



Mansfield
District Council

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White Hart Street, Mansfield Design Competition

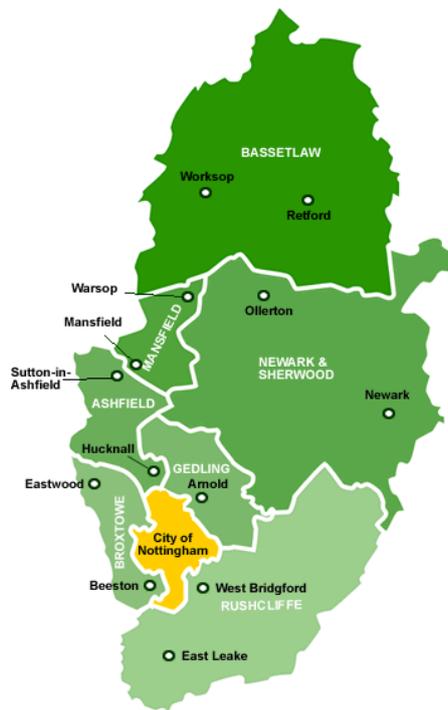
Date: December 2022

1.0 INTRODUCTION

- 1.1 An exciting opportunity exists to work with Mansfield District Council to make a transformational and aspirational change in Mansfield, a market town in Nottinghamshire.
- 1.2 The Council has acquired a strategically significant, derelict site in Mansfield's town centre. The White Hart Street site sits within the Bridge Street and Market Place conservation area and contains a listed building and non-designated heritage assets. It forms a key part of the Church Street Quarter in the emerging town centre masterplan (Mansfield Town Centre Masterplan Draft September 2021).
- 1.3 Given the location of the site, the Council wishes to sensitively redevelop the area for residential purposes. The accommodation will be a mix of elderly person's apartments and family housing owned by the Council. Such development supports the vision and priorities of the Council's corporate strategy Making Mansfield: Towards 2030.
- 1.4 The Council is holding a design competition managed by the Royal Institute of British Architects (RIBA) to secure an exemplar development that will have a significant impact on Mansfield's town centre and its residents.

2.0 THE TOWN OF MANSFIELD

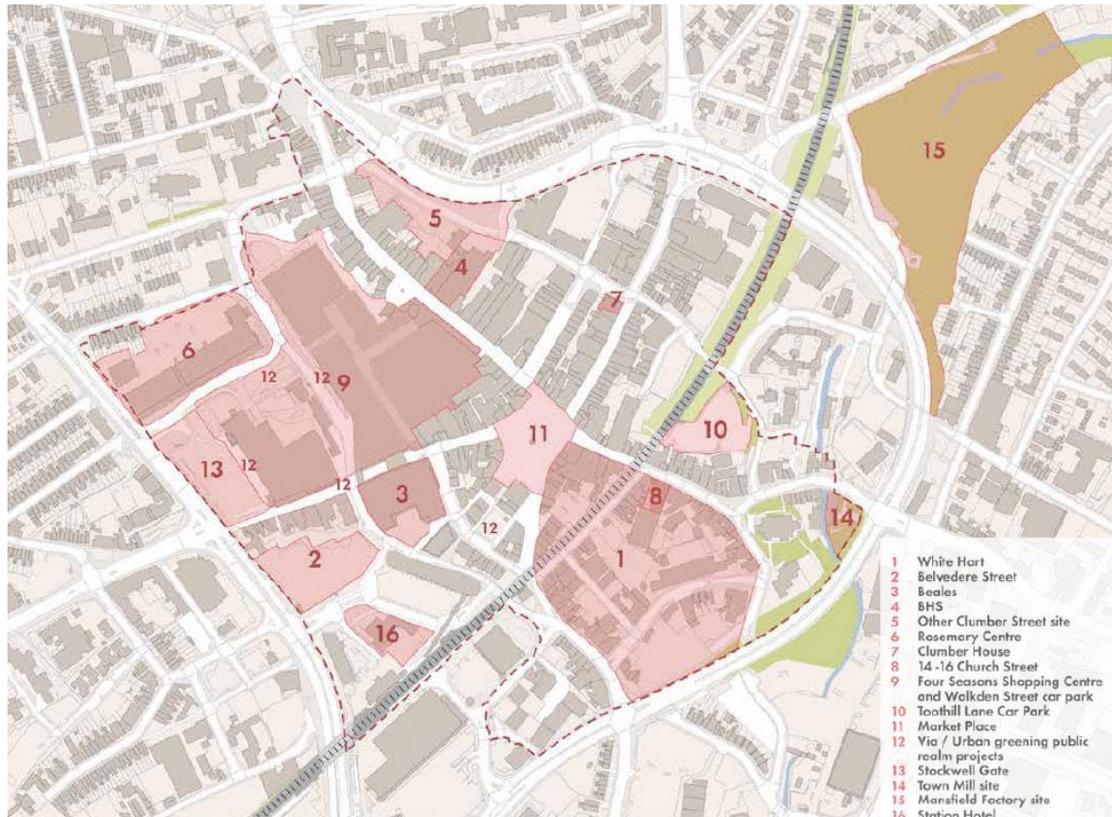
- 2.1 Mansfield is located in Nottinghamshire in the East Midlands and is the county's largest town. It is situated in the Maun Valley around 12 miles north of Nottingham and lies on the western edge of the Sherwood Forest. Mansfield is the administrative centre of Mansfield District Council



