

THE GREEN PARTY & LIBERAL DEMOCRATS

# BROADMARSH VISION



ALEXIS G  
LANE



*A Pavillion for co-working  
and the creative arts*

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## INTRODUCTION

The Green Party and the Liberal Democrats in Nottingham have worked together on this proposal because this issue is a potentially existential one for Nottingham as a city. This is something that we need to get right for future generations and we believe working across political parties is the right thing to do in such a situation.

We have worked with NTU School Of Architecture graduate Alexis Lane who has helped drive the project and has had input throughout. Alexis is not a member of a political party but was drawn to the project because she wanted to make a contribution on what is a vital issue for our city.

There is a climate emergency and we must all take steps to tackle this issue. The City Council has made some positive pledges on the environment. However, for it to live up to these pledges it must grasp the opportunity to redevelop the Broadmarsh site as an environmentally friendly space.



## SUMMARY

**We believe the Broadmarsh site must include as much green space as possible and we welcome other calls for this area to be a large park.**

We acknowledge that the council is listening to a variety of voices, including those who believe in making this a 'mixed use' site, and, should this end up being the case, we believe the following are minimum requirements:

A complete demolition of the West side of the Broadmarsh building and the replacement of this and the central walkway into the city with a park.

Use of the shell of the old East side of the Broadmarsh to create a building which is a mix of leisure and small / start-up business units with a green roof and vertical planting.

The creation of an eco-building for co-working in the day and as a creative arts hub in the evening.

We believe we need to attract people into our city. As retail struggles there is little point in creating more empty units.

Nottingham has the highest number of independent shops outside of London. Supporting them by creating a green gateway into our city and through to the renewed Nottingham Castle will make Nottingham a destination city, a more prosperous city and, vitally, a much greener city as well.

“ We believe the Broadmarsh site must include as much green space as possible and we welcome other calls for this area to be a large park ”

# THE BIG VISION:

## OUR CHALLENGE TO NOTTINGHAM CITY COUNCIL

**That the whole site becomes a lung for the city and is completely transformed into green space.**

We call on the council to have the ambition and drive to find ways to make this work.

With retail in the City already struggling before the pandemic, a green solution for this site makes the most sense given the climate emergency we face.

We challenge Nottingham City Council to embrace the opportunities presented by this site's development and **Build Back Green**.

It is now clear that the previous plans for the Broadmarsh would have been a white elephant and with the changes in retail habits, it would clearly be better for Nottingham's vital independent retail sector if more physical shops are avoided. This would help protect many businesses in Hockley and The Lace Market, and a green gateway into the city will also provide a great *"Welcome To Nottingham"* message compared with yet another concrete and steel building.

We welcome the vision shown by Nottinghamshire Wildlife Trust in their bold proposals to convert the entirety of the Broadmarsh site into green space. We favour this as the most desirable outcome and while we register concerns about how this might impact the City of Caves, the distance it creates between the city and the transport hub, and the personal safety issues that could bring late at night, we don't believe these issues are insurmountable.

We also recognise the council is under budgetary pressure and financially ill-equipped to deal with the scale of challenge the Broadmarsh site presents. We urge them to look at as many creative funding approaches they can and to engage with central government constructively on this challenge.

“ We challenge Nottingham City Council to embrace the opportunities presented by this site's development and **Build Back Green** ”

The City Council has already talked about making this a mixed-use area with ‘some green space’ within it. This being the case, we considered it only right to draw up what was an acceptable minimum of green space and environmental consideration for this site. With some imagination we can leave a legacy of increased green space in the city and buildings that are more environmentally conscious. That must be the very minimum level of our aspiration.

The City Council has made much of wanting to be one of the greenest councils in the UK. They have pledged to make the city carbon neutral by 2028 and, at the last election, the ruling Labour group promised to plant at least 10,000 trees across the city by 2023. Within the 2028 Carbon Neutral Action Plan, they state that a number of things will be delivered “wherever possible”, such as creating wildlife-friendly green space, supporting local and sustainable procurement and production, and making buildings energy-efficient. We urge Nottingham City Council to make the Broadmarsh site one of the places where these are all made possible.

