

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0056		Site Description: Vacant Building		
Site Name: Wyvern House				
Site Address: Railway Terrace Derby				
		Current Use: Vacant Building		
PUA/Non PUA: PUA		Total site area (hectares): 0.25		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0.25	0
Access to services: Site is edge of Centre with very good access to City Centre facilities and to transport interchanges.		Status: Identified by LPA		
		Planning History: Previously had Planning Permission for 18 dwellings		
CONSTRAINTS				
Policy constraints: Conservation Area (E18)				
Physical constraints (i.e. topography): Close proximity to busy railway line				
Environmental constraints including flood risk: Close to Railway Line				
Access constraints: None, Access from Railway Terrace				

Ownership constraints:

None Known

Other:**SITE VIABILITY****Are the constraints able to be overcome?****Economic viability issues:**

It is thought that the previous permission expired because of non implementation due to viability/economic issues

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	18	0	0	18

Site suitable? Yes**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 18**Summary**

This site is a building on Railway Terrace within the Railway Conservation Area.

The building previously had planning permission for conversion to 18 dwellings. The permission lapsed, probably due to financial/deliverability issues related to the housing market and the economy.

The site is located within walking distance of the City Centre and has very good accessibility to the Railway Station and the Bus Station. It is on the eastern edge of the Castleward regeneration area and also has good access to Bass's Recreation ground and the riverside cyclepath network.

A constraint to development may be the close proximity to the busy railway line which might affect marketability.

Generally, however, because the site has had developer interest and planning permission it is considered to have good development prospects subject to market/economic recovery. It is available and in a suitable location for a conversion scheme but is not classed as deliverable in the short term because of doubts about delivery. It should be developed when market and economic conditions improve.