- 2.2 Referred to in the Domesday Book, Mansfield was granted a market charter in 1227 with markets still being held in the Market Place in the town centre.
- 2.3 The major industries that form part of Mansfield's long industrial history include stone quarrying, framework knitting, precision engineering, coal mining and brewing. As with most coal mining areas, Mansfield district faced the challenges of the closure of coal pits. As a result, it has had to diversify becoming a base for manufacturing, offices and small to medium size enterprises.
- 2.4 Over time Mansfield town centre has developed and now acts as a major sub-regional centre for shopping within a large area of West Nottinghamshire and parts of East Derbyshire.

3.0 WHITE HART STREET

3.1 The White Hart Street area sits to the south-east of Mansfield's Market Place and forms a large part of the Church Street Quarter. The plan below shows the location of the White Hart Street area numbered 1 (within which sits the site described in 3.4 and 3.5 below) in relation to the town centre and the masterplan study area (shown within the red dashed line).

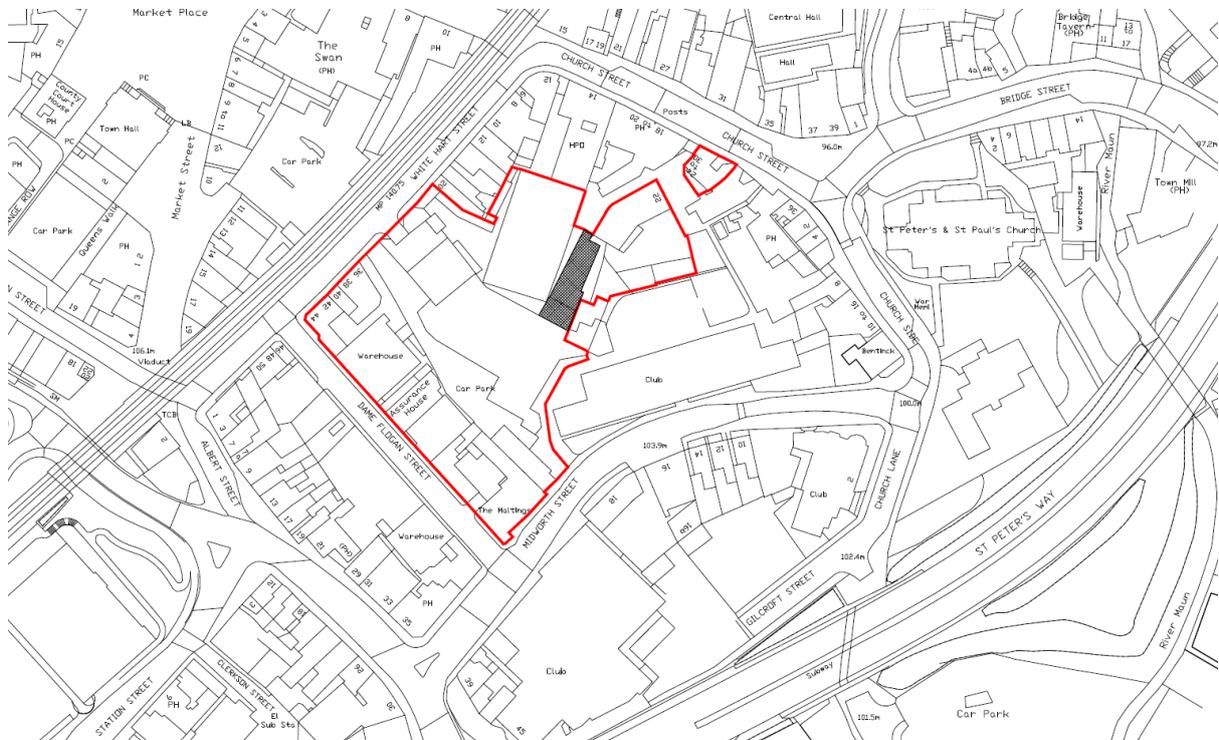


Source: Mansfield Town Centre Masterplan Draft September 2021

3.2 The White Hart Street site is bounded by Midworth Street to the south-east, Dame Flogan Street to the southwest, Church Street to the northeast and White Hart Street to the northwest. The site is centred around approximate Ordnance Survey National Grid Reference 453950E 360980N and extends to an approximate area of 0.69 hectares.

3.3 To the north-west of the site immediately running adjacent White Hart Street itself is the impressive Grade II listed railway viaduct. The viaduct is at its most prominent along White Hart Street where it meets the public realm following the route of the street creating cavernous spaces underneath.

3.4 The plan below shows the site owned by the Council to be redeveloped outlined in red. The hashed area cannot be developed as it provides a right of access to a land owner immediately outside of and adjacent to the boundary.



3.5 The site has benefitted from previous planning approvals specifically planning application 2008/0237/NT and 2014/0341/OUT (outline application) details of which can be found by going to <https://planning.mansfield.gov.uk/online-applications/>