Now is the time for Nottingham City Council to take their green words and turn them into a greener, inspiring Broadmarsh area.

## **GREEN DEVELOPMENT WITH A GREEN GATEWAY**

### **- A MINIMUM REQUIREMENT**

**We acknowledge the council is in a difficult financial situation.**

**While we would prefer their efforts go into finding innovative funding for green space, if it opts to put some of the land aside for development, this next section gives detail on the minimum the council will need to do in order to live up to its green promises.**

Our plans have been extensively discussed and worked through but would still need feasibility studies, including full accessibility impact studies before implementation.



*Broadmarsh masterplan:  
A green gateway to the City of Nottingham*

## THE EAST SIDE OF THE BROADMARSH

**For the East-side Broadmarsh building we propose a leisure complex that incorporates alfresco dining and an awning jutting out to allow for the varying weather conditions, so people can enjoy the green surroundings.**

We note there is already significant embedded carbon in the old building. If possible, we propose using some of the current structure that already exists. The lower floors of the current structure hold up part of Collin Street. To completely remove this and build something else would expend further carbon and would be expensive to do and The Caves are also a factor to consider in doing any demolition. However, we feel this site also needs to be as green as possible in its entirety.

Therefore, as part of the existing structure will be retained, we propose that it is retrofitted to an ultra-low energy standard such as EnerPHit.

We propose a green roof for the renewed East-side structure which would provide greater thermal protection for the building (heat & cold) as well as slowing water run-off to the drainage system. This could either be pure carbon capture with, say, sphagnum moss; or it could provide a semi-commercial role, where, for example crops of salad veg could be grown and harvested. We would propose this be part of a social enterprise that is allowed to grow - with other buildings in the city doing the same.

We propose the design of any food production to reject industrialised farming practices and monoculture crops, and instead follow the principles of a sustainable agricultural system such as permaculture, where careful design and consideration of the functions and connections of each part of the ecosystem increases the efficiency of the whole. We suggest pioneering a 'forest garden' – using such distinct methods of food production in the city can not only decrease resource consumption but also increase yields and biodiversity as well as establishing the project as an attraction for tourists and researchers.



*View down Broadwalk Mall  
By removing the roof, natural light is allowed into the units  
and the use of planting creates a relaxed courtyard atmosphere*



*Drury Walk - City of Caves entrance*

We propose that in addition to reduction of energy consumption the building can demonstrate the potential for localised renewable energy generation. We recognise the previous work the council has done on solar panel installation with Nottingham City Homes, and in addition to this we urge the council to look into other renewable energy generation technologies including small-scale wind turbines and air-source heat pumps.

We propose vertical plantings to help blend the building with its surroundings and to reduce air and noise pollution.

We propose consideration of atriums and light wells on this structure. This will reduce the amount of artificial light needed and atriums can help to guide rainwater into the veg and green space on the roof. They would also give an open feel to the internal space.

## DRURY WALK AND CAVES

**Despite being one of Nottingham's key assets, the current City of Caves attraction is a fascinating but relatively underdeveloped attraction with an underwhelming entrance in the depths of the declining Broadmarsh Centre.**

We propose to create an impressive street level entrance to the caves by creating a new structure over the former Drury Walk escalators to the lower mall, finally giving the historic caves the street presence it deserves.

Furthermore, we propose to expand the caves attraction by creating complementary features including interactive exhibition centre, museum, educational space etc, akin to the improvements being made at Nottingham Castle. This will occupy a section of the former mall, creating a walkthrough experience ending with a descent to the caves.

With the existing demolition of Drury Walk there is an ideal opportunity to create a link and second entrance to the new green roof space by inserting walkways either side of the new City of Caves entrance.

## SEVERNS HOUSE

**We propose converting the redundant Severns House office block into residential accommodation. This is a fantastic opportunity to extend it out to Drury Walk with a more sympathetic façade in keeping with the historical context of Middle Pavement/ Bridlesmith Gate. It will also feature a green roof garden.**

There are other benefits of introducing some residential to the scheme, not least passive security over the area (particularly at night), embracing a sense of community and assisting in providing funds for other areas of the scheme. Without this and having people living in the space, it could become a no-go area at night.

