connectivity

The rich history of Nottingham has developed the city around its Medieval and Civic centre, which sit within a natural basin. This history is still very much visible through a cluster of key landmark buildings situated throughout the city centre. In addition to serving as key way points within the city,

Due to the natural levels of the land, the perimeter of the city has also become the natural location for a series of iconic buildings such as Nottingham castle which overlooks the city from Castle Rock.


The vistas which link these key landmarks are an essential part of the city's character and form its recognisable skyline. These vistas also frame views through the city, orientating its viewer.

There is an opportunity to design vista corridors from the site, preserving or enhancing views toward specific landmarks. This could include clear sightlines to the city center, university campuses, or the green spaces that surround the site.

## Landmark Buildings

1. Nottingham Castle
2. Jubilee Wing of General Hospital
3. Albert Hall Tower
4. St. Barnabas Cathedral
5. Co-operative House
6. Stanley House
7. St. Nicholas' Church
8. St. Peter's Church
9. The Council House
10. Old Victoria Station Tower

**Key:**

-  Site Location
-  Landmark Buildings
-  Conservation Area

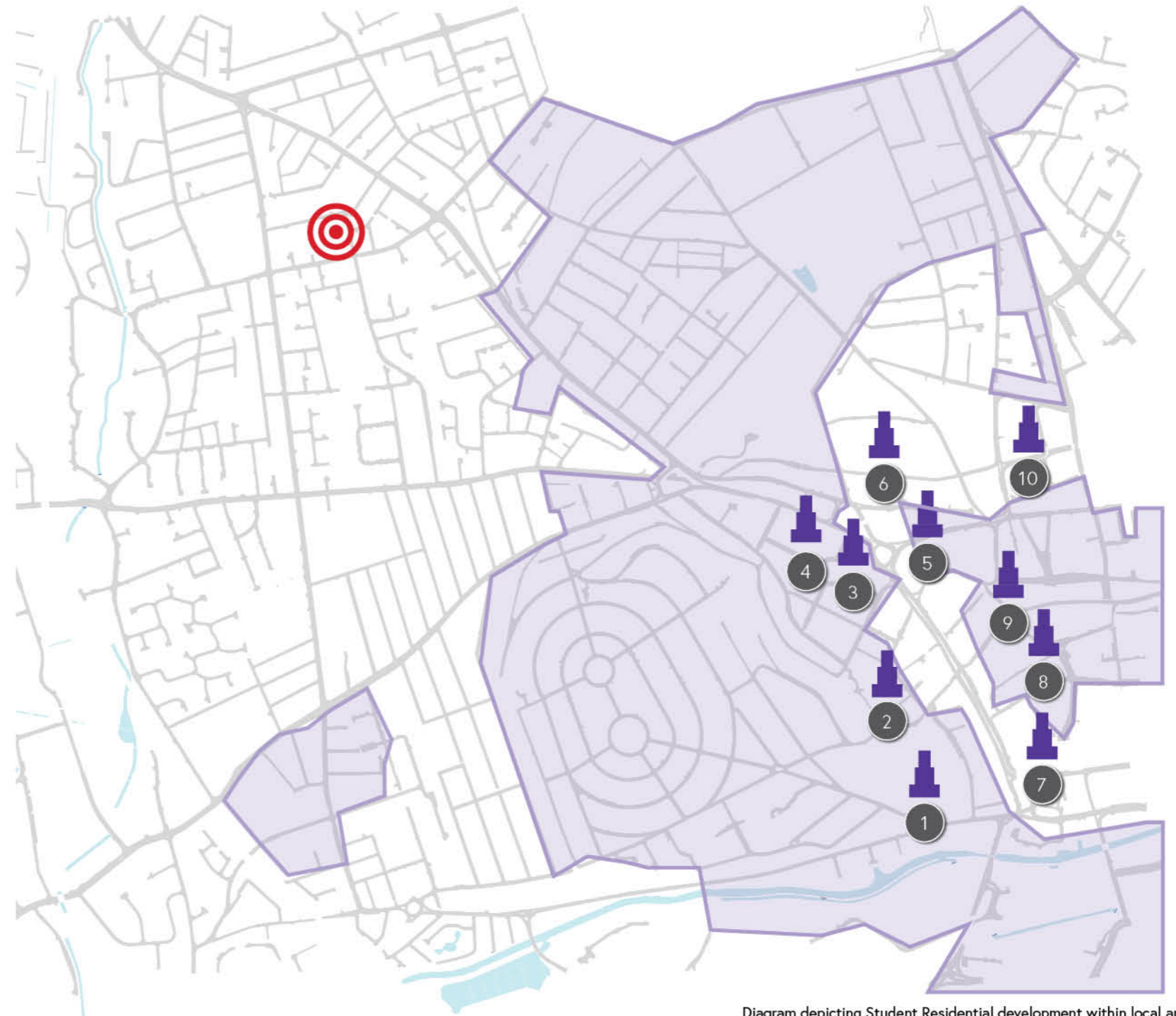


Diagram depicting Student Residential development within local area



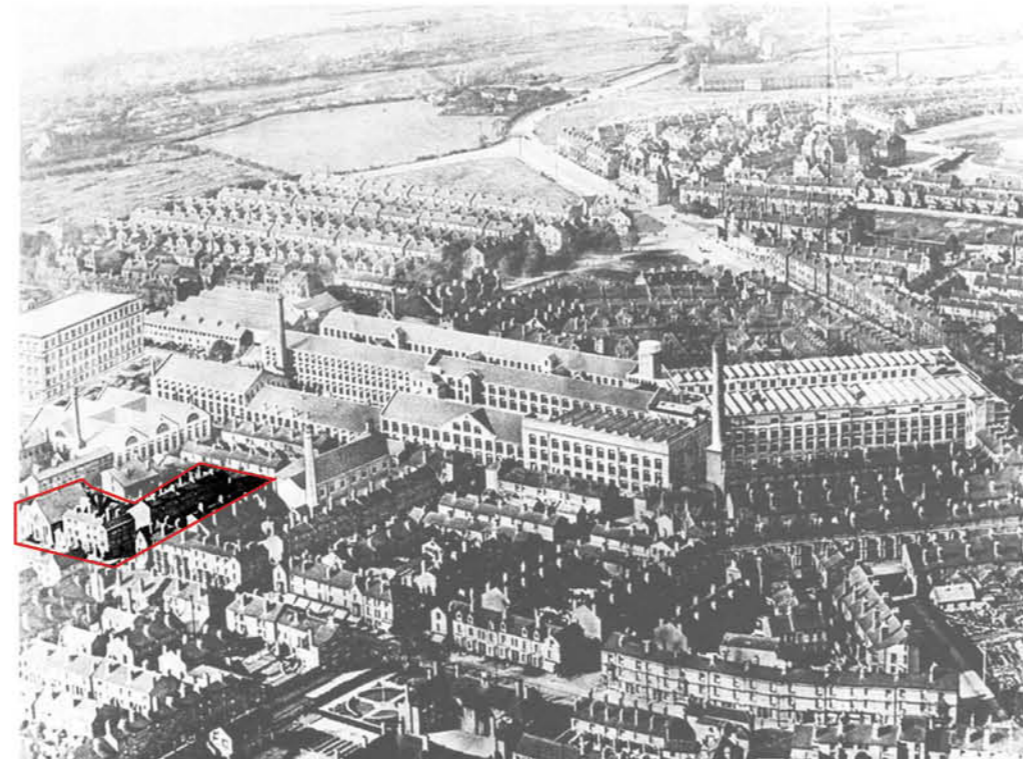
# 1.4 Site History

The site has a rich history, reflecting both its industrial roots and its connection to local entertainment.

### Windsor Cinema

The Windsor Cinema opened on 29th June 1939. It was an independent cinema, designed by Nottingham-based architect Alfred J. Thraves. Notably, the cinema featured a 60-foot tower as part of its façade, with distinctive decorative grilles on either side of the 29-foot wide proscenium. In 1955, the cinema was upgraded with CinemaScope technology, allowing for a wider and more immersive film experience. However, its final showing took place on 9th March 1962, featuring Billy Budd and Goalbreak. The Windsor Cinema officially closed in June of the same year.