4.0 THE EMERGING TOWN CENTRE MASTERPLAN

4.1 Mansfield, like other town centres across the country, has felt the effect of changing shopping habits. It is recognised that the town centre needs to adapt by offering a broader range of retail, leisure, cultural and civic services in order to remain vibrant.

4.2 A key policy in the Council's [Local Plan 2013 – 2033](#) is Policy RT2: Mansfield town centre vision and strategy. To promote and guide the vision and strategy, Policy RT2 required the Council, in consultation with key partners and the community, to develop a comprehensive planning/investment framework approach through the preparation of a masterplan.

4.3 The masterplan should, amongst other things:

- Identify issues, constraints and opportunities, potential new uses and key design requirements;
- Establish strategic requirements such as pedestrian and cycle routes, car parking, public transport and public realm.

4.4 To this end, the Council commissioned Allies and Morrison (urban practitioners) in partnership with Cushman and Wakefield (deliverability and viability specialists) and Urban Flow (transport specialists) to prepare a Mansfield town centre masterplan (Mansfield Town Centre Masterplan Draft September 2021). The draft masterplan has been consulted on and consideration is currently being given to the representations that have been made. This forms part of the additional information to accompany this brief.

Vision

4.5 The overarching vision of the masterplan is to make Mansfield a liveable, vibrant town centre that people are attracted to and enjoy spending time in. The town centre will be transformed as new good quality homes are delivered within the boundary, generating footfall and making the town centre feel lively and busy during the day and into the evening. Town centre residents will benefit from the facilities on their doorstep as well as great connections to the wider region.

Key Principles

4.6 Eight key principles are set out in the masterplan which are designed to guide new development, strengthen Mansfield's USP and deliver the vision. They will help diversify the town centre and create new reasons to visit, improve the environment in the town centre and make it a more pleasant place to spend

time, and enhance and celebrate the existing special character of the town centre.

