



CHAPTER 8

8 SIFTING PROCESS

8.1 INTRODUCTION

This chapter provides an overview of the process undertaken to sift out potential areas for tall buildings. It is presented as a simple and logical process that is tied directly to the baseline analysis undertaken in Part 1. In reality, the process of arriving at the recommendations in Chapter 9 was iterative, involving many discussions and testing before the conclusions were arrived at.

8.2 SIFTING STAGES

The 6 stages of Sifting are as follows:

- **Stage 1:** Define Character Areas where tall buildings could have a role.
- **Stage 2:** Remove areas of low public transport accessibility.
- **Stage 3:** Remove areas of high and very high heritage sensitivity.
- **Stage 4:** Identify potential tall buildings justifications.
- **Stage 5:** Identify Areas of Search where tall buildings potentially could have a role and sensitivities that need to be considered.
- **Stage 6:** Detailed testing of Areas of Search and identification of locations where tall buildings could be justified and at what height, high level testing against sensitivities and identification of other design criteria and sustainability tests.

These are discussed further on the following pages.

8 SIFTING PROCESS

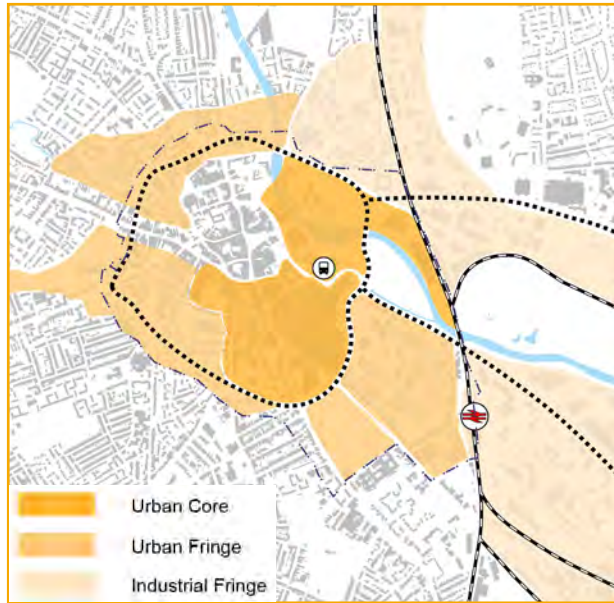


Figure 8.1: Sifting Stage 1

STAGE 1: CHARACTER AREAS WHERE TALL BUILDINGS COULD HAVE A ROLE

Chapter 4 identified 10 character areas in the study area and identified what role (if any) that tall buildings could strategically play within each area. This assessment considers that there may potentially be a role for tall buildings in all of the character areas with the exception of the Historic City Centre. Therefore, Figure 8.1 omits the Historic City Centre character area, which is sifted out as a potential tall building location. The coloured areas are the remaining character areas.

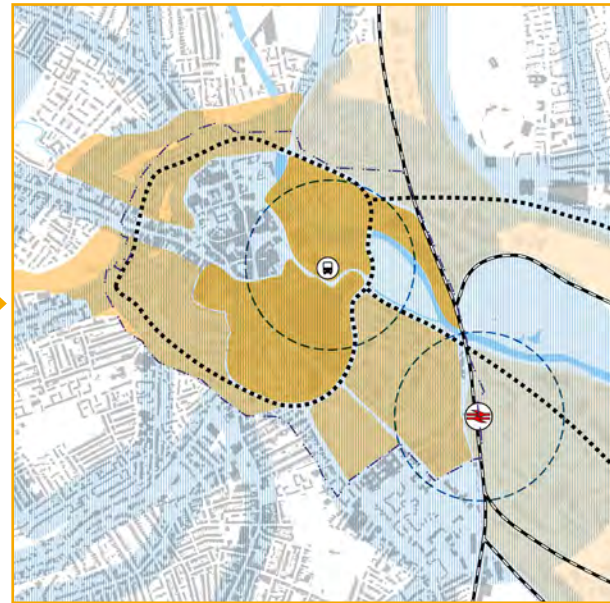


Figure 8.2: Sifting Stage 2

STAGE 2: REMOVE AREAS OF LOW PUBLIC TRANSPORT ACCESSIBILITY

Chapter 3 establishes the principle that tall buildings should be located in areas of high public transport accessibility to encourage a modal shift away from private car use, to reduce carbon emissions and improve the environmental quality of the city.

Figure 8.2 shows areas of high public transport accessibility (close to bus station, rail station and/or bus routes) as blue hatch. The character areas that are outside of this blue hatch are sifted out and removed from consideration.

