

**APPENDIX 5  
MIDDLESEX STREET ESTATE CAR PARK**

**ALTERNATIVE USE OF SPACE**

	<b>Proposed Alternative Use</b>	<b>Response</b>
	<b>Fitness, health, and leisure uses</b>	
1.	Football or ball cage.	There is already a 'caged' play area at podium level that can be used for football and other similar sports. There are plans to enhance this play area to reduce noise and make it more attractive to use.
2.	Fitness equipment, gym, leisure, or health facilities.	<p>The general feeling is that there is no demand for health facilities (unless investment from a commercial venture) and, we should steer clear of this.</p> <p>The leisure/sports pursuits have merit as set out below. There may be some interest/merit in rehearsal/studio space for bands/musicians. We are looking to provide gym equipment on the podium as part of the project.</p>
3.	Youth club for teenagers.	<p>Youth activity in the car park on the Golden Lane Estate has previously caused some resident concern and, a youth club for teenagers on the MSE may cause similar discontent.</p> <p>We also need to be wary of taking on such a project as this where, the Corporation will need to make significant investment to set up, incur running costs but has no budget (Portsoken Community Centre as an example).</p>
4.	Residents lounge – replacing previously removed lounge and kitchen.	This was an isolated request and officers do not believe that there is a strong demand or need for this.
5.	Pursuits like basketball, skateboarding, tennis, temporary skating rinks, climbing walls, funfair rides (link to article in the Guardian some years ago).	Some, maybe all these activities could work but, some will have more significant implications to residents than others. Cost of equipment etc and, potential for disruption to residents (anti-social behaviour including graffiti) and significantly increased noise levels. Need to assess the likely demand, impact on residents and, whether residents will welcome users from beyond the MSE.

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6.	Children's play area.	There is already a 'caged' play area at podium level and, there are plans to enhance this play area to reduce noise and make it more attractive to use.
	<b>Transport uses</b>	
7.	Car club or cargo bicycle scheme.	We think this is a good idea and, will assess the design and car club providers in the area to see if a space could be found within Middlesex Street Estate.
8.	More bicycle storage/space to encourage active travel.	Various cycle parking is proposed to cater for a mix of bike sizes. At basement level, there would be some 250 spaces within cycle lockers, secure cages with racks and stands, with a further 24 spaces at ground floor level. We are also reviewing whether the new cycle lift to the basement can accommodate larger adapted cycles. We have recently identified further space at ground floor level that will accommodate around 24 to 26 secure cycle racks/lockers.
9.	Bicycle repair and washing station.	If we can use some of the existing car parking area, we would look at options for a cycle workshop for repairs and maintenance.
10.	Electrical vehicle charging.	New accessible and electric vehicle charging bays will be provided but, numbers are yet to be confirmed as, we are currently working on a bid for funding to enable the installation of EV charging points across all our housing estates including the Middlesex Street Estate.
11.	Parking for vans/contractors' vans etc.	We feel that these are adequately provided for in the proposal for the use of the surplus space by the CoLP and, the introduction of a robust Management Plan for the car parks.
12.	More parking for visitors and disabled residents/dedicated disabled parking.	We feel that these are adequately provided for in the proposal for the use of the surplus space by the CoLP and, the introduction of a robust Management Plan for the car parks.

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	Community uses	
13.	Food bank	Not considered to be a viable option as, a permanent facility would not be effective or, provide value for money (there is simply not that much demand for this). We are looking to provide a one-day food bank facility in the Artizan Street library.
14.	Deliveries compound/storage	We feel that these are adequately provided for in the proposal for the use of the surplus space by the CoLP.
15.	More garages or storage sheds.	We will look to see how we can make better use of the existing space within the car parks for storage space, particularly, the area currently used by the CoLP that will be returned to us if the new proposal proceeds.
16.	Provision of additional social housing.	<p>The Corporation has, in the past, looked extensively at opportunities for alternative residential use across the whole of the MSE.</p> <p>2015 - Corporation considered but decided not to pursue the option of a 'rooftop' extension to Petticoat Tower to provide three additional floors of flats as part of the MSE Sustainability Project.</p> <p>2015/16 – Corporation completed the development of 24 new homes on the MSE, utilising space at the base of Petticoat Tower and, space previously occupied by the estate office and community centre.</p> <p>2019 – Corporation completed the development of 10 new homes on the MSE, utilising underused space recovered from the shop units at podium level.</p> <p>The option to convert the surplus space into social housing has been explored. The first-floor car park does not benefit from sufficient natural light and therefore, any additional accommodation would need to be built upwards, preventing future access for residents to the podium garden. In addition, a</p>