- 4.7 The principles are summarised below.

A Place to Live and Play

- 4.8 The town centre will increasingly become a place that people want to live in. A convenient and attractive town centre with a great range of activities and facilities on the doorstep

A Place for Innovation and Education

- 4.9 As the largest town in Nottinghamshire, Mansfield will evolve as a key innovation and education hub.

Valuing Mansfield's Public Space

- 4.10 A reimagined market square includes a space for markets with existing and new businesses, space for events but alongside a new green public space for the town.

Greening Mansfield

- 4.11 The town centre has a significant amount of hard-landscaped pedestrianised public realm. Opportunities exist to significantly increase the amount of tree planting and landscaping to deliver a broad range of more natural and formal green spaces in Mansfield.

Celebrate and Repair Mansfield's Historic Fabric

- 4.12 Mansfield has a unique and characterful town centre due in part to its rich history and the varied architecture that is its legacy. Sensitive conversion and refurbishment will help breathe new life back into a number of these assets which are currently vacant.

A Connected Network of Destinations and Varied Characterful Routes

- 4.13 The historic street pattern of the town centre is one of its defining features. New development and public realm investment will need to strengthen the network of more intimate lanes and spaces to repair parts of the town where the historic grain has been lost.

Uniting the Town Centre with its Neighbourhoods

- 4.14 The town centre has a substantial walking and cycling catchment. There is an opportunity to better integrate local neighbourhoods with the town's core by addressing the impact of the inner ring road and poor crossing facilities.

Providing a Welcome Worthy of Mansfield

- 4.15 Mansfield benefits from great rail and bus links and strategic destinations. An improved sense of arrival and better integration with the wider area will attract more visitors.

5.0 CHURCH STREET QUARTER

5.1 The masterplan sets out guidance for potential development sites with the town centre. The guidance for the sites has been divided into four key quarters of which one is the Church Street Quarter within which sits the White Hart Street site. The site sits within area 2 on the plan below.



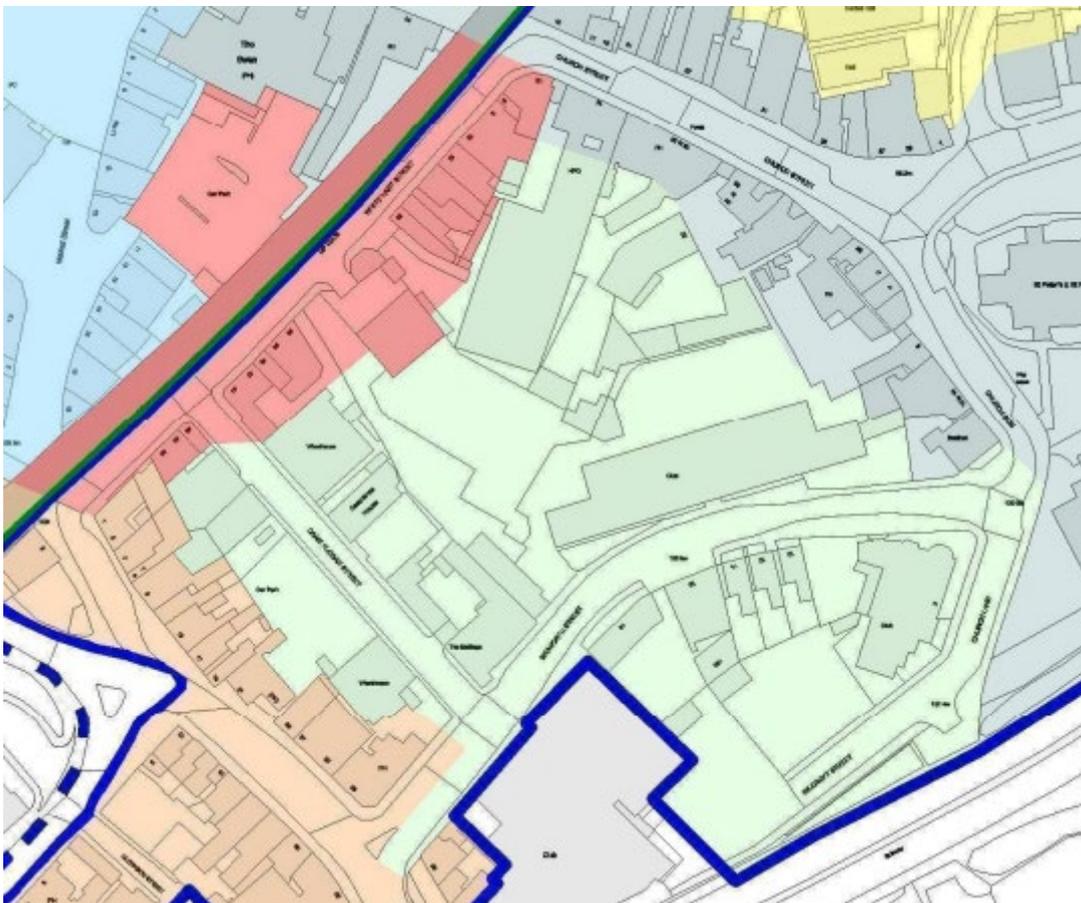
5.2 The key objectives for this Quarter are as follows:

