EM10 North Laine Area - mixed uses

In the North Laine area planning permission will not be granted for changes of use for redundant business and industrial premises to residential use, unless employment floorspace (Use Classes B1(a)(b)(c) or B2) is retained at ground floor level.

As part of such a scheme, small-scale ground floor retail uses (A1) or small scale (A2) uses would also be acceptable.

The Windsor Street / Portland Street site is identified for a mix of housing, business / light industrial and small-scale retail uses.

For the purposes of this policy, 'small-scale' means that the maximum width of the unit to the street frontage should not exceed 6 metres.

5.40   The ready availability of small employment sites in the North Laine area supports small scale industry and encourages new enterprises to set up. The conversion of small workshops to houses is causing a loss of potential small employment sites for people starting up new enterprises. There is a steady demand for small premises at affordable prices in the North Laine area, especially for IT and media related businesses. In recent years the demand for new residential developments in the North Laine has led to the loss of many workshops and small garage units. It is therefore necessary to clarify their status and make it clear that workshops are regarded as a useful resource for local or start up industries / businesses. They should either remain; be refurbished; or be replaced by modern, small-scale industrial and business units appropriate for a 'mixed use'. Small scale retail (A1) and financial and other services (A2 uses) as part of such development would be acceptable. The usual frontages in the North Laine are about 6 metres width or less and this pattern should be retained for any new retail A1 or A2 services premises.

5.41   Large, older, industrial premises in the North Laine may no longer be suitable for modern uses but when these are redeveloped, new replacement industrial or business floorspace should be created on the ground floor.