

Former Police & Fire Stations, Nottingham

Bringing next generation urban living to Nottingham



Client

Vita Group

LPA

Nottingham City Council

Status

Planning permission granted

Services

Planning, Sustainability, Heritage, Townscape and Landscape, Strategic Communications

Our role

- We provided multi-disciplinary services to regenerate the former Central Police and Fire Stations (grade II listed 1880s and 1930s buildings) in Nottingham's Royal Quarter. Working closely with Nottingham City Council and its property team, we have helped shape a scheme that responds to the modern needs of student living, whilst preserving and restoring the important historic fabric of the city.
- The 1930s former Police and Fire Station building will be retained, restored, and sensitively converted into high-quality student accommodation. A new 18-storey tower will be introduced within the courtyard, replacing existing structures to complement the historic architecture and meet future demand. The grade II listed 1880s Fire Station Building will be sensitively restored and converted to provide access to the public foodhall as well as student amenity space.
- Our Heritage, Townscape and Landscape team undertook a comprehensive assessment of the historic environment, including listed caves, supported by a detailed Townscape and Visual Impact Assessment to protect and preserve Nottingham's historic fabric.

Results

- The development will deliver 610 student bedspace complemented by a high-quality courtyard space, student amenity space, gyms and a public foodhall.
- Extensive pre-application engagement was undertaken with Planning and Conservation Officers at Nottingham City Council, which influenced the proposals and resulted in a scheme which will bring these long vacant listed buildings back into productive use and introduce new development and uses which are appropriate for the site's location.
- Following the submission of the full planning application and Listed Building Consent, the scheme was approved in January 2026, marking a significant milestone in the project's progression.
- We have, and continue to, proactively engage with elected members, heritage bodies, and site neighbours to ensure the scheme enhances the surrounding area, contributes positively to the townscape, and delivers benefits for residents and the wider public.