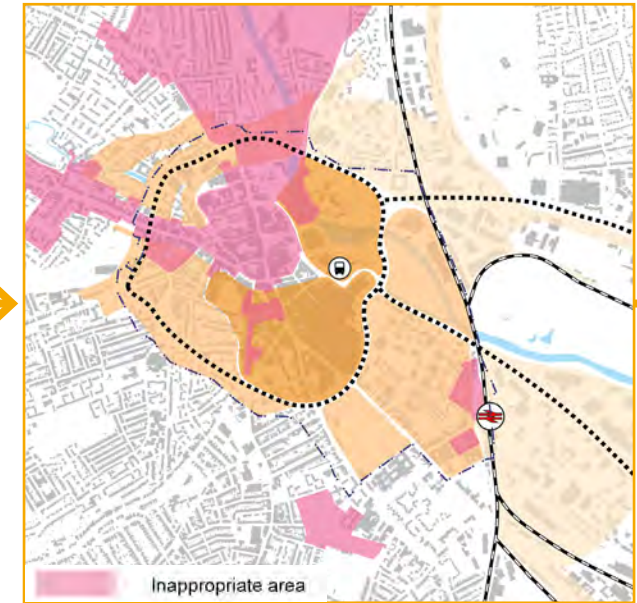


Figure 8.3: Sifting Stage 3

STAGE 3: REMOVE AREAS OF HIGH HERITAGE SENSITIVITY

Chapter 6 identified the heritage assets of High and Very High sensitivity to tall buildings, which are shown in Figure 8.3 as pink. These areas are considered inappropriate for tall buildings and are therefore sifted out.

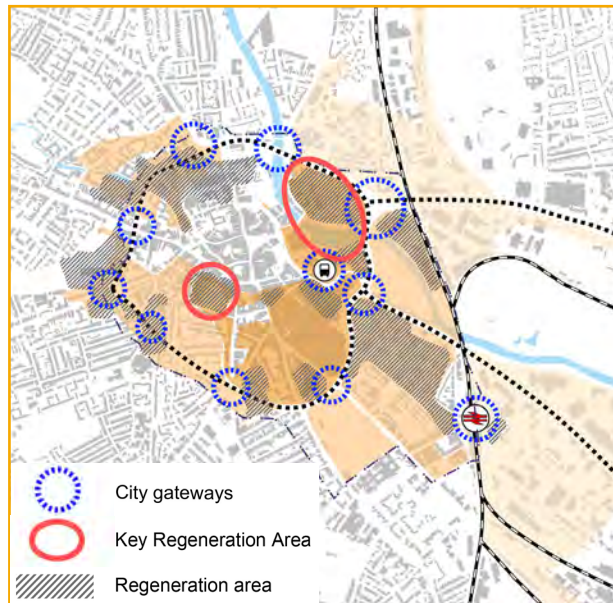


Figure 8.4: Sifting Stage 4

STAGE 4: IDENTIFY POTENTIAL TALL BUILDING JUSTIFICATIONS

Potential justifications for tall buildings include enhancing legibility at a gateway location or being part of a comprehensive vision for a large regeneration site. Figure 8.4 illustrates the gateways into Derby city centre by road, bus and rail (blue dashed circles), potential regeneration areas (black hatch) and the key regeneration sites in the city (red circles).

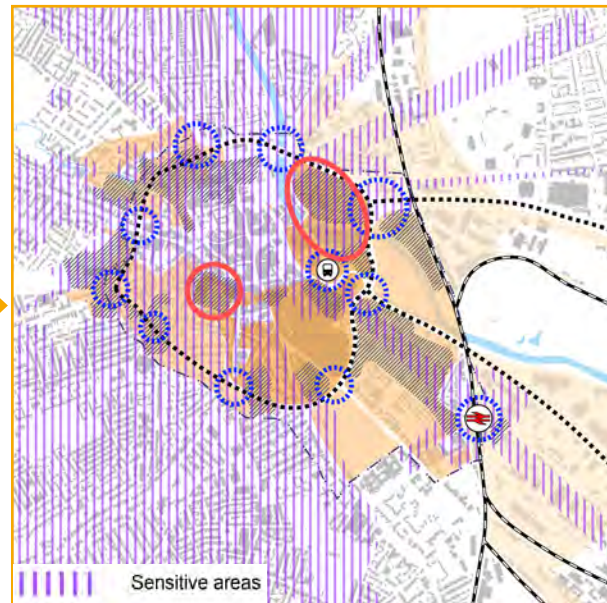


Figure 8.5: Sifting Stage 5

STAGE 5: IDENTIFICATION OF AREAS OF SEARCH

Areas of Search are places where in theory tall buildings could be justified but which also may be affected by sensitivities to tall buildings. These require more detailed testing which is undertaken in Stage 6.



Figure 8.6: Sifting Stage 6

STAGE 6: TESTING AREAS OF SEARCH AND IDENTIFICATION OF TALL BUILDING OPPORTUNITIES

During this stage, each Area of Search was looked at in more detail. This process identified potential development sites where tall buildings could be justified, established their role and potential height. Tall building opportunities were tested using the city's 3D model and a high level assessment of their potential impact on heritage assets and views was undertaken to support the recommendations. This process resulted in the identification of tall buildings opportunities, indicative heights that may be acceptable and sensitivity tests and other design criteria that will need to be considered when detailed proposals come forward. The findings of this stage are compiled in Chapter 9.