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		development of this scale has significant risks and challenges and, is not considered feasible.
17.	Something to generate income for other resident facilities.	The CoLP proposal will generate significant funding for housing purposes, some of which can be used to help fund specific projects across the Middlesex Street Estate.
18.	Non-specific housing-related community use including community hire space, shared home office space.	This has been considered in the past and although, some short-term projects were implemented, these were limited and ultimately did not last.
19.	Community Centre.	We already have the new Portsoken Community Centre that should serve the needs of Middlesex Street Estate residents. There appears to be no need for another community centre and, as above, we need to be wary of taking on such a project as this where, the Corporation will need to make significant investment to set up, incur running costs but has no budget.
20.	Extension to the existing library.	The existing library facilities are deemed to be adequate and, there is no evidence to suggest that the facility requires extending.
21.	One-stop shop for all maintenance services – hardware, tool hire for repairs etc.	There appears to be no real demand for this service as evidenced in the past by difficulties in letting shop units on the MSE.
	<b>Improvements needed to current uses</b>	
22.	To make it safe and secure for residents' travel and access needs.	Improved lighting and security, additional CCTV and access-controlled entry is already included in the project. A key focus is improving lighting and security in the basement as concerns have been raised by residents about this car park.
23.	Improve space to make it better and safer.	As above.
24.	Needed for fire access and those with disabilities.	We feel that these are adequately provided for in the proposal for the use of the surplus space by the CoLP.
25.	Needed for current waste and cycling facilities.	We feel that these are adequately provided for in the proposal for the use of the surplus space by the CoLP.
26.	Active frontages and bigger areas for circulation needed to be safe and modern.	If the project was to go forward, there is an opportunity to increase the level of activity within the current shop frontage and improve the overall appearance of the public realm. Translucent

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		inner windows would allow the 'movement' of occupants within the building to be seen (but not in detail for security reasons). An area is included behind the outer shop front that creates display spaces. This could be for community art or other projects locally that could benefit from the space. It would need to be curated and the contents of the displays changed regularly. A landscape architect has been appointed to work with the design team to help enhance the streetscape and ensure suitable planting and planter sizes are provided to sustain trees or planting. Improvements to the paving would also be considered as part of the works.
27.	Structural improvements needed in terms of falling masonry and water ingress.	Depending on location, defects of this nature will be picked up either by the repairs and maintenance contractor or, as part of the enabling works for the project.
28.	Relocation of football/ball cage to ground floor (to reduce noise on podium level).	This is fraught with all sorts of problems relating to health and safety and would probably not meet current regulations in any event.  Our current thinking is to retain the play area outside with fresh air and natural light rather than relocate it internally to mix with vehicle movements.
29.	Accessible Estate Office/contact point for local council and NHS services.	The CoLP proposal will include provision of a more accessible Estate Office.
	<b>Commercial uses</b>	
30.	Proposal to use redundant first-floor car park for commercial office use.	The proposal to convert the first-floor car park into commercial office space was a 'time limited' offer that has subsequently fallen away. Progressing that offer would have required the permanent disposal of the space in the first-floor car park which, at the time, was not something the City Corporation wished to pursue.
31.	Shipping containers for holding workshops and courses.	This has merit and, is something that has been considered previously (not the shipping containers) in relation to studio space

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		for arts and crafts industry. The possibility for incubator/start up spaces.
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