



Figure 4.14 Canalside development, Nottingham: The Inland Revenue Building by Michael Hopkins and Partners.

Market there is a danger that the very success of the scheme and the increase in property prices and rentals could damage the fragile basis of the textile industry. The improvement to the environment and the rehabilitation of the many fine buildings in The Lace Market will increase the pressure for floor-space for offices, restaurants, clubs and possibly residential accommodation. New users moving into the area will generate higher rents which will place additional pressures upon textile companies which presently enjoy low rents. Such companies may be displaced and unable to find alternative accommodation in The Lace Market. Because of the loss of jobs the area would lose its character. The very heart of The Lace Market could be torn out of the quarter as this process of gentrification proceeds. Other 'threats' which are faced by The Lace Market include stagnation caused by the area's incapacity to compete with large-scale developments in the city to the north and south of the site. Prestigious developments are being pursued on the sites of the old warehouses along the canal to the southeast of

the city centre. These sites are unencumbered by existing buildings, having been largely cleared and the ground prepared for modern purpose-designed developments, more suited to the needs of the twenty-first century than the fine, but constrained, envelopes of the nineteenth-century buildings of The Lace Market (Figures 4.12 to 4.17). To the north of the city centre the large 1960s Victoria Shopping Centre is being expanded with some up-market shopping which offers strong competition to any possible retail developments in The Lace Market.

NEW CAMPUS FOR THE UNIVERSITY OF NOTTINGHAM

Extensive survey and imaginative analysis do not necessarily result, of themselves, in fine urban design. Without a broad concept or unifying idea the result can only be pedestrian. The University of Nottingham is engaged in building an extension on a new campus. After an architectural competition, the University of Nottingham engaged Michael Hopkins and Partners to design a new university of remarkable quality. This particular case study is used as a reminder that great city building results from inspiration and imagination and not from method alone. Method is to facilitate and stimulate the imagination. The case study is also used to illustrate how small components of the total problem can be analysed.

The project goal for the new campus is to regenerate a redundant site in Nottingham and to transform it into a distinctive, attractive and environmentally friendly setting for the University's much needed expansion of teaching, research and living accommodation (Figures 4.18 and 4.19). There are a number of reasons for the £40 million development which is to be completed by 1999.¹² The University of Nottingham is the most sought-after university by prospective undergraduate students. It is also a leading UK university with an international



Figure 4.15 Canalside development, Nottingham: The Courts.



Figure 4.16 Canalside development, Nottingham: refurbished warehouse.