- i. The regeneration of the area through the retention and refurbishment of listed assets and consideration given to the retention, or retention of facades, of other attractive unlisted buildings.
- ii. Delivery of new development that is an appropriate scale and grain to complement the existing character of the area.
- iii. Delivery of a scheme that contributes activity to the ground floors along key routes both new and existing. The land uses are likely to include residential with small elements of alternative uses to help add interest and activity at key moments.
- iv. The careful selection of materials to complement the existing historic and industrial character of the area.

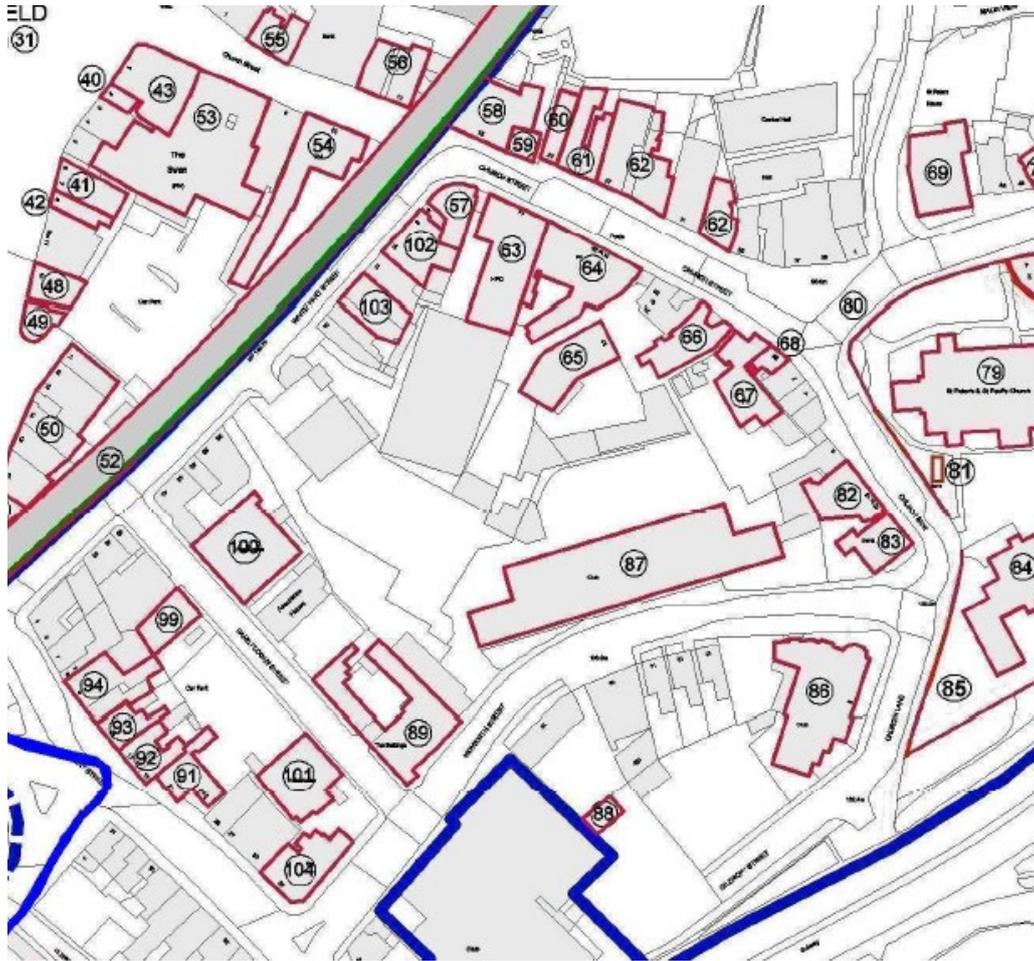
- v. Deliver a new/improved route through the site from Midworth Street to White Hart Street.
- vi. Deliver a central open space which adds greening to the area and creates a pocket public space in this area of town which is currently underserved.
- vii. Any scheme will need to creatively address the level changes within the site, consider flood risks (part of the site sits in flood zones 2 and 3) and accommodate the required car parking to serve future users of the site.