The wider area, as shown in the historic maps and images, was heavily industrialized during the early 20th century. A prominent feature of the locale was the Castle Tobacco Factory, one of the large industrial complexes in Radford during this period. In the 1920s, factories dominated the skyline, and residential housing was closely packed around them, typical of the time.



Factory Complex in Radford 1920



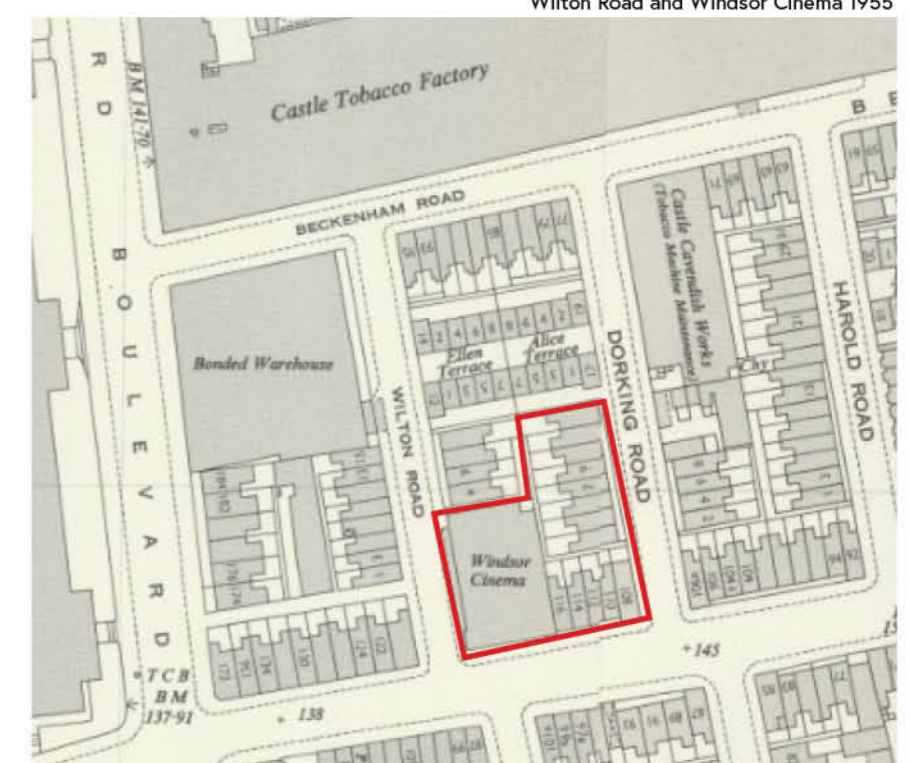
Wilton Road and Windsor Cinema 1955



OS Map 1840 -1890



OS Map 1892 -1914



OS Map 1944-1973



# 1.5 Local Context & Character

In the immediate context of the site along Hartley Road and the Radford area of Nottingham, several historic buildings could influence the design of a new development. These buildings reflect the area's industrial past and residential growth and offer rich architectural references.

Many of these buildings feature red brick as the dominant material, often paired with stone or decorative brickwork. The new building could adopt a similar material palette to create visual continuity with its historic surroundings.

Large, vertically oriented windows and arched openings are common features in both the industrial and religious buildings in the area. Incorporating similar window proportions would help the new building connect with its historic context.

Respecting the height and massing of the surrounding terraced houses and historic civic buildings will be important in maintaining a harmonious streetscape.

Subtle decorative elements, such as brick banding or stone detailing, could be incorporated to reflect the craftsmanship seen in the nearby Victorian and Edwardian buildings.