## EAST BROADMARSH SERVICE DECK

**While much of the original East Broadmarsh service deck can be transformed into green space, it is crucial that a fraction of it remains as a route for servicing existing stores on both Listergate (H&M etc) and Low Pavement. It also needs to house essential mechanical plant and ventilation systems for the renovated East Broadmarsh building. We envisage that vehicular access will be limited, however pedestrian safety to other areas of the roof remain top priority.**



*Broadmarsh rooftop entrance*

## THE GREEN HEART OF THE SPACE

**We propose an open street from the Broadwalk Mall area, removing the skylight.**

**Former shops could become a mix of co-working spaces and enterprise hub which will encourage engagement with local entrepreneurs and start-up businesses.**

As part of the green space we propose a pavilion that will be used as a co-working space in the day and that can be used as a creative arts space in the evening. On the first floor we would have a co-working area, with natural light coming in 360 degrees, and with a ground floor presentation space that can be used in the daytime for business presentations and town halls, and as a creative performance space in the evening. This fits in with the Nottingham Growth Board's current proposals to create "creative arts hubs" in the city. This building would be created in sympathy with the surroundings using natural materials (such as timber) where possible and incorporating solar panels.

We propose for a presentation space to be in amphitheatre style with no need for seats as the steps would act as seating, with a gradual gradient in order that it is a fully accessible space to seat around 80 people.

We propose this amphitheatre space be used for fringe theatre, sketch, spoken-word, dance and improv performances in the evenings. Nottingham has a thriving fringe arts scene with is often lauded by the council but rarely has space to perform. Despite significant Arts Council and City Council funding, the Nottingham Contemporary's studio theatre space is rarely affordable for local groups looking to put on new or experimental work. A studio space for this sort of material is sadly lacking in the city.



*The Broadmarsh site viewed from the southern gateway to the city - green space is at the heart of the joint vision for the Broadmarsh site*



*A bridge on the roof garden of the east side Broadmarsh building*

## AN INVESTMENT FOR THE FUTURE OF OUR CITY

**We believe the Broadmarsh development needs to be a flagship for the Nottingham Carbon Neutral 2028 Pledge. Within the 2028 Carbon Neutral Action Plan, the City Council states that a number of things will be delivered “wherever possible” such as creating wildlife-friendly green space, supporting local and sustainable procurement and production, and making buildings energy-efficient. We urge Nottingham City Council to make the Broadmarsh one of the places where these are all made possible.**

We urge the council to heed the call for green space that has already come up in the consultation so far. The Council is already flagging improvement of air quality, prioritisation of pedestrians and cycles, wellbeing by getting people active, inclusion of biodiversity and green infrastructure. We urge the council to make sure these end up at the heart of the plans.

It does look as though residential development may be a part of the City Council’s plan due to financial pressures. Our proposal believes the architecture must be at the cutting-edge of sustainable, carbon-neutral development as well as being attractive and distinctive - something that the city can showcase.

We urge the council to look into all ways to encourage or even ensure that commercial outlets are ecologically sustainable businesses.

While this proposal includes significant green space in the centre in the form of the community park space and the proposed demolition of the NCP bridge that obscures the view of the castle from Collin Street, we challenge the City Council to go further than this.

Going simply for the minimum requirements for a green space should not be what a truly ‘clean, proud, ambitious’ council opts for. We challenge the council to innovate, work closely with business and central government and find funding for something visionary. The more green space above the minimums we have shown here, the better it will be for future generations of Nottingham residents.

The people of Nottingham have been clear that green space needs to be a substantial part of the future of the Broadmarsh site. The council must hear these voices and act on their words.

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# BROADMARSH VISION



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*All publicity and media enquiries should be directed to:  
[press@nottinghamlibdems.org.uk](mailto:press@nottinghamlibdems.org.uk)  
[press@nottingham.greenparty.org.uk](mailto:press@nottingham.greenparty.org.uk)*