6.0 BRIDGE STREET AND MARKET PLACE CONSERVATION AREA

- 6.1 The site also sits within the Bridge Street and Market Place conservation area. The Conservation Area Character Appraisal and Management Plan forms part of the additional information to accompany this brief.
- 6.2 Within the conservation area there are several distinct character areas each with their own special interest. The White Hart Street site sits within the Viaduct character area and the Brewery and Warehouse District character area. The plan shown below from the above document shows the Viaduct area in red and the Brewery and Warehouse area in green.



- 6.3 The Viaduct area is the smallest of the defined character areas but perhaps the most striking with the imposing railway viaduct that runs through it. The prevailing uses of the majority of properties in that area are of a retail type to the ground floor with storage or vacant spaces above.
- 6.4 The Brewery and Warehouse District covers the majority of the site acquired by the Council. Within that area are a listed building and several non-designated heritage assets which are identified in the plan below.



6.5 The listed building is the former Head Post Office (number 63 on the above plan) which also includes the sorting office located behind. It is a Grade II listed and the sorting office to the rear has been acquired by the Council. The sorting office building is able to be demolished notwithstanding it adjoins the Head Post Office. Note that the main Head Post Office sits outside of the Council's ownership.

6.6 The non-designated heritage assets are:

- Number 100 – The warehouse at 2 Dame Flogan Street was formerly occupied by a printing company called Plumbe and Richardson. The building was constructed in the viaduct age of the early 1870's and has been complemented with an extension at the turn of the last century.

Non-designated Heritage Asset Register description:

The south range is of brick with stone dressings, now rendered. The principal façade to the building is on Dame Flogan Street with the use of brick to the rear elevations. The interior is notable for a brick jack-arch floor and original ornate cast iron columns, windows and roof trusses.

- Number 89 – The Maltings on the corner of Dame Flogan and Midworth Streets formerly Mettham’s Mineral Water Works. This is an interesting and largely intact industrial complex and is notable for its place in Mansfield’s brewing history.

Non-designated Heritage Asset Register description:

The building is built of plain red brick. The gable front of the main factory range features a round attic opening with an elaborate keystone under a shaped gable. There are two long rear wings incorporating stables and cart sheds.

- Number 65 – Bailey Forman building, 22 Church Street was the former Evening Post building.

Non-designated Heritage Asset Register description:

2-storey property situated to the rear of properties on Church Street. Stone section with stone surrounds and gable end with kneeler brackets facing towards alleyway off Church Street, the gable end would have been an internal wall as such it has been rendered. Section to the centre constructed in brick (seen to south elevation) with brick columns still evident and stone capitals with stone eaves above, the apertures between would have been open (bark mashing for tannery), with further stone section to rear. To east flat roofed single storey brick modern extension, 2-storey flat roof modern brick extension to the south, both have been painted/rendered, both of no architectural merit.