Boulevard Works



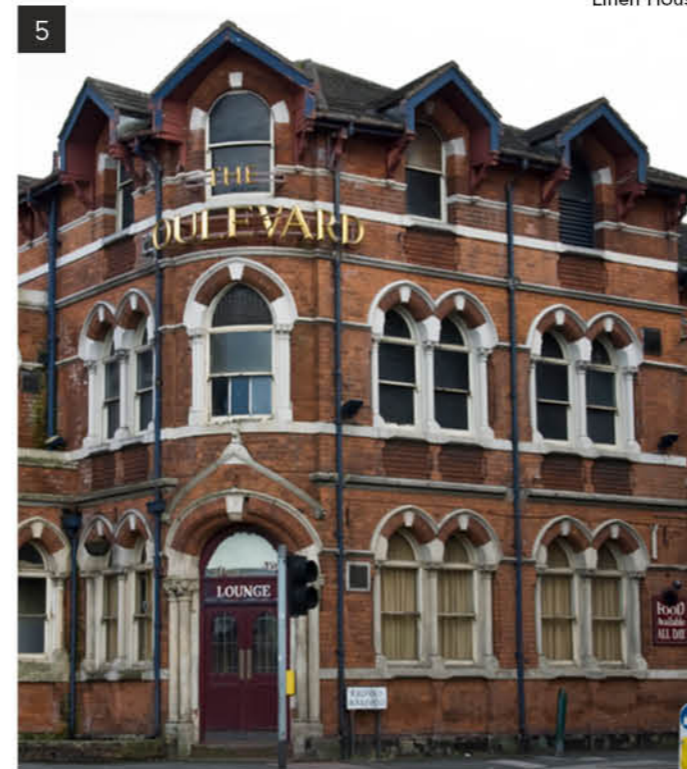
Linen House



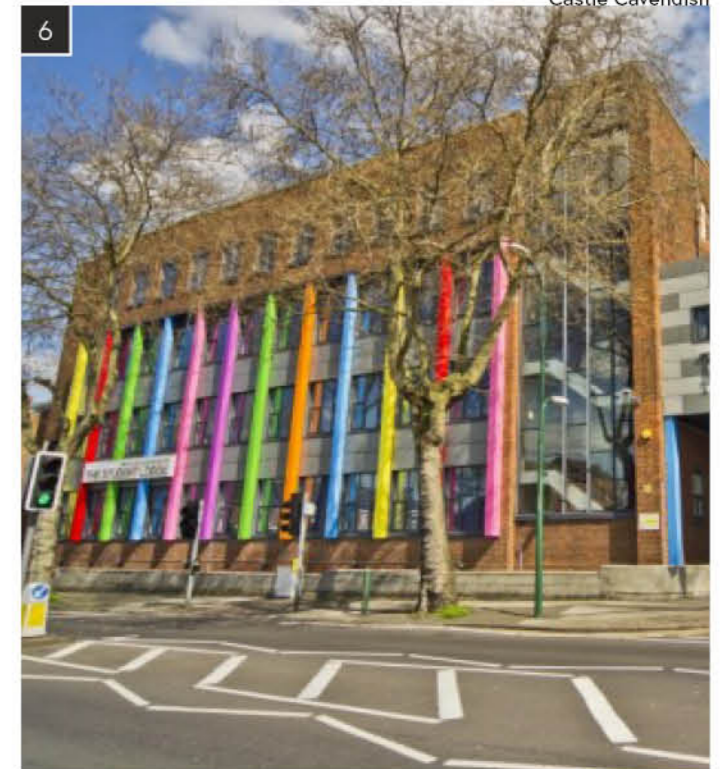
Castle Cavendish



97 Hartley Road



Boulevard Hotel



The Student Lodge



# 1.6 Existing Site Condition

The existing site is occupied by a large commercial structure, originally built as a cinema. While it now operates as a retail warehouse, the building retains some of its original massing and scale, though much of its architectural detailing has been altered or obscured by recent commercial modifications. The surrounding area is primarily dedicated to parking.



View from Hartley Road



View from Hartley Road



Key Map



View from Hartley Road



View from Dorking Road



# 1.7 Site Constraints / Opportunities

This diagram highlights the key physical constraints and opportunities present on the site. The former cinema building dominates the plot, and its surrounding environment creates both challenges and possibilities for future development.

**Key Constraints:**

**Site Boundary:**

The defined site boundary, as outlined in the diagram, restricts the available space for redevelopment. The site is relatively confined by Hartley Road to the south and Dorking Road to the east, limiting expansion possibilities.