- 6.7 There is a policy presumption that the non-designated heritage assets will be retained and refurbished in line with the various documents referred to in this Brief. Although the White Hart SPD does not indicate that 22 Church Street must be retained an assessment after the SPD was adopted showed that the building met the criteria adopted by the Council for a non-designated heritage asset.
- 6.8 However, it is also noted that the National Planning Policy Framework states that where a development will lead to substantial harm to (or total loss of

significance of) a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

7.0 EMERGING DESIGN CODE

- 7.1 Mansfield District Council is one of 25 areas taking part in the Government's Design Code Pathfinder Programme. Accordingly, it has been awarded Government funding to produce a Design Code for the town centre.
- 7.2 The Town Centre Masterplan will form the basis of the Design Code with the Code providing detailed guidance on the development sites within the masterplan area including the White Hart Street site.
- 7.3 The Code however is not due to be adopted until around April 2023.

8.0 SITE TECHNICAL INFORMATION

Topographical Survey

- 8.1 A topographical survey has been commissioned and the survey drawing forms part of the additional information to accompany this brief.
- 8.2 The site generally slopes from southwest to northeast with Dame Flogan Street being at a higher topographical level to Church Street.

Phase 1 Geo-Environmental Desk Study Report

- 8.3 A Phase 1 Desk Study has been undertaken by Geo-Dyne Ltd. The scope of the study included the following:
- A site walkover of readily visible and accessible external areas.
 - Review of available historical and contemporary Ordnance Survey publications relating to the site.
 - Review of the site's geology, hydrology, hydrogeology and groundwater vulnerability.
 - Review of the site's coal mining status and commission of a site-specific Coal Authority mining report.
 - Review of the site's radon status.
 - Commission of a full detailed Landmark Envirocheck report relating to the site.
 - Commission of Landmark geological mapping data.
 - Review of Zetica online UXO risk maps.
 - Production of a site-specific preliminary Conceptual Site Model.
- 8.4 The full report forms part of the additional information to accompany this brief.

Flood Risk

- 8.5 The site falls within flood zones 3b (functional floodplain), 3a, 2 and 1. Any development will therefore need to be in accordance with [Table 2: Flood risk vulnerability and flood zone incompatibility](#) of the Planning Practice Guidance.
- 8.6 The flood risk planning advice provided by the Environment Agency forms part of the additional information accompanying this brief.

Utilities/Services

- 8.7 Plans showing gas, electricity, telecommunications, water mains, drainage form part of the additional information accompanying this brief.
- 8.8 These are for guidance only and cannot be fully relied upon.

9.0 DESIGN COMPETITION VISION AND REQUIREMENTS

- 9.1 The vision for the redevelopment of the White Hart Street site is to create an exemplar residential scheme that respects the heritage of Mansfield in particular the historic significance of the site itself at the same time as looking forward to the future.
- 9.2 The current budget available for this development is £14m (which includes costs of demolition, remediation, construction, additional survey costs and all professional fees (including Planning and Building Control)). However the Council will be seeking grant funding to help with the clearance and remediation of the site and may also seek grant funding towards the cost of the construction of the new dwellings. The budget may therefore increase to an estimated £19m however this will not be known until Spring 2024. Designers need to work to the base budget but may wish to consider additional options which would reflect this uplift in the budget.
- 9.3 The requirements of the development are shown below.

A mixed residential scheme for older people and families consisting of apartments for older people and a mix of family housing

Older persons apartments

- 9.3.1 The Council wishes to provide secure apartments (a mix of 1 bed and 2 bed) for active elderly people. On-site care will not be provided however the Council does provide an ASSIST Service which helps elderly people live independently in their own homes. The main area of support is a 24 hour emergency response service monitored by a Lifeline system. There should be one office space for two people included within the older persons accommodation.
- 9.3.2 The majority of the apartments should be 2 bed and all apartments will have telecare product technology. The apartments must include evacuation lifts to allow all people to independently escape the building in the event of a fire.
- 9.3.3 The apartments should provide internal communal areas suitable to the size of the building to promote social interaction amongst residents. This will include small kitchen facilities (not commercial kitchens) for residents to use with adjacent seating areas to facilitate low level social function/gathering and possibly reading rooms. The communal areas will be managed by the Council.
- 9.3.4 This should also extend to providing secure external, landscaped communal areas for residents to enjoy which again will be managed by the Council.