**Adjacent Properties:**

The site is bordered by residential and commercial buildings on all sides, particularly to the north and west. This creates potential overlooking issues, especially for any new developments that would increase in height or alter the current visual impact on neighboring properties. The proximity of these buildings also limits the scope for significant horizontal expansion.

**Access Points:**

Primary access to the site is from Hartley Road, with secondary access from Dorking Road and Wilton Road. There may be limited opportunities for creating new entrances or improving current access without major roadwork.

**Key Opportunities:**

**Frontage on Hartley Road:**

The site's prominent frontage along Hartley Road offers an excellent opportunity to enhance the street presence and create a more engaging façade. This could contribute positively to the local streetscape, improving both aesthetics and functionality.

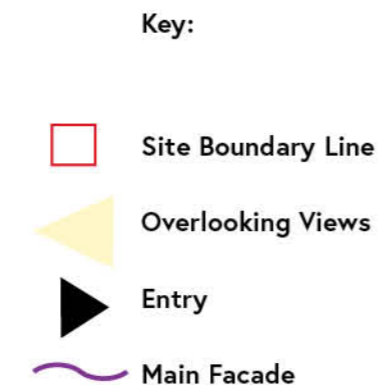
**Potential for Vertical Development:**

Although constrained by the site boundaries, there may be opportunities for vertical development, utilizing the full height potential of the former cinema structure. This could allow for increased usable space without expanding the building's footprint.

**Parking and Open Space:**

The current layout includes substantial surface parking, which could be reconfigured or reduced to make room for more meaningful uses, such as landscaped areas or public spaces. This offers an opportunity to enhance the site's environmental quality and improve pedestrian access.

While the site presents a number of constraints, particularly in terms of its surrounding buildings, access, and overlooking concerns, there are also clear opportunities to enhance its function and appearance. The prominent location on Hartley Road and the potential for vertical development provide key opportunities for creating a more dynamic and integrated site that contributes positively to the local context.



Aerial View



# PROPOSALS

**2.0**



# 2.0 Proposals

## 2.1 Plans

Ground Floor Plan





# 2.1 Plans

## First to Fifth Floor Plan





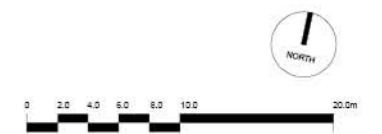
# 2.1 Plans

## Sixth to Seventh Floor Plan



**Key:**

- Amenity Space
- Plant, Services, Stores
- Cluster Bedroom
- Cluster Kitchen
- Studio
- Site Boundary





## 2.2 Schedule

Level No. of Beds	Cluster Apartments			Studio	Total	GIA	Amenity	Ancillary
	4	7	8	18 sqm	Units	sqm	sqm	sqm
<b>PBSA</b>								
00	1	1	1	0	19	1,045	324	155
01	0	2	1	18	40	1,045		
02	0	2	1	18	40	1,045		
03	0	2	1	18	40	1,045		
04	0	2	1	18	40	1,045		
05	0	2	1	18	40	1,045		
06	0	0	0	18	18	502		
07	0	0	0	18	18	502		
Units	1	11	6	126	144	<b>7,274</b>	324	155
Beds	4	77	48	126	<b>255</b>	<b>28.5</b>	1.27	0.61
Mix	51%			49%	100%	sqm/bed	sqm/bed	sqm/bed



## 2.3 Visuals

Aerial View





## 2.3 Visuals

Aerial View





## 2.3 Visuals

View From Hartley Road Looking West





## 2.3 Visuals

View From Hartley Road Looking East





## 2.3 Visuals

View From Garfield Road Looking North





## 2.3 Visuals

View From Garfield Road Looking North





## 2.3 Visuals

View From Hartley Road Looking East





## 2.3 Visuals

View From Hartley Road Looking North West





## 2.3 Visuals

View From Hartley Road Looking North West





## 2.3 Visuals

View From Wilton Road






# Corstorphine & Wright



Contact us to discuss your project

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