- 9.3.5 There should be provision for lockable storage of cleaning equipment and cleaning materials and external communal bin storage and external scooter stores for charging and storing electric scooters.
- 9.3.6 Each apartment will have provision for washing machines and driers. There will be no communal laundry provision.
- 9.3.7 The apartments should where possible reflect the Housing Our Ageing Population Panel for Innovation (HAPPI) principles.
- 9.3.8 All older persons accommodation will be owned by the Council and rented out at an Affordable Rent. This is defined as a rent of up to 80% of an open market rent.

Family Housing

- 9.3.9 Where possible a range of size and type of family housing should be allowed for ranging from 1 and 2 bed apartments through to 2 and 3 bed houses.
- 9.3.10 The majority of the family homes will be owned by the Council and rented out at an Affordable Rent. Consideration may be given to some of the family homes being provided for shared ownership.

General

- 9.3.11 All dwellings should meet the Nationally Described Space Standards and the Lifetime Homes Standard and the development as a whole should meet the requirements of Building for a Healthy Life (2020 edition). The properties and the development should also meet the Secured by Design standards.
- 9.3.12 Policy IN10 of the Council's Local Plan addresses parking provision for new developments. The Council has not yet adopted an up to date standard and therefore paragraph 9.59 in the Local Plan is relevant whereby the Council applies the Nottinghamshire Council Highways Design Guide requirements. This guide is provided as additional information.
- 9.3.13 Where a lower level of parking provision is proposed the Nottinghamshire Council Highways Design Guide states that this must be justified by calculating parking demand in accordance with DCLG 'Residential Car Parking Research (2007)' or by local surveys. The Residential Car Parking Research for Nottinghamshire is also available as additional documentation.

All residential accommodation to be energy efficient and provide reduced carbon emissions

9.3.14 It is a priority of the Council for all its residential developments to have regard to the effects of housebuilding on the climate and energy efficiency for its tenants. To that end the Council developed four houses to the Passivhaus standard by way of a pilot development in 2022 and over the course of 2022/23 to 2023/24 will be developing 99 new homes to the Future Homes standard based on the performance outputs discussed in the consultation process.

9.3.15 All homes in the development must meet at a minimum the Future Homes standard (2025) but where possible and dependent on the budget a number of Passivhaus dwellings would be encouraged.

Incorporation of green open space for residents but also green public realm

9.3.16 As referred to above the tenants of the apartments should be able to enjoy secure green open spaces attached to the apartment blocks for their exclusive use. These should be considered as extensions to the buildings providing “outdoor living spaces”. These spaces should be able to provide sunny but sheltered outdoor seating areas with design features appropriate for an aged population.

9.3.17 All houses will have defensible spaces and secure gardens suitable to the size of the house.

9.3.18 Importantly, the development should provide a green public realm to contribute to the greening of Mansfield and in particular the town centre.

Incorporation of sustainable drainage systems

9.3.19 The Council is currently working with Severn Trent Water who is investing £76 million in the district of Mansfield on a range of nature-based solutions to protect communities from flooding. They aim to install 20,000 sustainable drainage systems across the district and this will therefore be a critically important consideration given the flood risk designation of the White Hart Street site.

9.3.20 Severn Trent are targeting funding towards brownfield developments and this scheme may benefit from their investment. Initiatives being considered as part of their investment include verge rain gardens, street planters, swales, detention basins, permeable paving and tree pits.

9.3.21 All new developments in Mansfield Town Centre should seek to deliver sustainable drainage systems that exceed the minimum technical requirements for storage and infiltration and mitigating extreme weather events. Advice on

the technical requirements for town centre schemes can be sought from the Lead Local Flood Authority.